

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Lake Ballinger Area

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 1408000-1408901

Parcels Appraised: 1575

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	338,589,300	303,584,500	-35,004,800	-10.3%
Improvements:	188,171,800	173,731,300	-14,440,500	-7.7%
Total:	526,761,100	477,315,800	-49,445,300	-9.4%

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 37

	2008	2009	Change	% Change
Median Ratio:	0.9440	0.8626	-0.0814	-8.6%
Mean Ratio:	0.9914	0.8837	-0.1078	-10.9%
Weighted Mean:	0.9794	0.8718	-0.1076	-11.0%
PRD:	1.0123	1.0136	0.0013	0.1%
COD:	0.1007	0.0795	-0.0212	-21.0%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**

Snohomish County Assessor's Office

Mass Appraisal Report

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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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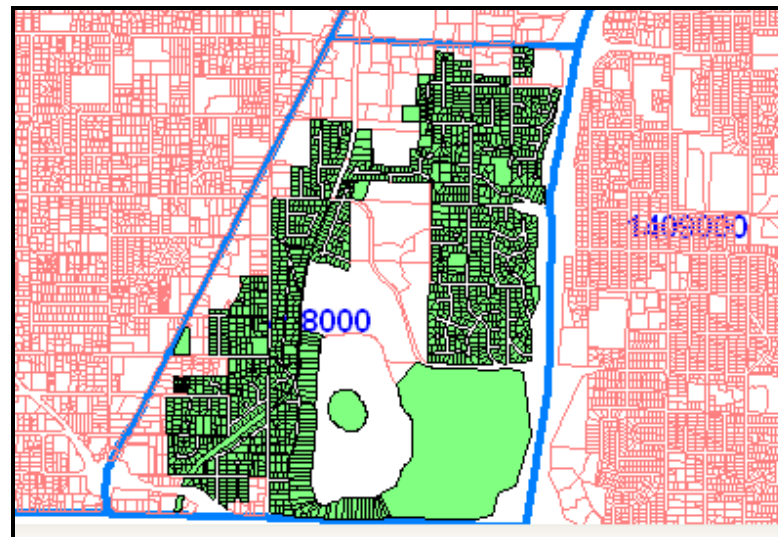


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1408000-1408901 (AKA BMA 1408000-1408901) 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.

Neighborhood Description

Lake Ballinger area, east of Hwy 99, west of I-5 and Hwy 525, between 220th and 244th Streets.

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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	13	L:	2,804,600	2,245,700	-558,900	-19.9%
		B:	1,218,500	1,218,500	0	0.0%
		T:	4,023,100	3,464,200	-558,900	-13.9%
Residential	1494	L:	329,432,800	295,954,900	-33,477,900	-10.2%
		B:	186,953,300	172,512,800	-14,440,500	-7.7%
		T:	516,386,100	468,467,700	-47,918,400	-9.3%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	68	L:	6,351,900	5,383,900	-968,000	-15.2%
		B:	0	0	0	0.0%
		T:	6,351,900	5,383,900	-968,000	-15.2%

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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	1575	L:	338,589,300	303,584,500	-35,004,800	-10.3%
		B:	188,171,800	173,731,300	-14,440,500	-7.7%
		T:	526,761,100	477,315,800	-49,445,300	-9.4%

- 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	1,466	37	2.5%
	112-2 Single Family Residences	3		
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	1		
	119-Manuf Home (MHP)	22		
	173-Dormitory	1		
	183-Non Residential Structure	1		
	454-Arterial Streets	1		
	456-Local Access Streets	5		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	1		
	691-Religious Activities	1		
	742-Playgrounds/Athletic Areas	2		
	745-Trails (Centennial, etal)	1		
	910-Undeveloped Land	62		
	911-Vacant Site/Mobile Park	3		
	915-Common Areas	2		
	922-Nonreserve Forests	1		
	Grand Total	1,575	37	2.3%

