

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Northeast Lynnwood

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 1302000

Parcels Appraised: 1260

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	277,619,000	235,309,300	-47,855,600	-17.2%
Improvements:	176,147,900	165,358,600	-12,783,700	-7.3%
Total:	453,766,900	400,667,900	-60,639,300	-13.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 41

	2008	2009	Change	% Change
Median Ratio:	1.0059	0.8715	-0.1344	-13.4%
Mean Ratio:	1.0005	0.8739	-0.1267	-12.7%
Weighted Mean:	0.9944	0.8698	-0.1246	-12.5%
PRD:	1.0062	1.0047	-0.0015	-0.2%
COD:	0.0690	0.0581	-0.0109	-15.8%

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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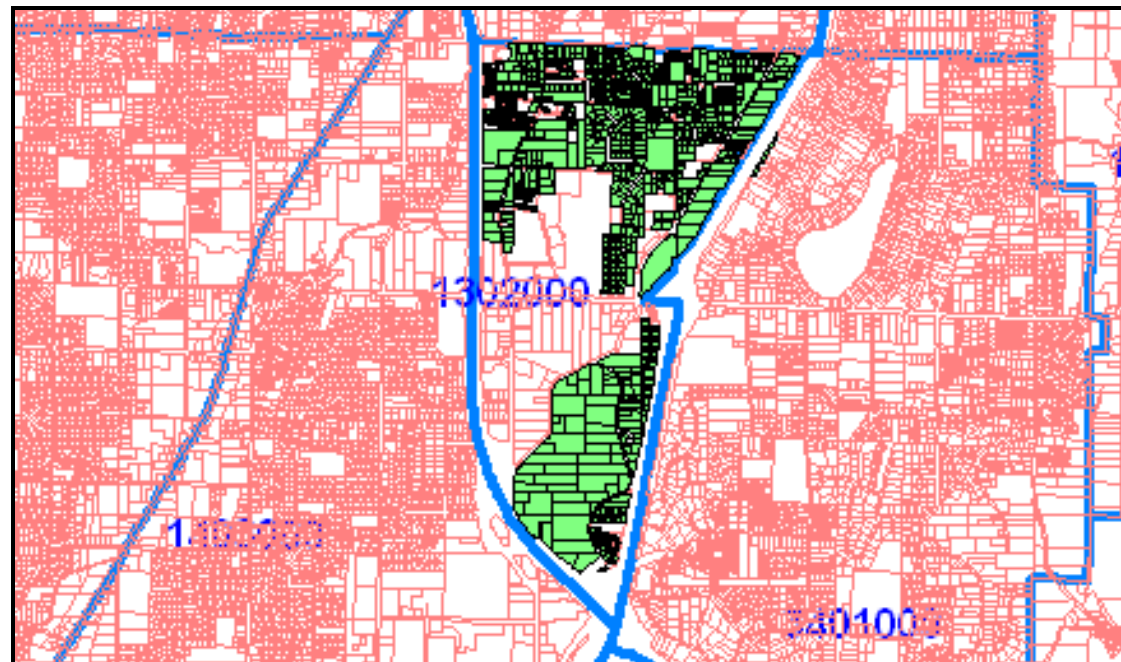


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1302000 (AKA BMA 1302000) 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

The area south of 148th Street SW between I-5 and SR 525.

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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	5	L:	13,445,400	11,060,500	-2,384,900	-17.7%
		B:	4,058,000	4,034,000	-24,000	-0.6%
		T:	17,503,400	15,094,500	-2,408,900	-13.8%
Residential	1084	L:	228,252,100	191,620,600	-38,931,100	-17.1%
		B:	169,516,800	158,303,800	-13,207,400	-7.8%
		T:	397,768,900	349,924,400	-52,138,500	-13.1%
Multifamily	14	L:	3,035,500	2,647,000	-388,500	-12.8%
		B:	2,573,100	3,020,800	447,700	17.4%
		T:	5,608,600	5,667,800	59,200	1.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	157	L:	32,886,000	29,981,200	-6,151,100	-18.7%
		B:	0	0	0	0.0%
		T:	32,886,000	29,981,200	-6,151,100	-18.7%

