

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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): 3109000, 3109001, 3109901, 3109902, 3109903, 3109904 & 3109905

Parcels Appraised: 4,223

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	701,066,700	727,233,300	26,166,600	3.7%
Improvements:	624,860,400	602,946,000	-21,914,400	-3.5%
Total:	1,325,927,100	1,330,179,300	4,252,200	0.3%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 140

	2007	2008	Change	% Change
Median Ratio:	0.9068	0.9098	0.0030	0.3%
Mean Ratio:	0.9095	0.9092	-0.0003	0.0%
Weighted Mean:	0.8900	0.8977	0.0077	0.9%
PRD:	1.0219	1.0129	-0.0091	-0.9%
COD:	0.1031	0.0842	-0.0189	-18.4%

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: 3109000 - 3109905

Appraisal Date: January 1, 2008



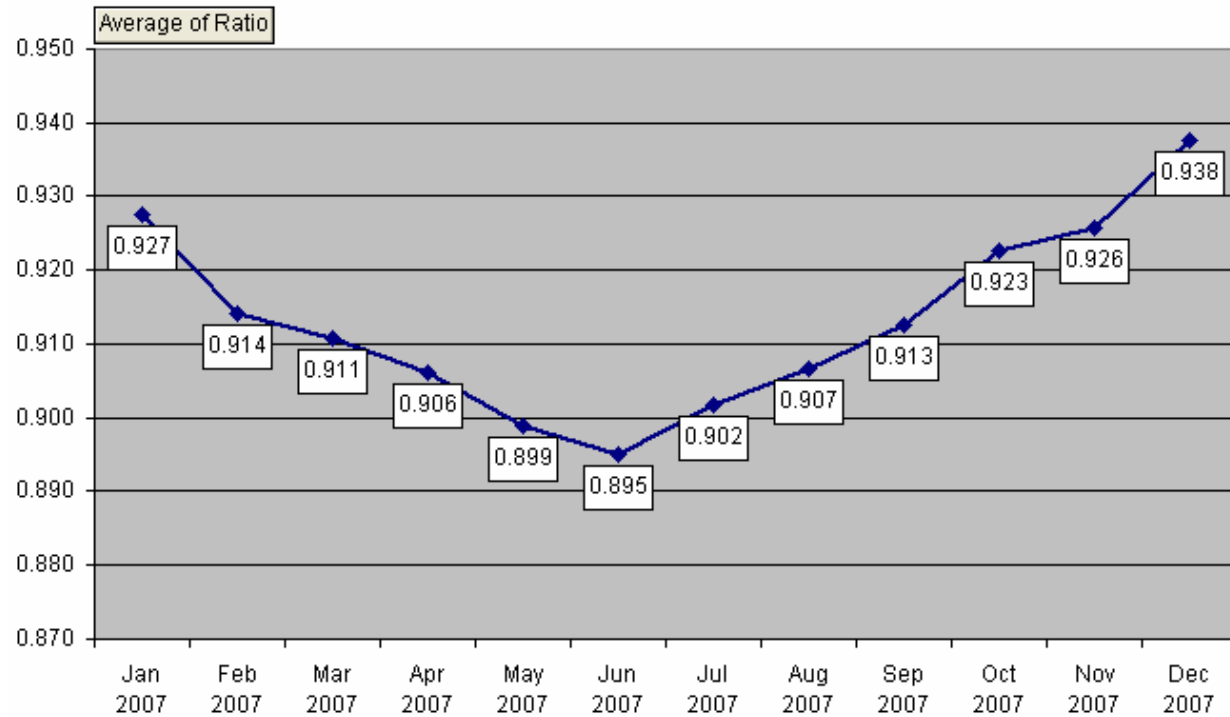
Summary

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: 3109000 - 3109905

Appraisal Date: January 1, 2008

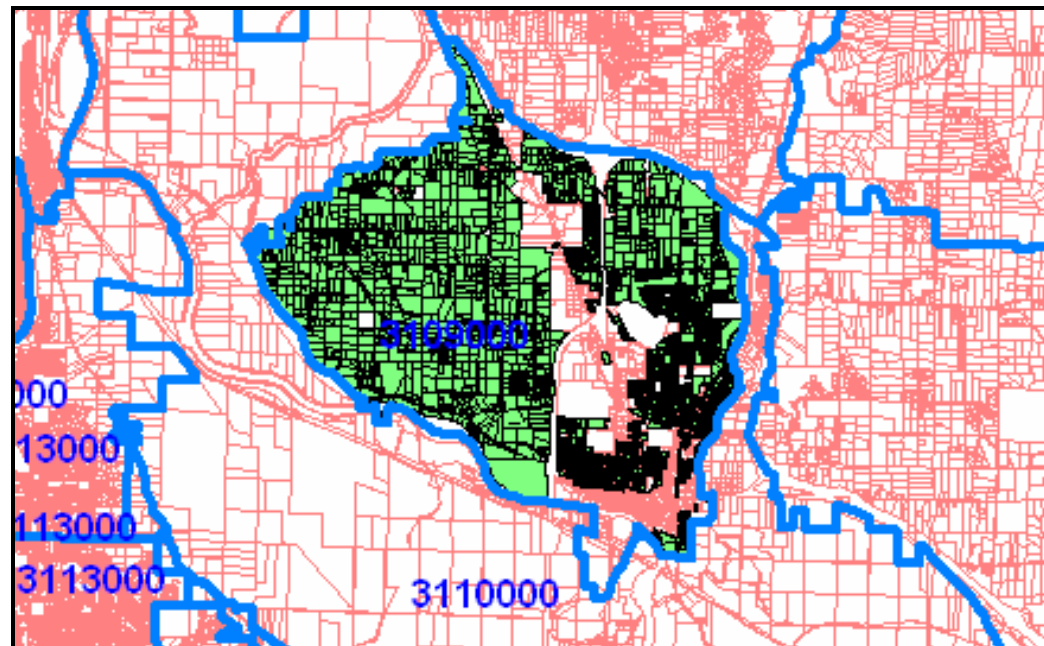


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3109000 - 3109905 (AKA BMA 3109000 - 3109905) 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: 3109000 - 3109905

Appraisal Date: January 1, 2008



Appraisal Area

Neighborhood Description

City of Snohomish and areas north to US Hwy 2 and west to Fobes Hill.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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	46	L:	9,101,500	8,866,500	-235,000	-2.6%
		B:	2,922,300	2,806,300	-116,000	-4.0%
		T:	12,023,800	11,672,800	-351,000	-2.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	56	L:	20,444,200	20,882,900	438,700	2.1%
		B:	16,907,900	18,024,600	1,116,700	6.6%
		T:	37,352,100	38,907,500	1,555,400	4.2%
Residential	3588	L:	613,873,700	632,757,600	18,883,900	3.1%
		B:	591,867,400	567,894,300	-23,973,100	-4.1%
		T:	1,205,741,100	1,200,651,900	-5,089,200	-0.4%
Multifamily	78	L:	12,591,800	13,369,600	777,800	6.2%
		B:	13,153,200	14,211,500	1,058,300	8.0%
