

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Skykomish River Basin Ag-10 Land

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): 4191000

Parcels Appraised: 620

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	60,360,000	56,472,700	-3,887,300	-6.4%
Improvements:	53,456,400	45,187,100	-8,269,300	-15.5%
Total:	113,816,400	101,659,800	-12,156,600	-10.7%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 6

	2008	2009	Change	% Change
Median Ratio:	0.7798	0.8452	0.0654	8.4%
Mean Ratio:	0.8425	0.8511	0.0086	1.0%
Weighted Mean:	0.8166	0.8495	0.0329	4.0%
PRD:	1.0317	1.0018	-0.0299	-2.9%
COD:	0.1885	0.0186	-0.1698	-90.1%

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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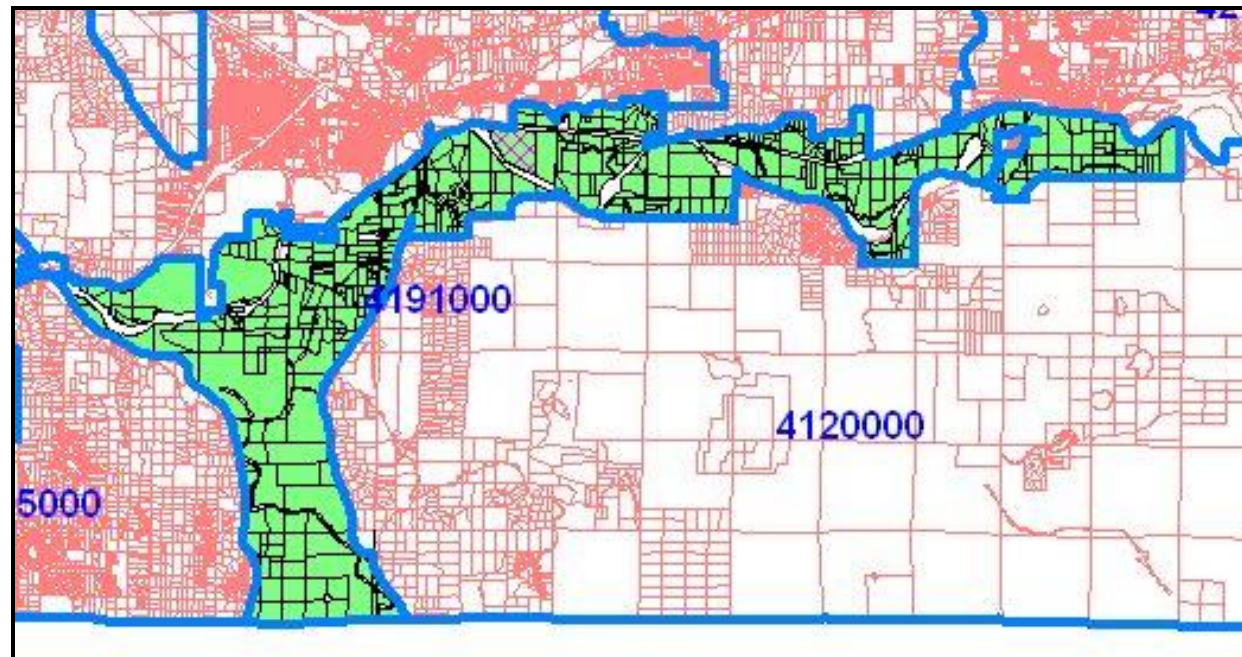


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4191000 (AKA BMA 4191000) 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

Ag-10 zoned farmland within the Skykomish river basin from the mouth to an area southeast of the town of Sultan on the south side of the Skykomish river.

