

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2004 Assessment / 2005 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 1106000 -1106902

Parcels Appraised: 4782

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	867,547,600	736,737,200	-131,030,400	-15.1%
Improvements:	615,288,100	566,319,600	-49,081,700	-8.0%
Total:	1,482,835,700	1,303,056,800	-180,112,100	-12.1%

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 133

	2008	2009	Change	% Change
Median Ratio:	0.9634	0.8635	-0.0999	-10.4%
Mean Ratio:	0.9840	0.8715	-0.1125	-11.4%
Weighted Mean:	0.9699	0.8670	-0.1029	-10.6%
PRD:	1.0145	1.0052	-0.0093	-0.9%
COD:	0.1096	0.0900	-0.0196	-17.9%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**

Snohomish County Assessor's Office

Mass Appraisal Report

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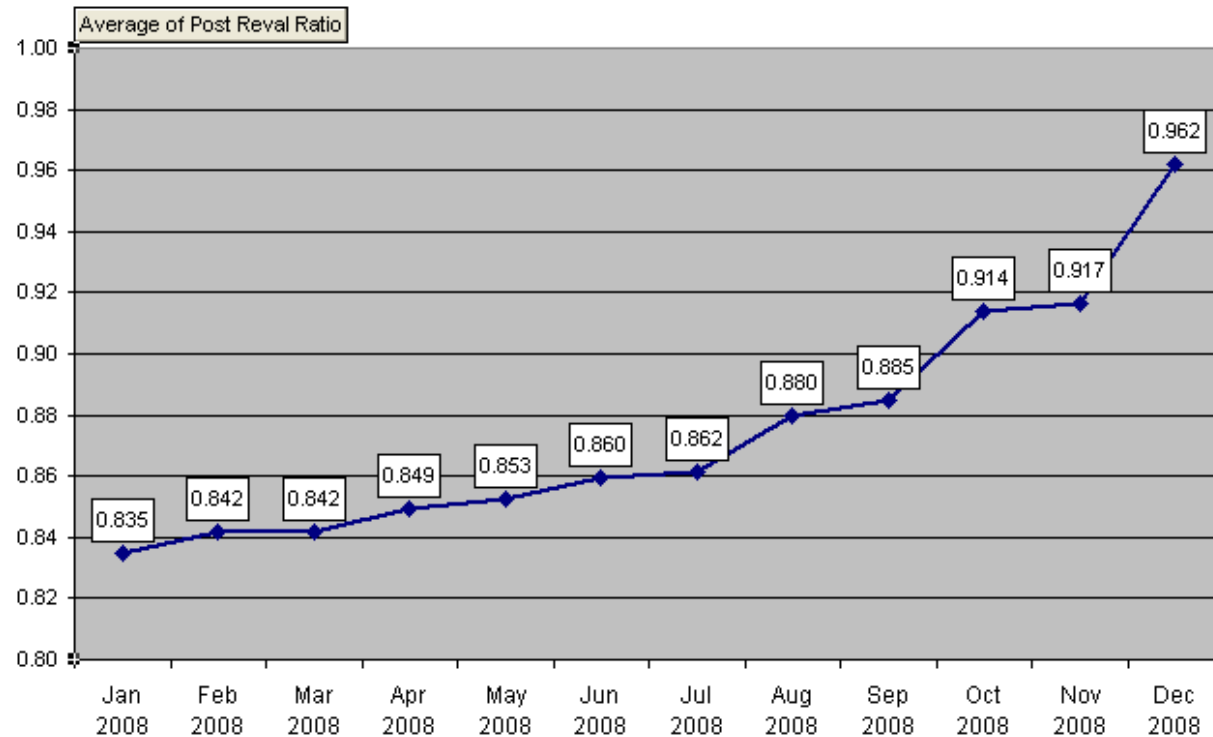
Summary

