

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): 3202000

Parcels Appraised: 935

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	216,259,800	222,629,700	6,369,900	2.9%
Improvements:	200,139,100	194,538,647	-5,600,453	-2.8%
Total:	416,398,900	417,168,347	769,447	0.2%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 33

	2007	2008	Change	% Change
Median Ratio:	0.9011	0.9093	0.0082	0.9%
Mean Ratio:	0.9134	0.9225	0.0091	1.0%
Weighted Mean:	0.9019	0.9144	0.0125	1.4%
PRD:	1.0127	1.0089	-0.0039	-0.4%
COD:	0.1089	0.0964	-0.0125	-11.5%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



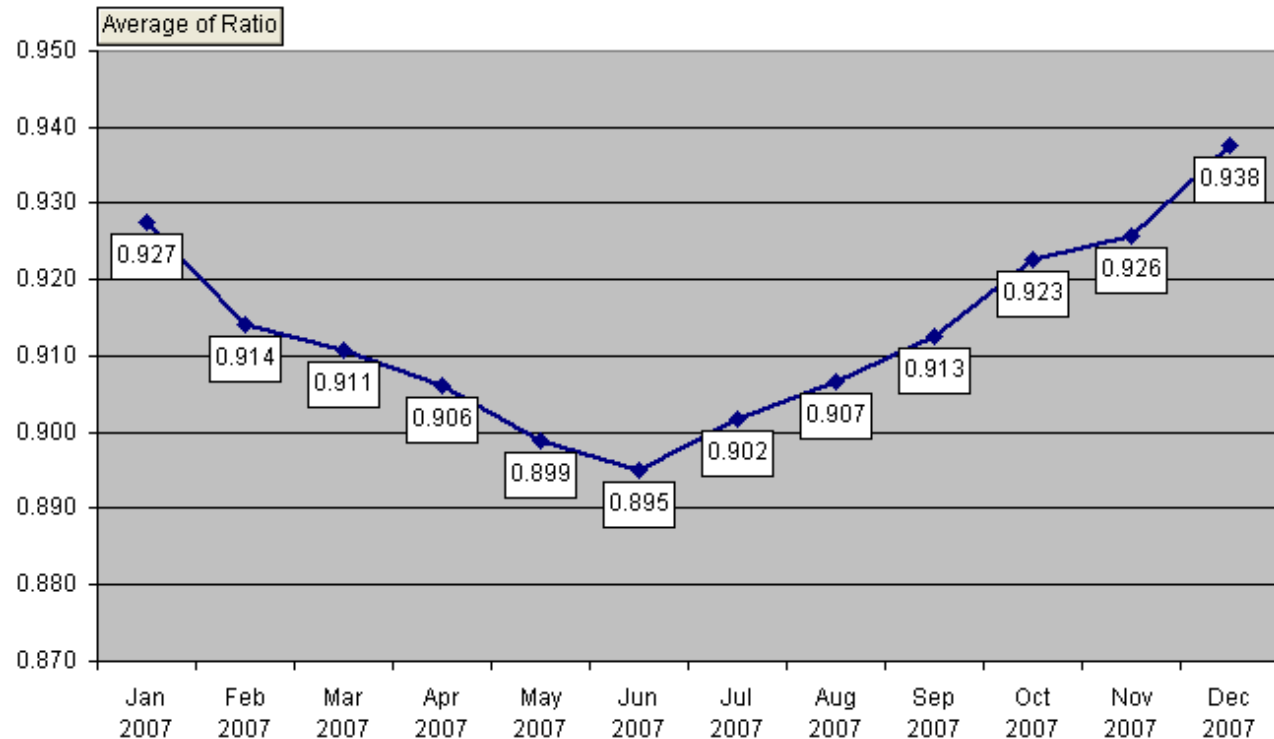
Summary

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.



Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008

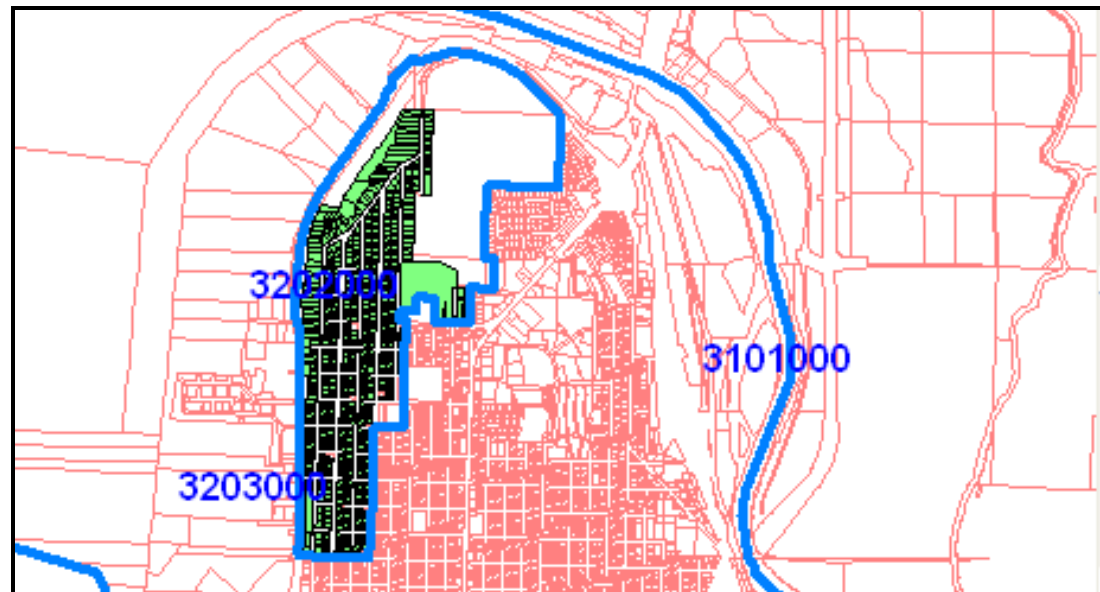


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3202000 (AKA BMA 3202000) 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.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Appraisal Area

Neighborhood Description

An area in north Everett beginning at Legion Park and bounded by the Burlington Northern tracks on the west, then south to 19th Street, then east to Colby Avenue, then north to 14th Street and east to the alley between Wetmore and Rockefeller, then north to 9th Street and east and north to include those parcels tangent to Legion Park Golf Course.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



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:	4,800	4,800	0	0.0%
		B:	0	0	0	0.0%
		T:	4,800	4,800	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	16,409,000	16,409,000	0	0.0%
		B:	23,723,900	23,723,947	47	0.0%
		T:	40,132,900	40,132,947	47	0.0%
Residential	847	L:	190,218,300	196,341,600	6,123,300	3.2%
		B:	171,278,600	165,851,100	-5,427,500	-3.2%
		T:	361,496,900	362,192,700	695,800	0.2%
Multifamily	27	L:	4,972,000	5,226,600	254,600	5.1%
		B:	4,874,400	4,963,600	89,200	1.8%
		T:	9,846,400	10,190,200	343,800	3.5%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	53	L:	4,655,700	4,647,700	-8,000	-0.2%
		B:	262,200	0	-262,200	-100.0%
		T:	4,917,900	4,647,700	-270,200	-5.5%

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



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	935	L:	216,259,800	222,629,700	6,369,900	2.9%
		B:	200,139,100	194,538,647	-5,600,453	-2.8%
		T:	416,398,900	417,168,347	769,447	0.2%

- 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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	831	32	3.9%
	112-2 Single Family Residences	16		
	122-Duplex	21	1	4.8%
	123-Tri-Plex	6		
	411-Railroad Transportation	1		
	682-Univ,College,Jr College	1		
	762-Parks, Leisure & Ornamenta	3		
	910-Undeveloped Land	53		
	940-Open Space General	3		
	Grand Total	935	33	3.5%

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.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
N/A	4		
23 Open Space General	1		
Contiguous - less than 1 acre	37		
A4 Sewer Average Plus NH	2		
A5 Sewer Good Older Mixd NH	756	31	4.1%
C Contiguous	1		
UD Undevelopable Land	8		
V2 View/Wtrfrt Type II	7	1	14.3%
V4 View/Wtrfrt Type IV	15		
V6 View/Wtrfrt Type VI	20		
V8 View/Wtrfrt Type VIII	84	1	1.2%
Grand Total	935	33	3.5%