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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	262	L:	27,931,000	26,597,700	-1,333,300	-4.8%
		B:	18,218,100	15,027,300	-3,190,800	-17.5%
		T:	46,149,100	41,625,000	-4,524,100	-9.8%
Industrial	1	L:	123,600	163,100	39,500	32.0%
		B:	180,000	254,500	74,500	41.4%
		T:	303,600	417,600	114,000	37.5%
Commercial	17	L:	787,200	837,800	50,600	6.4%
		B:	2,034,700	2,034,700	0	0.0%
		T:	2,821,900	2,872,500	50,600	1.8%
Residential	198	L:	25,964,100	24,000,200	-1,963,900	-7.6%
		B:	33,023,600	27,870,600	-5,153,000	-15.6%
		T:	58,987,700	51,870,800	-7,116,900	-12.1%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	2	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	140	L:	5,554,100	4,873,900	-680,200	-12.2%
		B:	0	0	0	0.0%
		T:	5,554,100	4,873,900	-680,200	-12.2%

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Value Change Summary By Abstract Group

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	620	L:	60,360,000	56,472,700	-3,887,300	-6.4%
		B:	53,456,400	45,187,100	-8,269,300	-15.5%
		T:	113,816,400	101,659,800	-12,156,600	-10.7%

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	2		
	111-Single Family Residence	137	5	3.6%
	112-2 Single Family Residences	9		
	117-Manufac Home (Leased Site)	4		
	118-Manufac Home (Owned Site)	34		
	183-Non Residential Structure	10		
	186-Septic & Well	2		
	211-Meat Products	1	1	100.0%
	411-Railroad Transportation	6		
	456-Local Access Streets	2		
	481-Electric Utility	2		
	674-Correctional Institutions	1		
	745-Trails (Centennial, etal)	4		
	752-Group & Organized camps	1		
	769-Other Parks, NEC	1		
	816-Farms & Ranches	1		
	818-Farms General	2		
	819-Other Agricultural	1		
	830-Open Space Agriculture	247		
	849-Other Fishery Activities	1		
	850-Mine Claims Mineral Rights	6		
	880-DF Timber Acres Only	2		
	890-Other Resource Production	3		
	910-Undeveloped Land	127		

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
916-Water Retention Area	1		
931-Rivers,Streams,Creeks	1		
933-Bays or Lagoons	1		
940-Open Space General	11		
Grand Total	620	6	1.0%

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
	23 Open Space General	7		
	24 Open Space Ag	147		
	54 No Perk	1		
	65 Topo Problems I	55		
	AG AG-10 FHZ	132		
	LF Land detail not used	2		
	N/A Building only	10		
	O1 Poor Location	2		
	O2 Fair Location	37		
	O3 Avg Location	168	4	2.4%
	O4 Good Location	35	2	5.7%
	UD Undevelopable Land	24		
	Grand Total	620	6	1.0%

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	89	1	1.1%
	12 - 1 Story Bsmt	17	1	5.9%
	14 - 1 1/2 Story	38	1	2.6%
	15 - 1 1/2 Story Bsmt	21	1	4.8%
	17 - 2 Story	36	1	2.8%
	18 - 2 Story Bsmt	6		
	23 - Split Entry	6	1	16.7%
	24 - Tri Level	6		
	71 - DW Manuf. Home	28		
	74 - SW Manuf. Home	17		
	77 - TW Manuf. Home	1		
	N/A	355		
	Grand Total	620	6	1.0%

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
	25 Low	8		
	35 Fair	29		
	41 Avg Minus	5		
	45 Average	180	5	2.8%
	49 Avg Plus	22		
	55 Good	15		
	65 Very Good	6	1	16.7%
	N/A	355		
	Grand Total	620	6	1.0%

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
				25.00 %
	1899 & older	4	1	
	1900 - 1909	15		
	1910 - 1919	26	1	3.85%
	1920 - 1929	22	1	4.55%
	1930 - 1939	11		
	1940 - 1949	14	1	7.14%
	1950 - 1959	19		
	1960 - 1969	38		
	1970 - 1979	42	1	2.38%
	1980 - 1989	26		
	1990 - 1999	31	1	3.23%
	2000 - 2009	17		
	N/A	355		
	Grand Total	620	6	1.0%