Ratio of Assessed Value

To Sales Price over Time

**Avg Ratio of 2009 Assessed Values to 2008 Sales Prices
For Single Family Residences
In Snohomish County**

**NOTE: Rising ratios indicate
declining sales prices**



Snohomish County Assessor's Office

Mass Appraisal Report

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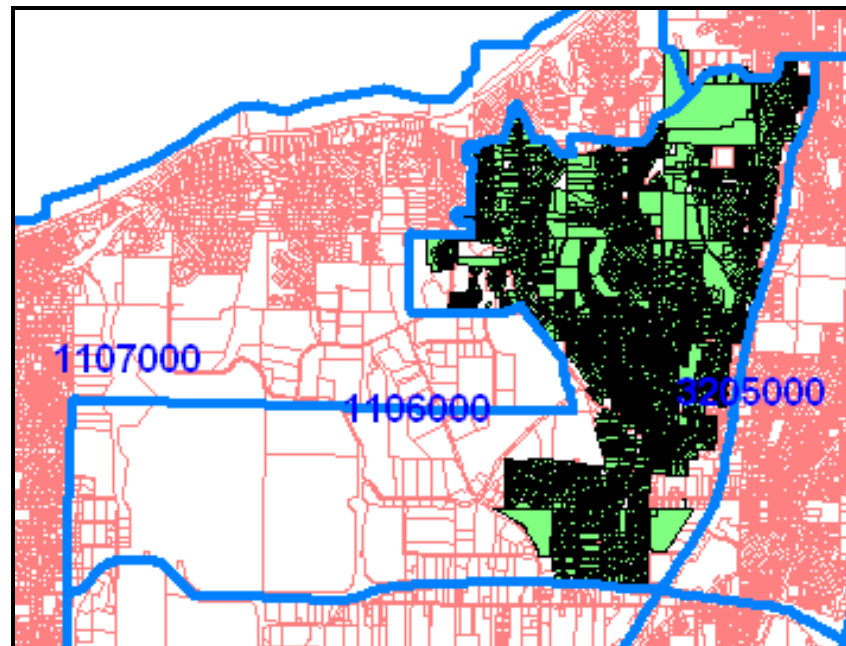


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1106000-1106902 (AKA BMA 1106000-1106902) 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

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Appraisal Area

Neighborhood Description

Neighborhood 1106000 is bordered by Evergreen Way on the east, Mukilteo Blvd. on the north, Pigeon Creek and Glenwood Avenue on the west and Hwy 526 on the south. The area north of Hwy 526 west to the Everett city limits is comprised primarily by the Boeing plant

Snohomish County Assessor's Office

Mass Appraisal Report

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	31	L:	92,982,800	74,531,800	-18,451,000	-19.8%
		B:	35,294,800	35,281,400	-13,400	0.0%
		T:	128,277,600	109,813,200	-18,464,400	-14.4%
Residential	4171	L:	686,100,200	595,708,400	-90,611,800	-13.2%
		B:	508,408,700	468,061,400	-40,460,500	-8.0%
		T:	1,194,508,900	1,063,769,800	-131,072,300	-11.0%
Multifamily	367	L:	63,029,600	54,758,900	-8,270,700	-13.1%
		B:	71,584,600	62,976,800	-8,607,800	-12.0%
		T:	134,614,200	117,735,700	-16,878,500	-12.5%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	213	L:	25,435,000	11,738,100	-13,696,900	-53.9%
		B:	0	0	0	0.0%
		T:	25,435,000	11,738,100	-13,696,900	-53.9%

Snohomish County Assessor's Office

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	4782	L:	867,547,600	736,737,200	-131,030,400	-15.1%
		B:	615,288,100	566,319,600	-49,081,700	-8.0%
		T:	1,482,835,700	1,303,056,800	-180,112,100	-12.1%

- 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: Designated Forest Land and Open Space Timber
- Other: All Remaining Categories Including Vacant Land

Snohomish County Assessor's Office

Mass Appraisal Report

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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	4		
	111-Single Family Residence	3,886	102	2.6%
	112-2 Single Family Residences	8		
	113-3 Single Family Residences	1		
	118-Manufac Home (Owned Site)	4		
	119-Manuf Home (MHP)	229	16	7.0%
	122-Duplex	358	7	2.0%
	123-Tri-Plex	6	1	16.7%
	124-Four Plex	2		
	130-Mult Family 5-7 units	1		
	142-SFR Condominium CommonWall	36	7	19.4%
	183-Non Residential Structure	3		
	453-Parkways	1		
	454-Arterial Streets	1		
	456-Local Access Streets	2		
	459-Other Highway NEC	1		
	461-Automobile Parking (Lot)	1		
	481-Electric Utility	2		
	483-Water Util & Irrig & Stg	3		
	489-Other utilities, NEC	2		
	659-Other Professional Service	1		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	5		
	692-Welfare/Charitable Service	1		

Snohomish County Assessor's Office

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	749-Other Recreation	1		
	761-Parks, General Recreation	7		
	910-Undeveloped Land	180		
	911-Vacant Site/Mobile Park	1		
	914-Vacant Condominium Lot	2		
	915-Common Areas	16		
	916-Water Retention Area	14		
	Grand Total	4,782	133	2.8%

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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Mass Appraisal Report

