

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2005 Assessment / 2006 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 1302000

Parcels Appraised: 1,226

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	270,919,600	283,808,400	12,888,800	4.8%
Improvements:	181,268,800	167,656,600	-13,612,200	-7.5%
Total:	452,188,400	451,465,000	-723,400	-0.2%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 75

	2007	2008	Change	% Change
Median Ratio:	0.9213	0.9090	-0.0123	-1.3%
Mean Ratio:	0.9151	0.9007	-0.0144	-1.6%
Weighted Mean:	0.9038	0.8956	-0.0081	-0.9%
PRD:	1.0125	1.0056	-0.0069	-0.7%
COD:	0.0607	0.0484	-0.0123	-20.2%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



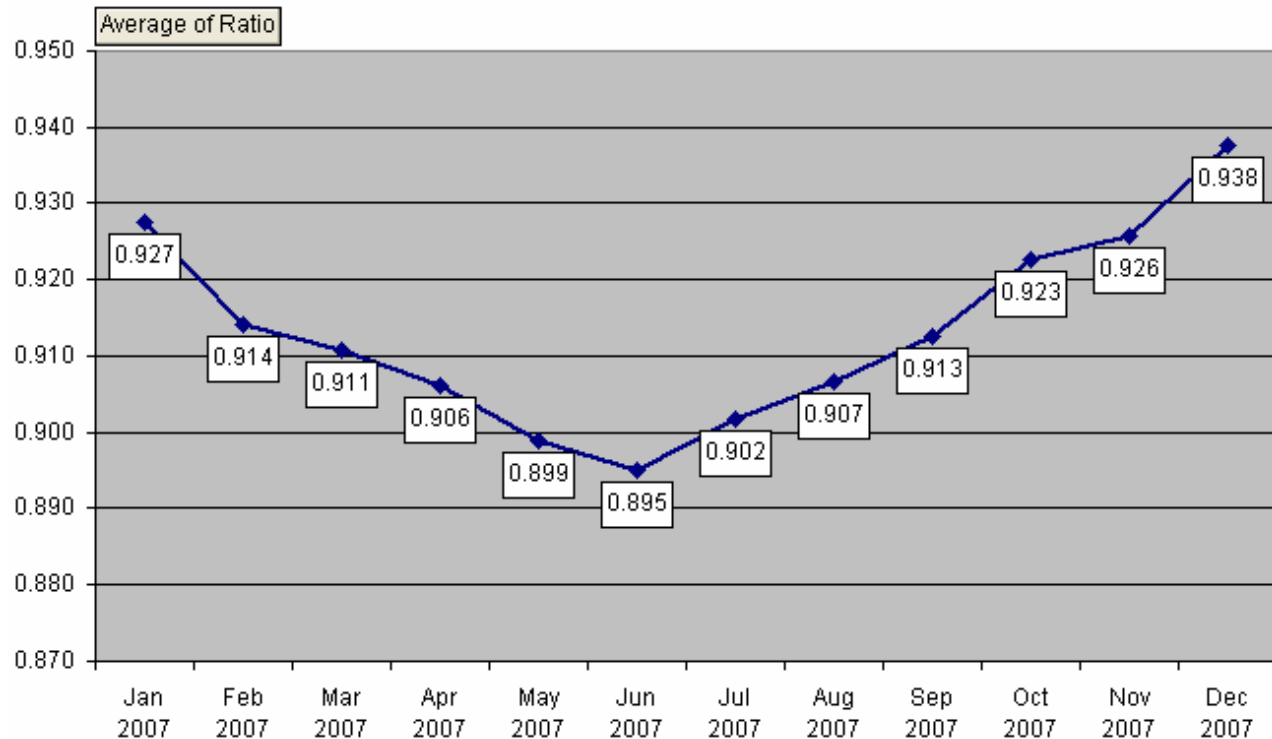
Summary

Ratio of Assessed Value

To Sales Price over Time

**Avg Ratio of 2008 Assessed Values to 2007 Sales Prices
For Single Family Residences
In Snohomish County**

NOTE: Declining ratios indicate rising sales prices and rising ratios indicate declining sales prices.



Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008

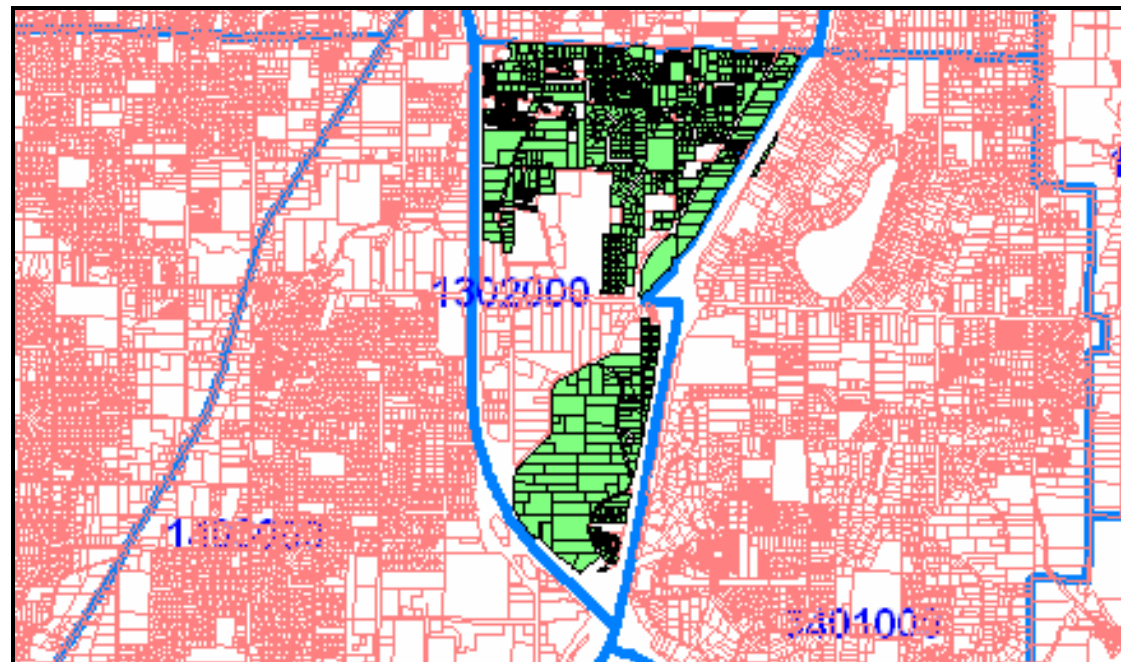


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1302000 (AKA BMA 1302000) and its member parcels.

The 'blue' boundary delineates the economic region (neighborhood). Parcels with residential zoning, which lie within the economic region, are denoted in 'green'. Everything else is 'commercial' property which lies within the residential economic region.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Appraisal Area

Neighborhood Description

The area south of 148th Street SW between I-5 and SR 525.

Snohomish County Assessor's Office

Mass Appraisal Report

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Appraisal Date: January 1, 2008



Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	12,913,000	12,913,000	0	0.0%
		B:	4,107,900	4,079,500	-28,400	-0.7%
		T:	17,020,900	16,992,500	-28,400	-0.2%
Residential	1,065	L:	220,820,900	230,775,000	9,954,100	4.5%
		B:	174,200,100	161,222,100	-12,978,000	-7.5%
		T:	395,021,000	391,997,100	-3,023,900	-0.8%
Multifamily	13	L:	2,674,500	2,850,500	176,000	6.6%
		B:	2,350,500	2,355,000	4,500	0.2%
		T:	5,025,000	5,205,500	180,500	3.6%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	143	L:	34,511,200	37,269,900	2,758,700	8.0%
		B:	610,300	0	-610,300	-100.0%
		T:	35,121,500	37,269,900	2,148,400	6.1%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	1,226	L:	270,919,600	283,808,400	12,888,800	4.8%
		B:	181,268,800	167,656,600	-13,612,200	-7.5%
		T:	452,188,400	451,465,000	-723,400	-0.2%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	821	50	6.1%
	112-2 Single Family Residences	4		
	118-Manufac Home (Owned Site)	7		
	122-Duplex	13	1	7.7%
	141-SFR Condominium Detached	225	24	10.7%
	183-Non Residential Structure	7		
	189-Other Residential	1		
	431-Airports & Flying fields	1		
	461-Automobile Parking (Lot)	1		
	471-Telephone Communication	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	1		
	910-Undeveloped Land	133		
	914-Vacant Condo Lot	7		
	915-Common Areas	1		
	916-Water Retention Area	2		
	Grand Total	1,226	75	6.1%

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	1		
	54 No Perk	6		
	65 Topo Problems I	25		
	66 Topo Problems II	7		
	Contiguous - less than 1 acre	16		
	A2 Sewer Avg Older Mixed NH	231	12	5.2%
	A3 Sewer Avg Homogeneous NH	81	6	7.4%
	A4 Sewer Average Plus NH	288	22	7.6%
	A6 Sewer Good Homogenous NH	23	1	4.3%
	B2 Septic Average Mixed NH	267	10	3.7%
	B4 Septic Average NH	31		
	C2 SFR Condo Det Avg NH -141	133	21	15.8%
	C3 SFR Condo Det Avg+ NH-141	99	3	3.0%
	CA Common Areas	1		
	UD Undevelopable Land	17		
	Grand Total	1,226	75	6.1%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	222	13	5.9%
12 - 1 Story Basement	41	3	7.3%
14 - 1 1/2 Story	9	2	22.2%
15 - 1 1/2 Story Basement	5	1	20.0%
17 - 2 Story	424	28	6.6%
18 - 2 Story Basement	28	1	3.6%
20 - 2+ Story	39	5	12.8%
21 - 2+ Story Basement	1		
23 - Split Entry	188	17	9.0%
24 - Tri Level	72	5	6.9%
71 - DW Manufactured Home	7		
74 - SW Manufactured Home	1		
N/A	189		
Grand Total	1,226	75	6.1%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	5		
	35 Fair	40	2	5.0%
	41 Average Minus	1		
	45 Average	590	48	8.1%
	49 Average Plus	366	23	6.3%
	55 Good	33	1	3.0%
	65 Very Good	1	1	100.0%
	75 Excellent	1		
	N/A	189		
	Grand Total	1,226	75	6.1%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
Year Built Range**

Year Built Range	Parcel Count	Sold Parcels	% Sold
1910 - 1919	1		
1920 - 1929	11		
1930 - 1939	7	3	42.86%
1940 - 1949	24		
1950 - 1959	29	4	13.79%
1960 - 1969	226	11	4.87%
1970 - 1979	86	4	4.65%
1980 - 1989	29		
1990 - 1999	109	2	1.83%
2000 to the present	515	51	9.90%
N/A	189		
Grand Total	1,226	75	6.1%

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

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Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	189		
	500 - 749	6		
	750 - 999	28	1	3.6%
	1000 - 1249	61	6	9.8%
	1250 - 1499	96	5	5.2%
	1500 - 1749	156	14	9.0%
	1750 - 1999	223	17	7.6%
	2000 - 2249	219	18	8.2%
	2250 - 2499	102	5	4.9%
	2500 - 2749	86	5	5.8%
	2750 - 2999	25	1	4.0%
	3000 - 3249	19	2	10.5%
	3250 - 3499	5		
	3500 - 3749	3		
	3750 - 3999	3	1	33.3%
	4250 - 4499	2		
	5000 - Over	3		
	Grand Total	1,226	75	6.1%