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	355		
	1 - 499	1		
	500 - 749	12	1	8.3%
	750 - 999	20	1	5.0%
	1000 - 1249	27		
	1250 - 1499	41		
	1500 - 1749	47	1	2.1%
	1750 - 1999	31		
	2000 - 2249	33	2	6.1%
	2250 - 2499	15		
	2500 - 2749	18		
	2750 - 2999	7		
	3000 - 3249	7	1	14.3%
	3250 - 3499	2		
	3500 - 3749	3		
	4250 - 4499	1		
	Grand Total	620	6	1.0%

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	2,295,400	2,388,000
Total Sales Price	2,810,950	2,810,950
Average Assessed Value	382,567	398,000
Average Sales Price	468,492	468,492
Number in Sample	6	6
Median Ratio	0.7798	0.8452
Mean (Average) Ratio	0.8425	0.8511
Weighted Mean (S.W.A.) Ratio	0.8166	0.8495
Regression Index (P.R.D.)	1.0317	1.0018
Coefficient of Dispersion (C.O.D.)	0.1885	0.0186

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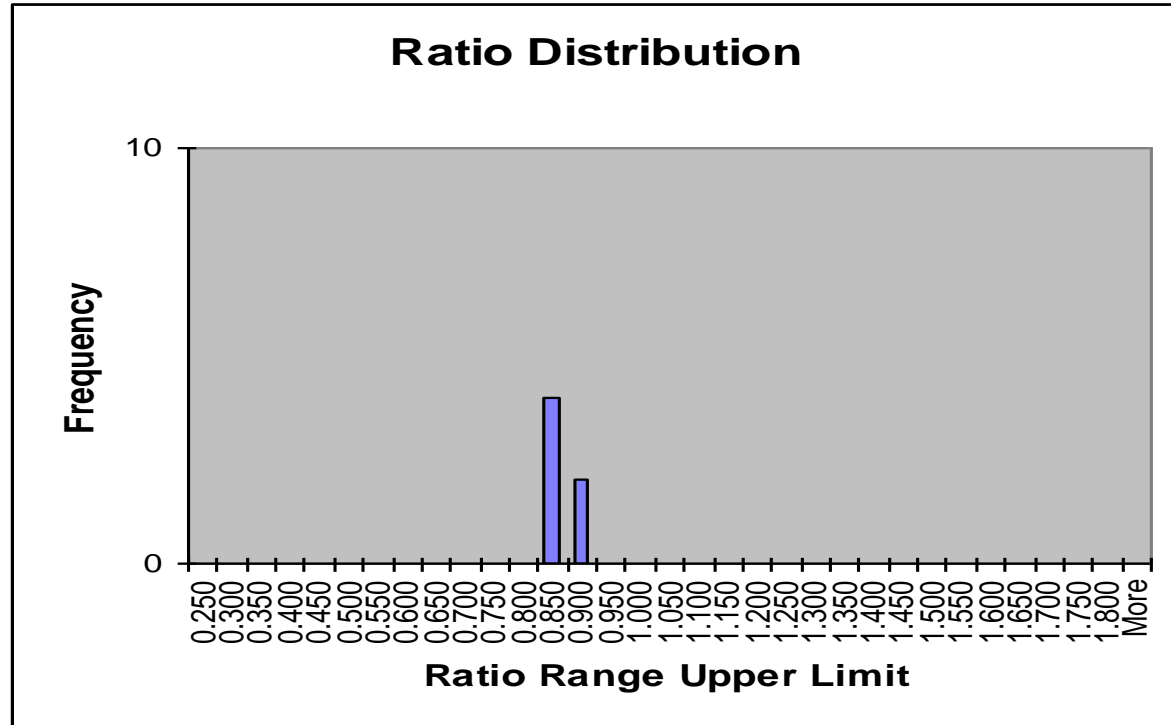


Performance Analysis

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	1,991,800	1,970,400
Total Sales Price	2,310,950	2,310,950
Average Assessed Value	398,360	394,080
Average Sales Price	462,190	462,190
Number in Sample	5	5
Median Ratio	0.8025	0.8460
Mean (Average) Ratio	0.8895	0.8543
Weighted Mean (S.W.A.) Ratio	0.8619	0.8526
Regression Index (P.R.D.)	1.0321	1.0019
Coefficient of Dispersion	0.1711	0.0198

