

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4217000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2005 Assessment for 2006 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 4217000

Parcels Appraised: 1,877

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	295,930,700	294,688,600	-1,242,100	-0.4%
Improvements:	264,218,500	255,988,700	-8,229,800	-3.1%
Total:	560,149,200	550,677,300	-9,471,900	-1.7%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 46

	2007	2008	Change	% Change
Median Ratio:	0.9165	0.8947	-0.0218	-2.4%
Mean Ratio:	0.8978	0.8937	-0.0041	-0.5%
Weighted Mean:	0.9110	0.8919	-0.0191	-2.1%
PRD:	0.9855	1.0021	0.0166	1.7%
COD:	0.1180	0.0744	-0.0436	-36.9%

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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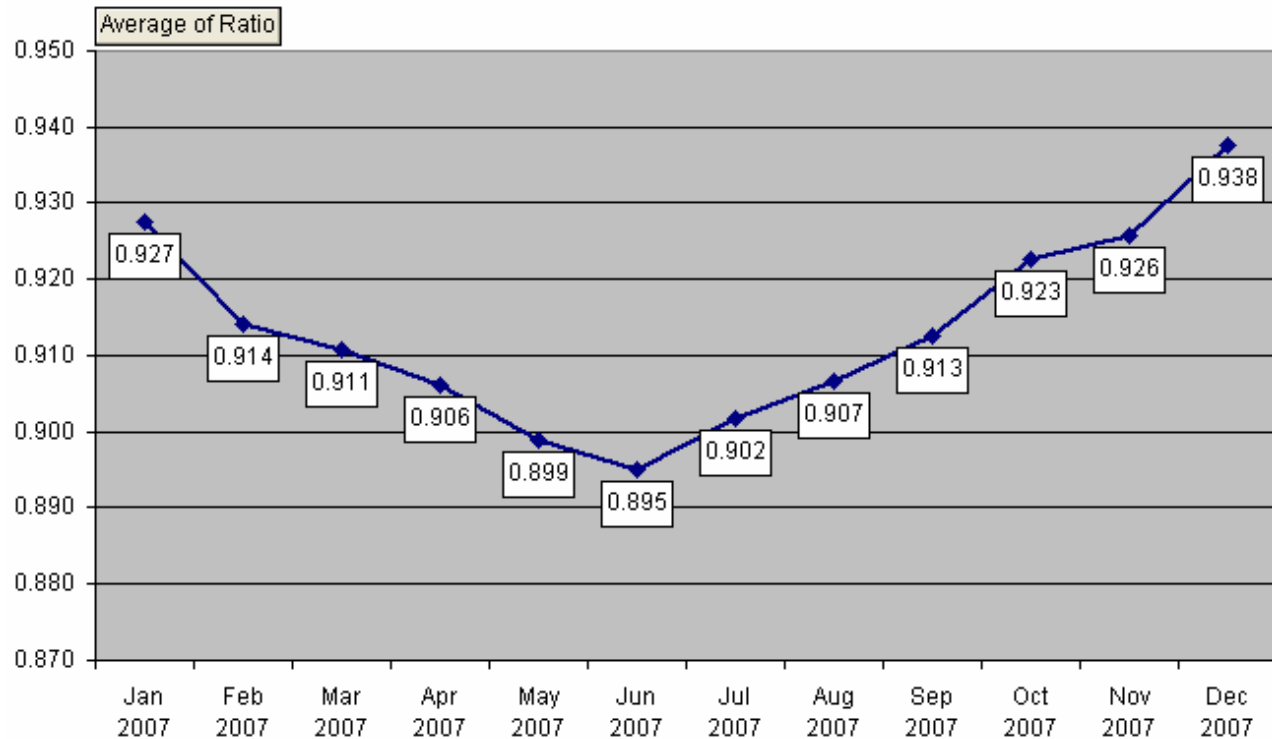
Summary

