

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4601000 - 4601904

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2001 Assessment / 2002 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 4601000 - 4601904

Parcels Appraised: 2,960

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	343,279,300	342,125,900	-1,153,400	-0.3%
Improvements:	151,637,600	147,718,500	-3,919,100	-2.6%
Total:	494,916,900	489,844,400	-5,072,500	-1.0%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 74

	2007	2008	Change	% Change
Median Ratio:	0.9079	0.8858	-0.0220	-2.4%
Mean Ratio:	0.8747	0.8715	-0.0032	-0.4%
Weighted Mean:	0.8713	0.8694	-0.0019	-0.2%
PRD:	1.0039	1.0025	-0.0014	-0.1%
COD:	0.1794	0.1372	-0.0422	-23.5%

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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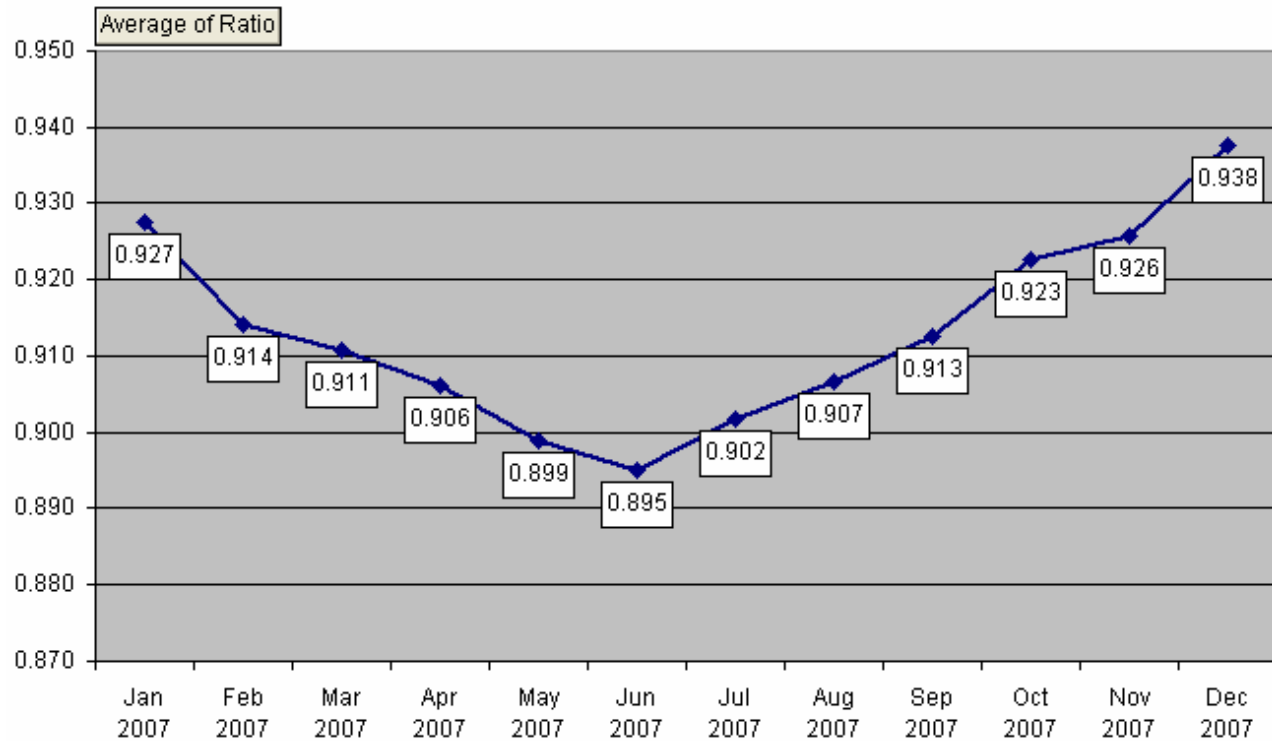
Summary

