

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2105000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2004 Assessment / 2005 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 2105000

Parcels Appraised: 2,644

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	379,280,800	405,592,900	26,312,100	6.9%
Improvements:	362,438,700	325,255,600	-37,183,100	-10.3%
Total:	741,719,500	730,848,500	-10,871,000	-1.5%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 53

	2007	2008	Change	% Change
Median Ratio:	0.9440	0.9028	-0.0412	-4.4%
Mean Ratio:	0.9319	0.9118	-0.0202	-2.2%
Weighted Mean:	0.9300	0.8957	-0.0343	-3.7%
PRD:	1.0021	1.0180	0.0159	1.6%
COD:	0.1167	0.0748	-0.0419	-35.9%

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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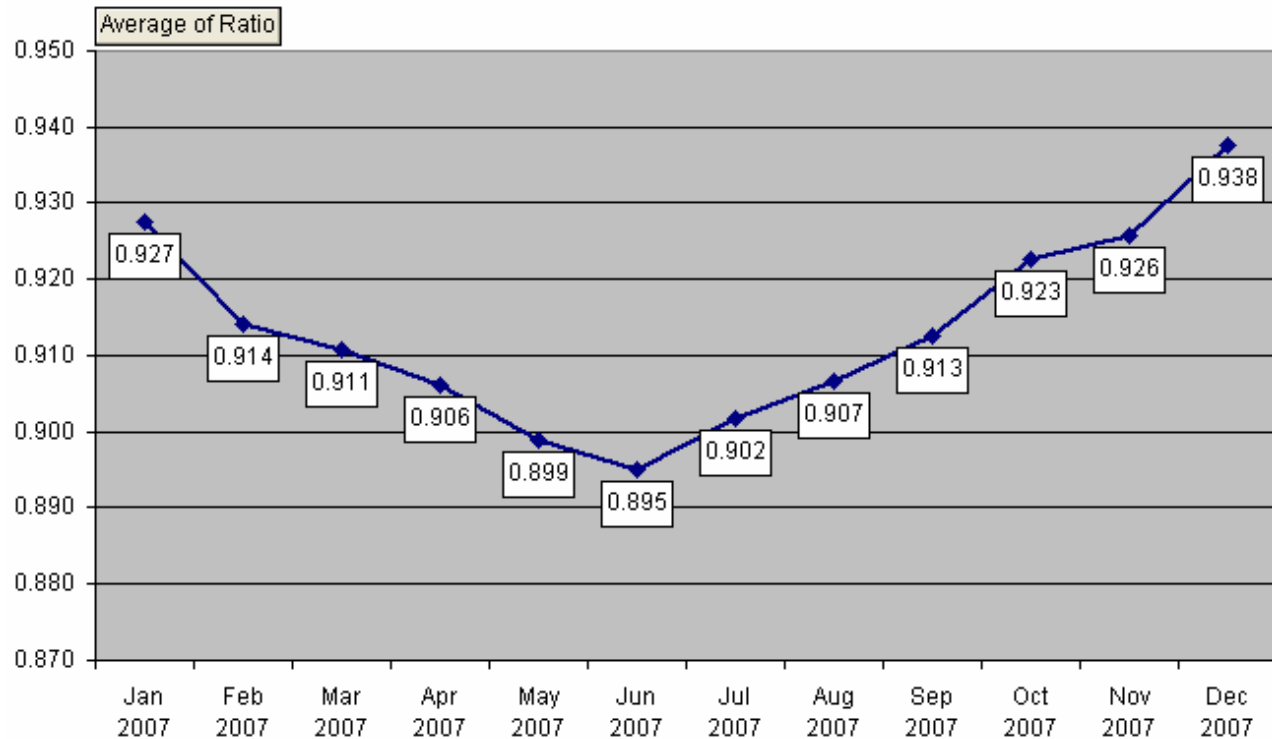
Summary

