

# **Snohomish County Assessor's Office**

## **Residential Mass Appraisal Report**

**Residential Appraisal Management Area:  
Region 3**

**Appraisal Date: January 1, 2011 for 2012 Property Taxes**

**Report Date: June 1, 2011**

**Prepared For: Cindy Portmann, Snohomish County Assessor**

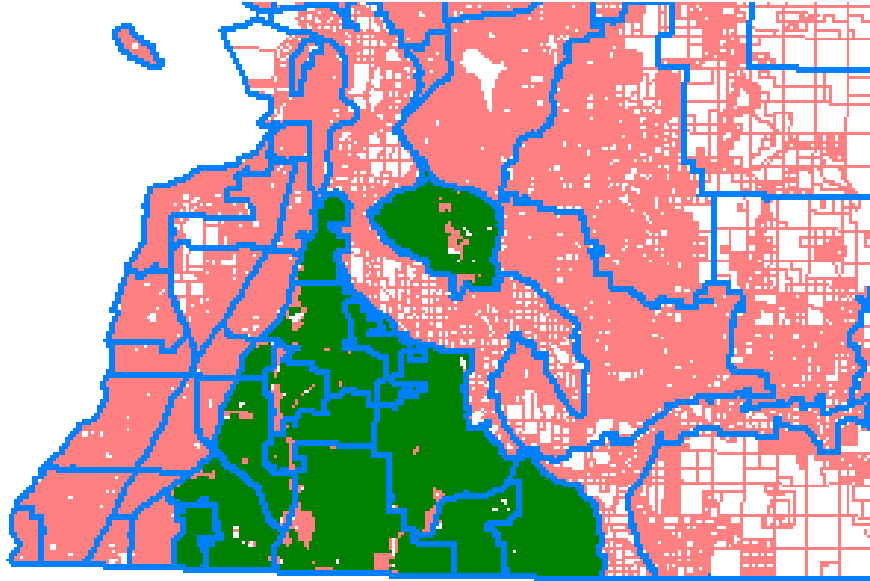




**Properties Appraised**

All parcels located within the boundaries of Residential Appraisal Management Area: Region 3

**Member Parcels - Residential Appraisal Management Area: Region 3**



The map above shows the economic residential appraisal management area known as Residential Region 3. The residential division of the Snohomish County Assessor's Office is responsible for the annual revaluation of all of the parcels denoted in 'green'.

Residential Management Region 3 is a large geographic area that is primarily bordered on the North by Highway 2; on the East by a line running from the Easterly boundary line of the City of Snohomish, southeasterly along the west boundary of Monroe to the County Line; on the South by Snohomish/King County Line; along the West by Interstate 5; except Agricultural areas.

Region 3 is the base area for valuation of property for Snohomish county. It borders the King County line and is the main expansion area in Snohomish County. It includes both urban and rural properties. This Region includes the cities of Bothell, Brier, Mill Creek and Snohomish.

There was a portion of Neighborhood 3311000 (Silver Lake area) that was divided off to 3312001 a sub-neighborhood of 3312000, City of Mill Creek. This area was annexed into the City of Mill Creek however it currently does not carry the same status as Mill Creek. This neighborhood contains 1,770 accounts of which there were 7 qualified sales.



When Sub-neighborhood 3312001 was created, a portion of Neighborhood 3311000 located east of 3312001 was segmented from the main body of 3311000. This area is now 3304001, a sub-neighborhood of 3304000 (Snohomish Cascade). This is a temporary Neighborhood until sufficient study of the sales determine whether it should be included in Neighborhood 3304000. This neighborhood contains 3,422 accounts, there were 14 qualified sales, an insufficient study number.



**Pre 2011 Revaluation Market Analysis:**

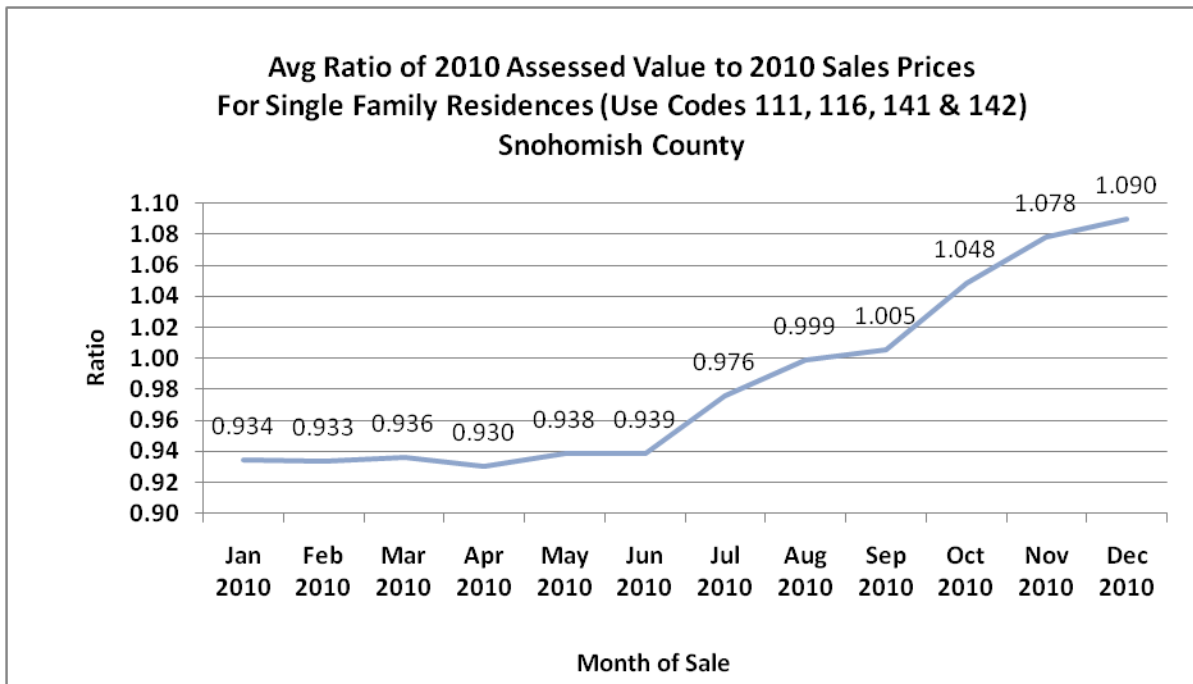
Preliminary to the initiation of the 2011 revaluation, ratio studies were conducted to measure the relationship of current assessed values (January 1, 2010 Assessments) to 2010 sales prices and to determine if property values were changing over time.

The following chart summarizes both ratio and the change in ratio over time for single family residences county wide. If no revaluation occurred, on average, single family residences would be assessed at **109%** (December 2010 Sales Ratio) This ratio indicates that a revaluation is warranted.

**2010 Assessed Value**

**Compared to 2010 Sales Prices**

**Entire County (Single Family Residences)**



A rising ratio over time indicates declining sales prices.

**Note:** The study above and the two following include only single family residences (Use code 111, 116, 141 and 142) as this is the predominant property type in the residential appraisal management region and to only those sales that met the criteria listed section "Appraisal Performance – Mass appraisal reports- sales." It is felt that these sales represent the market and overall residential market trend for the Snohomish County.





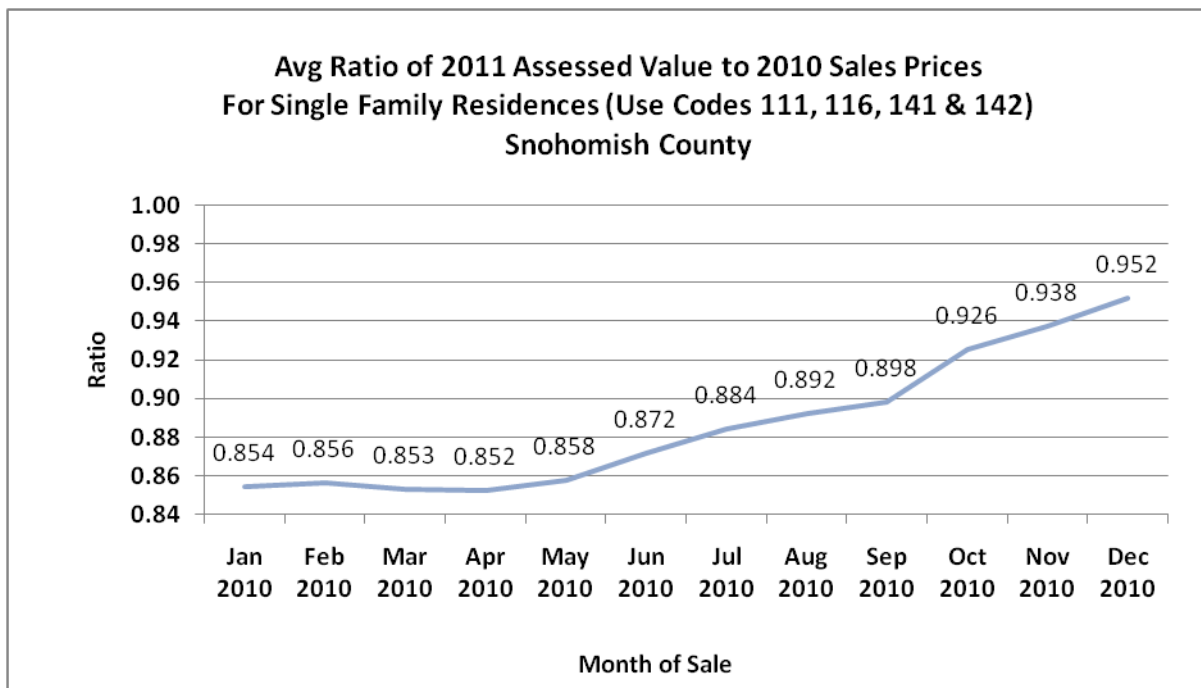
**Post Revaluation Ratio Study**

The following chart summarizes the post revaluation ratio and the change in ratio over time for single family residences countywide. From the chart we can see that as a result of the revaluation, on average, single family residences are assessed at **95%** (December 2010 Sales Ratio).

**2011 Assessed Value**

**Compared to 2010 Sales Prices**

**Entire County (Single Family Residences)**



A rising ratio over time indicates declining sales prices.



**Adjusting For Market Changes Over Time**

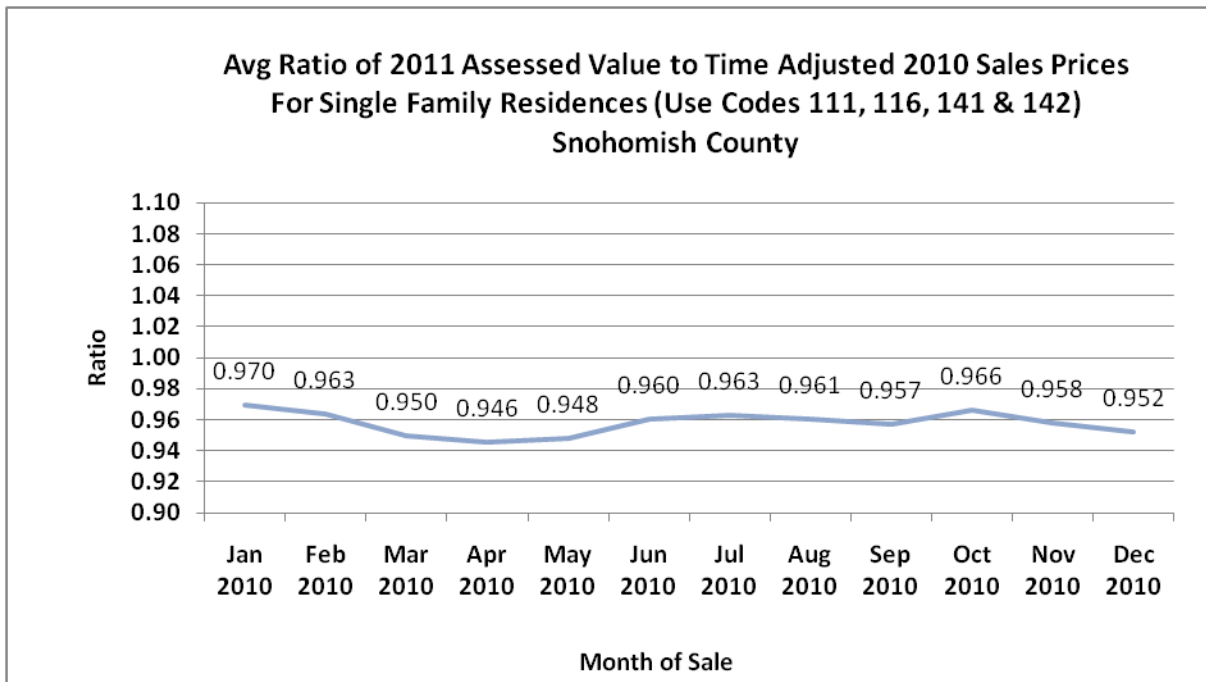
The purpose of time adjusting sales prices is to better represent the market changes over time. This allows sales occurring earlier in the year (or prior years) to be used in the analysis to determine the fair market value as of the assessment date. For example, if one home sold January 1, 2010 for \$100,000 and an identical homes sold January 1, 2011 for \$88,000 this would indicate the market has declined 12% over that one year time period. The Time Adjusted Sale Price (TASP) of the first house would be \$88,000 (\$100,000 sale price less 12%). Both houses would be assessed at \$88,000 and the Time Adjusted Sales Ratio (TASP ratio) for both would be 1.00. Without the TASP adjustments the Sale price ratios would be .88 for the earlier sale and 1.00 for the later sale.

