

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Paine Field Area

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): 1208000

Parcels Appraised: 2,762

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	435,899,000	361,771,500	-75,258,500	-17.3%
Improvements:	326,483,100	312,543,200	-15,453,500	-4.7%
Total:	762,382,100	674,314,700	-90,712,000	-11.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 122

	2008	2009	Change	% Change
Median Ratio:	0.9962	0.8485	-0.1477	-14.8%
Mean Ratio:	1.0215	0.8703	-0.1512	-14.8%
Weighted Mean:	0.9867	0.8424	-0.1443	-14.6%
PRD:	1.0353	1.0332	-0.0021	-0.2%
COD:	0.0934	0.0885	-0.0049	-5.3%

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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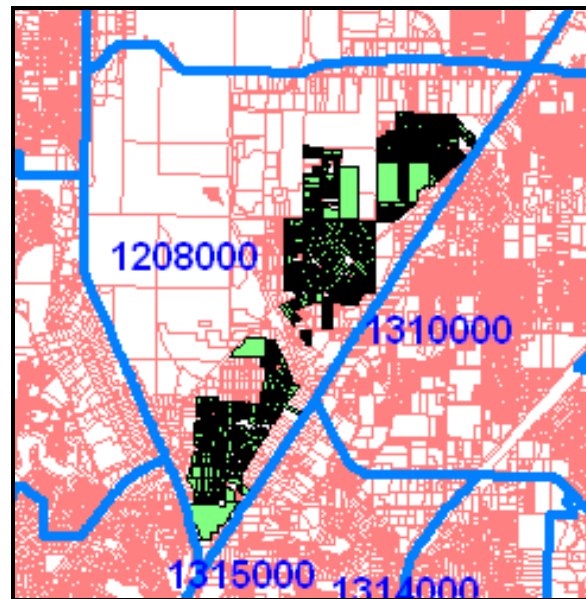


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1208000 (AKA BMA 1208000) 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

Everett, south of 41st Street, west of Evergreen Way and east of Mukilteo Speedway.

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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	10	L:	41,363,600	33,103,400	-8,260,200	-20.0%
		B:	21,045,800	21,045,800	0	0.0%
		T:	62,409,400	54,149,200	-8,260,200	-13.2%
Residential	2374	L:	335,759,300	279,982,200	-56,651,500	-16.9%
		B:	255,943,700	236,641,800	-20,619,500	-8.1%
		T:	591,703,000	516,624,000	-77,271,000	-13.1%
Multifamily	200	L:	36,994,400	31,302,500	-5,824,200	-15.7%
		B:	49,493,600	54,855,600	5,166,000	10.4%
		T:	86,488,000	86,158,100	-658,200	-0.8%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	178	L:	21,781,700	17,383,400	-4,522,600	-20.8%
		B:	0	0	0	0.0%
		T:	21,781,700	17,383,400	-4,522,600	-20.8%

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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	2762	L:	435,899,000	361,771,500	-75,258,500	-17.3%
		B:	326,483,100	312,543,200	-15,453,500	-4.7%
		T:	762,382,100	674,314,700	-90,712,000	-11.9%

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	1,346	22	1.6%
	112-2 Single Family Residences	7		
	113-3 Single Family Residences	1		
	115-5+ Single Family Residence	1	1	100.0%
	116-Comon Wall SFR	36	3	8.3%
	117-Manufac Home (Leased Site)	9		
	118-Manufac Home (Owned Site)	103		
	119-Manuf Home (MHP)	442	19	4.3%
	122-Duplex	194	2	1.0%
	123-Tri-Plex	4		
	124-Four Plex	1		
	130-Mult Family 5-7 units	1		
	141-SFR Condominium Detached	342	67	19.6%
	142-SFR Condominium CommonWall	83	8	9.6%
	150-Mobile Park 1-20 Units	1		
	183-Non Residential Structure	3		
	189-Other Residential	1		
	459-Other Highway NEC	1		
	649-Other Repair Services	1		
	681-Nursery,Primary,Second Sch	3		
	691-Religious Activities	4		
	910-Undeveloped Land	114		
	911-Vacant Site/Mobile Park	35		
	914-Vacant Condominium Lot	14		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	915-Common Areas	11		
	916-Water Retention Area	3		
	939-Other Water Areas	1		
	Grand Total	2,762	122	4.4%