		T:	25,745,000	27,581,100	1,836,100	7.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	455	L:	45,055,500	51,356,700	6,301,200	14.0%
		B:	9,600	9,300	-300	-3.1%
		T:	45,065,100	51,366,000	6,300,900	14.0%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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	4223	L:	701,066,700	727,233,300	26,166,600	3.7%
		B:	624,860,400	602,946,000	-21,914,400	-3.5%
		T:	1,325,927,100	1,330,179,300	4,252,200	0.3%

- 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: 3109000 - 3109905

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	12		
	111-Single Family Residence	3161	116	3.7%
	112-2 Single Family Residences	60	2	3.3%
	113-3 Single Family Residences	1		
	116-Comon Wall SFR	46	2	4.3%
	117-Manufac Home (Leased Site)	43		
	118-Manufac Home (Owned Site)	98	1	1.0%
	119-Manuf Home (MHP)	109	7	6.4%
	122-Duplex	60	3	5.0%
	123-Tri-Plex	16	1	6.3%
	124-Four Plex	2		
	141-SFR Condominium Detached	10	1	10.0%
	142-SFR Condominium CommonWall	5	1	20.0%
	175-Religious Residence	1		
	183-Non Residential Structure	40		
	184-Septic System	1		
	186-Septic System & Well	1		
	198-Vacation Cabins	1		
	451-Freeways	1		
	456-Local Access Streets	3		
	459-Other Highway NEC	3		
	481-Electric Utility	4		
	492-Transportation Services	1		
	515-Farm Products (Raw Mtls)	1		

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	542-Meats & Fish	1		
	624-Funeral/Crematory Services	8		
	637-Warehouse/Storage Services	1		
	671-Exec,Legislative,Judicial	1		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	2		
	682-Univ,College,Jr College	1		
	683-Special Training/Schooling	2		
	691-Religious Activities	16		
	745-Trails (Centennial, etal)	9		
	818-Farms General	1		
	819-Other Agricultural	8		
	830-Open Space Agriculture	31		
	910-Undeveloped Land	433	6	1.4%
	911-Vacant Site/Mobile Park	13		
	915-Common Areas	7		
	931-Rivers,Streams,Creeks	1		
	939-Other Water Areas	1		
	940-Open Space General	6		
	Grand Total	4223	140	3.3%

