

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**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): 1315000 - 1315909**

---

**Parcels Appraised: 2,098**

---

**Summary Of Value Change:**

	<b>2007</b>	<b>2008</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	390,938,600	405,948,900	15,010,300	3.8%
<b>Improvements:</b>	301,301,800	287,699,600	-13,602,200	-4.5%
<b>Total:</b>	692,240,400	693,648,500	1,408,100	0.2%

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**

---



**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2007**

**Number of Sales: 162**

---

	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9492	0.9127	-0.0366	-3.9%
<b>Mean Ratio:</b>	0.9480	0.9146	-0.0334	-3.5%
<b>Weighted Mean:</b>	0.9383	0.9105	-0.0278	-3.0%
<b>PRD:</b>	1.0104	1.0045	-0.0059	-0.6%
<b>COD:</b>	0.0746	0.0528	-0.0218	-29.3%

---

**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: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



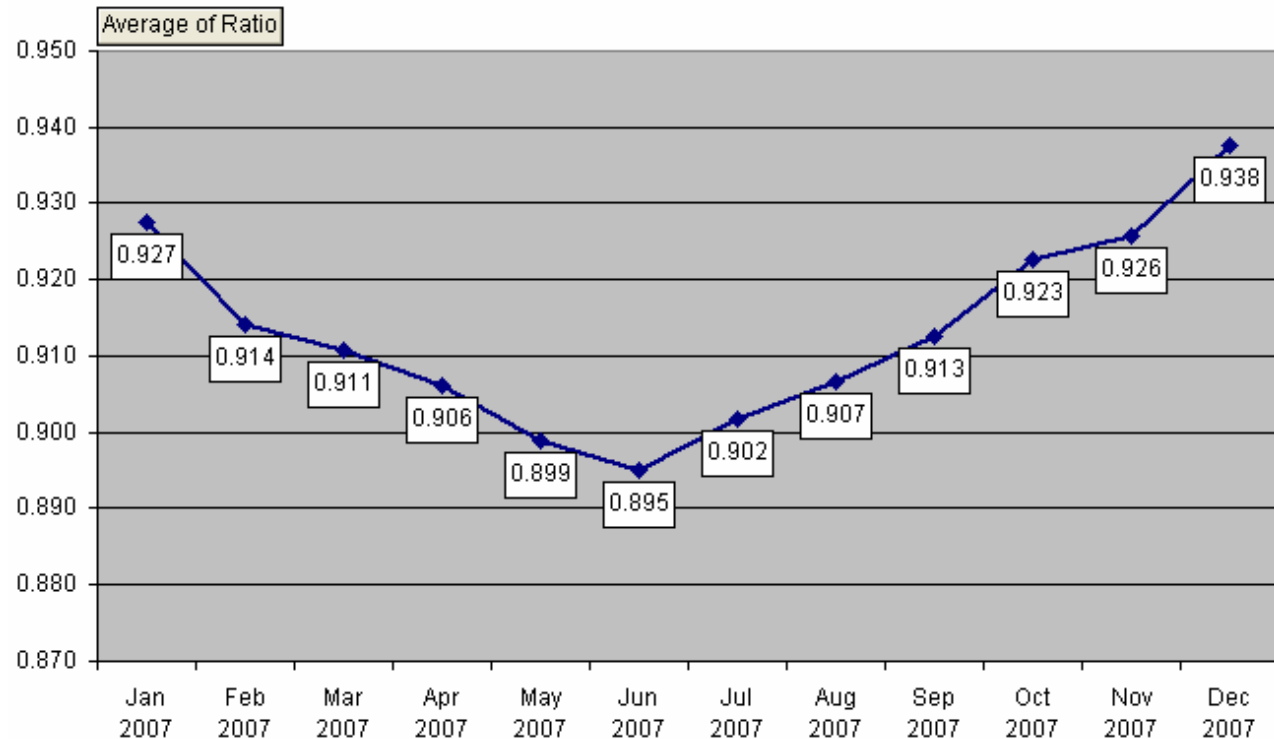
**Summary**

**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 :1315000 - 1315909

Appraisal Date: January 1, 2008

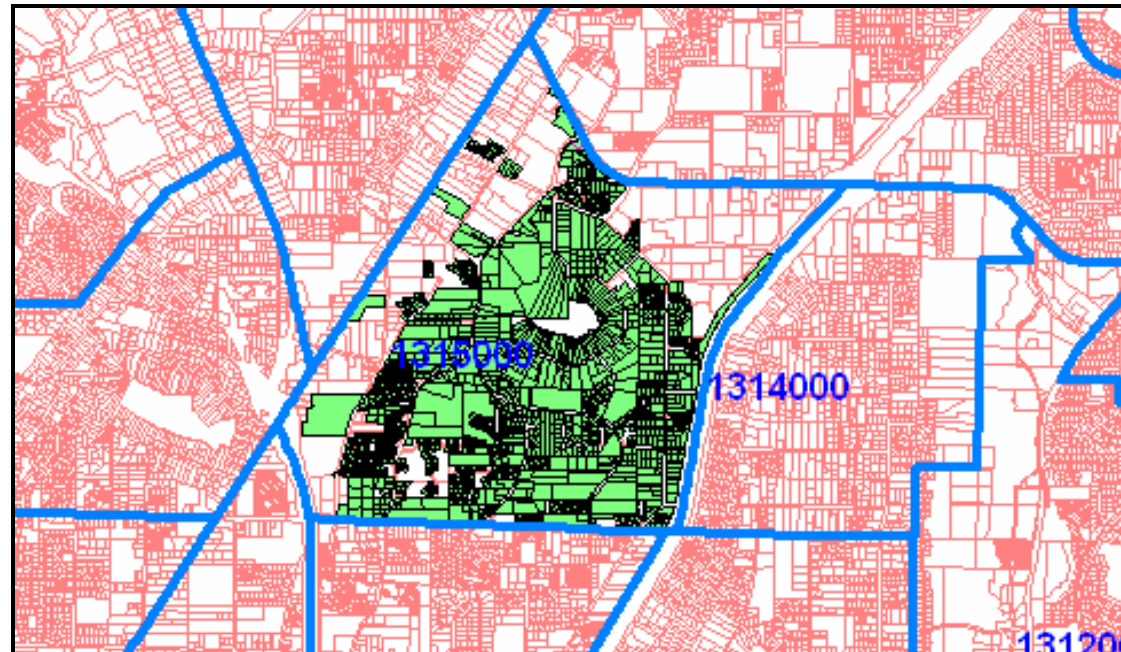


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1315000-1315909 (AKA BMA 1315000-1315909) 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 :1315000 - 1315909**

**Appraisal Date: January 1, 2008**

---



**Appraisal Area**

**Neighborhood Description**

Greater Lake Stickney area, west of I-5 and east of Hwy 99, south of 128<sup>th</sup> and north of 148<sup>th</sup>.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2007 Certified Total Value</b>	<b>2008 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
