

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Mukilteo

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): 1107000 - 1107001

Parcels Appraised: 4,695

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	1,491,727,100	1,269,595,300	-224,431,800	-15.0%
Improvements:	909,511,900	841,507,600	-68,004,300	-7.5%
Total:	2,401,239,000	2,111,102,900	-292,436,100	-12.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 94

	2008	2009	Change	% Change
Median Ratio:	0.9733	0.8601	-0.1132	-11.6%
Mean Ratio:	0.9702	0.8698	-0.1004	-10.4%
Weighted Mean:	0.9386	0.8473	-0.0913	-9.7%
PRD:	1.0337	1.0265	-0.0072	-0.7%
COD:	0.1151	0.0899	-0.0252	-21.9%

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

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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**



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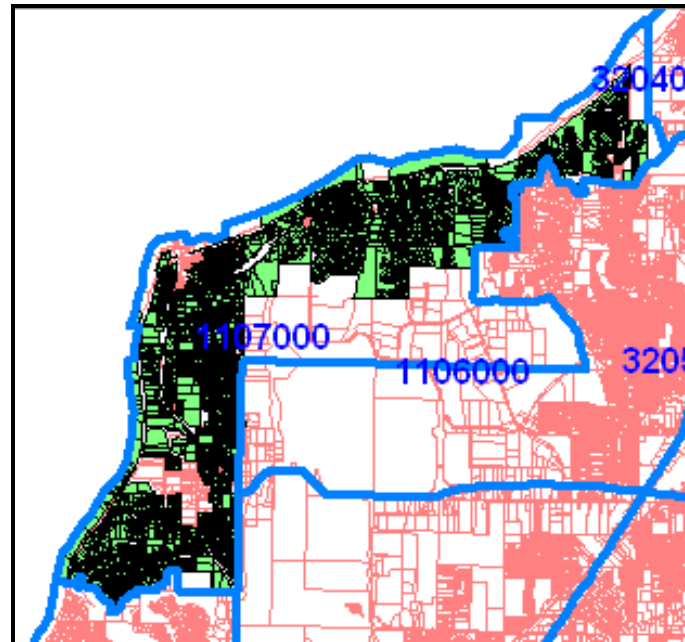


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1107000 - 1107001 (AKA BMA 1107000 - 1107001) 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

Neighborhood 1107000 is basically the along the Puget Sound from Pigeon Creek and Glenwood Avenue west and south to Big Gulch.

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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	2	L:	2,920,000	2,370,000	-550,000	-18.8%
		B:	762,300	764,100	1,800	0.2%
		T:	3,682,300	3,134,100	-548,200	-14.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	47	L:	39,709,600	32,097,200	-7,612,400	-19.2%
		B:	24,573,300	24,568,400	-4,900	0.0%
		T:	64,282,900	56,665,600	-7,617,300	-11.8%
Residential	4034	L:	1,350,919,500	1,156,697,800	-194,221,700	-14.4%
		B:	880,051,500	812,286,800	-67,764,700	-7.7%
		T:	2,230,971,000	1,968,984,600	-261,986,400	-11.7%
Multifamily	20	L:	5,112,600	4,468,400	-644,200	-12.6%
		B:	3,511,100	3,888,300	377,200	10.7%
		T:	8,623,700	8,356,700	-267,000	-3.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	592	L:	93,065,400	73,961,900	-21,403,500	-23.0%
		B:	613,700	0	-613,700	-100.0%
		T:	93,679,100	73,961,900	-22,017,200	-23.5%

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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	4695	L:	1,491,727,100	1,269,595,300	-224,431,800	-15.0%
		B:	909,511,900	841,507,600	-68,004,300	-7.5%
		T:	2,401,239,000	2,111,102,900	-292,436,100	-12.2%

