

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3113000 - 3113902

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): 3113000, 3113901 & 3113902

Parcels Appraised: 3,844

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	1,098,238,900	1,073,021,100	-25,217,800	-2.3%
Improvements:	753,573,400	744,142,300	-9,431,100	-1.3%
Total:	1,851,812,300	1,817,163,400	-34,648,900	-1.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 95

	2007	2008	Change	% Change
Median Ratio:	0.9370	0.9098	-0.0272	-2.9%
Mean Ratio:	0.9286	0.9026	-0.0260	-2.8%
Weighted Mean:	0.8996	0.8765	-0.0231	-2.6%
PRD:	1.0323	1.0298	-0.0025	-0.2%
COD:	0.1396	0.0992	-0.0404	-29.0%

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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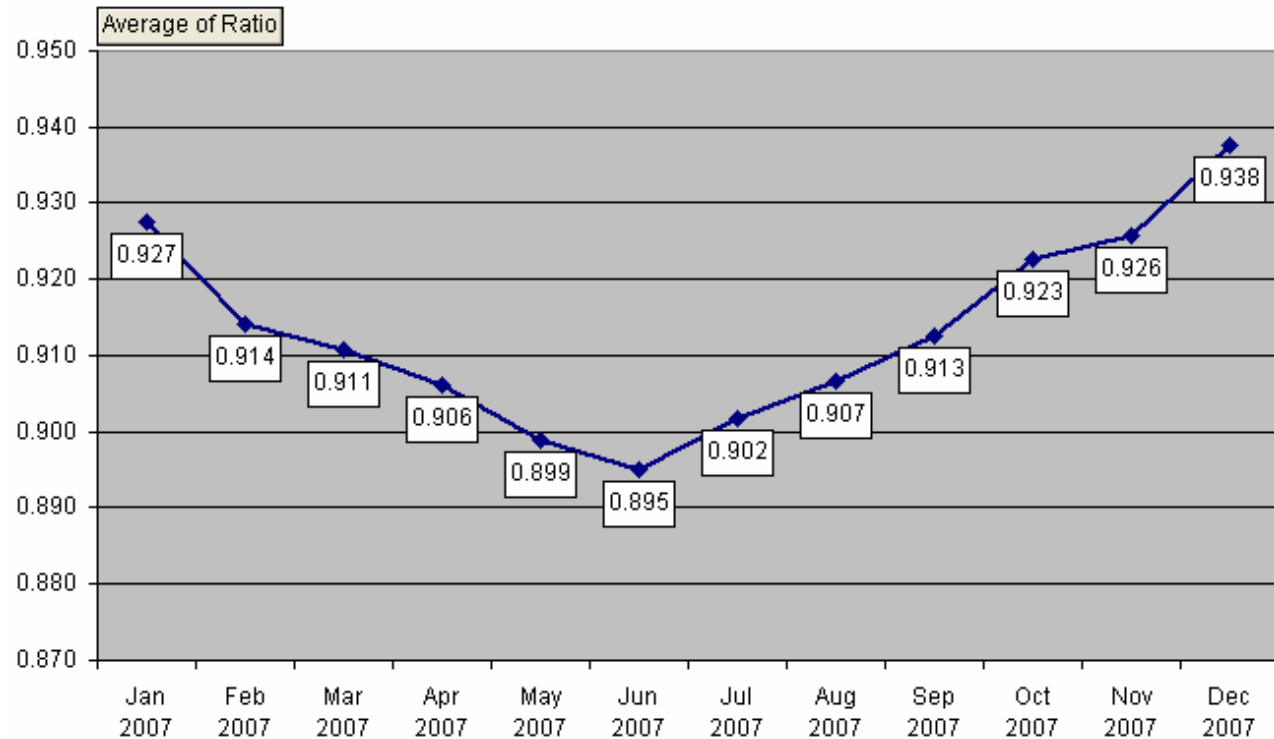
Summary

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 Description

An area south of Kenwanda Golf Course, east of Hwy 9 and west of Snohomish River and SR 522.