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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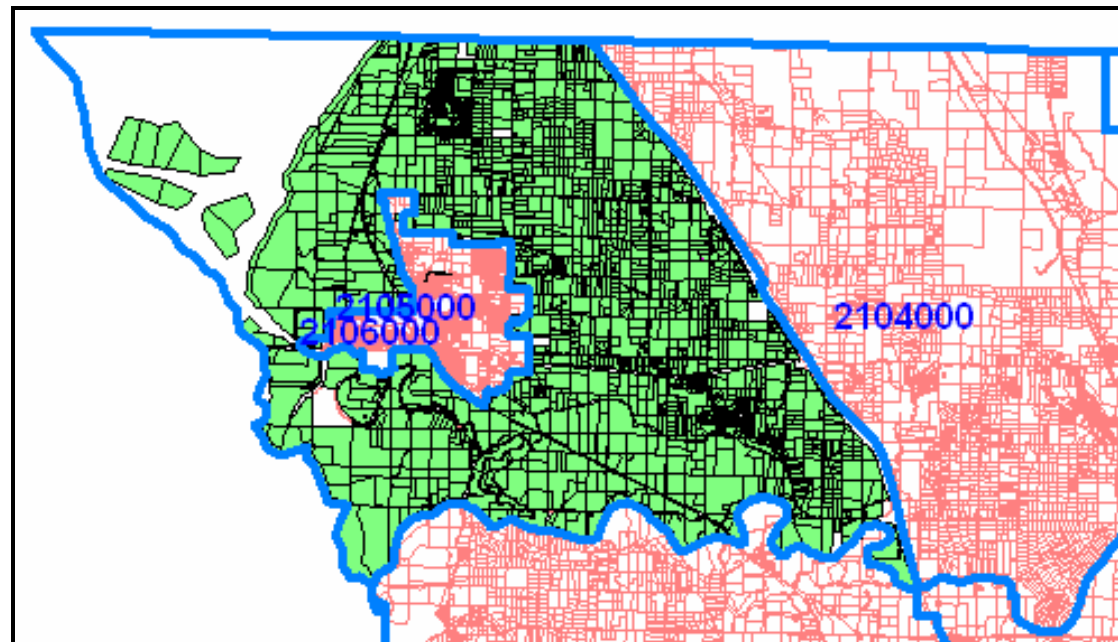


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2105000 (AKA BMA 2105000) 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

That area north of the Stillaguamish River to the Skagit county line and west of Interstate 5, excluding the City of Stanwood.

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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	406	L:	63,039,400	65,695,600	2,656,200	4.2%
		B:	31,671,200	28,842,500	-2,828,700	-8.9%
		T:	94,710,600	94,538,100	-172,500	-0.2%
Industrial	2	L:	145,200	148,400	3,200	2.2%
		B:	332,500	312,100	-20,400	-6.1%
		T:	477,700	460,500	-17,200	-3.6%
Commercial	32	L:	2,753,100	2,670,200	-82,900	-3.0%
		B:	1,961,500	1,915,100	-46,400	-2.4%
		T:	4,714,600	4,585,300	-129,300	-2.7%
Residential	1671	L:	257,305,400	273,189,000	15,883,600	6.2%
		B:	324,754,400	290,731,600	-34,022,800	-10.5%
		T:	582,059,800	563,920,600	-18,139,200	-3.1%
Multifamily	7	L:	855,200	954,000	98,800	11.6%
		B:	1,878,500	1,874,800	-3,700	-0.2%
		T:	2,733,700	2,828,800	95,100	3.5%
Forest	31	L:	3,989,400	4,175,700	186,300	4.7%
		B:	1,807,100	1,552,500	-254,600	-14.1%
		T:	5,796,500	5,728,200	-68,300	-1.2%
Other	495	L:	51,193,100	58,760,000	7,566,900	14.8%
		B:	33,500	27,000	-6,500	-19.4%
		T:	51,226,600	58,787,000	7,560,400	14.8%

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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	2,644	L:	379,280,800	405,592,900	26,312,100	6.9%
		B:	362,438,700	325,255,600	-37,183,100	-10.3%
		T:	741,719,500	730,848,500	-10,871,000	-1.5%