Residential Neighborhood: South Central Everett

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	65 Topo Problems I	25		
	66 Topo Problems II	12		
	88 Contiguous-less than 1 acre	65		
	A1 Sewer Fair NH	340	5	1.5%
	A2 Sewer Avg Older Mixed NH	2,586	70	2.7%
	A3 Sewer Avg Homogeneous NH	964	27	2.8%
	A4 Sewer Average Plus NH	202	4	2.0%
	B2 Septic Average Mixed NH	83	3	3.6%
	B4 Septic Average NH	2		
	C4 Condo Cmnwall@LivArea - 142	32	2	6.3%
	C5 Condo Cmnwall@Gar UC 142	6	5	83.3%
	CA Common Areas	24		
	N/A Building only	233	16	6.9%
	U1 Waterfront I	9		
	UD Undevelopable Land	34		
	V1 View/Wtrfrt Type I	71	1	1.4%
	V2 View/Wtrfrt Type II	30		
	V3 View/Wtrfrt Type III	38		
	V4 View/Wtrfrt Type IV	11		
	V5 View/Wtrfrt Type V	15		
	Grand Total	4,782	133	2.8%

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	1,881	50	2.7%
	12 - 1 Story Bsmt	532	10	1.9%
	14 - 1 1/2 Story	87	2	2.3%
	15 - 1 1/2 Story Bsmt	105	2	1.9%
	17 - 2 Story	669	22	3.3%
	18 - 2 Story Bsmt	97		
	20 - 2+ Story	36	2	5.6%
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	605	23	3.8%
	24 - Tri Level	283	6	2.1%
	71 - DW Manuf. Home	212	14	6.6%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	20	2	10.0%
	96 - Geodesic Dome	1		
	N/A	252		
	Grand Total	4,782	133	2.8%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	9	1	11.1%
	35 Fair	352	14	4.0%
	41 Avg Minus	556	17	3.1%
	45 Average	3,102	85	2.7%
	49 Avg Plus	328	8	2.4%
	55 Good	177	8	4.5%
	65 Very Good	4		
	75 Excellent	2		
	N/A	252		
	Grand Total	4,782	133	2.8%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1900 - 1909	5		
	1910 - 1919	14		
	1920 - 1929	71	1	1.41%
	1930 - 1939	136	3	2.21%
	1940 - 1949	584	21	3.60%
	1950 - 1959	804	14	1.74%
	1960 - 1969	596	11	1.85%
	1970 - 1979	341	11	3.23%
	1980 - 1989	555	18	3.24%
	1990 - 1999	1,044	35	3.35%
	2000 - 2009	380	19	5.00%
	N/A	252		
	Grand Total	4,782	133	2.8%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	255		
	1 - 499	1		
	500 - 749	46	3	6.5%
	750 - 999	355	14	3.9%
	1000 - 1249	749	26	3.5%
	1250 - 1499	799	21	2.6%
	1500 - 1749	918	30	3.3%
	1750 - 1999	593	18	3.0%
	2000 - 2249	419	5	1.2%
	2250 - 2499	261	8	3.1%
	2500 - 2749	141	5	3.5%
	2750 - 2999	102	2	2.0%
	3000 - 3249	61		
	3250 - 3499	32	1	3.1%
	3500 - 3749	23		
	3750 - 3999	7		
	4000 - 4249	6		
	4250 - 4499	1		
	4500 - 4749	2		
	4750 - 4999	4		
	5000 - Over	7		
	Grand Total	4,782	133	2.8%

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

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Qualified Sales

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	34,777,100	31,087,600
Total Sales Price	35,856,343	35,856,343
Average Assessed Value	261,482	233,741
Average Sales Price	269,597	269,597
Number in Sample	133	133
Median Ratio	0.9634	0.8635
Mean (Average) Ratio	0.9840	0.8715
Weighted Mean (S.W.A.) Ratio	0.9699	0.8670
Regression Index (P.R.D.)	1.0145	1.0052
Coefficient of Dispersion (C.O.D.)	0.1096	0.0900