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	4		
	66 Topo Problems II	1		
	88 Contiguous-less than 1 acre	16		
	A1 Sewer Fair NH	124	3	2.4%
	A2 Sewer Avg Older Mixed NH	1,082	14	1.3%
	A3 Sewer Avg Homogeneous NH	522	8	1.5%
	B1 Septic Fair NH	27		
	C2 SFR Condo Det Avg NH -141	325	56	17.2%
	C3 SFR Condo Det Avg+ NH-141	29	11	37.9%
	C4 Condo Cmnwall@LivArea - 142	72	6	8.3%
	C5 Condo Cmnwall@Gar UC 142	12	2	16.7%
	C6 SFR Commonwall - UC 116	36	3	8.3%
	CA Common Areas	9		
	N/A Building only	488	19	3.9%
	UD Undevelopable Land	13		
	Grand Total	2,762	122	4.4%

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	948	12	1.3%
	12 - 1 Story Bsmt	18		
	14 - 1 1/2 Story	20		
	15 - 1 1/2 Story Bsmt	7		
	17 - 2 Story	650	62	9.5%
	18 - 2 Story Bsmt	49	1	2.0%
	20 - 2+ Story	78	23	29.5%
	23 - Split Entry	186	5	2.7%
	24 - Tri Level	47		
	71 - DW Manuf. Home	442	14	3.2%
	74 - SW Manuf. Home	108	5	4.6%
	77 - TW Manuf. Home	1		
	N/A	208		
	Grand Total	2,762	122	4.4%

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	39	2	5.1%
	35 Fair	400	14	3.5%
	41 Avg Minus	360	7	1.9%
	45 Average	1,458	65	4.5%
	49 Avg Plus	88	28	31.8%
	55 Good	196	6	3.1%
	65 Very Good	13		
	N/A	208		
	Grand Total	2,762	122	4.4%

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
1910 - 1919	1		
1920 - 1929	11		
1930 - 1939	16		
1940 - 1949	48	1	2.08%
1950 - 1959	220	4	1.82%
1960 - 1969	296	8	2.70%
1970 - 1979	256	6	2.34%
1980 - 1989	624	17	2.72%
1990 - 1999	313	2	0.64%
2000 - 2009	769	84	10.92%
N/A	208		
Grand Total	2,762	122	4.4%

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	208		
	1 - 499	5		
	500 - 749	52	2	3.8%
	750 - 999	200	5	2.5%
	1000 - 1249	522	12	2.3%
	1250 - 1499	538	12	2.2%
	1500 - 1749	421	15	3.6%
	1750 - 1999	440	30	6.8%
	2000 - 2249	145	22	15.2%
	2250 - 2499	75	11	14.7%
	2500 - 2749	77	12	15.6%
	2750 - 2999	32		
	3000 - 3249	28	1	3.6%
	3250 - 3499	11		
	3500 - 3749	6		
	3750 - 3999	1		
	4000 - 4249	1		
	Grand Total	2,762	122	4.4%

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	35,481,400	30,291,700
Total Sales Price	35,960,541	35,960,541
Average Assessed Value	290,831	248,293
Average Sales Price	294,759	294,759
Number in Sample	122	122
Median Ratio	0.9962	0.8485
Mean (Average) Ratio	1.0215	0.8703
Weighted Mean (S.W.A.) Ratio	0.9867	0.8424
Regression Index (P.R.D.)	1.0353	1.0332
Coefficient of Dispersion (C.O.D.)	0.0934	0.0885

