

Snohomish County Assessor's Office

Residential Mass Appraisal Report

**Residential Appraisal Management Area:
Agricultural Region**

Appraisal Date: January 1, 2011 for 2012 Property Taxes

Report Date: June 1, 2011

Prepared For: Cindy Portmann, Snohomish County Assessor



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region

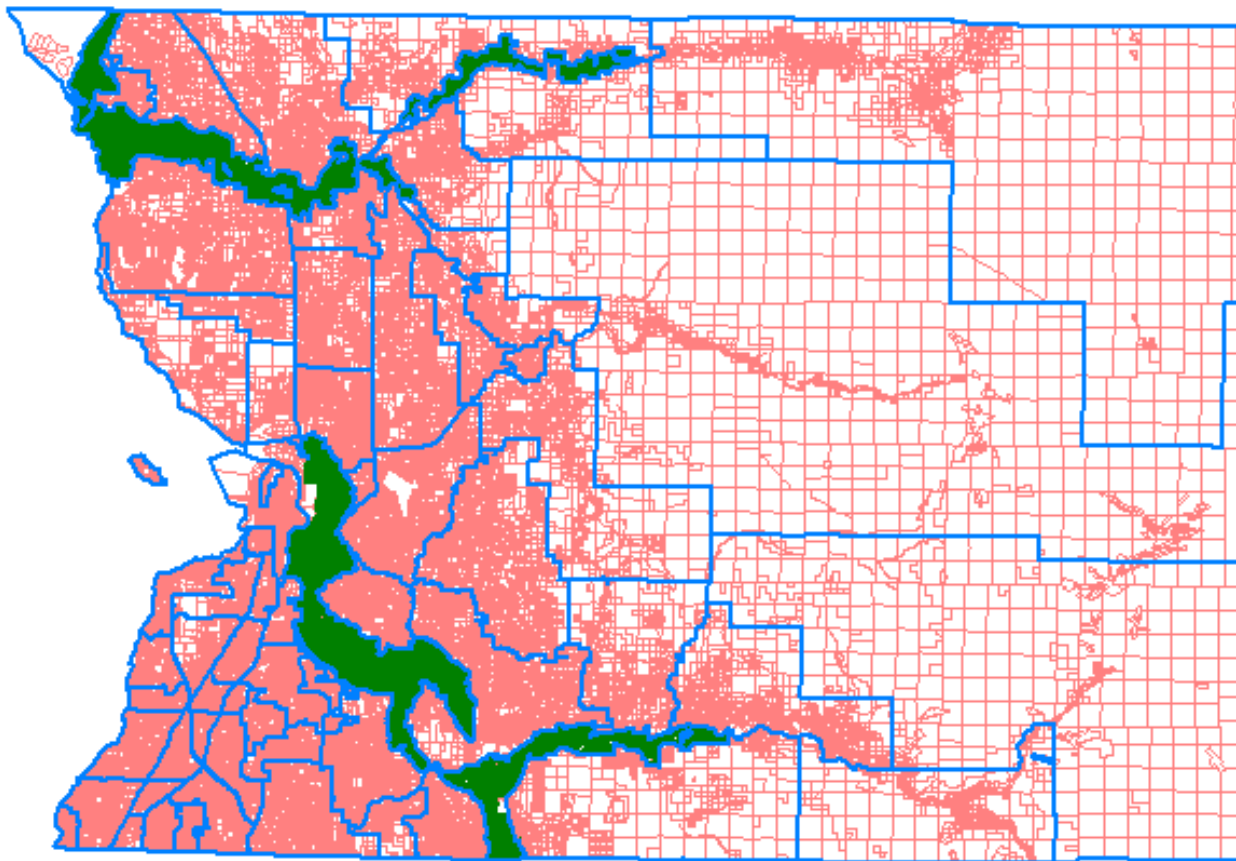


Introduction

Properties Appraised

All parcels located within the boundaries of Residential Appraisal Management Area: Agricultural land

Member Parcels - Residential Appraisal Management Area: Agricultural land



Legend:

- Red:** Residential Management Regions 1,2, 3 and 4 (not part of this report)
- Green:** Member Parcels - Residential Management Area: Agricultural Region
- Blue:** Neighborhood Boundaries

The map above shows the economic residential appraisal management area known as Residential Agricultural land. The residential division of the Snohomish County Assessor's Office is responsible for the annual revaluation of all of the parcels denoted in 'green'.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

Residential Management Region Agriculture is a large geographic area that consists of the Ag 10 zoned lands that lie within the Stillaguamish, Snohomish and Skykomish River basins. These three river basins are represented by three sub regions (Benchmarks) within the land valuation model.

Residential Management Region Agriculture is a diverse area, containing large commercial farms, smaller 5 to 10 acre residential hobby farms, smaller residential lots, and areas of riverfront residential properties.

Smaller 5 to 10 acre residential hobby farms, smaller residential lots, and areas of riverfront residential properties values are influenced by location, topography and river access.

Large commercial farms values are influenced by agricultural viability. Soil type, crop yield and long term financial return are the greatest influence to market value of the land.

Stanwood, Snohomish and Monroe are the main centers of population bordering the Agriculture region.

Residential Management Region Agriculture is accessed via State Route 530, State Route 203 and Highway 2.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

Pre 2011 Revaluation Market Analysis:

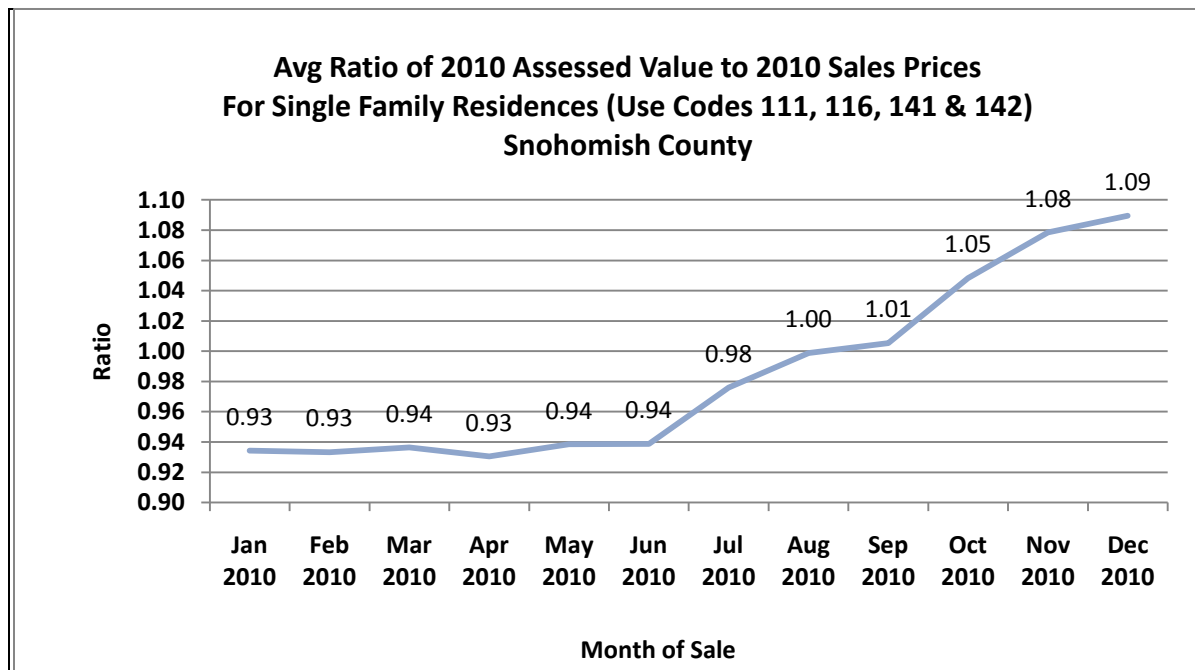
Preliminary to the initiation of the 2011 revaluation, ratio studies were conducted to measure the relationship of current assessed values (January 1, 2010 Assessments) to 2010 sales prices and to determine if property values were changing over time.

The following chart summarizes both ratio and the change in ratio over time for single family residences county wide. If no revaluation occurred, on average, single family residences would be assessed at **109%** (December 2010 Sales Ratio) This ratio indicates that a revaluation is warranted.

2010 Assessed Value

Compared to 2010 Sales Prices

Entire County (Single Family Residences)



A rising ratio over time indicates declining sales prices.