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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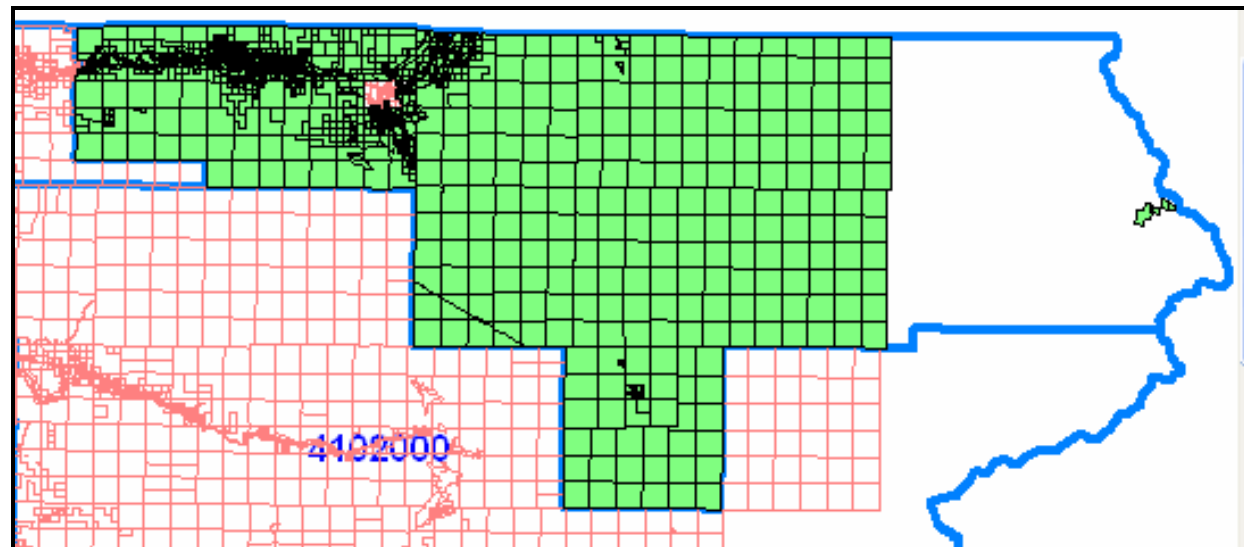


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4601000 - 4601904 (AKA BMA 4601000 - 4601904) 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.

Neighborhood Description

All of Darrington School District #330

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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	67	L:	10,525,100	10,301,500	-223,600	-2.1%
		B:	2,712,500	2,599,600	-112,900	-4.2%
		T:	13,237,600	12,901,100	-336,500	-2.5%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	53	L:	2,925,000	2,999,200	74,200	2.5%
		B:	3,294,400	3,301,500	7,100	0.2%
		T:	6,219,400	6,300,700	81,300	1.3%
Residential	1397	L:	100,519,300	99,814,800	-704,500	-0.7%
		B:	141,636,400	137,896,000	-3,740,400	-2.6%
		T:	242,155,700	237,710,800	-4,444,900	-1.8%
Multifamily	2	L:	126,000	126,000	0	0.0%
		B:	277,200	290,400	13,200	4.8%
		T:	403,200	416,400	13,200	3.3%
Forest	163	L:	3,404,000	3,378,600	-25,400	-0.7%
		B:	3,684,500	3,599,800	-84,700	-2.3%
		T:	7,088,500	6,978,400	-110,100	-1.6%
Other	1278	L:	225,779,900	225,505,800	-274,100	-0.1%
		B:	32,600	31,200	-1,400	-4.3%
		T:	225,812,500	225,537,000	-275,500	-0.1%

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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	2960	L:	343,279,300	342,125,900	-1,153,400	-0.3%
		B:	151,637,600	147,718,500	-3,919,100	-2.6%
		T:	494,916,900	489,844,400	-5,072,500	-1.0%

