

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3602000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2003 Assessment / 2004 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 3602000

Parcels Appraised: 2,375

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	572,107,800	570,694,200	-1,413,600	-0.2%
Improvements:	416,242,600	388,982,400	-27,260,200	-6.5%
Total:	988,350,400	959,676,600	-28,673,800	-2.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 76

	2007	2008	Change	% Change
Median Ratio:	0.9065	0.8869	-0.0196	-2.2%
Mean Ratio:	0.9063	0.8853	-0.0210	-2.3%
Weighted Mean:	0.9051	0.8833	-0.0218	-2.4%
PRD:	1.0014	1.0023	0.0009	0.1%
COD:	0.0870	0.0716	-0.0154	-17.7%

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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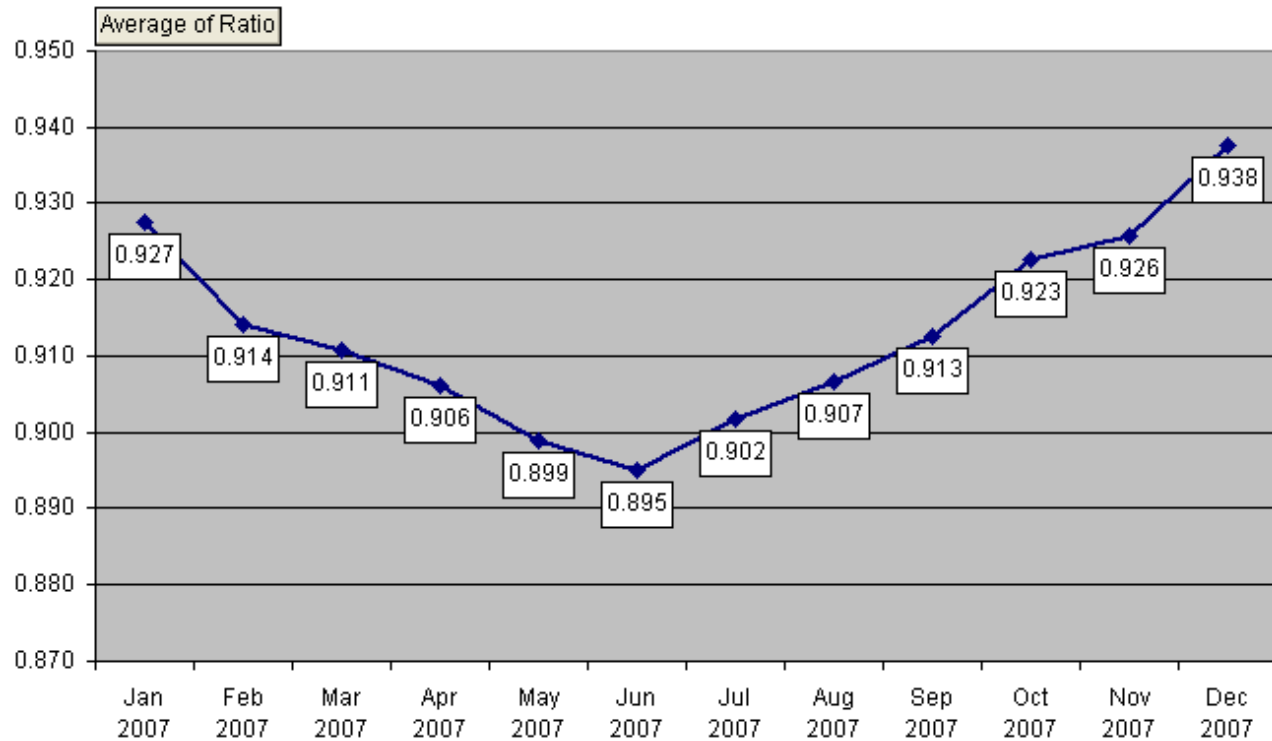
Summary