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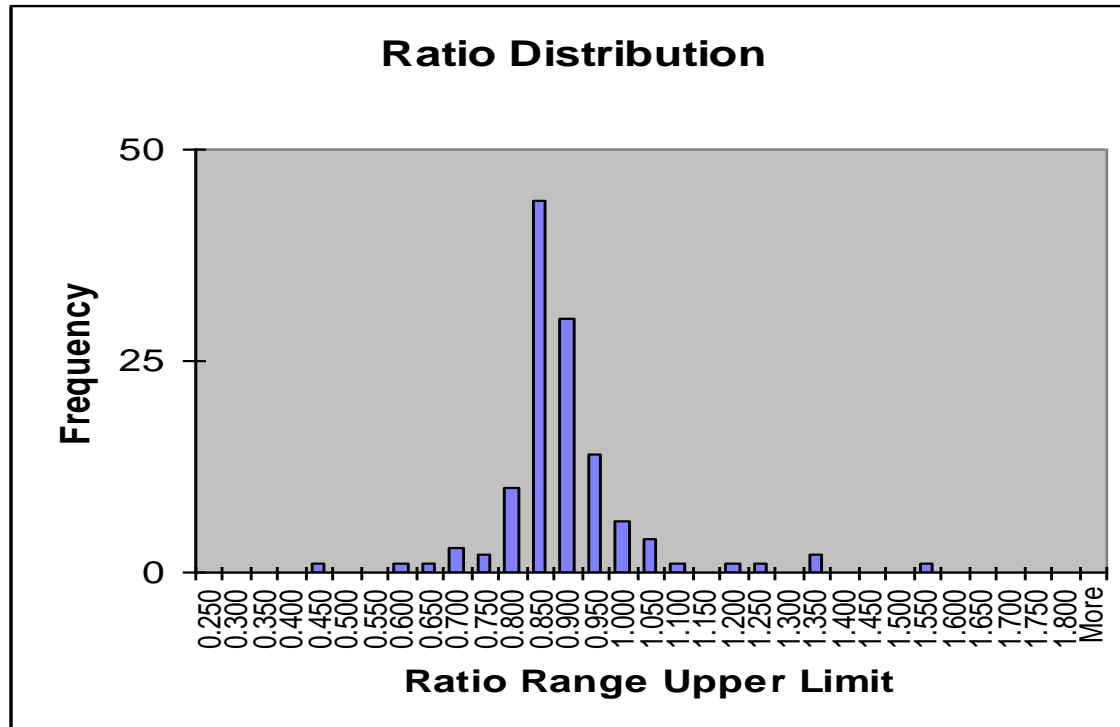


Performance Analysis

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	6,686,100	5,716,100
Total Sales Price	6,646,250	6,646,250
Average Assessed Value	303,914	259,823
Average Sales Price	302,102	302,102
Number in Sample	22	22
Median Ratio	0.9791	0.8568
Mean (Average) Ratio	1.0377	0.8827
Weighted Mean (S.W.A.) Ratio	1.0060	0.8600
Regression Index (P.R.D.)	1.0315	1.0263
Coefficient of Dispersion	0.1134	0.0912

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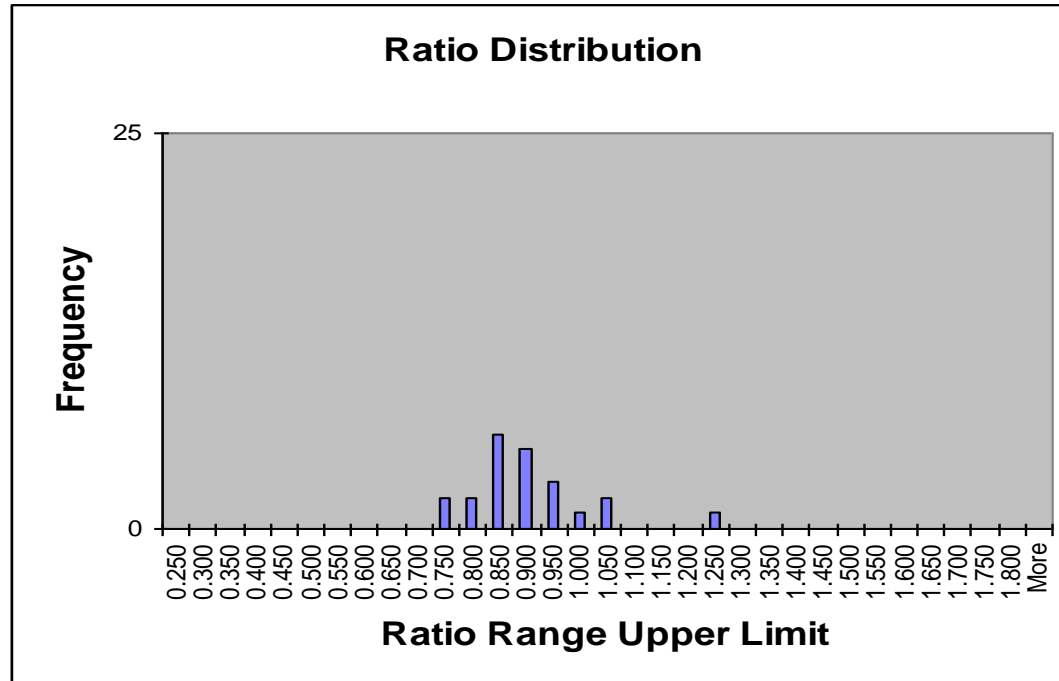