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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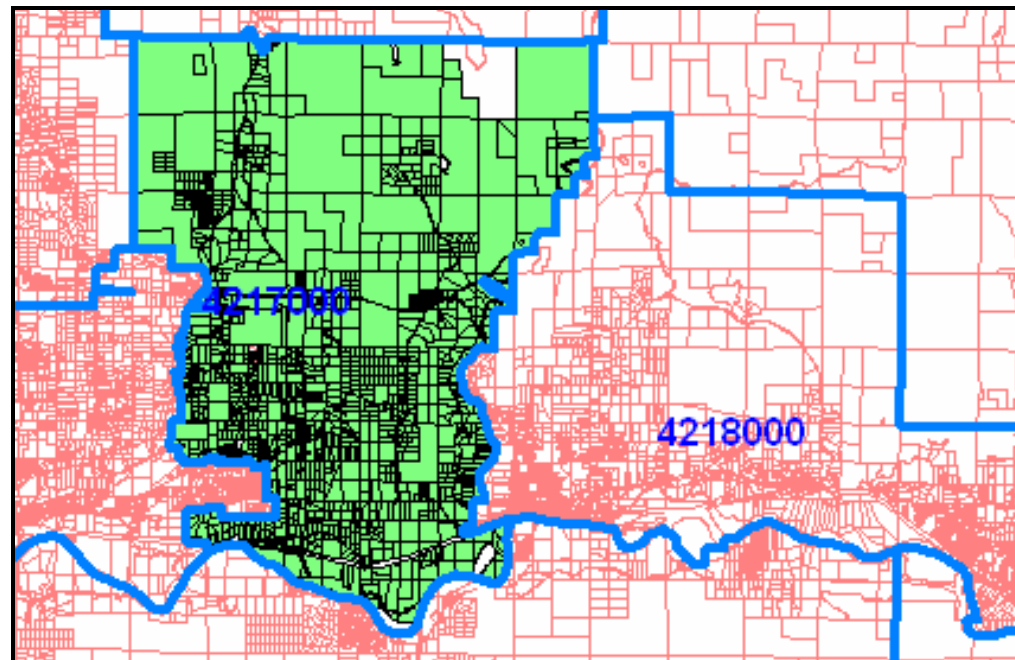


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4217000 (AKA BMA 4217000) 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

An area north of Hwy 2 and west of the Sultan River.

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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	89	L:	17,110,100	17,112,100	2,000	0.0%
		B:	8,494,100	8,317,800	-176,300	-2.1%
		T:	25,604,200	25,429,900	-174,300	-0.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	25	L:	1,580,900	1,580,900	0	0.0%
		B:	1,370,300	1,370,300	0	0.0%
		T:	2,951,200	2,951,200	0	0.0%
Residential	1277	L:	213,728,000	212,414,800	-1,313,200	-0.6%
		B:	243,907,300	236,352,800	-7,554,500	-3.1%
		T:	457,635,300	448,767,600	-8,867,700	-1.9%
Multifamily	3	L:	628,600	628,600	0	0.0%
		B:	721,700	738,300	16,600	2.3%
		T:	1,350,300	1,366,900	16,600	1.2%
Forest	121	L:	12,002,300	11,914,300	-88,000	-0.7%
		B:	9,710,300	9,205,600	-504,700	-5.2%
		T:	21,712,600	21,119,900	-592,700	-2.7%
Other	362	L:	50,880,800	51,037,900	157,100	0.3%
		B:	14,800	3,900	-10,900	-73.6%
		T:	50,895,600	51,041,800	146,200	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	1877	L:	295,930,700	294,688,600	-1,242,100	-0.4%
		B:	264,218,500	255,988,700	-8,229,800	-3.1%
		T:	560,149,200	550,677,300	-9,471,900	-1.7%