Note: The study above and the two following include only single family residences (Use code 111, 116, 141 and 142) as this is the predominant property type in the residential appraisal management region and to only

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

those sales that met the criteria listed section “Appraisal Performance – Mass appraisal reports- sales.” It is felt that these sales represent the market and overall residential market trend for the Snohomish County.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

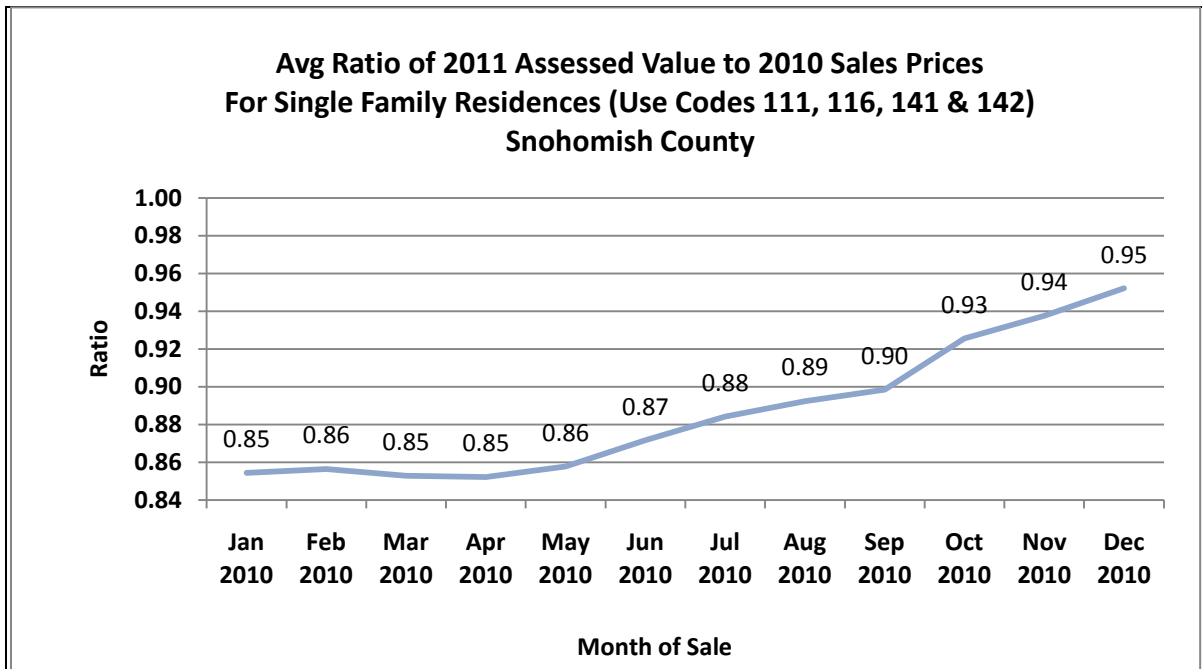
Post Revaluation Ratio Study

The following chart summarizes the post revaluation ratio and the change in ratio over time for single family residences countywide. From the chart we can see that as a result of the revaluation, on average, single family residences are assessed at **95%** (December 2010 Sales Ratio).

2011 Assessed Value

Compared to 2010 Sales Prices

Entire County (Single Family Residences)



A rising ratio over time indicates declining sales prices.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

Adjusting For Market Changes Over Time

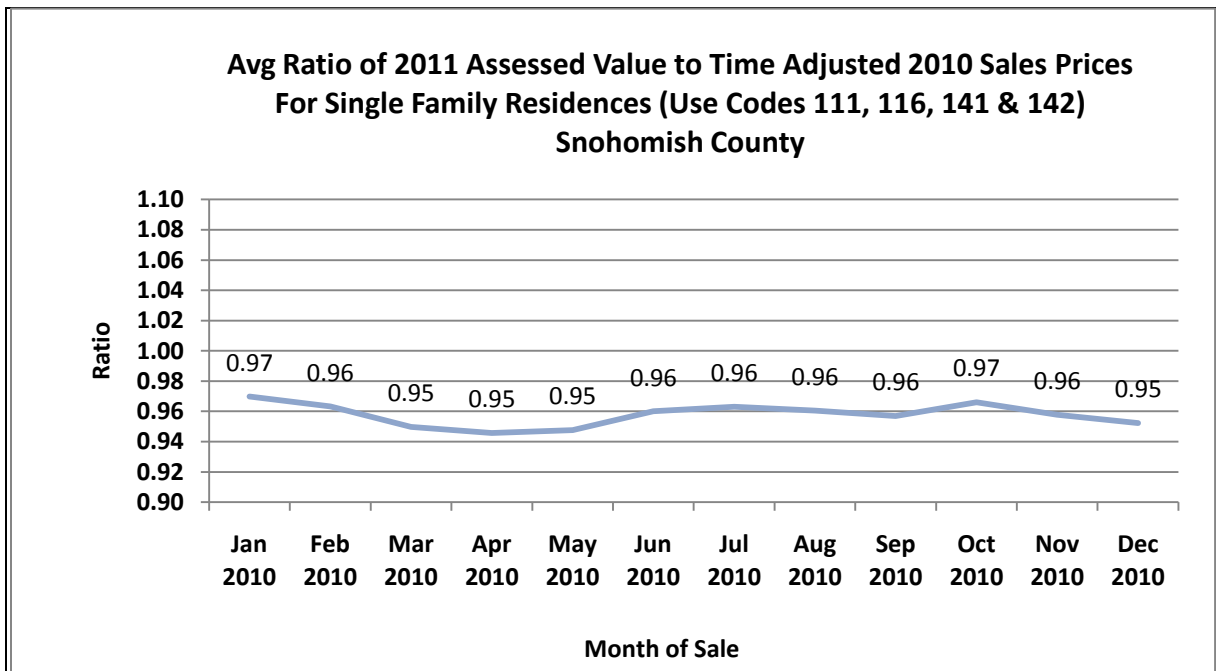
The purpose of time adjusting sales prices is to better represent the market changes over time. This allows sales occurring earlier in the year (or prior years) to be used in the analysis to determine the fair market value as of the assessment date. For example, if one home sold January 1, 2010 for \$100,000 and an identical homes sold January 1, 2011 for \$88,000 this would indicate the market has declined 12% over that one year time period. The Time Adjusted Sale Price (TASP) of the first house would be \$88,000 (\$100,000 sale price less 12%). Both houses would be assessed at \$88,000 and the Time Adjusted Sales Ratio (TASP ratio) for both would be 1.00. Without the TASP adjustments the Sale price ratios would be .88 for the earlier sale and 1.00 for the later sale.

The following chart summarizes 2011 assessed values to 2010 sales prices adjusted for market changes in 2010. This change is often referred to as 'time trend'.

2011 Assessed Value

Compared to 2010 Time Adjusted Sales Prices

Entire County (Single Family Residences)



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Introduction

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

Summary of Value Change:

Parcels Appraised: 3,278

	Land	Improvements	Total
2010 Assessment Year	302,365,700	162,585,100	464,950,800
2011 Assessment Year	242,319,200	165,248,500	407,567,700
Value Change	-60,046,500	2,663,400	-57,383,100
% Change	-19.9%	1.6%	-12.3%

The **Summary of Value Change** table above reflects the aggregate change in value for ALL parcels that existed in the study area at the time the study was conducted. Value Change and % Change include the value for new parcels that were created and assessed for the first time in the current assessment year but that did not exist in the prior assessment year.

Data Sources: All data in this report was summarized from post-certification Residential Characteristics extracts and/or Abstract Reports dated: **05/26/2011**

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

Appraisal Level and Uniformity:

Non Time Adjusted Sales Ratio Study:

Study Period: January 1, 2010 through December 31, 2010

Number of Sales: 10

Pre Revaluation Ratio -1/1/2010 Certified Value Compared to 2010 Sales Prices

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
1.195	.951	.956	1.250	.368

Post Revaluation Ratio – 1/1/2011 Worksheet Values Compared to 2010 Sales Prices

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
.868	.884	.856	1.014	.102

The above ratio study only includes sales where the property existed both in the prior assessment year and in the current assessment year, must be 100% complete at the time of the analysis, must have sold for more than \$1,000 and the post revaluation ratio must not be an 'outlier' (< 0.25% or > 1.75%).

The pre appraisal ratio is calculated by dividing the **2010** certified value by the **2010** sales price.

The post appraisal ratio is calculated by dividing the **2011** pre certification appraised (worksheet) value by the **2010** sales price (report data is extracted just prior to value certification).

The sales prices used in the above ratio study **have not** been adjusted for changes in market conditions that occurred throughout the year.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

A direct comparison of the pre appraisal ratio and the post appraisal ratio is inappropriate as the values used are from different points in time and the ratios, which are an average over the entire year of sales, do not reflect changes in market conditions over time.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

Appraisal Level and Uniformity:

Time Adjusted Sales Ratio Study (Single Family Residences):

Study Period: January 1, 2010 through December 31, 2010

Number of Sales: 7

Pre Revaluation Ratio - 01/01/2010 Certified Value Compared to 2010 Sales Prices

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
1.072	1.090	1.081	.992	.053

Post Revaluation Ratio – 01/01/2011 Worksheet Values Compared to 2010 Sales Prices

Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
.982	.994	.977	1.006	.048

The above ratio study only includes sales where the property existed both in the prior assessment year and in the current assessment year.