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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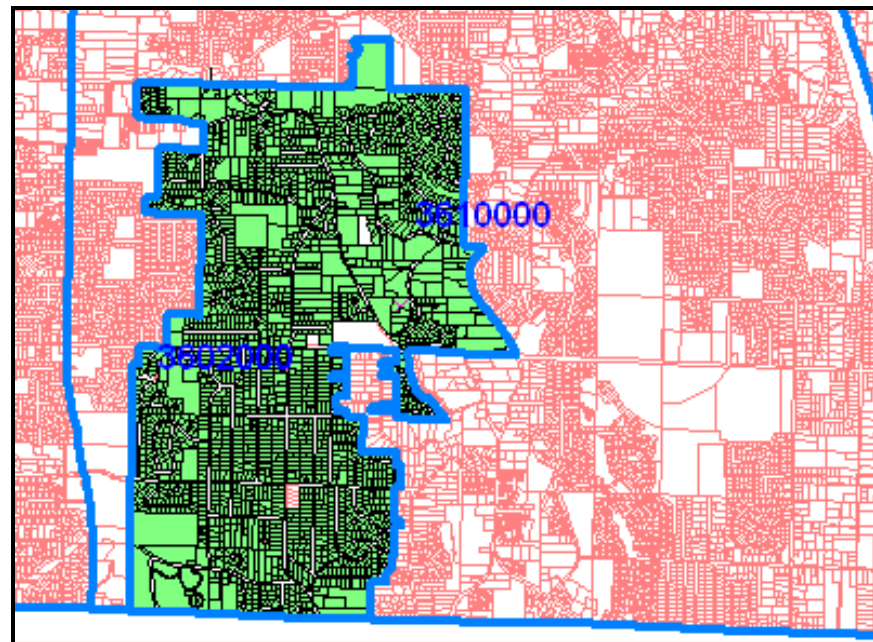


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3602000 (AKA BMA 3602000) 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 City of Brier.

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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	2	L:	642,000	682,400	40,400	6.3%
		B:	134,300	128,700	-5,600	-4.2%
		T:	776,300	811,100	34,800	4.5%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	20	L:	26,522,500	26,568,700	46,200	0.2%
		B:	14,393,100	14,392,700	-400	0.0%
		T:	40,915,600	40,961,400	45,800	0.1%
Residential	2193	L:	522,283,800	520,563,300	-1,720,500	-0.3%
		B:	400,440,600	373,461,100	-26,979,500	-6.7%
		T:	922,724,400	894,024,400	-28,700,000	-3.1%
Multifamily	1	L:	2,400,000	2,520,000	120,000	5.0%
		B:	1,061,800	967,400	-94,400	-8.9%
		T:	3,461,800	3,487,400	25,600	0.7%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	159	L:	20,259,500	20,359,800	100,300	0.5%
		B:	212,800	32,500	-180,300	-84.7%
		T:	20,472,300	20,392,300	-80,000	-0.4%

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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	2375	L:	572,107,800	570,694,200	-1,413,600	-0.2%
		B:	416,242,600	388,982,400	-27,260,200	-6.5%
		T:	988,350,400	959,676,600	-28,673,800	-2.9%

- 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	2		
	111-Single Family Residence	2144	74	3.5%
	112-2 Single Family Residences	15	1	6.7%
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	3		
	118-Manufac Home (Owned Site)	18		
	130-Mult Family 5-7 units	1		
	183-Non Residential Structure	10		
	456-Local Access Streets	1		
	459-Other Highway NEC	1		
	461-Automobile Parking (Lot)	1		
	624-Funeral/Crematory Services	6		
	681-Nursery,Primary,Second Sch	3		
	683-Special Training/Schooling	1		
	691-Religious Activities	2		
	711-Cultural Activities	1		
	742-Playgrounds/Athletic Areas	3		
	790 Other Cult. Entertainment	1		
	850-Mine Claims Mineral Rights	1		
	910-Undeveloped Land	143	1	0.7%
	915-Common Areas	8		
	916-Water Retention Area	7		
	940-Open Space General	2		
	Grand Total	2375	76	3.2%

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
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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	5		
23 Open Space General	1		
54 No Perk	8	1	12.5%
65 Topo Problems I	12		
66 Topo Problems II	6		
86 Utility Easement (P/L)	4		
Contiguous - less than 1 acre	29		
A2 Sewer Avg Older Mixed NH	1129	40	3.5%
A3 Sewer Avg Homogeneous NH	752	25	3.3%
A6 Sewer Good Homogenous NH	203	5	2.5%
A7 Sewer Very Good NH	40	1	2.5%
B2 Septic Average Mixed NH	103	3	2.9%
B4 Septic Average NH	36	1	2.8%
CA Common Areas	13		
UD Undevelopable Land	34		
Grand Total	2375	76	3.2%

