

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Rucker Hill

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2005 Assessment / 2006 Tax
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 1204000

Parcels Appraised: 813

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	186,459,000	161,706,800	-24,752,200	-13.3%
Improvements:	116,716,000	107,083,100	-9,632,900	-8.3%
Total:	303,175,000	268,789,900	-34,385,100	-11.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 20

	2008	2009	Change	% Change
Median Ratio:	0.9209	0.8516	-0.0693	-7.5%
Mean Ratio:	0.9476	0.8649	-0.0827	-8.7%
Weighted Mean:	0.9437	0.8583	-0.0854	-9.1%
PRD:	1.0042	1.0077	0.0035	0.4%
COD:	0.1051	0.0671	-0.0380	-36.1%

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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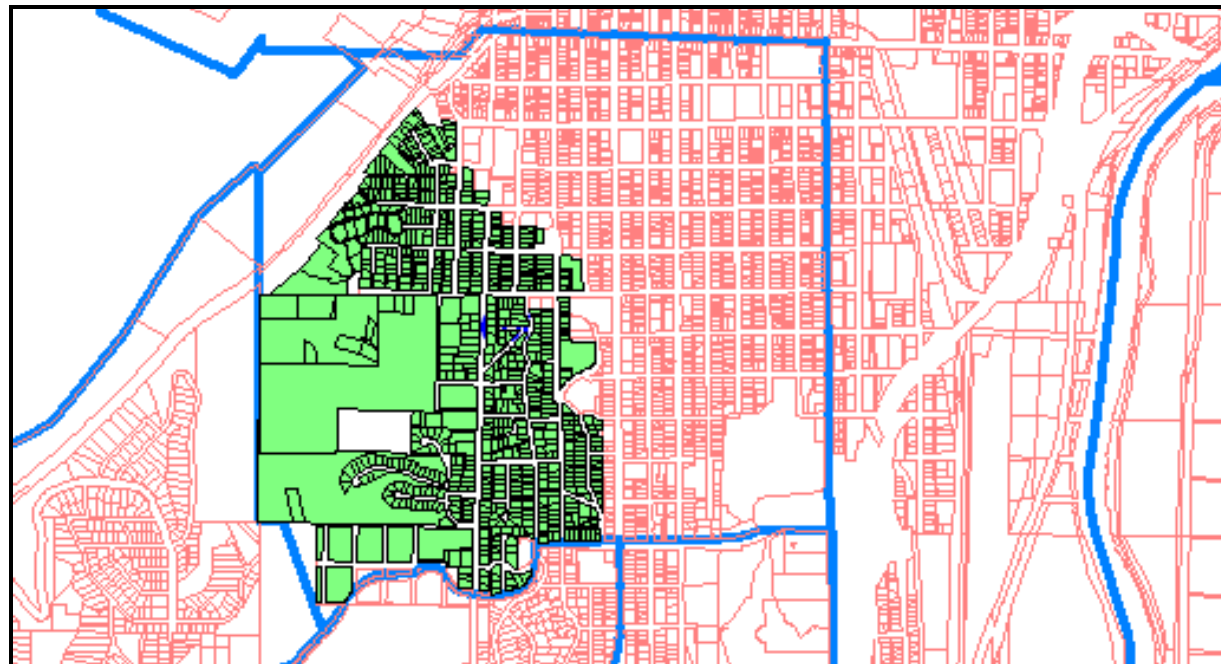


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1204000 (AKA BMA 1204000) 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

City of Everett, Rucker Hill, north of 41st Street to Hewitt Avenue, east of Broadway Avenue.
See map for western boundary.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	19	L:	27,797,000	22,303,000	-5,494,000	-19.8%
		B:	10,080,200	10,077,000	-3,200	0.0%
		T:	37,877,200	32,380,000	-5,497,200	-14.5%
Residential	702	L:	150,388,000	132,478,400	-17,909,600	-11.9%
		B:	104,209,900	94,864,800	-9,345,100	-9.0%
		T:	254,597,900	227,343,200	-27,254,700	-10.7%
Multifamily	16	L:	3,270,000	2,920,000	-350,000	-10.7%
		B:	2,425,900	2,141,300	-284,600	-11.7%
		T:	5,695,900	5,061,300	-634,600	-11.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	76	L:	5,004,000	4,005,400	-998,600	-20.0%
		B:	0	0	0	0.0%
		T:	5,004,000	4,005,400	-998,600	-20.0%