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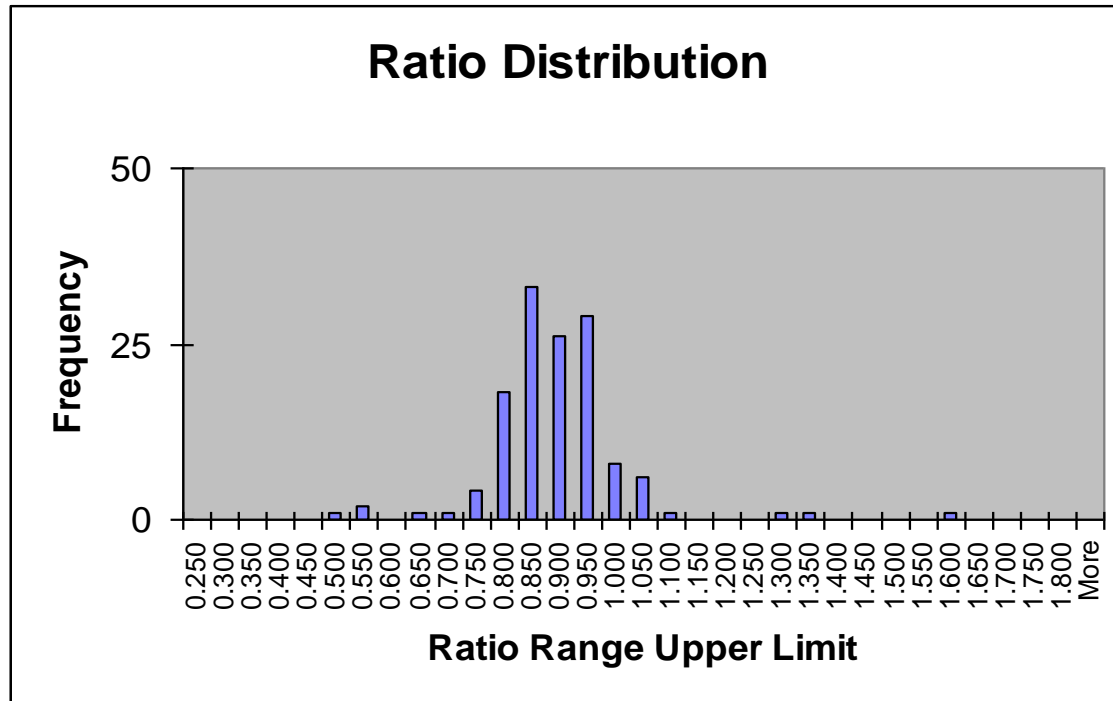


Qualified Sales

Ratio Distribution Histogram

All Use Codes

Sales Dated 2008



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

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	29,036,400	25,939,400
Total Sales Price	30,175,093	30,175,093
Average Assessed Value	284,671	254,308
Average Sales Price	295,834	295,834
Number in Sample	102	102
Median Ratio	0.9649	0.8575
Mean (Average) Ratio	0.9690	0.8641
Weighted Mean (S.W.A.) Ratio	0.9623	0.8596
Regression Index (P.R.D.)	1.0069	1.0052
Coefficient of Dispersion	0.0734	0.0644

Snohomish County Assessor's Office

Mass Appraisal Report

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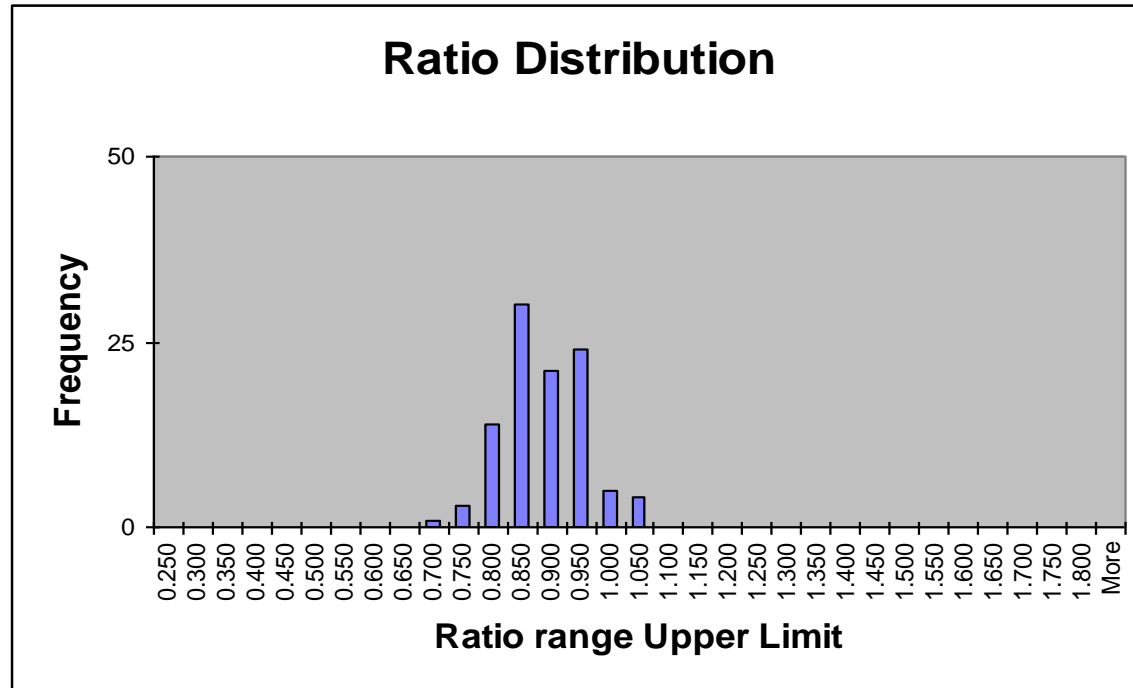


Qualified Sales

Ratio Distribution Histogram

Use Code 111

Sales Dated 2008



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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Mass Appraisal Report