- 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	6		
	111-Single Family Residence	942	43	4.56%
	112-2 Single Family Residences	28		
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	61		
	118-Manufac Home (Owned Site)	189	5	2.65%
	119-Manuf Home (MHP)	55	2	3.64%
	122-Duplex	1	1	100.00%
	123-Tri-Plex	1		
	183-Non Residential Structure	32		
	184-Septic System	1	1	100.00%
	185-Well	7	3	42.86%
	186-Septic System & Well	3		
	189-Other Residential	1		
	198-Vacation Cabins	70		
	429-Other Motor Vehicle Transp	1		
	456-Local Access Streets	6		
	459-Other Highway NEC	1		
	481-Electric Utility	4		
	483-Water Util & Irrig & Stg	1		
	541-Groceries	1		
	599-Other Retail Trade	1		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	4		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	683-Special Training/Schooling	1		
	691-Religious Activities	7		
	699-Other Misc Services	1		
	722-Sports Assembly	1		
	723-Public Assembly	1		
	745-Trails (Centennial, etal)	17		
	751-Resorts	1		
	752-Group & Organized camps	1		
	761-Parks, General Recreation	3		
	830-Open Space Agriculture	54		
	850-Mine Claims Mineral Rights	17		
	854-Mining & Quarrying	2		
	880-DF Timber Acres	125		
	881-DF Timber Acres	20		
	889-DF Timber Acres	13		
	890-Other Resource Production	1		
	910-Undeveloped Land	1193	19	1.59%
	911-Vacant Site/Mobile Park	14		
	921-Forest Reserve	50		
	939-Other Water Areas	1		
	940-Open Space General	13		
	950-Open Space Timber	5		
	Grand Total	2960	74	2.5%

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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

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	180	2	1.11%
	14 US Forest Land	397		
	21 Designated Forest	53		
	22 Open Space Forest	1		
	23 Open Space General	9		
	24 Open Space Ag	30		
	25 Designated Forest	33		
	33 Septic Site	481	34	7.07%
	4 Septic Site	18	2	11.11%
	41 Septic Site	54	1	1.85%
	46 Spt/Well Site	128	10	7.81%
	54 No Perk	1		
	56 Spt/Wtr Acreage	30	1	3.33%
	57 Other Acreage Type	828	19	2.29%
	58 Other Acreage Type	33		
	59 Other Acreage Type	3		
	6 Exception	6		
	61 Exception	38		
	62 Exception	31		
	63 Exception	90		
	65 Topo Problems I	72		
	66 Topo Problems II	30	1	3.33%
	67 Remote/No Power	7		
	86 Utility Easement (P/L)	6		