The pre appraisal ratio is calculated by dividing the **2010 certified** value by the **2010** time adjusted sales price.

The post appraisal ratio is calculated by dividing the **2011** pre certification appraised (worksheet) value by the **2010** time adjusted sales price (report data is extracted just prior to value certification).

The ratio study **ONLY** includes Single Family Residences, Property Class Codes 111, 116, 141 and 142 (the most frequently occurring property types).

The sales prices used in the above ratio study have been adjusted for time.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

Residential Management Area: Agricultural land – Value Change Summary

Property Class	Number of Parcels		2010 Total Value	2011 Total Value	Value Change	% Change
Agricultural	1,610	L:	197,420,900	160,202,800	-37,218,100	-18.9%
		B:	76,561,700	78,233,400	1,671,700	2.2%
		T:	273,982,600	238,436,200	-35,546,400	-13.0%
Industrial	4	L:	280,500	208,800	-71,700	-25.6%
		B:	383,400	376,100	-7,300	-1.9%
		T:	663,900	584,900	-79,000	-11.9%
Commercial	77	L:	2,078,500	1,639,800	-438,700	-21.1%
		B:	4,215,700	4,221,300	5,600	0.1%
		T:	6,294,200	5,861,100	-433,100	-6.9%
Residential	731	L:	72,114,400	53,804,800	-18,309,600	-25.4%
		B:	79,985,500	80,963,700	978,200	1.2%
		T:	152,099,900	134,768,500	-17,331,400	-11.4%
Multifamily	3	L:	334,300	256,600	-77,700	-23.2%
		B:	460,200	454,400	-5,800	-1.3%
		T:	794,500	711,000	-83,500	-10.5%
Forest	10	L:	340,800	284,700	-56,100	-16.5%
		B:	540,600	550,000	9,400	1.7%
		T:	881,400	834,700	-46,700	-5.3%
Other	843	L:	29,796,300	25,921,700	-3,874,600	-13.0%
		B:	438,000	449,600	11,600	2.6%
		T:	30,234,300	26,371,300	-3,863,000	-12.8%
Totals	3,278	L:	302,365,700	242,319,200	-60,046,500	-19.9%
		B:	162,585,100	165,248,500	2,663,400	1.6%
		T:	464,950,800	407,567,700	-57,383,100	-12.3%

Categories are groups by Property Class Code as Follows:

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 Triplexes

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Executive Summary

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Certificate of Appraisal

- The appraiser is (at minimum) Accredited by the State of Washington, Department of Revenue. By signing this report, the Appraiser certifies that he or she has the appropriate knowledge and experience to complete this Assessor's Report of the Mass Appraisal, with professional assistance if required and disclosed.
- To the best of the appraiser's knowledge and belief, all statements and information in this report are true and correct, and the appraiser has not knowingly withheld any significant information
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is the appraiser's personal, impartial and unbiased professional analysis, opinions and conclusions.
- The appraiser has no present or prospective interest in the property that is the subject of this report with the exception of the property listed below, and has no personal interest with respect to the parties involved.

Residential Appraisal Management Agricultural land

Properties owned by the preparer(s) within the scope of this report:

Snohomish County Parcel ID: None

- All employees of the Assessor's Office have completed declarations listing all properties within Snohomish County in which they have a financial interest. Those declarations are on file in the Assessor's office.
- The appraiser has no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

- The appraiser's analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- Inspections were performed by members of the Snohomish County Assessor's Office Residential Appraisal Team in accordance with the 2010 – 2015 revaluation plan approved by the Washington State Department of Revenue, June 10, 2009.

Residential appraisal neighborhoods are identified with a seven (7) digit number. The first character of the neighborhood codes identifies the region in which the property is located. The second digit identifies the inspection year of the approved revaluation plan. Properties located in Residential Appraisal Management Countywide, inspection year inspection year two (2), were inspected for the appraisal period covered by this report.

- Assessor's Office mass appraisal is a team effort. Significant participants and tasks are listed below:

Property Inspections and Data Collection

Residential Physical Inspection Agricultural land Team Members

Rowdy Radke Residential Appraisal Crew Supervisor
Larry Donk, Residential Appraisal Crew Supervisor
Richard Cleary, Appraiser
Keri Grafe, Appraiser
Mark Keeney, Appraiser
Lori Owens, Appraiser
Jason Tourtellot, Appraiser
Matt Terwilliger, Appraiser
Susan Walde, Appraiser
Diane Wood, Appraiser

Land Value

Residential Modeling Team Members

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Kelly Stevens, Residential Appraisal Crew Supervisor
Brad Cone, Residential Appraiser Analyst / Open Space

Model Specification:

Manatron – ProVal implementation of Marshall & Swift[®] cost approach.

ProVal is a licensed re-distributor of the Marshall & Swift[®] cost data.
Snohomish County is a licensed user of the Marshall & Swift[®] cost data.

Model Calibration / Analysis and Statistics:

Kelly Stevens, Residential Appraisal Crew Supervisor
Brad Cone, Residential Appraiser Analyst / Open Space
Laura Washabaugh, Assessment Systems Manager
John Moore, Property Assessment Program Analyst

Preliminary Valuation Review

Kelly Stevens, Residential Appraisal Crew Supervisor

Final Valuation Review

Stephen Lightle, Residential Appraisal Manager

Mass Appraisal Report Preparation

Laura Washabaugh, Assessment Systems Manager – Data Extracts
John Moore, Property Assessment Program Analyst – Data Extracts
Kelly Stevens, Residential Appraisal Crew Supervisor
Brad Cone, Residential Appraiser Analyst / Open Space

This mass appraisal report was prepared by:

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Brad Cone

Date: June 1, 2011

Brad Cone, Residential Appraiser Analyst

Brad Cone

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Type of Report – Mass Appraisal Report

Report of the Snohomish County Assessor's Mass Appraisal for the geographic area named in this report as required under Standard 6-8, Uniform Standards of Professional Appraisal Practice (USPAP).

This document is not intended to be a self contained documentation of the mass appraisal but to summarize the methods and data used and to guide the reader to other documents or files which were relied upon to perform the mass appraisal. These other documents may include the following:

- Individual Property Records - Contained in Assessor's Property System Database / ProVal
- Real Estate Sales File – Part of Assessor's Property System Database / ProVal
- Sales Review File (Returned Questionnaires)
- Land Sales and Model Calibration Spreadsheets including published 'Benchmark' tables
- Residential Cost Tables – Contained in Assessor's Property System Database / ProVal
- Residential Depreciation Tables – Contained in the Assessor's Property System Database / ProVal
- Residential Time Trend Study Spreadsheet
- Revised Code of Washington (RCW) - Title 84
- Washington Administrative Code (WAC) – WAC 458
- Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board of the Appraisal Foundation
- 2010 – 2015 Snohomish County Revaluation plan as approved by the Washington State Department of Revenue
- Mass Appraisal Report data extracts and sales files
- Measuring Real Property Appraisal Performance in Washington's Property Tax System – Office of Program Research, Washington House of Representatives (Accessed at <http://www.leg.wa.gov/House/Committees/WAYS/Documents/Forms/AllItems.aspx?RootFolder=%2FHouse%2FC>)

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

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- Glossary Mass Appraisal Report (Separate Document)

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Introduction

This mass appraisal report is a 'post revaluation' 'report card' on the performance of the valuation model(s) used. As noted previously it is not a fully self contained appraisal but rather a summary of the performance of the model for the geographic area identified in the report. The summary statistics apply to the population of sales used as a whole and are not appropriate to apply to any specific property. For example, this report may show that on average, properties increased or decreased XX%. This cannot be construed to mean that all properties increased / decreased XX%. While property values in a general geographic area may on average change by XX%, individual properties may increase or decrease at greater or lesser amounts due to changes in property characteristics or localized market factors that do not affect the broader geographic area that this report covers.

Client

This residential mass appraisal report was prepared for the Snohomish County Assessor as per the client's instructions.

Client Instructions To Appraisers:

- Appraise all properties in each Residential Appraisal Management Region by the date specified in the approved Snohomish County revaluation calendar.
- The appraisals are to be compliant with Washington State Law (RCW), Washington State Administrative Code (WAC), Washington State Department of Revenue (DOR) guidelines, International Association of Assessing Officers (IAAO) standard on ratio studies, July 2007 edition and the Uniform Standards of Professional Appraisal Standards (USPAP) Standard 6: Mass Appraisal, Development and Reporting.
- The appraisals are to be performed using industry standards mass appraisal techniques, including adjusting sales prices for time.
- Physical inspections must comply with the 2010 – 2015 revaluation plan approved by the Washington State Department of Revenue June 10, 2009. Physical inspections will at a minimum be a curbside visit and review of the property characteristics.
- An effort should be made to inspect and review all qualified sales that occurred in the year prior to the assessment date. At a minimum, those qualified sales determined to be 'outliers' should be examined or in lieu of examination, a sales questionnaire mailed to them.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

- A written mass appraisal report that is compliant with USPAP Standard 6 must be completed for each of Snohomish County's Residential Appraisal Management Regions.
- The intended use of the appraisals and subsequent report is the administration of ad valorem property appraisals.
- The intended users include the Assessor (Client), the Snohomish County Board of Equalization, the Washington State Board of Tax Appeals and the Washington State Department of Revenue.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Intended User(s)

Intended users include the Snohomish County Assessor, the Snohomish County Board of Equalization and/or the Washington State Board of Tax Appeals and Washington State Department of Revenue. No other users are intended or implied.