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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	1260	L:	277,619,000	235,309,300	-47,855,600	-17.2%
		B:	176,147,900	165,358,600	-12,783,700	-7.3%
		T:	453,766,900	400,667,900	-60,639,300	-13.4%

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	829	21	2.5%
	112-2 Single Family Residences	3		
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	7		
	122-Duplex	14	1	7.1%
	141-SFR Condominium Detached	238	19	8.0%
	183-Non Residential Structure	5		
	189-Other Residential	1		
	421-Bus Transportation	1		
	461-Automobile Parking (Lot)	1		
	471-Telephone Communication	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	1		
	910-Undeveloped Land	120		
	914-Vacant Condominium Lot	34		
	915-Common Areas	1		
	916-Water Retention Area	2		
	Grand Total	1,260	41	3.3%

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	5		
	65 Topo Problems I	26		
	66 Topo Problems II	6		
	88 Contiguous-less than 1 acre	16		
	A2 Sewer Avg Older Mixed NH	222	4	1.8%
	A3 Sewer Avg Homogeneous NH	81	2	2.5%
	A4 Sewer Average Plus NH	297	12	4.0%
	A6 Sewer Good Homogenous NH	23		
	B2 Septic Average Mixed NH	267	4	1.5%
	B4 Septic Average NH	26		
	C2 SFR Condo Det Avg NH -141	159	8	5.0%
	C3 SFR Condo Det Avg+ NH-141	114	11	9.6%
	CA Common Areas	1		
	N/A Building only	1		
	UD Undevelopable Land	16		
	Grand Total	1,260	41	3.3%

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	225	5	2.2%
	12 - 1 Story Bsmt	40	1	2.5%
	14 - 1 1/2 Story	8		
	15 - 1 1/2 Story Bsmt	5		
	17 - 2 Story	453	30	6.6%
	18 - 2 Story Bsmt	28		
	20 - 2+ Story	39		
	21 - 2+ Story Bsmt	1		
	23 - Split Entry	196	3	1.5%
	24 - Tri Level	72	2	2.8%
	71 - DW Manuf. Home	7		
	74 - SW Manuf. Home	1		
	N/A	185		
	Grand Total	1,260	41	3.3%

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	5		
	35 Fair	41	4	9.8%
	41 Avg Minus	1		
	45 Average	587	9	1.5%
	49 Avg Plus	406	28	6.9%
	55 Good	33		
	65 Very Good	1		
	75 Excellent	1		
	N/A	185		
	Grand Total	1,260	41	3.3%

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
1920 - 1929	10		
1930 - 1939	7		
1940 - 1949	24	1	4.17%
1950 - 1959	29	1	3.45%
1960 - 1969	225	4	1.78%
1970 - 1979	86		
1980 - 1989	28		
1990 - 1999	109	6	5.50%
2000 - 2009	557	29	5.21%
N/A	185		
Grand Total	1,260	41	3.3%

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		185		
500 - 749		6		
750 - 999		28	1	3.6%
1000 - 1249		63	2	3.2%
1250 - 1499		101	1	1.0%
1500 - 1749		162	5	3.1%
1750 - 1999		226	13	5.8%
2000 - 2249		231	11	4.8%
2250 - 2499		106	5	4.7%
2500 - 2749		92	2	2.2%
2750 - 2999		26	1	3.8%
3000 - 3249		18		
3250 - 3499		5		
3500 - 3749		3		
3750 - 3999		3		
4250 - 4499		2		
5000 - Over		3		
Grand Total		1,260	41	3.3%