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	8	L:	10,086,800	10,086,800	0	0.0%
		B:	7,443,600	7,442,400	-1,200	0.0%
		T:	17,530,400	17,529,200	-1,200	0.0%
Residential	1,895	L:	346,431,300	354,272,000	7,840,700	2.3%
		B:	288,963,200	274,991,100	-13,972,100	-4.8%
		T:	635,394,500	629,263,100	-6,131,400	-1.0%
Multifamily	24	L:	5,255,900	5,107,000	-148,900	-2.8%
		B:	4,757,500	5,266,100	508,600	10.7%
		T:	10,013,400	10,373,100	359,700	3.6%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	171	L:	29,164,600	36,483,100	7,318,500	25.1%
		B:	137,500	0	-137,500	-100.0%
		T:	29,302,100	36,483,100	7,181,000	24.5%

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: 1315000 - 1315909

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	2,098	L:	390,938,600	405,948,900	15,010,300	3.8%
		B:	301,301,800	287,699,600	-13,602,200	-4.5%
		T:	692,240,400	693,648,500	1,408,100	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: 1315000 - 1315909**

**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	911	52	5.7%
	112-2 Single Family Residences	6		
	116-Comon Wall SFR	18		
	117-Manufac Home (Leased Site)	11		
	118-Manufac Home (Owned Site)	23	2	8.7%
	119-Manuf Home (MHP)	197	3	1.5%
	122-Duplex	24	3	12.5%
	141-SFR Condominium Detached	626	91	14.5%
	142-SFR Condominium CommonWall	98	8	8.2%
	143-SFR Condominium MFR	2	2	100.0%
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	2		
	184-Septic System	1		
	459-Other Highway NEC	2		
	484-Sewage Disposal	1		
	681-Nursery,Primary,Second Sch	2		
	691-Religious Activities	1		
	749-Other Recreation	1		
	910-Undeveloped Land	91	1	1.1%
	911-Vacant Site/Mobile Park	30		
	914-Vacant Condo Lot	46		
	915-Common Areas	4		
	<b>Grand Total</b>	<b>2,098</b>	<b>162</b>	<b>7.7%</b>