Performance Analysis

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
00392400000503	111	A2	1946	11 - 1 Story	45 Average	820	203,900	8/22/2008	I	198,000	1.03
00480600101900	111	A2	1952	11 - 1 Story	35 Fair	840	155,000	8/19/2008	I	150,000	1.03
00533900001000	111	A2	1952	11 - 1 Story	45 Average	968	221,000	12/18/2008	I	183,000	1.21
00537800004100	115	A2	2008	17 - 2 Story	45 Average	1,630	1,358,700	1/10/2008	V	2,296,000	0.59
00537900001500	111	A2	1950	11 - 1 Story	35 Fair	848	446,700	3/3/2008	I	600,000	0.74
00538000000302	122	A2	1959	11 - 1 Story	35 Fair	1,426	244,300	9/16/2008	I	265,000	0.92
00538000002404	122	A2	1997	17 - 2 Story	45 Average	3,164	392,200	10/29/2008	I	482,500	0.81
00538000011201	111	A2	1964	11 - 1 Story	35 Fair	1,786	278,000	4/18/2008	I	381,500	0.73
00538000013804	111	A2	2008	17 - 2 Story	45 Average	2,597	330,900	5/27/2008	I	370,000	0.89
00552400600301	111	A2	1989	11 - 1 Story	45 Average	1,540	243,100	8/11/2008	I	299,950	0.81
00552500001502	111	A2	2008	23 - Split Entry	45 Average	2,016	288,300	10/13/2008	I	345,000	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
00691300003200	111	A1	1984	11 - 1 Story	41 Avg Minus	1,008	236,900	2/6/2008	I	293,000	0.81
00699400000500	111	A2	1980	11 - 1 Story	45 Average	1,008	229,700	5/1/2008	I	257,000	0.89
00699400001000	111	A2	1981	23 - Split Entry	45 Average	1,456	248,600	4/22/2008	I	310,000	0.80
00709300000300	111	A1	1982	11 - 1 Story	35 Fair	1,056	226,300	6/25/2008	I	265,000	0.85
00710300003500	111	A3	1985	11 - 1 Story	41 Avg Minus	1,734	279,500	2/25/2008	I	354,950	0.79
00745200000600	116	C6	1986	17 - 2 Story	35 Fair	1,316	197,400	3/20/2008	I	247,500	0.80
00745200002600	111	A1	1986	17 - 2 Story	35 Fair	1,210	215,800	12/17/2008	I	229,950	0.94
00745200003000	116	C6	1986	17 - 2 Story	35 Fair	1,170	185,100	8/29/2008	I	180,000	1.03
00745200003100	116	C6	1987	17 - 2 Story	35 Fair	1,170	190,500	9/24/2008	I	235,000	0.81
00745900002000	111	A3	1987	11 - 1 Story	41 Avg Minus	1,344	244,900	10/22/2008	I	259,000	0.95
00886000001300	111	A3	2000	17 - 2 Story	45 Average	2,004	288,900	5/27/2008	I	345,500	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
0094690000400	111	A3	2003	17 - 2 Story	41 Avg Minus	1,267	236,200	10/14/2008	I	245,000	0.96
00947000002800	111	A3	2003	17 - 2 Story	41 Avg Minus	1,227	236,100	1/8/2008	I	296,000	0.80
00948500000100	142	C4	2003	17 - 2 Story	45 Average	1,338	251,900	3/28/2008	I	290,000	0.87
00954000000300	141	C2	2004	17 - 2 Story	45 Average	1,741	257,000	1/10/2008	I	308,400	0.83
00954000000800	141	C2	2004	17 - 2 Story	45 Average	1,595	251,000	5/30/2008	I	299,000	0.84
00960001600800	119	N/A	1967	74 - SW Manuf. Home	35 Fair	1,056	7,600	1/7/2008	I	5,000	1.52
00960001601200	119	N/A	1967	74 - SW Manuf. Home	25 Low	684	7,500	3/21/2008	I	8,500	0.88
00960001602400	119	N/A	1967	74 - SW Manuf. Home	35 Fair	756	6,300	7/28/2008	I	7,000	0.90
00960001602800	119	N/A	1967	71 - DW Manuf. Home	35 Fair	1,272	19,600	6/4/2008	I	29,000	0.68
00960001607300	119	N/A	1966	74 - SW Manuf. Home	35 Fair	1,048	5,500	9/15/2008	I	6,500	0.85
00960001607500	119	N/A	1968	71 - DW Manuf. Home	35 Fair	1,080	17,200	6/6/2008	I	42,500	0.40