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Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	Contiguous - less than 1 acre	26		
	LF Land detail not used	69		
	MN Mining	13		
	R5 Land with Power Vacant	17		
	R6 Riverfrt with Power Vacant	69	2	2.90%
	SC SrCit Residual Contiguous	2		
	U2 Waterfront II	15		
	U3 Waterfront III	66	1	1.52%
	U4 Waterfront IV	5		
	U5 Waterfront V	25	1	4.00%
	UD Undevelopable Land	94		
	Grand Total	2960	74	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	732	37	5.05%
	12 - 1 Story Basement	71	2	2.82%
	14 - 1 1/2 Story	105	1	0.95%
	15 - 1 1/2 Story Basement	15		
	17 - 2 Story	92	2	2.17%
	18 - 2 Story Basement	14		
	23 - Split Entry	6		
	24 - Tri Level	14	1	7.14%
	71 - DW Manufactured Home	155	5	3.23%
	74 - SW Manufactured Home	119	2	1.68%
	77 - TW Manufactured Home	9		
	N/A	1628	24	1.47%
	Grand Total	2960	74	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	50		
	25 Low	212	5	2.36%
	35 Fair	359	11	3.06%
	41 Average Minus	87	7	8.05%
	45 Average	446	17	3.81%
	49 Average Plus	33	5	15.15%
	55 Good	113	5	4.42%
	65 Very Good	29		
	75 Excellent	3		
	N/A	1628	24	1.47%
	Grand Total	2960	74	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
	1900 - 1909	11	1	9.09%
	1910 - 1919	29	2	6.90%
	1920 - 1929	89	3	3.37%
	1930 - 1939	92	3	3.26%
	1940 - 1949	78	2	2.56%
	1950 - 1959	117	4	3.42%
	1960 - 1969	154	4	2.60%
	1970 - 1979	226	2	0.88%
	1980 - 1989	155	4	2.58%
	1990 - 1999	198	4	2.02%
	2000 to the present	183	21	11.48%
	N/A	1628	24	1.47%
	Grand Total	2960	74	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		1628	24	1.47%
1 - 499		78		
500 - 749		142	2	1.41%
750 - 999		248	9	3.63%
1000 - 1249		253	15	5.93%
1250 - 1499		199	4	2.01%
1500 - 1749		143	12	8.39%
1750 - 1999		109	4	3.67%
2000 - 2249		79	1	1.27%
2250 - 2499		30	2	6.67%
2500 - 2749		15	1	6.67%
2750 - 2999		16		
3000 - 3249		6		
3250 - 3499		3		
3500 - 3749		2		
3750 - 3999		5		
4000 - 4249		2		
4250 - 4499		1		
5000 - Over		1		
Grand Total		2960	74	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	11,483,700	11,458,000
Total Sales Price	13,179,509	13,179,509
Average Assessed Value	155,185	154,838
Average Sales Price	178,101	178,101
Number in Sample	74	74
Median Ratio	0.9079	0.8858
Mean (Average) Ratio	0.8747	0.8715
Weighted Mean (S.W.A.) Ratio	0.8713	0.8694
Regression Index (P.R.D.)	1.0039	1.0025
Coefficient of Dispersion (C.O.D.)	0.1794	0.1372

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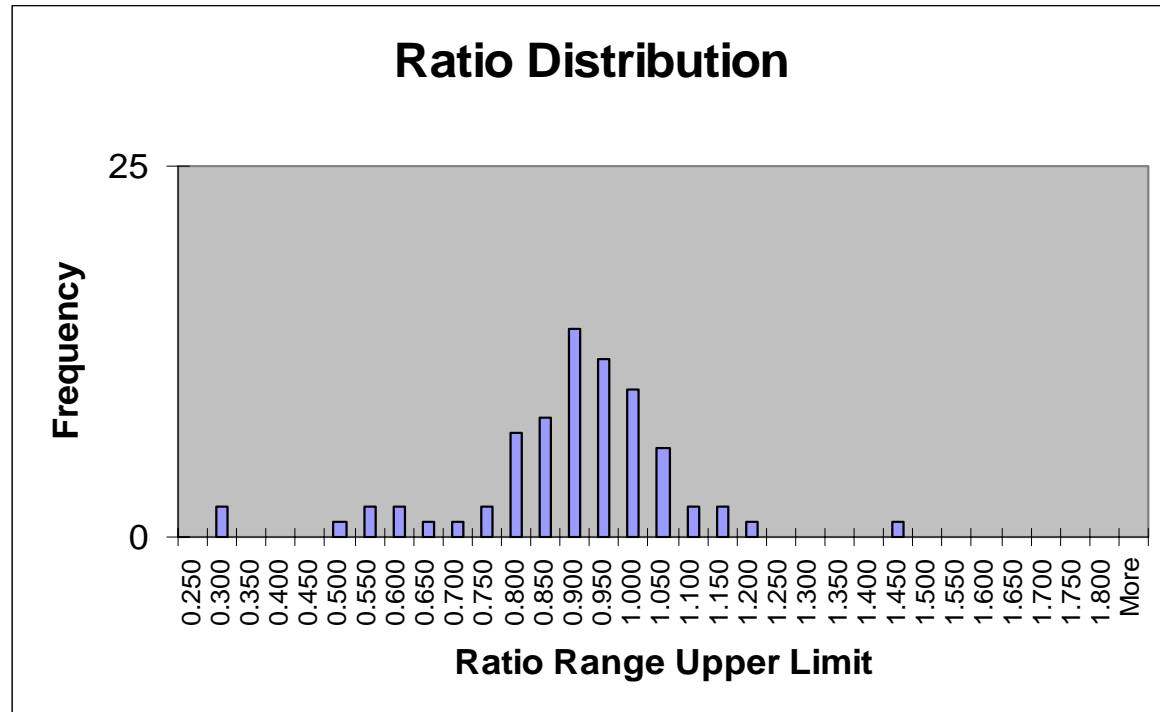


