

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1409000 - 1409902

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): 1409000

Parcels Appraised: 3575

Summary Of Value Change:

| | <u>2007</u> | <u>2008</u> | <u>Value Change</u> | <u>% Change</u> |
|----------------------|---------------|---------------|---------------------|-----------------|
| Land: | 743,913,400 | 740,505,100 | -3,408,300 | -0.5% |
| Improvements: | 410,388,300 | 382,576,900 | -27,811,400 | -6.8% |
| Total: | 1,154,301,700 | 1,123,082,000 | -31,219,700 | -2.7% |

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 160

| | 2007 | 2008 | Change | % Change |
|-----------------------|-------------|-------------|---------------|-----------------|
| Median Ratio: | 0.9307 | 0.9055 | -0.0252 | -2.7% |
| Mean Ratio: | 0.9509 | 0.9150 | -0.0359 | -3.8% |
| Weighted Mean: | 0.9327 | 0.9041 | -0.0286 | -3.1% |
| PRD: | 1.0196 | 1.0121 | -0.0075 | -0.7% |
| COD: | 0.0838 | 0.0705 | -0.0133 | -15.9% |

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

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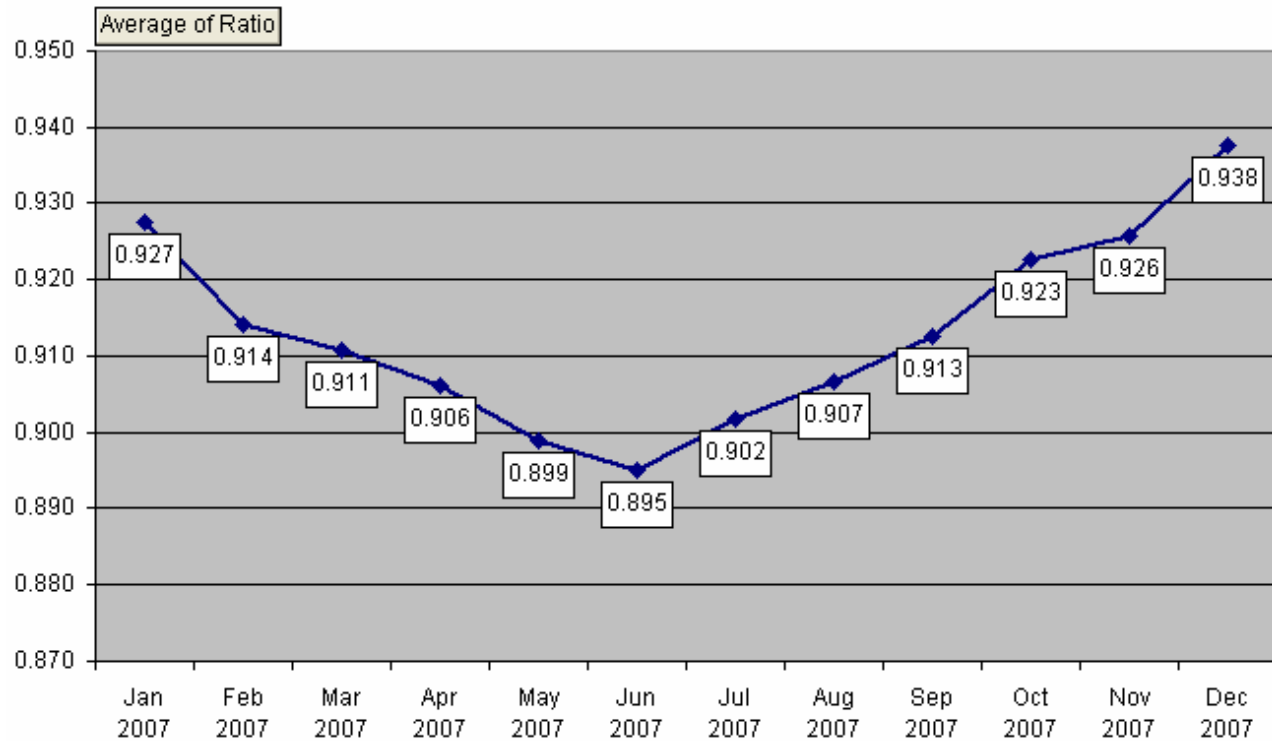
Summary

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.



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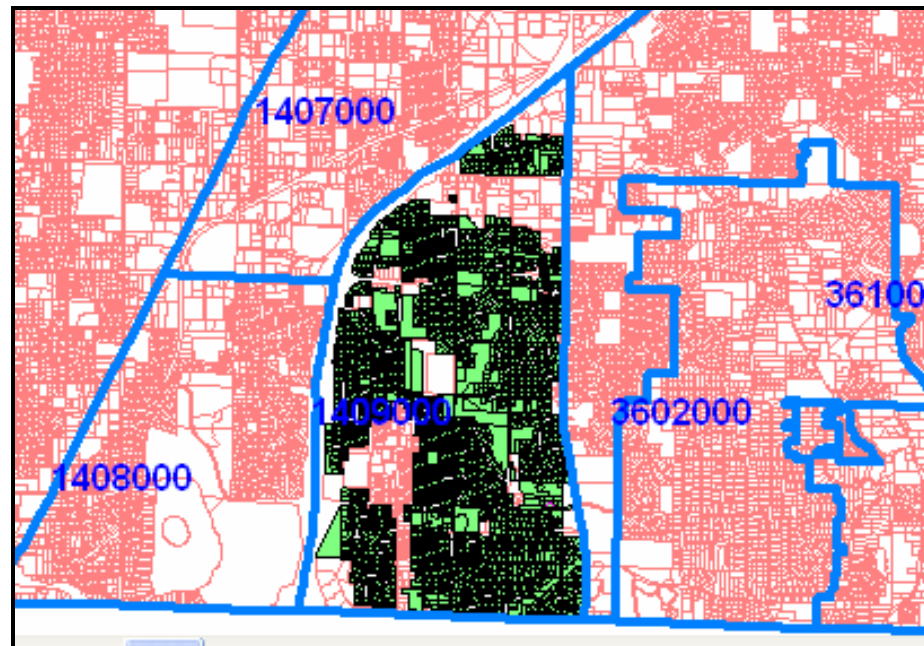


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1409000 - 1409902 (AKA BMA 1409000 - 1409902) and its member parcels.