- 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
	110-Sr Cit Exemption Residual	7		
	111-Single Family Residence	906	35	3.86%
	112-2 Single Family Residences	37		
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	35		
	118-Manufac Home (Owned Site)	251	9	3.59%
	122-Duplex	3		
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	26		
	184-Septic System	2		
	185-Well	2	1	50.00%
	186-Septic System & Well	2		
	198-Vacation Cabins	7		
	411-Railroad Transportation	1		
	456-Local Access Streets	11		
	481-Electric Utility	8		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	2		
	691-Religious Activities	1		
	818-Farms General	1		
	830-Open Space Agriculture	77		
	850-Mine Claims Mineral Rights	1		
	854-Mining & Quarrying	4		
	880-DF Timber Acres	73		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	881-DF Timber Acres	17		
	889-DF Timber Acres	3		
	910-Undeveloped Land	338	1	0.30%
	915-Common Areas	3		
	921-Forest Reserve	14		
	922-Nonreserve Forests	2		
	940-Open Space General	11		
	950-Open Space Timber	28		
	Grand Total	1877	46	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	36		
	14 US Forest Land	35		
	21 Designated Forest	16		
	22 Open Space Forest	25		
	23 Open Space General	8		
	24 Open Space Ag	55		
	25 Designated Forest	33		
	46 Spt/Well Site	28		
	54 No Perk	13		
	57 Other Acreage Type	397	13	3.27%
	59 Other Acreage Type	197	7	3.55%
	6 Exception	97	7	7.22%
	63 Exception	8		
	65 Topo Problems I	25		
	66 Topo Problems II	15		
	67 Remote/No Power	6		
	68 Misc Land	4		
	86 Utility Easement (P/L)	8		
	Contiguous - less than 1 acre	13		
	AG AG-10 FHZ	17		
	B1 Septic Fair NH	24	1	4.17%
	B2 Septic Average Mixed NH	213	9	4.23%
	B3 Septic - Access DNA Devlpm	31		
	B4 Septic Average NH	442	9	2.04%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	CA Common Areas	7		
	LF Land detail not used	40		
	MN Mining	4		
	SC SrCit Residual Contiguous	1		
	U1 Waterfront I	17		
	U2 Waterfront II	36		
	UD Undevelopable Land	26		
	Grand Total	1877	46	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	401	8	2.00%
	12 - 1 Story Basement	86	2	2.33%
	14 - 1 1/2 Story	106	3	2.83%
	15 - 1 1/2 Story Basement	38	3	7.89%
	17 - 2 Story	249	12	4.82%
	18 - 2 Story Basement	23		
	20 - 2+ Story	2		
	21 - 2+ Story Basement	2		
	23 - Split Entry	39	5	12.82%
	24 - Tri Level	36	1	2.78%
	27 - Multi Level	1		
	71 - DW Manufactured Home	205	8	3.90%
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	73	1	1.37%
	77 - TW Manufactured Home	9		
	96 - Geodesic Dome	1		
	N/A	605	3	0.50%
	Grand Total	1877	46	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	6		
	25 Low	47	1	2.13%
	35 Fair	155	1	0.65%
	41 Average Minus	49	3	6.12%
	45 Average	568	19	3.35%
	49 Average Plus	215	11	5.12%
	55 Good	191	8	4.19%
	65 Very Good	40		
	75 Excellent	1		
	N/A	605	3	0.50%
	Grand Total	1877	46	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	1		
	1900 - 1909	6		
	1910 - 1919	13		
	1920 - 1929	50	1	2.00%
	1930 - 1939	25	1	4.00%
	1940 - 1949	34		
	1950 - 1959	25		
	1960 - 1969	89	2	2.25%
	1970 - 1979	218	2	0.92%
	1980 - 1989	315	11	3.49%
	1990 - 1999	316	13	4.11%
	2000 to the present	180	13	7.22%
	N/A	605	3	0.50%
	Grand Total	1877	46	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	605	3	0.50%
	1 - 499	13		
	500 - 749	43	2	4.65%
	750 - 999	105	1	0.95%
	1000 - 1249	137		
	1250 - 1499	197	9	4.57%
	1500 - 1749	169	8	4.73%
	1750 - 1999	189	8	4.23%
	2000 - 2249	121	4	3.31%
	2250 - 2499	85	4	4.71%
	2500 - 2749	73	2	2.74%
	2750 - 2999	46	2	4.35%
	3000 - 3249	33		
	3250 - 3499	22	2	9.09%
	3500 - 3749	11		
	3750 - 3999	4		
	4000 - 4249	5	1	20.00%
	4250 - 4499	5		
	4500 - 4749	8		
	5000 - Over	6		
	Grand Total	1877	46	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	16,286,000	15,944,600
Total Sales Price	17,878,036	17,878,036
Average Assessed Value	354,043	346,622
Average Sales Price	388,653	388,653
Number in Sample	46	46
Median Ratio	0.9165	0.8947
Mean (Average) Ratio	0.8978	0.8937
Weighted Mean (S.W.A.) Ratio	0.9110	0.8919
Regression Index (P.R.D.)	0.9855	1.0021
Coefficient of Dispersion (C.O.D.)	0.1180	0.0744

