

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): 1314000

Parcels Appraised: 941

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	215,470,600	224,075,300	8,604,700	4.0%
Improvements:	140,913,500	130,311,700	-10,601,800	-7.5%
Total:	356,384,100	354,387,000	-1,997,100	-0.6%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 40

	2007	2008	Change	% Change
Median Ratio:	0.9324	0.8990	-0.0334	-3.6%
Mean Ratio:	0.9205	0.9064	-0.0141	-1.5%
Weighted Mean:	0.8796	0.9040	0.0245	2.8%
PRD:	1.0466	1.0026	-0.0439	-4.2%
COD:	0.0855	0.0590	-0.0265	-31.0%

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: 1314000

Appraisal Date: January 1, 2008



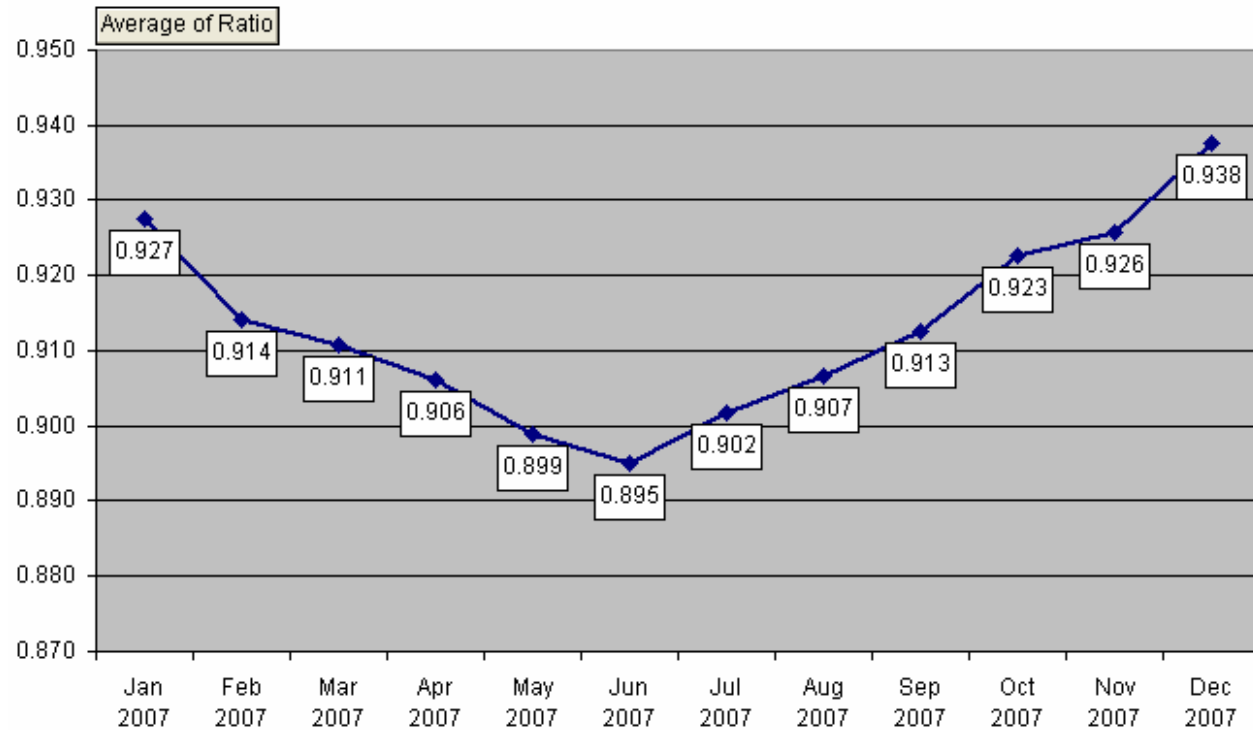
Summary

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: 1314000

Appraisal Date: January 1, 2008

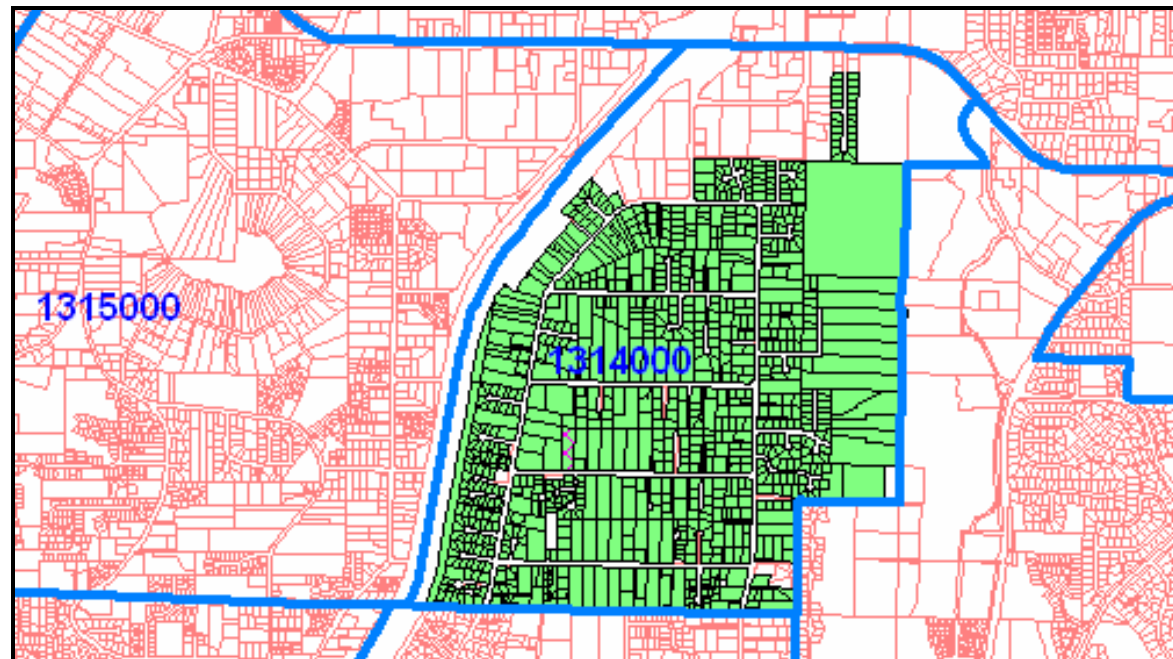


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1314000 (AKA BMA 1314000) 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: 1314000

Appraisal Date: January 1, 2008



Appraisal Area

Neighborhood Description

North Martha Lake area, east of I-5 to Mill Creek, south of 128th Street to 148th Street.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

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	9	L:	19,866,100	20,306,100	440,000	2.2%
		B:	857,900	857,900	0	0.0%
		T:	20,724,000	21,164,000	440,000	2.1%
Residential	821	L:	171,414,500	172,381,400	966,900	0.6%
		B:	135,231,300	125,725,300	-9,506,000	-7.0%