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

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Appraisal Area

Neighborhood Description

City of Mountlake Terrace area east of I-5, north of 244th St. and west of 44th Ave.

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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 | 3 | L: | 2,485,100 | 2,486,500 | 1,400 | 0.1% |
| | | B: | 505,500 | 473,600 | -31,900 | -6.3% |
| | | T: | 2,990,600 | 2,960,100 | -30,500 | -1.0% |
| Industrial | 0 | L: | 0 | 0 | 0 | 0.0% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 0 | 0 | 0 | 0.0% |
| Commercial | 36 | L: | 53,485,700 | 53,482,700 | -3,000 | 0.0% |
| | | B: | 27,172,000 | 27,096,000 | -76,000 | -0.3% |
| | | T: | 80,657,700 | 80,578,700 | -79,000 | -0.1% |
| Residential | 3420 | L: | 668,627,400 | 665,181,000 | -3,446,400 | -0.5% |
| | | B: | 382,069,700 | 354,325,300 | -27,744,400 | -7.3% |
| | | T: | 1,050,697,100 | 1,019,506,300 | -31,190,800 | -3.0% |
| Multifamily | 6 | L: | 1,276,000 | 1,305,000 | 29,000 | 2.3% |
| | | B: | 641,100 | 682,000 | 40,900 | 6.4% |
| | | T: | 1,917,100 | 1,987,000 | 69,900 | 3.6% |
| Forest | 0 | L: | 0 | 0 | 0 | 0.0% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 0 | 0 | 0 | 0.0% |
| Other | 110 | L: | 18,039,200 | 18,049,900 | 10,700 | 0.1% |
| | | B: | 0 | 0 | 0 | 0.0% |
| | | T: | 18,039,200 | 18,049,900 | 10,700 | 0.1% |

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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 | 3575 | L: | 743,913,400 | 740,505,100 | -3,408,300 | -0.5% |
| | | B: | 410,388,300 | 382,576,900 | -27,811,400 | -6.8% |
| | | T: | 1,154,301,700 | 1,123,082,000 | -31,219,700 | -2.7% |

- 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

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Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|--------------------------------|-----------------|-----------------|-------------|
| | 111-Single Family Residence | 3333 | 155 | 4.7% |
| | 112-2 Single Family Residences | 5 | 1 | 20.0% |
| | 113-3 Single Family Residences | 2 | | |
| | 116-Comon Wall SFR | 4 | | |
| | 118-Manufac Home (Owned Site) | 3 | | |
| | 119-Manuf Home (MHP) | 72 | 4 | 5.6% |
| | 122-Duplex | 5 | | |
| | 123-Tri-Plex | 1 | | |
| | 183-Non Residential Structure | 1 | | |
| | 456-Local Access Streets | 2 | | |
| | 457-Alleys | 1 | | |
| | 459-Other Highway NEC | 1 | | |
| | 481-Electric Utility | 4 | | |
| | 681-Nursery,Primary,Second Sch | 9 | | |
| | 683-Special Training/Schooling | 1 | | |
| | 691-Religious Activities | 10 | | |
| | 749-Other Recreation | 1 | | |
| | 761-Parks, General Recreation | 7 | | |
| | 910-Undeveloped Land | 107 | | |
| | 911-Vacant Site/Mobile Park | 2 | | |
| | 915-Common Areas | 1 | | |
| | 940-Open Space General | 3 | | |
| | Grand Total | 3575 | 160 | 4.5% |

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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.

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Neighborhood Profile

| Neighborhood Profile By Land Type | Land Type | Parcel Count | Sold Parcels | % Sold |
|--------------------------------------|-------------------------------|-----------------|-----------------|-------------|
| | 65 Topo Problems I | 9 | | |
| | 86 Utility Easement (P/L) | 8 | | |
| | Contiguous - less than 1 acre | 40 | | |
| | A1 Sewer Fair NH | 1887 | 93 | 4.9% |
| | A2 Sewer Avg Older Mixed NH | 1201 | 47 | 3.9% |
| | A3 Sewer Avg Homogeneous NH | 167 | 5 | 3.0% |
| | A4 Sewer Average Plus NH | 135 | 10 | 7.4% |
| | A7 Sewer Very Good NH | 13 | 1 | 7.7% |
| | A9 Exception Plat | 11 | | |
| | C6 SFR Commonwall - UC 116 | 4 | | |
| | CA Common Areas | 4 | | |
| | UD Undevelopable Land | 21 | | |
| | Grand Total | 3500 | 156 | 4.5% |

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

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Neighborhood Profile

**Neighborhood Profile By
House Type**

| House Type / Stories | Parcel Count | Sold Parcels | % Sold |
|-----------------------------|-------------------------|-------------------------|-------------------|
| 11 - 1 Story | 2165 | 108 | 5.0% |
| 12 - 1 Story Basement | 209 | 7 | 3.3% |
| 14 - 1 1/2 Story | 39 | 3 | 7.7% |
| 15 - 1 1/2 Story Basement | 17 | | |
| 17 - 2 Story | 300 | 13 | 4.3% |
| 18 - 2 Story Basement | 28 | | |
| 23 - Split Entry | 490 | 20 | 4.1% |
| 24 - Tri Level | 106 | 5 | 4.7% |
| 71 - DW Manufactured Home | 45 | 4 | 8.9% |
| 74 - SW Manufactured Home | 32 | | |
| N/A | 144 | | |
| Grand Total | 3575 | 160 | 4.5% |

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

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Neighborhood Profile

| Neighborhood Profile By Structure Quality / Grade | Quality / Grade | Parcel Count | Sold Parcels | % Sold |
|--|------------------------|-------------------------|-------------------------|-------------------|
| | 25 Low | 15 | | |
| | 35 Fair | 1798 | 91 | 5.1% |
| | 41 Average Minus | 31 | | |
| | 45 Average | 1374 | 57 | 4.1% |
| | 49 Average Plus | 170 | 11 | 6.5% |
| | 55 Good | 25 | | |
| | 65 Very Good | 18 | 1 | 5.6% |
| | N/A | 144 | | |
| | Grand Total | 3575 | 160 | 4.5% |