N/A: Building Only Accounts (Parcels With No Land)

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By House Type

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	146	4	2.7%
12 - 1 Story Basement	215	6	2.8%
14 - 1 1/2 Story	54	1	1.9%
15 - 1 1/2 Story Basement	228	14	6.1%
17 - 2 Story	55	2	3.6%
18 - 2 Story Basement	156	6	3.8%
21 - 2+ Story Basement	12		
23 - Split Entry	3		
24 - Tri Level	5		
N/A	61		
Grand Total	935	33	3.5%

N/A: Land Only Accounts Or Non Single Family Structures

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	1		
	35 Fair	18		
	41 Average Minus	1		
	45 Average	589	26	4.4%
	49 Average Plus	20		
	55 Good	223	7	3.1%
	65 Very Good	21		
	75 Excellent	1		
	N/A	61		
	Grand Total	935	33	3.5%

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

**Neighborhood Profile By
Year Built Range**

Year Built Range	Parcel Count	Sold Parcels	% Sold
1899 & older	6		
1900 - 1909	59	2	3.39%
1910 - 1919	207	14	6.76%
1920 - 1929	233	10	4.29%
1930 - 1939	57	2	3.51%
1940 - 1949	105	4	3.81%
1950 - 1959	144	1	0.69%
1960 - 1969	30		
1970 - 1979	17		
1980 - 1989	4		
1990 - 1999	6		
2000 to the present	6		
N/A	61		
Grand Total	935	33	3.5%

N/A: Land Only Accounts Or Non Single Family Structures

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	62		
	500 - 749	11		
	750 - 999	51	5	9.8%
	1000 - 1249	89	2	2.2%
	1250 - 1499	112	7	6.3%
	1500 - 1749	130	7	5.4%
	1750 - 1999	121	6	5.0%
	2000 - 2249	96	2	2.1%
	2250 - 2499	67	1	1.5%
	2500 - 2749	56	1	1.8%
	2750 - 2999	35		
	3000 - 3249	31		
	3250 - 3499	18		
	3500 - 3749	16	1	6.3%
	3750 - 3999	13		
	4000 - 4249	11		
	4250 - 4499	3	1	33.3%
	4500 - 4749	4		
	5000 - Over	9		
	Grand Total	935	33	3.5%

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Performance Analysis

Performance Analysis

All Sales

Item	2007	2008
Total Assessed Value	12,139,000	12,307,400
Total Sales Price	13,458,871	13,458,871
Average Assessed Value	367,848	372,952
Average Sales Price	407,845	407,845
Number in Sample	33	33
Median Ratio	0.9011	0.9093
Mean (Average) Ratio	0.9134	0.9225
Weighted Mean (S.W.A.) Ratio	0.9019	0.9144
Regression Index (P.R.D.)	1.0127	1.0089
Coefficient of Dispersion (C.O.D.)	0.1089	0.0964