Performance Analysis

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	8,631,400	8,586,900
Total Sales Price	9,619,359	9,619,359
Average Assessed Value	200,730	199,695
Average Sales Price	223,706	223,706
Number in Sample	43	43
Median Ratio	0.9079	0.8929
Mean (Average) Ratio	0.8836	0.8825
Weighted Mean (S.W.A.) Ratio	0.8973	0.8927
Regression Index (P.R.D.)	0.9847	0.9886
Coefficient of Dispersion	0.1186	0.0906

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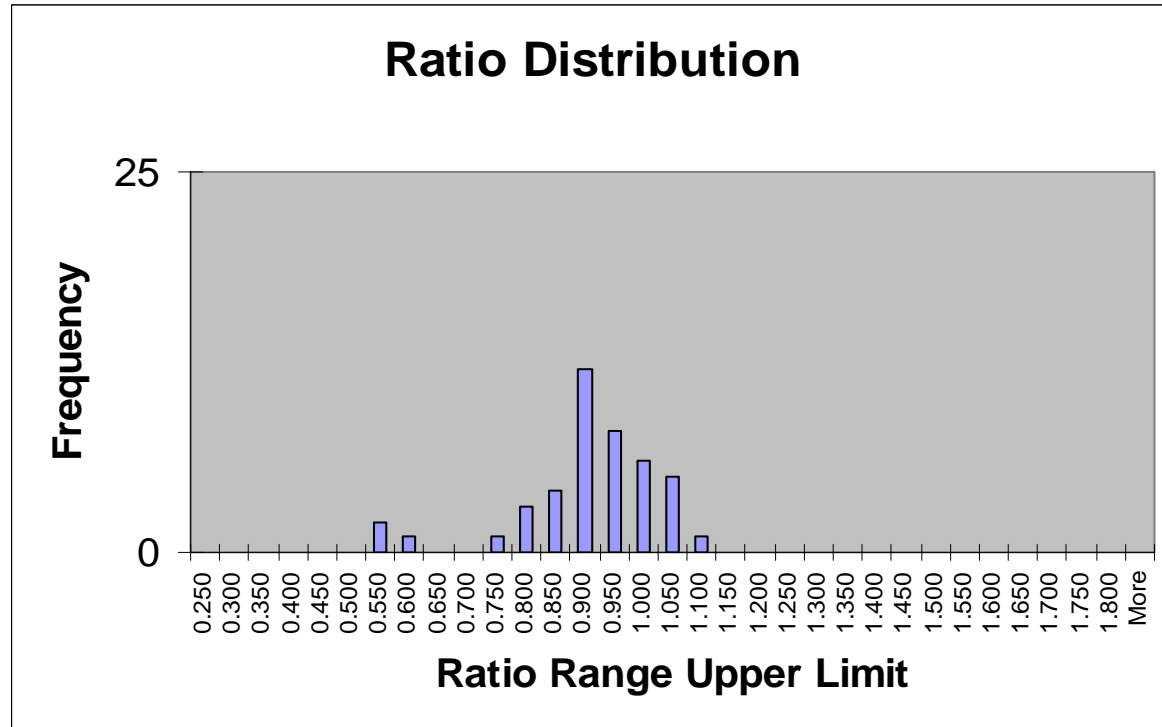