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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	69	L:	34,838,700	32,245,500	-2,593,200	-7.4%
		B:	10,260,600	9,765,200	-495,400	-4.8%
		T:	45,099,300	42,010,700	-3,088,600	-6.8%
Industrial	1	L:	508,100	405,000	-103,100	-20.3%
		B:	81,900	80,600	-1,300	-1.6%
		T:	590,000	485,600	-104,400	-17.7%
Commercial	48	L:	42,558,100	41,767,500	-790,600	-1.9%
		B:	44,191,000	81,052,000	36,861,000	83.4%
		T:	86,749,100	122,819,500	36,070,400	41.6%
Residential	3265	L:	892,820,100	865,075,700	-27,744,400	-3.1%
		B:	693,491,100	646,859,000	-46,632,100	-6.7%
		T:	1,586,311,200	1,511,934,700	-74,376,500	-4.7%
Multifamily	29	L:	7,135,000	6,824,200	-310,800	-4.4%
		B:	5,130,500	5,991,500	861,000	16.8%
		T:	12,265,500	12,815,700	550,200	4.5%
Forest	10	L:	2,062,300	1,790,000	-272,300	-13.2%
		B:	418,300	394,000	-24,300	-5.8%
		T:	2,480,600	2,184,000	-296,600	-12.0%
Other	422	L:	118,316,600	124,913,200	6,596,600	5.6%
		B:	0	0	0	0.0%
		T:	118,316,600	124,913,200	6,596,600	5.6%

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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	3844	L:	1,098,238,900	1,073,021,100	-25,217,800	-2.3%
		B:	753,573,400	744,142,300	-9,431,100	-1.3%
		T:	1,851,812,300	1,817,163,400	-34,648,900	-1.9%

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	2793	77	2.8%
	112-2 Single Family Residences	70	2	2.9%
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	74	1	1.4%
	118-Manufac Home (Owned Site)	190	7	3.7%
	119-Manuf Home (MHP)	65	4	6.2%
	122-Duplex	29	1	3.4%
	183-Non Residential Structure	40		
	184-Septic System	5		
	242-Sawmills and Planing Mills	1		
	421-Bus Transportation	1		
	456-Local Access Streets	12		
	459-Other Highway NEC	6		
	471-Telephone Communication	1		
	482-Gas Utility	4		
	483-Water Util & Irrig & Stg	6		
	485-Solid Waste disposal	2		
	489-Other utilities, NEC	2		
	624-Funeral/Crematory Services	1		
	641-Automobile Repair Services	1		
	681-Nursery,Primary,Second Sch	4		
	691-Religious Activities	2		
	692-Welfare/Charitable Service	2		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	699-Other Misc Services	1		
	741-Sports Activities	2		
	761-Parks, General Recreation	1		
	818-Farms General	3		
	819-Other Agricultural	2		
	830-Open Space Agriculture	51		
	850-Mine Claims Mineral Rights	3		
	880-DF Timber Acres	4		
	881-DF Timber Acres	1		
	889-DF Timber Acres	3		
	910-Undeveloped Land	400	3	0.8%
	911-Vacant Site/Mobile Park	9		
	915-Common Areas	8		
	916-Water Retention Area	2		
	940-Open Space General	13		
	950-Open Space Timber	2		
	Grand Total	3844	95	2.5%

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
	N/A	147	4	2.7%
	21 Designated Forest	7		
	23 Open Space General	6		
	24 Open Space Ag	28		
	25 Designated Forest	1		
	46 Spt/Well Site	30		
	54 No Perk	9	1	11.1%
	57 Other Acreage Type	276	3	1.1%
	6 Exception	110	7	6.4%
	61 Exception	10	1	10.0%
	62 Exception	133	4	3.0%
	66 Topo Problems II	57		
	86 Utility Easement (P/L)	5		
	Contiguous - less than 1 acre	32		
	A2 Sewer Avg Older Mixed NH	16		
	A3 Sewer Avg Homogeneous NH	9		
	A4 Sewer Average Plus NH	25		
	AG AG-10 FHZ	1		
	B2 Septic Average Mixed NH	767	26	3.4%
	B3 Septic - Access DNA Devlpm	310	6	1.9%
	B4 Septic Average NH	1716	40	2.3%
	B5 Septic UGA	11		
	B6 Septic Good Homogenous NH	61	1	1.6%
	B7 Septic VG NH	10	2	20.0%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	CA Common Areas	11		
	SC SrCit Residual Contiguous	3		
	UD Undevelopable Land	53		
	Grand Total	3844	95	2.5%