		T:	306,645,800	298,106,700	-8,539,100	-2.8%
Multifamily	16	L:	3,798,100	3,853,800	55,700	1.5%
		B:	3,570,000	3,728,500	158,500	4.4%
		T:	7,368,100	7,582,300	214,200	2.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	95	L:	20,391,900	27,534,000	7,142,100	35.0%
		B:	1,254,300	0	-1,254,300	-100.0%
		T:	21,646,200	27,534,000	5,887,800	27.2%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

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	941	L:	215,470,600	224,075,300	8,604,700	4.0%
		B:	140,913,500	130,311,700	-10,601,800	-7.5%
		T:	356,384,100	354,387,000	-1,997,100	-0.6%

- Agriculture: Farms General, Open Space Ag, Open Space General
- Industrial: Manufacturing Facilities
- Commercial: Retail, Schools and Churches
- Residential: Single Family Residences, Condominiums and Manufactured Homes
- Multifamily: All Multiple Family Parcels Including Duplexes and Tri-plexes
- Forest: Classified Forest Land and Open Space Timber
- Other: All Remaining Categories Including Vacant Land

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	110-Sr Cit Exemption Residual	1		
	111-Single Family Residence	807	37	4.6%
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	5		
	122-Duplex	16		
	142-SFR Condominium CommonWall	4		
	183-Non Residential Structure	3		
	456-Local Access Streets	4		
	742-Playgrounds/Athletic Areas	3		
	761-Parks, General Recreation	2		
	910-Undeveloped Land	91	3	3.3%
	915-Common Areas	4		
	Grand Total	941	40	4.3%