- 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: Designated 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	1		
	111-Single Family Residence	3,983	89	2.2%
	112-2 Single Family Residences	19		
	113-3 Single Family Residences	1		
	118-Manufac Home (Owned Site)	1		
	122-Duplex	15	1	6.7%
	123-Tri-Plex	5		
	141-SFR Condominium Detached	1		
	142-SFR Condominium CommonWall	18		
	183-Non Residential Structure	10		
	411-Railroad Transportation	4		
	456-Local Access Streets	4		
	459-Other Highway NEC	3		
	461-Automobile Parking (Lot)	4		
	471-Telephone Communication	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	3		
	484-Sewage Disposal	1		
	489-Other utilities, NEC	1		
	624-Funeral/Crematory Services	1		
	675-Military Base/Reservation	1		
	681-Nursery,Primary,Second Sch	4		
	691-Religious Activities	6		
	742-Playgrounds/Athletic Areas	1		

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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	9		
	762-Parks, Leisure & Ornamenta	2		
	910-Undeveloped Land	539	4	0.7%
	915-Common Areas	12		
	916-Water Retention Area	7		
	935-Saltwater Tidelands	32		
	939-Other Water Areas	2		
	940-Open Space General	2		
	Grand Total	4,695	94	2.0%

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
	65 Topo Problems I	31		
	66 Topo Problems II	5		
	81 Tidelands	35		
	88 Contiguous-less than 1 acre	102		
	A1 Sewer Fair NH	47	2	4.3%
	A2 Sewer Avg Older Mixed NH	702	17	2.4%
	A3 Sewer Avg Homogeneous NH	283	11	3.9%
	A4 Sewer Average Plus NH	522	13	2.5%
	A5 Sewer Good Older Mixd NH	31		
	A6 Sewer Good Homogenous NH	256	5	2.0%
	A7 Sewer Very Good NH	43	5	11.6%
	C4 Condo Cmnwall@LivArea - 142	13		
	C9 Exception Condo Plat	6		
	CA Common Areas	39		
	U1 Waterfront I	12		
	UD Undevelopable Land	162	1	0.6%
	V1 View/Wtrfrt Type I	447	11	2.5%
	V2 View/Wtrfrt Type II	446	8	1.8%
	V3 View/Wtrfrt Type III	322	4	1.2%
	V4 View/Wtrfrt Type IV	365	5	1.4%
	V5 View/Wtrfrt Type V	251	6	2.4%
	V6 View/Wtrfrt Type VI	251	2	0.8%
	V7 View/Wtrfrt Type VII	133	2	1.5%
	V8 View/Wtrfrt Type VIII	191	2	1.0%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
Grand Total	4,695	94	2.0%

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	694	24	3.5%
	12 - 1 Story Bsmt	1,040	21	2.0%
	14 - 1 1/2 Story	71	1	1.4%
	15 - 1 1/2 Story Bsmt	112	1	0.9%
	17 - 2 Story	1,040	22	2.1%
	18 - 2 Story Bsmt	478	11	2.3%
	20 - 2+ Story	10		
	21 - 2+ Story Bsmt	3		
	23 - Split Entry	372	9	2.4%
	24 - Tri Level	220	1	0.5%
	71 - DW Manuf. Home	1		
	N/A	654	4	0.6%
	Grand Total	4,695	94	2.0%

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 Std	3		
	25 Low	10	1	10.0%
	35 Fair	216	8	3.7%
	41 Avg Minus	62	4	6.5%
	45 Average	1,314	28	2.1%
	49 Avg Plus	1,137	20	1.8%
	55 Good	927	16	1.7%
	65 Very Good	327	10	3.1%
	75 Excellent	45	3	6.7%
	N/A	654	4	0.6%
	Grand Total	4,695	94	2.0%

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	2		
1900 - 1909	29		
1910 - 1919	53	1	1.89%
1920 - 1929	116	2	1.72%
1930 - 1939	80	1	1.25%
1940 - 1949	213	5	2.35%
1950 - 1959	429	8	1.86%
1960 - 1969	396	5	1.26%
1970 - 1979	746	14	1.88%
1980 - 1989	854	23	2.69%
1990 - 1999	682	16	2.35%
2000 - 2009	441	15	3.40%
N/A	654	4	0.61%
Grand Total	4,695	94	2.0%