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	15,074,300	13,185,700
Total Sales Price	15,159,550	15,159,550
Average Assessed Value	367,666	321,602
Average Sales Price	369,745	369,745
Number in Sample	41	41
Median Ratio	1.0059	0.8715
Mean (Average) Ratio	1.0005	0.8739
Weighted Mean (S.W.A.) Ratio	0.9944	0.8698
Regression Index (P.R.D.)	1.0062	1.0047
Coefficient of Dispersion (C.O.D.)	0.0690	0.0581

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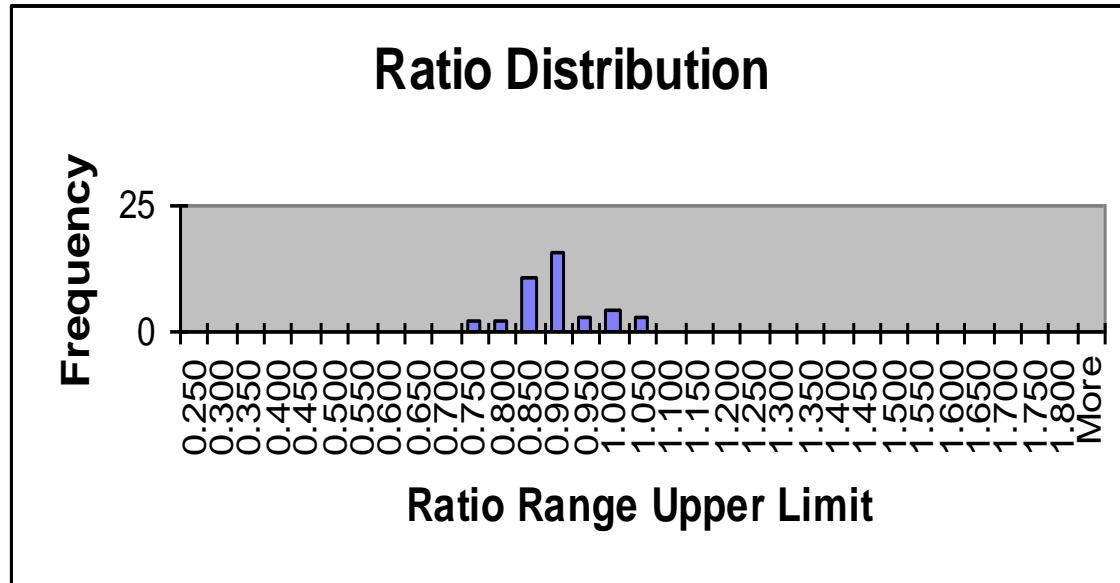


Performance Analysis

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	7,592,100	6,710,900
Total Sales Price	7,792,900	7,792,900
Average Assessed Value	361,529	319,567
Average Sales Price	371,090	371,090
Number in Sample	21	21
Median Ratio	0.9734	0.8568
Mean (Average) Ratio	0.9830	0.8664
Weighted Mean (S.W.A.) Ratio	0.9742	0.8612
Regression Index (P.R.D.)	1.0090	1.0061
Coefficient of Dispersion	0.0965	0.0783