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008

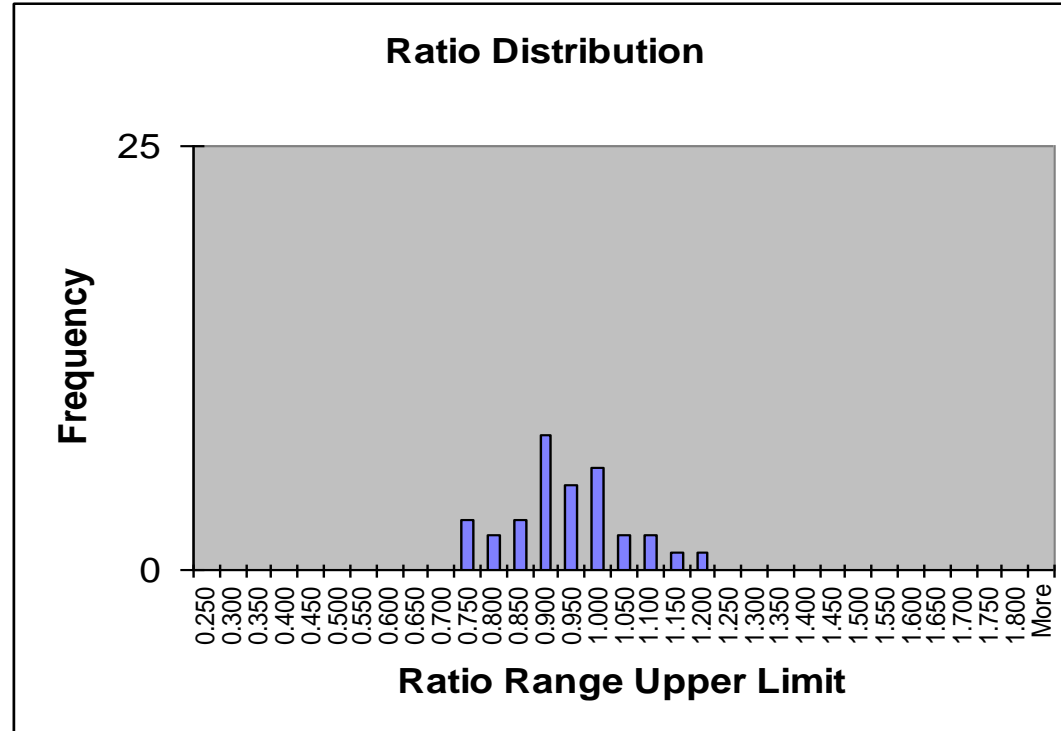


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008



Performance Analysis

**Performance Analysis
Use Code 111**

Item	2007	2008
Total Assessed Value	11,785,600	11,935,100
Total Sales Price	13,086,371	13,086,371
Average Assessed Value	368,300	372,972
Average Sales Price	408,949	408,949
Number in Sample	32	32
Median Ratio	0.8947	0.9005
Mean (Average) Ratio	0.9123	0.9201
Weighted Mean (S.W.A.) Ratio	0.9006	0.9120
Regression Index (P.R.D.)	1.0130	1.0089
Coefficient of Dispersion	0.1114	0.0972