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: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	175	7	4.0%
	23 Open Space General	2		
	24 Open Space Ag	12		
	46 Spt/Well Site	18		
	54 No Perk	23		
	57 Other Acreage Type	65		
	65 Topo Problems I	11		
	66 Topo Problems II	29		
	86 Utility Easement (P/L)	10		
	Contiguous - less than 1 acre	59		
	A1 Sewer Fair NH	261	10	3.8%
	A2 Sewer Avg Older Mixed NH	1214	53	4.4%
	A3 Sewer Avg Homogeneous NH	445	21	4.7%
	A5 Sewer Good Older Mixd NH	128	4	3.1%
	A6 Sewer Good Homogenous NH	24		
	AG AG-10 FHZ	19		
	B2 Septic Average Mixed NH	808	25	3.1%
	B3 Septic - Access DNA Devlpm	13		
	B4 Septic Average NH	579	12	2.1%
	B5 Septic UGA	121	1	0.8%
	B6 Septic Good Homogenous NH	29	1	3.4%
	C2 SFR Condo Det Avg NH -141	10	1	10.0%
	C4 Condo Cmnwall@LivArea - 142	5	1	20.0%
	C6 SFR Commonwall - UC 116	46	2	4.3%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
CA Common Areas	7		
SC SrCit Residual Contiguous	1		
U1 Waterfront I	22	2	9.1%
U2 Waterfront II	4		
U3 Waterfront III	1		
U4 Waterfront IV	9		
U5 Waterfront V	3		
UD Undevelopable Land	70		
Grand Total	4223	140	3.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	1318	54	4.1%
	12 - 1 Story Basement	439	11	2.5%
	14 - 1 1/2 Story	266	12	4.5%
	15 - 1 1/2 Story Basement	187	5	2.7%
	17 - 2 Story	667	32	4.8%
	18 - 2 Story Basement	104	1	1.0%
	20 - 2+ Story	11		
	21 - 2+ Story Basement	10		
	23 - Split Entry	236	6	2.5%
	24 - Tri Level	123	5	4.1%
	26 - Quad Level	12		
	71 - DW Manufactured Home	113	3	2.7%
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	125	5	4.0%
	77 - TW Manufactured Home	1		
	N/A	610	6	1.0%
	Grand Total	4223	140	3.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Standard	2		
	25 Low	64	2	3.1%
	35 Fair	417	19	4.6%
	41 Average Minus	120	4	3.3%
	45 Average	2359	75	3.2%
	49 Average Plus	376	25	6.6%
	55 Good	237	8	3.4%
	65 Very Good	35	1	2.9%
	75 Excellent	3		
	N/A	610	6	1.0%
	Grand Total	4223	140	3.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	125	4	3.20%
	1900 - 1909	244	7	2.87%
	1910 - 1919	151	7	4.64%
	1920 - 1929	189	6	3.17%
	1930 - 1939	98	1	1.02%
	1940 - 1949	150	6	4.00%
	1950 - 1959	326	15	4.60%
	1960 - 1969	573	17	2.97%
	1970 - 1979	455	13	2.86%
	1980 - 1989	382	10	2.62%
	1990 - 1999	653	25	3.83%
	2000 to the present	266	23	8.65%
	N/A	611	6	0.98%
	Grand Total	4223	140	3.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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	610	6	1.0%
	1 - 499	10		
	500 - 749	97	4	4.1%
	750 - 999	296	11	3.7%
	1000 - 1249	540	25	4.6%
	1250 - 1499	602	20	3.3%
	1500 - 1749	568	20	3.5%
	1750 - 1999	407	16	3.9%
	2000 - 2249	339	8	2.4%
	2250 - 2499	252	12	4.8%
	2500 - 2749	173	13	7.5%
	2750 - 2999	122	2	1.6%
	3000 - 3249	66	1	1.5%
	3250 - 3499	50	1	2.0%
	3500 - 3749	34	1	2.9%
	3750 - 3999	18		
	4000 - 4249	13		
	4250 - 4499	6		
	4500 - 4749	4		
	4750 - 4999	4		
	5000 - Over	12		
	Grand Total	4223	140	3.3%

