

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: North Lynnwood**

**Appraisal Date: January 1, 2009**

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**Summary**

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**Appraisal Date:** January 1, 2009  
**Assessment Year/Tax Year:** 2009 Assessment / 2010 Tax  
**Last Physical Inspection:** 2007  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 1403000-1403908

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**Parcels Appraised:** 3954

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	788,434,600	657,370,900	-132,010,600	-16.7%
<b>Improvements:</b>	560,467,000	518,685,400	-41,962,600	-7.5%
<b>Total:</b>	1,348,901,600	1,176,056,300	-173,973,200	-12.9%

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2008**

**Number of Sales: 87**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9609	0.8585	-0.1025	-10.7%
<b>Mean Ratio:</b>	0.9641	0.8550	-0.1091	-11.3%
<b>Weighted Mean:</b>	0.9753	0.8501	-0.1252	-12.8%
<b>PRD:</b>	0.9884	1.0057	0.0173	1.7%
<b>COD:</b>	0.1288	0.1089	-0.0199	-15.5%

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**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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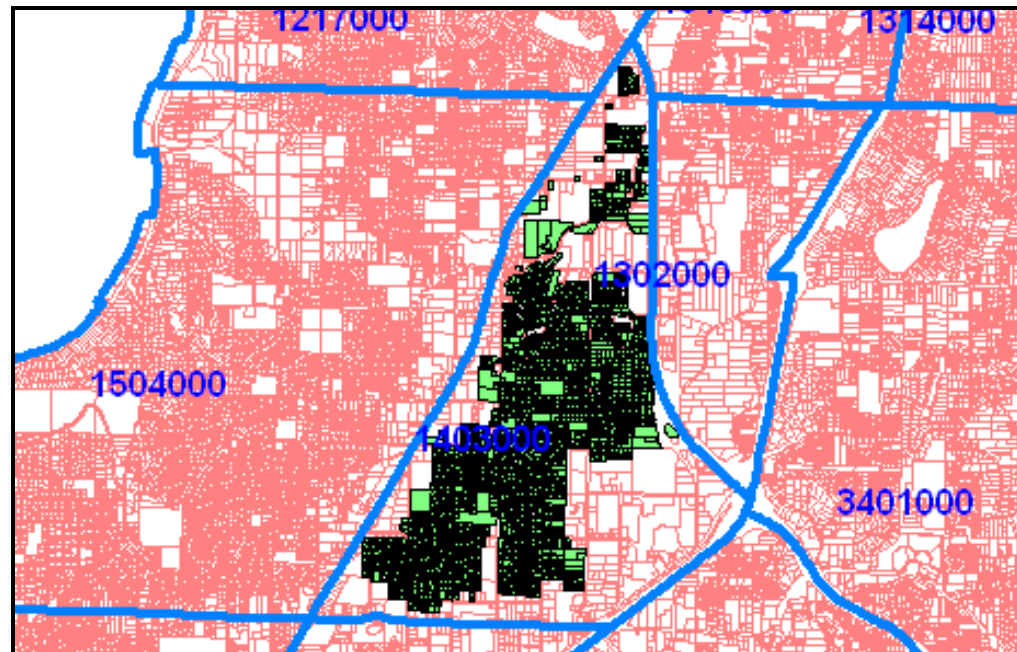


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 1403000-1403908 (AKA BMA 1403000-1403908) 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**

An area east of Hwy 99, west of I-5 and Hwy 525, and north of 196<sup>th</sup>.

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2008 Certified Total Value</b>	<b>2009 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
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	20	L:	26,850,600	21,495,300	-5,355,300	-19.9%
		B:	15,866,500	15,844,200	-22,300	-0.1%
		T:	42,717,100	37,339,500	-5,377,600	-12.6%
Residential	3692	L:	711,571,200	595,069,800	-116,848,600	-16.4%
		B:	537,911,800	494,898,300	-43,194,500	-8.0%
		T:	1,249,483,000	1,089,968,100	-160,043,100	-12.8%
Multifamily	44	L:	10,742,000	8,994,100	-1,747,900	-16.3%
		B:	6,685,200	7,942,900	1,257,700	18.8%
		T:	17,427,200	16,937,000	-490,200	-2.8%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	198	L:	39,270,800	31,811,700	-8,058,800	-20.5%
		B:	3,500	0	-3,500	-100.0%
		T:	39,274,300	31,811,700	-8,062,300	-20.5%