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
	110-Sr Cit Exemption Residual	27		
	111-Single Family Residence	1145	34	3.0%
	112-2 Single Family Residences	47	1	2.1%
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	61	1	1.6%
	118-Manufac Home (Owned Site)	329	10	3.0%
	122-Duplex	7		
	142-SFR Condominium CommonWall	4		
	183-Non Residential Structure	43		
	184-Septic System	5		
	186-Septic System & Well	4		
	198-Vacation Cabins	4		
	211-Meat Products	1		
	344-Transportation Equipment	1		
	411-Railroad Transportation	4		
	422-Motor Freight Transport.	1		
	441-Marine Terminals	1		
	451-Freeways	3		
	456-Local Access Streets	3		
	459-Other Highway NEC	1		
	483-Water Util & Irrig & Stg	2		
	499-Other Transp, Comm, Util.	4		
	541-Groceries	1		
	624-Funeral/Crematory Services	4		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	3		
	699-Other Misc Services	1		
	723-Public Assembly	1		
	731-Fairgrounds & Amusement Pk	1		
	761-Parks, General Recreation	1		
	816-Farms & Ranches	1		
	818-Farms General	13		
	830-Open Space Agriculture	373		
	854-Mining & Quarrying	2		
	880-DF Timber Acres	16		
	881-DF Timber Acres	6		
	889-DF Timber Acres	4		
	910-Undeveloped Land	447	7	1.6%
	915-Common Areas	8		
	932-Lakes	9		
	933-Bays or Lagoons	1		
	939-Other Water Areas	28		
	940-Open Space General	19		
	950-Open Space Timber	5		
	Grand Total	2644	53	2.0%

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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 By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	73	1	1.4%
	22 Open Space Forest	2		
	23 Open Space General	3		
	24 Open Space Ag	43		
	25 Designated Forest	18		
	46 Spt/Well Site	58	2	3.4%
	54 No Perk	19		
	57 Other Acreage Type	1081	15	1.4%
	65 Topo Problems I	44		
	66 Topo Problems II	27		
	84 Pipeline Easement	2		
	Contiguous - less than 1 acre	6		
	AG AG-10 FHZ	322		
	B2 Septic Average Mixed NH	414	19	4.6%
	B3 Septic - Access DNA Devlpm	43		
	B4 Septic Average NH	139	2	1.4%
	B6 Septic Good Homogenous NH	93	9	9.7%
	C Contiguous	1		
	C9 Exception Condo Plat	6		
	CA Common Areas	12		
	LF Land detail not used	8		
	SC SrCit Residual Contiguous	13		
	UD Undevelopable Land	89		
	W1 Wtrfrt/View Type I	79	5	6.3%

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Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	W2 Wtrfrt/View Type II	4		
	W3 Wtrfrt/View Type III	16		
	W4 Wtrfrt/View Type IV	1		
	W5 Wtrfrt/View Type V	15		
	W7 Wtrfrt/View Type VII	4		
	W8 Wtrfrt/View Type VIII	9		
	Grand Total	2644	53	2.0%

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	561	18	3.2%
12 - 1 Story Basement	144	4	2.8%
14 - 1 1/2 Story	177	4	2.3%
15 - 1 1/2 Story Basement	44	1	2.3%
17 - 2 Story	275	7	2.5%
18 - 2 Story Basement	41		
20 - 2+ Story	3		
21 - 2+ Story Basement	2		
23 - Split Entry	49	1	2.0%
24 - Tri Level	20		
71 - DW Manufactured Home	276	10	3.6%
72 - DWB Manufactured Home	2		
74 - SW Manufactured Home	87	1	1.1%
77 - TW Manufactured Home	13		
N/A	950	7	0.7%
Grand Total	2644	53	2.0%

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
	15 Sub Standard	11		
	25 Low	48		
	35 Fair	182	4	2.2%
	41 Average Minus	11		
	45 Average	900	17	1.9%
	49 Average Plus	236	15	6.4%
	55 Good	271	10	3.7%
	65 Very Good	29		
	75 Excellent	6		
	N/A	950	7	0.7%
	Grand Total	2644	53	2.0%

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	29		
	1900 - 1909	77		
	1910 - 1919	76		
	1920 - 1929	69		
	1930 - 1939	64	1	1.56%
	1940 - 1949	54		
	1950 - 1959	33	1	3.03%
	1960 - 1969	109		
	1970 - 1979	255	6	2.35%
	1980 - 1989	272	8	2.94%
	1990 - 1999	407	13	3.19%
	2000 to the present	248	17	6.85%
	N/A	951	7	0.74%
	Grand Total	2644	53	2.0%