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	650	22	3.4%
	12 - 1 Story Basement	212	8	3.8%
	14 - 1 1/2 Story	34	4	11.8%
	15 - 1 1/2 Story Basement	9	1	11.1%
	17 - 2 Story	654	16	2.4%
	18 - 2 Story Basement	88	6	6.8%
	20 - 2+ Story	1		
	23 - Split Entry	292	11	3.8%
	24 - Tri Level	223	7	3.1%
	71 - DW Manufactured Home	14		
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	2		
	77 - TW Manufactured Home	1		
	N/A	194	1	0.5%
	Grand Total	2375	76	3.2%

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	1		
	25 Low	8	1	12.5%
	35 Fair	33		
	41 Average Minus	10		
	45 Average	1323	47	3.6%
	49 Average Plus	519	16	3.1%
	55 Good	234	10	4.3%
	65 Very Good	53	1	1.9%
	N/A	194	1	0.5%
	Grand Total	2375	76	3.2%

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	2		
	1910 - 1919	5	1	20.00%
	1920 - 1929	30	1	3.33%
	1930 - 1939	34	1	2.94%
	1940 - 1949	86	4	4.65%
	1950 - 1959	147	5	3.40%
	1960 - 1969	358	8	2.23%
	1970 - 1979	195	8	4.10%
	1980 - 1989	897	28	3.12%
	1990 - 1999	294	13	4.42%
	2000 to the present	133	6	4.51%
	N/A	194	1	0.52%
	Grand Total	2375	76	3.2%

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	194	1	0.5%
	1 - 499	2		
	500 - 749	7		
	750 - 999	73	1	1.4%
	1000 - 1249	136	5	3.7%
	1250 - 1499	230	7	3.0%
	1500 - 1749	358	9	2.5%
	1750 - 1999	344	17	4.9%
	2000 - 2249	308	13	4.2%
	2250 - 2499	242	4	1.7%
	2500 - 2749	190	10	5.3%
	2750 - 2999	124	2	1.6%
	3000 - 3249	68	3	4.4%
	3250 - 3499	46	1	2.2%
	3500 - 3749	20		
	3750 - 3999	7	1	14.3%
	4000 - 4249	6		
	4250 - 4499	8	1	12.5%
	4500 - 4749	3		
	4750 - 4999	3		
	5000 - Over	6	1	16.7%
	Grand Total	2375	76	3.2%

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	31,382,900	30,626,800
Total Sales Price	34,674,638	34,674,638
Average Assessed Value	412,933	402,984
Average Sales Price	456,245	456,245
Number in Sample	76	76
Median Ratio	0.9065	0.8869
Mean (Average) Ratio	0.9063	0.8853
Weighted Mean (S.W.A.) Ratio	0.9051	0.8833
Regression Index (P.R.D.)	1.0014	1.0023
Coefficient of Dispersion (C.O.D.)	0.0870	0.0716

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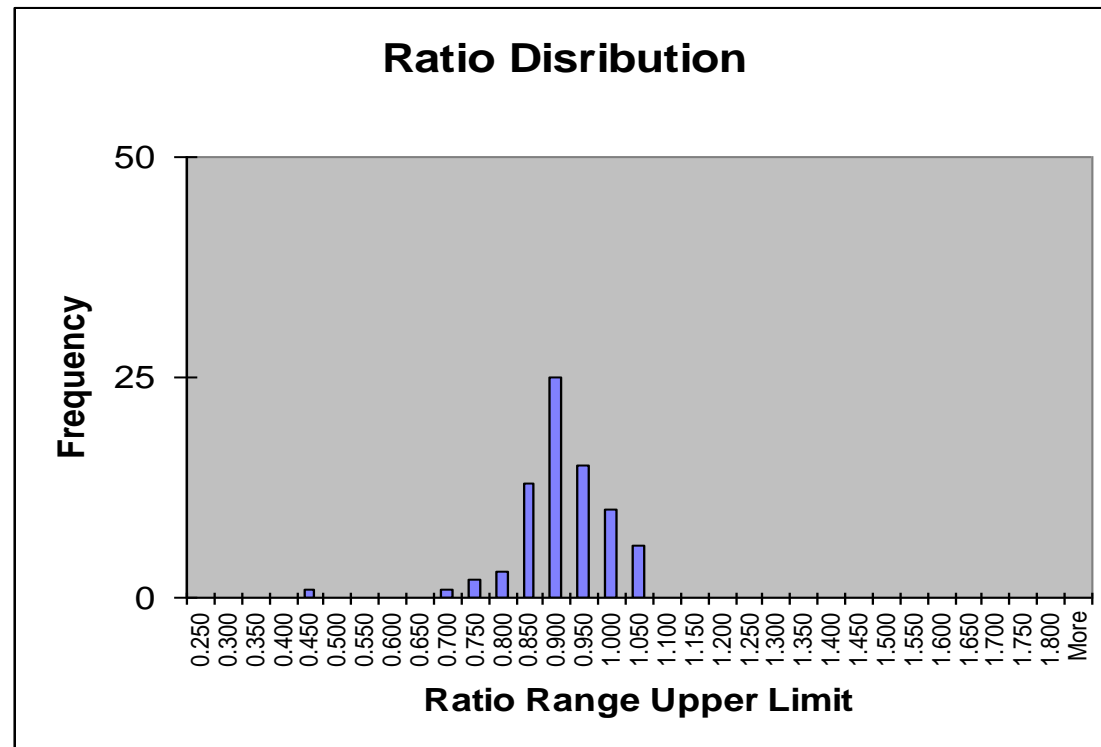