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: 3109000 - 3109905

Appraisal Date: January 1, 2008



Performance Analysis

Performance Analysis

All Sales

Item	2007	2008
Total Assessed Value	43,395,000	43,771,300
Total Sales Price	48,760,181	48,760,181
Average Assessed Value	309,964	312,652
Average Sales Price	348,287	348,287
Number in Sample	140	140
Median Ratio	0.9068	0.9098
Mean (Average) Ratio	0.9095	0.9092
Weighted Mean (S.W.A.) Ratio	0.8900	0.8977
Regression Index (P.R.D.)	1.0219	1.0129
Coefficient of Dispersion (C.O.D.)	0.1031	0.0842

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008

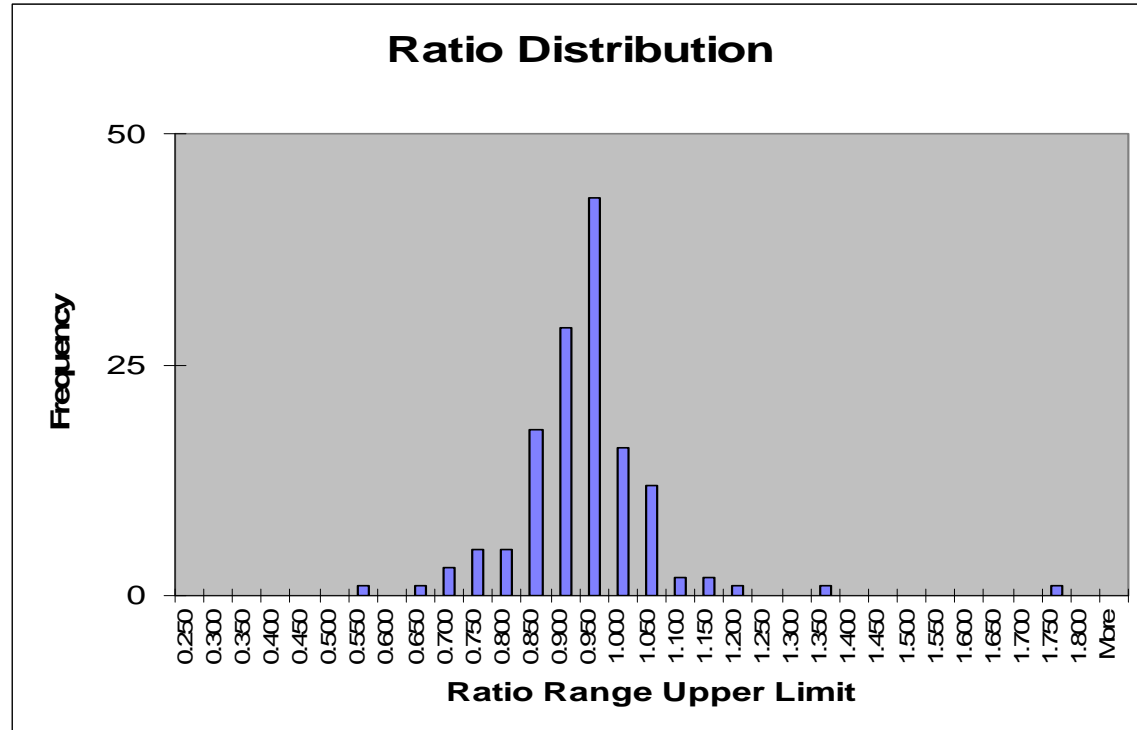


Performance Analysis

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: 3109000 - 3109905

Appraisal Date: January 1, 2008



Performance Analysis

**Performance Analysis
Use Code 111**

Item	2007	2008
Total Assessed Value	38,652,300	39,059,200
Total Sales Price	43,056,923	43,056,923
Average Assessed Value	333,209	336,717
Average Sales Price	371,180	371,180
Number in Sample	116	116
Median Ratio	0.9074	0.9123
Mean (Average) Ratio	0.9160	0.9230
Weighted Mean (S.W.A.) Ratio	0.8977	0.9072
Regression Index (P.R.D.)	1.0204	1.0175
Coefficient of Dispersion	0.0970	0.0793