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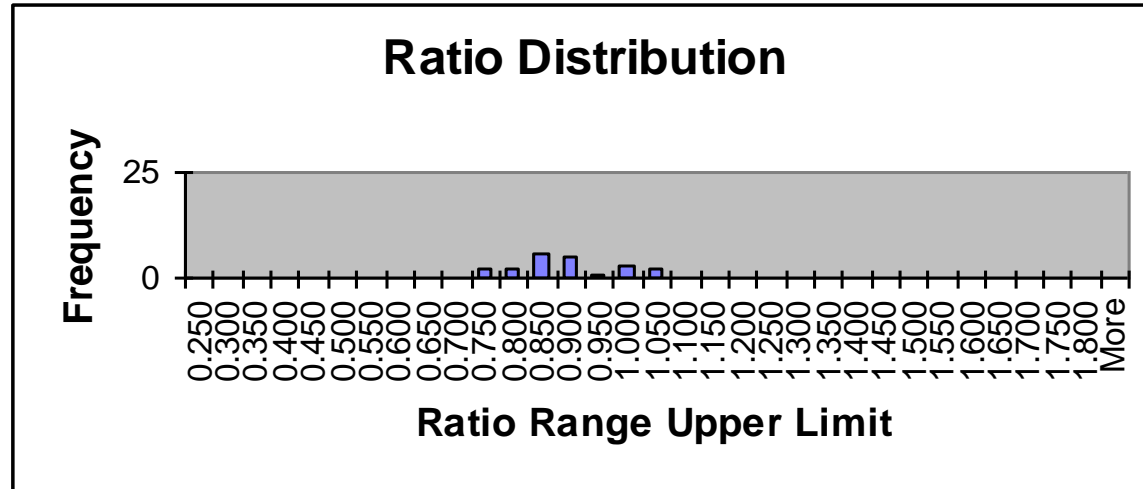


Performance Analysis

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
00372900600101	111	A2	1948	12 - 1 Story Bsmt	35 Fair	899	265,600	8/27/2008	I	276,500	0.96
00372900700902	111	B2	1993	24 - Tri Level	49 Avg Plus	1,821	365,000	3/5/2008	I	359,000	1.02
00373701500110	111	B2	1955	11 - 1 Story	35 Fair	1,080	258,600	7/28/2008	I	252,500	1.02
00373701600208	111	B2	1967	11 - 1 Story	35 Fair	1,056	231,400	6/25/2008	I	328,000	0.71
00430000000300	122	A2	1968	11 - 1 Story	45 Average	1,872	325,800	3/11/2008	I	318,000	1.02
00473600003500	111	A2	1998	24 - Tri Level	49 Avg Plus	2,585	363,400	11/14/2008	I	417,000	0.87
00486000000600	111	A2	1968	11 - 1 Story	35 Fair	1,604	254,900	8/4/2008	I	325,000	0.78
00517000004702	111	B2	1963	23 - Split Entry	45 Average	1,742	245,800	7/17/2008	I	330,700	0.74
00864900001800	111	A4	1998	11 - 1 Story	49 Avg Plus	1,412	294,600	3/18/2008	I	359,900	0.82
00864900002200	111	A4	1997	17 - 2 Story	49 Avg Plus	1,849	323,800	8/27/2008	I	340,000	0.95
00864900002600	111	A4	1998	17 - 2 Story	49 Avg Plus	1,898	324,300	3/28/2008	I	390,000	0.83
00883500002100	111	A4	1999	23 - Split Entry	49 Avg Plus	2,100	291,100	1/24/2008	I	310,000	0.94
00893400004100	111	A4	2000	17 - 2 Story	49 Avg Plus	2,055	328,100	1/28/2008	I	387,000	0.85
00902800000400	111	A4	2000	17 - 2 Story	49 Avg Plus	1,976	359,700	10/10/2008	I	365,000	0.99
00923400000800	141	C3	2001	17 - 2 Story	49 Avg Plus	2,023	324,400	2/8/2008	I	370,000	0.88
00929900000100	111	A3	2002	17 - 2 Story	45 Average	1,600	270,000	1/16/2008	I	304,000	0.89
00929900001000	111	A3	2002	17 - 2 Story	45 Average	1,568	276,000	5/22/2008	I	344,900	0.80
00941200002100	111	A4	2003	17 - 2 Story	49 Avg Plus	2,150	342,500	7/28/2008	I	390,000	0.88
00950200001900	141	C2	2004	17 - 2 Story	45 Average	1,596	277,100	6/13/2008	I	310,000	0.89
00950200002300	141	C2	2004	17 - 2 Story	45 Average	2,047	311,000	2/28/2008	I	354,950	0.88
01006300000200	141	C2	2004	17 - 2 Story	45 Average	1,827	300,300	11/18/2008	I	312,000	0.96
01006300001100	141	C2	2004	17 - 2 Story	45 Average	1,955	311,100	9/18/2008	I	331,000	0.94
01006300002500	141	C2	2004	17 - 2 Story	45 Average	1,955	311,100	7/29/2008	I	354,950	0.88
01052600000400	111	A4	2007	17 - 2 Story	49 Avg Plus	2,776	390,700	4/1/2008	I	456,000	0.86