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	787	16	2.0%
	12 - 1 Story Basement	351	11	3.1%
	14 - 1 1/2 Story	171	2	1.2%
	15 - 1 1/2 Story Basement	67		
	17 - 2 Story	935	33	3.5%
	18 - 2 Story Basement	149	2	1.3%
	20 - 2+ Story	9		
	21 - 2+ Story Basement	2		
	23 - Split Entry	285	8	2.8%
	24 - Tri Level	181	8	4.4%
	71 - DW Manufactured Home	185	6	3.2%
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	102	3	2.9%
	75 - SWB Manufactured Home	1		
	77 - TW Manufactured Home	11		
	96 - Geodesic Dome	1		
	N/A	606	6	1.0%
	Grand Total	3844	95	2.5%

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
	15 Sub Standard	3		
	25 Low	41		
	35 Fair	212	5	2.4%
	41 Average Minus	12	1	8.3%
	45 Average	1576	36	2.3%
	49 Average Plus	662	18	2.7%
	55 Good	507	15	3.0%
	65 Very Good	213	13	6.1%
	75 Excellent	12	1	8.3%
	N/A	606	6	1.0%
	Grand Total	3844	95	2.5%

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	4	1	25.00%
1900 - 1909	17		
1910 - 1919	33		
1920 - 1929	122	3	2.46%
1930 - 1939	85	5	5.88%
1940 - 1949	71		
1950 - 1959	72		
1960 - 1969	235	2	0.85%
1970 - 1979	693	22	3.17%
1980 - 1989	808	19	2.35%
1990 - 1999	736	21	2.85%
2000 to the present	361	16	4.43%
N/A	607	6	0.99%
Grand Total	3844	95	2.5%

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	608	6	1.0%
	1 - 499	9		
	500 - 749	47	1	2.1%
	750 - 999	159	5	3.1%
	1000 - 1249	206	4	1.9%
	1250 - 1499	295	7	2.4%
	1500 - 1749	335	8	2.4%
	1750 - 1999	439	10	2.3%
	2000 - 2249	376	8	2.1%
	2250 - 2499	325	7	2.2%
	2500 - 2749	284	12	4.2%
	2750 - 2999	206	6	2.9%
	3000 - 3249	167	5	3.0%
	3250 - 3499	150	6	4.0%
	3500 - 3749	81	4	4.9%
	3750 - 3999	34	4	11.8%
	4000 - 4249	28		
	4250 - 4499	30	2	6.7%
	4500 - 4749	20		
	4750 - 4999	8		
	5000 - Over	37		
	Grand Total	3844	95	2.5%

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	46,064,500	44,881,200
Total Sales Price	51,206,149	51,206,149
Average Assessed Value	484,889	472,434
Average Sales Price	539,012	539,012
Number in Sample	95	95
Median Ratio	0.9370	0.9098
Mean (Average) Ratio	0.9286	0.9026
Weighted Mean (S.W.A.) Ratio	0.8996	0.8765
Regression Index (P.R.D.)	1.0323	1.0298
Coefficient of Dispersion (C.O.D.)	0.1396	0.0992