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
	65 Topo Problems I	1		
	88 Contiguous-less than 1 acre	29		
	A1 Sewer Fair NH	279	8	2.9%
	A2 Sewer Avg Older Mixed NH	978	19	1.9%
	A3 Sewer Avg Homogeneous NH	81	3	3.7%
	A4 Sewer Average Plus NH	65	1	1.5%
	A6 Sewer Good Homogenous NH	16	3	18.8%
	A9 Exception Plat	26	2	7.7%
	CA Common Areas	2		
	N/A Building only	27		
	U1 Waterfront I	25		
	U2 Waterfront II	14		
	U3 Waterfront III	14	1	7.1%
	UD Undevelopable Land	18		
	Grand Total	1,575	37	2.3%

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	643	15	2.3%
12 - 1 Story Bsmt	292	10	3.4%
14 - 1 1/2 Story	31		
15 - 1 1/2 Story Bsmt	12	1	8.3%
17 - 2 Story	130	5	3.8%
18 - 2 Story Bsmt	53		
20 - 2+ Story	1		
23 - Split Entry	238	3	1.3%
24 - Tri Level	69	3	4.3%
71 - DW Manuf. Home	2		
74 - SW Manuf. Home	21		
77 - TW Manuf. Home	1		
N/A	82		
Grand Total	1,575	37	2.3%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	22		
	35 Fair	263	2	0.8%
	41 Avg Minus	7		
	45 Average	1,054	30	2.8%
	49 Avg Plus	90	1	1.1%
	55 Good	38	3	7.9%
	65 Very Good	18	1	5.6%
	75 Excellent	1		
	N/A	82		
	Grand Total	1,575	37	2.3%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1900 - 1909	2		
	1910 - 1919	4		
	1920 - 1929	16		
	1930 - 1939	12	1	8.33%
	1940 - 1949	55	2	3.64%
	1950 - 1959	596	11	1.85%
	1960 - 1969	508	11	2.17%
	1970 - 1979	98	3	3.06%
	1980 - 1989	61	3	4.92%
	1990 - 1999	36	1	2.78%
	2000 - 2009	105	5	4.76%
	N/A	82		
	Grand Total	1,575	37	2.3%

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

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
N/A		82		
1 - 499		6		
500 - 749		44	1	2.3%
750 - 999		109	1	0.9%
1000 - 1249		197	6	3.0%
1250 - 1499		241	7	2.9%
1500 - 1749		222	8	3.6%
1750 - 1999		196	5	2.6%
2000 - 2249		161	2	1.2%
2250 - 2499		104	2	1.9%
2500 - 2749		86	2	2.3%
2750 - 2999		39		
3000 - 3249		40	2	5.0%
3250 - 3499		30	1	3.3%
3500 - 3749		2		
3750 - 3999		6		
4000 - 4249		4		
4500 - 4749		1		
4750 - 4999		1		
5000 - Over		4		
Grand Total		1,575	37	2.3%

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	13,487,700	12,006,100
Total Sales Price	13,771,000	13,771,000
Average Assessed Value	364,532	324,489
Average Sales Price	372,189	372,189
Number in Sample	37	37
Median Ratio	0.9440	0.8626
Mean (Average) Ratio	0.9914	0.8837
Weighted Mean (S.W.A.) Ratio	0.9794	0.8718
Regression Index (P.R.D.)	1.0123	1.0136
Coefficient of Dispersion (C.O.D.)	0.1007	0.0795

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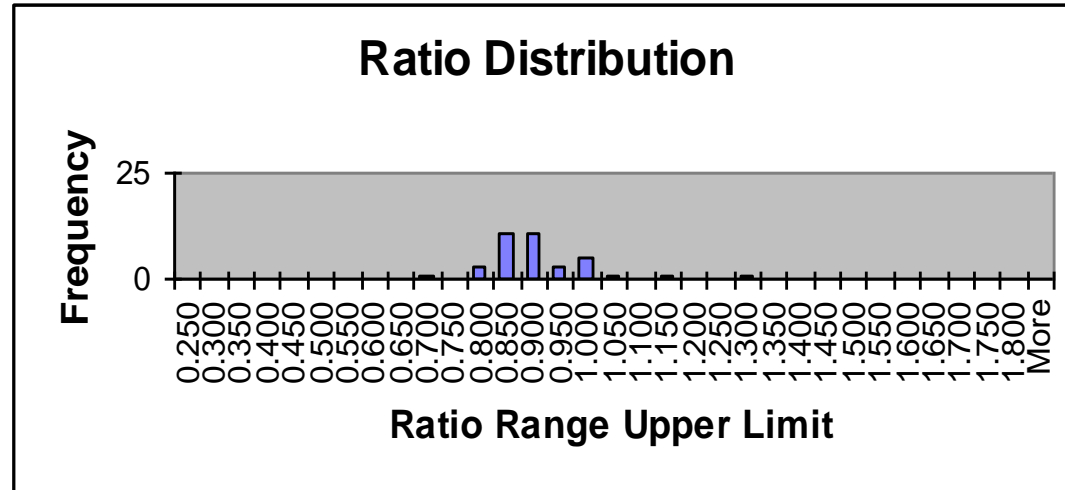