The following chart summarizes 2011 assessed values to 2010 sales prices adjusted for market changes in 2010. This change is often referred to as 'time trend'.

**2011 Assessed Value**

**Compared to 2010 Time Adjusted Sales Prices**

**Entire County (Single Family Residences)**







**Summary of Value Change:**

**Parcels Appraised: 64,561**

	<b>Land</b>	<b>Improvements</b>	<b>Total</b>
<b>2010 Assessment Year</b>	10,259,503,000	10,148,107,456	20,407,610,456
<b>2011 Assessment Year</b>	7,910,274,300	9,907,397,130	17,817,671,430
<b>Value Change</b>	-2,349,228,700	-240,710,326	-2,589,939,026
<b>% Change</b>	-22.9%	-2.4%	-12.7%

The **Summary of Value Change** table above reflects the aggregate change in value for ALL parcels that existed in the study area at the time the study was conducted. Value Change and % Change include the value for new parcels that were created and assessed for the first time in the current assessment year but that did not exist in the prior assessment year.

**Data Sources:** All data in this report was summarized from post-certification Residential Characteristics extracts and/or Abstract Reports dated: **05/26/2011**

**Appraisal Level and Uniformity:**

**Non Time Adjusted Sales Ratio Study:**

**Study Period: January 1, 2010 through December 31, 2010**

**Number of Sales: 2123**

**Pre Revaluation Ratio -1/1/2010 Certified Value Compared to 2010 Sales Prices**

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
.958	.935	.939	1.020	.138

**Post Revaluation Ratio – 1/1/2011 Worksheet Values Compared to 2010 Sales Prices**

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
.872	.858	.863	1.011	.081

The above ratio study only includes sales where the property existed both in the prior assessment year and in the current assessment year, must be 100% complete at the time of the analysis, must have sold for more than \$1,000 and the post revaluation ratio must not be an 'outlier' (< 0.25% or > 1.75%).

The pre appraisal ratio is calculated by dividing the **2010 certified** value by the **2010 sales price**.

The post appraisal ratio is calculated by dividing the **2011 pre certification appraised** (worksheet) value by the **2010 sales price** (report data is extracted just prior to value certification).

The sales prices used in the above ratio study **have not** been adjusted for changes in market conditions that occurred throughout the year.

A direct comparison of the pre appraisal ratio and the post appraisal ratio is inappropriate as the values used are from different points in time and the ratios, which are an average over the entire year of sales, do not reflect changes in market conditions over time.



**Appraisal Level and Uniformity:**

**Time Adjusted Sales Ratio Study (Single Family Residences):**

**Study Period: January 1, 2010 through December 31, 2010**

**Number of Sales: 1984**

**Pre Revaluation Ratio - 01/01/2010 Certified Value Compared to 2010 Sales Prices**

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
1.032	1.018	1.020	1.012	.118

**Post Revaluation Ratio – 01/01/2011 Worksheet Values Compared to 2010 Sales Prices**

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
.948	.939	.940	1.008	.065

The above ratio study only includes sales where the property existed both in the prior assessment year and in the current assessment year.

The pre appraisal ratio is calculated by dividing the **2010 certified** value by the **2010** time adjusted sales price.

The post appraisal ratio is calculated by dividing the **2011** pre certification appraised (worksheet) value by the **2010** time adjusted sales price (report data is extracted just prior to value certification).

The ratio study **ONLY** includes Single Family Residences, Property Class Codes 111, 116, 141 and 142 (the most frequently occurring property types).

The sales prices used in the above ratio study have been adjusted for time.



Residential Management Area: Region 3 – Value Change Summary

Property Class	Number of Parcels		2010 Total Value	2011 Total Value	Value Change	% Change
Agricultural	271	L:	86,229,500	65,785,300	-20,444,200	-23.7%
		B:	29,063,900	28,937,400	-126,500	-0.4%
		T:	115,293,400	94,722,700	-20,570,700	-17.8%
Industrial	3	L:	958,300	679,000	-279,300	-29.1%
		B:	303,200	299,100	-4,100	-1.4%
		T:	1,261,500	978,100	-283,400	-22.5%
Commercial	388	L:	333,154,200	222,698,500	-110,455,700	-33.2%
		B:	467,274,800	474,009,800	6,735,000	1.4%
		T:	800,429,000	696,708,300	-103,720,700	-13.0%
Residential	58,241	L:	9,197,787,400	7,072,507,800	-2,125,279,600	-23.1%
		B:	9,572,009,156	9,317,113,200	-254,895,956	-2.7%
		T:	18,769,796,556	16,389,621,000	-2,380,175,556	-12.7%
Multifamily	512	L:	84,997,400	62,062,000	-22,935,400	-27.0%
		B:	76,845,300	84,811,630	7,966,330	10.4%
		T:	161,842,700	146,873,630	-14,969,070	-9.2%
Forest	56	L:	12,667,000	8,886,400	-3,780,600	-29.8%
		B:	2,145,000	2,028,800	-116,200	-5.4%
		T:	14,812,000	10,915,200	-3,896,800	-26.3%
Other	5,090	L:	543,709,200	477,655,300	-66,053,900	-12.1%
		B:	466,100	197,200	-268,900	-57.7%
		T:	544,175,300	477,852,500	-66,322,800	-12.2%
Totals	64,561	L:	10,259,503,000	7,910,274,300	-2,349,228,700	-22.9%
		B:	10,148,107,456	9,907,397,130	-240,710,326	-2.4%
		T:	20,407,610,456	17,817,671,430	-2,589,939,026	-12.7%

Categories are groups by Property Class Code as Follows:

- 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 Triplexes
- Forest: Designated Forest Land and Open Space Timber
- Other: All Remaining Categories Including Vacant Land



**Certificate of Appraisal**

- The appraiser is (at minimum) Accredited by the State of Washington, Department of Revenue. By signing this report, the Appraisers certifies that he or she has the appropriate knowledge and experience to complete this Assessor's Report of the Mass Appraisal, with professional assistance if required and disclosed.
- To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraisers have not knowingly withheld any significant information
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is the appraisers's personal, impartial and unbiased professional analysis, opinions and conclusions.
- The appraiser has no present or prospective interest in the property that is the subject of this report with the exception of the property listed below, and has no personal interest with respect to the parties involved.

**Residential Appraisal Management Region 3**

Properties owned by the preparer(s) within the scope of this report:

Snohomish County Parcel ID:           None

- All employees of the Assessor's Office have completed declarations listing all properties within Snohomish County in which they have a financial interest. Those declarations are on file in the Assessor's office.
- The appraiser has no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.



- The appraiser's analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- Inspections were performed by members of the Snohomish County Assessor's Office Residential Appraisal Team in accordance with the 2010 – 2015 revaluation plan approved by the Washington State Department of Revenue, June 10, 2009.

Residential appraisal neighborhoods are identified with a seven (7) digit number. The first character of the neighborhood codes identifies the region in which the property is located. The second digit identifies the inspection year of the approved revaluation plan. Properties located in Residential Appraisal Management Countywide, inspection year inspection year two (2), were inspected for the appraisal period covered by this report.

- Assessor's Office mass appraisal is a team effort. Significant participants and tasks are listed below:

**Property Inspections and Data Collection**

**Residential Physical Inspection Region 3 Team Members**

Rowdy Radke, Residential Appraisal Crew Supervisor  
Richard Cleary, Appraiser  
Keri Grafe, Appraiser  
Mara Hanson Appraiser  
Carol Healey, Appraiser  
Mark Keeney, Appraiser  
Robert Kitchner, Appraiser  
Janice Lange, Appraiser Analyst  
Lori Owens, Appraiser  
James Schmidtgall, Appraiser  
Evelina Shtiui, Appraiser  
Jason Tourtellot, Appraiser  
Matt Terwilliger, Appraiser  
Susan Walde, Appraiser  
Diane Wood, Appraiser

**Land Value**

Residential Modeling Team Members

Kelly Stevens, Residential Appraisal Crew Supervisor  
Janice Lange, Residential Appraiser Analyst – Area 3  
Tom O'Brien – Residential Appraisal Analyst / Multiplexes  
Tom Blum – Residential Appraisal Analyst / Mobile Home Parks  
Quinten Schmit – Residential Appraisal Analyst / Mobile Home Parks  
Brad Cone, Residential Appraiser Analyst / Open Space  
Robert Kitchner, Residential Appraiser – Areas 1 and 3

**Model Specification:**

Manatron – ProVal implementation of Marshall & Swift<sup>®</sup> cost approach.

ProVal is a licensed re-distributor of the Marshall & Swift<sup>®</sup> cost data.  
Snohomish County is a licensed user of the Marshall & Swift<sup>®</sup> cost data.

**Model Calibration / Analysis and Statistics:**

Kelly Stevens, Residential Appraisal Crew Supervisor  
Janice Lange, Residential Appraiser Analyst – Area 3  
Tom O'Brien – Residential Appraisal Analyst / Multiplexes  
Tom Blum – Residential Appraisal Analyst / Mobile Home Parks  
Quinten Schmit – Residential Appraisal Analyst / Mobile Home Parks  
Brad Cone, Residential Appraiser Analyst / Open Space  
Robert Kitchner, Residential Appraiser – Areas 1 and 3  
Laura Washabaugh, Assessment Systems Manager  
John Moore, Property Assessment Program Analyst

**Preliminary Valuation Review**

Kelly Stevens, Residential Appraisal Crew Supervisor

**Final Valuation Review**

Stephen Lightle, Residential Appraisal Manager



**Mass Appraisal Report Preparation**

Laura Washabaugh, Assessment Systems Manager – Data Extracts  
John Moore, Property Assessment Program Analyst – Data Extracts  
Kelly Stevens, Residential Appraisal Crew Supervisor  
Janice Lange, Residential Appraiser Analyst – Area 3  
Brad Cone, Residential Appraiser Analyst / Open Space

This mass appraisal report was prepared by:

\_\_\_\_\_ Date: June 1 2011  
Janice Lange, Residential Appraisal Analyst

**Type of Report – Mass Appraisal Report**

Report of the Snohomish County Assessor's Mass Appraisal for the geographic area named in this report as required under Standard 6-8, Uniform Standards of Professional Appraisal Practice (USPAP).