Performance Analysis

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
00486500903600	184	33					58,700.00	5/8/2007	I	216,300.00	0.27
00486500904001	910	4					5,000.00	6/25/2007	V	5,000.00	1.00
00518400602500	111	33	1956	12	45	1,842.00	211,700.00	4/20/2007	I	210,000.00	1.01
00518400800300	111	33	1964	11	35	672.00	120,800.00	4/1/2007	I	130,000.00	0.93
00518400902000	910	4					5,000.00	5/23/2007	V	5,000.00	1.00
00518401200500	111	33	1970	11	45	1,508.00	181,400.00	1/15/2007	I	190,000.00	0.95
00518401202201	111	33	2006	11	41	1,211.00	177,200.00	3/15/2007	I	208,950.00	0.85
00552700100103	111	33	1925	11	25	804.00	97,600.00	1/23/2007	I	139,050.00	0.70
00552700201100	111	33	2006	11	45	1,312.00	209,100.00	3/26/2007	I	227,000.00	0.92
00568500200400	111	33	1910	14	35	1,260.00	138,000.00	5/8/2007	I	175,000.00	0.79
00568500400100	111	33	1947	11	35	972.00	151,700.00	6/12/2007	I	179,500.00	0.85
00568500401301	111	33	2005	11	45	1,112.00	184,500.00	3/2/2007	I	231,750.00	0.80
00598100002500	910	U3					13,000.00	5/9/2007	V	17,000.00	0.76
00696400000400	111	33	2004	11	45	1,640.00	240,600.00	5/3/2007	I	269,000.00	0.89
00696400001000	111	33	1998	11	45	1,570.00	219,200.00	3/20/2007	I	229,950.00	0.95
00712700000500	111	33	2007	11	45	2,359.00	311,700.00	4/25/2007	I	335,000.00	0.93
007127000003000	910	33					58,000.00	2/8/2007	V	40,000.00	1.45
007127000003300	111	33	2002	11	45	1,192.00	202,900.00	3/28/2007	I	233,000.00	0.87
007127000003500	910	33					58,000.00	11/26/2007	V	70,000.00	0.83
32091400300500	111	33	1963	11	45	1,220.00	196,300.00	7/26/2007	I	258,000.00	0.76
32092300100800	122	33	1915	11	25	2,530.00	192,500.00	4/10/2007	I	269,000.00	0.72
32092300100900	111	33	1958	11	45	1,624.00	212,600.00	7/2/2007	I	210,000.00	1.01
32092300104900	111	33	2002	11	35	825.00	162,800.00	4/27/2007	I	184,950.00	0.88

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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
32092300200100	910	57					140,100.00	11/27/2007	V	165,000.00	0.85
32092300204600	910	57					39,000.00	11/27/2007	V	65,000.00	0.60
32092300405300	111	33	2004	11	41	1,040.00	187,500.00	7/9/2007	I	218,000.00	0.86
32092300405400	111	33	2004	11	41	1,040.00	187,500.00	6/20/2007	I	199,950.00	0.94
32092400203400	118	56	1989	71	55	1,647.00	200,900.00	4/23/2007	I	263,300.00	0.76
00386900000401	111	33	1960	11	45	1,568.00	206,500.00	7/31/2007	I	239,350.00	0.86
00417200002200	111	U5					15,900.00	6/18/2007	I	30,000.00	0.53
00417300100900	111	33	1995	11	41	1,051.00	173,000.00	11/14/2007	I	200,000.00	0.87
00417300103500	111	33	1905	11	35	684.00	107,300.00	11/7/2007	I	194,500.00	0.55
00417300202500	111	33	1947	11	35	816.00	116,500.00	10/17/2007	I	115,000.00	1.01
00417300203500	910	33					55,000.00	6/26/2007	V	52,600.00	1.05
00417300301100	111	33	1930	11	35	1,156.00	152,300.00	1/26/2007	I	141,000.00	1.08
00417300602801	111	33	1920	11	35	1,128.00	143,600.00	1/26/2007	I	175,000.00	0.82
00450500000900	111	33	2003	11	41	1,162.00	182,200.00	8/21/2007	I	215,000.00	0.85
00455700100801	111	33	1935	11	35	884.00	126,600.00	6/15/2007	I	143,500.00	0.88
00455700102100	111	33	2004	11	41	808.00	156,700.00	3/22/2007	I	175,500.00	0.89
00455700500400	111	33	1935	11	25	1,240.00	74,200.00	7/12/2007	I	135,000.00	0.55
00486500902300	111	33	1994	11	41	1,040.00	174,200.00	2/23/2007	I	169,500.00	1.03
32092500201300	111	41	1953	11	35	1,141.00	146,700.00	4/4/2007	I	147,000.00	1.00
32092500300200	910	57					97,500.00	3/20/2007	V	100,000.00	0.98
32100800200500	111	57	1961	12	45	1,467.00	210,000.00	1/26/2007	I	200,000.00	1.05
00585700004700	910	R6					14,000.00	9/7/2007	V	14,000.00	1.00
00585700007500	111	46	2006	17	45	1,783.00	264,800.00	3/29/2007	I	290,470.00	0.91

