

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4121000 - 4121001

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): 4121000 – 4121001

Parcels Appraised: 2,115

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	59,758,700	59,807,900	49,200	0.1%
Improvements:	57,197,800	57,590,500	392,700	0.7%
Total:	116,956,500	117,398,400	441,900	0.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 27

	2007	2008	Change	% Change
Median Ratio:	0.8505	0.8255	-0.0251	-2.9%
Mean Ratio:	0.7564	0.7659	0.0095	1.3%
Weighted Mean:	0.7431	0.7550	0.0119	1.6%
PRD:	1.0178	1.0144	-0.0034	-0.3%
COD:	0.2465	0.2308	-0.0157	-6.4%

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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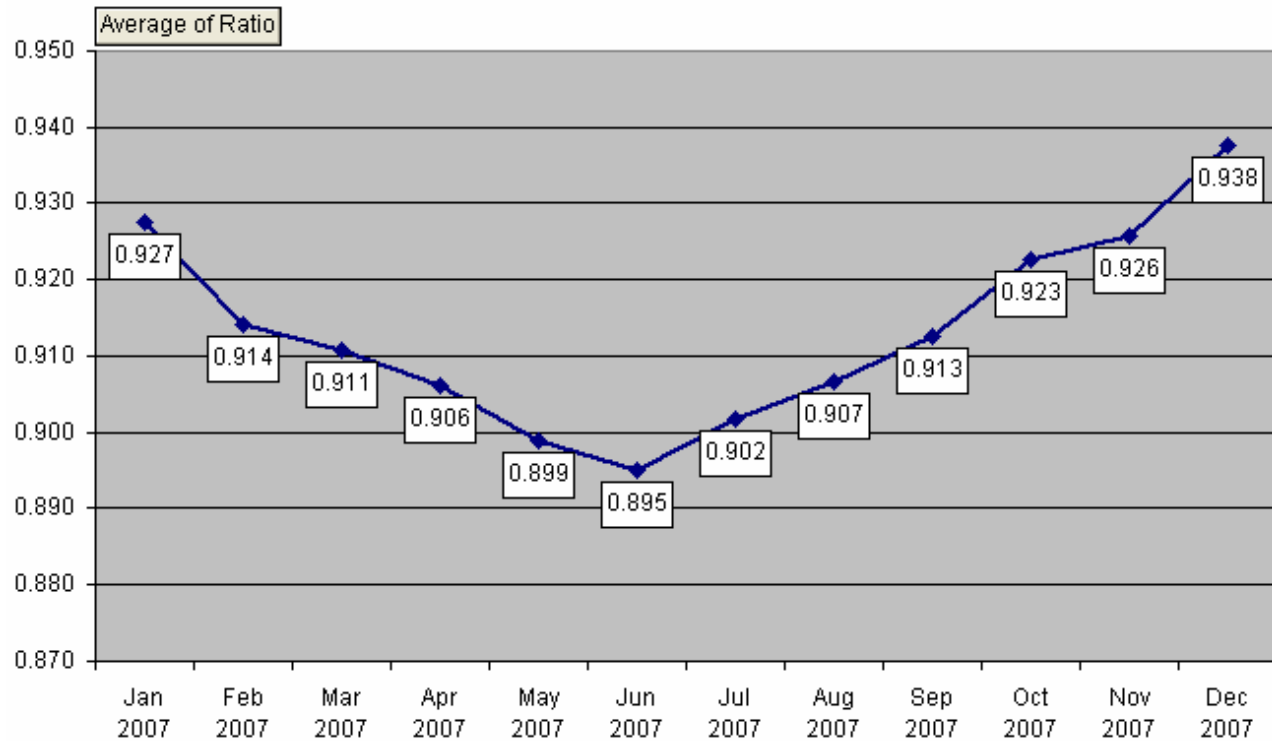
Summary