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2008 Certified Total Value</b>	<b>2009 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Totals	3954	L:	788,434,600	657,370,900	-132,010,600	-16.7%
		B:	560,467,000	518,685,400	-41,962,600	-7.5%
		T:	1,348,901,600	1,176,056,300	-173,973,200	-12.9%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	111-Single Family Residence	3,045	51	1.7%
	112-2 Single Family Residences	5		
	115-5+ Single Family Residence	1		
	116-Comon Wall SFR	87		
	117-Manufac Home (Leased Site)	3		
	118-Manufac Home (Owned Site)	6		
	119-Manuf Home (MHP)	342	17	5.0%
	122-Duplex	43		
	123-Tri-Plex	1		
	141-SFR Condominium Detached	174	16	9.2%
	142-SFR Condominium CommonWall	22	1	4.5%
	183-Non Residential Structure	7		
	456-Local Access Streets	4		
	459-Other Highway NEC	5		
	471-Telephone Communication	1		
	483-Water Util & Irrig & Stg	1		
	681-Nursery,Primary,Second Sch	2		
	691-Religious Activities	5		
	742-Playgrounds/Athletic Areas	1		
	761-Parks, General Recreation	1		
	910-Undeveloped Land	127	2	1.6%
	911-Vacant Site/Mobile Park	26		
	914-Vacant Condominium Lot	25		
	915-Common Areas	13		



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**Neighborhood Profile**

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**Neighborhood Profile By  
Property Class**

<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
916-Water Retention Area	7		
<b>Grand Total</b>	<b>3,954</b>	<b>87</b>	<b>2.2%</b>

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**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
65 Topo Problems I	1		
88 Contiguous-less than 1 acre	9		
A1 Sewer Fair NH	17	1	5.9%
A2 Sewer Avg Older Mixed NH	2,129	34	1.6%
A3 Sewer Avg Homogeneous NH	335	4	1.2%
A4 Sewer Average Plus NH	421	10	2.4%
A6 Sewer Good Homogenous NH	276	4	1.4%
B2 Septic Average Mixed NH	18		
C1 SFR CondoDet Fair NH UC 141	116	7	6.0%
C3 SFR Condo Det Avg+ NH-141	85	9	10.6%
C4 Condo Cmnwall@LivArea - 142	22	1	4.5%
C6 SFR Commonwall - UC 116	87		
CA Common Areas	20		
N/A Building only	371	17	4.6%
UD Undevelopable Land	47		
<b>Grand Total</b>	<b>3,954</b>	<b>87</b>	<b>2.2%</b>

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

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	1,039	15	1.4%
	12 - 1 Story Bsmt	232	3	1.3%
	14 - 1 1/2 Story	32	1	3.1%
	15 - 1 1/2 Story Bsmt	9	1	11.1%
	17 - 2 Story	1,055	29	2.7%
	18 - 2 Story Bsmt	105	5	4.8%
	20 - 2+ Story	1		
	23 - Split Entry	665	13	2.0%
	24 - Tri Level	239	1	0.4%
	26 - Quad Level	1		
	71 - DW Manuf. Home	176	5	2.8%
	74 - SW Manuf. Home	175	12	6.9%
	N/A	225	2	0.9%
	<b>Grand Total</b>	<b>3,954</b>	<b>87</b>	<b>2.2%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Std	1		
	25 Low	59	6	10.2%
	35 Fair	272	11	4.0%
	41 Avg Minus	85	5	5.9%
	45 Average	2,378	42	1.8%
	49 Avg Plus	599	16	2.7%
	55 Good	327	3	0.9%
	65 Very Good	8	2	25.0%
	N/A	225	2	0.9%
	<b>Grand Total</b>	<b>3,954</b>	<b>87</b>	<b>2.2%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1900 - 1909	1		
	1910 - 1919	7		
	1920 - 1929	47	2	4.26%
	1930 - 1939	22	1	4.55%
	1940 - 1949	75	3	4.00%
	1950 - 1959	428	4	0.93%
	1960 - 1969	964	20	2.07%
	1970 - 1979	588	13	2.21%
	1980 - 1989	226	4	1.77%
	1990 - 1999	679	9	1.33%
	2000 - 2009	692	29	4.19%
	N/A	225	2	0.89%
	<b>Grand Total</b>	<b>3,954</b>	<b>87</b>	<b>2.2%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Total Living Area Range</b>	<b>Total Living Area Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
N/A		225	2	0.9%
1 - 499		3		
500 - 749		61	5	8.2%
750 - 999		263	11	4.2%
1000 - 1249		365	9	2.5%
1250 - 1499		509	6	1.2%
1500 - 1749		529	8	1.5%
1750 - 1999		636	14	2.2%
2000 - 2249		484	13	2.7%
2250 - 2499		255	3	1.2%
2500 - 2749		238	5	2.1%
2750 - 2999		139	3	2.2%
3000 - 3249		124	2	1.6%
3250 - 3499		56	2	3.6%
3500 - 3749		40	4	10.0%
3750 - 3999		14		
4000 - 4249		5		
4250 - 4499		2		
4500 - 4749		4		
4750 - 4999		1		
5000 - Over		1		
<b>Grand Total</b>		<b>3,954</b>	<b>87</b>	<b>2.2%</b>