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

---

**Neighborhood Profile By  
Property Class**

**Property Class / Use Code**

**Parcel  
Count**

**Sold  
Parcels**

**%  
Sold**

---

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: 1315000 - 1315909

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	235	3	1.3%
	54 No Perk	7		
	65 Topo Problems I	3		
	66 Topo Problems II	4		
	Contiguous - less than 1 acre	11		
	A1 Sewer Fair NH	6		
	A2 Sewer Avg Older Mixed NH	223	22	9.9%
	A3 Sewer Avg Homogeneous NH	114	3	2.6%
	A4 Sewer Average Plus NH	238	14	5.9%
	A6 Sewer Good Homogenous NH	75	5	6.7%
	B1 Septic Fair NH	4		
	B2 Septic Average Mixed NH	284	14	4.9%
	B4 Septic Average NH	34		
	C1 SFR CondoDet Fair NH UC 141	56	3	5.4%
	C2 SFR Condo Det Avg NH -141	452	64	14.2%
	C3 SFR Condo Det Avg+ NH-141	163	24	14.7%
	C4 Condo Cmnwall@LivArea - 142	99	9	9.1%
	C6 SFR Commonwall - UC 116	18		
	CA Common Areas	4		
	U1 Waterfront I	52	1	1.9%
	U4 Waterfront IV	3		
	UD Undevelopable Land	13		
	<b>Grand Total</b>	<b>2,098</b>	<b>162</b>	<b>7.7%</b>
	N/A: Building Only Accounts (Parcels With No Land)			

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

<b>Neighborhood Profile By House Type</b>	<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	11 - 1 Story	253	15	5.9%
	12 - 1 Story Basement	51	2	3.9%
	14 - 1 1/2 Story	4		
	15 - 1 1/2 Story Basement	5	1	20.0%
	17 - 2 Story	975	100	10.3%
	18 - 2 Story Basement	50	6	12.0%
	20 - 2+ Story	45	18	40.0%
	21 - 2+ Story Basement	5	2	40.0%
	23 - Split Entry	132	10	7.6%
	24 - Tri Level	70	2	2.9%
	71 - DW Manufactured Home	81	3	3.7%
	74 - SW Manufactured Home	144	2	1.4%
	77 - TW Manufactured Home	1		
	N/A	282	1	0.4%
	<b>Grand Total</b>	<b>2,098</b>	<b>162</b>	<b>7.7%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	25 Low	62	1	1.6%
	35 Fair	162	8	4.9%
	41 Average Minus	130	9	6.9%
	45 Average	813	91	11.2%
	49 Average Plus	548	45	8.2%
	55 Good	99	7	7.1%
	65 Very Good	2		
	N/A	282	1	0.4%
	<b>Grand Total</b>	<b>2,098</b>	<b>162</b>	<b>7.7%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1910 - 1919	1		
	1920 - 1929	3		
	1930 - 1939	7	1	14.29%
	1940 - 1949	32	5	15.63%
	1950 - 1959	48	3	6.25%
	1960 - 1969	269	11	4.09%
	1970 - 1979	175	4	2.29%
	1980 - 1989	106	6	5.66%
	1990 - 1999	147	8	5.44%
	2000 to the present	1,028	123	11.96%
	N/A	282	1	0.35%
	<b>Grand Total</b>	<b>2,098</b>	<b>162</b>	<b>7.7%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

<b>Neighborhood Profile By Total Living Area Range</b>	<b>Total Living Area Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
N/A		282	1	0.4%
1 - 499		18	1	5.6%
500 - 749		72	4	5.6%
750 - 999		117	4	3.4%
1000 - 1249		100	2	2.0%
1250 - 1499		186	10	5.4%
1500 - 1749		255	15	5.9%
1750 - 1999		320	44	13.8%
2000 - 2249		222	19	8.6%
2250 - 2499		274	45	16.4%
2500 - 2749		144	9	6.3%
2750 - 2999		38	1	2.6%
3000 - 3249		37	5	13.5%
3250 - 3499		12	2	16.7%
3500 - 3749		9		
3750 - 3999		7		
4000 - 4249		2		
4250 - 4499		1		
5000 - Over		2		
<b>Grand Total</b>		<b>2,098</b>	<b>162</b>	<b>7.7%</b>

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: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**

---



**Qualified Sales**

**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	59,515,100	57,753,900
Total Sales Price	63,429,262	63,429,262
Average Assessed Value	367,377	356,506
Average Sales Price	391,539	391,539
Number in Sample	162	162
Median Ratio	0.9492	0.9127
Mean (Average) Ratio	0.9480	0.9146
Weighted Mean (S.W.A.) Ratio	0.9383	0.9105
Regression Index (P.R.D.)	1.0104	1.0045
Coefficient of Dispersion (C.O.D.)	0.0746	0.0528

