

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Edmonds North

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 1504000-1504905

Parcels Appraised: 9107

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	2,480,932,000	2,129,474,200	-351,457,800	-14.2%
Improvements:	1,460,126,287	1,352,369,490	-107,756,797	-7.4%
Total:	3,941,058,287	3,481,843,690	-459,214,597	-11.7%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 178

	2008	2009	Change	% Change
Median Ratio:	0.9531	0.8557	-0.0974	-10.2%
Mean Ratio:	0.9632	0.8588	-0.1044	-10.8%
Weighted Mean:	0.9470	0.8513	-0.0957	-10.1%
PRD:	1.0171	1.0088	-0.0083	-0.8%
COD:	0.1052	0.0779	-0.0274	-26.0%

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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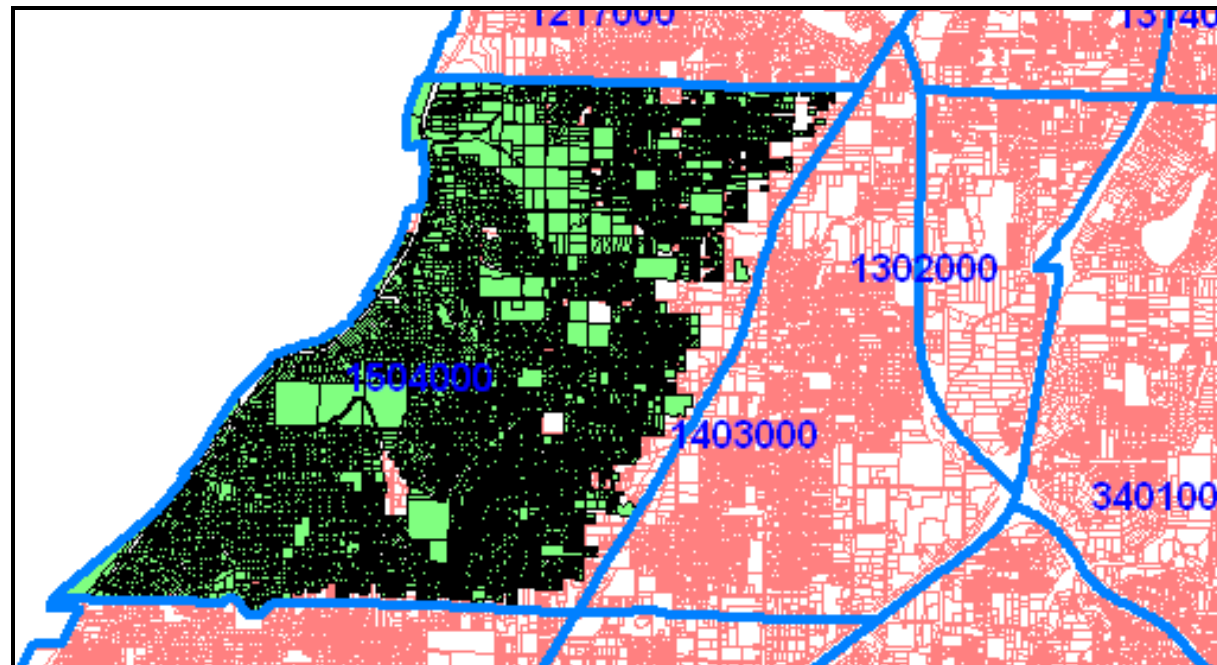


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1504000-1504905 (AKA BMA 1504000-1504905) 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

That area from Hwy 99 to Puget Sound between 148th and 196th.

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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	4	L:	4,004,800	3,166,700	-838,100	-20.9%
		B:	805,100	749,300	-55,800	-6.9%
		T:	4,809,900	3,916,000	-893,900	-18.6%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	112	L:	137,062,400	109,959,000	-27,103,400	-19.8%
		B:	56,195,787	56,103,890	-91,897	-0.2%
		T:	193,258,187	166,062,890	-27,195,297	-14.1%
Residential	8343	L:	2,213,064,300	1,913,818,600	-299,245,700	-13.5%
		B:	1,395,200,000	1,286,794,900	-108,405,100	-7.8%
		T:	3,608,264,300	3,200,613,500	-407,650,800	-11.3%
Multifamily	43	L:	10,076,500	8,877,600	-1,198,900	-11.9%
		B:	7,925,400	8,721,400	796,000	10.0%
		T:	18,001,900	17,599,000	-402,900	-2.2%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	605	L:	116,724,000	93,652,300	-23,071,700	-19.8%
		B:	0	0	0	0.0%
		T:	116,724,000	93,652,300	-23,071,700	-19.8%