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	654	4	0.6%
	1 - 499	3		
	500 - 749	28	2	7.1%
	750 - 999	89	1	1.1%
	1000 - 1249	161	4	2.5%
	1250 - 1499	266	12	4.5%
	1500 - 1749	383	8	2.1%
	1750 - 1999	411	11	2.7%
	2000 - 2249	461	7	1.5%
	2250 - 2499	425	7	1.6%
	2500 - 2749	439	8	1.8%
	2750 - 2999	375	6	1.6%
	3000 - 3249	289	5	1.7%
	3250 - 3499	207	5	2.4%
	3500 - 3749	149	3	2.0%
	3750 - 3999	103	2	1.9%
	4000 - 4249	68	2	2.9%
	4250 - 4499	52	1	1.9%
	4500 - 4749	32		
	4750 - 4999	19	3	15.8%
	5000 - Over	81	3	3.7%
	Grand Total	4,695	94	2.0%

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	2008	2009
Total Assessed Value	47,611,000	42,980,700
Total Sales Price	50,725,019	50,725,019
Average Assessed Value	506,500	457,241
Average Sales Price	539,628	539,628
Number in Sample	94	94
Median Ratio	0.9733	0.8601
Mean (Average) Ratio	0.9702	0.8698
Weighted Mean (S.W.A.) Ratio	0.9386	0.8473
Regression Index (P.R.D.)	1.0337	1.0265
Coefficient of Dispersion (C.O.D.)	0.1151	0.0899

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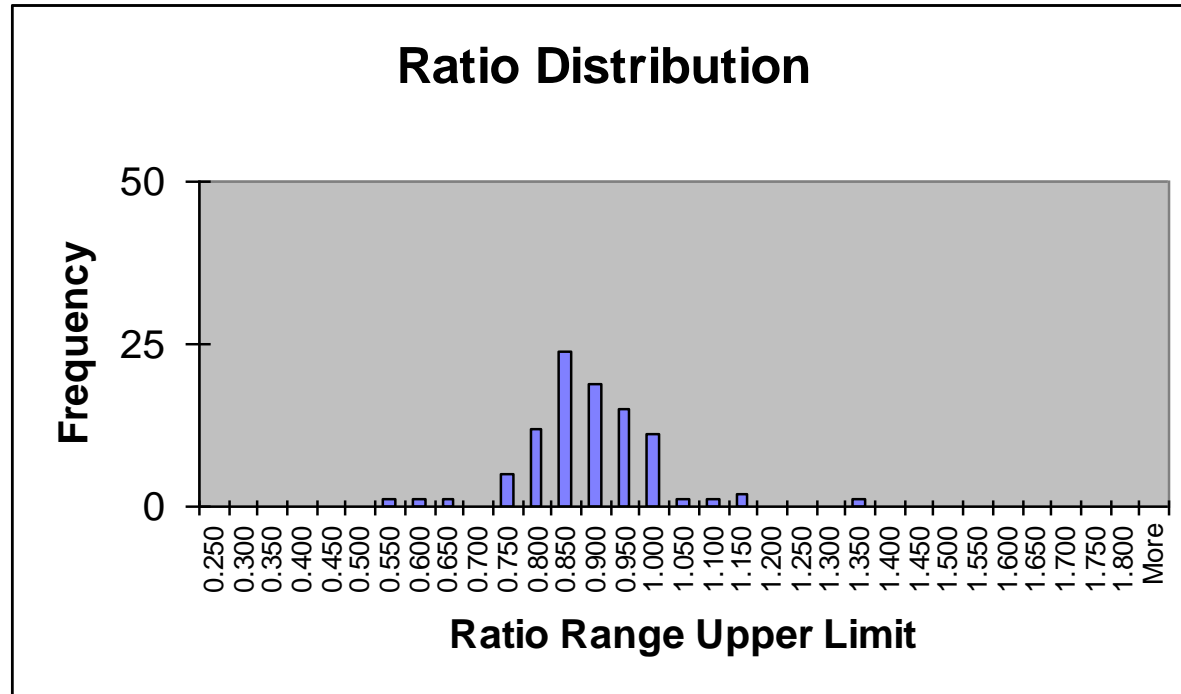


Performance Analysis

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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Performance Analysis