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

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Neighborhood Profile

| Neighborhood Profile By Year Built Range | Year Built Range | Parcel Count | Sold Parcels | % Sold |
|---|-------------------------|-------------------------|-------------------------|-------------------|
| | 1899 & older | 1 | | |
| | 1910 - 1919 | 1 | | |
| | 1920 - 1929 | 16 | 2 | 12.50% |
| | 1930 - 1939 | 29 | | |
| | 1940 - 1949 | 225 | 14 | 6.22% |
| | 1950 - 1959 | 1651 | 81 | 4.91% |
| | 1960 - 1969 | 918 | 36 | 3.92% |
| | 1970 - 1979 | 174 | 8 | 4.60% |
| | 1980 - 1989 | 157 | 5 | 3.18% |
| | 1990 - 1999 | 91 | 2 | 2.20% |
| | 2000 to the present | 168 | 12 | 7.14% |
| | N/A | 144 | | |
| | Grand Total | 3575 | 160 | 4.5% |

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

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Neighborhood Profile

| Neighborhood Profile By Total Living Area Range | Total Living Area Range | Parcel Count | Sold Parcels | % Sold |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| | N/A | 144 | | |
| | 1 - 499 | 1 | | |
| | 500 - 749 | 271 | 15 | 5.5% |
| | 750 - 999 | 466 | 26 | 5.6% |
| | 1000 - 1249 | 735 | 45 | 6.1% |
| | 1250 - 1499 | 522 | 20 | 3.8% |
| | 1500 - 1749 | 485 | 19 | 3.9% |
| | 1750 - 1999 | 291 | 9 | 3.1% |
| | 2000 - 2249 | 351 | 16 | 4.6% |
| | 2250 - 2499 | 142 | 5 | 3.5% |
| | 2500 - 2749 | 89 | 4 | 4.5% |
| | 2750 - 2999 | 29 | | |
| | 3000 - 3249 | 38 | 1 | 2.6% |
| | 3250 - 3499 | 4 | | |
| | 3500 - 3749 | 2 | | |
| | 3750 - 3999 | 2 | | |
| | 4000 - 4249 | 1 | | |
| | 4250 - 4499 | 1 | | |
| | 5000 - Over | 1 | | |
| | Grand Total | 3575 | 160 | 4.5% |

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

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Performance Analysis

Performance Analysis

All Sales

| Item | 2007 | 2008 |
|------------------------------------|-------------|-------------|
| Total Assessed Value | 47,753,000 | 46,290,600 |
| Total Sales Price | 51,199,910 | 51,199,910 |
| Average Assessed Value | 298,456 | 289,316 |
| Average Sales Price | 319,999 | 319,999 |
| Number in Sample | 160 | 160 |
| Median Ratio | 0.9307 | 0.9055 |
| Mean (Average) Ratio | 0.9509 | 0.9150 |
| Weighted Mean (S.W.A.) Ratio | 0.9327 | 0.9041 |
| Regression Index (P.R.D.) | 1.0196 | 1.0121 |
| Coefficient of Dispersion (C.O.D.) | 0.0838 | 0.0705 |

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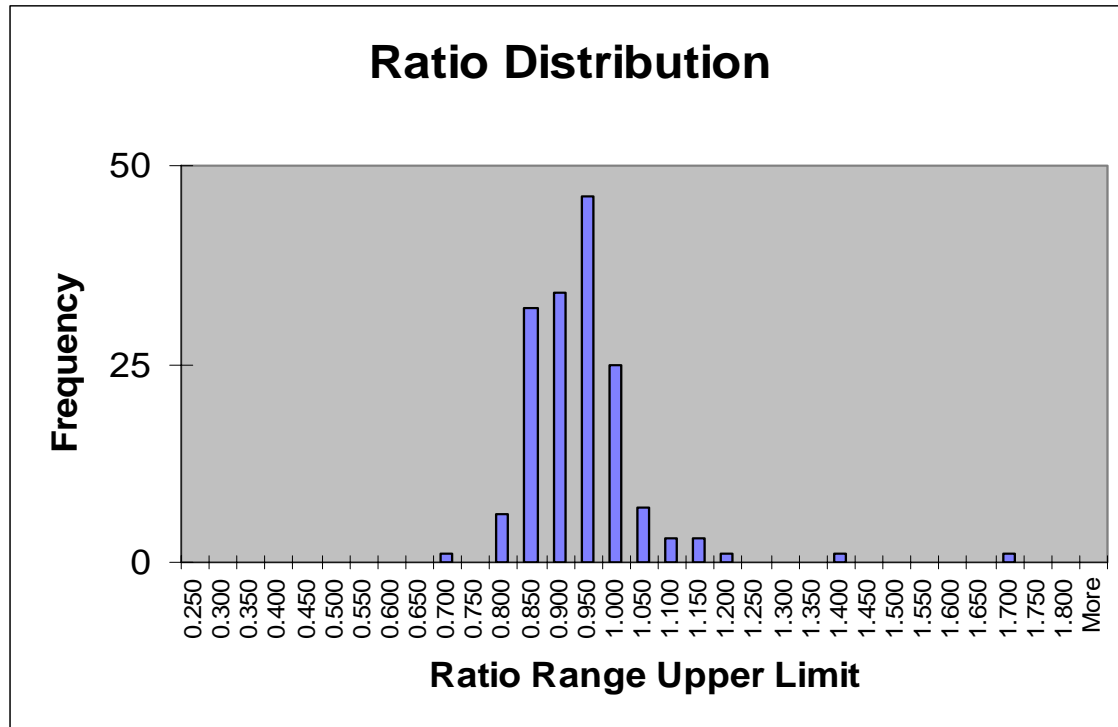