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00960001608200	119	N/A	1967	74 - SW Manuf. Home	25 Low	744	4,800	3/25/2008	I	7,000	0.69
00960001610800	119	N/A	1974	71 - DW Manuf. Home	45 Average	1,344	22,200	3/12/2008	I	29,000	0.77
00960001612100	119	N/A	1974	71 - DW Manuf. Home	45 Average	1,360	24,500	7/30/2008	I	40,000	0.61
00960001616800	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,334	29,400	11/10/2008	I	25,000	1.18
00960001617200	119	N/A	1984	71 - DW Manuf. Home	45 Average	1,336	39,800	4/22/2008	I	42,500	0.94
00960001617900	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,240	29,600	8/18/2008	I	22,000	1.35
00960001622500	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,782	45,500	5/15/2008	I	55,000	0.83
00960003601000	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,512	72,800	6/12/2008	I	55,300	1.32
00960003601100	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,606	73,800	4/30/2008	I	78,500	0.94
00960003602300	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,618	76,400	1/11/2008	I	95,000	0.80
00960003610300	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,774	79,900	10/21/2008	I	117,500	0.68

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00960003610500	119	N/A	1990	71 - DW Manuf. Home	55 Good	1,193	69,000	4/3/2008	I	76,500	0.90
00960003613200	119	N/A	1984	71 - DW Manuf. Home	55 Good	1,503	73,200	6/17/2008	I	69,000	1.06
01001800001900	111	A3	2004	17 - 2 Story	45 Average	1,909	283,000	7/16/2008	I	335,000	0.84
01001800002300	111	A3	2004	23 - Split Entry	45 Average	2,117	284,200	10/1/2008	I	309,000	0.92
01001800003200	111	A3	2004	17 - 2 Story	45 Average	1,812	283,700	9/8/2008	I	330,000	0.86
01003400000700	142	C4	2004	17 - 2 Story	45 Average	1,700	237,000	4/15/2008	I	269,950	0.88
01008100000400	141	C2	2004	17 - 2 Story	45 Average	1,403	237,300	2/19/2008	I	303,500	0.78
01008100004500	141	C2	2004	18 - 2 Story Bsmt	45 Average	1,691	251,600	3/14/2008	I	285,000	0.88
01026300200100	142	C5	2005	17 - 2 Story	45 Average	1,954	261,200	2/14/2008	I	314,950	0.83
01026300400100	142	C5	2005	17 - 2 Story	45 Average	1,954	261,200	8/29/2008	I	295,000	0.89
01038900000900	141	C2	2006	17 - 2 Story	45 Average	1,893	273,300	2/20/2008	I	350,000	0.78