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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
00585700007700	111	46	2006	17	45	1,783.00	264,800.00	1/23/2007	I	293,950.00	0.90
00587200002000	185	46					49,800.00	6/20/2007	V	44,000.00	1.13
00587200003900	118	46	1982	71	55	1,344.00	179,300.00	10/22/2007	I	215,000.00	0.83
00587200004000	910	46					76,000.00	10/24/2007	V	88,000.00	0.86
00587200005700	111	46	1958	11	25	1,092.00	145,100.00	5/1/2007	I	165,000.00	0.88
00587200005900	910	46					91,000.00	7/16/2007	V	78,000.00	1.17
00587300002700	910	R6					17,000.00	5/2/2007	V	62,500.00	0.27
00587300003300	910	46					68,000.00	7/27/2007	V	60,000.00	1.13
00612500002500	910	46					76,000.00	7/10/2007	V	82,000.00	0.93
00612500002600	910	46					76,000.00	7/10/2007	V	82,000.00	0.93
32071200101500	910	57					119,600.00	9/11/2007	V	150,000.00	0.80
32071200101900	111	57	2006	11	45	2,023.00	336,400.00	7/2/2007	I	382,450.00	0.88
32080100302500	118	57	2000	71	55	1,782.00	233,500.00	2/22/2007	I	215,000.00	1.09
32080200400500	111	57	1986	24	45	2,339.00	388,200.00	10/22/2007	I	399,000.00	0.97
32080200403400	185	57					146,200.00	5/8/2007	V	167,000.00	0.88
32080200403500	185	57					140,400.00	4/4/2007	V	167,000.00	0.84
32081000201100	111	57	2006	11	49	1,736.00	324,500.00	2/27/2007	I	330,000.00	0.98
32081000201200	111	57	2006	11	49	1,736.00	333,100.00	4/26/2007	I	379,668.00	0.88
32081000201300	111	57	2006	11	49	1,736.00	335,600.00	5/25/2007	I	372,784.00	0.90
32081000201400	111	57	2006	11	49	1,606.00	315,000.00	2/1/2007	I	348,000.00	0.91
32081000202000	111	57	2006	11	49	1,726.00	365,200.00	3/27/2007	I	410,587.00	0.89
32081200200900	111	57	1920	11	25	792.00	135,400.00	2/20/2007	I	138,000.00	0.98
32081300200300	118	57	1974	71	55	1,620.00	202,200.00	9/6/2007	I	220,000.00	0.92

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4601000 - 4601904

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
32090500401500	118	57	1999	74	45	840.00	174,600.00	12/24/2007	I	277,500.00	0.63
32090800301800	910	66					15,700.00	5/22/2007	V	33,000.00	0.48
32091700101000	910	57					220,200.00	12/10/2007	V	282,000.00	0.78
00960013701400	119	N/A	1984	74	35	858.00	6,900.00	8/31/2007	I	10,000.00	0.69
00960013900500	119	N/A	2001	71	55	1,188.00	42,000.00	6/6/2007	I	44,950.00	0.93