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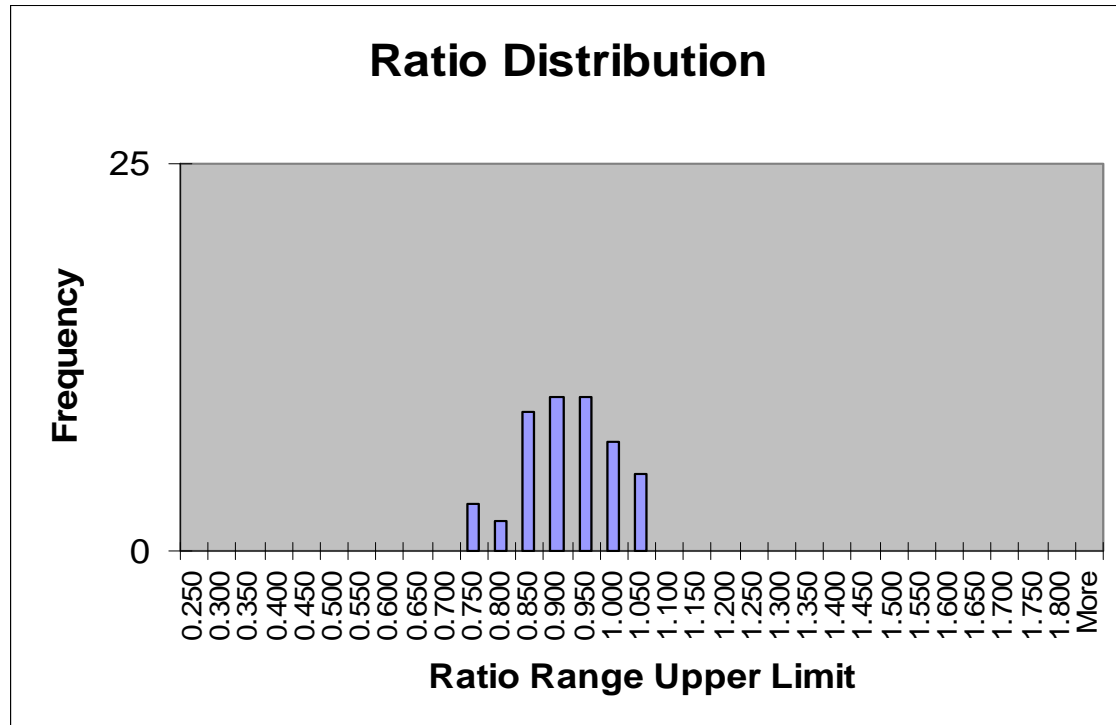


Performance Analysis

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	13,582,200	13,077,700
Total Sales Price	14,578,615	14,578,615
Average Assessed Value	388,063	373,649
Average Sales Price	416,532	416,532
Number in Sample	35	35
Median Ratio	0.9492	0.8940
Mean (Average) Ratio	0.9317	0.8995
Weighted Mean (S.W.A.) Ratio	0.9317	0.8970
Regression Index (P.R.D.)	1.0001	1.0027
Coefficient of Dispersion	0.0947	0.0710