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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	813	L:	186,459,000	161,706,800	-24,752,200	-13.3%
		B:	116,716,000	107,083,100	-9,632,900	-8.3%
		T:	303,175,000	268,789,900	-34,385,100	-11.3%

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
	111-Single Family Residence	693	20	2.9%
	112-2 Single Family Residences	6		
	113-3 Single Family Residences	1		
	122-Duplex	14		
	123-Tri-Plex	2		
	183-Non Residential Structure	2		
	456-Local Access Streets	1		
	459-Other Highway NEC	2		
	461-Automobile Parking (Lot)	1		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	1		
	672-Protective Functions	2		
	681-Nursery,Primary,Second Sch	4		
	691-Religious Activities	1		
	761-Parks, General Recreation	6		
	910-Undeveloped Land	76		
	Grand Total	813	20	2.5%

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	54 No Perk	2		
	65 Topo Problems I	3		
	88 Contiguous-less than 1 acre	43		
	A2 Sewer Avg Older Mixed NH	500	10	2.0%
	A4 Sewer Average Plus NH	58	2	3.4%
	CA Common Areas	1		
	UD Undevelopable Land	16		
	V1 View/Wtrfrt Type I	13		
	V2 View/Wtrfrt Type II	40	4	10.0%
	V3 View/Wtrfrt Type III	23	1	4.3%
	V4 View/Wtrfrt Type IV	40	3	7.5%
	V5 View/Wtrfrt Type V	36		
	V6 View/Wtrfrt Type VI	27		
	V7 View/Wtrfrt Type VII	7		
	V8 View/Wtrfrt Type VIII	4		
	Grand Total	813	20	2.5%

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	111	2	1.8%
12 - 1 Story Bsmt	210	5	2.4%
14 - 1 1/2 Story	23	1	4.3%
15 - 1 1/2 Story Bsmt	117	6	5.1%
17 - 2 Story	97	3	3.1%
18 - 2 Story Bsmt	109	3	2.8%
20 - 2+ Story	1		
21 - 2+ Story Bsmt	10		
23 - Split Entry	30		
24 - Tri Level	8		
N/A	97		
Grand Total	813	20	2.5%

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	2		
	35 Fair	78	2	2.6%
	41 Avg Minus	12		
	45 Average	412	11	2.7%
	49 Avg Plus	106	4	3.8%
	55 Good	93	3	3.2%
	65 Very Good	11		
	75 Excellent	2		
	N/A	97		
	Grand Total	813	20	2.5%

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	3		
1900 - 1909	72	9	12.50%
1910 - 1919	131	2	1.53%
1920 - 1929	126	3	2.38%
1930 - 1939	44	1	2.27%
1940 - 1949	49	1	2.04%
1950 - 1959	64		
1960 - 1969	39	1	2.56%
1970 - 1979	35		
1980 - 1989	32		
1990 - 1999	93	3	3.23%
2000 - 2009	28		
N/A	97		
Grand Total	813	20	2.5%

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	97		
	1 - 499	2		
	500 - 749	15	1	6.7%
	750 - 999	72		
	1000 - 1249	88	3	3.4%
	1250 - 1499	83	3	3.6%
	1500 - 1749	101	2	2.0%
	1750 - 1999	86	4	4.7%
	2000 - 2249	80	2	2.5%
	2250 - 2499	42	2	4.8%
	2500 - 2749	53	2	3.8%
	2750 - 2999	33	1	3.0%
	3000 - 3249	20		
	3250 - 3499	7		
	3500 - 3749	12		
	3750 - 3999	7		
	4000 - 4249	6		
	4250 - 4499	3		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	4		
	Grand Total	813	20	2.5%

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	6,791,300	6,176,600
Total Sales Price	7,196,650	7,196,650
Average Assessed Value	339,565	308,830
Average Sales Price	359,833	359,833
Number in Sample	20	20
Median Ratio	0.9209	0.8516
Mean (Average) Ratio	0.9476	0.8649
Weighted Mean (S.W.A.) Ratio	0.9437	0.8583
Regression Index (P.R.D.)	1.0042	1.0077
Coefficient of Dispersion (C.O.D.)	0.1051	0.0671