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	951	7	0.7%
	1 - 499	15		
	500 - 749	47		
	750 - 999	133	2	1.5%
	1000 - 1249	191	5	2.6%
	1250 - 1499	248	6	2.4%
	1500 - 1749	265	6	2.3%
	1750 - 1999	230	11	4.8%
	2000 - 2249	156	2	1.3%
	2250 - 2499	112	1	0.9%
	2500 - 2749	98	7	7.1%
	2750 - 2999	73	4	5.5%
	3000 - 3249	41		
	3250 - 3499	22	1	4.5%
	3500 - 3749	15	1	6.7%
	3750 - 3999	14		
	4000 - 4249	8		
	4250 - 4499	7		
	4500 - 4749	3		
	4750 - 4999	3		
	5000 - Over	12		
	Grand Total	2644	53	2.0%

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	18,541,900	17,857,900
Total Sales Price	19,938,248	19,938,248
Average Assessed Value	349,847	336,942
Average Sales Price	376,193	376,193
Number in Sample	53	53
Median Ratio	0.9440	0.9028
Mean (Average) Ratio	0.9319	0.9118
Weighted Mean (S.W.A.) Ratio	0.9300	0.8957
Regression Index (P.R.D.)	1.0021	1.0180
Coefficient of Dispersion (C.O.D.)	0.1167	0.0748

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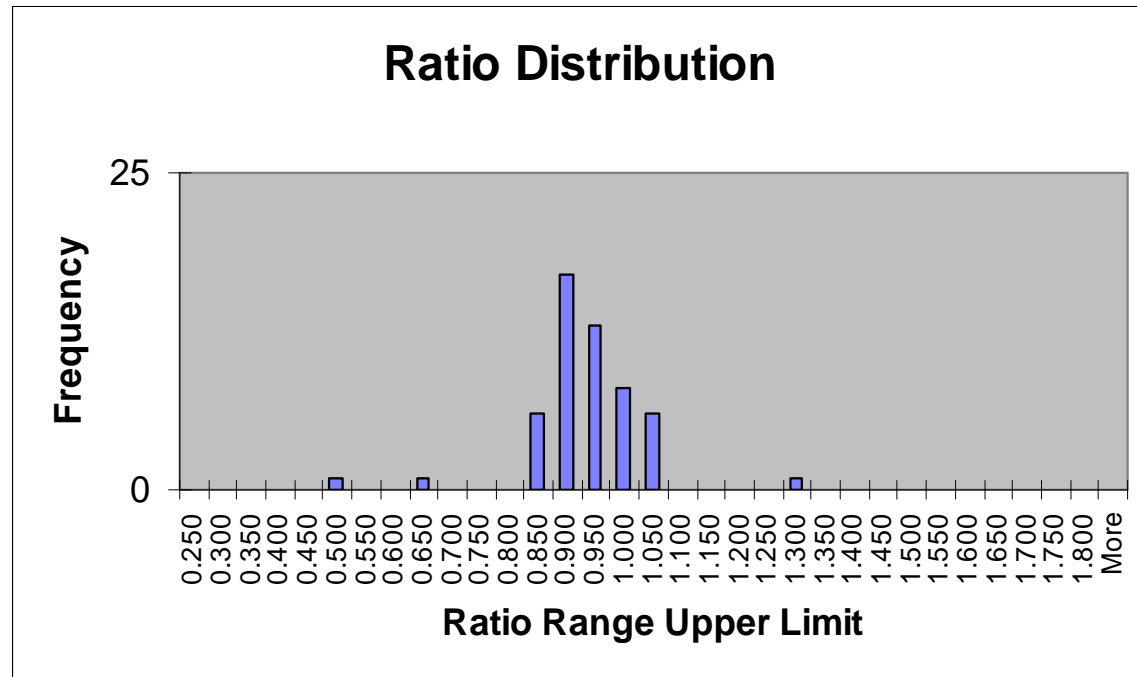


Performance Analysis

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	14,723,200	14,106,000
Total Sales Price	15,445,398	15,445,398
Average Assessed Value	433,035	414,882
Average Sales Price	454,276	454,276
Number in Sample	34	34
Median Ratio	0.9494	0.9054
Mean (Average) Ratio	0.9603	0.9210
Weighted Mean (S.W.A.) Ratio	0.9532	0.9133
Regression Index (P.R.D.)	1.0074	1.0085
Coefficient of Dispersion	0.0660	0.0540