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

Appraisal Date: January 1, 2008

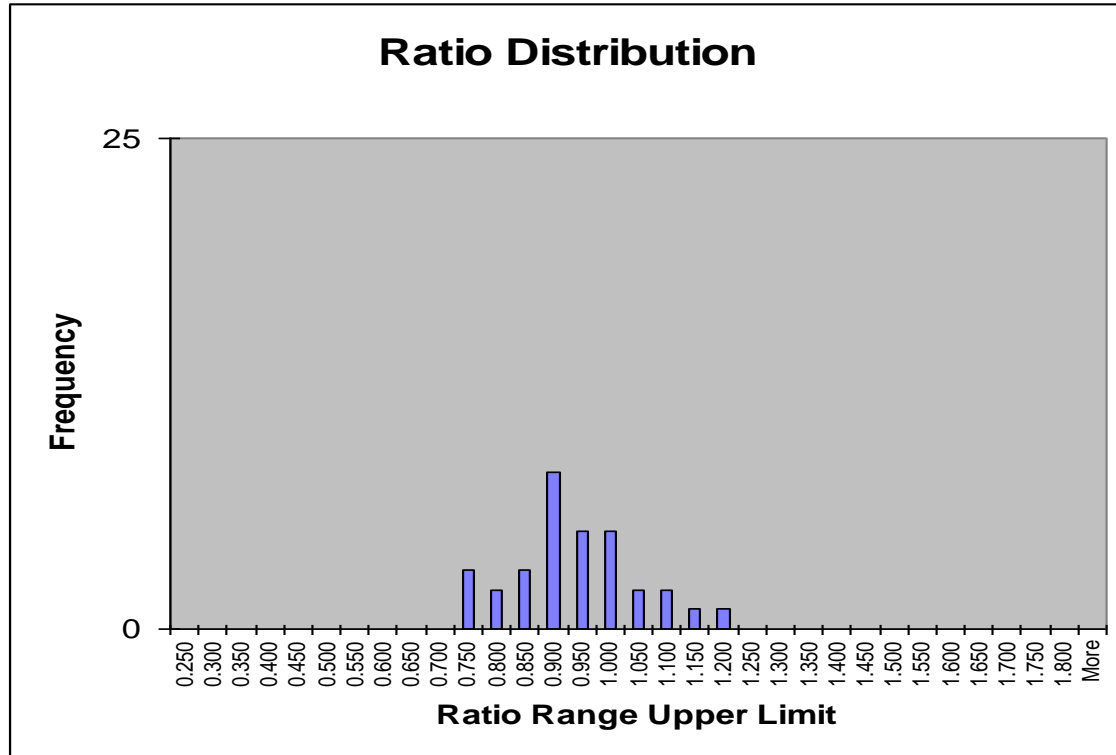


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

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
00385421402500	111	A5	1925	14	45	1,426	292,300.00	11/6/2007	I	294,721.00	0.99
00385421501300	111	A5	1915	15	45	1,417	332,800.00	7/9/2007	I	444,950.00	0.75
00385421601700	111	A5	1925	15	45	1,815	394,800.00	2/26/2007	I	449,950.00	0.88
00385421801501	111	A5	1923	15	45	988	251,100.00	1/25/2007	I	220,000.00	1.14
00409422601501	111	A5	1920	15	45	1,266	323,500.00	3/6/2007	I	429,950.00	0.75
00409422702400	111	A5	1915	12	45	951	291,500.00	8/31/2007	I	307,500.00	0.95
00409422800900	111	A5	1923	15	45	1,728	362,400.00	4/3/2007	I	330,000.00	1.10
00438034103000	111	A5	1918	18	45	1,855	346,000.00	6/4/2007	I	365,000.00	0.95
00438034302700	111	A5	1912	18	45	1,674	368,800.00	3/9/2007	I	436,500.00	0.84
00438034501000	111	A5	1910	18	55	2,165	531,100.00	8/7/2007	I	624,950.00	0.85
00438034503000	111	A5	1910	15	55	2,182	498,400.00	8/22/2007	I	600,000.00	0.83
00438034601900	111	A5	1909	17	45	1,678	320,300.00	7/11/2007	I	428,000.00	0.75
00438034602300	111	A5	1910	17	45	1,574	286,100.00	5/24/2007	I	298,000.00	0.96
00438529502600	111	V2	1915	18	55	1,658	404,900.00	7/5/2007	I	397,500.00	1.02
00458813603500	111	A5	1941	11	45	973	294,200.00	3/9/2007	I	329,900.00	0.89
00458817002500	111	A5	1936	15	45	1,360	372,400.00	6/25/2007	I	355,000.00	1.05
00458817002900	111	A5	1949	15	45	1,760	484,100.00	4/11/2007	I	525,000.00	0.92
00468621600300	111	A5	1949	12	45	1,335	336,800.00	12/12/2007	I	312,000.00	1.08
00468621800300	111	A5	1929	15	45	1,362	329,700.00	3/7/2007	I	350,000.00	0.94
00468621900300	111	A5	1919	12	45	2,291	327,600.00	1/29/2007	I	370,000.00	0.89
00468621900500	122	A5	1924	15	45	2,534	372,300.00	2/2/2007	I	372,500.00	1.00
00468621901300	111	A5	1910	12	45	997	294,300.00	7/12/2007	I	297,000.00	0.99
00468622000700	111	A5	1915	18	55	1,959	457,200.00	5/23/2007	I	468,950.00	0.97

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3202000

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
00468622003100	111	A5	1930	15	45	1,424	322,800.00	7/6/2007	I	355,000.00	0.91
00468622201500	111	A5	1921	15	45	1,536	362,400.00	7/5/2007	I	409,500.00	0.88
00468622300200	111	A5	1924	15	45	1,082	323,700.00	2/5/2007	I	407,000.00	0.80
00475329300700	111	A5	1905	11	45	1,012	268,800.00	12/10/2007	I	275,000.00	0.98
00475331100011	111	V8	1914	15	55	3,709	703,400.00	2/7/2007	I	600,000.00	1.17
00507800000300	111	A5	1940	12	45	1,884	378,900.00	8/1/2007	I	440,000.00	0.86
00553216901100	111	A5	1955	11	55	1,920	387,500.00	3/22/2007	I	450,000.00	0.86
00553217402700	111	A5	1922	18	55	4,472	750,000.00	2/7/2007	I	850,000.00	0.88
00553632202500	111	A5	1910	12	45	1,543	309,200.00	12/7/2007	I	350,000.00	0.88
00553732401000	111	A5	1915	11	45	863	228,100.00	8/2/2007	I	315,000.00	0.72