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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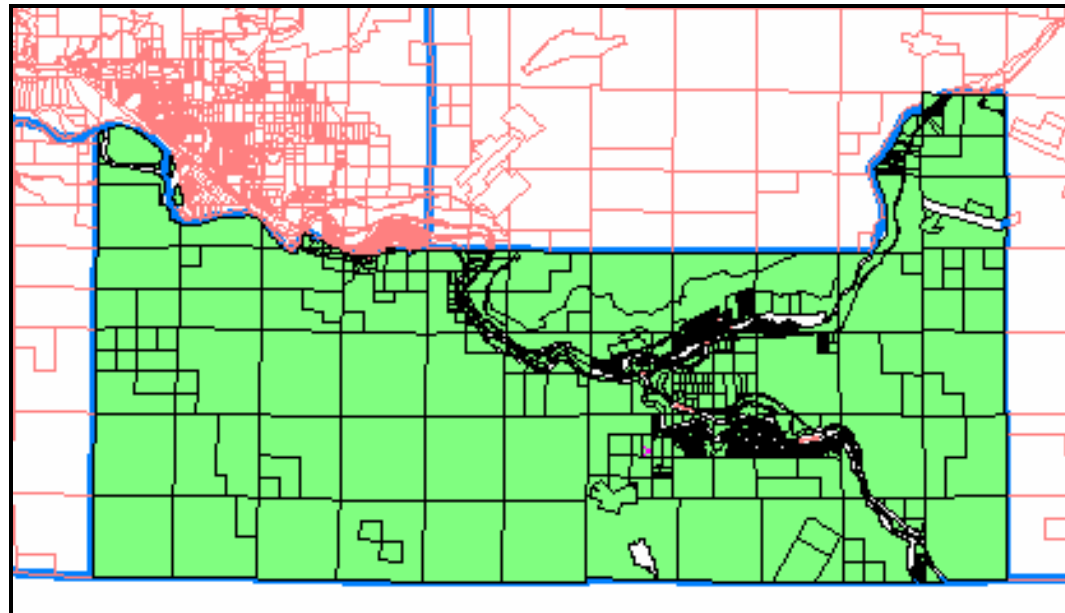


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4121000 - 4121001 (AKA BMA 4121000 - 4121001) 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

The Town of Index and an area south and southeast of the Town of Goldbar.

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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:	413,800	413,800	0	0.0%
		B:	247,400	255,100	7,700	3.1%
		T:	661,200	668,900	7,700	1.2%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	163	L:	597,200	597,200	0	0.0%
		B:	640,800	642,800	2,000	0.3%
		T:	1,238,000	1,240,000	2,000	0.2%
Residential	664	L:	24,179,800	24,316,700	136,900	0.6%
		B:	55,988,000	56,364,200	376,200	0.7%
		T:	80,167,800	80,680,900	513,100	0.6%
Multifamily	1	L:	48,000	49,000	1,000	2.1%
		B:	77,100	77,600	500	0.6%
		T:	125,100	126,600	1,500	1.2%
Forest	55	L:	291,000	291,000	0	0.0%
		B:	226,400	232,700	6,300	2.8%
		T:	517,400	523,700	6,300	1.2%
Other	1,229	L:	34,228,900	34,140,200	-88,700	-0.3%
		B:	18,100	18,100	0	0.0%
		T:	34,247,000	34,158,300	-88,700	-0.3%

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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	2,115	L:	59,758,700	59,807,900	49,200	0.1%
		B:	57,197,800	57,590,500	392,700	0.7%
		T:	116,956,500	117,398,400	441,900	0.4%

- 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	318	9	2.8%
	112-2 Single Family Residences	6		
	115-5+ Single Family Residence	1		
	117-Manufac Home (Leased Site)	5		
	118-Manufac Home (Owned Site)	35		
	122-Duplex	1		
	183-Non Residential Structure	43	1	2.3%
	184-Septic System	4		
	185-Well	4		
	186-Septic System & Well	1		
	189-Other Residential	1		
	198-Vacation Cabins	246	4	1.6%
	411-Railroad Transportation	145		
	456-Local Access Streets	5		
	459-Other Highway NEC	6		
	483-Water Util & Irrig & Stg	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	1		
	711-Cultural Activities	1		
	741-Sports Activities	1		
	751-Resorts	1		
	762-Parks, Leisure & Ornamenta	1		
	849-Other Fishery Activities	1		
	850-Mine Claims Mineral Rights	5		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	854-Mining & Quarrying	3		
	880-DF Timber Acres	51		
	881-DF Timber Acres	1		
	889-DF Timber Acres	1		
	910-Undeveloped Land	1,202	13	1.1%
	915-Common Areas	1		
	921-Forest Reserve	11		
	922-Nonreserve Forests	5		
	931-Rivers,Streams,Creeks	1		
	940-Open Space General	3		
	950-Open Space Timber	2		
	Grand Total	2,115	27	1.3%