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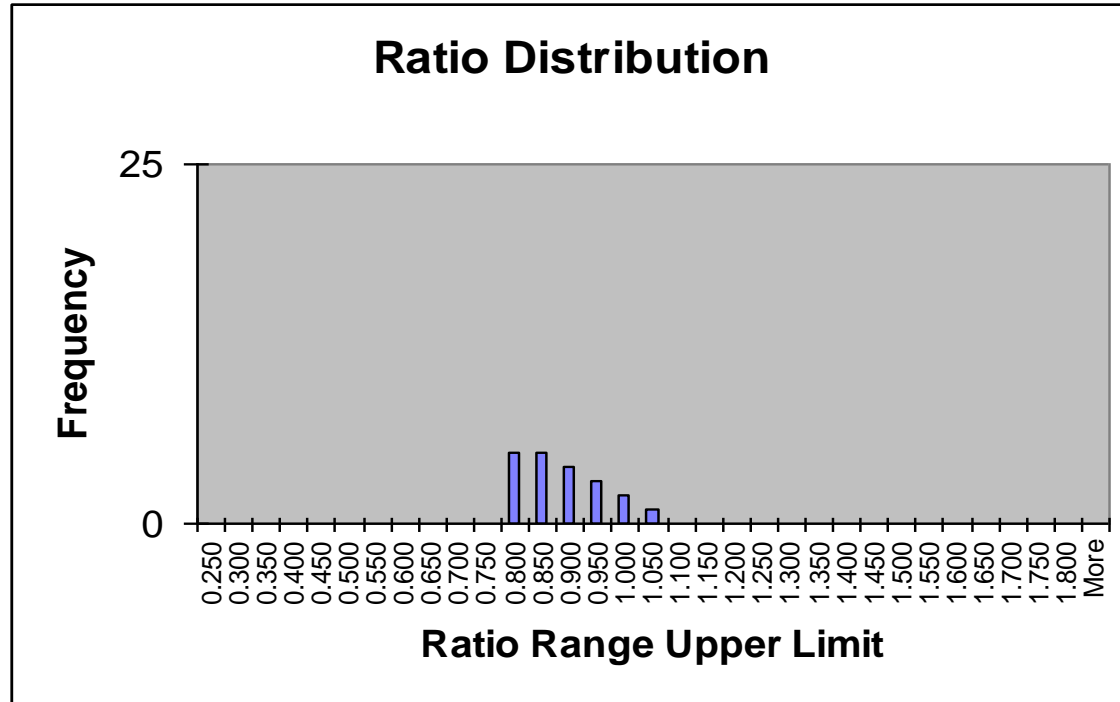


Performance Analysis

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	6,791,300	6,176,600
Total Sales Price	7,196,650	7,196,650
Average Assessed Value	339,565	308,830
Average Sales Price	359,833	359,833
Number in Sample	20	20
Median Ratio	0.9209	0.8516
Mean (Average) Ratio	0.9476	0.8649
Weighted Mean (S.W.A.) Ratio	0.9437	0.8583
Regression Index (P.R.D.)	1.0042	1.0077
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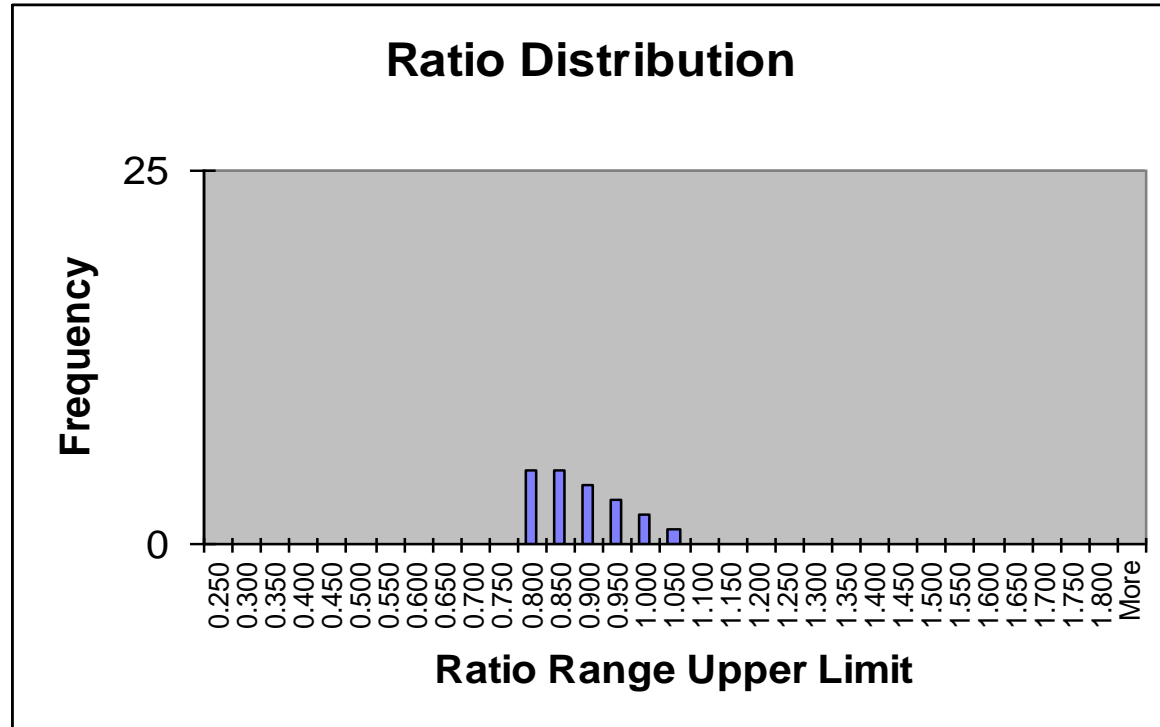