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Performance Analysis

Performance Analysis

All Sales

Item	2007	2008
Total Assessed Value	28,351,300	28,095,900
Total Sales Price	31,369,485	31,369,485
Average Assessed Value	378,017	374,612
Average Sales Price	418,260	418,260
Number in Sample	75	75
Median Ratio	0.9213	0.9090
Mean (Average) Ratio	0.9151	0.9007
Weighted Mean (S.W.A.) Ratio	0.9038	0.8956
Regression Index (P.R.D.)	1.0125	1.0056
Coefficient of Dispersion (C.O.D.)	0.0607	0.0484

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008

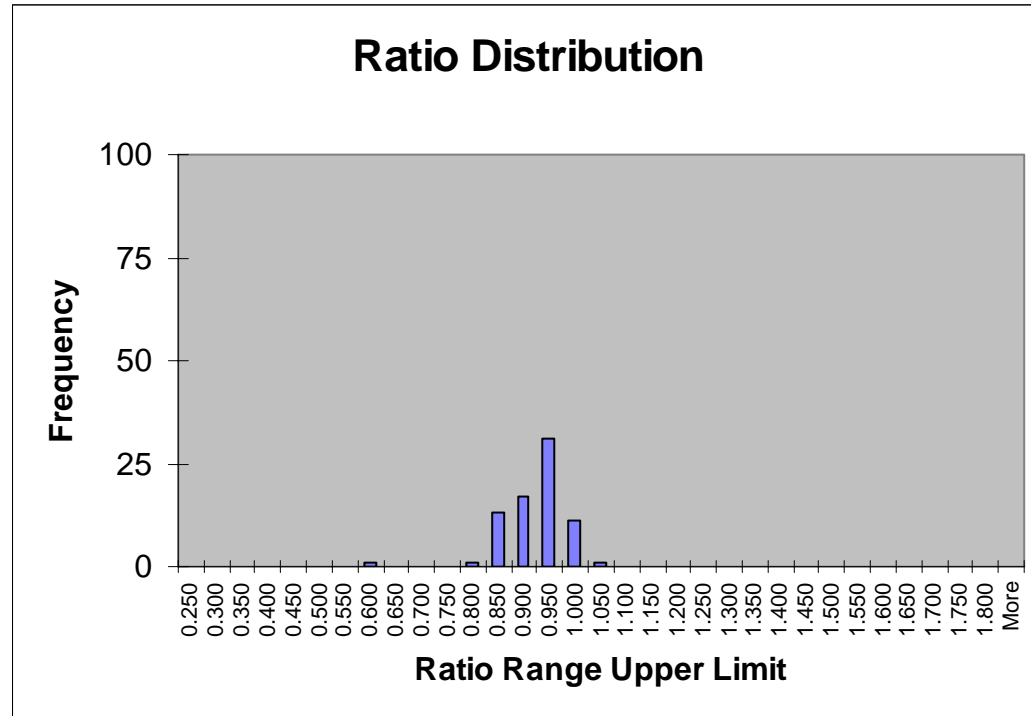


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2007



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



Performance Analysis

Performance Analysis

Use Code 111

Item	2007	2008
Total Assessed Value	19,395,700	19,277,100
Total Sales Price	21,623,085	21,623,085
Average Assessed Value	387,914	385,542
Average Sales Price	432,462	432,462
Number in Sample	50	50
Median Ratio	0.9206	0.9147
Mean (Average) Ratio	0.9119	0.8981
Weighted Mean (S.W.A.) Ratio	0.8970	0.8915
Regression Index (P.R.D.)	1.0166	1.0074
Coefficient of Dispersion	0.0744	0.0563