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.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	14 US Forest Land	89		
	21 Designated Forest	27		
	22 Open Space Forest	1		
	25 Designated Forest	5		
	54 No Perk	3		
	57 Other Acreage Type	72	3	4.2%
	65 Topo Problems I	38		
	66 Topo Problems II	18		
	86 Utility Easement (P/L)	11		
	Contiguous - less than 1 acre	75		
	B1 Septic Fair NH	332	8	2.4%
	B2 Septic Average Mixed NH	133	5	3.8%
	LF Land detail not used	21		
	MN Mining	7		
	R1 Recreational Lot	584	5	0.9%
	R2 Recreational Lot Wtrf	238	4	1.7%
	R3 Spt/Well Site	76	1	1.3%
	R4 Spt/Well Site	91		
	R5 Land with Power Vacant	9		
	R6 Riverfrt with Power Vacant	4		
	U1 Waterfront I	37	1	2.7%
	U2 Waterfront II	28		
	UD Undevelopable Land	196		
	W2 Wtrfrt/View Type II	14		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
Grand Total	2,115	27	1.3%

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	390	6	1.5%
12 - 1 Story Basement	14		
14 - 1 1/2 Story	87	5	5.7%
15 - 1 1/2 Story Basement	10		
17 - 2 Story	62	1	1.6%
18 - 2 Story Basement	8		
23 - Split Entry	1	1	100.0%
24 - Tri Level	1		
71 - DW Manufactured Home	19		
74 - SW Manufactured Home	14		
77 - TW Manufactured Home	1		
96 - Geodesic Dome	1		
N/A	1,507	14	0.9%
Grand Total	2,115	27	1.3%

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	100	2	2.0%
	25 Low	141	2	1.4%
	35 Fair	194	6	3.1%
	41 Average Minus	6		
	45 Average	133	2	1.5%
	49 Average Plus	14		
	55 Good	17	1	5.9%
	65 Very Good	3		
	N/A	1,507	14	0.9%
	Grand Total	2,115	27	1.3%

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	2		
	1900 - 1909	10	1	10.00%
	1910 - 1919	29	1	3.45%
	1920 - 1929	20		
	1930 - 1939	5		
	1940 - 1949	9		
	1950 - 1959	75	1	1.33%
	1960 - 1969	183	5	2.73%
	1970 - 1979	117	4	3.42%
	1980 - 1989	43		
	1990 - 1999	62		
	2000 to the present	53	1	1.89%
	N/A	1507	14	0.93%
	Grand Total	2115	27	1.28%

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	1,507	14	0.9%
	1 - 499	213	4	1.9%
	500 - 749	134	2	1.5%
	750 - 999	87	3	3.4%
	1000 - 1249	72	1	1.4%
	1250 - 1499	43		
	1500 - 1749	25	1	4.0%
	1750 - 1999	17		
	2000 - 2249	4	1	25.0%
	2250 - 2499	4	1	25.0%
	2500 - 2749	3		
	2750 - 2999	2		
	3000 - 3249	1		
	3250 - 3499	1		
	3750 - 3999	1		
	4250 - 4499	1		
	Grand Total	2115	27	1.3%

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	2,184,900	2,219,800
Total Sales Price	2,940,075	2,940,075
Average Assessed Value	80,922	82,215
Average Sales Price	108,892	108,892
Number in Sample	27	27
Median Ratio	0.8505	0.8255
Mean (Average) Ratio	0.7564	0.7659
Weighted Mean (S.W.A.) Ratio	0.7431	0.7550
Regression Index (P.R.D.)	1.0178	1.0144
Coefficient of Dispersion (C.O.D.)	0.2465	0.2308