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**

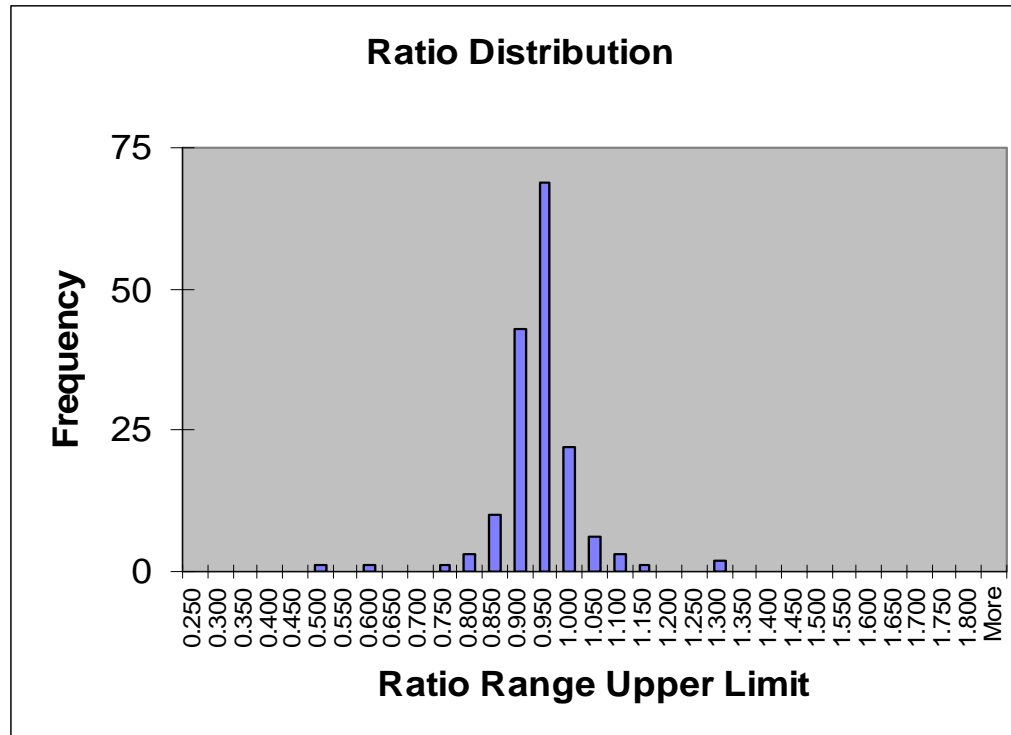


**Qualified Sales**

**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: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**

---



**Qualified Sales**

**Performance Analysis  
Use Code 111**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	20,949,200	20,882,300
Total Sales Price	23,380,265	23,380,265
Average Assessed Value	402,869	401,583
Average Sales Price	449,620	449,620
Number in Sample	52	52
Median Ratio	0.9420	0.9052
Mean (Average) Ratio	0.9196	0.8983
Weighted Mean (S.W.A.) Ratio	0.8960	0.8932
Regression Index (P.R.D.)	1.0263	1.0058
Coefficient of Dispersion	0.0904	0.0623