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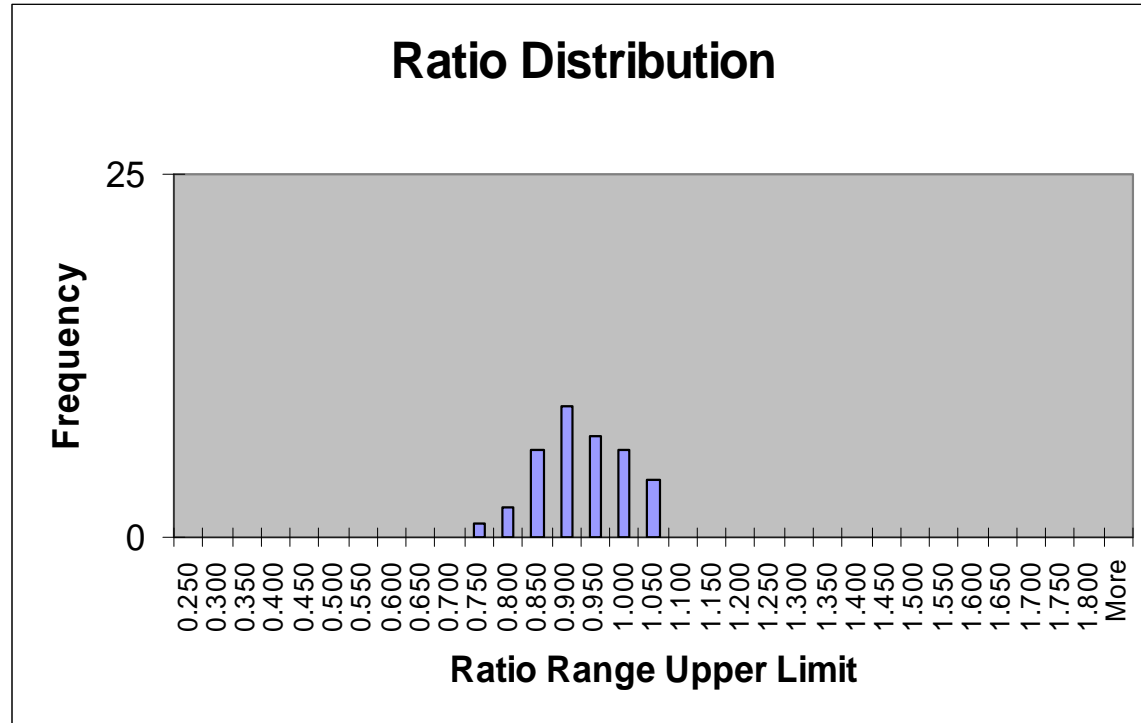


Performance Analysis

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
00396500001600	111	6	2007	23	41	1,400.00	231,900.00	4/26/2007	I	249,950.00	0.93
00396500002300	111	6	2007	23	45	1,739.00	268,000.00	2/2/2007	I	295,150.00	0.91
00396500002400	111	6	2007	23	45	1,739.00	268,000.00	3/23/2007	I	294,950.00	0.91
00396500003500	111	6	2005	11	41	1,400.00	251,700.00	5/11/2007	I	300,000.00	0.84
00396500004500	111	6	1972	14	35	672.00	183,400.00	7/16/2007	I	185,000.00	0.99
00396500006200	111	6	1981	11	41	960.00	210,300.00	2/23/2007	I	255,500.00	0.82
00396500007200	111	6	1991	24	45	1,304.00	258,100.00	3/20/2007	I	318,000.00	0.81
00424900000500	111	B2	1989	11	49	1,773.00	362,600.00	4/27/2007	I	355,000.00	1.02
00424900001000	111	B2	1990	17	49	2,128.00	374,300.00	3/8/2007	I	373,000.00	1.00
00424900001300	111	B2	1984	11	45	1,906.00	334,600.00	5/9/2007	I	385,500.00	0.87
00616900003200	118	B1	1968	74	25	744.00	148,700.00	6/11/2007	I	211,000.00	0.70
00709000000600	111	B2	1983	15	45	2,328.00	334,700.00	3/1/2007	I	385,000.00	0.87
00850200000700	111	B2	2000	17	49	1,626.00	410,400.00	10/15/2007	I	444,000.00	0.92
00876800000400	111	57	1999	23	49	2,464.00	447,900.00	2/21/2007	I	501,000.00	0.89
00876800001100	111	57	1998	17	49	2,872.00	550,400.00	5/14/2007	I	585,000.00	0.94
00889300000400	111	B2	2000	17	55	2,526.00	478,100.00	5/9/2007	I	557,000.00	0.86
01009800001000	111	B2	2005	17	49	2,296.00	425,200.00	11/27/2007	I	415,000.00	1.02
01009800002200	111	B2	2005	17	49	2,577.00	430,500.00	9/10/2007	I	438,000.00	0.98
01073800000100	111	B4	1932	14	45	2,458.00	364,100.00	7/23/2007	I	493,500.00	0.74
27070300101800	111	B4					302,200.00	3/17/2007	I	370,000.00	0.82
27070300102700	111	57	2007	17	45	3,311.00	559,800.00	3/26/2007	I	635,200.00	0.88
27070300400100	111	57	1923	15	45	1,622.00	184,800.00	9/5/2007	I	185,000.00	1.00
28070900401600	118	59	1995	71	55	1,504.00	249,200.00	4/9/2007	I	267,000.00	0.93