Performance Analysis

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

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Performance Analysis

**Performance Analysis
Use Code 111**

| Item | 2007 | 2008 |
|------------------------------|-------------|-------------|
| Total Assessed Value | 47,403,200 | 45,940,900 |
| Total Sales Price | 50,757,565 | 50,757,565 |
| Average Assessed Value | 305,827 | 296,393 |
| Average Sales Price | 327,468 | 327,468 |
| Number in Sample | 155 | 155 |
| Median Ratio | 0.9306 | 0.9053 |
| Mean (Average) Ratio | 0.9405 | 0.9110 |
| Weighted Mean (S.W.A.) Ratio | 0.9339 | 0.9051 |
| Regression Index (P.R.D.) | 1.0070 | 1.0066 |
| Coefficient of Dispersion | 0.0690 | 0.0625 |

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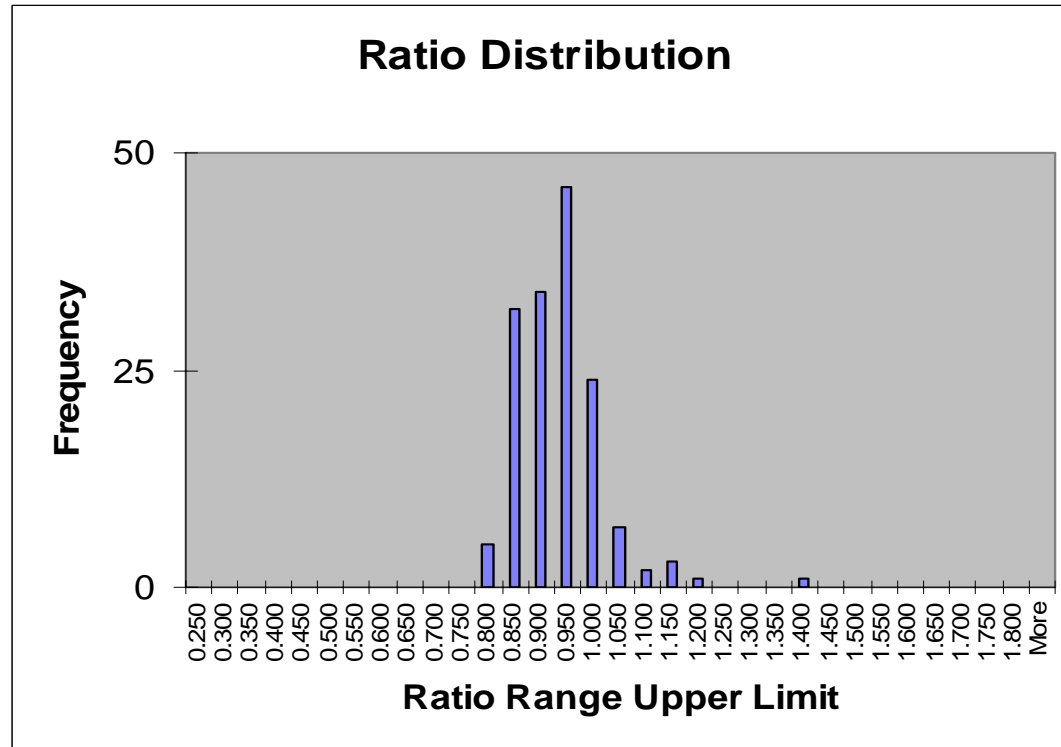


Performance Analysis

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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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 |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00377200000300 | 111 | A2 | 1966 | 23 | 45 | 1,656 | 322,600.00 | 6/14/2007 | I | 320,000.00 | 1.01 |
| 00377200001600 | 111 | A2 | 1965 | 23 | 45 | 2,268 | 330,600.00 | 4/24/2007 | I | 336,000.00 | 0.98 |
| 00378600001600 | 111 | A2 | 1959 | 11 | 45 | 1,010 | 290,100.00 | 8/24/2007 | I | 359,000.00 | 0.81 |
| 00395000300400 | 111 | A1 | 1960 | 11 | 35 | 1,208 | 271,600.00 | 1/4/2007 | I | 300,000.00 | 0.91 |
| 00406900000700 | 111 | A2 | 1970 | 23 | 45 | 1,464 | 315,200.00 | 10/8/2007 | I | 339,000.00 | 0.93 |
| 00406900001600 | 111 | A2 | 1963 | 23 | 45 | 2,520 | 348,400.00 | 3/15/2007 | I | 394,000.00 | 0.88 |
| 00406900002800 | 111 | A2 | 1963 | 11 | 45 | 1,224 | 298,700.00 | 6/22/2007 | I | 345,000.00 | 0.87 |
| 00406900003400 | 111 | A2 | 1963 | 23 | 45 | 2,108 | 327,700.00 | 5/23/2007 | I | 397,000.00 | 0.83 |
| 00406900004900 | 111 | A2 | 1963 | 11 | 45 | 1,070 | 293,100.00 | 7/13/2007 | I | 337,000.00 | 0.87 |
| 00419200000900 | 111 | A2 | 1960 | 12 | 45 | 1,904 | 326,900.00 | 4/9/2007 | I | 346,950.00 | 0.94 |
| 00434100000100 | 111 | A2 | 1963 | 23 | 45 | 1,728 | 315,800.00 | 10/31/2007 | I | 312,500.00 | 1.01 |
| 00435100000300 | 111 | A2 | 1963 | 12 | 45 | 2,144 | 338,700.00 | 2/23/2007 | I | 423,001.00 | 0.80 |
| 00449600000200 | 111 | A2 | 1940 | 11 | 45 | 1,536 | 309,700.00 | 9/18/2007 | I | 349,950.00 | 0.88 |
| 00454700101600 | 111 | A1 | 1942 | 11 | 35 | 882 | 218,200.00 | 9/7/2007 | I | 160,000.00 | 1.36 |
| 00454700101800 | 111 | A1 | 1942 | 11 | 35 | 882 | 252,800.00 | 1/22/2007 | I | 227,000.00 | 1.11 |
| 00454700200100 | 111 | A1 | 1942 | 11 | 35 | 882 | 253,100.00 | 3/1/2007 | I | 305,000.00 | 0.83 |
| 00455000202202 | 111 | A2 | 1956 | 11 | 35 | 975 | 256,300.00 | 5/7/2007 | I | 304,950.00 | 0.84 |
| 00463100000205 | 111 | A1 | 1950 | 11 | 45 | 1,520 | 295,900.00 | 3/26/2007 | I | 265,000.00 | 1.12 |
| 00463100002606 | 111 | A2 | 1964 | 12 | 45 | 1,920 | 325,000.00 | 6/27/2007 | I | 379,950.00 | 0.86 |
| 00463100002612 | 111 | A2 | 1954 | 12 | 45 | 1,839 | 330,000.00 | 2/26/2007 | I | 393,000.00 | 0.84 |
| 00463100002817 | 111 | A2 | 1977 | 23 | 45 | 2,268 | 350,700.00 | 3/21/2007 | I | 395,000.00 | 0.89 |
| 00463100002901 | 111 | A2 | 1954 | 11 | 45 | 1,260 | 329,300.00 | 10/1/2007 | I | 325,000.00 | 1.01 |
| 00463100002918 | 111 | A2 | 1978 | 11 | 45 | 1,238 | 297,100.00 | 8/9/2007 | I | 330,000.00 | 0.90 |