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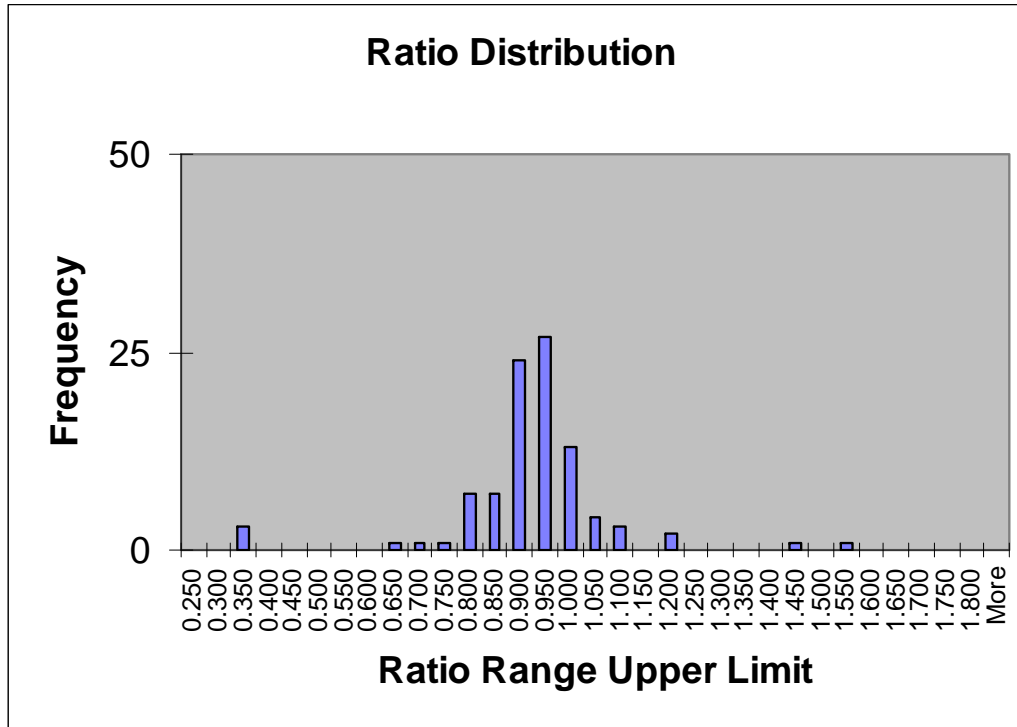


Performance Analysis

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	41,602,600	40,643,000
Total Sales Price	46,356,449	46,356,449
Average Assessed Value	540,294	527,831
Average Sales Price	602,032	602,032
Number in Sample	77	77
Median Ratio	0.9254	0.9002
Mean (Average) Ratio	0.9245	0.8996
Weighted Mean (S.W.A.) Ratio	0.8975	0.8767
Regression Index (P.R.D.)	1.0302	1.0261
Coefficient of Dispersion	0.1035	0.0798

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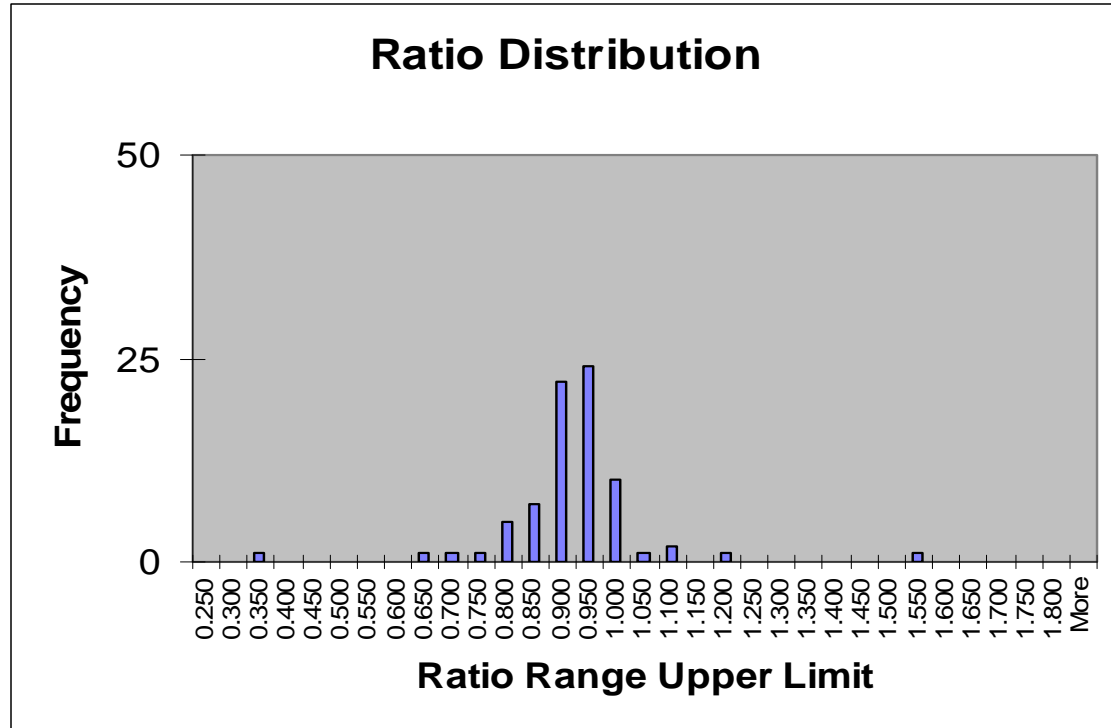