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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	9107	L:	2,480,932,000	2,129,474,200	-351,457,800	-14.2%
		B:	1,460,126,287	1,352,369,490	-107,756,797	-7.4%
		T:	3,941,058,287	3,481,843,690	-459,214,597	-11.7%

- 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
	110-Sr Cit Exemption Residual	3		
	111-Single Family Residence	7,895	156	2.0%
	112-2 Single Family Residences	29		
	113-3 Single Family Residences	3		
	114-4 Single Family Residences	1		
	115-5+ Single Family Residence	4		
	116-Comon Wall SFR	72	2	2.8%
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	7		
	119-Manuf Home (MHP)	145	10	6.9%
	122-Duplex	41	3	7.3%
	123-Tri-Plex	2		
	141-SFR Condominium Detached	121	2	1.7%
	142-SFR Condominium CommonWall	42	1	2.4%
	183-Non Residential Structure	16		
	188-SFR Converted to GroupHome	3	3	100.0%
	189-Other Residential	1		
	411-Railroad Transportation	1		
	454-Arterial Streets	1		
	456-Local Access Streets	30		
	459-Other Highway NEC	2		
	481-Electric Utility	3		
	484-Sewage Disposal	1		
	541-Groceries	1		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	672-Protective Functions	4		
	681-Nursery,Primary,Second Sch	6		
	682-Univ,College,Jr College	2		
	683-Special Training/Schooling	1		
	691-Religious Activities	13		
	719-Other Cultural Activities	1		
	723-Public Assembly	1		
	741-Sports Activities	1		
	742-Playgrounds/Athletic Areas	1		
	761-Parks, General Recreation	40		
	790 Other Cult. Entertainment	3		
	830-Open Space Agriculture	1		
	910-Undeveloped Land	454	1	0.2%
	911-Vacant Site/Mobile Park	14		
	915-Common Areas	22		
	916-Water Retention Area	11		
	935-Saltwater Tidelands	103		
	939-Other Water Areas	1		
	940-Open Space General	3		
	Grand Total	9,107	178	2.0%

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	1		
	65 Topo Problems I	13		
	66 Topo Problems II	41		
	81 Tidelands	104		
	88 Contiguous-less than 1 acre	146		
	A2 Sewer Avg Older Mixed NH	182	7	3.8%
	A3 Sewer Avg Homogeneous NH	4,874	105	2.2%
	A4 Sewer Average Plus NH	920	11	1.2%
	A5 Sewer Good Older Mixd NH	1		
	A6 Sewer Good Homogenous NH	710	21	3.0%
	A7 Sewer Very Good NH	11		
	B4 Septic Average NH	170	2	1.2%
	B6 Septic Good Homogenous NH	86	2	2.3%
	C1 SFR CondoDet Fair NH UC 141	15		
	C2 SFR Condo Det Avg NH -141	94	2	2.1%
	C3 SFR Condo Det Avg+ NH-141	12		
	C4 Condo Cmnwall@LivArea - 142	36	1	2.8%
	C5 Condo Cmnwall@Gar UC 142	4		
	C6 SFR Commonwall - UC 116	72	2	2.8%
	CA Common Areas	26		
	N/A Building only	164	10	6.1%
	SC SrCit Residual Contiguous	1		
	UD Undevelopable Land	91		
	V1 View/Wtrfrt Type I	285	2	0.7%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
V2 View/Wtrfrt Type II	217	5	2.3%
V3 View/Wtrfrt Type III	162	3	1.9%
V4 View/Wtrfrt Type IV	191	1	0.5%
V5 View/Wtrfrt Type V	112		
V6 View/Wtrfrt Type VI	161	2	1.2%
V7 View/Wtrfrt Type VII	31		
V8 View/Wtrfrt Type VIII	174	2	1.1%
Grand Total	9,107	178	2.0%