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**

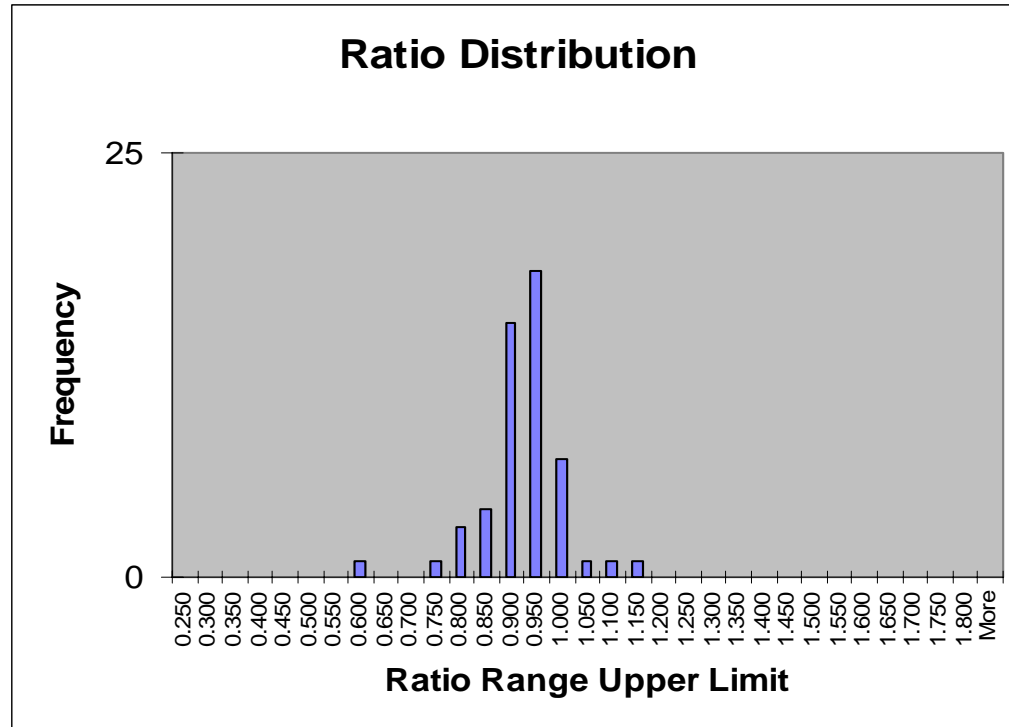


**Qualified Sales**

**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: 1315000 - 1315909

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
00373300300111	118	A2	1990	71	45	1,782	240,800.00	3/7/2007	I	300,000.00	0.80
00373300300115	910	A2					185,000.00	5/9/2007	V	145,000.00	1.28
00373300400711	111	A2	2006	17	55	2,625	449,700.00	10/11/2007	I	505,134.00	0.89
00373300401400	111	B2	1978	17	35	1,792	322,800.00	5/15/2007	I	300,000.00	1.08
00373300401402	111	A2	1973	24	45	2,466	672,900.00	5/16/2007	I	771,000.00	0.87
00373300500204	111	A2	1948	15	45	1,338	349,700.00	5/16/2007	I	454,500.00	0.77
00373300500603	111	A2	1946	11	45	1,524	991,000.00	8/31/2007	I	1,050,000.00	0.94
00373300500604	111	B2	1996	11	49	2,216	399,900.00	1/23/2007	I	430,000.00	0.93
00373300501204	111	A2	2004	23	45	1,961	332,800.00	7/25/2007	I	369,500.00	0.90
00373300600302	118	A2	1968	71	45	800	443,800.00	6/26/2007	I	450,000.00	0.99
00373300600803	111	A2	1947	11	35	720	245,000.00	9/10/2007	I	320,000.00	0.77
00373300601611	111	A2	1999	17	55	2,376	436,200.00	6/15/2007	I	390,000.00	1.12
00373300601613	111	A2	1999	17	55	2,376	436,600.00	7/12/2007	I	499,900.00	0.87
00373800601206	111	A2	1989	17	45	1,774	389,500.00	10/22/2007	I	685,000.00	0.57
00373800700203	111	A2	1979	23	35	1,484	328,400.00	5/22/2007	I	350,000.00	0.94
00373900000100	111	A2	1983	23	45	2,105	372,700.00	9/6/2007	I	375,000.00	0.99
00373900000300	122	A2	1989	17	45	2,718	461,600.00	5/10/2007	I	497,000.00	0.93
00374000001202	111	A2	2005	17	45	1,935	334,400.00	7/5/2007	I	385,000.00	0.87
00374600000603	111	B2	1966	11	45	1,772	300,800.00	6/8/2007	I	360,000.00	0.84
00374600000704	122	B2	2000	17	45	2,928	501,300.00	8/4/2007	I	550,000.00	0.91
00374600001302	111	B2	1965	11	45	1,340	282,400.00	9/5/2007	I	329,950.00	0.86
00374600001503	111	B2	1966	11	45	936	238,600.00	11/20/2007	I	308,000.00	0.77
00374600001600	111	A2	1961	11	35	1,888	511,000.00	1/2/2007	I	549,900.00	0.93

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Qualified Sales**

00374600002302	111	B2	1966	11	45	1,456	335,400.00	1/12/2007	I	360,000.00	0.93
00374600002403	111	B2	1968	11	45	1,360	272,100.00	8/6/2007	I	300,000.00	0.91
00374700000401	111	A2	2000	23	45	2,462	358,200.00	11/1/2007	I	390,000.00	0.92
00374700000404	111	A2	1989	11	45	1,024	282,600.00	7/26/2007	I	295,000.00	0.96
00374700000604	111	B2	1945	11	35	696	228,900.00	8/30/2007	I	245,000.00	0.93
003747000005702	111	B2	1988	17	45	1,824	308,600.00	3/16/2007	I	369,500.00	0.84
004939000003500	111	U1	1942	12	45	1,580	443,900.00	7/6/2007	I	499,950.00	0.89
004939000004201	111	B2	1984	17	45	1,934	417,100.00	11/9/2007	I	585,000.00	0.71
004939000006002	111	B2	1957	17	45	3,027	367,000.00	2/26/2007	I	415,000.00	0.88
004939000006300	111	A2	1957	11	45	1,380	654,200.00	9/26/2007	I	720,000.00	0.91
004939000006401	111	B2	1968	11	45	1,488	294,600.00	6/25/2007	I	355,331.00	0.83
004939000009809	122	A2	1994	17	45	2,472	412,100.00	2/27/2007	I	385,000.00	1.07
004939000010501	111	B2	1979	23	45	2,402	363,500.00	10/24/2007	I	378,000.00	0.96
00862600000400	111	A3	1997	17	45	1,988	364,500.00	2/22/2007	I	380,000.00	0.96
008857000001200	111	A3	1999	17	41	1,831	332,100.00	3/8/2007	I	389,950.00	0.85
008857000001600	111	A3	2000	17	41	1,813	333,400.00	2/28/2007	I	357,900.00	0.93
009149000002000	111	A4	2001	17	49	2,345	432,600.00	3/12/2007	I	460,000.00	0.94
009149000003400	111	A4	2001	17	49	2,454	442,600.00	2/14/2007	I	489,950.00	0.90
009149000003600	111	A4	2001	17	49	2,344	439,300.00	7/11/2007	I	499,000.00	0.88
009172000000300	111	A6	2002	23	49	2,184	392,300.00	1/9/2007	I	400,000.00	0.98
009172000003200	111	A6	2001	17	55	2,454	435,900.00	5/31/2007	I	489,950.00	0.89
009172000005300	111	A6	2001	17	55	2,454	435,900.00	5/21/2007	I	495,000.00	0.88
009369000000800	111	A4	2003	17	49	2,296	416,900.00	11/28/2007	I	415,000.00	1.00
009397000000100	111	A4	2003	17	49	2,547	433,300.00	4/23/2007	I	505,000.00	0.86
009397000002000	111	A4	2003	17	49	2,547	423,800.00	6/5/2007	I	481,500.00	0.88
009397000002400	111	A4	2003	17	49	2,426	424,600.00	12/12/2007	I	442,000.00	0.96