Use of This Report

The use of this report, its analysis and conclusions, is limited to the administration of appraisals for property tax purposes in accordance with Washington State law and administrative code. The information and conclusions contained in this report cannot be relied upon for any other purpose.

Assumptions and Limiting Conditions

1. This revaluation is a mass appraisal assignment resulting in conclusions of market value for ad valorem tax purposes and no one should rely on this study for any other purpose. The opinion of value on any parcel may not be applicable for any use other than ad valorem taxation.
2. This is a retrospective analysis with an assumed data cut-off date as of the appraisal date specified in this report.
3. Properties are appraised as if free and clear of any and all liens or encumbrances unless otherwise stated.
4. No personal property is included in the value. Fixtures are generally accepted as real property. Business value is personal property and exempt.
5. Responsible ownership and competent property management are assumed.
6. It is assumed that there are no hidden conditions of the property, subsoil or structures that render it more or less valuable unless specifically noted in the property system database.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. It is assumed that there are no hazardous materials affecting the value of the property, unless specifically identified in the property system database.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance has been noted in the property system database.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise noted in the property system database.
10. It is assumed that all required licenses, permits, certificates, consents, easements or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based, unless otherwise noted in the property system database.
11. It is assumed that there are no adverse easements, encroachments, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of similar nature significantly affecting the value of the property, unless otherwise noted in the property system database.
12. No responsibility is assumed for matters pertaining to legal or title considerations.
13. Fiscal constraints may impact data completeness and accuracy, valuation methods and valuation accuracy.
14. The Assessor's records are assumed to be correct for the properties appraised.
15. Sales utilized are assumed to be "arm's-length" market transactions; fiscal constraints limit the Assessor's ability to verify the transactions beyond initial sales screening. Secondary screening is limited to the mailing of sales questionnaires and/or inspection of 'outlier' sales.
16. The subject property is assumed to be buildable unless otherwise noted in the property system database.
17. It is assumed that the property is unaffected by "sensitive or critical areas" regulations (federal, state or local) unless otherwise noted in the property system database.
18. Maps, aerials, and drawings may be included to assist the intended user in visualizing the property; however, no responsibility is assumed as to their exactness.
19. The value conclusions contained in this report apply to the subject parcels only and are valid only for assessment purposes. No attempt has been made to relate the conclusions in this report to any other revaluation, past, present or future.
20. It is assumed that 'exposure time' for the properties appraised is typical for their market area.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

21. It is assumed that the legal descriptions stored in the Assessor's property system database for the properties appraised are correct. No survey or search of title of the properties has been made for this report and no responsibility for legal matters is assumed.
22. Rental rates, when employed, were calculated in accord with generally accepted appraisal industry standards.
23. The Snohomish County Assessor's office does not employ a sales database that captures property characteristics at the time of sale. Staffing resources preclude the level of sales review required to support this activity. Not employing a static sales database may bias the mass appraisal results when there are few sales with which to calibrate the market model.
24. The use of valuation models for residential properties other than the sales adjusted cost approach is generally precluded or difficult to employ due to limitation of the appraisal software used by the Assessor's office.
25. Exterior inspections were made of all properties in the physical inspection areas per the revaluation plan approved by the Washington State Department of Revenue dated June 10, 2009. Due to lack of staff, time and access, few properties received 'walk around' inspections nor did improved properties receive interior inspections. An effort was made to either inspect or contact by mailed questionnaire 'outlier' sales.
26. The values reported herein are only valid as of the date of this report. Values of individual properties may change through normal jurisdictional processes.

Inspection of Properties

RCW 84.41.041

Each county assessor shall cause taxable real property to be physically inspected and valued at least once every six years in accordance with RCW 84.41.030, and in accordance with a plan filed with and approved by the Department of Revenue.

Jurisdictional Exception

The mass appraisal must be completed within the time constraints set by statute and with the work force and financial resources available. As these constraints limit the scope of work performed for the mass appraisal, limiting the ability to fully comply with USPAP Standards 6, the Jurisdictional Exception as provided for in Standard 6 is invoked.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Date of Appraisal: January 1, 2011

The appraisal date for properties other than new construction is January 1, 2011

RCW 84.40.020

Assessment date — Average inventory basis may be used — Public inspection of listing, documents, and records.

All real property in this state subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed.

The appraisal date for new construction, that is those properties that were issued a building permit or should have been issued a building permit, is July 31, 2011.

RCW 36.21.080

New construction building permits — When property placed on assessment rolls.

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Type of Value – Market Value For Assessment Purposes

Market Value: The basis of all assessments is the true and fair market value of property. True and fair market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65 12/31/65... or amount of money a buyer is willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors that can within reason be said to affect the price in negotiations between a willing purchaser and willing seller, and he must consider all of such factors (AGO 65.66. No. 65, 12/31/65).

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Property Rights Appraised – Fee Simple

Fee Simple Title: Fee simple title indicates ownership that is absolute and subject to no limitation other than eminent domain, police power, escheat and taxation. (International Association of Assessing Officers, *Glossary for Property Appraisal and Assessment*, (Chicago. IAAO 1997).

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile by Property Class / Use Code:

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.

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
110-Sr Cit Exemption Residual	5	0	0.0%
111-Single Family Residence	483	7	1.4%
112-2 Single Family Residences	24	1	4.2%
113-3 Single Family Residences	2	0	0.0%
115-5+ Single Family Residence	1	0	0.0%
117-Manufac Home (Leased Site)	20	0	0.0%
118-Manufac Home (Owned Site)	98	1	1.0%
122-Duplex	2	0	0.0%
124-Four Plex	1	0	0.0%
182-Houseboat	1	0	0.0%
183-Non Residential Structure	57	0	0.0%
184-Septic System	2	0	0.0%
185-Well	1	0	0.0%
186-Septic & Well	6	0	0.0%
198-Vacation Cabins	31	0	0.0%
211-Meat Products	2	0	0.0%
241-Logging Camps & Contractor	1	0	0.0%
344-Transportation Equipment	1	0	0.0%
411-Railroad Transportation	13	0	0.0%
422-Motor Freight Transport.	1	0	0.0%
441-Marine Terminals	1	0	0.0%
451-Freeways	3	0	0.0%
456-Local Access Streets	8	0	0.0%
459-Other Highway NEC	4	0	0.0%
471-Telephone Communication	1	0	0.0%
473-Radio Communication	1	0	0.0%
481-Electric Utility	10	0	0.0%
482-Gas Utility	3	0	0.0%
483-Water Util & Irrig & Stg	2	0	0.0%
484-Sewage Disposal	1	0	0.0%

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
519-Other Wholesale Trade NEC	1	0	0.0%
639-Other Business Services	2	0	0.0%
672-Protective Functions	1	0	0.0%
681-Nursery,Primary,Second Sch	1	0	0.0%
691-Religious Activities	1	0	0.0%
742-Playgrounds/Athletic Areas	1	0	0.0%
745-Trails (Centennial, etal)	15	0	0.0%
749-Other Recreation	1	0	0.0%
752-Group & Organized camps	1	0	0.0%
761-Parks, General Recreation	4	0	0.0%
769-Other Parks, NEC	1	0	0.0%
816-Farms & Ranches	1	0	0.0%
818-Farms General	37	0	0.0%
819-Other Agricultural	5	0	0.0%
829-Other Ag Related	1	0	0.0%
830-Open Space Agriculture	1,466	0	0.0%
841-Fisheries & Marine Product	1	0	0.0%
842-Fishery Services	1	0	0.0%
849-Other Fishery Activities	3	0	0.0%
850-Mine Claims Mineral Rights	5	0	0.0%
854-Mining & Quarrying	1	0	0.0%
880-DF Timber Acres Only	4	0	0.0%
881-DF Timber Ac w/ ImpAcBldg	1	0	0.0%
889-DF Timber Ac w/ImpAcNoBldg	1	0	0.0%
890-Other Resource Production	3	0	0.0%
910-Undeveloped Land	767	1	0.1%
916-Water Retention Area	1	0	0.0%
921-Forest Reserve	1	0	0.0%
931-Rivers,Streams,Creeks	1	0	0.0%
933-Bays or Lagoons	2	0	0.0%
935-Saltwater Tidelands	1	0	0.0%
939-Other Water Areas	55	0	0.0%
940-Open Space General	61	0	0.0%
941-Open Space General Ag Cons	40	0	0.0%
950-Open Space Timber	4	0	0.0%