Performance Analysis

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
00381400000300	111	B2	1978	23	49	2,444	468,200.00	6/4/2007	I	605,000.00	0.77
00384400000300	111	B4	1986	24	49	2,644	491,900.00	8/2/2007	I	548,000.00	0.90
003844000002100	111	B4	1993	12	49	2,264	450,800.00	1/24/2007	I	475,000.00	0.95
00403800000208	111	B4	2006	17	65	3,202	704,200.00	1/19/2007	I	745,000.00	0.95
00403800000811	118	B2					239,200.00	9/17/2007	I	241,500.00	0.99
00403800000901	111	B4	1990	12	49	2,128	572,600.00	7/23/2007	I	679,000.00	0.84
00403800001306	111	B4	2000	17	49	2,760	514,400.00	1/10/2007	I	626,500.00	0.82
00403800001504	111	B4	1979	24	45	2,973	528,300.00	2/15/2007	I	500,000.00	1.06
00403800001600	111	B2	1921	11	35	782	286,100.00	6/14/2007	I	327,700.00	0.87
00403800004903	118	B2	1976	71	55	1,440	234,500.00	5/4/2007	I	230,000.00	1.02
00403800005403	111	B4	1991	18	49	2,782	569,200.00	6/28/2007	I	480,000.00	1.19
00403800005709	111	B2	1979	23	45	2,030	428,000.00	7/3/2007	I	278,000.00	1.54
00403800006802	111	B4	1925	14	45	1,746	460,200.00	2/14/2007	I	500,000.00	0.92
00403800007301	111	B4	1973	24	45	2,190	575,000.00	2/28/2007	I	650,000.00	0.88
00403800013701	111	B2	1988	23	45	1,538	340,800.00	8/28/2007	I	399,200.00	0.85
00403800013705	111	B2	1970	11	45	1,344	299,000.00	7/23/2007	I	348,250.00	0.86
00403800602101	111	B2	2005	17	55	3,101	542,200.00	9/20/2007	I	590,000.00	0.92
00403800700101	112	B2	1937	17	45	1,940	387,900.00	7/16/2007	I	419,000.00	0.93
00403800801800	111	B2	1932	12	49	1,856	382,500.00	5/30/2007	I	439,500.00	0.87
00403800801901	910	B2					175,000.00	6/5/2007	V	122,000.00	1.43
00403900016404	111	B4	1988	24	45	1,860	488,300.00	1/27/2007	I	500,000.00	0.98
00403900017204	910	54					65,600.00	1/10/2007	V	192,000.00	0.34
00403900017704	111	B2	1967	11	45	1,549	355,300.00	3/21/2007	I	419,000.00	0.85