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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
00371400003000	111	A1	1946	14 - 1 1/2 Story	35 Fair	771	200,900	2/5/2008	I	245,000	0.82
00392000000108	111	A2	1992	23 - Split Entry	45 Average	1,531	265,300	7/29/2008	I	305,950	0.87
00392000000403	111	A2	1948	11 - 1 Story	35 Fair	704	184,800	4/15/2008	I	180,000	1.03
00392000001106	111	A2	1954	11 - 1 Story	35 Fair	1,056	206,700	12/5/2008	I	225,000	0.92
00392000001604	111	A2	2003	17 - 2 Story	45 Average	1,878	296,100	7/15/2008	I	332,000	0.89
00392000001712	111	A2	1994	23 - Split Entry	45 Average	1,567	258,500	5/29/2008	I	330,000	0.78
00392000002204	111	A2	1954	12 - 1 Story Bsmt	45 Average	1,960	251,000	5/21/2008	I	319,000	0.79
00392000002803	122	A2	1991	17 - 2 Story	45 Average	2,646	394,300	5/1/2008	I	425,000	0.93
00392000003205	111	A2	1955	12 - 1 Story Bsmt	45 Average	1,654	222,100	5/22/2008	I	312,000	0.71
00392000003311	111	A2	1935	12 - 1 Story Bsmt	35 Fair	854	192,300	12/23/2008	I	190,000	1.01

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00392000003604	111	A2	1940	14 - 1 1/2 Story	35 Fair	903	208,900	1/21/2008	I	280,000	0.75
00392600000600	111	A2	1957	11 - 1 Story	45 Average	1,056	238,100	4/11/2008	I	260,000	0.92
00392700001100	111	A2	1967	11 - 1 Story	45 Average	960	229,000	3/19/2008	I	278,000	0.82
00392700001200	111	A2	1966	11 - 1 Story	45 Average	1,283	249,200	10/6/2008	I	290,000	0.86
00392700001800	111	A2	1959	23 - Split Entry	45 Average	1,942	267,300	3/27/2008	I	300,000	0.89
00393200301302	111	A2	1998	23 - Split Entry	41 Avg Minus	1,820	243,200	5/21/2008	I	299,950	0.81
00393200703100	111	A2	1940	12 - 1 Story Bsmt	45 Average	1,159	215,200	2/22/2008	I	235,730	0.91
00393201002200	111	A2	1941	11 - 1 Story	45 Average	992	216,900	2/14/2008	I	310,000	0.70
00393300001001	122	A2	1998	17 - 2 Story	45 Average	2,952	427,500	4/17/2008	I	450,000	0.95
00393300002500	111	A2	1941	11 - 1 Story	35 Fair	1,164	225,900	7/11/2008	I	299,950	0.75
00393300004200	111	A2	1947	11 - 1 Story	45 Average	1,080	234,400	4/30/2008	I	256,000	0.92

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00393400004100	111	A2	1948	11 - 1 Story	45 Average	1,667	273,400	9/23/2008	I	289,950	0.94
00393400004900	111	A2	1949	11 - 1 Story	45 Average	888	221,100	5/8/2008	I	253,500	0.87
00393400006500	111	A2	1949	11 - 1 Story	45 Average	1,156	236,800	1/23/2008	I	299,000	0.79
00393400007400	111	A2	1949	11 - 1 Story	45 Average	1,119	220,400	9/15/2008	I	215,000	1.03
00393500002107	111	A2	1994	23 - Split Entry	41 Avg Minus	1,689	264,500	4/25/2008	I	334,893	0.79
00393500002203	111	B2	1976	11 - 1 Story	45 Average	1,383	224,900	5/7/2008	I	312,000	0.72
00394600003500	111	A4	1974	23 - Split Entry	49 Avg Plus	2,424	360,300	7/9/2008	I	396,750	0.91
00400000002702	111	A2	1993	24 - Tri Level	45 Average	1,220	253,800	5/19/2008	I	277,500	0.91
00412000103300	111	A2	1948	12 - 1 Story Bsmt	45 Average	1,530	272,600	12/24/2008	I	283,000	0.96
00435800001300	111	A1	1948	12 - 1 Story Bsmt	45 Average	1,696	243,300	5/2/2008	I	273,000	0.89
00436800000202	122	A2	1990	23 - Split Entry	45 Average	2,704	363,900	5/20/2008	I	375,500	0.97