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: 1314000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
N/A	2		
27 Sewered Site	158	6	3.8%
28 Sewered Site	192	13	6.8%
33 Septic Site	476	19	4.0%
54 No Perk	1		
55 Sewered Acreage	29	1	3.4%
56 Spt/Wtr Acreage	47	1	2.1%
62 Exception	4		
65 Topo Problems I	2		
66 Topo Problems II	3		
Contiguous - less than 1 acre	13		
CA Common Areas	4		
UD Undevelopable Land	10		
	0	0	0.0%
Grand Total	941	40	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
House Type**

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	314	15	4.8%
12 - 1 Story Basement	35	3	8.6%
14 - 1 1/2 Story	6	1	16.7%
15 - 1 1/2 Story Basement	1		
17 - 2 Story	182	9	4.9%
18 - 2 Story Basement	3		
23 - Split Entry	224	5	2.2%
24 - Tri Level	62	4	6.5%
71 - DW Manufactured Home	4		
N/A	110	3	2.7%
Grand Total	941	40	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	35 Fair	37		
	41 Average Minus	5		
	45 Average	624	27	4.3%
	49 Average Plus	127	9	7.1%
	55 Good	31	1	3.2%
	65 Very Good	6		
	75 Excellent	1		
	N/A	110	3	2.7%
	Grand Total	941	40	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1920 - 1929	1		
	1930 - 1939	2		
	1940 - 1949	1		
	1950 - 1959	47		
	1960 - 1969	265	14	5.28%
	1970 - 1979	205	8	3.90%
	1980 - 1989	57	2	3.51%
	1990 - 1999	159	6	3.77%
	2000 to the present	94	7	7.45%
	N/A	110	3	2.73%
	Grand Total	941	40	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

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	109	3	2.8%
	1 - 499	1		
	500 - 749	3		
	750 - 999	25		
	1000 - 1249	66	2	3.0%
	1250 - 1499	119	6	5.0%
	1500 - 1749	157	2	1.3%
	1750 - 1999	159	18	11.3%
	2000 - 2249	109	3	2.8%
	2250 - 2499	72	3	4.2%
	2500 - 2749	56	2	3.6%
	2750 - 2999	33	1	3.0%
	3000 - 3249	15		
	3250 - 3499	6		
	3500 - 3749	3		
	4000 - 4249	3		
	4750 - 4999	2		
	5000 - Over	3		
	Grand Total	941	40	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



Performance Analysis

Performance Analysis

All Sales

Item	2007	2008
Total Assessed Value	14,173,100	14,567,700
Total Sales Price	16,113,950	16,113,950
Average Assessed Value	354,328	364,193
Average Sales Price	402,849	402,849
Number in Sample	40	40
Median Ratio	0.9324	0.8990
Mean (Average) Ratio	0.9205	0.9064
Weighted Mean (S.W.A.) Ratio	0.8796	0.9040
Regression Index (P.R.D.)	1.0466	1.0026
Coefficient of Dispersion (C.O.D.)	0.0855	0.0590