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

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**Performance Analysis**

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**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	26,025,700	22,684,500
Total Sales Price	26,683,708	26,683,708
Average Assessed Value	299,146	260,741
Average Sales Price	306,709	306,709
Number in Sample	87	87
Median Ratio	0.9609	0.8585
Mean (Average) Ratio	0.9641	0.8550
Weighted Mean (S.W.A.) Ratio	0.9753	0.8501
Regression Index (P.R.D.)	0.9884	1.0057
Coefficient of Dispersion (C.O.D.)	0.1288	0.1089

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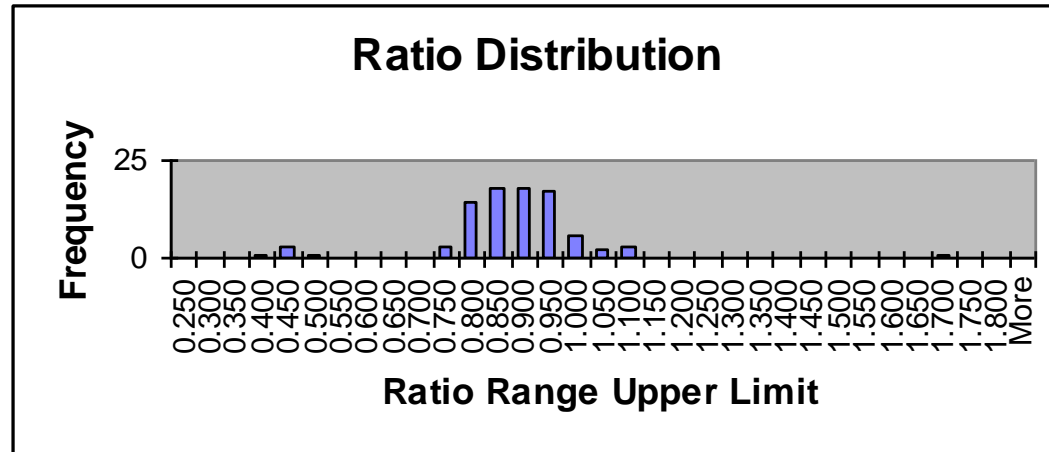


Performance Analysis

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**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	19,541,800	17,077,000
Total Sales Price	20,062,340	20,062,340
Average Assessed Value	383,173	334,843
Average Sales Price	393,379	393,379
Number in Sample	51	51
Median Ratio	0.9948	0.8665
Mean (Average) Ratio	0.9843	0.8616
Weighted Mean (S.W.A.) Ratio	0.9741	0.8512
Regression Index (P.R.D.)	1.0105	1.0122
Coefficient of Dispersion	0.0892	0.0746