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	2,421	62	2.6%
	12 - 1 Story Bsmt	1,393	22	1.6%
	14 - 1 1/2 Story	108	1	0.9%
	15 - 1 1/2 Story Bsmt	73	1	1.4%
	17 - 2 Story	1,608	33	2.1%
	18 - 2 Story Bsmt	345	9	2.6%
	20 - 2+ Story	19		
	21 - 2+ Story Bsmt	2		
	23 - Split Entry	1,592	28	1.8%
	24 - Tri Level	659	11	1.7%
	71 - DW Manuf. Home	65	8	12.3%
	74 - SW Manuf. Home	89	2	2.2%
	N/A	733	1	0.1%
	Grand Total	9,107	178	2.0%

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	53	1	1.9%
	35 Fair	228	12	5.3%
	41 Avg Minus	19		
	45 Average	5,512	118	2.1%
	49 Avg Plus	1,369	19	1.4%
	55 Good	830	15	1.8%
	65 Very Good	310	10	3.2%
	75 Excellent	53	2	3.8%
	N/A	733	1	0.1%
	Grand Total	9,107	178	2.0%

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	1		
	1900 - 1909	12		
	1910 - 1919	24		
	1920 - 1929	54	1	1.85%
	1930 - 1939	88	2	2.27%
	1940 - 1949	239	5	2.09%
	1950 - 1959	1,412	24	1.70%
	1960 - 1969	2,291	48	2.10%
	1970 - 1979	1,635	33	2.02%
	1980 - 1989	1,281	28	2.19%
	1990 - 1999	851	18	2.12%
	2000 - 2009	486	18	3.70%
	N/A	733	1	0.14%
	Grand Total	9,107	178	2.0%

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	733	1	0.1%
	1 - 499	9		
	500 - 749	56	1	1.8%
	750 - 999	307	11	3.6%
	1000 - 1249	541	16	3.0%
	1250 - 1499	987	18	1.8%
	1500 - 1749	1,260	31	2.5%
	1750 - 1999	1,286	31	2.4%
	2000 - 2249	1,121	14	1.2%
	2250 - 2499	828	17	2.1%
	2500 - 2749	547	10	1.8%
	2750 - 2999	413	8	1.9%
	3000 - 3249	285	3	1.1%
	3250 - 3499	210	6	2.9%
	3500 - 3749	153	2	1.3%
	3750 - 3999	112	1	0.9%
	4000 - 4249	84	3	3.6%
	4250 - 4499	63	2	3.2%
	4500 - 4749	23		
	4750 - 4999	24		
	5000 - Over	65	3	4.6%
	Grand Total	9,107	178	2.0%

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	70,689,200	63,542,400
Total Sales Price	74,641,558	74,641,558
Average Assessed Value	397,130	356,980
Average Sales Price	419,335	419,335
Number in Sample	178	178
Median Ratio	0.9531	0.8557
Mean (Average) Ratio	0.9632	0.8588
Weighted Mean (S.W.A.) Ratio	0.9470	0.8513
Regression Index (P.R.D.)	1.0171	1.0088
Coefficient of Dispersion (C.O.D.)	0.1052	0.0779

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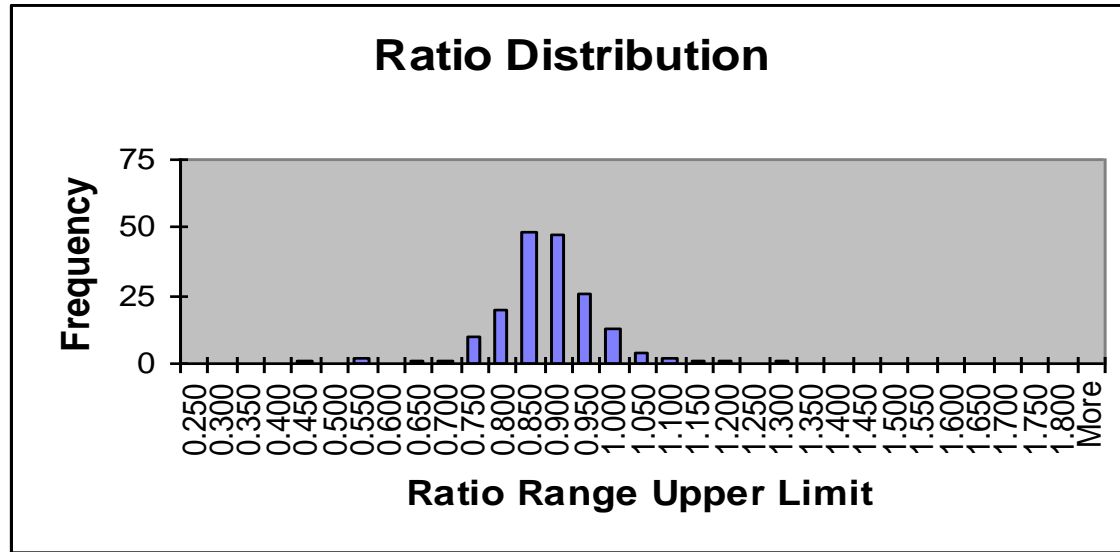