This document is not intended to be a self contained documentation of the mass appraisal but to summarize the methods and data used and to guide the reader to other documents or files which were relied upon to perform the mass appraisal. These other documents may include the following:

- Individual Property Records - Contained in Assessor's Property System Database / ProVal
- Real Estate Sales File – Part of Assessor's Property System Database / ProVal
- Sales Review File (Returned Questionnaires)
- Land Sales and Model Calibration Spreadsheets including published 'Benchmark' tables
- Residential Cost Tables – Contained in Assessor's Property System Database / ProVal
- Residential Depreciation Tables – Contained in the Assessor's Property System Database / ProVal
- Residential Time Trend Study Spreadsheet
- Revised Code of Washington (RCW) - Title 84
- Washington Administrative Code (WAC) – WAC 458
- Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board of the Appraisal Foundation
- 2010 – 2015 Snohomish County Revaluation plan as approved by the Washington State Department of Revenue
- Mass Appraisal Report data extracts and sales files
- Measuring Real Property Appraisal Performance in Washington's Property Tax System – Office of Program Research, Washington House of Representatives (Accessed at <http://www.leg.wa.gov/House/Committees/WAYS/Documents/Forms/AllItems.aspx?RootFolder=%2FHouse%2FCommittees%2FWAYS%2FDocuments%2FFinance&View=%7bABD434CE%2d1C16%2d4447%2dB7A7%2dC64FB63DAB84%7d>)



- Glossary Mass Appraisal Report (Separate Document)



**Introduction**

This mass appraisal report is a 'post revaluation' 'report card' on the performance of the valuation model(s) used. As noted previously it is not a fully self contained appraisal but rather a summary of the performance of the model for the geographic area identified in the report. The summary statistics apply to the population of sales used as a whole and are not appropriate to apply to any specific property. For example, this report may show that on average, properties increased or decreased XX%. This cannot be construed to mean that all properties increased / decreased XX%. While property values in a general geographic area may on average change by XX%, individual properties may increase or decrease at greater or lesser amounts due to changes in property characteristics or localized market factors that do not affect the broader geographic area that this report covers.

**Client**

This residential mass appraisal report was prepared for the Snohomish County Assessor as per the client's instructions.

**Client Instructions To Appraisers:**

- Appraise all properties in each Residential Appraisal Management Region by the date specified in the approved Snohomish County revaluation calendar.
- The appraisals are to be compliant with Washington State Law (RCW), Washington State Administrative Code (WAC), Washington State Department of Revenue (DOR) guidelines, International Association of Assessing Officers (IAAO) standard on ratio studies, July 2007 edition and the Uniform Standards of Professional Appraisal Standards (USPAP) Standard 6: Mass Appraisal, Development and Reporting.
- The appraisals are to be performed using industry standards mass appraisal techniques, including adjusting sales prices for time.
- Physical inspections must comply with the 2010 – 2015 revaluation plan approved by the Washington State Department of Revenue June 10, 2009. Physical inspections will at a minimum be a curbside visit and review of the property characteristics.
- An effort should be made to inspect and review all qualified sales that occurred in the year prior to the assessment date. At a minimum, those qualified sales determined to be 'outliers' should be examined or in lieu of examination, a sales questionnaire mailed to them.
- A written mass appraisal report that is compliant with USPAP Standard 6 must be completed for each of Snohomish County's Residential Appraisal Management Regions.



- The intended use of the appraisals and subsequent report is the administration of ad valorem property appraisals.
- The intended users include the Assessor (Client), the Snohomish County Board of Equalization, the Washington State Board of Tax Appeals and the Washington State Department of Revenue.



**Intended User(s)**

Intended users include the Snohomish County Assessor, the Snohomish County Board of Equalization and/or the Washington State Board of Tax Appeals and Washington State Department of Revenue. No other users are intended or implied.

**Use of This Report**

The use of this report, its analysis and conclusions, is limited to the administration of appraisals for property tax purposes in accordance with Washington State law and administrative code. The information and conclusions contained in this report cannot be relied upon for any other purpose.

**Assumptions and Limiting Conditions**

1. This revaluation is a mass appraisal assignment resulting in conclusions of market value for ad valorem tax purposes and no one should rely on this study for any other purpose. The opinion of value on any parcel may not be applicable for any use other than ad valorem taxation.
2. This is a retrospective analysis with an assumed data cut-off date as of the appraisal date specified in this report.
3. Properties are appraised as if free and clear of any and all liens or encumbrances unless otherwise stated.
4. No personal property is included in the value. Fixtures are generally accepted as real property. Business value is personal property and exempt.
5. Responsible ownership and competent property management are assumed.
6. It is assumed that there are no hidden conditions of the property, subsoil or structures that render it more or less valuable unless specifically noted in the property system database.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. It is assumed that there are no hazardous materials affecting the value of the property, unless specifically identified in the property system database.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance has been noted in the property system database.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise noted in the property system database.



10. It is assumed that all required licenses, permits, certificates, consents, easements or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based, unless otherwise noted in the property system database.
11. It is assumed that there are no adverse easements, encroachments, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of similar nature significantly affecting the value of the property, unless otherwise noted in the property system database.
12. No responsibility is assumed for matters pertaining to legal or title considerations.
13. Fiscal constraints may impact data completeness and accuracy, valuation methods and valuation accuracy.
14. The Assessor's records are assumed to be correct for the properties appraised.
15. Sales utilized are assumed to be "arm's-length" market transactions; fiscal constraints limit the Assessor's ability to verify the transactions beyond initial sales screening. Secondary screening is limited to the mailing of sales questionnaires and/or inspection of 'outlier' sales.
16. The subject property is assumed to be buildable unless otherwise noted in the property system database.
17. It is assumed that the property is unaffected by "sensitive or critical areas" regulations (federal, state or local) unless otherwise noted in the property system database.
18. Maps, aerials, and drawings may be included to assist the intended user in visualizing the property; however, no responsibility is assumed as to their exactness.
19. The value conclusions contained in this report apply to the subject parcels only and are valid only for assessment purposes. No attempt has been made to relate the conclusions in this report to any other revaluation, past, present or future.
20. It is assumed that 'exposure time' for the properties appraised is typical for their market area.
21. It is assumed that the legal descriptions stored in the Assessor's property system database for the properties appraised are correct. No survey or search of title of the properties has been made for this report and no responsibility for legal matters is assumed.



22. Rental rates, when employed, were calculated in accord with generally accepted appraisal industry standards.
23. The Snohomish County Assessor's office does not employ a sales database that captures property characteristics at the time of sale. Staffing resources preclude the level of sales review required to support this activity. Not employing a static sales database may bias the mass appraisal results when there are few sales with which to calibrate the market model.
24. The use of valuation models for residential properties other than the sales adjusted cost approach is generally precluded or difficult to employ due to limitation of the appraisal software used by the Assessor's office.
25. Exterior inspections were made of all properties in the physical inspection areas per the revaluation plan approved by the Washington State Department of Revenue dated June 10, 2009. Due to lack of staff, time and access, few properties received 'walk around' inspections nor did improved properties receive interior inspections. An effort was made to either inspect or contact by mailed questionnaire 'outlier' sales.
26. The values reported herein are only valid as of the date of this report. Values of individual properties may change through normal jurisdictional processes.

### **Inspection of Properties**

#### **RCW 84.41.041**

Each county assessor shall cause taxable real property to be physically inspected and valued at least once every six years in accordance with RCW 84.41.030, and in accordance with a plan filed with and approved by the Department of Revenue.

### **Jurisdictional Exception**

The mass appraisal must be completed within the time constraints set by statute and with the work force and financial resources available. As these constraints limit the scope of work performed for the mass appraisal, limiting the ability to fully comply with USPAP Standards 6, the Jurisdictional Exception as provided for in Standard 6 is invoked.



**Date of Appraisal: January 1, 2011**

The appraisal date for properties other than new construction is January 1, 2011

**RCW 84.40.020**

Assessment date — Average inventory basis may be used — Public inspection of listing, documents, and records.

All real property in this state subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed.

The appraisal date for new construction, that is those properties that were issued a building permit or should have been issued a building permit, is July 31, 2011.

**RCW 36.21.080**

New construction building permits — When property placed on assessment rolls.

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

**Type of Value – Market Value For Assessment Purposes**

**Market Value:** The basis of all assessments is the true and fair market value of property. True and fair market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65 12/31/65... or amount of money a buyer is willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors that can within reason be said to affect the price in negotiations between a willing purchaser and willing seller, and he must consider all of such factors (AGO 65.66. No. 65, 12/31/65).



**Property Rights Appraised – Fee Simple**

Fee Simple Title: Fee simple title indicates ownership that is absolute and subject to no limitation other than eminent domain, police power, escheat and taxation. (International Association of Assessing Officers, *Glossary for Property Appraisal and Assessment*, (Chicago. IAAO 1997).



**Region Profile by Property Class / Use Code:**

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.

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
110-Sr Cit Exemption Residual	117	0	0.0%
111-Single Family Residence	50,725	1,610	3.2%
112-2 Single Family Residences	312	5	1.6%
113-3 Single Family Residences	5	0	0.0%
114-4 Single Family Residences	1	0	0.0%
116-Comon Wall SFR	914	37	4.0%
117-Manufac Home (Leased Site)	128	0	0.0%
118-Manufac Home (Owned Site)	1,632	25	1.5%
119-Manuf Home (MHP)	1,761	67	3.8%
122-Duplex	481	12	2.5%
123-Tri-Plex	27	1	3.7%
124-Four Plex	2	0	0.0%
130-Mult Family 5-7 units	2	0	0.0%
141-SFR Condominium Detached	2,001	273	13.6%
142-SFR Condominium CommonWall	293	64	21.8%
144-SFR Condominium Project	1	0	0.0%
175-Religious Residence	2	0	0.0%
179-Other Group Quarters	2	0	0.0%
183-Non Residential Structure	267	0	0.0%
184-Septic System	62	3	4.8%
185-Well	1	0	0.0%
186-Septic & Well	6	0	0.0%
188-SFR Converted to GroupHome	13	0	0.0%
189-Other Residential	2	0	0.0%
249-Other Lumber & Wood Prod	1	0	0.0%
339-Other Primary Metal	1	0	0.0%
349-Other Fabricated Metals	1	0	0.0%
429-Other Motor Vehicle Transp	1	0	0.0%
451-Freeways	1	0	0.0%
454-Arterial Streets	2	0	0.0%
456-Local Access Streets	44	0	0.0%
459-Other Highway NEC	31	0	0.0%



Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
461-Automobile Parking (Lot)	1	0	0.0%
471-Telephone Communication	6	0	0.0%
479-Other Communications (NEC)	2	0	0.0%
481-Electric Utility	28	0	0.0%
482-Gas Utility	6	0	0.0%
483-Water Util & Irrig & Stg	21	0	0.0%
489-Other utilities, NEC	9	0	0.0%
492-Transportation Services	1	0	0.0%
502-Coml Condo Manufacturing	1	0	0.0%
515-Farm Products (Raw Mtls)	1	0	0.0%
519-Other Wholesale Trade NEC	1	0	0.0%
539-Other Retail Trade	1	0	0.0%
541-Groceries	1	0	0.0%
542-Meats & Fish	1	0	0.0%
624-Funeral/Crematory Services	17	0	0.0%
637-Warehouse/Storage Services	1	0	0.0%
639-Other Business Services	1	0	0.0%
641-Automobile Repair Services	1	0	0.0%
662-Special Const Services	1	0	0.0%
671-Exec,Legislative,Judicial	2	0	0.0%
672-Protective Functions	8	0	0.0%
681-Nursery,Primary,Second Sch	39	0	0.0%
682-Univ,College,Jr College	4	0	0.0%
683-Special Training/Schooling	7	0	0.0%
691-Religious Activities	63	0	0.0%
699-Other Misc Services	4	0	0.0%
711-Cultural Activities	1	0	0.0%
723-Public Assembly	3	0	0.0%
741-Sports Activities	6	0	0.0%
742-Playgrounds/Athletic Areas	12	0	0.0%
745-Trails (Centennial, etal)	12	0	0.0%
749-Other Recreation	3	0	0.0%
761-Parks, General Recreation	36	0	0.0%
769-Other Parks, NEC	3	0	0.0%
790 Other Cult. Entertainment	1	0	0.0%
818-Farms General	5	0	0.0%
819-Other Agricultural	7	0	0.0%



Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
822-Animal Husbandry Services	1	0	0.0%
829-Other Ag Related	1	0	0.0%
830-Open Space Agriculture	145	0	0.0%
849-Other Fishery Activities	2	0	0.0%
850-Mine Claims Mineral Rights	12	0	0.0%
854-Mining & Quarrying	4	0	0.0%
880-DF Timber Acres Only	21	0	0.0%
881-DF Timber Ac w/ ImpAcBldg	6	0	0.0%
889-DF Timber Ac w/ImpAcNoBldg	8	0	0.0%
910-Undeveloped Land	4,196	26	0.6%
911-Vacant Site/Mobile Park	124	0	0.0%
914-Vacant Condominium Lot	177	0	0.0%
915-Common Areas	506	0	0.0%
916-Water Retention Area	60	0	0.0%
931-Rivers,Streams,Creeks	4	0	0.0%
939-Other Water Areas	3	0	0.0%
940-Open Space General	86	0	0.0%
941-Open Space General Ag Cons	28	0	0.0%
950-Open Space Timber	21	0	0.0%
<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>



Region Profile by Land Type:

Land Type	Parcel Count	Sold Parcels	% Sold
110-Sr Cit Exemption Residual	117	0	0.0%
111-Single Family Residence	50,725	1,610	3.2%
112-2 Single Family Residences	312	5	1.6%
113-3 Single Family Residences	5	0	0.0%
114-4 Single Family Residences	1	0	0.0%
116-Comon Wall SFR	914	37	4.0%
117-Manufac Home (Leased Site)	128	0	0.0%
118-Manufac Home (Owned Site)	1,632	25	1.5%
119-Manuf Home (MHP)	1,761	67	3.8%
122-Duplex	481	12	2.5%
123-Tri-Plex	27	1	3.7%
124-Four Plex	2	0	0.0%
130-Mult Family 5-7 units	2	0	0.0%
141-SFR Condominium Detached	2,001	273	13.6%
142-SFR Condominium CommonWall	293	64	21.8%
144-SFR Condominium Project	1	0	0.0%
175-Religious Residence	2	0	0.0%
179-Other Group Quarters	2	0	0.0%
183-Non Residential Structure	267	0	0.0%
184-Septic System	62	3	4.8%
185-Well	1	0	0.0%
186-Septic & Well	6	0	0.0%
188-SFR Converted to GroupHome	13	0	0.0%
189-Other Residential	2	0	0.0%
249-Other Lumber & Wood Prod	1	0	0.0%
339-Other Primary Metal	1	0	0.0%
349-Other Fabricated Metals	1	0	0.0%
429-Other Motor Vehicle Transp	1	0	0.0%
451-Freeways	1	0	0.0%
454-Arterial Streets	2	0	0.0%
456-Local Access Streets	44	0	0.0%
459-Other Highway NEC	31	0	0.0%
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471-Telephone Communication	6	0	0.0%
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Land Type	Parcel Count	Sold Parcels	% Sold
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<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>

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

**Region Profile By House Type (Stories):**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	13,088	293	2.2%
12 - 1 Story Bsmt	2,968	47	1.6%
14 - 1 1/2 Story	1,179	29	2.5%
15 - 1 1/2 Story Bsmt	455	6	1.3%
17 - 2 Story	24,589	1,241	5.0%
18 - 2 Story Bsmt	1,327	34	2.6%
20 - 2+ Story	416	70	16.8%
21 - 2+ Story Bsmt	26	1	3.8%
23 - Split Entry	6,938	190	2.7%
24 - Tri Level	3,871	88	2.3%
26 - Quad Level	18	1	5.6%
27 - Multi Level	3	0	0.0%
71 - DW Manuf. Home	2,479	63	2.5%
72 - DWB Manuf. Home	10	0	0.0%
74 - SW Manuf. Home	979	30	3.1%
75 - SWB Manuf. Home	1	0	0.0%
77 - TW Manuf. Home	59	0	0.0%
96 - Geodesic Dome	5	0	0.0%
N/A	6,150	30	0.5%
<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>

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

**Region Profile By House Quality / Grade:**

Quality / Grade	Parcel Count	Sold Parcels	% Sold
<b>15 Sub Std</b>	14	0	0.0%
<b>25 Low</b>	329	9	2.7%
<b>35 Fair</b>	3,060	63	2.1%
<b>41 Avg Minus</b>	670	25	3.7%
<b>45 Average</b>	30,153	953	3.2%
<b>49 Avg Plus</b>	13,811	634	4.6%
<b>55 Good</b>	8,144	312	3.8%
<b>65 Very Good</b>	2,136	92	4.3%
<b>75 Excellent</b>	94	5	5.3%
<b>N/A</b>	6,150	30	0.5%
<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

**Region Profile By Year Built Range:**

Year Built Range	Parcel Count	Sold Parcels	% Sold
1899 & older	138	5	3.6%
1900 - 1909	287	7	2.4%
1910 - 1919	208	2	1.0%
1920 - 1929	551	4	0.7%
1930 - 1939	449	9	2.0%
1940 - 1949	774	18	2.3%
1950 - 1959	1,497	32	2.1%
1960 - 1969	6,589	120	1.8%
1970 - 1979	10,059	213	2.1%
1980 - 1989	12,058	251	2.1%
1990 - 1999	10,903	280	2.6%
2000 - 2009	13,929	534	3.8%
2010 - 2011	968	618	63.8%
N/A	6,151	30	0.5%
<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

**Snohomish County Assessor's Office**  
**Residential Appraisal Management Area: Region 3**



**Regional Profiles**

**Region Profile By Living Area Range:**

Total Living Area	Parcel Count	Sold Parcels	% Sold
N/A	6,151	30	0.5%
1 - 499	52	0	0.0%
500 - 749	436	11	2.5%
750 - 999	2,118	39	1.8%
1000 - 1249	3,626	105	2.9%
1250 - 1499	6,185	218	3.5%
1500 - 1749	8,184	296	3.6%
1750 - 1999	8,612	351	4.1%
2000 - 2249	8,122	286	3.5%
2250 - 2499	6,461	260	4.0%
2500 - 2749	5,071	167	3.3%
2750 - 2999	3,493	119	3.4%
3000 - 3249	2,362	96	4.1%
3250 - 3499	1,587	59	3.7%
3500 - 3749	880	38	4.3%
3750 - 3999	376	15	4.0%
4000 - 4249	284	14	4.9%
4250 - 4499	171	6	3.5%
4500 - 4749	102	4	3.9%
4750 - 4999	84	2	2.4%
5000 - Over	204	7	3.4%
<b>Grand Total</b>	<b>64,561</b>	<b>2,123</b>	<b>3.3%</b>

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

## **Scope of Work**

### **Inspection of Property**

The modeling process relies on the physical inspections performed by the Residential Physical Inspection Team members and the data contained in the Assessor's property system database (ProVal).

All known land sales were investigated and site visits performed to verify the physical characteristics of the parcel unless precluded from doing so due to lack of access or lack of time that coincided with an extreme weather condition such as snow or flooding in which case aerial photographs and Parcel Analyst maps were utilized.

### **Sales Source**

The Snohomish County Assessor's office utilizes sales obtained from Real Estate Excise Tax Affidavits filed with the Snohomish County Treasurer's Office.

### **Sales Review**

Sales are assumed to be arm's length transactions based on initial screening in the sales verification process utilizing standards published by the Washington State Department of Revenue. The mass appraisal must be completed within the time constraints set by statute and with the work force and financial resources available. These constraints limit the amount of sales review that can occur.

Sales located in the scheduled physical inspection review area receive at a minimum an external inspection.

Sales identified by Residential Appraisal Crew Supervisor, Kelly Stevens, as being an 'outlier' may receive a sales questionnaire and/or be scheduled for sales review. The sale review may include a site visit and/or contact with either the buyer or seller of the property. The number of properties that actually receive a sales review is determined by the number of 'outliers' and the availability of staff to perform the task.

The majority of the sales (not just outlier sales) in Residential Management Region 3 were reviewed for accuracy for 2012 tax. The total amount of sales reviewed was limited by time and availability of staff, as previously mentioned.

All sales of duplexes and triplexes in the residential neighborhoods were investigated and where possible, rent information was obtained from the tenants.

## **Model Specification & Data Requirements**

### **Model Specification**

Time constraints, staffing level and lack of funding preclude the investigation of value models other than the following:

- Sales adjusted cost approach where the base model is specified by Manatron / ProVal. The Manatron / ProVal cost model is a derivative of the Marshall & Swift® valuation service cost approach. This approach is often referred to by ProVal as a Market Calibrated Stratified Cost Approach.
- Gross Rent Multiplier (GRM) market based valuation model for duplexes and triplex.

The income approach is not applicable to the appraisal of land, single family residences or manufactured homes, the predominant property types in the residential appraisal management areas and therefore was not considered.

CAMA system limitations, time constraints, staffing and lack of funding preclude utilization of multiple regression based direct market value models or 'comparable sales' value applications.

### **Data Requirements**

The data requirements for the Manatron specified Market Calibrated Stratified Cost Approach reside in the ProVal database and are maintained by Assessor staff.

### **Data Collection**

The appraisal staff relies on a number of tools to collect and verify property characteristics including:

- Physical Inspection of Properties
- Maps including but not limited to:

Aerials  
Topographic Maps,  
Wetland and STREAM Maps  
Easement Maps  
Utility Maps  
Zoning Maps



Comprehensive Plan Maps  
UGA Maps  
Any map that conveys property characteristic data

- Blueprints
- Real Estate Flyers & Brochures
- Real Estate Web Sites
- Snohomish Health District

Property characteristics data is maintained annually from the various maps, through sales review and property re-inspections per the approved revaluation plan. Property characteristics may also be verified and updated in the course of re-inspection of a property in response to an appeal or taxpayer inquiry.

Data is captured in ProVal.

Sales review notes are contained in the analysis spreadsheets and in the Assessor's Property System Database / ProVal.

Sales questionnaire results are contained in the sales questionnaire file (cabinet).

### **Model Chosen**

Sales Adjusted Cost Approach for all residential properties (SFR's, Manufactured Homes, SFR style condominiums).

Cost Approach for outbuildings and miscellaneous structures.

Market Approach / GRM and/or Sales Adjusted Cost Approach for Duplexes and Triplexes.

## **Value Model Calibration**

Model calibration is conducted using ratio studies. The standards applied are those published by the IAAO, January 2010. The level of appraisal is set by RCW.

In 2011, preliminary initial ratio studies indicated a need to recalibrate the valuation model(s). The following steps were employed:

1. Recalibration of the base SFR improvement model

For the 2011 revaluation for 2012 tax, model calibration was performed using a combination of 'house type models' and 'relative desirability factors (RDF) AKA Market Modifiers. House type models are percentage factors applied to the calculated improvement value on a neighborhood wide basis. RDF's are percentage adjustments applied to individual properties (in addition to the house type model).

- a. Depreciation Study: An analysis of Everett properties was conducted which indicated changes to Depreciation Model 3 was warranted. This depreciation study was further expanded countywide. In general, for better maintained older houses the depreciation schedule was reduced. And newer houses needing repairs depreciation was increased. The new county wide model is Depreciation Model 5. A new depreciation schedule was also developed for manufactured homes based on: existing depreciation schedule, depreciation schedule for SFR's, and market conditions.
  - b. Field inspection by Residential Appraisal Supervisors Rowdy Radke and Larry Donk, noted that the condition of houses 2-10 years of age were generally in good condition if the quality was low to average plus. Houses of good and very good quality were noted to be in very good condition. As a result of this field inspection conditions were changed on houses 2-10 years of age in Pro-Val to reflect these characteristics.
2. Update of the land value model / land tables
    - a. Land Value Influence Adjustments were recoded due to new features in ProVal. This allowed additional uniformity in coding of land influences countywide. It also allowed to the use of additional codes.
  3. Recalibration of the whole property value model.
    - a. A new cost calibration model was created by ProVal, tested, adjusted for local conditions and installed by the CAMA department,

## **Land**

When sufficient land sales exist, the land calibration is based wholly on land sales. When there are insufficient land sales, land values are abstracted from improved property sales.

Land sales were inspected and their property characteristics verified where possible. The sales were entered on a spreadsheet and stratified by land type, size and other property characteristics. A preliminary land table was developed and ratio study performed to determine how effective the land model is in predicting the sales prices. The number and type of land sales available were insufficient to construct the entire land model so a combination of land sales and residuals were used.

Due to continuing overall declines in the market, land values continue to fall. Development of land for new living units has continued to be weak. Land values were typically abstracted from sales of improved properties. Consideration was given for on site and off site costs along with a risk premium to developable vacant land to reflect costs and current market conditions.