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2008



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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
00437572601900	111	A2	1962	12 - 1 Story Bsmt	45 Average	1,276	247,300	6/9/2008	I	300,000	0.82
00437578402100	111	V3	1906	15 - 1 1/2 Story Bsmt	45 Average	1,827	318,500	3/11/2008	I	423,300	0.75
00437578500400	111	V2	1905	17 - 2 Story	45 Average	1,104	252,000	10/13/2008	I	319,000	0.79
00437582702002	111	A2	1915	15 - 1 1/2 Story Bsmt	45 Average	1,451	292,500	11/12/2008	I	353,000	0.83
00437582801000	111	A2	1909	18 - 2 Story Bsmt	45 Average	2,535	296,800	6/10/2008	I	373,500	0.79
00437783100500	111	V4	1915	12 - 1 Story Bsmt	55 Good	2,967	439,200	7/2/2008	I	549,000	0.80
00437783102700	111	V2	1926	15 - 1 1/2 Story Bsmt	45 Average	1,575	326,200	12/8/2008	I	350,000	0.93
00451400301300	111	A2	1931	15 - 1 1/2 Story Bsmt	45 Average	2,034	300,900	2/11/2008	I	352,400	0.85
00451500401500	111	A2	1901	12 - 1 Story Bsmt	35 Fair	1,232	239,400	3/4/2008	I	254,950	0.94
00451500900300	111	A2	1903	14 - 1 1/2 Story	45 Average	1,921	266,200	10/7/2008	I	280,000	0.95
00472900000300	111	A2	1925	15 - 1 1/2 Story Bsmt	55 Good	1,523	355,900	8/25/2008	I	440,000	0.81
00561901000400	111	V2	1906	18 - 2 Story Bsmt	45 Average	1,828	323,400	7/28/2008	I	315,000	1.03

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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
00561901400900	111	V4	1926	15 - 1 1/2 Story Bsmt	55 Good	1,880	444,300	8/7/2008	I	465,000	0.96
00578800300002	111	A2	1991	11 - 1 Story	45 Average	1,376	268,900	5/7/2008	I	300,000	0.90
00583972700200	111	V4	1905	12 - 1 Story Bsmt	49 Avg Plus	2,304	345,600	8/16/2008	I	400,000	0.86
00583972700800	111	V2	1901	12 - 1 Story Bsmt	49 Avg Plus	2,240	344,500	1/17/2008	I	440,000	0.78
00583977501501	111	A2	1901	18 - 2 Story Bsmt	45 Average	1,194	234,800	5/16/2008	I	277,500	0.85
00596200101402	111	A2	1945	11 - 1 Story	35 Fair	555	154,500	2/29/2008	I	169,000	0.91
00801900001200	111	A4	1992	17 - 2 Story	49 Avg Plus	2,346	348,200	3/3/2008	I	410,000	0.85
00801900002200	111	A4	1993	17 - 2 Story	49 Avg Plus	2,659	377,500	9/26/2008	I	425,000	0.89

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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
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No sales fell within this category