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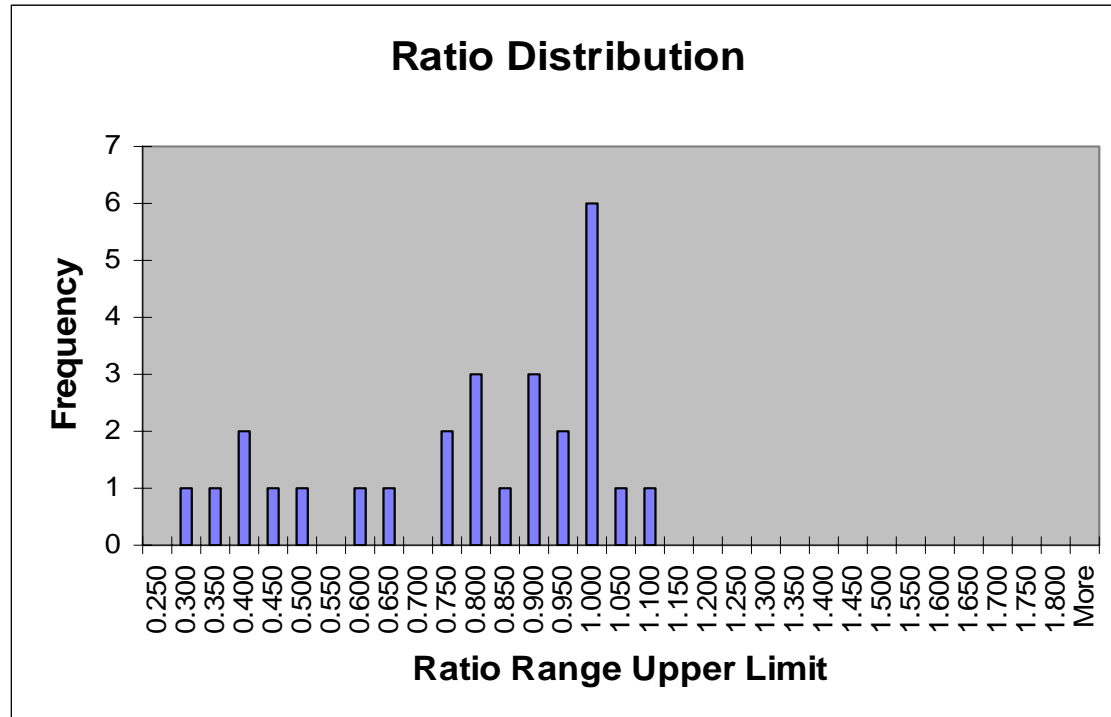


Performance Analysis

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	1,510,300	1,519,200
Total Sales Price	1,866,950	1,866,950
Average Assessed Value	167,811	168,800
Average Sales Price	207,439	207,439
Number in Sample	9	9
Median Ratio	0.8855	0.8855
Mean (Average) Ratio	0.8399	0.8411
Weighted Mean (S.W.A.) Ratio	0.8090	0.8137
Regression Index (P.R.D.)	1.0382	1.0336
Coefficient of Dispersion	0.1276	0.1170