Performance Analysis

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	30,920,400	30,163,100
Total Sales Price	33,990,188	33,990,188
Average Assessed Value	417,843	407,609
Average Sales Price	459,327	459,327
Number in Sample	74	74
Median Ratio	0.9096	0.8898
Mean (Average) Ratio	0.9193	0.8937
Weighted Mean (S.W.A.) Ratio	0.9097	0.8874
Regression Index (P.R.D.)	1.0105	1.0071
Coefficient of Dispersion	0.0747	0.0638

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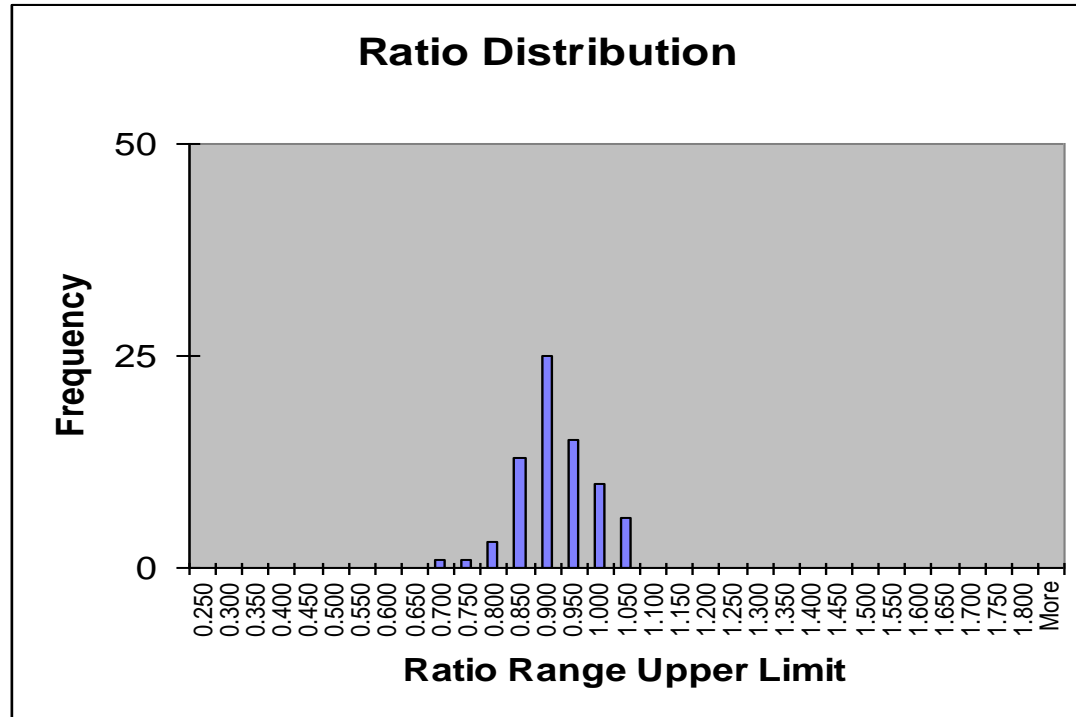