Performance Analysis

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	13,487,700	12,006,100
Total Sales Price	13,771,000	13,771,000
Average Assessed Value	364,532	324,489
Average Sales Price	372,189	372,189
Number in Sample	37	37
Median Ratio	0.9440	0.8626
Mean (Average) Ratio	0.9914	0.8837
Weighted Mean (S.W.A.) Ratio	0.9794	0.8718
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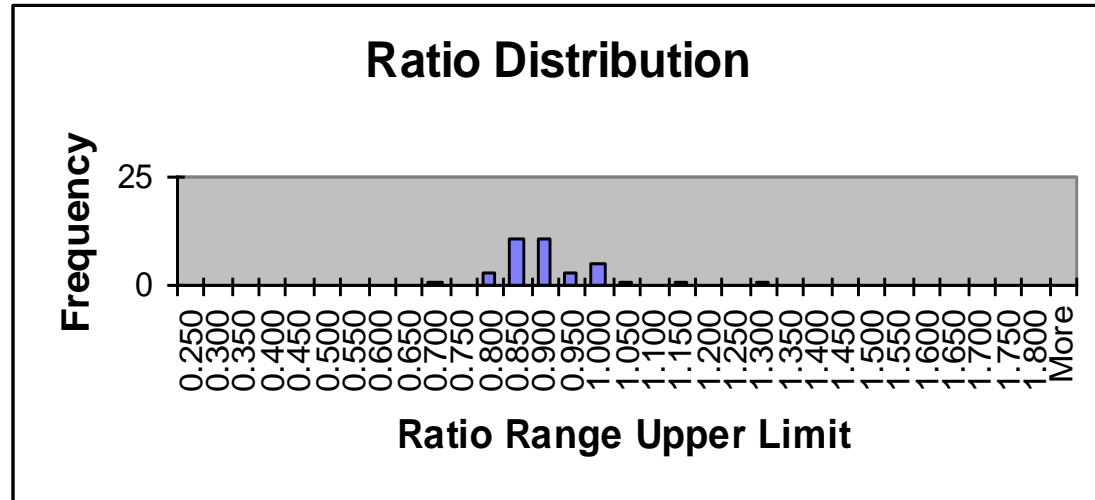