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
Grand Total	3,278	10	0.3%

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile by Land Type:

Land Type	Parcel Count	Sold Parcels	% Sold
	111	1	0.9%
21 Designated Forest	6	0	0.0%
22 Open Space Forest	1	0	0.0%
23 Open Space General	15	0	0.0%
24 Open Space Ag	569	0	0.0%
25 Designated Forest	1	0	0.0%
65 Topo Problems I	247	0	0.0%
86 Utility Easement (P/L)	4	0	0.0%
88 Contiguous-less than 1 acre	5	0	0.0%
AG AG-10 FHZ	1,086	0	0.0%
O1 Poor Location	35	0	0.0%
O2 Fair Location	246	2	0.8%
O3 Avg Location	757	6	0.8%
O4 Good Location	72	1	1.4%
SC SrCit Residual Contiguous	1	0	0.0%
UD Undevelopable Land	122	0	0.0%
Grand Total	3,278	10	0.3%

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile By House Type (Stories):

House Type / Stories	Parcel Count	Sold Parcels	% Sold
11 - 1 Story	306	3	1.0%
12 - 1 Story Bsmt	84	1	1.2%
14 - 1 1/2 Story	198	1	0.5%
15 - 1 1/2 Story Bsmt	78	0	0.0%
17 - 2 Story	173	2	1.2%
18 - 2 Story Bsmt	32	0	0.0%
23 - Split Entry	13	1	7.7%
24 - Tri Level	11	0	0.0%
71 - DW Manuf. Home	93	0	0.0%
74 - SW Manuf. Home	53	1	1.9%
77 - TW Manuf. Home	2	0	0.0%
96 - Geodesic Dome	1	0	0.0%
N/A	2,234	1	0.0%
Grand Total	3,278	10	0.3%

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile By House Quality / Grade:

Quality / Grade	Parcel Count	Sold Parcels	% Sold
15 Sub Std	14	0	0.0%
25 Low	48	0	0.0%
35 Fair	158	0	0.0%
41 Avg Minus	9	0	0.0%
45 Average	623	7	1.1%
49 Avg Plus	59	0	0.0%
55 Good	112	2	1.8%
65 Very Good	20	0	0.0%
75 Excellent	1	0	0.0%
N/A	2,234	1	0.0%
Grand Total	3,278	10	0.3%

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile By Year Built Range:

Year Built Range	Parcel Count	Sold Parcels	% Sold
1899 & older	52	0	0.0%
1900 - 1909	105	0	0.0%
1910 - 1919	124	2	1.6%
1920 - 1929	98	0	0.0%
1930 - 1939	59	0	0.0%
1940 - 1949	60	1	1.7%
1950 - 1959	74	0	0.0%
1960 - 1969	90	1	1.1%
1970 - 1979	148	3	2.0%
1980 - 1989	72	1	1.4%
1990 - 1999	89	0	0.0%
2000 - 2009	70	1	1.4%
2010 - 2011	2	0	0.0%
N/A	2,235	1	0.0%
Grand Total	3,278	10	0.3%

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Regional Profiles

Region Profile By Living Area Range:

Total Living Area	Parcel Count	Sold Parcels	% Sold
N/A	2,234	1	0.0%
1 - 499	26	0	0.0%
500 - 749	44	0	0.0%
750 - 999	92	0	0.0%
1000 - 1249	114	1	0.9%
1250 - 1499	164	2	1.2%
1500 - 1749	157	1	0.6%
1750 - 1999	138	0	0.0%
2000 - 2249	89	2	2.2%
2250 - 2499	62	1	1.6%
2500 - 2749	49	1	2.0%
2750 - 2999	33	0	0.0%
3000 - 3249	19	0	0.0%
3250 - 3499	18	0	0.0%
3500 - 3749	13	1	7.7%
3750 - 3999	8	0	0.0%
4000 - 4249	5	0	0.0%
4250 - 4499	3	0	0.0%
4500 - 4749	2	0	0.0%
4750 - 4999	2	0	0.0%
5000 - Over	6	0	0.0%
Grand Total	3,278	10	0.3%

Includes Detached and Attached Single Family Residences Condominiums, Townhomes, Duplexes, Triplexes, and Manufactured Homes.

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

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Scope of Work

Inspection of Property

The modeling process relies on the physical inspections performed by the Residential Physical Inspection Team members and the data contained in the Assessor's property system database (ProVal).

All known land sales were investigated and site visits performed to verify the physical characteristics of the parcel unless precluded from doing so due to lack of access or lack of time that coincided with an extreme weather condition such as snow or flooding in which case aerial photographs and Parcel Analyst maps were utilized.

Sales Source

The Snohomish County Assessor's office utilizes sales obtained from Real Estate Excise Tax Affidavits filed with the Snohomish County Treasurer's Office.

Sales Review

Sales are assumed to be arm's length transactions based on initial screening in the sales verification process utilizing standards published by the Washington State Department of Revenue. The mass appraisal must be completed within the time constraints set by statute and with the work force and financial resources available. These constraints limit the amount of sales review that can occur.

Sales located in the scheduled physical inspection review area receive at a minimum an external inspection.

Sales identified by Residential Appraisal Crew Supervisor, Kelly Stevens, as being an 'outlier' may receive a sales questionnaire and/or be scheduled for sales review. The sale review may include a site visit and/or contact with either the buyer or seller of the property. The number of properties that actually receive a sales review is determined by the number of 'outliers' and the availability of staff to perform the task.

The majority of the sales (not just outlier sales) in Residential Management Agricultural land were reviewed for accuracy for 2012 tax. The total amount of sales reviewed was limited by time and availability of staff, as previously mentioned.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

All sales of duplexes and triplexes in the residential neighborhoods were investigated and where possible, rent information was obtained from the tenants.

Model Specification & Data Requirements

Model Specification

Time constraints, staffing level and lack of funding preclude the investigation of value models other than the following:

- Sales adjusted cost approach where the base model is specified by Manatron / ProVal. The Manatron / ProVal cost model is a derivative of the Marshall & Swift® valuation service cost approach. This approach is often referred to by ProVal as a Market Calibrated Stratified Cost Approach.
- Gross Rent Multiplier (GRM) market based valuation model for duplexes and triplex.

The income approach is not applicable to the appraisal of land, single family residences or manufactured homes, the predominant property types in the residential appraisal management areas and therefore was not considered.

CAMA system limitations, time constraints, staffing and lack of funding preclude utilization of multiple regression based direct market value models or 'comparable sales' value applications.

Data Requirements

The data requirements for the Manatron specified Market Calibrated Stratified Cost Approach reside in the ProVal database and are maintained by Assessor staff.

Data Collection

The appraisal staff relies on a number of tools to collect and verify property characteristics including:

- Physical Inspection of Properties
- Maps including but not limited to:

Aerials
Topographic Maps,

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Wetland and STREAM Maps
Easement Maps
Utility Maps
Zoning Maps
Comprehensive Plan Maps
UGA Maps
Any map that conveys property characteristic data

- Blueprints
- Real Estate Flyers & Brochures
- Real Estate Web Sites
- Snohomish Health District

Property characteristics data is maintained annually from the various maps, through sales review and property re-inspections per the approved revaluation plan. Property characteristics may also be verified and updated in the course of re-inspection of a property in response to an appeal or taxpayer inquiry.

Data is captured in ProVal.

Sales review notes are contained in the analysis spreadsheets and in the Assessor's Property System Database / ProVal.

Sales questionnaire results are contained in the sales questionnaire file (cabinet).

Model Chosen

Sales Adjusted Cost Approach for all residential properties (SFR's, Manufactured Homes, SFR style condominiums).

Cost Approach for outbuildings and miscellaneous structures.

Market Approach / GRM and/or Sales Adjusted Cost Approach for Duplexes and Triplexes.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Value Model Calibration

Model calibration is conducted using ratio studies. The standards applied are those published by the IAAO, January 2010. The level of appraisal is set by RCW.

In 2011, preliminary initial ratio studies indicated a need to recalibrate the valuation model(s). The following steps were employed:

1. Recalibration of the base SFR improvement model

For the 2011 revaluation for 2012 tax, model calibration was performed using a combination of 'house type models' and 'relative desirability factors (RDF) AKA Market Modifiers. House type models are percentage factors applied to the calculated improvement value on a neighborhood wide basis. RDF's are percentage adjustments applied to individual properties (in addition to the house type model).