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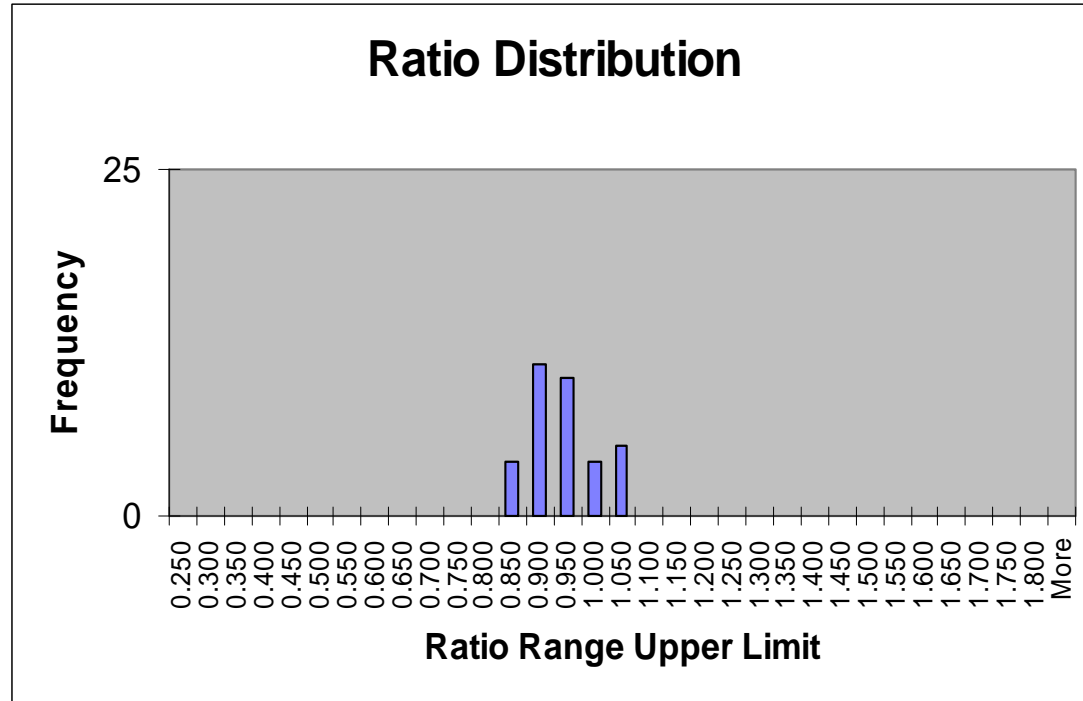


Performance Analysis

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
00413900000300	118	B2	1988	71	55	1,344.00	195,200.00	4/10/2007	I	198,000.00	0.99
00413900002500	111	B2	1972	12	45	1,420.00	268,100.00	7/24/2007	I	270,000.00	0.99
00490100004000	111	W1	2007	12	55	2,581.00	560,700.00	9/28/2007	I	601,500.00	0.93
00490100007000	111	W1	2007	17	45	1,957.00	407,300.00	7/23/2007	I	434,950.00	0.94
00490100007100	111	W1	2007	17	45	2,119.00	395,200.00	9/24/2007	I	400,000.00	0.99
00490200000200	111	B2	1999	11	45	1,849.00	331,100.00	12/26/2007	I	321,650.00	1.03
00490300001700	111	B2	2007	11	45	1,763.00	338,100.00	10/11/2007	I	326,000.00	1.04
00490500000700	112	W1	1995	17	45	1,522.00	417,000.00	8/30/2007	I	438,950.00	0.95
00490500000900	910	W1					166,800.00	6/6/2007	V	176,000.00	0.95
00490500001100	118	B2	1979	74	35	924.00	163,200.00	2/8/2007	I	190,000.00	0.86
00490500002600	111	B2	1995	11	45	1,751.00	357,100.00	11/29/2007	I	360,000.00	0.99
00490500003500	111	B2	1996	11	45	1,580.00	330,000.00	2/14/2007	I	325,000.00	1.02
00589600003700	111	B2	1986	11	45	1,456.00	276,600.00	3/16/2007	I	304,600.00	0.91
00589600005400	111	B2	2006	12	49	2,809.00	442,700.00	2/22/2007	I	499,000.00	0.89
00589600007100	111	B2	1980	23	45	1,981.00	293,700.00	7/31/2007	I	285,000.00	1.03
00589600007800	111	B2	1980	11	35	928.00	207,800.00	7/24/2007	I	234,000.00	0.89
00589600009800	111	B2	1997	17	45	1,736.00	275,200.00	7/31/2007	I	285,000.00	0.97
00589600013400	111	B2	1978	11	35	1,184.00	231,000.00	9/10/2007	I	264,000.00	0.88
00589600013900	111	B2	1998	11	49	1,796.00	352,600.00	2/9/2007	I	350,000.00	1.01
00629600003300	118	B2	1986	71	55	1,392.00	212,000.00	7/11/2007	I	239,950.00	0.88
00629600003700	111	B2	1982	11	45	1,724.00	313,700.00	1/2/2007	I	360,000.00	0.87
00629600005600	118	B2	1979	71	45	1,142.00	176,200.00	8/2/2007	I	200,000.00	0.88
00629600010200	118	B2	1979	71	55	1,754.00	179,200.00	11/21/2007	I	175,000.00	1.02