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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
00403900018602	111	B4	1987	17	45	2,632	503,100.00	3/1/2007	I	510,000.00	0.99
00403900020603	111	B2	1970	11	45	1,336	314,700.00	7/25/2007	I	335,000.00	0.94
00403900021803	111	B4	2005	17	55	2,675	587,800.00	2/26/2007	I	693,000.00	0.85
00403900023203	111	B2	1986	11	49	1,547	423,200.00	5/22/2007	I	475,000.00	0.89
00403900024401	111	B2	1895	17	45	1,587	327,900.00	1/25/2007	I	330,000.00	0.99
00403900025806	118	B2	1980	71	45	1,248	248,400.00	4/11/2007	I	262,000.00	0.95
00409500000400	111	B4	1972	11	45	1,859	513,100.00	6/4/2007	I	575,000.00	0.89
00409500005700	111	B4	1994	17	49	2,711	550,400.00	5/14/2007	I	620,000.00	0.89
00485000001500	111	B4	1988	12	55	3,300	507,200.00	2/24/2007	I	565,000.00	0.90
00485200002200	111	B4	1977	12	45	2,460	427,600.00	4/9/2007	I	475,000.00	0.90
00598000200600	111	B3	1963	11	45	1,375	360,800.00	3/1/2007	I	369,000.00	0.98
00598000601100	111	B3	1974	23	45	1,950	405,200.00	12/13/2007	I	420,000.00	0.96
00617300100503	118	B4	1996	71	45	1,404	376,900.00	4/6/2007	I	359,900.00	1.05
00617300300201	117	B2					214,600.00	6/28/2007	I	250,000.00	0.86
00617300400100	111	B4	1937	11	45	1,315	462,100.00	5/30/2007	I	1,500,000.00	0.31
00649600000100	111	B3	1976	24	45	1,971	431,500.00	4/24/2007	I	470,000.00	0.92
00655200001400	111	B3	1977	23	45	2,056	381,700.00	6/27/2007	I	450,000.00	0.85
00661600000600	111	B3	1978	23	49	2,516	439,700.00	8/15/2007	I	489,950.00	0.90
00719800000400	111	B2	1984	11	45	1,728	304,300.00	8/7/2007	I	340,000.00	0.90
00723300000300	111	B4	1989	17	49	2,560	465,100.00	1/16/2007	I	544,950.00	0.85
00739400000400	111	B4	1986	23	45	2,307	472,000.00	6/4/2007	I	544,999.00	0.87
00778000002500	111	B3	1990	17	49	2,086	387,800.00	10/10/2007	I	415,000.00	0.93
00794400000500	111	B4	1993	12	55	2,648	618,000.00	8/21/2007	I	685,000.00	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
00815400000200	111	62	1993	17	55	2,677	628,200.00	12/6/2007	I	699,950.00	0.90
00815400004700	111	62	1995	17	55	3,454	635,400.00	7/10/2007	I	699,950.00	0.91
00835700000400	111	61	1995	17	55	2,637	547,600.00	3/16/2007	I	599,900.00	0.91
00869900002200	111	6	1998	17	65	2,987	690,900.00	6/27/2007	I	725,000.00	0.95
00869900002900	111	6	2000	17	65	3,603	759,500.00	4/18/2007	I	915,000.00	0.83
00893200002300	111	62	1999	17	65	3,360	763,600.00	6/4/2007	I	850,000.00	0.90
00893200003700	111	62	2001	17	65	3,152	724,700.00	9/7/2007	I	770,000.00	0.94
00899900000700	111	6	2000	18	49	2,873	584,700.00	10/19/2007	I	630,000.00	0.93
00899900001100	111	6	2001	17	65	2,770	690,500.00	2/16/2007	I	749,000.00	0.92
00959200000400	111	B7	2007	17	65	4,256	842,900.00	1/8/2007	I	900,000.00	0.94
00959200000800	111	B7	2004	17	65	3,282	676,000.00	9/25/2007	I	742,500.00	0.91
01030100000100	111	6	2007	17	65	3,638	774,000.00	12/10/2007	I	819,000.00	0.95
01030100000200	111	6	2007	17	65	4,269	855,000.00	3/30/2007	I	979,000.00	0.87
01030100001300	111	6	2005	17	65	3,870	802,000.00	3/22/2007	I	846,750.00	0.95
27050200303200	111	B4	1978	12	45	3,192	636,800.00	3/23/2007	I	651,000.00	0.98
27051000403500	111	B2	1971	11	45	1,008	303,400.00	6/6/2007	I	315,000.00	0.96
27051000408400	118	B4	1996	71	55	1,512	380,100.00	9/5/2007	I	327,000.00	1.16
27051100105900	111	B2	2004	17	65	3,322	631,300.00	7/23/2007	I	725,000.00	0.87
27051100200300	111	B4	2007	17	65	3,848	832,500.00	5/23/2007	I	950,000.00	0.88
27051100204200	111	B4	1979	11	45	2,045	475,700.00	4/16/2007	I	544,000.00	0.87
27051100301200	111	B4	1922	12	49	998	400,300.00	11/1/2007	I	440,000.00	0.91
27051100302300	111	B2	2006	17	55	3,031	528,600.00	7/17/2007	I	675,000.00	0.78
27051100306400	118	B4	1986	71	55	1,671	352,200.00	4/18/2007	I	330,000.00	1.07