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008

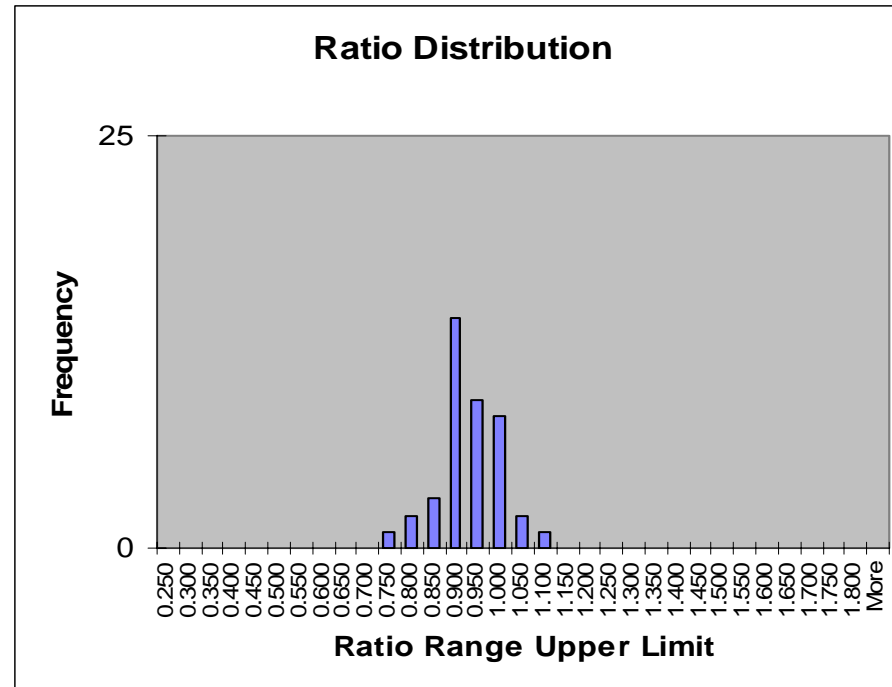


Performance Analysis

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: 1314000

Appraisal Date: January 1, 2008



Performance Analysis

**Performance Analysis
Use Code 111**

Item	2007	2008
Total Assessed Value	13,360,800	12,908,100
Total Sales Price	14,213,950	14,213,950
Average Assessed Value	361,103	348,868
Average Sales Price	384,161	384,161
Number in Sample	37	37
Median Ratio	0.9330	0.9045
Mean (Average) Ratio	0.9423	0.9106
Weighted Mean (S.W.A.) Ratio	0.9400	0.9081
Regression Index (P.R.D.)	1.0025	1.0027
Coefficient of Dispersion	0.0679	0.0592