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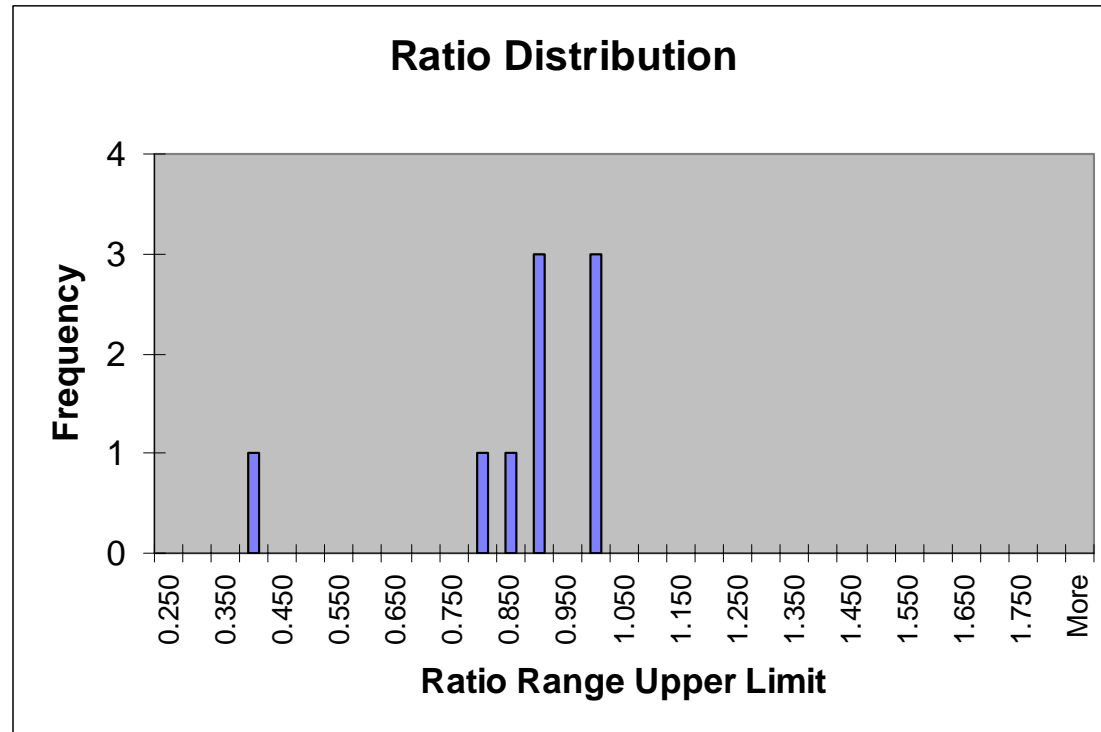


Performance Analysis

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
00479902400100	910	B1					18,000.00	1/25/2007	V	24,750.00	0.73
00479902402500	111	B1	1910	14	55	2,287.00	223,900.00	5/4/2007	I	230,000.00	0.97
00479901101400	111	B1	1903	14	45	1,612.00	120,200.00	10/27/2007	I	305,000.00	0.39
27091400300400	910	57					87,300.00	5/3/2007	V	112,000.00	0.78
27091500201500	111	B1	2003	23	45	2,078.00	333,100.00	2/5/2007	I	376,950.00	0.88
27100300401700	910	B1					66,500.00	10/10/2007	V	115,000.00	0.58
27102000100900	910	57					82,500.00	5/11/2007	V	89,500.00	0.92
27102100100900	910	57					50,000.00	8/17/2007	V	68,950.00	0.73
27103400401700	198	U1	1950	11	25	480.00	150,100.00	6/12/2007	I	189,900.00	0.79
00525600003200	198	R2	1962	11	15	280.00	37,300.00	11/23/2007	I	109,000.00	0.34
00525700104100	910	R1					4,500.00	9/25/2007	V	4,625.00	0.97
00525800201000	198	R2	1963	11	15	320.00	8,200.00	9/19/2007	I	8,000.00	1.03
00525900306000	910	R2					6,500.00	5/15/2007	V	10,000.00	0.65
00526000400100	910	R1					6,000.00	7/23/2007	V	6,000.00	1.00
00526100501400	910	R2					8,500.00	1/24/2007	V	9,000.00	0.94
00526100504801	910	R1					3,000.00	9/5/2007	V	10,400.00	0.29
00526100509200	111	B1	1977	17	35	800.00	129,900.00	9/10/2007	I	145,000.00	0.90
00526100511600	111	B1	1961	11	35	639.00	181,600.00	2/13/2007	I	220,000.00	0.83
00526100522100	198	R1	1961	11	25	464.00	39,100.00	6/11/2007	I	37,000.00	1.06
00526200609500	111	B1	1972	14	35	826.00	127,900.00	3/7/2007	I	133,000.00	0.96
00542300000100	910	B2					58,000.00	12/11/2007	V	130,000.00	0.45
00576800101800	183	B2					62,600.00	3/22/2007	I	129,000.00	0.49
00576800500900	111	B2	1974	14	35	758.00	128,400.00	3/27/2007	I	145,000.00	0.89

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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
00576800501400	910	R3					8,000.00	5/11/2007	V	8,000.00	1.00
00576800501600	111	B2	1967	11	35	600.00	115,900.00	2/1/2007	I	150,000.00	0.77
00576800502200	111	B2	1972	14	35	1,008.00	158,300.00	10/16/2007	I	162,000.00	0.98
27103000101600	910	R1					4,500.00	4/24/2007	V	12,000.00	0.38