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

Appraisal Date: January 1, 2008

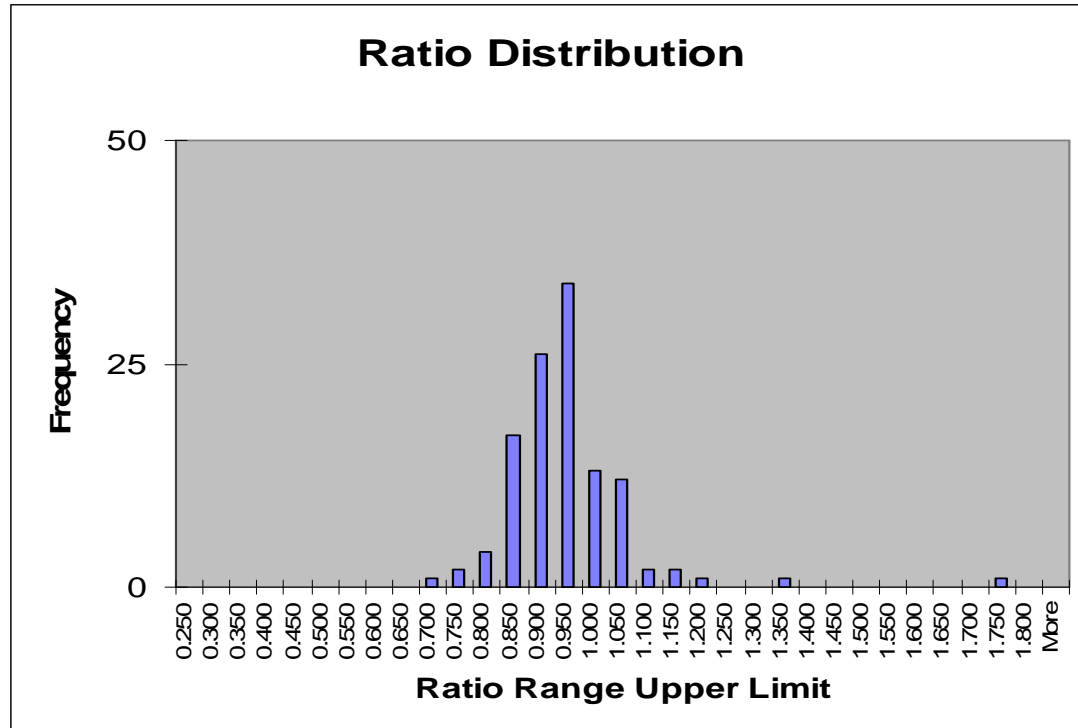


Performance Analysis

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: 3109000 - 3109905

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
00379900000400	111	B2	1987	23	49	1,696	346,000.00	11/7/2007	I	464,000.00	0.75
00382600000600	111	A2	1969	11	35	915	233,100.00	8/21/2007	I	275,000.00	0.85
00382600001100	111	A2	1969	11	35	1,739	277,800.00	4/3/2007	I	299,000.00	0.93
00395600000800	111	A2	1947	12	45	923	236,800.00	9/27/2007	I	269,950.00	0.88
00405100002600	111	B2	1970	11	35	1,248	267,200.00	4/6/2007	I	322,500.00	0.83
00408100001700	111	B2	1970	11	45	1,008	253,300.00	12/26/2007	I	243,000.00	1.04
00410500300100	111	A2	1904	17	55	2,465	438,800.00	5/7/2007	I	595,000.00	0.74
00411800100600	111	A1	1999	17	45	1,716	299,000.00	3/16/2007	I	365,000.00	0.82
00411800101300	111	A1	1916	11	45	816	247,300.00	6/1/2007	I	265,950.00	0.93
00436000100700	111	A2	1970	11	45	1,300	254,800.00	9/18/2007	I	190,000.00	1.34
00436000300700	111	A2	1998	17	45	1,500	305,600.00	6/4/2007	I	337,000.00	0.91
00440100002108	118	B4	1988	71	45	1,248	240,100.00	4/30/2007	I	303,950.00	0.79
00442600001503	111	A2	1954	11	45	1,056	265,400.00	6/22/2007	I	240,000.00	1.11
00442600001504	111	A2	1958	12	45	2,127	304,900.00	3/13/2007	I	299,000.00	1.02
00444000500601	111	A2	1906	14	45	802	245,600.00	10/17/2007	I	279,950.00	0.88
00444000501000	111	A2	1896	14	45	1,272	284,900.00	4/5/2007	I	300,000.00	0.95
00444100800400	111	A2	1937	11	45	728	236,200.00	5/24/2007	I	263,974.00	0.89
00444100801200	111	A2	1924	11	45	1,180	296,000.00	5/4/2007	I	282,950.00	1.05
00444101000701	111	A2	1951	12	45	1,140	263,700.00	5/30/2007	I	153,000.00	1.72
00444101100500	111	A2	1908	11	45	1,445	326,000.00	8/7/2007	I	390,000.00	0.84
00444101100601	910	A2					165,000.00	9/18/2007	V	170,000.00	0.97
00444201700100	111	A5	1904	17	65	2,623	713,700.00	11/7/2007	I	760,000.00	0.94
00444202100300	111	A2	1940	15	55	1,452	379,100.00	8/27/2007	I	469,000.00	0.81