Performance Analysis

Use Code 111

Item	2008	2009
Total Assessed Value	45,728,000	41,460,900
Total Sales Price	48,926,019	48,926,019
Average Assessed Value	513,798	465,853
Average Sales Price	549,731	549,731
Number in Sample	89	89
Median Ratio	0.9717	0.8613
Mean (Average) Ratio	0.9684	0.8672
Weighted Mean (S.W.A.) Ratio	0.9346	0.8474
Regression Index (P.R.D.)	1.0361	1.0233
Coefficient of Dispersion	0.0966	0.0841

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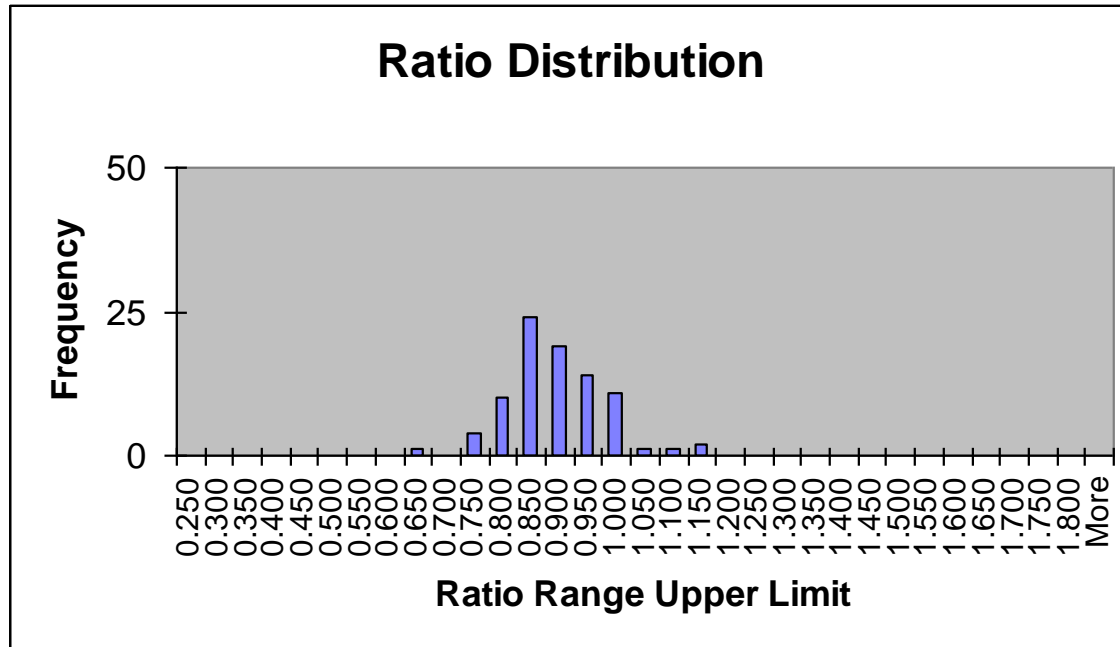


Performance Analysis

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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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
00396700301700	111	V2	1971	12 - 1 Story Bsmt	49 Avg Plus	3,053	438,600	2/20/2008	I	555,000	0.79
00417000200401	111	A2	1924	12 - 1 Story Bsmt	49 Avg Plus	1,926	386,300	3/19/2008	I	463,000	0.83
00417000600403	111	V2	2005	17 - 2 Story	55 Good	3,009	482,800	12/8/2008	I	430,000	1.12
00417100002000	111	V5	1987	17 - 2 Story	55 Good	2,786	618,900	2/25/2008	I	815,000	0.76
00417100003301	111	V6	2008	12 - 1 Story Bsmt	75 Excellent	5,658	1,320,600	4/23/2008	I	1,615,000	0.82
00417100005102	111	V4	1951	12 - 1 Story Bsmt	45 Average	1,314	432,800	12/10/2008	I	412,000	1.05
00433600005901	111	V4	1990	18 - 2 Story Bsmt	55 Good	4,447	691,600	3/19/2008	I	830,000	0.83
00460600000600	111	A3	1986	18 - 2 Story Bsmt	45 Average	1,758	339,900	2/12/2008	I	370,000	0.92
00460600001400	111	V1	2003	12 - 1 Story Bsmt	49 Avg Plus	2,740	378,300	4/25/2008	I	589,000	0.64
00460600001700	910	A3		N/A	N/A		97,300	6/19/2008	V	125,000	0.78
00477800001400	910	V8		N/A	N/A		810,000	9/5/2008	V	1,100,000	0.74
00505800001500	111	A2	1988	11 - 1 Story	45 Average	1,660	329,700	5/6/2008	I	370,000	0.89
00505800001800	111	V1	1920	11 - 1 Story	35 Fair	624	287,900	6/3/2008	I	390,000	0.74