## **Single Family Residences (AKA SFR's), Manufactured Homes (not in parks) & Condominiums**

Initial ratio analysis indicated the need to recalibrate the base SFR value model.

The performance of the base cost model was evaluated on a neighborhood by neighborhood basis; house type by house type; and by year built and specific location (as examples) and the base cost model refined until it produces acceptable performance statistics. Most of Region 3 was valued using the base model or a model that increased tri-level homes 5% above the base. Refinements to the base cost model were made using house type factor models (applied universally by neighborhood by house style), the application of improvement modifiers (AKA Market Modifiers or Relative Desirability Factors (RDF)), lump sum or percentage land factors and modifications to depreciation tables. Refer to the model performance summary analysis tables for details.

## **Manufactured Homes (AKA MFG) – In Parks**

Initial ratio analysis indicated the need to recalibrate the Manufactured Home value model. The analysis was performed county wide, with sales stratified by Manufactured Home Park. Individual grade, style (SW vs. DW vs. TW) and age/condition adjustments were made.

The final model was applied to all manufactured homes located in parks. For Manufactured Homes, values are created in Excel and then written back to the CAMA system.

Manufactured Homes located in Parks typically have a large range of values and sales prices.



This is due to a number of reasons, potentially including but not limited to:

- Limited market exposure
- Limited financing options
- Limited knowledge of market by buyers and sellers
- Motivation of buyers and sellers
- Park nuances: rent, restrictions, management, number of units, age restrictions.
- Park location
- Diversity between parks
- Diversity within parks
- Overall Age / condition / quality of MH
- Concerns regarding park closure (not as critical now)

These reasons and others result in a less uniformity of deviation.



**Residential Neighborhoods Multi Family (Primarily Duplexes & Triplexes)**

Initial ratio analysis indicated the need to adjust the value of duplexes and triplexes. Rental and GRM information was obtained by site inspection, questionnaires or published studies of the Snohomish County rental market. A new rent schedule / GRM table was constructed, applied to the sold properties and performance ratio studies performed until the results met standards.

In some instances, such as, duplexes in historical neighborhoods, waterfront duplexes or duplexes with large sub-dividable land parcels the residential sales adjusted cost model performed better than the GRM market model and was therefore employed in those instances.

The new appraised values for properties valued by the GRM market model are created in Excel and then written back to the CAMA system. Which properties were valued by which model is noted in the certification code of each individual property in ProVal.

**Outbuildings & Miscellaneous Improvements**

Outbuildings and miscellaneous improvements are valued using the ProVal cost model.

**Time Adjustments**

Time adjustments were determined by performing a sales ratio trend analysis as described in the *Mass Appraisal of Real Property*, IAAO, 1999. When sales prices are compared to assessed values (S/A Ratio) and arrayed against sale year / month of sale, the average change in market value for the sample can be determined. Increasing S/A ratio values indicate increasing market values over time where as decreasing S/A ratios indicate a declining market.

The sales ratio trend analysis was not performed until the majority of the prior year's sales have been entered into the CAMA database in order to have sufficient data to make an informed decision.

The study was performed using average S/A ratio vs. month of sale as opposed to using median S/A ratios as the analysis was performed Excel® using pivot tables which do not calculate medians.



**Value Conclusions**

The ratio analysis was done in Excel and IBM® SPSS® Statistics (previously known as PASW Statistics or SPSS). The sold properties are stratified by neighborhood, plat, grade, age, style, land type, sale month/year, etc. and performance statistics generated, including, Mean Ratio, Median Ratio and COD.

The ratio results were reviewed by Kelly Stevens, Residential Appraisal Crew Supervisor with final approval by Stephen Lightle, Residential Appraisal Manager. Upon approval the summary statistics were published for reference.

**Highest and Best Use**

**RCW 84.40.030**

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

- (1) ...The appraisal shall be consistent with the comprehensive land use plan, development regulations under chapter 36.70A RCW, zoning and any other governmental policies or practices in effect at the time of the appraisal that affect the use of property as well as physical and environmental influences. An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions....

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

This mass appraisal relies on the determinations of Highest and Best Use made by the Assessor's appraisal staff as part of Physical Inspection and/or Sales Review.

**Current Use Properties** – The appraised values of parcels in a 'current use' or 'designated forest' category are set according to RCW and WAC, not on Highest and Best Use.

**Appraisal Performance**

**Mass Appraisal Reports – Sales:**

Sales meeting the following criteria are included in the ratio analysis:

Sales within the Date Range of:.....01/01/2010 – 12/31/2010

Sales Qualification Code: .....Q (qualified)

In a letter dated June 30, 2009, the Department of Revenue instructed the Snohomish County Assessor to assume Short Sales and Bank Sales were qualified sales, unless the appraiser could determine they were invalid due to another reason, i.e. Family Sale, Divorce, etc.

Short Sales' and 'REO Sales' which meet the DOR ratio study standards are included as 'Q' sales. Auction sales are not.

Properties with multiple sales in the selected date range:.....Only the most current sale used

Based on Washington State Department of Revenue Ratio Procedures Manual – April 1997, the following sales were excluded from the ratio analysis:

- Outliers - Sales ratios (certified value divided by sales price) below 0.25 or greater than 1.75.
- Sales that are less than \$1,000.
- Sales with a DOR ratio study invalid code (any sales whose qualification code is not 'Q').
- Sales that are not transferred by either a Warranty Deed or Real Estate Contract, with the exception of manufactured homes where the deed type is generally other than a Warranty Deed.

Additional sales excluded:

- Sales involving multiple parcels



- Sales where the prior year's appraised value did not include an improvement value by the sales price included improvements i.e. new construction that has not yet been appraised for the current assessment year.
- Sales where the improvements were appraised at less than 100% as of July 31st of the prior assessment year but the sales price was for a 100% complete home.
- A sale that included an appraised improvement value and the improvement was subsequently torn down or moved and the current appraised value does not include any improvement value.
- A sale on a parcel that did not exist for the prior assessment year but exists for the current assessment year (new plats, short plats, condominiums, etc). These parcels are excluded from the ratio report as their inclusion would distort the before and after ratio.
- Sales, which meet the DOR ratio study standard, but which investigation reveals to be non-market transactions. These sales are denoted as such in the appraisal spreadsheets and in the ProVal database sales file, field 'transaction type' as 'NM' (not market).



**Valuation Model Performance Statistics – Adjusted For Changes In Market Conditions Over Time**

**Use Code 111 – Single Family Detached**

**Use Code 116 – Single Family Attached**

**Use Code 141 – Single Family Detached / Condominium**

**Use Code 142 – Single Family Attached / Condominium (Row House Style),**

Ratio is revaluation assessed value divided by non time trended sales price. TASP\_Ratio is revaluation assessed value divided by time trended sales price. The table below compares the two on a month by month basis.

An increasing non time adjusted ratio indicates a decline in sales prices.

**Mean**

<b>Trans_Yr_Mo</b>	<b>Ratio</b>	<b>TASP_Ratio</b>
<b>2010/01</b>	.848	.962
<b>2010/02</b>	.845	.951
<b>2010/03</b>	.852	.949
<b>2010/04</b>	.845	.938
<b>2010/05</b>	.851	.940
<b>2010/06</b>	.859	.946
<b>2010/07</b>	.875	.953
<b>2010/08</b>	.880	.948
<b>2010/09</b>	.880	.937
<b>2010/10</b>	.919	.960
<b>2010/11</b>	.941	.961
<b>2010/12</b>	.947	.947
<b>Total</b>	<b>.871</b>	<b>.948</b>



**Valuation Model Performance Statistics By Neighborhood – All Sales / Use Codes 111, 116, 141, & 142:**

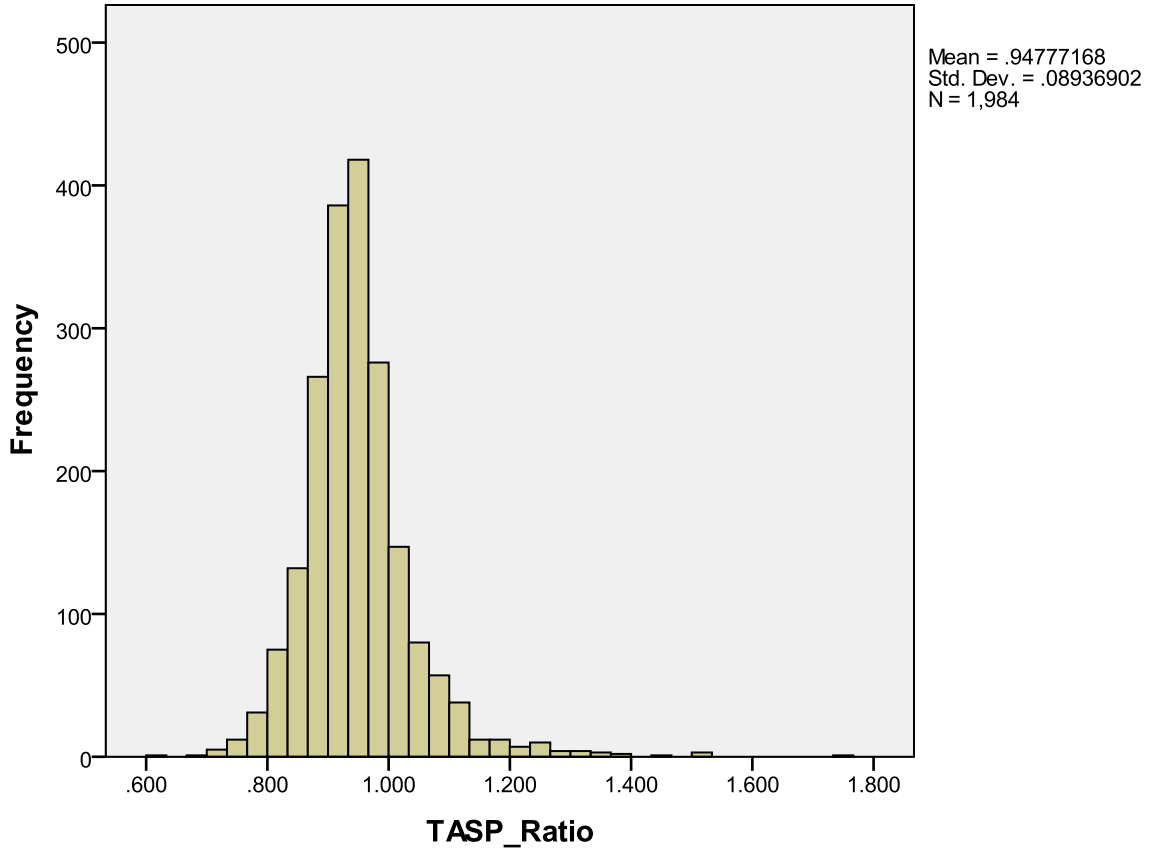
Note: The sales used for this ratio study are adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	94	.943	.953	.938	1.005	.075
<b>3113</b>	70	.949	.945	.939	1.011	.079
<b>3219</b>	118	.965	.945	.961	1.005	.058
<b>3304</b>	246	.951	.947	.943	1.009	.070
<b>3311</b>	246	.947	.936	.942	1.004	.056
<b>3312</b>	150	.953	.944	.947	1.007	.065
<b>3314</b>	19	.931	.932	.924	1.007	.090
<b>3401</b>	227	.955	.945	.950	1.006	.060
<b>3413</b>	174	.931	.929	.928	1.003	.054
<b>3511</b>	338	.933	.922	.926	1.008	.059
<b>3514</b>	14	.954	.958	.957	.997	.052
<b>3515</b>	23	.983	.963	.988	.995	.064
<b>3602</b>	39	.953	.945	.936	1.018	.078
<b>3610</b>	226	.958	.949	.946	1.014	.076
<b>Overall</b>	<b>1984</b>	<b>.948</b>	<b>.939</b>	<b>.940</b>	<b>1.008</b>	<b>.065</b>



Valuation Model Performance Frequency of Ratio Distribution –  
All Sales / Use codes 111, 116, 141, & 142:

Ratio Distribution - SFR Type Properties  
Time Adjusted Sales Prices





**Valuation Model Performance Statistics By Neighborhood - All Sales / All Use Codes:  
(Except Manufactured Homes In Parks):**