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
28071200400300	118	59	1999	71	55	1,502.00	398,800.00	8/29/2007	I	475,000.00	0.84
28071200401200	118	59	1983	71	45	1,344.00	181,800.00	10/19/2007	I	250,000.00	0.73
28071500300500	118	B2	1996	71	55	1,404.00	224,000.00	7/26/2007	I	214,000.00	1.05
28072100101600	111	59	1997	11	45	1,256.00	275,000.00	8/8/2007	I	303,300.00	0.91
28072300101800	111	59	1991	11	45	1,821.00	357,600.00	4/20/2007	I	461,000.00	0.78
28072500400900	111	B4	1963	17	49	2,788.00	452,500.00	9/13/2007	I	520,565.00	0.87
28072600100800	910	57					152,500.00	1/29/2007	V	155,000.00	0.98
28072600300300	111	B4	1984	23	45	2,052.00	425,400.00	7/17/2007	I	438,000.00	0.97
28072600302400	111	B4	1983	12	45	1,452.00	356,100.00	6/23/2007	I	435,000.00	0.82
28072700201700	111	B4	1990	17	45	1,761.00	357,600.00	5/24/2007	I	386,500.00	0.93
28072700403200	111	B4	2007	17	55	3,312.00	611,500.00	2/15/2007	I	629,500.00	0.97
28072800102400	111	57	1979	11	45	1,488.00	359,900.00	1/3/2007	I	446,500.00	0.81
28072800104300	111	57	1981	14	49	1,867.00	419,400.00	1/18/2007	I	477,500.00	0.88
28072800104400	111	57	1983	15	45	1,850.00	375,700.00	10/8/2007	I	497,000.00	0.76
28073300100600	118	57	1993	71	55	2,136.00	354,100.00	3/16/2007	I	395,495.00	0.90
28073400102500	111	B4	1998	17	49	1,627.00	422,800.00	3/27/2007	I	480,000.00	0.88
28073400202900	185	57					212,900.00	5/22/2007	I	235,750.00	0.90
28073500100200	118	57	1989	71	55	1,782.00	334,800.00	9/7/2007	I	401,176.00	0.83
28073500302900	118	B4	1984	71	45	1,296.00	315,800.00	5/16/2007	I	375,000.00	0.84
28081800301200	111	59	2004	12	49	4,241.00	560,000.00	3/9/2007	I	535,000.00	1.05
28081800302200	118	59	2002	71	55	1,512.00	294,300.00	10/26/2007	I	320,000.00	0.92
28083100201300	111	57	1991	17	45	1,800.00	440,200.00	6/21/2007	I	463,000.00	0.95
28083100302200	111	57	2007	11	45	2,163.00	433,000.00	8/8/2007	I	485,000.00	0.89

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Qualified Sales

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