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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
01039100000900	141	C2	2005	23 - Split Entry	45 Average	2,154	272,800	10/15/2008	I	317,000	0.86
01039700001200	141	C2	2006	17 - 2 Story	41 Avg Minus	1,876	252,600	6/25/2008	I	275,000	0.92
01042800001900	141	C2	2006	17 - 2 Story	45 Average	1,604	252,000	12/11/2008	I	255,000	0.99
01051700000300	141	C2	2007	17 - 2 Story	45 Average	1,948	267,800	5/28/2008	I	312,950	0.86
01051700000400	141	C2	2007	17 - 2 Story	45 Average	1,903	268,200	5/28/2008	I	312,950	0.86
01051700000500	141	C2	2007	17 - 2 Story	45 Average	1,935	268,000	3/6/2008	I	335,000	0.80
01051700000600	141	C2	2007	20 - 2+ Story	45 Average	2,243	285,400	1/24/2008	I	329,950	0.86
01053200000100	141	C2	2007	17 - 2 Story	45 Average	2,522	293,900	1/4/2008	I	374,000	0.79
01053200000200	141	C2	2007	17 - 2 Story	45 Average	2,521	299,600	3/21/2008	I	355,000	0.84
01053200000300	141	C2	2007	17 - 2 Story	45 Average	2,522	299,600	3/6/2008	I	366,400	0.82
01053200000400	141	C2	2007	17 - 2 Story	45 Average	2,521	299,600	3/24/2008	I	355,000	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
01053200000500	141	C2	2007	17 - 2 Story	45 Average	2,315	290,900	4/21/2008	I	350,000	0.83
01053200000600	141	C2	2007	17 - 2 Story	45 Average	2,521	299,600	4/15/2008	I	366,803	0.82
01053200000900	141	C2	2007	17 - 2 Story	45 Average	2,522	299,300	2/26/2008	I	357,500	0.84
01056100001200	141	C2	2008	20 - 2+ Story	41 Avg Minus	1,986	256,500	4/9/2008	I	314,950	0.81
01056600000100	141	C2	2007	17 - 2 Story	45 Average	1,628	252,200	2/25/2008	I	299,950	0.84
01056600000300	141	C2	2007	17 - 2 Story	45 Average	1,948	267,900	6/9/2008	I	324,950	0.82
01056600000500	141	C2	2007	17 - 2 Story	45 Average	1,935	267,800	2/20/2008	I	334,000	0.80
01056600000600	141	C2	2007	17 - 2 Story	45 Average	1,876	262,700	6/18/2008	I	302,000	0.87
01056600000700	141	C2	2007	17 - 2 Story	45 Average	1,948	266,900	7/10/2008	I	319,000	0.84
01056600000800	141	C2	2007	17 - 2 Story	45 Average	1,876	262,100	2/4/2008	I	313,450	0.84
01056600000900	141	C2	2007	17 - 2 Story	45 Average	1,935	267,900	10/24/2008	I	299,950	0.89

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01056600001000	141	C2	2007	17 - 2 Story	45 Average	1,935	267,900	10/9/2008	I	299,950	0.89
01056600001200	141	C2	2008	17 - 2 Story	45 Average	1,578	250,700	4/3/2008	I	319,600	0.78
01056600001300	141	C2	2008	17 - 2 Story	45 Average	1,948	266,900	3/17/2008	I	336,950	0.79
01056600001400	141	C2	2007	17 - 2 Story	45 Average	1,876	262,100	1/18/2008	I	314,950	0.83
01062000000400	142	C4	2007	17 - 2 Story	49 Avg Plus	2,063	309,300	3/10/2008	I	371,679	0.83
01062000000500	142	C4	2007	17 - 2 Story	49 Avg Plus	2,076	310,400	3/6/2008	I	374,950	0.83
01062000000600	142	C4	2007	17 - 2 Story	49 Avg Plus	2,063	310,100	1/23/2008	I	372,950	0.83
01066800000200	142	C4	2006	17 - 2 Story	45 Average	1,789	232,100	3/28/2008	I	279,950	0.83
01074000000400	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,545	324,800	5/12/2008	I	364,990	0.89
01074000000800	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,687	341,100	4/21/2008	I	389,900	0.87
01074000001400	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,545	324,800	6/23/2008	I	354,990	0.91

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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
01074000001600	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,545	324,800	4/29/2008	I	359,990	0.90
01074000001800	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,687	331,100	3/20/2008	I	379,000	0.87
01074000002000	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	320,000	5/5/2008	I	359,900	0.89
01074000002100	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	319,400	12/10/2008	I	330,000	0.97
01074000002200	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	320,000	5/21/2008	I	359,990	0.89
01074000002300	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	319,400	8/18/2008	I	358,000	0.89
01074000002500	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	318,800	4/22/2008	I	349,000	0.91
01074000002600	141	C3	2007	20 - 2+ Story	49 Avg Plus	2,457	320,000	12/9/2008	I	319,000	1.00
01079700000100	141	C2	2007	17 - 2 Story	45 Average	2,239	288,000	3/7/2008	I	350,000	0.82
01079700000400	141	C2	2008	17 - 2 Story	45 Average	2,193	282,300	7/25/2008	I	330,000	0.86
01079700000700	141	C2	2008	17 - 2 Story	45 Average	1,858	267,200	4/28/2008	I	329,000	0.81