- a. Depreciation Study: An analysis of Everett properties was conducted which indicated changes to Depreciation Model 3 was warranted. This depreciation study was further expanded countywide. In general, for better maintained older houses the depreciation schedule was reduced. And newer houses needing repairs depreciation was increased. The new county wide model is Depreciation Model 5.
A new depreciation schedule was also developed for manufactured homes based on: existing depreciation schedule, depreciation schedule for SFR's, and market conditions.
- b. Field inspection by Residential Appraisal Supervisors Rowdy Radke and Larry Donk, noted that the condition of houses 2-10 years of age were generally in good condition if the quality was low to average plus. Houses of good and very good quality were noted to be in very good condition. As a result of this field inspection conditions were changed on houses 2-10 years of age in Pro-Val to reflect these characteristics.

2. Update of the land value model / land tables

- a. Land Value Influence Adjustments were recoded due to new features in ProVal. This allowed additional uniformity in coding of land influences countywide. It also allowed to the use of additional codes.

3. Recalibration of the whole property value model.

- a. A new cost calibration model was created by ProVal, tested, adjusted for local conditions and installed by the CAMA department.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Land

When sufficient land sales exist, the land calibration is based wholly on land sales. When there are insufficient land sales, land values are abstracted from improved property sales.

Land sales were inspected and their property characteristics verified. The sales were entered on a spreadsheet and stratified by land type, size and other property characteristics. A preliminary land table was developed and ratio study performed to determine how effective the land model is in predicting the sales prices. The number and type of land sales available were insufficient to construct the entire land model so a combination of land sales and residuals were used.

Due to continuing overall declines in the market, land values continue to fall. Development of land for new living units has continued to be weak. Land values were typically abstracted from sales of improved properties. Consideration was given for on site and off site costs along with a risk premium to developable vacant land to reflect costs and current market conditions.

Single Family Residences (AKA SFR's), Manufactured Homes (not in parks) & Condominiums

Initial ratio analysis indicated the need to recalibrate the base SFR value model.

The performance of the base cost model was evaluated on a neighborhood by neighborhood basis; house type by house type; and by year built and specific location (as examples) and the base cost model refined until it produces acceptable performance statistics. Refinements to the base cost model were made using house type factor models (applied universally by neighborhood by house style), the application of improvement modifiers (AKA Market Modifiers or Relative Desirability Factors (RDF)), lump sum or percentage land factors and modifications to depreciation tables. Refer to the model performance summary analysis tables for details.

Manufactured Homes (AKA MFG) – In Parks

Initial ratio analysis indicated the need to recalibrate the Manufactured Home value model. The analysis was performed county wide, with sales stratified by Manufactured Home Park. Individual grade, style (SW vs. DW vs. TW) and age/condition adjustments were made.

The final model was applied to all manufactured homes located in parks. For Manufactured Homes, values are created in Excel and then written back to the CAMA system.

Manufactured Homes located in Parks typically have a large range of values and sales prices.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

This is due to a number of reasons, potentially including but not limited to

- Limited market exposure
- Limited financing options
- Limited knowledge of market by buyers and sellers
- Motivation of buyers and sellers
- Park nuances: rent, restrictions, management, number of units, age restrictions.
- Park location
- Diversity between parks
- Diversity within parks
- Overall Age / condition / quality of MH
- Concerns regarding park closure (not as critical now)

These reasons and others result in a less uniformity of deviation.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Residential Neighborhoods Multi Family (Primarily Duplexes & Triplexes)

Initial ratio analysis indicated the need to adjust the value of duplexes and triplexes. Rental and GRM information was obtained by site inspection, questionnaires or published studies of the Snohomish County rental market. A new rent schedule / GRM table was constructed, applied to the sold properties and performance ratio studies performed until the results met standards.

In some instances, such as, duplexes in historical neighborhoods, waterfront duplexes or duplexes with large sub-dividable land parcels the residential sales adjusted cost model performed better than the GRM market model and was therefore employed in those instances.

The new appraised values for properties valued by the GRM market model are created in Excel and then written back to the CAMA system. Which properties were valued by which model is noted in the certification code of each individual property in ProVal.

Outbuildings & Miscellaneous Improvements

Outbuildings and miscellaneous improvements are valued using the ProVal cost model.

Time Adjustments

Time adjustments were determined by performing a sales ratio trend analysis as described in the *Mass Appraisal of Real Property*, IAAO, 1999. When sales prices are compared to assessed values (S/A Ratio) and arrayed against sale year / month of sale, the average change in market value for the sample can be determined. Increasing S/A ratio values indicate increasing market values over time where as decreasing S/A ratios indicate a declining market.

The sales ratio trend analysis was not performed until the majority of the prior year's sales have been entered into the CAMA database in order to have sufficient data to make an informed decision.

The study was performed using average S/A ratio vs. month of sale as opposed to using median S/A ratios as the analysis was performed Excel® using pivot tables which do not calculate medians.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Value Conclusions

The ratio analysis was done in Excel and IBM® SPSS® Statistics (previously known as PASW Statistics or SPSS). The sold properties are stratified by neighborhood, plat, grade, age, style, land type, sale month/year, etc. and performance statistics generated, including, Mean Ratio, Median Ratio and COD.

The ratio results were reviewed by Kelly Stevens, Residential Appraisal Crew Supervisor with final approval by Stephen Lightle, Residential Appraisal Manager. Upon approval the summary statistics were published for reference.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

- (1) ...The appraisal shall be consistent with the comprehensive land use plan, development regulations under chapter 36.70A RCW, zoning and any other governmental policies or practices in effect at the time of the appraisal that affect the use of property as well as physical and environmental influences. An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions....

WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

This mass appraisal relies on the determinations of Highest and Best Use made by the Assessor's appraisal staff as part of Physical Inspection and/or Sales Review.

Current Use Properties – The appraised values of parcels in a 'current use' or 'designated forest' category are set according to RCW and WAC, not on Highest and Best Use.

- a. Current Use Agriculture land values are calculated based on the parameters set by RCW 84.34.065 and WAC 458-30-262 along with the advice of the Agriculture Advisory Committee to the assessor. Agriculture land leases and cash rentals indicated that the current use land rates should remain unchanged from 2010 rates.
- b. Current Use, Designated Forest and Open Space Timber values are provided to the assessor by the Department of Revenue via WAC 458-40-540. The rates were reduced by about 2.5% from 2010.

Appraisal Performance

Mass Appraisal Reports – Sales:

Sales meeting the following criteria are included in the ratio analysis:

Sales within the Date Range of:.....01/01/2010 – 12/31/2010

- Due to limited sales activity in Residential Management area Agriculture, 5 years of sales were used in the initial analysis.

Sales Qualification Code:Q (qualified)

In a letter dated June 30, 2009, the Department of Revenue instructed the Snohomish County Assessor to assume Short Sales and Bank Sales were qualified sales, unless the appraiser could determine they were invalid due to another reason, i.e. Family Sale, Divorce, etc.

Short Sales' and 'REO Sales' which meet the DOR ratio study standards are included as 'Q' sales. Auction sales are not.

Properties with multiple sales in the selected date range:.....Only the most current sale used

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Mass Appraisal Report

Based on Washington State Department of Revenue Ratio Procedures Manual – April 1997, the following sales were excluded from the ratio analysis:

- Outliers - Sales ratios (certified value divided by sales price) below 0.25 or greater than 1.75.
- Sales that are less than \$1,000.
- Sales with a DOR ratio study invalid code (any sales whose qualification code is not 'Q').
- Sales that are not transferred by either a Warranty Deed or Real Estate Contract, with the exception of manufactured homes where the deed type is generally other than a Warranty Deed.

Additional sales excluded:

- Sales involving multiple parcels
- Sales where the prior year's appraised value did not include an improvement value by the sales price included improvements i.e. new construction that has not yet been appraised for the current assessment year.
- Sales where the improvements were appraised at less than 100% as of July 31st of the prior assessment year but the sales price was for a 100% complete home.
- A sale that included an appraised improvement value and the improvement was subsequently torn down or moved and the current appraised value does not include any improvement value.
- A sale on a parcel that did not exist for the prior assessment year but exists for the current assessment year (new plats, short plats, condominiums, etc). These parcels are excluded from the ratio report as their inclusion would distort the before and after ratio.
- Sales, which meet the DOR ratio study standard, but which investigation reveals to be non-market transactions. These sales are denoted as such in the appraisal spreadsheets and in the ProVal database sales file, field 'transaction type' as 'NM' (not market).

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics – Adjusted For Changes In Market Conditions Over Time

Use Code 111 – Single Family Detached

Use Code 116 – Single Family Attached

Use Code 141 – Single Family Detached / Condominium

Use Code 142 – Single Family Attached / Condominium (Row House Style),

Ratio is revaluation assessed value divided by non time trended sales price. TASP_Ratio is revaluation assessed value divided by time trended sales price. The table below compares the two on a month by month basis.

An increasing non time adjusted ratio indicates a decline in sales prices.

Mean

Trans_Yr_Mo	Ratio	TASP_Ratio
2010/01	.858	.974
2010/05	.937	1.036
2010/06	.832	.916
2010/10	.952	.994
2010/11	1.041	1.063
Total	.902	.982

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics By Neighborhood – All Sales / Use Codes 111, 116, 141, & 142:

Note: The sales used for this ratio study **are** adjusted for time.