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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
0043680000403	122	A2	1989	17 - 2 Story	45 Average	2,725	412,600	6/26/2008	I	382,650	1.08
00436800002604	111	A2	1998	17 - 2 Story	45 Average	1,416	265,200	9/18/2008	I	300,000	0.88
00436800003707	111	A2	1997	11 - 1 Story	45 Average	1,006	239,600	10/8/2008	I	255,000	0.94
00440500001000	111	A4	1966	23 - Split Entry	55 Good	2,544	372,100	8/25/2008	I	415,000	0.90
00440800002200	111	A2	1990	11 - 1 Story	41 Avg Minus	1,631	278,200	4/24/2008	I	332,000	0.84
00442200000300	111	A2	1960	11 - 1 Story	45 Average	1,663	264,800	6/25/2008	I	293,980	0.90
00443100000500	111	A2	1955	12 - 1 Story Bsmt	35 Fair	2,122	263,300	7/21/2008	I	322,500	0.82
00443100002500	111	A2	1940	15 - 1 1/2 Story Bsmt	45 Average	1,668	280,300	5/13/2008	I	300,000	0.93
00443100003604	111	A2	1940	11 - 1 Story	45 Average	840	203,800	6/20/2008	I	240,000	0.85
00443100003605	111	A2	1996	11 - 1 Story	41 Avg Minus	1,000	232,400	5/27/2008	I	250,000	0.93
00443100003606	111	A2	1941	11 - 1 Story	45 Average	1,770	272,600	9/22/2008	I	275,200	0.99

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00443100003607	111	A2	2008	23 - Split Entry	49 Avg Plus	2,148	326,400	5/27/2008	I	390,000	0.84
00443100004803	122	A2	1967	11 - 1 Story	35 Fair	1,641	254,500	8/28/2008	I	295,000	0.86
00443200000800	111	A2	1942	11 - 1 Story	45 Average	1,078	235,500	3/17/2008	I	272,500	0.86
00443200002600	111	A2	1948	11 - 1 Story	45 Average	1,008	230,900	3/3/2008	I	247,150	0.93
00449500001801	111	A2	1994	11 - 1 Story	45 Average	1,372	258,800	4/24/2008	I	319,500	0.81
00449500005502	111	A2	2003	17 - 2 Story	45 Average	1,677	273,400	5/21/2008	I	329,500	0.83
00449500011200	111	A2	1962	12 - 1 Story Bsmt	45 Average	2,120	260,300	7/17/2008	I	275,000	0.95
00453200001200	111	A2	1964	11 - 1 Story	45 Average	1,248	242,700	2/1/2008	I	299,950	0.81
00456700003300	111	A4	1966	23 - Split Entry	49 Avg Plus	2,391	338,400	8/19/2008	I	403,000	0.84
00456700003700	111	A4	1963	12 - 1 Story Bsmt	49 Avg Plus	2,950	355,600	5/6/2008	I	435,000	0.82
00471700000403	111	A2	1946	11 - 1 Story	45 Average	1,878	272,200	1/15/2008	I	322,000	0.85

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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
00471700001202	111	A2	1991	11 - 1 Story	41 Avg Minus	1,076	235,700	4/24/2008	I	260,000	0.91
00471700002505	111	A2	1996	17 - 2 Story	41 Avg Minus	1,743	281,400	3/4/2008	I	309,950	0.91
00471700003601	111	A2	2004	23 - Split Entry	45 Average	1,726	291,500	6/13/2008	I	343,000	0.85
00471700004703	111	A2	1939	12 - 1 Story Bsmt	45 Average	1,418	240,700	9/2/2008	I	284,500	0.85
00471800001900	111	A2	1957	11 - 1 Story	45 Average	1,152	227,600	3/20/2008	I	280,000	0.81
00471900003500	111	A2	1958	11 - 1 Story	45 Average	1,478	229,100	10/21/2008	I	290,000	0.79
00476700000600	111	B2	1963	11 - 1 Story	45 Average	1,740	210,700	8/22/2008	I	230,000	0.92
00505700004104	111	A2	1940	15 - 1 1/2 Story Bsmt	45 Average	1,784	244,600	2/9/2008	I	291,000	0.84
00505700004407	111	A2	1993	23 - Split Entry	45 Average	1,687	279,600	5/22/2008	I	310,000	0.90
00536400000100	111	A2	1939	11 - 1 Story	35 Fair	744	191,100	5/8/2008	I	242,950	0.79
00541900000702	111	A2	1950	11 - 1 Story	35 Fair	672	190,100	5/22/2008	I	206,000	0.92