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Qualified Sales**

00943600000800	141	C2	2003	17	45	1,322	298,200.00	6/27/2007	I	334,000.00	0.89
00944700101100	141	C2	2003	24	45	1,605	308,600.00	1/29/2007	I	319,500.00	0.97
00944700102500	141	C2	2003	17	45	1,924	328,600.00	4/18/2007	I	383,000.00	0.86
00944700103000	141	C2	2003	17	45	1,838	324,000.00	10/2/2007	I	325,000.00	1.00
00944700103100	141	C2	2003	17	45	1,924	328,600.00	11/16/2007	I	342,000.00	0.96
00944700104300	141	C2	2003	17	45	1,924	328,600.00	9/27/2007	I	355,000.00	0.93
00946100600201	142	C4	2003	17	49	1,598	303,700.00	8/27/2007	I	340,000.00	0.89
00946100700201	142	C4	2003	17	49	1,721	309,200.00	5/14/2007	I	347,500.00	0.89
00946100800100	142	C4	2003	17	49	1,598	304,100.00	8/20/2007	I	330,000.00	0.92
00946102000100	142	C4	2003	17	49	1,721	309,200.00	2/21/2007	I	329,950.00	0.94
00946102600100	142	C4	2003	23	49	1,833	318,800.00	4/26/2007	I	345,000.00	0.92
00950300001700	141	C2	2004	17	45	1,606	337,000.00	2/16/2007	I	369,950.00	0.91
00951800000600	111	A6	2003	17	55	2,201	435,000.00	8/21/2007	I	473,000.00	0.92
00951800001300	111	A6	2004	17	55	1,989	415,000.00	6/6/2007	I	440,000.00	0.94
00954700000800	141	C2	2004	17	45	936	263,800.00	4/4/2007	I	286,000.00	0.92
00954700000900	141	C2	2004	17	45	1,796	327,400.00	3/20/2007	I	369,500.00	0.89
00954700001200	141	C2	2004	17	45	1,796	327,400.00	1/24/2007	I	360,000.00	0.91
00954700001400	141	C2	2004	17	45	1,796	327,500.00	6/13/2007	I	355,000.00	0.92
00957300000600	111	A4	2004	17	49	2,391	418,500.00	6/18/2007	I	435,000.00	0.96
00957300001100	111	A4	2004	17	49	2,394	418,400.00	1/10/2007	I	449,000.00	0.93
00957300002100	111	A4	2004	17	49	2,561	431,400.00	9/17/2007	I	470,000.00	0.92
00958200000900	141	C3	2004	23	49	1,693	331,400.00	12/10/2007	I	335,000.00	0.99
00958200002200	141	C3	2004	17	49	1,872	363,400.00	12/11/2007	I	359,950.00	1.01
01004800000300	111	A4	2005	17	49	2,522	428,500.00	8/17/2007	I	509,950.00	0.84
01004800001300	111	A4	2005	17	49	2,646	432,500.00	9/18/2007	I	469,950.00	0.92
01004800006200	111	A4	2004	17	49	2,526	434,300.00	3/31/2007	I	486,500.00	0.89