Performance Analysis

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
00372000000801	111	A2	1996	23	45	1,310	315,000.00	11/2/2007	I	363,000.00	0.87
00373101801902	111	B4	1971	18	55	5,416	893,000.00	5/14/2007	I	1,015,000.00	0.88
00373101900301	111	A2	2005	18	55	3,097	544,800.00	4/23/2007	I	600,000.00	0.91
00372000001402	111	A2	1976	23	45	1,848	359,200.00	1/22/2007	I	353,950.00	1.01
00372000003001	111	A2	1976	23	45	2,251	385,400.00	4/2/2007	I	423,000.00	0.91
00373101500104	111	A2	1976	11	45	2,166	397,500.00	7/18/2007	I	475,000.00	0.84
00373101500306	111	A2	1997	17	49	2,118	427,500.00	5/29/2007	I	435,000.00	0.98
00373101600104	111	B2	1966	18	49	3,301	594,800.00	2/26/2007	I	665,000.00	0.89
00373101600401	111	A2	1946	14	45	1,636	351,500.00	1/2/2007	I	383,000.00	0.92
00373101600407	112	A2	1965	11	45	2,056	428,700.00	9/17/2007	I	604,450.00	0.71
00373101600409	111	A2	1961	11	25	800	246,400.00	2/14/2007	I	299,950.00	0.82
00373101600501	111	A2	1934	14	45	2,556	414,200.00	2/16/2007	I	515,000.00	0.80
00373101600506	111	A6	2006	17	65	3,927	729,200.00	2/6/2007	I	799,950.00	0.91
00373101800106	111	A2	1997	17	45	2,110	393,400.00	2/21/2007	I	445,000.00	0.88
00374101001204	111	A2	1944	11	45	1,358	343,700.00	10/1/2007	I	459,000.00	0.75
00374101001304	111	A2	1941	12	45	2,842	395,900.00	4/18/2007	I	388,500.00	1.02
00374101200510	111	A2	1989	24	45	2,501	406,300.00	3/8/2007	I	516,000.00	0.79
00376800006703	111	A2	1951	11	45	1,221	287,900.00	9/18/2007	I	289,000.00	1.00
00376800006904	111	A2	1994	17	49	2,085	433,500.00	4/3/2007	I	459,500.00	0.94
00376900003802	111	A2	1997	17	45	2,198	429,400.00	9/27/2007	I	491,000.00	0.87
00387400000500	111	B2	1961	11	45	1,089	307,500.00	8/27/2007	I	359,950.00	0.85
00430300001700	111	A2	1968	23	45	1,154	326,200.00	12/5/2007	I	331,000.00	0.99
00430300005300	111	A2	1968	23	45	2,136	354,500.00	6/27/2007	I	340,000.00	1.04

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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
00430300005400	111	A2	1968	24	45	1,628	350,300.00	2/14/2007	I	404,450.00	0.87
00569900000101	111	A2	1980	15	45	1,650	390,900.00	5/18/2007	I	584,950.00	0.67
00569900001401	111	A2	1988	23	49	2,560	465,300.00	2/22/2007	I	460,000.00	1.01
00569900003800	111	A2	1979	23	45	2,524	402,600.00	10/8/2007	I	447,500.00	0.90
00569900006600	111	A2	1981	11	45	1,036	296,700.00	6/11/2007	I	335,000.00	0.89
00569900010101	111	A2	2007	17	55	2,598	519,600.00	6/20/2007	I	632,950.00	0.82
00570100003103	111	A2	1990	24	45	1,879	346,400.00	10/4/2007	I	390,000.00	0.89
00570100003901	111	A2	1958	11	45	1,568	341,100.00	1/5/2007	I	399,950.00	0.85
00570100004400	111	A2	1945	12	45	1,720	341,300.00	12/11/2007	I	359,950.00	0.95
00570100007100	111	A2	1925	11	45	1,836	381,800.00	11/19/2007	I	413,000.00	0.92
00570100010600	111	A2	1910	14	45	1,484	340,300.00	5/24/2007	I	355,000.00	0.96
00570100012700	111	A2	1993	11	49	1,650	393,800.00	2/23/2007	I	417,000.00	0.94
00570200001102	111	A2	2003	17	45	1,806	341,200.00	3/20/2007	I	380,000.00	0.90
00570200001900	111	A2	1972	11	45	1,436	322,600.00	8/30/2007	I	398,900.00	0.81
00570200005400	111	A2	1998	17	55	2,492	489,500.00	1/18/2007	I	590,000.00	0.83
00570200007800	111	A2	1950	11	45	1,184	299,200.00	6/6/2007	I	364,950.00	0.82
00570200008701	111	A2	1988	11	49	1,784	377,600.00	4/27/2007	I	399,888.00	0.94
00576500300900	111	A3	1980	12	45	2,504	394,300.00	9/4/2007	I	440,000.00	0.90
00577300000200	111	B2	1962	24	45	1,532	324,200.00	6/1/2007	I	375,000.00	0.86
00577300000900	910	54					35,000.00	6/12/2007	V	80,000.00	0.44
00621100000202	111	A2	1950	12	45	1,748	324,900.00	12/10/2007	I	330,000.00	0.98
00621100000700	111	A2	1958	12	45	2,184	354,700.00	6/1/2007	I	410,000.00	0.87
00621100005300	111	A2	2007	17	55	2,635	485,200.00	7/25/2007	I	554,000.00	0.88