Snohomish County Assessor's Office

Mass Appraisal Report

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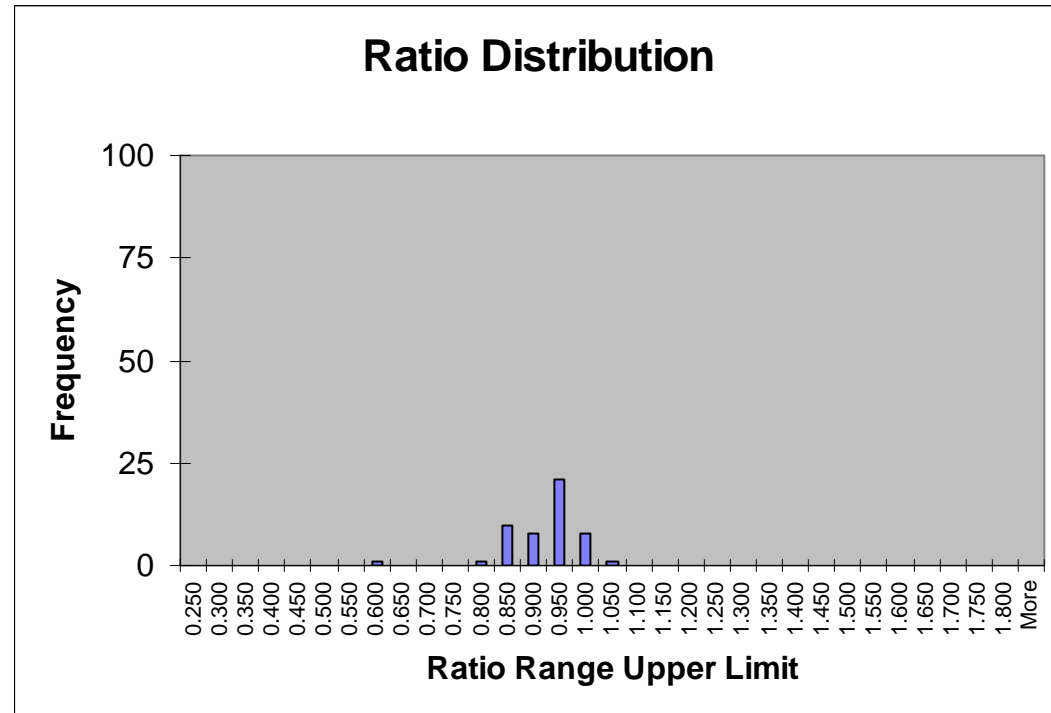


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2007



Each 'tic' on the 'X' axis represents the upper limit of the ratio range. For example, The bar associated with position 1.00 represents all of the parcels whose ratio is greater than 0.95 and less than or equal to 1.00