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
00596201000900	111	A2	1924	11 - 1 Story	45 Average	844	188,100	4/18/2008	I	209,750	0.90
00605501400105	111	A2	2007	17 - 2 Story	49 Avg Plus	2,509	345,900	3/7/2008	I	392,000	0.88
00605501400106	111	A2	2007	17 - 2 Story	49 Avg Plus	2,251	348,800	6/25/2008	I	384,850	0.91
00605502300202	111	A2	1957	11 - 1 Story	25 Low	798	173,300	6/24/2008	I	183,000	0.95
00606500000300	111	A2	1955	11 - 1 Story	45 Average	1,300	219,000	3/24/2008	I	264,950	0.83
00606900100100	123	A2	1948	11 - 1 Story	35 Fair	1,828	245,800	6/9/2008	I	311,200	0.79
00606900400801	111	A2	1953	11 - 1 Story	45 Average	1,526	242,500	8/20/2008	I	268,000	0.90
00612000003401	111	A1	1979	23 - Split Entry	45 Average	1,688	210,000	3/4/2008	I	270,000	0.78
00612000006400	111	A1	1951	11 - 1 Story	35 Fair	844	194,600	6/5/2008	I	257,740	0.76
00612000006500	122	A1	2008	17 - 2 Story	45 Average	3,434	474,400	6/19/2008	I	539,000	0.88
00619600000400	111	B2	1962	11 - 1 Story	45 Average	1,182	221,800	2/14/2008	I	284,950	0.78

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
00623500003100	111	A2	1971	11 - 1 Story	45 Average	1,008	223,700	7/29/2008	I	263,000	0.85
00695000000700	111	A3	1981	24 - Tri Level	41 Avg Minus	1,544	250,800	5/8/2008	I	307,000	0.82
00708000002100	111	V1	1983	23 - Split Entry	41 Avg Minus	2,217	285,600	12/14/2008	I	290,000	0.98
00708000007900	111	A3	1982	23 - Split Entry	41 Avg Minus	1,804	266,400	10/29/2008	I	299,950	0.89
00708000011700	111	A3	1986	23 - Split Entry	41 Avg Minus	2,004	287,400	8/21/2008	I	340,000	0.85
00708000013500	111	A3	1982	11 - 1 Story	41 Avg Minus	936	228,000	3/6/2008	I	263,800	0.86
00708000015000	111	A3	1983	11 - 1 Story	41 Avg Minus	1,288	243,900	9/30/2008	I	285,000	0.86
00708000015400	111	A3	1985	11 - 1 Story	41 Avg Minus	1,176	236,900	5/28/2008	I	291,500	0.81
00784900008100	111	A3	1991	17 - 2 Story	45 Average	1,974	296,700	5/20/2008	I	344,000	0.86
00792400000700	111	A3	1991	11 - 1 Story	41 Avg Minus	1,292	243,100	7/3/2008	I	303,900	0.80
00792400001900	111	A3	1991	11 - 1 Story	41 Avg Minus	995	237,700	11/25/2008	I	260,000	0.91

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
00794100003600	111	A3	1992	23 - Split Entry	45 Average	1,669	269,100	7/31/2008	I	320,000	0.84
00794100004000	111	A3	1992	24 - Tri Level	45 Average	1,594	268,800	3/19/2008	I	315,000	0.85
00794100005500	111	A3	1992	11 - 1 Story	45 Average	1,182	247,500	3/10/2008	I	262,000	0.94
00795300002600	111	A3	1993	23 - Split Entry	45 Average	2,326	301,200	3/19/2008	I	357,000	0.84
00795300003700	111	A3	1994	24 - Tri Level	45 Average	1,700	283,200	3/18/2008	I	335,500	0.84
00795300005300	111	A3	1994	11 - 1 Story	45 Average	1,560	276,500	3/20/2008	I	330,000	0.84
00816400000800	111	A3	1994	11 - 1 Story	45 Average	1,161	247,900	2/8/2008	I	311,950	0.79
00816400001400	111	A3	1993	24 - Tri Level	45 Average	1,590	264,500	4/25/2008	I	299,950	0.88
00834000001400	111	A3	1996	23 - Split Entry	45 Average	1,715	272,400	7/7/2008	I	332,500	0.82
00834000002300	111	A3	1997	23 - Split Entry	45 Average	1,520	269,000	2/20/2008	I	324,950	0.83
00836700004400	111	A3	1995	23 - Split Entry	45 Average	1,274	244,600	10/15/2008	I	255,000	0.96

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
00847000005400	111	A3	1998	17 - 2 Story	45 Average	1,692	301,300	7/25/2008	I	338,000	0.89
00916700000200	111	A3	2001	11 - 1 Story	41 Avg Minus	1,446	259,900	12/29/2008	I	316,000	0.82
00959900000100	111	A3	2004	17 - 2 Story	45 Average	1,779	282,900	6/4/2008	I	290,000	0.98
00960002902700	119	N/A	1989	71 - DW Manuf. Home	55 Good	1,539	45,600	9/5/2008	I	46,000	0.99
00960002906500	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,620	45,200	12/1/2008	I	50,000	0.90
00960002908200	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,296	41,400	9/3/2008	I	65,000	0.64
00960002908500	119	N/A	1987	71 - DW Manuf. Home	55 Good	1,404	39,700	5/15/2008	I	43,000	0.92
00960013202100	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,344	21,100	3/21/2008	I	44,300	0.48
00960013202300	119	N/A	1976	74 - SW Manuf. Home	35 Fair	784	7,000	7/17/2008	I	5,250	1.33
00960013202900	119	N/A	1984	71 - DW Manuf. Home	45 Average	1,056	22,600	8/15/2008	I	28,900	0.78
00960013204700	119	N/A	1985	71 - DW Manuf. Home	55 Good	1,296	28,400	3/15/2008	I	38,000	0.75