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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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 00463100003101 | 111 | A2 | 1956 | 11 | 45 | 950 | 280,600.00 | 9/24/2007 | I | 339,900.00 | 0.83 |
| 00463200000200 | 111 | A1 | 1950 | 11 | 35 | 886 | 258,500.00 | 4/12/2007 | I | 294,950.00 | 0.88 |
| 00474900000800 | 111 | A1 | 1961 | 11 | 35 | 1,014 | 273,300.00 | 6/25/2007 | I | 299,900.00 | 0.91 |
| 00474900001000 | 111 | A1 | 1961 | 11 | 35 | 1,251 | 279,800.00 | 3/28/2007 | I | 318,500.00 | 0.88 |
| 00483200200600 | 111 | A1 | 1955 | 11 | 35 | 1,046 | 273,000.00 | 6/7/2007 | I | 279,000.00 | 0.98 |
| 00489300001504 | 111 | A2 | 1928 | 11 | 45 | 781 | 257,400.00 | 10/16/2007 | I | 265,000.00 | 0.97 |
| 00489400001900 | 111 | A2 | 1961 | 23 | 45 | 2,084 | 328,800.00 | 4/10/2007 | I | 331,000.00 | 0.99 |
| 00489400002500 | 111 | A2 | 1961 | 23 | 45 | 2,084 | 326,200.00 | 7/6/2007 | I | 359,100.00 | 0.91 |
| 00498000202000 | 111 | A1 | 1950 | 11 | 35 | 672 | 246,900.00 | 2/12/2007 | I | 235,000.00 | 1.05 |
| 00498000203500 | 111 | A1 | 1950 | 11 | 35 | 1,387 | 255,900.00 | 10/16/2007 | I | 258,000.00 | 0.99 |
| 00520000200109 | 111 | A2 | 1948 | 11 | 35 | 650 | 241,300.00 | 1/5/2007 | I | 255,000.00 | 0.95 |
| 00520500300200 | 111 | A1 | 1949 | 11 | 35 | 1,104 | 303,400.00 | 4/5/2007 | I | 335,000.00 | 0.91 |
| 00520500300800 | 111 | A1 | 1949 | 11 | 35 | 947 | 251,500.00 | 6/18/2007 | I | 299,500.00 | 0.84 |
| 00520500401000 | 111 | A1 | 1949 | 11 | 35 | 1,088 | 262,300.00 | 7/20/2007 | I | 307,000.00 | 0.85 |
| 00520500401500 | 111 | A1 | 1949 | 11 | 35 | 812 | 252,200.00 | 5/29/2007 | I | 279,950.00 | 0.90 |
| 00520500502400 | 111 | A1 | 1949 | 11 | 35 | 1,002 | 250,400.00 | 12/7/2007 | I | 289,600.00 | 0.86 |
| 00520500600400 | 111 | A1 | 1949 | 11 | 35 | 1,416 | 287,700.00 | 5/10/2007 | I | 305,000.00 | 0.94 |
| 00520500601400 | 111 | A1 | 1949 | 11 | 35 | 1,134 | 231,900.00 | 1/2/2007 | I | 265,000.00 | 0.88 |
| 00520500601600 | 112 | A1 | 1949 | 11 | 45 | 1,050 | 282,700.00 | 8/15/2007 | I | 370,500.00 | 0.76 |
| 00520600100700 | 111 | A1 | 1950 | 11 | 35 | 966 | 265,500.00 | 11/28/2007 | I | 275,000.00 | 0.97 |
| 00520600103900 | 111 | A1 | 1950 | 11 | 35 | 1,592 | 294,600.00 | 1/18/2007 | I | 360,800.00 | 0.82 |
| 00520600201300 | 111 | A1 | 1950 | 11 | 35 | 672 | 231,600.00 | 6/12/2007 | I | 240,000.00 | 0.97 |
| 00520600202000 | 111 | A1 | 1950 | 11 | 35 | 1,082 | 269,100.00 | 7/5/2007 | I | 324,000.00 | 0.83 |