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Qualified Sales**

01011200001000	141	C3	2005	17	49	2,438	399,000.00	5/18/2007	I	422,000.00	0.95
01012100001000	111	A4	2005	17	49	2,542	441,000.00	4/13/2007	I	495,950.00	0.89
01015900000500	142	C4	2005	17	41	1,492	238,300.00	7/27/2007	I	278,300.00	0.86
01015900000800	142	C4	2004	17	41	1,572	244,500.00	10/24/2007	I	275,000.00	0.89
01021400002800	141	C2	2005	17	45	2,440	376,300.00	9/28/2007	I	415,000.00	0.91
01021400003500	141	C2	2005	17	45	2,059	356,000.00	12/26/2007	I	375,000.00	0.95
01028900000800	141	C1	2006	20	41	2,143	311,200.00	2/22/2007	I	350,000.00	0.89
01028900002900	141	C1	1958	12	45	1,697	269,700.00	10/16/2007	I	309,000.00	0.87
01028900004400	141	C1	2006	17	41	1,901	312,900.00	2/22/2007	I	320,000.00	0.98
01032300000900	141	C3	2005	17	49	2,455	399,700.00	4/27/2007	I	420,000.00	0.95
01032300002100	141	C3	2005	17	49	2,066	375,800.00	9/28/2007	I	360,000.00	1.04
01034900700600	141	C3	2006	17	49	2,404	397,300.00	1/23/2007	I	450,950.00	0.88
01034900700700	141	C3	2006	17	49	2,333	390,100.00	3/5/2007	I	460,350.00	0.85
01034900702200	141	C3	2006	17	49	1,825	353,100.00	2/12/2007	I	374,950.00	0.94
01034900704100	141	C3	2006	17	49	2,067	370,500.00	1/23/2007	I	389,950.00	0.95
01034900704300	141	C3	2006	17	49	1,794	350,500.00	4/16/2007	I	401,975.00	0.87
01034900704400	141	C3	2006	17	49	1,953	363,400.00	4/23/2007	I	384,950.00	0.94
01034900704500	141	C3	2006	17	49	2,404	399,000.00	1/4/2007	I	427,981.00	0.93
01034902200200	141	C3	2006	17	49	1,674	339,700.00	1/23/2007	I	355,950.00	0.95
01034902200300	141	C3	2006	17	49	1,794	350,500.00	7/5/2007	I	354,950.00	0.99
01034902200400	141	C3	2006	17	49	1,906	357,900.00	3/5/2007	I	389,950.00	0.92
01034902200500	141	C3	2006	17	49	1,953	363,400.00	1/3/2007	I	399,000.00	0.91
01034902200600	141	C3	2006	17	49	3,363	443,100.00	2/9/2007	I	444,950.00	1.00
01034902200700	141	C3	2006	17	49	2,333	387,000.00	4/6/2007	I	428,270.00	0.90
01034902200800	141	C3	2006	17	49	3,363	443,100.00	2/8/2007	I	471,645.00	0.94
01034902201000	141	C3	2006	17	49	2,305	384,000.00	2/13/2007	I	415,950.00	0.92

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Qualified Sales**

01034902201400	141	C3	2006	17	49	2,034	371,900.00	3/5/2007	I	407,430.00	0.91
01045000000600	141	C2	2006	21	45	2,110	313,900.00	3/16/2007	I	342,500.00	0.92
01045000000700	141	C2	2006	17	45	1,740	309,200.00	1/23/2007	I	324,950.00	0.95
01045000000800	141	C2	2006	21	45	2,110	313,900.00	2/22/2007	I	343,990.00	0.91
01045000001200	141	C2	2006	18	45	2,277	325,700.00	3/5/2007	I	347,950.00	0.94
01045000001400	141	C2	2006	20	45	2,381	330,100.00	1/3/2007	I	359,950.00	0.92
01045000001500	141	C2	2006	20	45	2,374	329,300.00	2/13/2007	I	359,950.00	0.91
01045000001700	141	C2	2006	20	45	2,374	329,300.00	5/7/2007	I	355,000.00	0.93
01045000002100	141	C2	2006	17	45	1,740	309,200.00	2/21/2007	I	329,950.00	0.94
01046400000100	141	C2	1994	11	41	728	247,500.00	4/17/2007	I	245,000.00	1.01
01046400000200	141	C2	2006	20	45	1,810	288,800.00	1/26/2007	I	319,950.00	0.90
01046400000300	141	C2	2006	20	45	1,810	288,800.00	7/25/2007	I	319,950.00	0.90
01046400000500	141	C2	2006	20	45	2,243	317,600.00	3/20/2007	I	354,950.00	0.89
01046400000700	141	C2	2006	20	45	2,243	304,100.00	4/10/2007	I	350,450.00	0.87
01046400000900	141	C2	2006	20	45	2,163	311,400.00	9/7/2007	I	336,950.00	0.92
01046400001100	141	C2	2006	20	45	2,163	311,400.00	5/18/2007	I	354,450.00	0.88
01046400001300	141	C2	2006	20	45	2,163	311,400.00	5/1/2007	I	352,950.00	0.88
01048500000200	141	C2	2006	17	45	2,295	377,300.00	2/13/2007	I	450,000.00	0.84
01048500000800	141	C2	2006	17	45	1,963	354,200.00	4/19/2007	I	400,051.00	0.89
01048500000900	141	C2	2006	17	45	1,843	347,000.00	9/7/2007	I	349,950.00	0.99
01048500001000	141	C2	2006	17	45	1,922	351,000.00	4/27/2007	I	384,950.00	0.91
01048500001200	141	C2	2006	17	45	1,963	353,000.00	1/18/2007	I	413,477.00	0.85
01048500001800	141	C2	2006	17	45	1,963	354,200.00	2/13/2007	I	396,500.00	0.89
01048500002000	141	C2	2006	17	45	1,922	351,000.00	4/18/2007	I	401,466.00	0.87
01048500002100	141	C2	2006	17	45	1,843	346,900.00	12/5/2007	I	339,500.00	1.02
01048500002200	141	C2	2006	17	45	1,922	351,000.00	4/5/2007	I	392,950.00	0.89