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Mass Appraisal Report

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Qualified Sales

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00372900500202	111	A2	1959	11	45	1,627	354,000.00	1/17/2007	I	375,000.00	0.94
00372900600808	111	A2	1972	11	45	1,800	368,000.00	4/19/2007	I	434,000.00	0.85
00372900600809	111	A2	1935	14	45	1,936	300,900.00	11/29/2007	I	329,950.00	0.91
00372900601501	111	A2	1938	12	35	1,613	1,694,500.00	1/22/2007	I	1,700,000.00	1.00
00372900701012	111	A2	1976	23	45	1,821	302,900.00	1/12/2007	I	347,000.00	0.87
00373701100701	111	A2	1952	11	45	1,178	400,000.00	6/6/2007	I	498,000.00	0.80
00373701400603	111	A4	1995	17	65	3,972	819,200.00	4/10/2007	I	870,000.00	0.94
00373701500102	111	B2	1953	11	35	944	284,000.00	3/5/2007	I	289,950.00	0.98
00373701500105	111	A2	1966	11	45	1,029	300,900.00	7/5/2007	I	315,000.00	0.96
00373701500106	111	B2	1967	11	45	1,430	341,600.00	5/21/2007	I	415,000.00	0.82
00373701600212	122	A2	2007	17	49	3,176	562,400.00	3/29/2007	I	603,900.00	0.93
00373701600305	111	B2	1966	11	45	1,388	273,400.00	6/4/2007	I	338,000.00	0.81
00373701700303	111	B2	1959	11	45	1,184	282,500.00	5/21/2007	I	304,000.00	0.93
00373701700808	111	A2	1967	23	45	1,574	311,200.00	12/10/2007	I	303,000.00	1.03
00400300003900	111	B2	1968	24	45	2,029	335,300.00	6/22/2007	I	410,000.00	0.82
00416800000500	111	B2	1965	11	45	1,008	253,300.00	1/11/2007	I	294,900.00	0.86
00473600002302	111	B2	1963	12	45	1,684	275,300.00	3/22/2007	I	333,000.00	0.83
00473600004000	111	A2	1963	23	45	2,392	295,100.00	8/24/2007	I	370,000.00	0.80
00486000000100	111	A2	1970	11	45	1,080	256,100.00	9/12/2007	I	304,000.00	0.84
00517000000200	111	B2	1965	14	45	1,839	342,200.00	8/27/2007	I	424,000.00	0.81
00517000000900	111	B2	1972	23	45	2,564	378,500.00	1/9/2007	I	402,000.00	0.94
00517000001600	111	B2	1968	23	45	3,120	331,000.00	7/16/2007	I	345,000.00	0.96

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1302000

Appraisal Date: January 1, 2008



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00517000002402	111	A2	1968	11	45	1,492	226,200.00	10/18/2007	I	232,500.00	0.97
00864900002100	111	A4	1998	17	49	2,079	382,900.00	10/9/2007	I	442,000.00	0.87
00883500001700	111	A4	2000	17	49	1,811	350,100.00	8/14/2007	I	360,000.00	0.97
00883500002700	111	A4	2000	23	49	2,100	356,000.00	3/15/2007	I	388,000.00	0.92
00893400000900	111	A4	2000	17	49	1,919	339,700.00	1/2/2007	I	400,000.00	0.85
00893400002000	111	A4	2000	17	49	2,055	364,900.00	6/28/2007	I	419,500.00	0.87
00893400002200	111	A4	2000	17	49	2,058	368,600.00	3/21/2007	I	412,995.00	0.89
00893400002500	111	A4	2000	17	49	1,852	357,100.00	9/4/2007	I	379,000.00	0.94
00893400002700	111	A4	2001	17	49	1,963	361,000.00	5/23/2007	I	399,950.00	0.90
00893400003500	111	A4	2000	11	49	1,431	333,000.00	8/22/2007	I	357,000.00	0.93
00893400003600	111	A4	2000	23	49	1,936	356,600.00	7/31/2007	I	396,500.00	0.90
00893400004200	111	A4	2000	24	49	2,070	373,100.00	8/30/2007	I	377,000.00	0.99
00893400005000	111	A4	2000	24	49	2,070	373,100.00	9/19/2007	I	398,500.00	0.94
00893400005600	111	A4	2000	24	49	2,070	371,200.00	5/22/2007	I	395,000.00	0.94
00907600001100	111	A4	2001	18	49	2,882	403,200.00	9/12/2007	I	438,000.00	0.92
00907600002100	111	A4	2001	12	49	2,374	368,100.00	5/11/2007	I	404,950.00	0.91
00907600003500	111	A4	2001	24	49	2,051	367,400.00	10/25/2007	I	395,000.00	0.93
00913500002200	111	A3	2001	17	45	2,146	363,100.00	5/18/2007	I	402,450.00	0.90
00913500004200	111	A3	2001	23	45	2,546	363,700.00	4/2/2007	I	403,000.00	0.90
00916400000600	111	A3	2001	17	45	1,580	339,700.00	2/23/2007	I	368,000.00	0.92
00916400001900	111	A3	2001	17	45	1,302	316,200.00	8/24/2007	I	338,000.00	0.94
00916400002000	111	A3	2001	17	45	1,580	339,700.00	1/17/2007	I	368,000.00	0.92
00920600001800	111	A6	2002	17	55	2,510	480,900.00	5/30/2007	I	520,000.00	0.92