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|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 00520600300400 | 111 | A1 | 1950 | 11 | 35 | 672 | 251,600.00 | 8/10/2007 | I | 280,000.00 | 0.90 |
| 00521000301000 | 111 | A1 | 1951 | 11 | 35 | 1,386 | 286,700.00 | 8/14/2007 | I | 315,000.00 | 0.91 |
| 00521000400500 | 111 | A1 | 1951 | 11 | 35 | 945 | 259,900.00 | 6/4/2007 | I | 293,700.00 | 0.88 |
| 00521100101100 | 111 | A1 | 1951 | 11 | 35 | 1,302 | 257,600.00 | 10/17/2007 | I | 255,000.00 | 1.01 |
| 00521100201900 | 111 | A1 | 1951 | 11 | 35 | 1,739 | 299,600.00 | 4/23/2007 | I | 260,000.00 | 1.15 |
| 00521100300100 | 111 | A1 | 1951 | 11 | 35 | 984 | 264,100.00 | 8/2/2007 | I | 284,500.00 | 0.93 |
| 00521100301100 | 111 | A1 | 1951 | 11 | 35 | 672 | 231,100.00 | 5/1/2007 | I | 255,000.00 | 0.91 |
| 00521100301600 | 111 | A1 | 1951 | 11 | 35 | 1,008 | 273,000.00 | 3/19/2007 | I | 285,500.00 | 0.96 |
| 00521400100100 | 111 | A1 | 1951 | 11 | 35 | 944 | 266,000.00 | 5/7/2007 | I | 302,500.00 | 0.88 |
| 00521400101100 | 111 | A1 | 1951 | 11 | 35 | 1,322 | 285,400.00 | 6/18/2007 | I | 323,950.00 | 0.88 |
| 00521400101800 | 111 | A1 | 1951 | 11 | 35 | 1,122 | 277,700.00 | 5/1/2007 | I | 329,900.00 | 0.84 |
| 00521400200800 | 111 | A1 | 1951 | 11 | 35 | 1,231 | 270,800.00 | 5/21/2007 | I | 315,000.00 | 0.86 |
| 00521400401201 | 111 | A1 | 1951 | 11 | 35 | 1,014 | 267,600.00 | 5/17/2007 | I | 275,575.00 | 0.97 |
| 00521400600300 | 111 | A1 | 1951 | 11 | 35 | 1,194 | 263,500.00 | 4/18/2007 | I | 279,950.00 | 0.94 |
| 00521400600500 | 111 | A1 | 1951 | 11 | 35 | 1,394 | 289,700.00 | 3/14/2007 | I | 328,200.00 | 0.88 |
| 00521501100800 | 111 | A1 | 1951 | 11 | 35 | 1,036 | 241,800.00 | 8/24/2007 | I | 293,250.00 | 0.82 |
| 00521501101500 | 111 | A1 | 1951 | 11 | 35 | 989 | 244,200.00 | 5/24/2007 | I | 291,000.00 | 0.84 |
| 00521501101900 | 111 | A1 | 1955 | 11 | 35 | 989 | 251,800.00 | 5/28/2007 | I | 300,000.00 | 0.84 |
| 00521501200800 | 111 | A1 | 1953 | 11 | 35 | 966 | 266,400.00 | 5/18/2007 | I | 284,500.00 | 0.94 |
| 00521501200900 | 111 | A1 | 1951 | 11 | 35 | 1,635 | 288,200.00 | 11/12/2007 | I | 351,950.00 | 0.82 |
| 00521600100700 | 111 | A1 | 1951 | 11 | 35 | 1,318 | 284,800.00 | 3/1/2007 | I | 357,000.00 | 0.80 |
| 00521600101000 | 111 | A1 | 1951 | 11 | 35 | 924 | 261,700.00 | 3/7/2007 | I | 269,000.00 | 0.97 |
| 00521600200900 | 111 | A1 | 1951 | 11 | 35 | 1,056 | 267,600.00 | 10/24/2007 | I | 325,000.00 | 0.82 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1409000 - 1409902

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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 00521600400500 | 111 | A1 | 1951 | 11 | 35 | 1,357 | 271,500.00 | 7/18/2007 | I | 304,950.00 | 0.89 |
| 00521600401200 | 111 | A1 | 1951 | 11 | 35 | 1,104 | 274,200.00 | 12/19/2007 | I | 263,000.00 | 1.04 |
| 00521700301300 | 111 | A1 | 1951 | 11 | 35 | 672 | 227,500.00 | 6/25/2007 | I | 266,000.00 | 0.86 |
| 00521700301500 | 111 | A1 | 1951 | 11 | 35 | 672 | 233,000.00 | 10/30/2007 | I | 245,000.00 | 0.95 |
| 00521700301600 | 111 | A1 | 1951 | 11 | 35 | 1,062 | 249,500.00 | 12/7/2007 | I | 275,900.00 | 0.90 |
| 00521900100600 | 111 | A1 | 1951 | 11 | 35 | 672 | 250,600.00 | 7/27/2007 | I | 309,000.00 | 0.81 |
| 00521900801100 | 111 | A1 | 1951 | 11 | 35 | 672 | 248,700.00 | 4/18/2007 | I | 270,000.00 | 0.92 |
| 00522000500700 | 111 | A1 | 1951 | 11 | 35 | 1,344 | 262,900.00 | 6/22/2007 | I | 319,800.00 | 0.82 |
| 00522000600200 | 111 | A1 | 1951 | 11 | 35 | 2,385 | 325,700.00 | 6/14/2007 | I | 359,950.00 | 0.90 |
| 00522100100100 | 111 | A1 | 1951 | 11 | 35 | 966 | 246,600.00 | 3/16/2007 | I | 294,500.00 | 0.84 |
| 00522100100200 | 111 | A1 | 1951 | 11 | 35 | 1,068 | 268,700.00 | 4/11/2007 | I | 300,000.00 | 0.90 |
| 00522500000300 | 111 | A1 | 1952 | 11 | 35 | 1,158 | 265,800.00 | 3/1/2007 | I | 317,100.00 | 0.84 |
| 00522500000600 | 111 | A1 | 1952 | 11 | 45 | 1,512 | 311,200.00 | 3/26/2007 | I | 281,000.00 | 1.11 |
| 00522500001100 | 111 | A1 | 1951 | 11 | 35 | 1,164 | 266,300.00 | 2/13/2007 | I | 275,000.00 | 0.97 |
| 00522500004000 | 111 | A1 | 1953 | 11 | 35 | 1,170 | 265,100.00 | 10/9/2007 | I | 320,000.00 | 0.83 |
| 00522500005600 | 111 | A1 | 1953 | 11 | 35 | 840 | 241,600.00 | 12/21/2007 | I | 258,000.00 | 0.94 |
| 00522500005800 | 111 | A1 | 1953 | 11 | 35 | 1,293 | 274,500.00 | 7/10/2007 | I | 315,000.00 | 0.87 |
| 00522700000700 | 111 | A1 | 1955 | 11 | 35 | 952 | 255,500.00 | 3/8/2007 | I | 288,000.00 | 0.89 |
| 00522800000400 | 111 | A1 | 1952 | 11 | 35 | 672 | 242,100.00 | 7/16/2007 | I | 269,950.00 | 0.90 |
| 00522900000500 | 111 | A1 | 1960 | 12 | 45 | 1,584 | 302,200.00 | 1/9/2007 | I | 318,000.00 | 0.95 |
| 00523100200100 | 111 | A1 | 1952 | 17 | 35 | 2,104 | 321,500.00 | 4/12/2007 | I | 381,000.00 | 0.84 |
| 00523100200400 | 111 | A1 | 1952 | 11 | 35 | 1,056 | 262,300.00 | 6/28/2007 | I | 290,000.00 | 0.90 |
| 00523100202000 | 111 | A1 | 1952 | 11 | 35 | 968 | 260,800.00 | 4/6/2007 | I | 299,000.00 | 0.87 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:1409000 - 1409902