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
00444400101800	111	A2	1918	14	45	1,814	330,400.00	6/14/2007	I	330,000.00	1.00
00444400700600	122	A2	1979	12	45	2,304	368,700.00	8/30/2007	I	419,000.00	0.88
00444500100600	111	A2	1903	17	55	1,844	373,000.00	4/24/2007	I	460,000.00	0.81
00448900000100	111	B2	2007	17	49	2,053	410,300.00	8/8/2007	I	440,000.00	0.93
00448900000300	111	B2	2007	17	49	2,526	442,100.00	6/14/2007	I	509,950.00	0.87
00449000300100	111	A2	2007	17	49	2,578	416,400.00	4/26/2007	I	459,950.00	0.91
00449000300500	111	A2	2006	17	45	1,925	332,600.00	3/21/2007	I	340,000.00	0.98
00451000000100	910	U1					190,100.00	1/8/2007	V	232,900.00	0.82
00451100000300	111	A2	1959	11	49	1,798	339,900.00	8/3/2007	I	399,000.00	0.85
00457700000400	111	B2	1964	11	45	1,125	266,100.00	1/3/2007	I	255,000.00	1.04
00472800001400	111	A2	1968	23	45	2,192	327,200.00	11/20/2007	I	340,000.00	0.96
00475700200600	111	A1	1946	11	45	780	213,800.00	6/11/2007	I	225,000.00	0.95
00475700200700	111	A1	1910	14	45	956	230,000.00	6/12/2007	I	225,000.00	1.02
00475700302100	111	A1	1902	14	35	916	225,100.00	8/29/2007	I	280,500.00	0.80
00487700000502	111	A2	1912	11	35	887	278,100.00	6/20/2007	I	273,500.00	1.02
00487700002201	111	A2	1957	11	45	1,197	278,800.00	6/19/2007	I	305,000.00	0.91
00487800000500	111	A2	1947	11	35	1,428	286,400.00	2/6/2007	I	289,950.00	0.99
00518600301202	111	A1	1964	11	45	1,103	227,100.00	8/20/2007	I	250,000.00	0.91
00518600401200	111	A1	2007	11	49	1,305	293,900.00	8/20/2007	I	360,000.00	0.82
00518600401300	111	A1	2007	11	49	1,305	293,900.00	7/18/2007	I	369,950.00	0.79
00518800700100	111	A2	1896	14	35	896	240,500.00	1/24/2007	I	238,000.00	1.01
00531000200401	111	A1	1926	11	35	920	239,800.00	3/12/2007	I	245,000.00	0.98
00532700001800	111	B4	1968	11	49	1,804	351,400.00	1/23/2007	I	380,000.00	0.92

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
00558200000400	111	B2	1969	11	45	1,584	326,100.00	3/23/2007	I	397,500.00	0.82
00578600100500	111	A1	1890	14	35	1,010	239,300.00	3/28/2007	I	255,000.00	0.94
00579501100602	111	A5	1896	17	45	1,788	370,200.00	10/22/2007	I	449,950.00	0.82
00579501301500	111	A5	1955	11	45	1,448	324,700.00	9/13/2007	I	272,000.00	1.19
00579501501500	111	A5	1901	18	55	2,366	493,000.00	10/22/2007	I	599,900.00	0.82
00588000001100	111	A2	1955	11	45	1,345	281,500.00	6/25/2007	I	289,950.00	0.97
00591800000700	111	A2	1955	11	45	1,300	288,400.00	4/25/2007	I	322,500.00	0.89
00591800002100	111	A2	1955	11	45	1,844	309,400.00	3/14/2007	I	385,000.00	0.80
00591800002900	111	A2	1955	12	49	3,394	431,800.00	2/16/2007	I	549,000.00	0.79
00595900003100	111	A2	1978	23	45	1,985	322,900.00	7/10/2007	I	353,900.00	0.91
00604100000401	111	B4	1910	15	45	1,304	359,000.00	2/20/2007	I	523,000.00	0.69
00608100100102	111	B2	1927	14	35	1,608	271,200.00	4/18/2007	I	296,000.00	0.92
00608100200200	111	B4	1994	12	45	1,910	452,400.00	4/24/2007	I	420,000.00	1.08
00613800001600	111	B2	2006	17	45	2,599	373,900.00	6/13/2007	I	419,999.00	0.89
00613900000600	111	B2	1968	12	45	2,064	301,700.00	1/30/2007	I	354,950.00	0.85
00613900001000	111	B2	1968	23	45	1,932	292,500.00	4/10/2007	I	297,000.00	0.98
00613900001700	111	B2	1968	11	45	1,344	273,900.00	1/11/2007	I	319,900.00	0.86
00627800000400	111	B2	1969	12	45	2,392	332,300.00	8/14/2007	I	330,000.00	1.01
00697100002000	111	A3	1980	11	41	1,022	279,000.00	9/4/2007	I	315,000.00	0.89
00697100002100	111	A3	1980	11	41	1,214	268,000.00	8/24/2007	I	324,950.00	0.82
00697100005900	111	A3	1980	11	41	1,768	313,000.00	12/13/2007	I	282,000.00	1.11
00704100001200	111	B2	1985	14	49	1,628	318,000.00	7/16/2007	I	329,500.00	0.97
00713600000400	111	A3	1994	17	45	2,591	384,000.00	9/19/2007	I	407,000.00	0.94