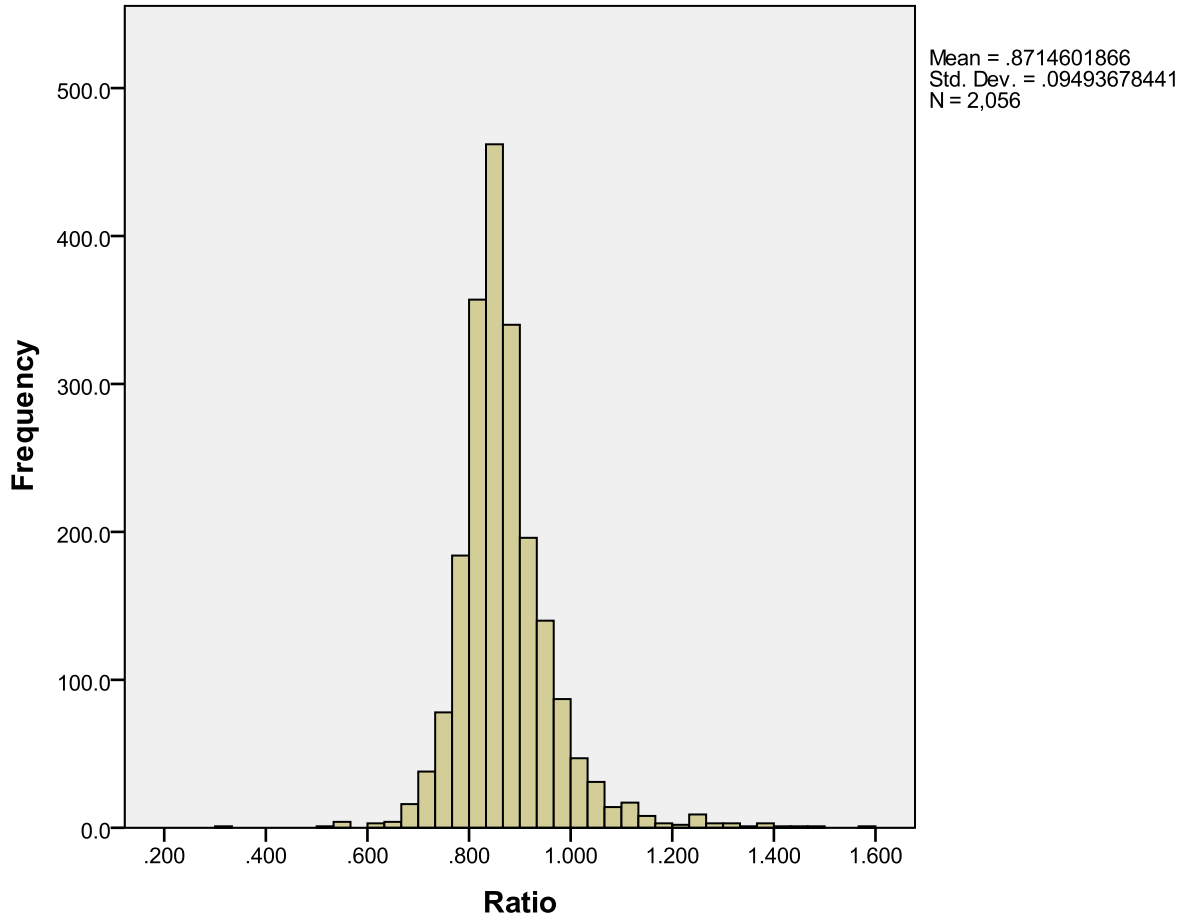
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	101	.874	.864	.863	1.012	.096
<b>3113</b>	78	.889	.859	.870	1.022	.101
<b>3219</b>	119	.879	.859	.874	1.005	.063
<b>3304</b>	247	.876	.861	.866	1.011	.077
<b>3311</b>	253	.867	.856	.862	1.006	.061
<b>3312</b>	151	.879	.868	.874	1.006	.075
<b>3314</b>	21	.888	.856	.859	1.033	.124
<b>3401</b>	229	.877	.864	.872	1.006	.068
<b>3413</b>	180	.852	.849	.851	1.002	.063
<b>3511</b>	346	.854	.840	.845	1.010	.064
<b>3514</b>	19	.872	.874	.877	.993	.070
<b>3515</b>	28	.911	.898	.911	1.000	.104
<b>3602</b>	40	.879	.868	.863	1.019	.084
<b>3610</b>	244	.884	.870	.873	1.012	.082
<b>Overall</b>	<b>2056</b>	<b>.871</b>	<b>.858</b>	<b>.863</b>	<b>1.010</b>	<b>.074</b>



Valuation Model Performance Frequency of Ratio Distribution – All Sales / All Use Codes:  
Except Manufactured Homes Located In Manufactured Home Parks

Ratio Distribution - All Sales (Except Those In Manufactured Home Parks)





**Valuation Model Performance Statistics Use Code 111:**

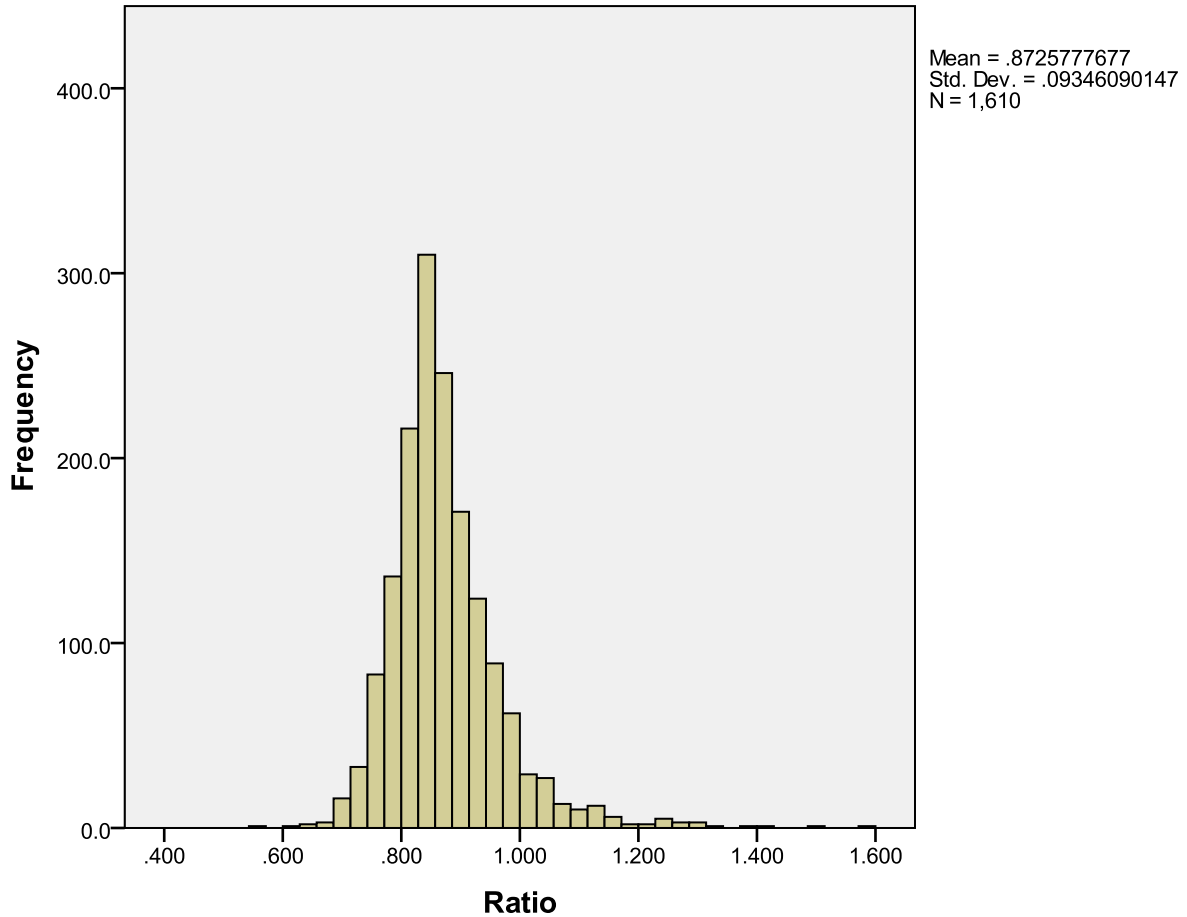
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	94	.872	.864	.864	1.009	.087
<b>3113</b>	70	.875	.858	.863	1.013	.079
<b>3219</b>	74	.881	.853	.874	1.009	.075
<b>3304</b>	220	.872	.861	.864	1.009	.072
<b>3311</b>	123	.879	.868	.868	1.012	.088
<b>3312</b>	134	.883	.867	.876	1.008	.073
<b>3314</b>	16	.857	.840	.847	1.012	.113
<b>3401</b>	172	.884	.865	.876	1.009	.075
<b>3413</b>	135	.858	.853	.855	1.003	.057
<b>3511</b>	316	.855	.842	.848	1.008	.061
<b>3514</b>	14	.879	.877	.880	.999	.055
<b>3515</b>	22	.910	.898	.916	.994	.072
<b>3602</b>	39	.880	.869	.863	1.019	.086
<b>3610</b>	181	.884	.867	.870	1.017	.089
<b>Overall</b>	<b>1610</b>	<b>.873</b>	<b>.858</b>	<b>.864</b>	<b>1.010</b>	<b>.075</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 111:

Ratio Distribution - Detached SFR's - Use Code 111





**Valuation Model Performance Statistics Use Code 116:**

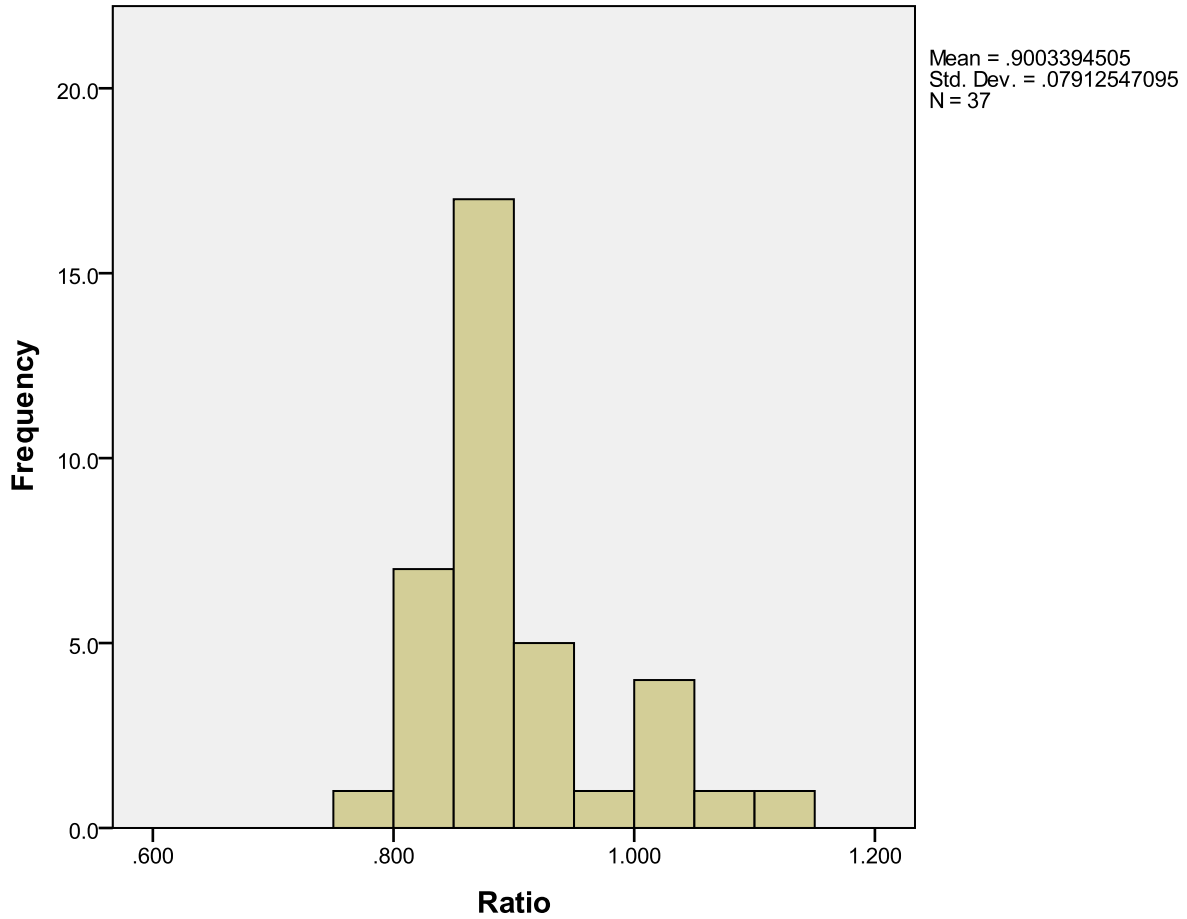
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3304</b>	4	1.060	1.051	1.059	1.001	.031
<b>3312</b>	13	.892	.880	.888	1.005	.053
<b>3401</b>	12	.870	.871	.869	1.001	.027
<b>3413</b>	4	.876	.879	.874	1.002	.041
<b>3511</b>	2	.867	.867	.868	.999	.018
<b>3610</b>	2	.896	.896	.885	1.013	.145
<b>Overall</b>	<b>37</b>	<b>.900</b>	<b>.881</b>	<b>.891</b>	<b>1.011</b>	<b>.063</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 116:

Ratio Distribution - Common Wall SFR's - Use Code 116





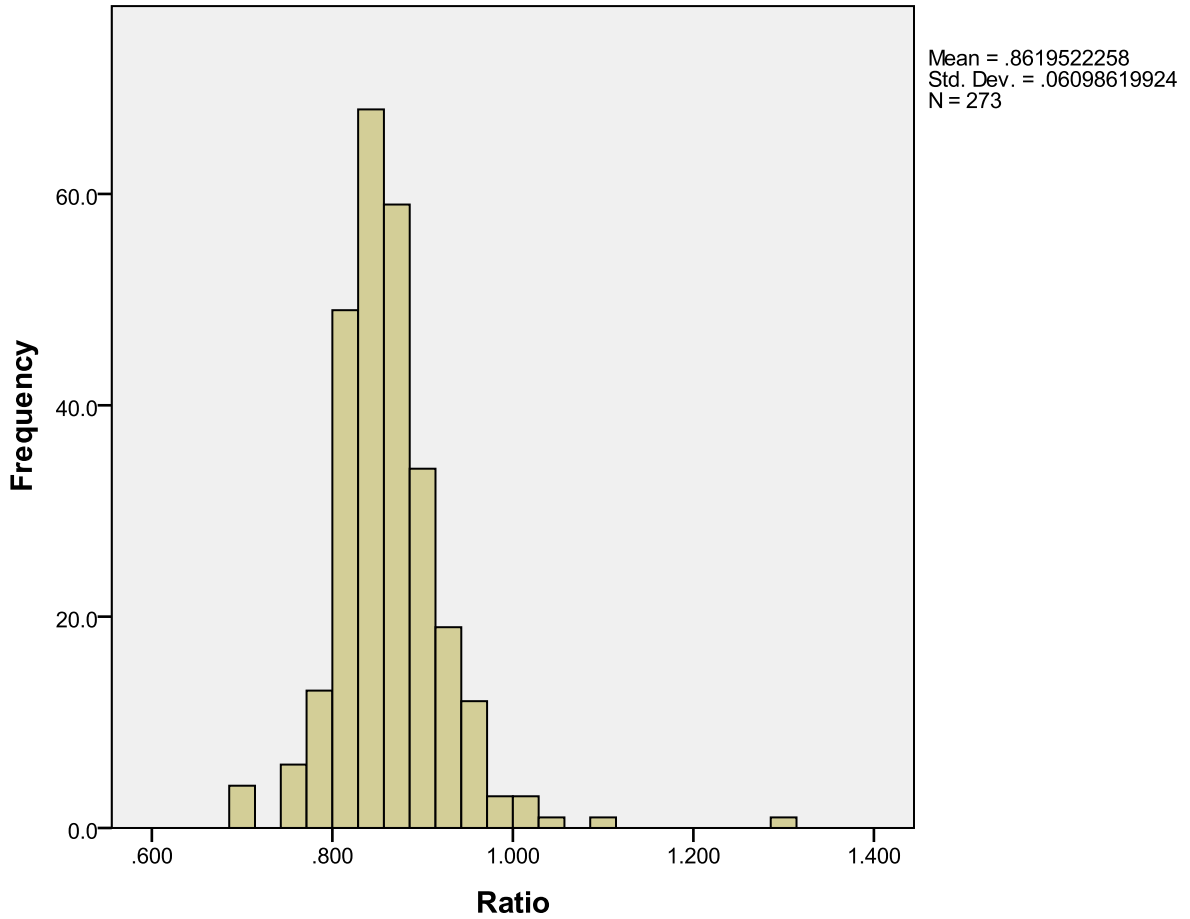
Valuation Model Performance Statistics Use Code 141:

Group	Count	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
<b>3219</b>	44	.878	.873	.880	.999	.041
<b>3304</b>	22	.885	.830	.870	1.017	.097
<b>3311</b>	74	.859	.855	.857	1.002	.026
<b>3312</b>	2	.868	.868	.861	1.008	.065
<b>3401</b>	39	.854	.851	.852	1.003	.041
<b>3413</b>	35	.828	.833	.826	1.002	.062
<b>3511</b>	18	.842	.825	.837	1.006	.056
<b>3515</b>	1	.922	.922	.922	1.000	.000
<b>3610</b>	38	.882	.871	.879	1.004	.047
<b>Overall</b>	<b>273</b>	<b>.862</b>	<b>.856</b>	<b>.858</b>	<b>1.004</b>	<b>.049</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 141:

Ratio Distribution - Detached SFR Condominiumss - Use Code 141





**Valuation Model Performance Statistics Use Code 142:**

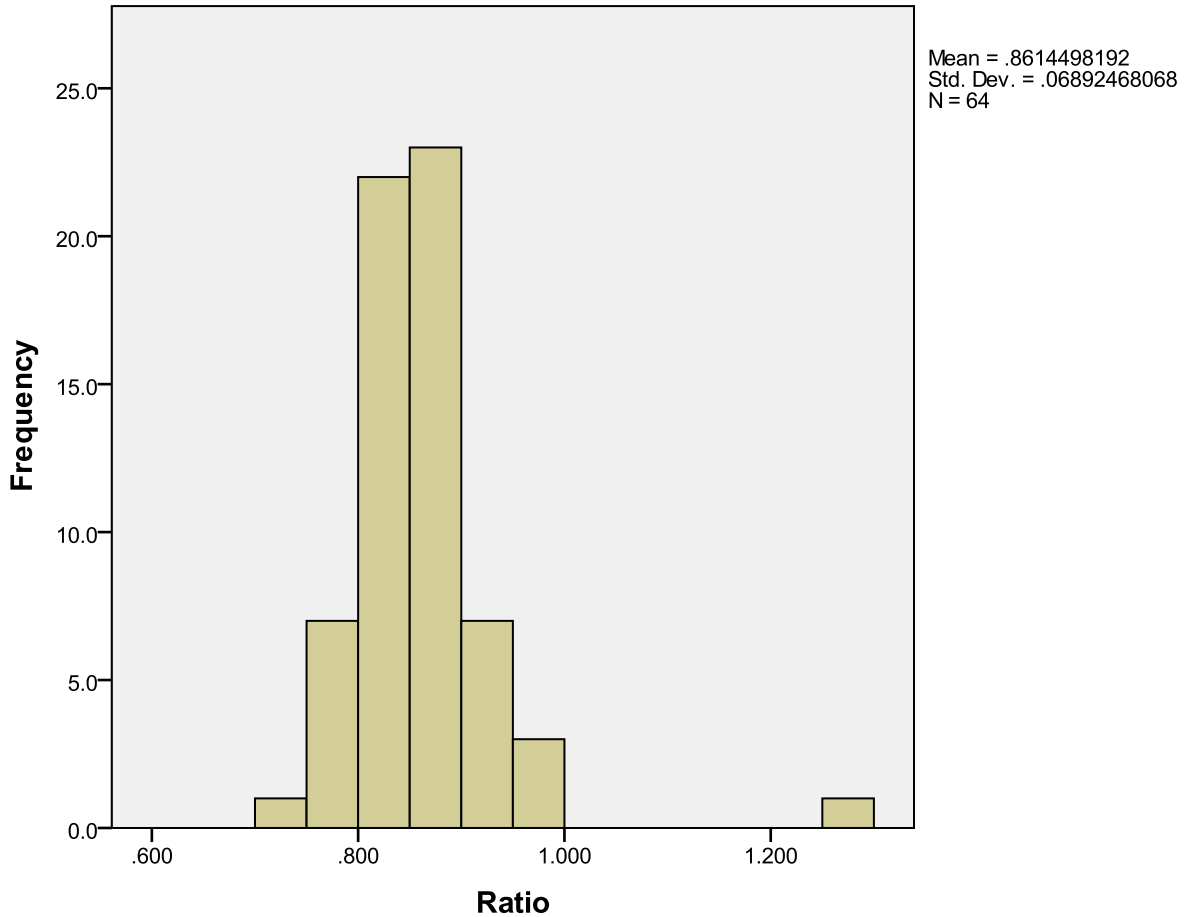
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3311</b>	49	.845	.848	.845	1.000	.038
<b>3312</b>	1	.876	.876	.876	1.000	.000
<b>3314</b>	3	.865	.878	.865	1.000	.014
<b>3401</b>	4	.876	.845	.862	1.016	.063
<b>3511</b>	2	1.040	1.040	.975	1.066	.204
<b>3610</b>	5	.931	.923	.925	1.006	.049
<b>Overall</b>	<b>64</b>	<b>.861</b>	<b>.853</b>	<b>.858</b>	<b>1.004</b>	<b>.050</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 142:

Ratio Distribution - Common Wall Condominiums - Use Code 142





**Valuation Model Performance Statistics By Neighborhood – Manufactured Homes In Parks  
Property Class Code 119:**

The dispersion in sales prices for Manufactured homes located in manufactured home parks is considerably greater than that for other residential property types. Due to this disparity, the statistics for manufactured homes located in parks are reported separately from the region as a whole.