Group	Count	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
2191	3	.990	.968	.981	1.009	.043
3191	1	1.010	1.010	1.010	1.000	.000
4191	3	.965	.994	.959	1.007	.057
Overall	7	.982	.994	.977	1.006	.048

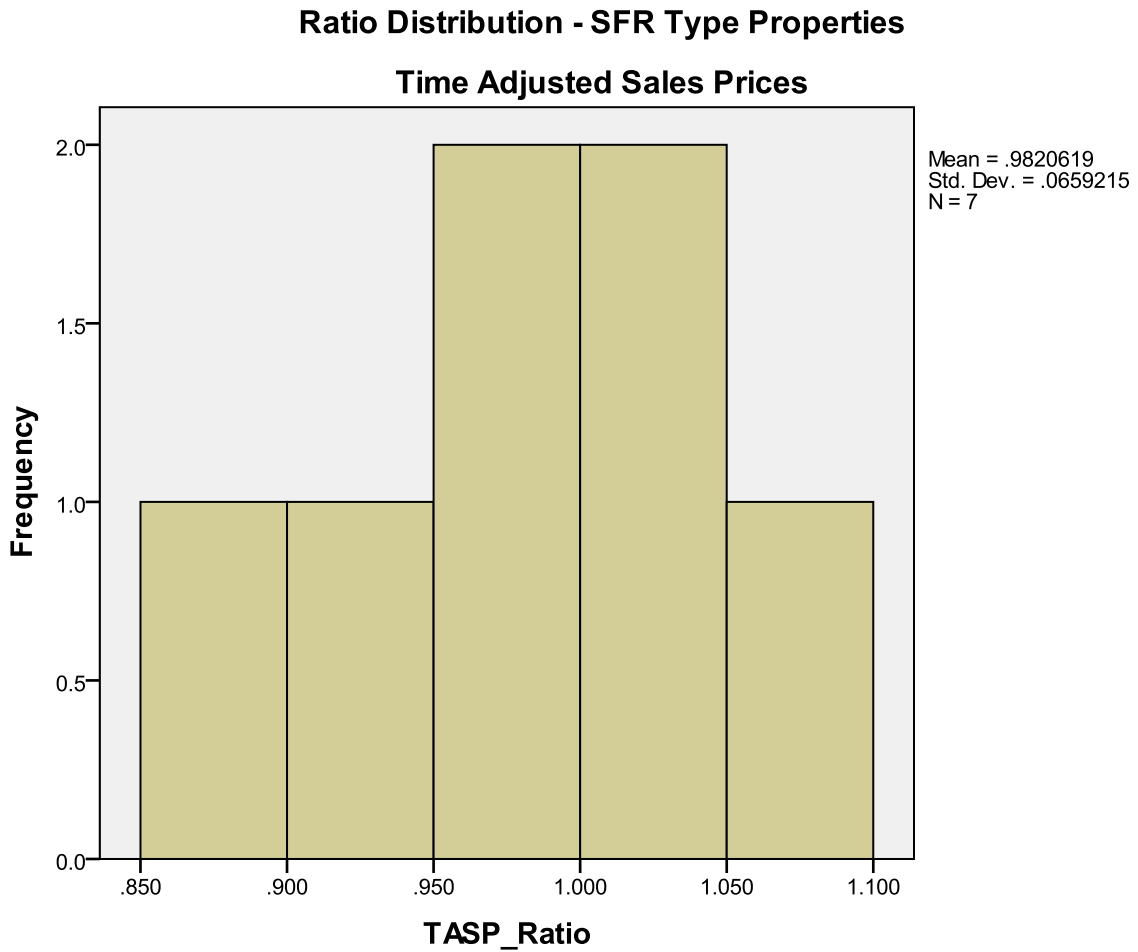
Due to the limited number of sales, consideration was given to the time adjusted values for sales occurring in 2006 through 2009 in addition to the sales indicated above. Additionally, sales of residential property occurring in neighboring benchmarks were used to verify the indicated market trend.

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

**Valuation Model Performance Frequency of Ratio Distribution –
All Sales / Use codes 111, 116, 141, & 142:**



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics By Neighborhood - All Sales / All Use Codes:
(Except Manufactured Homes In Parks):

Note: The sales used for this ratio study **are not** adjusted for time.

Group	Count	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
2191	5	.896	.879	.861	1.041	.097
3191	2	.763	.763	.790	.967	.165
4191	3	.892	.937	.882	1.011	.059
Overall	10	.868	.884	.856	1.014	.102

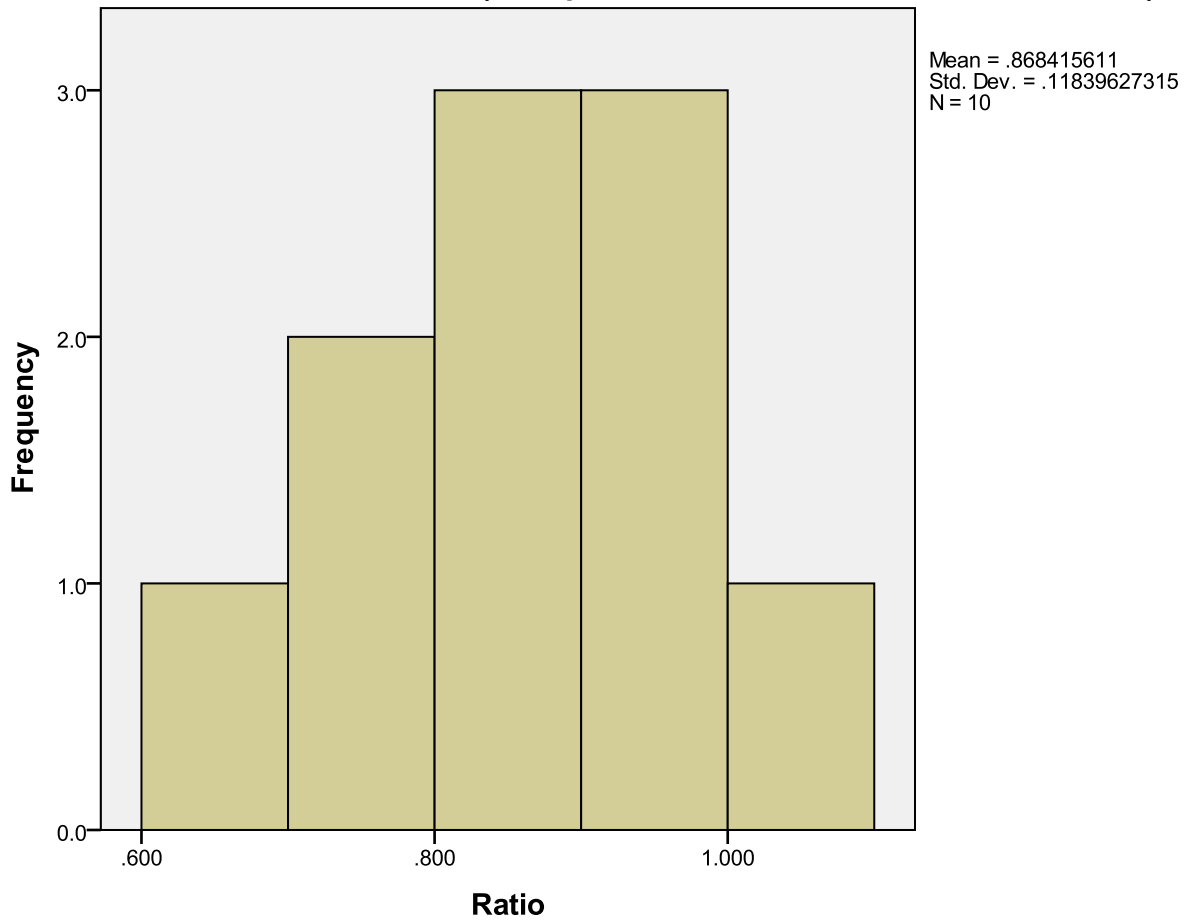
Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

**Valuation Model Performance Frequency of Ratio Distribution – All Sales / All Use Codes:
Except Manufactured Homes Located In Manufactured Home Parks**

Ratio Distribution - All Sales (Except Those In Manufactured Home Parks)



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 111:

Note: The sales used for this ratio study **are not** adjusted for time.