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 |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00523100301500 | 111 | A1 | 1952 | 11 | 35 | 704 | 243,100.00 | 3/11/2007 | I | 246,000.00 | 0.99 |
| 00523100301700 | 111 | A1 | 1952 | 11 | 35 | 704 | 245,900.00 | 10/4/2007 | I | 264,000.00 | 0.93 |
| 00523500001700 | 111 | A1 | 1953 | 11 | 35 | 1,148 | 269,200.00 | 9/18/2007 | I | 286,000.00 | 0.94 |
| 00523800001200 | 111 | A1 | 1953 | 11 | 35 | 1,624 | 296,000.00 | 11/2/2007 | I | 308,000.00 | 0.96 |
| 00523900000700 | 111 | A1 | 1954 | 11 | 35 | 1,296 | 272,300.00 | 3/7/2007 | I | 289,000.00 | 0.94 |
| 00523900001000 | 111 | A1 | 1954 | 11 | 35 | 1,154 | 280,700.00 | 5/11/2007 | I | 340,000.00 | 0.83 |
| 00524100000600 | 111 | A1 | 1954 | 11 | 35 | 1,248 | 260,000.00 | 11/15/2007 | I | 325,000.00 | 0.80 |
| 00524200001000 | 111 | A1 | 1954 | 11 | 35 | 1,041 | 263,300.00 | 4/4/2007 | I | 295,000.00 | 0.89 |
| 00524200001200 | 111 | A1 | 1954 | 11 | 35 | 1,036 | 291,900.00 | 5/8/2007 | I | 323,000.00 | 0.90 |
| 00524500001800 | 111 | A1 | 1955 | 11 | 35 | 1,146 | 261,400.00 | 11/1/2007 | I | 326,000.00 | 0.80 |
| 00524500002700 | 111 | A1 | 1955 | 11 | 35 | 900 | 257,300.00 | 3/16/2007 | I | 305,000.00 | 0.84 |
| 00524500004900 | 111 | A1 | 1953 | 12 | 35 | 1,866 | 306,400.00 | 8/8/2007 | I | 385,000.00 | 0.80 |
| 00524500005500 | 111 | A1 | 1955 | 11 | 35 | 1,550 | 280,800.00 | 2/26/2007 | I | 305,000.00 | 0.92 |
| 00566300000401 | 111 | A1 | 1952 | 11 | 35 | 672 | 227,500.00 | 11/9/2007 | I | 254,950.00 | 0.89 |
| 00566300000901 | 111 | A1 | 1952 | 11 | 35 | 822 | 260,400.00 | 7/2/2007 | I | 292,600.00 | 0.89 |
| 00566300001303 | 111 | A1 | 1952 | 11 | 35 | 1,203 | 282,300.00 | 12/26/2007 | I | 304,000.00 | 0.93 |
| 00566300002103 | 111 | A1 | 1952 | 11 | 35 | 672 | 248,700.00 | 5/31/2007 | I | 261,000.00 | 0.95 |
| 00566300002202 | 111 | A1 | 1952 | 11 | 35 | 672 | 251,600.00 | 3/27/2007 | I | 260,590.00 | 0.97 |
| 00566300002302 | 111 | A1 | 1952 | 11 | 35 | 924 | 260,900.00 | 7/19/2007 | I | 265,999.00 | 0.98 |
| 00566300002404 | 111 | A1 | 1952 | 17 | 35 | 2,212 | 333,800.00 | 1/23/2007 | I | 340,000.00 | 0.98 |
| 00566300002902 | 111 | A1 | 1952 | 11 | 35 | 1,182 | 245,700.00 | 3/13/2007 | I | 240,000.00 | 1.02 |
| 00569600000400 | 111 | A2 | 1965 | 23 | 45 | 1,536 | 312,000.00 | 2/27/2007 | I | 344,500.00 | 0.91 |
| 00569700000600 | 111 | A1 | 1964 | 23 | 45 | 2,016 | 330,000.00 | 1/22/2007 | I | 350,000.00 | 0.94 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:1409000 - 1409902