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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
01052600000600	111	A4	2007	17 - 2 Story	49 Avg Plus	2,366	372,700	4/1/2008	I	450,000	0.83
01052600001000	111	A4	2007	17 - 2 Story	49 Avg Plus	2,410	381,400	1/2/2008	I	444,950	0.86
01052600001200	111	A4	2007	17 - 2 Story	49 Avg Plus	2,616	384,100	1/14/2008	I	462,500	0.83
01067000000400	141	C3	2007	23 - Split Entry	49 Avg Plus	2,139	328,100	7/28/2008	I	400,000	0.82
01074300000400	141	C3	2007	17 - 2 Story	49 Avg Plus	2,340	353,000	9/16/2008	I	405,950	0.87
01074300001900	141	C3	2008	17 - 2 Story	49 Avg Plus	1,788	311,600	6/4/2008	I	365,000	0.85
01074300002100	141	C3	2007	17 - 2 Story	49 Avg Plus	2,130	343,600	4/28/2008	I	381,000	0.90
01074300002200	141	C3	2007	17 - 2 Story	49 Avg Plus	2,467	361,200	2/20/2008	I	427,000	0.85
01074300002500	141	C3	2007	17 - 2 Story	49 Avg Plus	2,226	342,100	12/18/2008	I	390,000	0.88
01074300002800	141	C3	2007	17 - 2 Story	49 Avg Plus	2,226	347,100	6/19/2008	I	392,000	0.89
01074300003300	141	C3	2007	17 - 2 Story	49 Avg Plus	1,938	325,300	6/23/2008	I	369,950	0.88
01074300003400	141	C3	2008	17 - 2 Story	49 Avg Plus	2,011	333,300	7/14/2008	I	380,000	0.88
01074300003600	141	C3	2008	17 - 2 Story	49 Avg Plus	1,778	312,100	8/7/2008	I	364,950	0.86
00373701300112	111	A4	2008	17 - 2 Story	49 Avg Plus	2,480	387,200	11/7/2008	I	499,950	0.77
01073900000100	141	C2	2007	17 - 2 Story	49 Avg Plus	1,936	314,200	1/18/2008	I	370,000	0.85
01073900000700	141	C2	2007	17 - 2 Story	49 Avg Plus	1,936	313,500	3/20/2008	I	379,950	0.83
01073900001200	141	C2	2007	17 - 2 Story	49 Avg Plus	2,120	328,900	3/20/2008	I	389,950	0.84

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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
01074300000800	141	C3	2007	17 - 2 Story	49 Avg Plus	2130	323,400	8/19/2008	I	377,450	0.86
01074300001500	914	C3		N/A	N/A		150,000	9/23/2008	I	369,950	0.41
01074300002400	914	C3		N/A	N/A		150,000	12/3/2008	I	372,000	0.40
01074300002700	141	C3	2007	17 - 2 Story	49 Avg Plus	2011	278,300	5/28/2008	I	370,000	0.75
01074300003500	914	C3		N/A	N/A		150,000	11/20/2008	I	345,000	0.43
01102700001000	141	C2	2008	23 - Split Entry	45 Average	2156	292,000	8/11/2008	I	353,365	0.83
01102700001100	141	C2	2008	23 - Split Entry	45 Average	2156	290,000	10/28/2008	I	350,000	0.83
01102700002400	141	C2	2008	23 - Split Entry	45 Average	1372	295,000	10/13/2008	I	333,412	0.88