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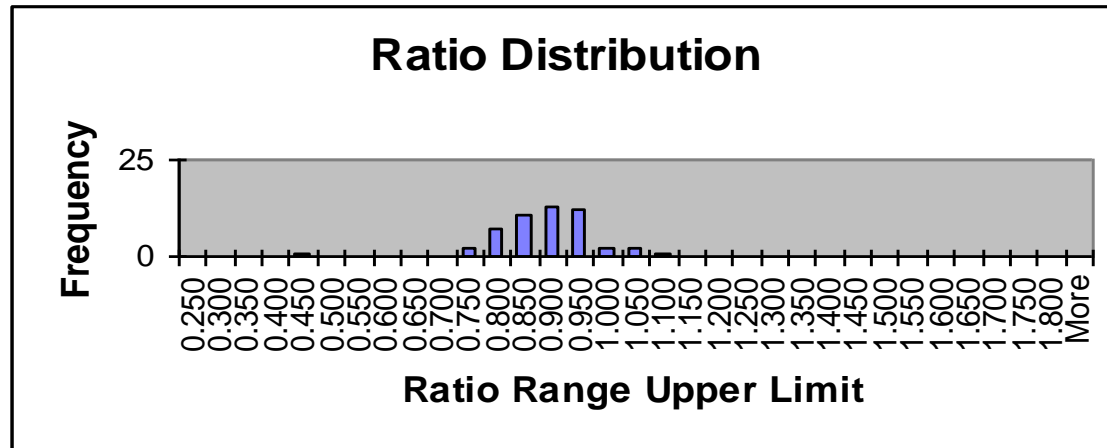


**Performance Analysis**

**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
27041500206000	111	A2	1942	14 - 1 1/2 Story	45 Average	1,756	311,800	1/19/2008	I	374,950	0.83
00372100000100	111	A2	1963	11 - 1 Story	45 Average	1,404	271,700	9/24/2008	I	300,000	0.91
00372100000200	111	A2	1963	11 - 1 Story	45 Average	1,128	261,900	9/9/2008	I	312,000	0.84
00372700200407	111	A2	1994	17 - 2 Story	49 Avg Plus	1,755	345,000	10/24/2008	I	336,900	1.02
00372700301003	111	A2	1985	11 - 1 Story	45 Average	1,104	283,100	3/4/2008	I	321,000	0.88
00372900201105	111	A2	1977	23 - Split Entry	45 Average	1,534	295,700	9/11/2008	I	385,000	0.77
00372900201203	111	A2	1930	12 - 1 Story Bsmt	45 Average	2,660	315,400	4/8/2008	I	330,000	0.96
00373400200508	111	A2	1964	11 - 1 Story	45 Average	960	228,100	3/11/2008	I	247,000	0.92
00390300301300	111	A2	1962	23 - Split Entry	45 Average	1,728	278,500	6/4/2008	I	325,000	0.86
00398300000600	111	A2	1959	24 - Tri Level	45 Average	1,578	275,400	3/18/2008	I	345,800	0.80
00404700001100	111	A2	1963	12 - 1 Story Bsmt	45 Average	2,600	319,600	5/13/2008	I	385,500	0.83
00407300000102	111	A2	1960	11 - 1 Story	45 Average	1,705	274,900	9/29/2008	I	319,950	0.86
00460800000700	111	A2	1968	17 - 2 Story	45 Average	1,702	310,100	6/3/2008	I	335,000	0.93
00501800100503	111	A2	1959	11 - 1 Story	45 Average	1,248	260,900	6/10/2008	I	290,000	0.90
00503800000101	111	A2	1963	11 - 1 Story	45 Average	1,916	299,700	1/29/2008	I	315,000	0.95
00503800002202	111	A2	1961	11 - 1 Story	45 Average	1,795	321,200	2/21/2008	I	413,500	0.78
00503800005001	111	A2	1920	18 - 2 Story Bsmt	35 Fair	3,075	313,600	6/19/2008	I	700,000	0.45
00547500000700	111	A2	1966	23 - Split Entry	45 Average	1,952	293,100	10/15/2008	I	325,000	0.90
00558500001500	111	A1	1940	11 - 1 Story	35 Fair	688	217,300	1/3/2008	I	267,500	0.81
00565100000200	111	A2	1972	23 - Split Entry	45 Average	1,896	301,500	10/8/2008	I	369,950	0.81
00573100000600	111	A2	1954	11 - 1 Story	45 Average	1,248	267,000	4/4/2008	I	349,950	0.76
00586800000300	111	A2	1954	11 - 1 Story	45 Average	1,248	256,200	5/6/2008	I	347,000	0.74
00609900201200	111	A2	1962	23 - Split Entry	45 Average	2,152	289,200	11/13/2008	I	356,000	0.81
00617100001400	111	A2	1967	11 - 1 Story	45 Average	1,398	286,200	5/21/2008	I	337,000	0.85