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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
00527501800003	111	V6	2003	18 - 2 Story Bsmt	75 Excellent	6,991	1,708,300	7/29/2008	I	1,900,000	0.90
00527502601300	111	V7	2000	12 - 1 Story Bsmt	65 Very Good	4,006	880,900	9/10/2008	I	899,925	0.98
00527508700100	111	A3	1986	11 - 1 Story	55 Good	1,954	429,400	5/27/2008	I	435,000	0.99
00527508700500	111	V1	1987	23 - Split Entry	55 Good	2,678	472,600	12/1/2008	I	475,000	0.99
00527600000301	111	V7	1993	12 - 1 Story Bsmt	55 Good	3,280	701,500	8/8/2008	I	814,500	0.86
00536800001500	111	A2	1970	12 - 1 Story Bsmt	45 Average	2,330	360,900	1/14/2008	I	427,500	0.84
00536800002500	111	A2	1977	12 - 1 Story Bsmt	49 Avg Plus	2,424	389,100	10/10/2008	I	469,000	0.83
00555600001900	111	V5	1979	12 - 1 Story Bsmt	55 Good	4,757	711,300	1/31/2008	I	809,000	0.88
00567100802800	111	A4	1966	11 - 1 Story	45 Average	1,224	272,000	9/18/2008	I	340,000	0.80
00567900300801	111	V3	1992	17 - 2 Story	49 Avg Plus	3,212	543,700	3/18/2008	I	645,000	0.84
00571700301101	111	V5	1956	12 - 1 Story Bsmt	49 Avg Plus	2,012	537,000	7/14/2008	I	755,000	0.71
00571700401200	111	V3	1995	14 - 1 1/2 Story	49 Avg Plus	2,588	541,200	9/15/2008	I	605,000	0.89
00571700601000	111	V4	1953	12 - 1 Story Bsmt	45 Average	1,786	423,900	5/20/2008	I	465,000	0.91
00578900001600	111	V2	1975	23 - Split Entry	45 Average	1,260	369,400	7/11/2008	I	468,000	0.79

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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
00581400002001	111	V1	1961	12 - 1 Story Bsmt	41 Avg Minus	2,400	341,900	8/18/2008	I	383,000	0.89
00584900100900	111	A2	1955	11 - 1 Story	45 Average	1,498	294,200	8/22/2008	I	283,500	1.04
00584900302301	122	A4	1964	12 - 1 Story Bsmt	45 Average	3,029	326,300	7/1/2008	I	350,000	0.93
00591100000211	111	V1	1996	17 - 2 Story	45 Average	1,938	369,300	2/20/2008	I	372,000	0.99
00606100002500	111	A2	1946	11 - 1 Story	35 Fair	864	248,900	8/12/2008	I	254,000	0.98
00606100002800	111	A2	1946	11 - 1 Story	35 Fair	1,204	269,200	5/20/2008	I	305,000	0.88
00606100005400	111	A2	1948	11 - 1 Story	41 Avg Minus	1,274	267,100	10/21/2008	I	240,000	1.11
00606100008100	111	A2	1945	11 - 1 Story	35 Fair	1,104	252,400	6/10/2008	I	280,000	0.90
00606200001100	111	A2	1946	11 - 1 Story	35 Fair	1,504	283,800	10/30/2008	I	345,500	0.82
00606400002500	111	A2	1951	11 - 1 Story	45 Average	1,588	301,000	6/4/2008	I	360,999	0.83
00606400002900	111	A2	1953	11 - 1 Story	41 Avg Minus	1,050	249,300	1/28/2008	I	260,000	0.96
00611500000200	111	A4	1963	11 - 1 Story	45 Average	1,548	325,400	7/30/2008	I	389,500	0.84
00611600000707	111	A2	2004	18 - 2 Story Bsmt	45 Average	1,326	299,400	11/21/2008	I	509,000	0.59
00611600002402	111	V2	2007	18 - 2 Story Bsmt	75 Excellent	6,994	1,295,500	1/30/2008	I	1,550,000	0.84