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:3113000 - 3113902

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
27051100400100	111	B2	1991	24	49	1,872	434,100.00	8/1/2007	I	430,000.00	1.01
27051100400700	111	B2	1932	14	35	1,329	322,600.00	2/26/2007	I	475,000.00	0.68
27051100401600	112	B4	1984	17	45	2,696	630,000.00	3/16/2007	I	625,000.00	1.01
27051300200600	111	B4	1998	17	55	2,344	555,600.00	5/25/2007	I	595,000.00	0.93
27051400307200	111	B2	1990	11	41	1,768	319,000.00	4/19/2007	I	375,000.00	0.85
27051500100300	111	57	1999	17	55	3,342	851,000.00	6/11/2007	I	1,200,000.00	0.71
27052300202300	111	57	1980	11	49	2,244	538,700.00	4/27/2007	I	584,950.00	0.92
27052300302100	111	B4	1977	23	49	2,105	451,200.00	6/20/2007	I	479,950.00	0.94
27052400204800	111	B2	1977	12	35	2,432	373,500.00	8/2/2007	I	575,000.00	0.65
27052400301300	118	B4					243,300.00	6/25/2007	I	778,800.00	0.31
27052600102500	111	B4	1977	24	49	2,258	496,500.00	9/21/2007	I	620,000.00	0.80
27052600102600	111	B4	1977	24	45	1,978	474,600.00	2/23/2007	I	475,000.00	1.00
27060700401000	111	B4	1987	11	45	1,028	415,900.00	4/23/2007	I	379,950.00	1.09
27061700301100	111	B4	1999	17	55	3,543	682,100.00	8/20/2007	I	885,000.00	0.77
27061800202400	111	B4	1997	17	55	3,630	644,300.00	9/11/2007	I	700,000.00	0.92
27061800301800	111	57	1973	12	45	3,860	551,000.00	4/6/2007	I	690,000.00	0.80
27061800401700	111	B4	1997	11	45	1,847	520,700.00	8/28/2007	I	568,500.00	0.92
27061900102000	122	B4	1989	17	45	2,736	459,000.00	6/11/2007	I	465,000.00	0.99
27062000202700	111	B4	1989	17	45	2,522	547,900.00	7/25/2007	I	575,000.00	0.95
28052200301200	111	B4	1935	11	35	672	430,600.00	7/12/2007	I	550,000.00	0.78
28052700101300	910	B2					165,000.00	4/25/2007	V	170,000.00	0.97
28053600104400	111	B6	1989	12	75	3,985	909,900.00	10/3/2007	I	1,055,000.00	0.86
00960002301000	119	N/A	1991	74	45	793	15,500.00	4/11/2007	I	19,500.00	0.79

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00960002302100	119	N/A	1985	71	45	1,120	29,600.00	7/11/2007	I	33,000.00	0.90
00960002303200	119	N/A	1985	74	45	782	11,400.00	4/17/2007	I	12,500.00	0.91
00960002600700	119	N/A	1976	74	35	924	10,000.00	3/16/2007	I	12,500.00	0.80