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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
0062790000800	111	A2	1974	23 - Split Entry	45 Average	2,117	315,600	3/12/2008	I	396,950	0.80
00627900001500	111	A2	1977	23 - Split Entry	45 Average	2,624	326,400	5/15/2008	I	460,000	0.71
00675000001600	111	A2	1979	23 - Split Entry	45 Average	1,740	298,400	5/8/2008	I	349,500	0.85
00732700000400	111	A3	1984	11 - 1 Story	45 Average	1,274	278,800	9/30/2008	I	300,000	0.93
00800400000200	111	A4	1992	11 - 1 Story	49 Avg Plus	1,907	344,500	10/13/2008	I	390,000	0.88
00800400000600	111	A4	1993	17 - 2 Story	49 Avg Plus	2,054	356,900	11/5/2008	I	355,000	1.01
00802000001700	111	A4	1992	17 - 2 Story	49 Avg Plus	2,117	361,100	5/15/2008	I	411,000	0.88
00812400000400	111	A3	1993	17 - 2 Story	45 Average	2,172	340,000	8/15/2008	I	375,000	0.91
00832500000900	111	A4	1995	17 - 2 Story	49 Avg Plus	1,998	352,200	4/24/2008	I	415,000	0.85
00841200001500	111	A3	1995	17 - 2 Story	45 Average	1,418	289,600	4/15/2008	I	305,000	0.95
00888100002000	111	A4	1999	23 - Split Entry	49 Avg Plus	2,779	389,500	6/10/2008	I	412,000	0.95
00888100003300	111	A4	1999	23 - Split Entry	49 Avg Plus	2,406	362,100	12/10/2008	I	405,000	0.89
00960001300400	119	N/A	1976	74 - SW Manuf. Home	35 Fair	924	14,400	2/8/2008	I	15,000	0.96
00960006600400	119	N/A	1978	71 - DW Manuf. Home	45 Average	1,056	30,300	7/3/2008	I	28,000	1.08
00960006600600	119	N/A	1977	71 - DW Manuf. Home	45 Average	1,152	29,800	9/23/2008	I	38,500	0.77
00960006602700	119	N/A	1977	74 - SW Manuf. Home	35 Fair	924	11,900	8/29/2008	I	13,000	0.92
00960006604600	119	N/A	1977	74 - SW Manuf. Home	35 Fair	798	8,800	10/20/2008	I	10,000	0.88
00960010300600	119	N/A	1963	74 - SW Manuf. Home	25 Low	970	9,100	6/9/2008	I	20,000	0.46
00960010302300	119	N/A	1986	71 - DW Manuf. Home	55 Good	1,229	35,600	4/29/2008	I	38,500	0.92
00960010303800	119	N/A	1966	74 - SW Manuf. Home	25 Low	818	6,700	1/18/2008	I	18,000	0.37
00960010304900	119	N/A	1977	74 - SW Manuf. Home	35 Fair	728	13,300	9/9/2008	I	12,500	1.06
00960010305700	119	N/A	1967	71 - DW Manuf. Home	35 Fair	800	16,500	11/10/2008	I	17,500	0.94
00960010306100	119	N/A	1966	74 - SW Manuf. Home	35 Fair	922	9,000	5/8/2008	I	21,250	0.42
00960010306400	119	N/A	1965	74 - SW Manuf. Home	25 Low	708	8,000	9/19/2008	I	10,000	0.80
00960010306900	119	N/A	1972	74 - SW Manuf. Home	25 Low	672	5,600	10/6/2008	I	7,000	0.80