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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
00611600008704	111	A3	1953	11 - 1 Story	35 Fair	1,316	258,900	8/18/2008	I	270,000	0.96
00611600010403	111	A2	1975	11 - 1 Story	45 Average	1,456	300,200	11/24/2008	I	335,000	0.90
00611600012903	111	A6	2005	17 - 2 Story	65 Very Good	3,077	567,100	5/30/2008	I	690,000	0.82
00611600014704	111	A2	1980	18 - 2 Story Bsmt	35 Fair	1,530	322,100	6/20/2008	I	380,000	0.85
00611600015904	111	A2	1999	18 - 2 Story Bsmt	49 Avg Plus	2,990	454,300	6/19/2008	I	545,000	0.83
00611600019002	910	UD		N/A	N/A		20,000	6/17/2008	V	25,000	0.80
00611600019104	111	V8	1934	11 - 1 Story	25 Low	664	427,200	11/7/2008	I	474,500	0.90
00626900000100	111	V3	1969	12 - 1 Story Bsmt	49 Avg Plus	3,374	493,300	3/12/2008	I	695,000	0.71
00644500002000	111	V3	1978	23 - Split Entry	55 Good	2,714	495,900	12/26/2008	I	503,750	0.98
00648800000100	111	V2	1984	12 - 1 Story Bsmt	55 Good	2,368	450,700	3/27/2008	I	555,050	0.81
00653500002300	111	A3	1977	23 - Split Entry	45 Average	2,142	329,300	4/22/2008	I	400,000	0.82
00656200000500	111	V1	1978	24 - Tri Level	49 Avg Plus	2,376	399,300	4/22/2008	I	421,000	0.95
00663600000200	111	A3	1978	23 - Split Entry	45 Average	2,242	337,300	8/1/2008	I	365,000	0.92
00664000000800	111	V5	1978	17 - 2 Story	55 Good	2,622	598,700	8/4/2008	I	675,000	0.89