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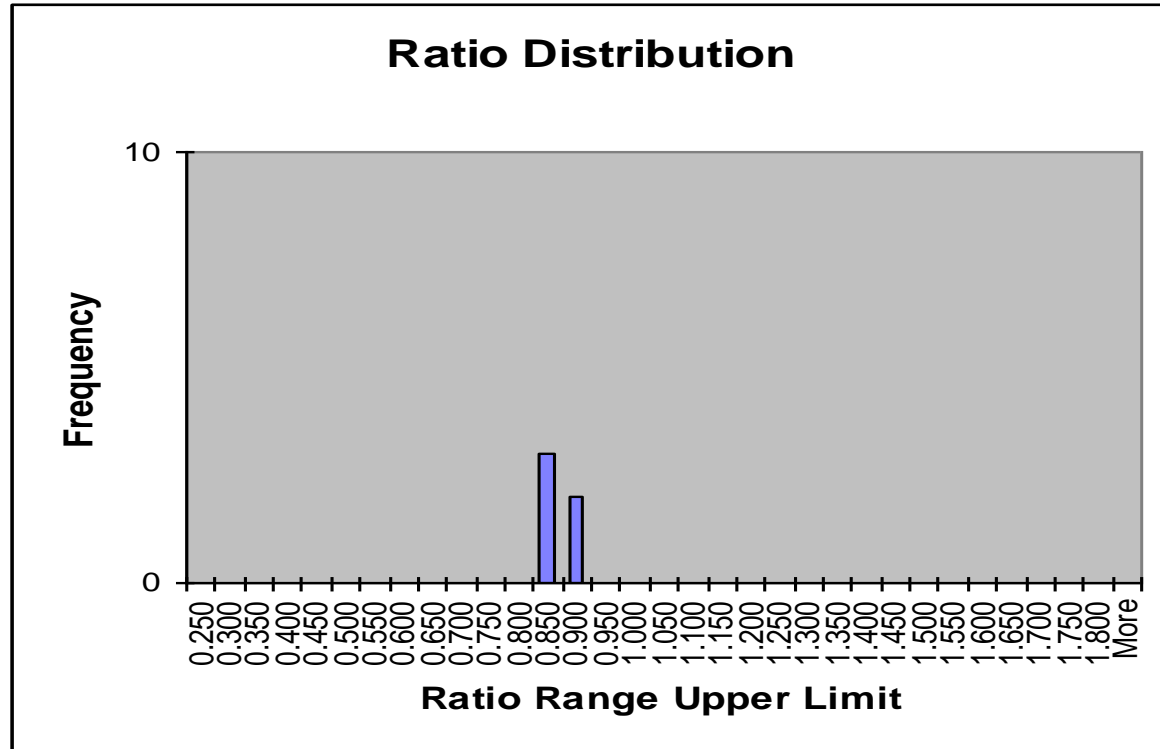


Performance Analysis

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
27070400400400	111	O3	1890	14 - 1 1/2 Story	45 Average	2,230	359,600	8/5/2008	I	399,950	0.90
27061100400400	111	O4	1975	23 - Split Entry	45 Average	1,640	299,400	1/24/2008	I	350,000	0.86
27070100302100	111	O4	1993	17 - 2 Story	65 Very Good	3,079	784,500	8/5/2008	I	929,000	0.84
27080600400300	111	O3	1940	15 - 1 1/2 Story Bsmt	45 Average	2,129	326,400	2/21/2008	I	395,000	0.83
27070700200800	211	O3	1924	11 - 1 Story	45 Average	968	417,600	11/24/2008	I	500,000	0.84
27061300100300	111	O3	1916	12 - 1 Story Bsmt	45 Average	576	200,500	3/25/2008	I	237,000	0.85
27070400400400	111	O3	1890	14 - 1 1/2 Story	45 Average	2,230	359,600	8/5/2008	I	399,950	0.90

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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
No Sales											