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00872300000200	111	B2	1998	17	49	1,808.00	322,600.00	12/27/2007	I	365,000.00	0.88
00879000000100	111	57	1999	11	49	2,011.00	490,100.00	3/20/2007	I	520,000.00	0.94
01002200000600	111	B6	2005	17	55	2,990.00	567,600.00	10/22/2007	I	649,573.00	0.87
01020100000500	111	B6	2005	11	55	2,840.00	589,000.00	5/25/2007	I	620,000.00	0.95
01043500001100	111	B6	2007	14	49	2,516.00	509,200.00	6/15/2007	I	573,325.00	0.89
01043500001200	111	B6	2007	11	49	2,609.00	518,000.00	2/26/2007	I	580,000.00	0.89
01043500001300	111	B6	2006	14	49	2,581.00	517,200.00	5/2/2007	I	594,950.00	0.87
01043500001600	111	B6	2006	11	49	2,300.00	476,000.00	2/14/2007	I	512,000.00	0.93
01043500001700	111	B6	2006	14	49	3,580.00	577,800.00	10/9/2007	I	640,000.00	0.90
01043500001900	111	B6	2007	14	49	3,330.00	588,200.00	8/27/2007	I	655,000.00	0.90
01043500002300	111	B6	2007	15	49	2,686.00	527,200.00	9/27/2007	I	584,950.00	0.90
32040400301300	111	57	2006	11	49	2,554.00	504,200.00	3/14/2007	I	550,000.00	0.92
32040500100100	111	57	1930	11	45	1,708.00	519,000.00	5/29/2007	I	630,000.00	0.82
32040600100700	118	B4	1994	71	45	1,109.00	222,500.00	3/21/2007	I	265,000.00	0.84
32040900202500	118	57	1998	71	55	1,782.00	262,500.00	9/13/2007	I	265,000.00	0.99
32041400200400	118	57	1984	71	55	1,152.00	207,800.00	8/1/2007	I	335,000.00	0.62
32041500302600	910	57					160,000.00	2/22/2007	V	175,500.00	0.91
32041700402500	910	46					28,800.00	5/21/2007	V	30,000.00	0.96
32042200101000	111	57	1954	11	45	1,480.00	303,000.00	8/3/2007	I	360,000.00	0.84
32042200102801	117	N/A	1979	71	45	1,152.00	28,800.00	8/30/2007	I	22,500.00	1.28
32042300300200	111	57	2006	11	49	2,623.00	526,000.00	2/26/2007	I	575,000.00	0.91
32042300301200	111	57	1990	11	35	1,645.00	329,900.00	8/13/2007	I	385,000.00	0.86
32042500201400	910	57					152,000.00	4/27/2007	V	174,500.00	0.87

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32042500201500	910	46					143,000.00	6/7/2007	V	172,500.00	0.83
32042500201700	910	57					153,700.00	7/5/2007	V	173,000.00	0.89
32042600100800	118	57	1996	71	55	1,404.00	278,600.00	4/25/2007	I	324,950.00	0.86
32042600102300	118	57	1989	71	55	1,808.00	323,900.00	5/29/2007	I	337,000.00	0.96
32042600201400	111	57	1992	12	49	2,899.00	493,700.00	1/11/2007	I	594,950.00	0.83
32042700101400	111	B4	2007	17	49	1,943.00	366,400.00	8/16/2007	I	434,950.00	0.84
32042700301200	910	57					280,700.00	1/2/2007	V	600,000.00	0.47