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
00960013205100	119	N/A	1985	71 - DW Manuf. Home	55 Good	1,188	24,100	2/26/2008	I	23,500	1.03
00960013205600	119	N/A	1989	71 - DW Manuf. Home	55 Good	1,188	27,600	6/16/2008	I	28,000	0.99
00960013206000	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,344	16,500	2/12/2008	I	30,000	0.55
00960013206800	119	N/A	1978	74 - SW Manuf. Home	35 Fair	1,008	9,800	11/25/2008	I	19,500	0.50
00960013208600	119	N/A	1980	71 - DW Manuf. Home	45 Average	1,344	19,900	4/18/2008	I	12,500	1.59
00960013209500	119	N/A	1979	71 - DW Manuf. Home	45 Average	1,344	24,300	2/22/2008	I	28,000	0.87
00960013211500	119	N/A	1977	71 - DW Manuf. Home	45 Average	2,304	18,100	10/9/2008	I	24,000	0.75
00960013212200	119	N/A	1974	71 - DW Manuf. Home	45 Average	936	12,700	5/10/2008	I	12,500	1.02
01014600000900	111	A3	2005	20 - 2+ Story	45 Average	1,961	286,900	8/18/2008	I	325,000	0.88
01014600001000	111	A3	2005	20 - 2+ Story	45 Average	1,951	283,000	9/25/2008	I	345,000	0.82
01034000632002	142	C4	1980	17 - 2 Story	45 Average	1,050	184,900	5/8/2008	I	222,000	0.83

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
01073400000300	111	A3	2008	17 - 2 Story	45 Average	1,917	293,600	9/23/2008	I	340,000	0.86
01073400000500	111	A3	2008	17 - 2 Story	45 Average	1,917	292,600	5/22/2008	I	385,000	0.76
01076400000100	142	C5	2007	23 - Split Entry	45 Average	2,332	272,000	5/6/2008	I	310,000	0.88
01076400000200	142	C5	2007	23 - Split Entry	45 Average	2,332	272,000	8/13/2008	I	315,000	0.86
01078100000100	142	C5	2007	17 - 2 Story	49 Avg Plus	1,951	280,700	3/6/2008	I	345,000	0.81
01078100000200	142	C5	2007	17 - 2 Story	49 Avg Plus	1,951	273,800	3/4/2008	I	345,000	0.79
01088500000200	142	C5	2008	17 - 2 Story	45 Average	1,812	259,000	2/29/2008	I	310,000	0.84
01094700000100	142	C4	2001	17 - 2 Story	45 Average	1,365	222,800	10/8/2008	I	237,450	0.94
28050600303100	122	A2	1992	17 - 2 Story	45 Average	2,484	406,000	10/2/2008	I	320,000	1.27
28050600303400	111	A2	1996	17 - 2 Story	45 Average	1,423	264,200	8/18/2008	I	285,000	0.93
28050700202100	111	A2	1993	11 - 1 Story	41 Avg Minus	1,020	220,700	4/9/2008	I	220,000	1.00

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



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
29043600401100	111	A2	1953	11 - 1 Story	45 Average	1,268	217,200	12/23/2008	I	283,000	0.77
29043600409400	111	A2	1995	24 - Tri Level	45 Average	1,628	282,700	6/20/2008	I	333,000	0.85

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: South Central Everett

Appraisal Date: January 1, 2009



**Sales Not Included in
Statistical Analysis**

The following sales were not included in the statistical analysis of this report for one of the following reasons:

- The 2008 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for the 2009 assessment).
- The improvements were assessed as less than 100% complete as of July 31, 2008 but the sale price was for a 100% complete home.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the 2009 assessed value does not include any improvement value.
- The sales price was less than \$1000.
- The ratio of the 2009 assessed value to the sale price was outside the Department of Revenue Ratio Study guidelines of greater than .25 and less than 1.75.
- The parcel was not in existence for the 2008 assessment and cannot be used for the year-to-year statistical comparison.

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00392000001504	111	A2	1967	12 - 1 Story Bsmt	45 Average	2,288	262,900	6/2/2008	I	277,000	0.95
00606300001600	111	A1	1953	11 - 1 Story	45 Average	1,708	212,800	12/3/2008	I	380,000	0.56