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
00734200001800	111	A2	1985	17	45	1,538	308,300.00	3/20/2007	I	337,000.00	0.91
00765200000400	111	U1	1990	17	49	2,280	619,100.00	5/29/2007	I	695,500.00	0.89
00805200000800	111	A3	1994	17	49	2,281	437,400.00	4/24/2007	I	492,000.00	0.89
00810500000100	111	A2	1993	11	45	1,122	291,900.00	6/9/2007	I	326,000.00	0.90
00819300000500	116	C6	1994	17	45	1,508	256,800.00	11/21/2007	I	281,450.00	0.91
00819300000600	116	C6	1994	17	45	1,508	252,600.00	4/17/2007	I	266,000.00	0.95
00821300001300	111	A2	1994	11	41	1,553	291,300.00	2/15/2007	I	335,000.00	0.87
00828400000700	111	A2	1952	12	45	2,367	314,700.00	9/24/2007	I	365,000.00	0.86
00833000000200	111	A2	1995	24	45	1,622	303,700.00	4/17/2007	I	353,450.00	0.86
00833000001600	111	A2	1912	15	45	2,014	333,300.00	1/30/2007	I	320,000.00	1.04
00833000001700	111	A2	1995	24	45	1,622	307,300.00	6/5/2007	I	349,950.00	0.88
00834500000700	111	A2	1996	11	45	1,476	299,200.00	5/11/2007	I	322,000.00	0.93
00834500001300	111	A2	1996	24	45	1,601	308,800.00	5/2/2007	I	323,000.00	0.96
00849000002000	111	A3	1996	17	45	1,584	324,000.00	1/19/2007	I	358,000.00	0.91
00867500000100	111	A2	1997	11	45	1,070	277,700.00	5/29/2007	I	295,700.00	0.94
00875700000900	111	B6	1998	11	55	2,496	593,700.00	6/27/2007	I	628,000.00	0.95
00889500000100	111	A3	2000	17	45	1,570	311,700.00	9/14/2007	I	342,500.00	0.91
00889500001400	111	A3	1999	11	45	1,532	292,800.00	2/28/2007	I	319,900.00	0.92
00889500003000	111	A3	2000	11	45	1,094	282,200.00	6/13/2007	I	294,950.00	0.96
00889500004300	111	A3	2000	11	45	1,094	274,000.00	6/13/2007	I	309,000.00	0.89
00955000000202	142	C4	2004	17	45	1,272	225,900.00	3/23/2007	I	250,000.00	0.90
00955000000300	141	C2	1960	11	45	1,261	221,800.00	4/9/2007	I	235,000.00	0.94
01041800000300	111	A3	2006	17	49	2,556	401,300.00	8/28/2007	I	470,000.00	0.85