Performance Analysis

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
27042900303100	111	A2	1940	15 - 1 1/2 Story Bsmt	45 Average	1,404	323,500	8/25/2008	I	249,200	1.30
00376600000500	111	A2	1963	11 - 1 Story	45 Average	1,292	318,000	6/17/2008	I	328,000	0.97
00378200801001	111	A2	1942	11 - 1 Story	45 Average	1,968	316,500	7/15/2008	I	397,000	0.80
00387000001400	111	A2	1960	12 - 1 Story Bsmt	45 Average	1,584	283,300	10/7/2008	I	339,950	0.83
00387000002100	111	A2	1961	12 - 1 Story Bsmt	45 Average	2,111	300,000	7/17/2008	I	359,900	0.83
00387000003200	111	A1	1960	12 - 1 Story Bsmt	45 Average	1,960	272,600	3/27/2008	I	349,950	0.78
00387000003800	111	A2	1960	12 - 1 Story Bsmt	45 Average	1,108	294,200	7/22/2008	I	360,000	0.82
00441500101500	111	A2	1955	11 - 1 Story	45 Average	1,685	309,400	6/17/2008	I	375,000	0.83
00449300000300	111	A2	1958	11 - 1 Story	45 Average	1,524	293,900	3/19/2008	I	345,000	0.85
00465600001300	111	A1	1953	11 - 1 Story	35 Fair	1,056	259,600	5/9/2008	I	300,000	0.87
00488500000200	111	A3	1965	11 - 1 Story	45 Average	1,140	269,700	10/14/2008	I	308,000	0.88
00488500000300	111	A3	1966	11 - 1 Story	45 Average	1,140	279,300	9/26/2008	I	321,000	0.87
00488500001401	111	A3	1978	23 - Split Entry	45 Average	1,942	361,700	11/3/2008	I	372,000	0.97
00488800401006	111	A2	1935	12 - 1 Story Bsmt	45 Average	1,728	287,600	4/3/2008	I	346,000	0.83
00488800601403	111	A4	1995	17 - 2 Story	49 Avg Plus	2,667	435,500	8/20/2008	I	495,000	0.88
00488800601605	111	A2	1976	23 - Split Entry	45 Average	1,727	308,500	10/15/2008	I	343,000	0.90
00488800800802	111	U3	1987	17 - 2 Story	65 Very Good	3,072	740,700	8/27/2008	I	850,000	0.87
00488900100802	111	A2	1965	12 - 1 Story Bsmt	45 Average	2,379	392,200	1/16/2008	I	600,000	0.65
00491100000401	111	A2	1963	12 - 1 Story Bsmt	45 Average	1,880	314,500	8/12/2008	I	285,000	1.10
00491100000407	111	A2	1987	24 - Tri Level	45 Average	1,714	317,600	9/19/2008	I	380,000	0.84
00491100000408	111	A2	1987	23 - Split Entry	45 Average	1,388	305,900	12/24/2008	I	310,000	0.99
00511600000600	111	A2	1962	24 - Tri Level	45 Average	1,778	306,100	12/22/2008	I	317,000	0.97
00514800000200	111	A2	1959	11 - 1 Story	45 Average	1,265	278,400	4/16/2008	I	327,500	0.85
00522300204700	111	A1	1954	11 - 1 Story	35 Fair	984	228,600	6/9/2008	I	265,000	0.86
00522400007500	111	A1	1954	11 - 1 Story	45 Average	704	232,400	1/9/2008	I	265,000	0.88

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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
00522400007700	111	A1	1954	11 - 1 Story	45 Average	2,004	298,900	3/12/2008	I	360,000	0.83
00524000007600	111	A1	1954	11 - 1 Story	45 Average	1,228	278,200	1/9/2008	I	339,950	0.82
00524400001000	111	A2	1954	11 - 1 Story	45 Average	1,316	269,300	12/3/2008	I	279,000	0.97
00524700002200	111	A1	1955	11 - 1 Story	45 Average	1,080	258,600	4/16/2008	I	300,000	0.86
00524700002700	111	A1	1955	11 - 1 Story	45 Average	1,300	252,400	3/12/2008	I	303,650	0.83
00555800002300	111	A2	1960	12 - 1 Story Bsmt	45 Average	2,294	316,400	1/31/2008	I	350,000	0.90
00641400001100	111	A2	1975	24 - Tri Level	45 Average	1,692	321,500	5/12/2008	I	310,000	1.04
01023000000600	111	A9	2005	17 - 2 Story	45 Average	1,449	248,100	2/21/2008	I	329,950	0.75
01023000001700	111	A9	2005	17 - 2 Story	45 Average	1,704	272,800	4/17/2008	I	290,000	0.94
00488800600501	111	A6	2006	12 - 1 Story Bsmt	55 Good	3,325	506,100	5/27/2008	I	560,000	0.90
00488800600504	111	A6	2006	12 - 1 Story Bsmt	55 Good	3,198	488,100	2/6/2008	I	599,950	0.81
01048300001000	111	A6	2007	17 - 2 Story	55 Good	2,606	466,000	3/19/2008	I	560,000	0.83

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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
00960012202200	119	N/A	1970	74 - SW Manuf. Home	25 Low	720	1,000	1/29/2008	I	6,500	0.15