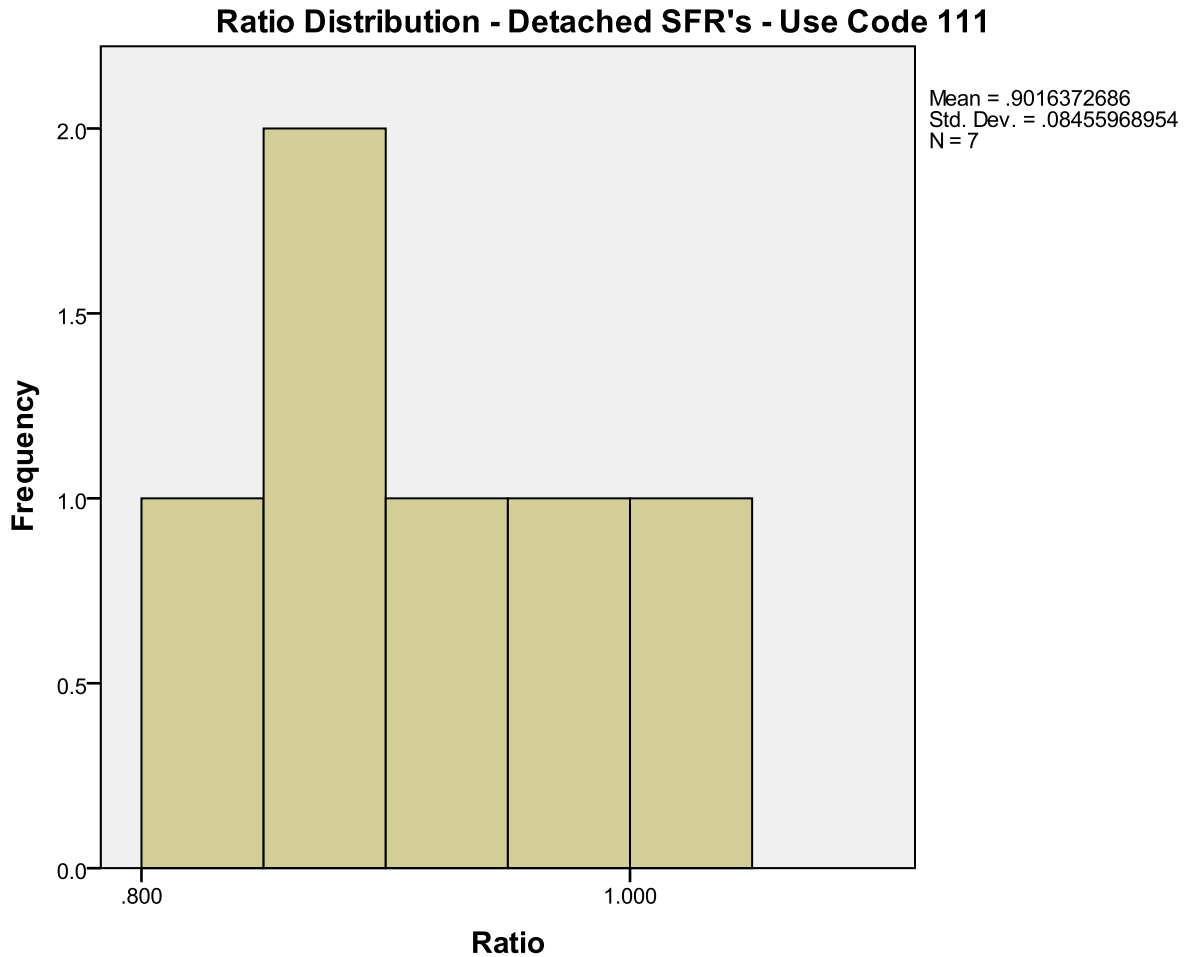
Group	Count	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
2191	3	.916	.879	.898	1.020	.081
3191	1	.889	.889	.889	1.000	.000
4191	3	.892	.937	.882	1.011	.059
Overall	7	.902	.889	.892	1.011	.070

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Frequency of Ratio Distribution – Use Codes 111:



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 116:

Note: The sales used for this ratio study **are not** adjusted for time.

No Population

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 141:

Note: The sales used for this ratio study **are not** adjusted for time.

No Population

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 142:

Note: The sales used for this ratio study **are not** adjusted for time.

No Population

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics By Neighborhood – Manufactured Homes In Parks
Property Class Code 119:

The dispersion in sales prices for Manufactured homes located in manufactured home parks is considerably greater than that for other residential property types. Due to this disparity, the statistics for manufactured homes located in parks are reported separately from the region as a whole.

Note: The sales used for this ratio study **are not** adjusted for time.

No Population

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 122, 123, 124:

Note: The sales used for this ratio study **are not** adjusted for time.

No Population

Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Statistics Use Code 117 – 118 (Manufactured Homes Not In Parks):

Note: The sales used for this ratio study **are not** adjusted for time.

Group	Count	Mean	Median	Weighted Mean	Price Related Differential	Coefficient of Dispersion
3191	1	.638	.638	.638	1.000	.000
Overall	1	.638	.638	.638	1.000	.000

The sale of the property above includes Snohomish river frontage with rentable space for one houseboat. The land provides access to the river and parking. The income potential from the rent is considered a factor in the overall price paid for the parcel.

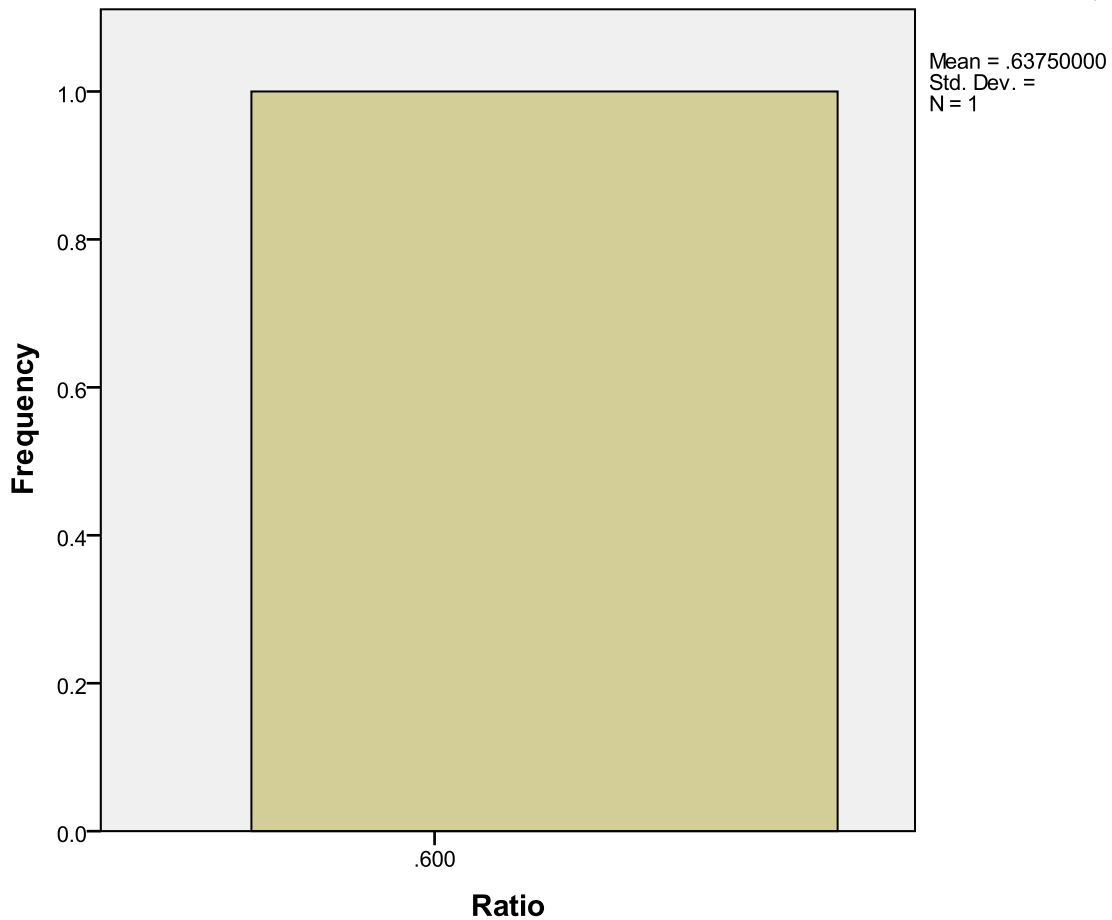
Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Valuation Model Performance Frequency of Ratio Distribution – Use Codes 117 – 118:

Ratio Distribution - Manufactured Homes Not in Parks - Use Code 117, 118



Snohomish County Assessor's Office
Residential Appraisal Management Area:
Agricultural Region



Performance Statistics

Reconciliation and Conclusion

The basic mass appraisal valuation models employed in this revaluation have been in place and utilized by the Assessor's office for a number of years. It has consistently produced reliable appraised values, as measured by ratio studies that meet or exceed the IAAO standards for ratio studies. Considering the quantity and quality of the data and the model performance results and documented here in, we conclude that the sales adjusted cost approach produces a reliable estimate of market value.

Sales Used / Excluded:

The sales used or excluded in the preparation of this report are found in the file named 2010 Agricultural land Mass Appraisal Report Sales File.xls. The file is presorted by neighborhood id number and then by parcel id number.