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
01041800000600	111	A3	2006	17	49	2,556	401,300.00	5/22/2007	I	439,950.00	0.91
01041800000800	111	A3	2006	17	49	2,620	386,300.00	4/24/2007	I	420,500.00	0.92
01041800001000	111	A3	2006	17	49	2,620	386,300.00	6/27/2007	I	409,950.00	0.94
28050100102600	111	B5	1910	11	35	1,140	352,200.00	1/10/2007	I	375,000.00	0.94
28050100103100	111	B2	1921	15	45	1,800	316,000.00	12/28/2007	I	305,000.00	1.04
28050100403100	111	A3	2007	17	49	2,853	413,100.00	4/5/2007	I	445,000.00	0.93
28050100403400	111	A3	2007	17	49	2,612	401,300.00	2/26/2007	I	434,950.00	0.92
28050100403500	111	A3	2007	17	49	2,591	404,000.00	3/20/2007	I	439,000.00	0.92
28050100403700	111	A3	2007	17	49	2,591	402,600.00	1/9/2007	I	459,950.00	0.88
28050200200300	111	B4	1920	11	35	1,108	438,500.00	12/21/2007	I	576,000.00	0.76
28050200202500	111	B2	1955	11	35	1,050	239,700.00	4/23/2007	I	280,000.00	0.86
28050200202800	910	B4					328,000.00	5/3/2007	V	500,000.00	0.66
28050200203300	910	B4					217,000.00	12/12/2007	V	245,000.00	0.89
28050200302000	910	B4					290,700.00	12/19/2007	V	400,000.00	0.73
28050200302100	111	B4	1993	11	55	2,737	709,500.00	3/2/2007	I	780,000.00	0.91
28050300202600	910	B2					145,000.00	7/10/2007	V	223,208.00	0.65
28050300302300	111	B4	2003	11	45	2,006	442,000.00	8/30/2007	I	535,000.00	0.83
28050300303900	111	B4	2006	17	49	2,990	558,700.00	5/3/2007	I	562,500.00	0.99
28050300400600	111	B4	2007	17	55	3,076	634,300.00	7/25/2007	I	729,000.00	0.87
28050300401100	111	B2	1961	12	45	2,344	378,500.00	6/27/2007	I	400,000.00	0.95
28050300402600	111	B2	2007	17	49	2,329	456,600.00	3/26/2007	I	519,950.00	0.88
28051200302100	111	B2	1924	14	45	1,964	302,100.00	7/31/2007	I	292,000.00	1.03
28051200303400	122	B2	1989	11	45	1,746	289,100.00	6/5/2007	I	295,000.00	0.98

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
28051200304500	122	B2	1969	11	45	1,400	255,500.00	1/2/2007	I	283,250.00	0.90
28051300101000	111	A2	1940	15	55	1,024	320,200.00	6/29/2007	I	357,000.00	0.90
28051300111700	112	A2	1945	12	49	3,519	511,300.00	9/17/2007	I	760,000.00	0.67
28051300200900	111	A3	1999	23	45	2,164	316,500.00	1/19/2007	I	324,950.00	0.97
28060600102600	111	B2	1992	17	49	2,272	394,800.00	6/26/2007	I	505,000.00	0.78
28060600304300	111	B2	1975	23	45	2,400	358,900.00	6/27/2007	I	390,000.00	0.92
28060600304600	111	B2	1983	11	45	1,323	296,900.00	6/27/2007	I	339,900.00	0.87
28060700102000	111	A2	1976	24	45	1,997	340,300.00	12/11/2007	I	344,500.00	0.99
28060700104000	111	A2	1978	14	49	1,954	365,200.00	8/22/2007	I	400,000.00	0.91
28060700307200	111	A2	1970	11	35	960	243,800.00	7/9/2007	I	287,000.00	0.85
28060700308300	111	A2	1981	14	35	1,510	260,800.00	2/14/2007	I	284,000.00	0.92
28060700309200	111	A2	1995	24	45	1,438	315,000.00	9/17/2007	I	295,000.00	1.07
28060700310000	111	A2	1996	11	45	1,964	365,600.00	5/10/2007	I	429,950.00	0.85
28060700402600	112	A2	1954	11	45	1,614	305,300.00	9/13/2007	I	340,000.00	0.90
28060700402700	111	A2	1954	11	45	1,293	263,500.00	7/25/2007	I	310,000.00	0.85
28060700407500	111	A2	1991	11	45	1,238	270,600.00	2/12/2007	I	299,850.00	0.90
28061800202200	123	A3	1978	11	45	2,160	398,000.00	12/31/2007	I	435,000.00	0.91
28061800203800	111	A3	1950	11	45	1,435	273,500.00	11/6/2007	I	315,000.00	0.87
00960009300100	119	N/A	1969	71	35	1,120	6,600.00	10/29/2007	I	12,500.00	0.53
00960009301500	119	N/A	1977	74	35	1,020	6,900.00	2/28/2007	I	9,500.00	0.73
00960009301600	119	N/A	1996	71	45	1,056	18,200.00	8/30/2007	I	20,000.00	0.91
00960009302200	119	N/A	1979	74	35	1,008	13,400.00	6/13/2007	I	14,500.00	0.92
00960011300700	119	N/A	1973	74	35	576	1,900.00	1/4/2007	I	2,000.00	0.95

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3109000 - 3109905

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
00960011301400	119	N/A	1968	74	25	672	2,000.00	1/12/2007	I	2,000.00	1.00
00960011302900	119	N/A	1968	74	25	576	2,200.00	9/7/2007	I	3,000.00	0.73