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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
00666800000900	111	A2	1978	17	45	2,271	404,300.00	2/22/2007	I	515,000.00	0.79
00677700000400	111	A3	1979	23	45	2,359	393,200.00	1/23/2007	I	455,000.00	0.86
00698700000400	111	A3	1981	12	45	2,520	385,200.00	5/3/2007	I	505,000.00	0.76
00698700001800	111	A3	1980	23	45	1,508	352,100.00	8/15/2007	I	395,000.00	0.89
00718200007300	111	A3	1984	17	49	2,088	407,900.00	6/7/2007	I	475,000.00	0.86
00718200008500	111	A3	1984	24	45	1,439	359,000.00	7/18/2007	I	390,000.00	0.92
00718200011200	111	A3	1984	11	49	1,837	401,400.00	6/18/2007	I	470,000.00	0.85
00718200016600	111	A3	1985	24	49	2,142	402,600.00	1/10/2007	I	400,000.00	1.01
00718200024200	111	A3	1985	11	49	1,786	396,400.00	7/10/2007	I	469,000.00	0.85
00718200025400	111	A3	1986	17	49	2,241	431,400.00	4/5/2007	I	503,000.00	0.86
00718200028500	111	A3	1986	11	49	1,928	415,100.00	4/9/2007	I	451,000.00	0.92
00718200029800	111	A3	1987	11	45	1,803	363,200.00	7/13/2007	I	425,000.00	0.85
00719600001100	111	A3	1984	17	45	1,802	381,100.00	3/26/2007	I	385,500.00	0.99
00719600001600	111	A3	1984	18	49	2,144	396,100.00	4/16/2007	I	455,000.00	0.87
00722500000300	111	A3	1985	23	45	1,765	350,300.00	11/13/2007	I	352,500.00	0.99
00722500000700	111	A3	1986	23	45	1,836	346,200.00	12/13/2007	I	370,000.00	0.94
00722500001300	111	A3	1984	11	45	1,308	333,400.00	3/20/2007	I	360,450.00	0.92
00722500002500	111	A3	1984	14	45	1,782	361,900.00	5/24/2007	I	432,500.00	0.84
00727600001800	111	A3	1984	11	45	1,308	343,100.00	3/18/2007	I	333,000.00	1.03
00730100000100	111	A3	1985	11	45	1,816	357,200.00	1/9/2007	I	399,950.00	0.89
00734000002400	111	A3	1987	12	45	2,890	418,600.00	4/3/2007	I	435,000.00	0.96
00735600009600	111	A3	1986	24	49	1,964	416,700.00	2/21/2007	I	485,000.00	0.86
00759000000400	111	A3	1988	11	49	1,789	391,300.00	8/14/2007	I	464,000.00	0.84

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3602000

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
00764900000300	111	A3	1989	12	45	2,568	383,400.00	2/14/2007	I	410,000.00	0.94
00778100000500	111	A3	1990	17	49	2,138	433,500.00	7/6/2007	I	540,000.00	0.80
00779900000100	111	A6	1990	11	55	1,953	476,700.00	4/17/2007	I	525,000.00	0.91
007969000002700	111	A7	1993	17	55	3,047	663,100.00	1/16/2007	I	695,000.00	0.95
00837400000600	111	A6	2000	18	55	4,447	683,900.00	2/23/2007	I	810,000.00	0.84
008374000001200	111	A6	1995	17	55	2,523	530,200.00	5/29/2007	I	550,000.00	0.96
00856200000100	111	A6	1998	18	55	3,014	564,300.00	4/4/2007	I	685,000.00	0.82