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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
01079700001000	141	C2	2008	17 - 2 Story	45 Average	2,239	291,700	4/1/2008	I	350,000	0.83
01079700001100	141	C2	2007	17 - 2 Story	45 Average	2,193	283,800	3/4/2008	I	340,000	0.83
01079700001200	141	C2	2007	17 - 2 Story	45 Average	2,239	288,000	3/18/2008	I	345,000	0.83
01079700001300	141	C2	2007	17 - 2 Story	45 Average	2,193	283,800	9/22/2008	I	325,000	0.87
01079700001400	141	C2	2007	17 - 2 Story	45 Average	1,825	258,900	1/4/2008	I	320,000	0.81
01079700001500	141	C2	2008	17 - 2 Story	45 Average	2,193	290,900	7/15/2008	I	332,000	0.88
01079900000200	141	C2	2008	17 - 2 Story	49 Avg Plus	2,306	312,300	1/9/2008	I	379,950	0.82
01079900000300	141	C2	2008	17 - 2 Story	49 Avg Plus	2,145	303,000	11/21/2008	I	310,000	0.98
01079900000500	141	C2	2008	17 - 2 Story	49 Avg Plus	2,306	312,300	11/26/2008	I	329,950	0.95
01079900000600	141	C2	2008	17 - 2 Story	49 Avg Plus	2,145	303,000	11/5/2008	I	319,950	0.95
01079900000800	141	C2	2008	17 - 2 Story	49 Avg Plus	2,306	312,300	11/21/2008	I	328,500	0.95

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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
01079900000900	141	C2	2008	17 - 2 Story	49 Avg Plus	2,145	303,000	11/25/2008	I	315,000	0.96
01080200000200	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,990	275,700	1/22/2008	I	336,000	0.82
01080200000400	141	C2	2008	20 - 2+ Story	49 Avg Plus	2,010	276,600	9/18/2008	I	299,999	0.92
01080200000600	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,986	275,400	5/5/2008	I	325,000	0.85
01080200000700	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,990	275,700	6/6/2008	I	330,000	0.84
01080200001200	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,990	275,700	7/8/2008	I	324,500	0.85
01080200001300	141	C2	2008	20 - 2+ Story	49 Avg Plus	1,986	275,400	6/9/2008	I	343,950	0.80
01080200001500	141	C2	2008	20 - 2+ Story	49 Avg Plus	2,014	276,900	5/12/2008	I	321,500	0.86
01088400000700	141	C2	2008	20 - 2+ Story	49 Avg Plus	2,334	318,800	6/9/2008	I	357,950	0.89
01097600001100	141	C2	2008	20 - 2+ Story	45 Average	2,157	281,800	12/29/2008	I	319,900	0.88
01097600001200	141	C2	2008	20 - 2+ Story	45 Average	2,157	281,800	5/1/2008	I	352,000	0.80

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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
28041300207200	111	A2	1979	23 - Split Entry	45 Average	1,614	255,400	8/14/2008	I	289,400	0.88

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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
00552300400601	910	A2	N/A		N/A		157,500	9/12/2008	I	218,750	0.72
00960000800200	119	N/A	1964	74 - SW Manuf. Home	25 Low	470	5,700	4/10/2008	I	2,000	2.85
00960001605400	119	N/A	1967	74 - SW Manuf. Home	35 Fair	672	3,700	7/7/2008	I	1,800	2.06
00960003600500	119	N/A	1985	71 - DW Manuf. Home	55 Good	1,404	66,600	1/30/2008	I	30,000	2.22
00960006400300	119	N/A	1986	74 - SW Manuf. Home	45 Average	858	11,700	6/23/2008	I	5,498	2.13

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**Sales Not Included in
Statistical Analysis**

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
01097600000800	141	C2	2008	20 - 2+ Story	45 Average	2,157	281,800	12/31/2008	I	310,000	0.91
01097600002100	141	C2	2008	20 - 2+ Story	45 Average	2,157	281,800	8/14/2008	I	369,950	0.76