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008

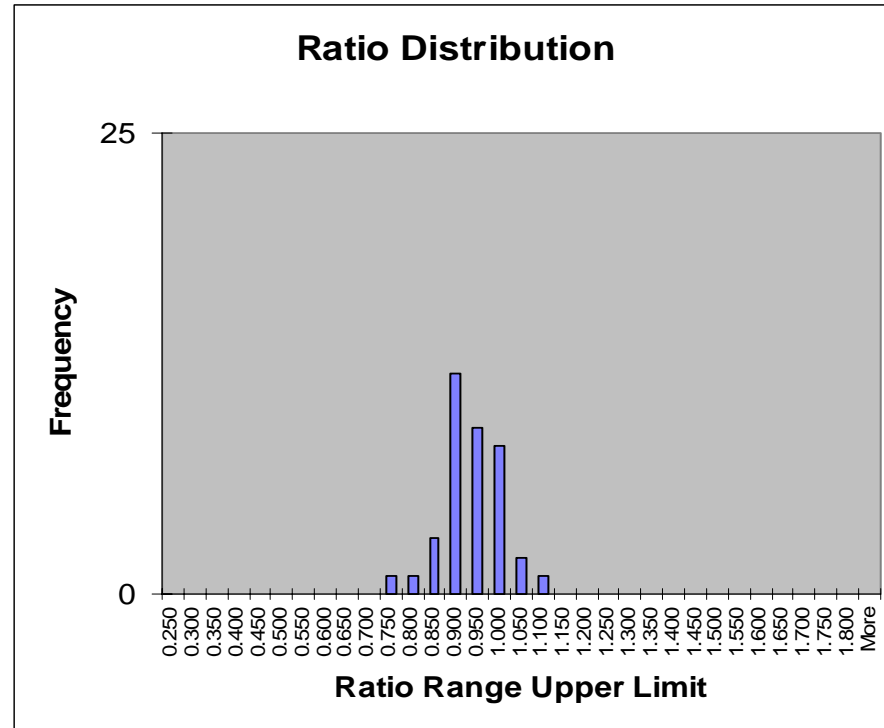


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



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
00374800000806	111	33	1963	11	45	1,440	257,900.00	4/27/2007	I	298,500.00	0.86
00374800001400	111	27	1990	17	49	1,773	391,200.00	7/5/2007	I	432,500.00	0.90
00374800002303	111	28	2005	17	55	2,617	486,800.00	1/26/2007	I	540,000.00	0.90
00374800002401	111	33	1987	14	49	1,966	376,500.00	9/26/2007	I	420,000.00	0.90
00374800002602	111	27	1972	12	45	1,916	349,800.00	4/27/2007	I	415,000.00	0.84
00374800002701	111	27	1972	23	45	2,504	336,800.00	1/12/2007	I	346,000.00	0.97
00374900000301	111	56	1977	11	45	1,464	446,400.00	11/8/2007	I	500,000.00	0.89
00374900001001	111	27	1977	11	45	1,828	340,600.00	6/11/2007	I	385,000.00	0.88
00374900001302	111	27	1960	11	45	1,750	330,200.00	5/23/2007	I	342,500.00	0.96
00374900003802	111	33	1990	11	49	1,984	408,500.00	8/30/2007	I	415,100.00	0.98
00374900004102	111	33	1965	11	45	1,360	295,400.00	3/9/2007	I	315,000.00	0.94
00374900005104	111	33	1969	24	45	2,345	325,600.00	11/28/2007	I	350,000.00	0.93
00374900005903	111	33	1966	11	45	1,452	289,200.00	11/7/2007	I	298,900.00	0.97
00374900006703	111	33	1972	23	45	2,152	333,200.00	6/17/2007	I	385,000.00	0.87
00374900007001	910	33					260,000.00	6/12/2007	V	330,000.00	0.79
00374900008002	111	33	1992	17	45	1,880	427,500.00	5/4/2007	I	430,000.00	0.99
00374900008403	111	33	1976	24	45	1,852	318,200.00	9/25/2007	I	328,500.00	0.97
00375000000407	111	28	2006	11	45	1,732	343,400.00	2/27/2007	I	401,000.00	0.86
00375000001800	111	33	1990	17	49	1,817	393,900.00	9/7/2007	I	385,000.00	1.02
00375000005002	111	33	1974	11	45	1,756	339,700.00	4/24/2007	I	385,000.00	0.88
00375000006307	910	28					195,000.00	8/22/2007	V	220,000.00	0.89
00375000008401	111	33	1978	23	45	1,922	316,200.00	4/5/2007	I	405,000.00	0.78
00375000008901	111	33	1985	11	45	1,008	328,700.00	9/5/2007	I	305,000.00	1.08

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1314000

Appraisal Date: January 1, 2008



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
00375000009600	910	55					1,204,600.00	6/19/2007	V	1,350,000.00	0.89
00513000000700	111	33	1968	11	45	1,813	312,500.00	2/16/2007	I	342,950.00	0.91
00540300001000	111	33	1968	11	45	1,390	293,400.00	8/27/2007	I	395,000.00	0.74
00561300001200	111	33	1968	24	45	2,409	329,900.00	10/29/2007	I	385,000.00	0.86
00561400001500	111	33	1968	12	45	1,794	304,300.00	3/13/2007	I	364,000.00	0.84
00561700000400	111	33	1968	11	45	1,852	311,000.00	12/20/2007	I	337,500.00	0.92
00623200000600	111	27	1969	11	45	1,313	256,500.00	1/29/2007	I	314,000.00	0.82
00633200000600	111	28	1968	12	45	1,842	321,800.00	10/3/2007	I	344,000.00	0.94
00633200001200	111	28	1968	23	45	1,624	316,400.00	12/19/2007	I	307,100.00	1.03
00633200002800	111	28	1968	11	45	1,236	308,500.00	6/28/2007	I	354,500.00	0.87
00797900001100	111	28	1992	24	45	1,784	339,200.00	11/5/2007	I	385,000.00	0.88
00860900000600	111	28	1997	17	49	1,914	374,600.00	6/14/2007	I	410,000.00	0.91
00916300000400	111	28	2001	23	45	1,764	314,300.00	9/3/2007	I	359,950.00	0.87
00947900000600	111	28	2003	17	49	2,234	387,800.00	3/1/2007	I	402,000.00	0.96
00952700000200	111	28	2004	17	49	2,393	430,500.00	1/16/2007	I	445,000.00	0.97
00952700000500	111	28	2004	17	49	2,027	400,700.00	3/12/2007	I	436,000.00	0.92
01050600000200	111	28	2007	17	49	2,909	471,000.00	5/10/2007	I	548,950.00	0.86