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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 00571100000300 | 111 | A2 | 1963 | 23 | 45 | 2,104 | 336,600.00 | 1/19/2007 | I | 337,000.00 | 1.00 |
| 00580400000100 | 111 | A2 | 1960 | 11 | 45 | 1,032 | 291,400.00 | 3/30/2007 | I | 300,000.00 | 0.97 |
| 00580400000800 | 111 | A2 | 1960 | 11 | 45 | 1,032 | 291,500.00 | 4/26/2007 | I | 315,000.00 | 0.93 |
| 00586500001000 | 111 | A2 | 1963 | 11 | 45 | 1,461 | 318,800.00 | 2/12/2007 | I | 340,000.00 | 0.94 |
| 00591600000200 | 111 | A2 | 1965 | 23 | 45 | 1,792 | 317,800.00 | 5/30/2007 | I | 388,000.00 | 0.82 |
| 00596300001800 | 111 | A2 | 1960 | 24 | 45 | 1,956 | 308,000.00 | 5/24/2007 | I | 310,000.00 | 0.99 |
| 00596300003400 | 111 | A2 | 1962 | 23 | 45 | 1,976 | 338,000.00 | 7/3/2007 | I | 370,000.00 | 0.91 |
| 00599800000400 | 111 | A2 | 1962 | 11 | 45 | 1,132 | 276,600.00 | 5/11/2007 | I | 310,000.00 | 0.89 |
| 00603200001200 | 111 | A2 | 1962 | 23 | 45 | 1,728 | 308,700.00 | 2/22/2007 | I | 285,500.00 | 1.08 |
| 00615900000400 | 111 | A2 | 1961 | 12 | 45 | 2,472 | 302,600.00 | 5/22/2007 | I | 379,000.00 | 0.80 |
| 00616000002800 | 111 | A2 | 1962 | 23 | 45 | 1,057 | 288,100.00 | 9/27/2007 | I | 280,950.00 | 1.03 |
| 00616100000500 | 111 | A2 | 1961 | 14 | 45 | 1,287 | 304,700.00 | 6/29/2007 | I | 359,000.00 | 0.85 |
| 00616200000900 | 111 | A2 | 1962 | 11 | 45 | 1,110 | 304,700.00 | 7/27/2007 | I | 347,000.00 | 0.88 |
| 00616400000700 | 111 | A2 | 1962 | 11 | 45 | 1,590 | 311,800.00 | 7/16/2007 | I | 348,000.00 | 0.90 |
| 00616400001800 | 111 | A2 | 1962 | 11 | 45 | 1,544 | 326,800.00 | 4/12/2007 | I | 349,950.00 | 0.93 |
| 00616400002100 | 111 | A2 | 1962 | 11 | 45 | 1,424 | 315,200.00 | 7/25/2007 | I | 360,000.00 | 0.88 |
| 00626600000400 | 111 | A1 | 1968 | 11 | 35 | 960 | 269,600.00 | 8/23/2007 | I | 325,000.00 | 0.83 |
| 00653300000900 | 111 | A2 | 1977 | 23 | 45 | 1,810 | 335,000.00 | 8/29/2007 | I | 395,000.00 | 0.85 |
| 00668700000600 | 111 | A4 | 1979 | 17 | 49 | 1,832 | 395,500.00 | 3/16/2007 | I | 485,000.00 | 0.82 |
| 00713800000700 | 111 | A3 | 1984 | 14 | 45 | 1,248 | 338,100.00 | 12/17/2007 | I | 350,000.00 | 0.97 |
| 00722300001900 | 111 | A3 | 1984 | 23 | 45 | 2,074 | 353,400.00 | 9/19/2007 | I | 370,000.00 | 0.96 |
| 00766700000400 | 111 | A3 | 1989 | 24 | 45 | 1,527 | 332,100.00 | 3/16/2007 | I | 362,550.00 | 0.92 |
| 00799100000800 | 111 | A3 | 1992 | 11 | 45 | 1,493 | 345,300.00 | 11/20/2007 | I | 408,000.00 | 0.85 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:1409000 - 1409902

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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 00926800000700 | 111 | A4 | 2002 | 24 | 49 | 2,051 | 396,700.00 | 7/11/2007 | I | 426,000.00 | 0.93 |
| 00926800000800 | 111 | A4 | 2002 | 17 | 49 | 2,095 | 402,600.00 | 8/8/2007 | I | 440,000.00 | 0.92 |
| 00926800001200 | 111 | A4 | 2002 | 17 | 49 | 2,095 | 399,600.00 | 8/2/2007 | I | 437,500.00 | 0.91 |
| 00926800002400 | 111 | A4 | 2002 | 24 | 49 | 2,051 | 391,700.00 | 12/4/2007 | I | 415,000.00 | 0.94 |
| 00927600000200 | 111 | A4 | 2002 | 17 | 49 | 2,072 | 421,300.00 | 3/22/2007 | I | 450,000.00 | 0.94 |
| 00939900001300 | 111 | A4 | 2005 | 17 | 49 | 2,509 | 448,400.00 | 8/30/2007 | I | 520,000.00 | 0.86 |
| 01000000000300 | 111 | A4 | 2004 | 17 | 49 | 2,730 | 492,200.00 | 2/5/2007 | I | 540,000.00 | 0.91 |
| 01000000002200 | 111 | A4 | 2005 | 24 | 49 | 2,383 | 468,200.00 | 5/25/2007 | I | 500,000.00 | 0.94 |
| 01000000003900 | 111 | A4 | 2005 | 17 | 49 | 2,658 | 489,500.00 | 8/27/2007 | I | 539,950.00 | 0.91 |
| 01030000000100 | 111 | A7 | 2006 | 17 | 65 | 3,016 | 656,900.00 | 1/26/2007 | I | 719,000.00 | 0.91 |
| 27042100404500 | 111 | A2 | 1959 | 11 | 45 | 1,102 | 266,700.00 | 7/23/2007 | I | 355,000.00 | 0.75 |
| 27042100405500 | 111 | A2 | 1979 | 23 | 45 | 1,636 | 308,400.00 | 11/14/2007 | I | 345,450.00 | 0.89 |
| 27042100407100 | 111 | A2 | 2000 | 17 | 49 | 2,116 | 419,400.00 | 9/6/2007 | I | 459,000.00 | 0.91 |
| 27042800304300 | 111 | A2 | 1942 | 11 | 35 | 1,056 | 250,000.00 | 5/23/2007 | I | 307,000.00 | 0.81 |
| 27042800306700 | 111 | A2 | 1976 | 23 | 45 | 1,320 | 319,800.00 | 9/13/2007 | I | 350,000.00 | 0.91 |
| 27042800403400 | 111 | A2 | 1925 | 14 | 45 | 1,512 | 305,500.00 | 9/6/2007 | I | 335,000.00 | 0.91 |
| 27043300302200 | 111 | A1 | 1992 | 17 | 45 | 2,147 | 370,800.00 | 6/8/2007 | I | 427,000.00 | 0.87 |
| 27043400302400 | 111 | A3 | 2005 | 17 | 45 | 1,632 | 343,700.00 | 3/19/2007 | I | 369,950.00 | 0.93 |
| 00960013501500 | 119 | N/A | 1968 | 71 | 35 | 1,040 | 8,400.00 | 10/8/2007 | I | 5,000.00 | 1.68 |
| 00960013504800 | 119 | N/A | 1987 | 71 | 45 | 1,080 | 21,000.00 | 9/21/2007 | I | 21,150.00 | 0.99 |
| 00960013505300 | 119 | N/A | 1977 | 71 | 45 | 1,432 | 18,700.00 | 4/14/2007 | I | 28,500.00 | 0.66 |
| 00960013505400 | 119 | N/A | 1987 | 71 | 45 | 952 | 18,900.00 | 8/2/2007 | I | 17,195.00 | 1.10 |