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**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00960010307000	119	N/A	1965	74 - SW Manuf. Home	25 Low	790	7,400	7/3/2008	I	7,500	0.99
00960010308300	119	N/A	1965	71 - DW Manuf. Home	35 Fair	1,080	21,100	3/18/2008	I	26,000	0.81
00960011702800	119	N/A	1982	74 - SW Manuf. Home	35 Fair	791	13,200	7/18/2008	I	7,900	1.67
00960013106500	119	N/A	1974	74 - SW Manuf. Home	35 Fair	924	5,500	6/13/2008	I	12,500	0.44
00916100000500	111	A3	2001	18 - 2 Story Bsmt	45 Average	2,964	373,000	9/24/2008	I	400,000	0.93
01005700000400	111	A4	2004	17 - 2 Story	49 Avg Plus	2,328	384,400	6/25/2008	I	465,000	0.83
00372700601308	111	A2	1920	15 - 1 1/2 Story Bsmt	45 Average	1,839	260,400	3/25/2008	I	296,000	0.88
01024000001300	111	A6	2005	17 - 2 Story	55 Good	3,300	477,400	6/27/2008	I	599,000	0.80
01027700001800	111	A4	2007	18 - 2 Story Bsmt	49 Avg Plus	3,653	512,900	4/21/2008	I	601,000	0.85
01027700001900	111	A4	2007	18 - 2 Story Bsmt	49 Avg Plus	3,558	508,000	1/22/2008	I	631,000	0.81
01027700002000	111	A4	2007	18 - 2 Story Bsmt	49 Avg Plus	3,530	508,500	1/22/2008	I	625,000	0.81
00503700000105	111	A2	1963	12 - 1 Story Bsmt	45 Average	1,950	279,900	8/19/2008	I	305,000	0.92
01042200000500	111	A6	2006	17 - 2 Story	55 Good	3,031	476,600	8/20/2008	I	550,000	0.87
00503700005401	111	A2	2007	23 - Split Entry	49 Avg Plus	1,931	339,500	1/24/2008	I	429,900	0.79
00503700005403	111	A2	2007	23 - Split Entry	49 Avg Plus	1,931	339,600	9/15/2008	I	379,990	0.89
01049500002800	141	C3	2007	17 - 2 Story	49 Avg Plus	1,481	281,300	1/16/2008	I	362,000	0.78
01049500004600	141	C3	2007	17 - 2 Story	49 Avg Plus	1,388	273,800	5/19/2008	I	339,950	0.81
00501700002104	111	A6	2006	23 - Split Entry	49 Avg Plus	2,575	393,400	12/17/2008	I	370,000	1.06
00372700100705	910	A6		N/A	N/A		175,000	10/8/2008	V	212,000	0.83
01060300000100	141	C3	2007	17 - 2 Story	45 Average	2,070	305,600	8/19/2008	I	310,000	0.99
01060300000800	141	C3	2007	17 - 2 Story	45 Average	2,054	309,100	10/29/2008	I	390,000	0.79
01060300001000	141	C3	2007	17 - 2 Story	45 Average	2,051	309,000	7/15/2008	I	348,000	0.89
01060300001200	141	C3	2007	17 - 2 Story	45 Average	2,051	308,800	8/14/2008	I	330,000	0.94
01060300002900	141	C3	2007	17 - 2 Story	45 Average	2,302	325,600	1/17/2008	I	417,000	0.78
01060300003100	141	C3	2007	17 - 2 Story	45 Average	2,239	323,100	12/11/2008	I	328,000	0.99

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: North Lynnwood**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
01060300003400	141	C3	2007	17 - 2 Story	45 Average	2,099	311,100	6/18/2008	I	356,000	0.87
01064300001100	142	C4	2007	17 - 2 Story	45 Average	1,754	270,800	1/30/2008	I	324,000	0.84
01066900000200	141	C1	2008	17 - 2 Story	45 Average	2,798	328,600	1/20/2008	I	405,533	0.81
01066900000300	141	C1	2008	17 - 2 Story	45 Average	2,544	316,800	1/8/2008	I	386,920	0.82
01066900000400	141	C1	2007	17 - 2 Story	41 Avg Minus	2,233	286,600	5/28/2008	I	325,000	0.88
01066900000800	141	C1	2008	17 - 2 Story	41 Avg Minus	1,830	279,000	5/16/2008	I	325,000	0.86
01066900004900	141	C1	2008	17 - 2 Story	41 Avg Minus	1,684	251,200	5/13/2008	I	315,000	0.80
01066900005000	141	C1	2008	17 - 2 Story	41 Avg Minus	1,630	248,200	1/5/2008	I	307,915	0.81
01066900006200	141	C1	2008	17 - 2 Story	41 Avg Minus	2,233	287,700	9/23/2008	I	305,900	0.94
00372700101204	111	A2	2008	17 - 2 Story	65 Very Good	3,500	561,900	12/8/2008	I	600,000	0.94
00372700101205	111	A2	2008	17 - 2 Story	65 Very Good	3,468	562,200	9/2/2008	I	612,000	0.92
00926000000102	910	A2		N/A	N/A		170,000	1/17/2008	V	230,000	0.74
00372600400404	111	A2	1946	11 - 1 Story	25 Low	600	207,100	9/19/2008	I	235,000	0.88

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: North Lynnwood**

**Appraisal Date: January 1, 2009**

**Sales Not Included in  
Statistical Analysis**

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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.

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
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No sales in this category.