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00923400002000	141	C3	2002	17	49	2,047	381,400.00	3/23/2007	I	411,950.00	0.93
00923400002400	141	C3	2002	17	49	1,988	377,000.00	6/15/2007	I	413,000.00	0.91
00923400003100	141	C3	2002	17	49	1,988	372,000.00	5/2/2007	I	409,850.00	0.91
00929900000300	111	A3	2002	11	45	1,210	296,900.00	3/22/2007	I	355,000.00	0.84
00941200002000	111	A4	2003	17	49	2,427	405,800.00	11/8/2007	I	419,990.00	0.97
00941200004100	111	A4	2003	17	45	1,640	334,200.00	1/25/2007	I	356,000.00	0.94
00941300001200	111	A4	2003	17	49	2,559	439,600.00	6/5/2007	I	495,000.00	0.89
01006300000700	141	C2	2004	17	45	1,670	345,800.00	4/23/2007	I	385,000.00	0.90
01006300002900	141	C2	2004	17	45	1,753	355,700.00	3/5/2007	I	380,000.00	0.94
01024500000800	141	C2	2005	20	45	1,558	284,200.00	8/7/2007	I	316,950.00	0.90
01024500001200	141	C2	2005	20	45	1,844	310,800.00	3/16/2007	I	339,950.00	0.91
01024500001300	141	C2	2005	20	45	1,558	284,200.00	8/27/2007	I	319,900.00	0.89
01024500001600	141	C2	2005	20	45	1,841	317,500.00	7/2/2007	I	337,950.00	0.94
01024500003500	141	C2	2005	20	45	1,558	292,500.00	8/15/2007	I	333,000.00	0.88
01052600001100	111	A4	2007	17	49	2,616	437,700.00	4/17/2007	I	499,950.00	0.88
01067000000100	141	C2	2007	17	45	2,168	360,600.00	6/26/2007	I	404,750.00	0.89
01067000000200	141	C2	2007	23	45	1,922	348,500.00	5/1/2007	I	399,950.00	0.87
01067000000300	141	C2	2007	23	45	2,395	371,000.00	6/26/2007	I	417,500.00	0.89
01067000000400	141	C2	2007	23	45	2,139	356,000.00	5/24/2007	I	420,000.00	0.85
01067000000500	141	C2	2007	23	45	2,139	356,700.00	7/26/2007	I	419,950.00	0.85
01067000000600	141	C2	2007	23	45	2,019	343,700.00	7/26/2007	I	370,000.00	0.93
01067000000700	141	C2	2007	17	45	1,648	323,600.00	11/5/2007	I	340,500.00	0.95
01067000000800	141	C2	2007	17	45	2,168	366,300.00	7/19/2007	I	440,000.00	0.83

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01067000001100	141	C2	2007	17	45	1,648	333,500.00	11/14/2007	I	342,350.00	0.97
01067000001200	141	C2	2007	23	45	2,019	344,400.00	8/17/2007	I	380,000.00	0.91
01067000001300	141	C2	2007	23	45	1,923	349,300.00	12/6/2007	I	365,000.00	0.96
01067000001400	141	C2	2007	23	45	1,922	349,300.00	6/14/2007	I	399,950.00	0.87
01067000001500	141	C2	2007	23	45	2,407	371,800.00	7/20/2007	I	415,000.00	0.90
01067000001600	141	C2	2007	17	45	2,168	360,600.00	10/19/2007	I	380,000.00	0.95
27040200300300	111	A4	1935	15	45	1,508	607,500.00	6/27/2007	I	1,100,000.00	0.55