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1315000 - 1315909

Appraisal Date: January 1, 2008



Qualified Sales

01048500002900	141	C2	2006	17	45	2,199	378,800.00	4/25/2007	I	405,000.00	0.94
01048500003000	141	C2	2006	17	45	1,907	352,800.00	1/3/2007	I	382,950.00	0.92
01048500003100	141	C2	2006	17	45	2,299	382,500.00	6/22/2007	I	430,000.00	0.89
01048500003400	141	C2	2006	17	45	1,907	352,800.00	2/26/2007	I	384,950.00	0.92
01048500003500	141	C2	2006	17	45	2,199	378,800.00	4/12/2007	I	404,950.00	0.94
01048500003600	141	C2	2006	17	45	2,299	382,500.00	3/20/2007	I	424,950.00	0.90
01048500004100	141	C2	2006	17	45	2,299	382,500.00	1/5/2007	I	425,888.00	0.90
01048500004400	141	C2	2006	17	45	2,299	382,500.00	7/10/2007	I	424,950.00	0.90
01048500004500	141	C2	2006	17	45	2,299	382,500.00	1/12/2007	I	424,950.00	0.90
01048500004600	141	C2	2006	17	45	1,963	359,200.00	6/25/2007	I	398,979.00	0.90
01048500005000	141	C2	2006	18	45	3,083	413,600.00	5/24/2007	I	469,950.00	0.88
01048500005100	141	C2	2006	18	45	3,214	424,500.00	10/30/2007	I	468,169.00	0.91
01048500005300	141	C2	2006	18	45	3,214	432,900.00	3/27/2007	I	512,263.00	0.85
01048500005400	141	C2	2006	18	45	3,214	424,500.00	4/20/2007	I	509,892.00	0.83
01048500006600	141	C2	2006	17	45	2,315	374,800.00	1/19/2007	I	408,910.00	0.92
01048500006800	141	C2	2006	17	45	2,272	372,700.00	1/3/2007	I	389,950.00	0.96
01048500006900	141	C2	2006	17	45	2,272	372,700.00	1/2/2007	I	421,761.00	0.88
01054400000600	141	C2	2007	23	45	1,923	329,400.00	10/5/2007	I	356,350.00	0.92
01054400002700	141	C2	2007	23	45	1,923	312,400.00	11/1/2007	I	340,000.00	0.92
01066600000100	142	C4	1930	11	35	880	159,800.00	8/29/2007	I	125,000.00	1.28
01066600000200	143	C4	2003	17	41	1,432	216,500.00	8/28/2007	I	242,000.00	0.89
01066600000300	143	A2	2003	17	41	1,704	265,100.00	8/28/2007	I	264,000.00	1.00
01068900000100	141	C2	2007	20	45	2,298	348,600.00	4/19/2007	I	385,000.00	0.91
01068900001100	141	C2	2007	20	45	2,320	374,700.00	4/3/2007	I	384,950.00	0.97
01068900001300	141	C2	2007	20	45	2,281	325,700.00	6/26/2007	I	356,950.00	0.91
01068900001400	141	C2	2007	20	45	2,281	355,700.00	12/27/2007	I	337,500.00	1.05

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: 1315000 - 1315909**

**Appraisal Date: January 1, 2008**



**Qualified Sales**

01068900001600	141	C2	2007	20	45	2,298	327,100.00	5/29/2007	I	363,950.00	0.90
01068900002500	141	C2	2007	20	45	2,152	313,400.00	5/15/2007	I	385,000.00	0.81
01068900003000	141	C2	2007	20	45	2,298	322,100.00	6/25/2007	I	367,950.00	0.88
01072000000100	141	C3	2007	17	49	2,260	385,200.00	7/5/2007	I	424,950.00	0.91
01072000000200	141	C3	2006	17	49	2,256	388,900.00	7/19/2007	I	419,950.00	0.93
01072000000500	141	C3	2006	18	49	2,455	405,200.00	9/4/2007	I	442,000.00	0.92
00960010601400	119	N/A	1960	74	25	480	5,700.00	8/8/2007	I	6,000.00	0.95
00960010610600	119	N/A	1969	74	35	684	4,600.00	4/24/2007	I	9,500.00	0.48
00960010611200	119	N/A	1967	71	35	1,080	21,700.00	8/4/2007	I	24,900.00	0.87