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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
00664000002800	111	A6	1979	17 - 2 Story	49 Avg Plus	2,874	454,000	4/22/2008	I	530,000	0.86
00669000001500	111	A3	1978	23 - Split Entry	45 Average	2,062	327,100	10/28/2008	I	335,000	0.98
00674000000501	111	A2	1995	17 - 2 Story	49 Avg Plus	1,878	385,300	3/17/2008	I	430,000	0.90
00674900000600	111	A3	1979	23 - Split Entry	45 Average	2,750	372,700	5/30/2008	I	441,000	0.85
00692000003200	111	V1	1988	12 - 1 Story Bsmt	45 Average	3,805	429,400	7/1/2008	I	499,950	0.86
00697300000400	111	V1	1986	18 - 2 Story Bsmt	45 Average	2,508	370,900	5/14/2008	I	414,900	0.89
00697800001900	111	A6	1991	18 - 2 Story Bsmt	55 Good	3,666	525,900	4/15/2008	I	642,000	0.82
00700000000300	111	A1	1980	11 - 1 Story	35 Fair	1,296	286,800	10/3/2008	I	315,000	0.91
00706500000200	111	A4	1985	11 - 1 Story	45 Average	1,544	335,700	4/22/2008	I	375,000	0.90
00706500001100	111	A4	1984	11 - 1 Story	45 Average	1,784	347,800	12/8/2008	I	350,000	0.99
00706500003400	111	A4	1985	17 - 2 Story	49 Avg Plus	2,288	387,400	11/20/2008	I	418,000	0.93
00706500004000	111	A4	1983	23 - Split Entry	49 Avg Plus	2,205	373,300	6/11/2008	I	468,000	0.80
00714600000800	111	A3	1986	11 - 1 Story	45 Average	1,356	336,800	6/24/2008	I	355,000	0.95
00714600001100	111	A3	1989	17 - 2 Story	45 Average	1,430	347,300	10/15/2008	I	349,000	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
00733800002100	111	A6	1987	11 - 1 Story	49 Avg Plus	1,894	388,300	3/21/2008	I	497,500	0.78
00737800001800	111	A4	1989	17 - 2 Story	45 Average	1,699	344,500	7/11/2008	I	423,000	0.81
00737800003100	111	A4	1987	17 - 2 Story	49 Avg Plus	1,822	371,100	7/15/2008	I	430,000	0.86
00740800000600	111	A4	1988	11 - 1 Story	49 Avg Plus	1,898	373,900	4/22/2008	I	445,000	0.84
00753800001200	111	V2	1998	12 - 1 Story Bsmt	45 Average	2,124	340,700	5/19/2008	I	430,000	0.79
00753900002400	111	A1	1988	11 - 1 Story	41 Avg Minus	1,395	296,900	7/7/2008	I	330,000	0.90
00771200000200	111	A7	1994	17 - 2 Story	55 Good	2,299	474,200	5/16/2008	I	515,000	0.92
00771200004100	111	A7	1990	17 - 2 Story	65 Very Good	3,547	626,000	7/11/2008	I	700,000	0.89
00771200004900	111	A7	1997	18 - 2 Story Bsmt	65 Very Good	4,958	733,900	3/17/2008	I	899,950	0.82
00780800000400	111	V2	1996	23 - Split Entry	65 Very Good	3,560	638,600	7/9/2008	I	792,500	0.81
00793400000400	111	V4	2007	18 - 2 Story Bsmt	65 Very Good	4,853	834,700	7/1/2008	I	1,545,000	0.54
00796100000600	111	V1	1996	17 - 2 Story	49 Avg Plus	2,707	434,300	5/21/2008	I	535,750	0.81
00802700001100	111	V2	1993	17 - 2 Story	55 Good	2,864	527,700	8/20/2008	I	585,000	0.90
00813500006600	111	V1	1994	17 - 2 Story	55 Good	3,437	548,100	10/6/2008	I	655,000	0.84

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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
00895600001300	111	A3	1957	11 - 1 Story	45 Average	1,441	263,600	5/22/2008	I	342,500	0.77
00897000001400	111	A4	2000	17 - 2 Story	49 Avg Plus	2,051	406,000	2/19/2008	I	454,900	0.89
01007600004000	111	A6	2006	17 - 2 Story	55 Good	3,346	495,000	6/27/2008	I	539,950	0.92
01014300000500	111	A7	2005	17 - 2 Story	65 Very Good	2,915	516,500	3/26/2008	I	615,000	0.84
01014300000600	111	A7	2005	17 - 2 Story	65 Very Good	3,300	532,500	7/29/2008	I	620,000	0.86
28040300202600	111	V4	2007	17 - 2 Story	65 Very Good	3,857	743,400	8/20/2008	I	1,060,000	0.70
28040900101500	111	A4	1916	15 - 1 1/2 Story Bsmt	45 Average	1,712	364,800	6/19/2008	I	395,895	0.92
29043400301900	111	V5	2005	12 - 1 Story Bsmt	65 Very Good	4,011	810,200	7/10/2008	I	1,020,000	0.79
29043400402500	111	V1	1982	12 - 1 Story Bsmt	55 Good	1,860	443,700	5/2/2008	I	467,500	0.95
29043400405200	111	A4	1983	12 - 1 Story Bsmt	49 Avg Plus	2,725	391,600	3/21/2008	I	515,000	0.76
29043500404300	910	V5		N/A	N/A		266,200	12/1/2008	V	199,000	1.34

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**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
29043400402300	910	65		N/A			18,600	1/8/2008	V	1,650	11.27
00697800002100	111	A6	2008	17 - 2 Story	49 Avg Plus	2,144	348,800	12/17/2008	I	403,500	0.86