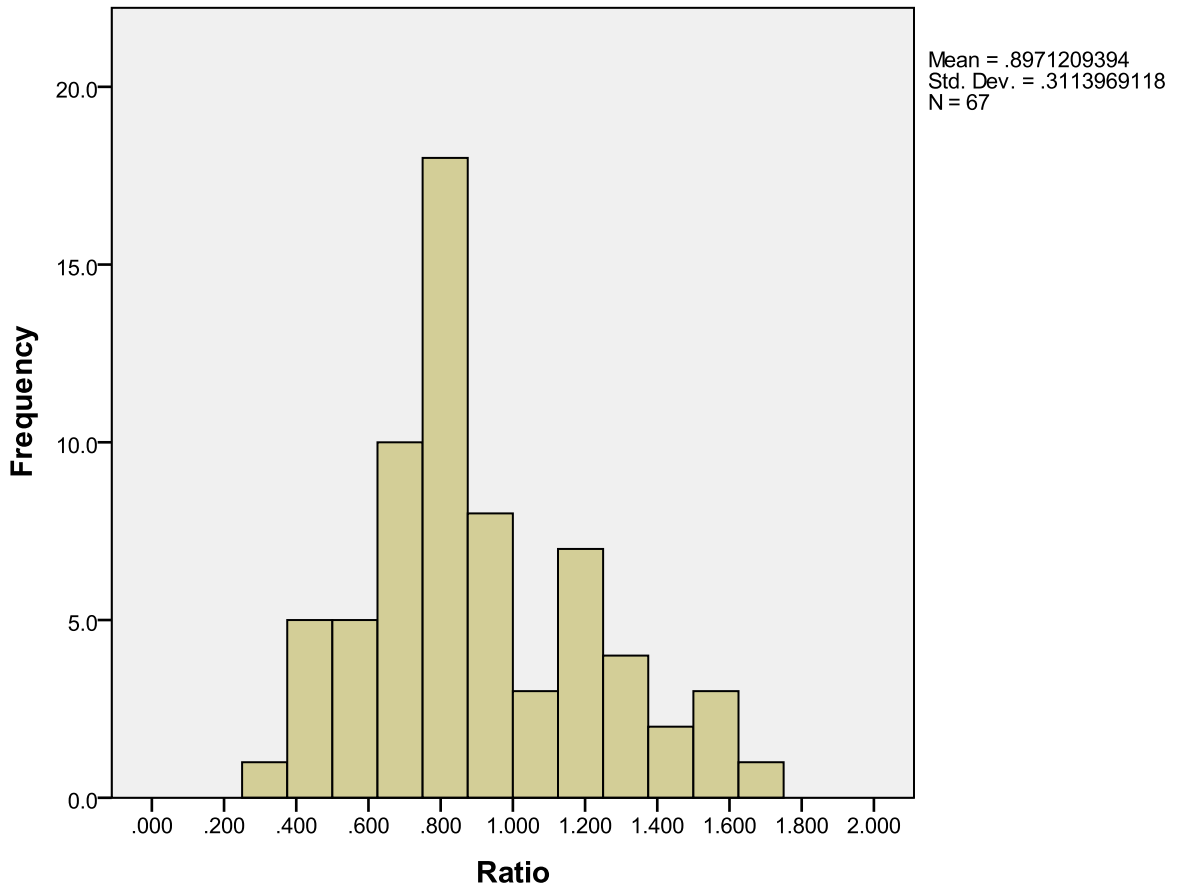
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	1	1.200	1.200	1.200	1.000	.000
<b>3113</b>	6	.914	.880	.780	1.172	.278
<b>3304</b>	1	.640	.640	.640	1.000	.000
<b>3311</b>	8	.914	.825	.815	1.122	.259
<b>3401</b>	6	.896	.839	.930	.963	.304
<b>3413</b>	3	1.161	1.378	.986	1.178	.232
<b>3511</b>	30	.889	.850	.817	1.087	.272
<b>3610</b>	12	.829	.767	.875	.948	.222
<b>Overall</b>	<b>67</b>	<b>.897</b>	<b>.839</b>	<b>.833</b>	<b>1.077</b>	<b>.283</b>



Valuation Model Performance Frequency of Ratio Distribution – Manufactured Homes In Parks  
Use Codes 119:

Ratio Distribution - All Sales Of Manufactured Homes In Manufactured Home  
Parks



**Snohomish County Assessor's Office**  
**Residential Appraisal Management Area: Region 3**



**Performance Statistics**

**Valuation Model Performance Statistics Use Code 122, 123, 124:**

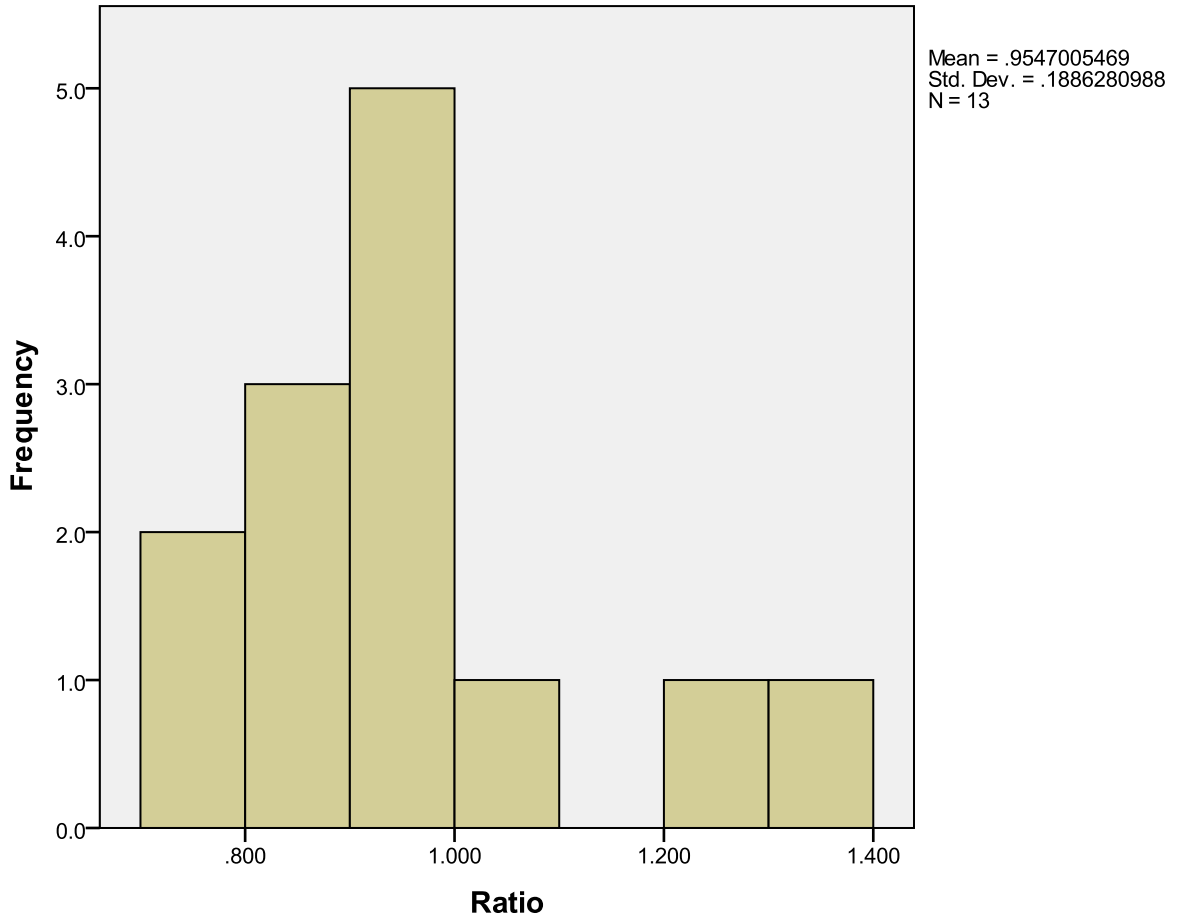
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	3	.974	.876	.871	1.118	.198
<b>3113</b>	1	1.386	1.386	1.386	1.000	.000
<b>3219</b>	1	.731	.731	.731	1.000	.000
<b>3304</b>	1	.845	.845	.845	1.000	.000
<b>3311</b>	2	.950	.950	.956	.993	.048
<b>3401</b>	1	1.009	1.009	1.009	1.000	.000
<b>3413</b>	1	.970	.970	.970	1.000	.000
<b>3511</b>	1	.821	.821	.821	1.000	.000
<b>3610</b>	2	.914	.914	.914	1.000	.001
<b>Overall</b>	<b>13</b>	<b>.955</b>	<b>.914</b>	<b>.909</b>	<b>1.051</b>	<b>.136</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 122, 123, 124:

Ratio Distribution - Multi Family Properties - Use Code 122, 123, 124





**Valuation Model Performance Statistics Use Code 117 – 118 (Manufactured Homes Not In Parks):**

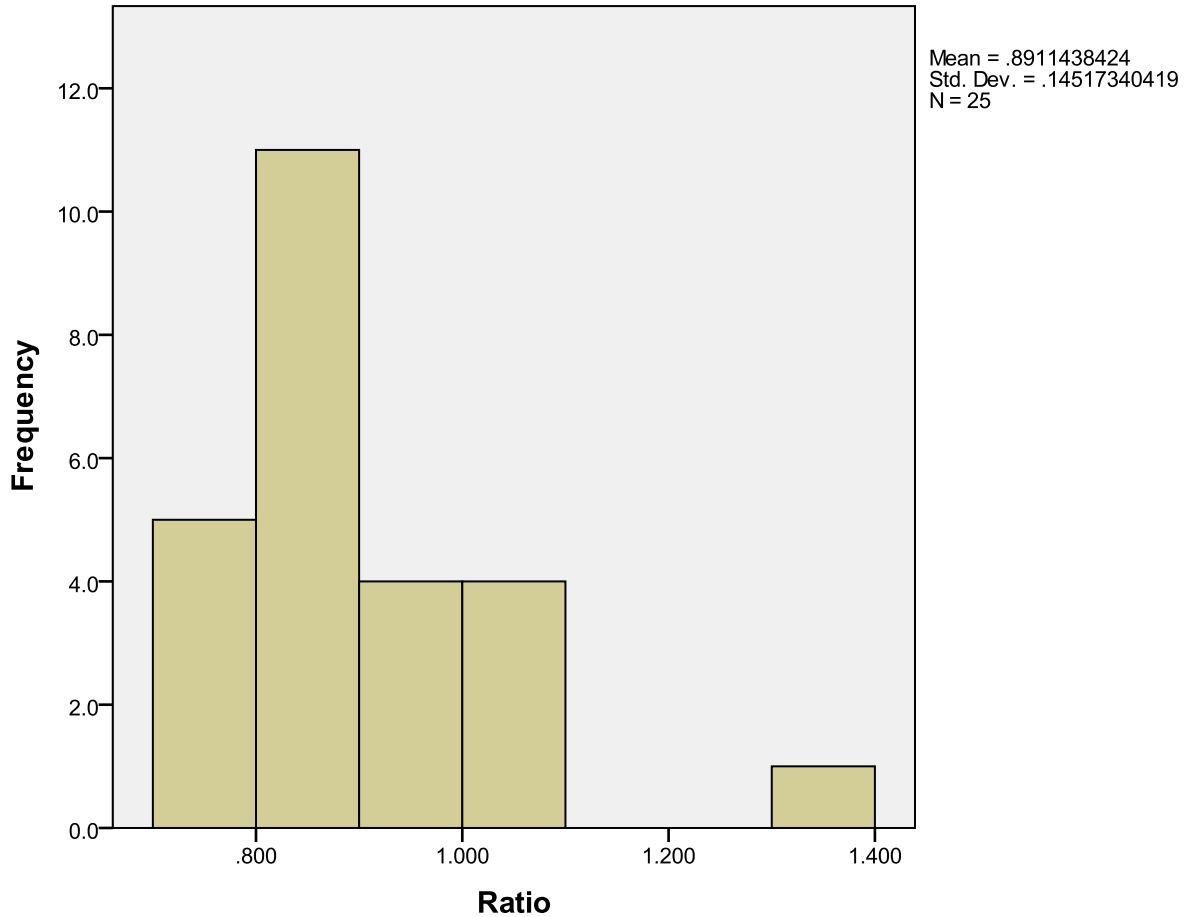
Note: The sales used for this ratio study **are not** adjusted for time.

<b>Group</b>	<b>Count</b>	<b>Mean</b>	<b>Median</b>	<b>Weighted Mean</b>	<b>Price Related Differential</b>	<b>Coefficient of Dispersion</b>
<b>3109</b>	1	.767	.767	.767	1.000	.000
<b>3113</b>	2	.986	.986	.984	1.002	.042
<b>3311</b>	3	.890	.892	.889	1.002	.061
<b>3511</b>	4	.852	.824	.889	.958	.171
<b>3514</b>	1	.812	.812	.812	1.000	.000
<b>3515</b>	3	1.103	1.038	1.017	1.085	.157
<b>3602</b>	1	.857	.857	.857	1.000	.000
<b>3610</b>	10	.849	.861	.843	1.006	.084
<b>Overall</b>	<b>25</b>	<b>.891</b>	<b>.891</b>	<b>.886</b>	<b>1.006</b>	<b>.114</b>



Valuation Model Performance Frequency of Ratio Distribution – Use Codes 117 – 118:

Ratio Distribution - Manufactured Homes Not in Parks - Use Code 117, 118





**Reconciliation and Conclusion**

The basic mass appraisal valuation models employed in this revaluation have been in place and utilized by the Assessor's office for a number of years. It has consistently produced reliable appraised values, as measured by ratio studies that meet or exceed the IAAO standards for ratio studies. Considering the quantity and quality of the data and the model performance results and documented here in, we conclude that the sales adjusted cost approach produces a reliable estimate of market value.

**Sales Used / Excluded:**

The sales used or excluded in the preparation of this report are found in the file named 2010 Region 3 Mass Appraisal Report Sales File.xls. The file is presorted by neighborhood id number and then by parcel id number.

**Footnotes:**