Performance Analysis

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	66,566,600	59,681,800
Total Sales Price	70,028,158	70,028,158
Average Assessed Value	426,709	382,576
Average Sales Price	448,898	448,898
Number in Sample	156	156
Median Ratio	0.9574	0.8570
Mean (Average) Ratio	0.9718	0.8618
Weighted Mean (S.W.A.) Ratio	0.9506	0.8523
Regression Index (P.R.D.)	1.0224	1.0112
Coefficient of Dispersion	0.0898	0.0657

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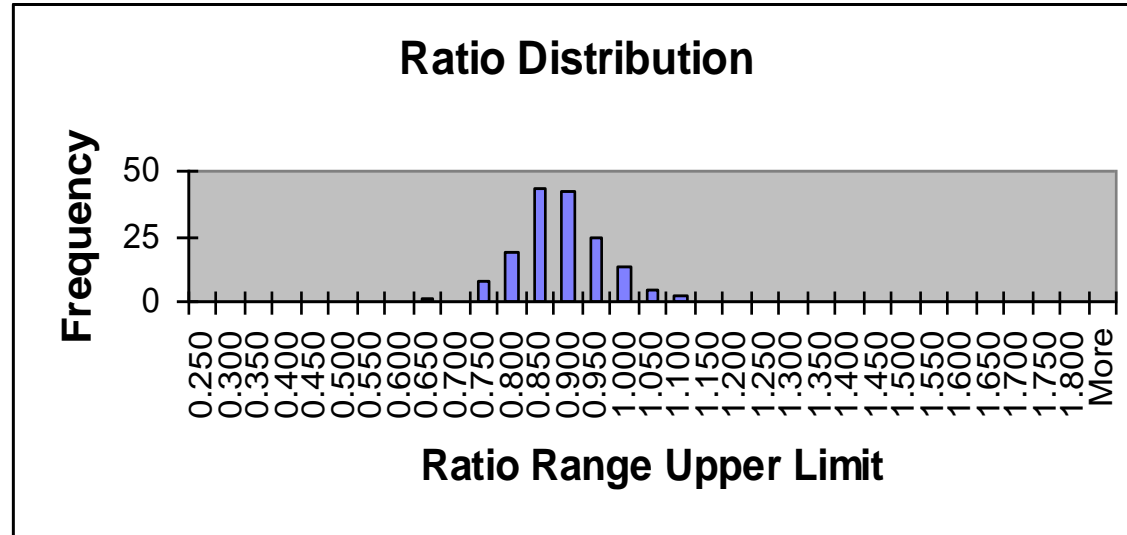


Performance Analysis

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
27031300101400	111	V2	1920	18 - 2 Story Bsmt	55 Good	2,327	604,400	5/8/2008	I	860,000	0.70
27031300402100	111	V2	1967	24 - Tri Level	55 Good	2,224	513,600	4/9/2008	I	583,000	0.88
27040700403900	111	A6	1985	11 - 1 Story	45 Average	2,280	449,700	6/24/2008	I	512,000	0.88
27041700203000	122	A3	1989	11 - 1 Story	45 Average	2,476	410,400	7/21/2008	I	459,000	0.89
27041700302300	111	A3	1973	23 - Split Entry	45 Average	1,866	313,800	12/8/2008	I	323,400	0.97
27041700400500	111	A3	1943	11 - 1 Story	45 Average	1,057	242,200	6/2/2008	I	274,783	0.88
27041700401200	111	A3	1966	11 - 1 Story	45 Average	1,528	285,200	8/19/2008	I	339,000	0.84
27041800104200	111	A3	1967	23 - Split Entry	45 Average	2,836	354,300	6/11/2008	I	415,000	0.85
27041800106300	111	A4	1971	11 - 1 Story	45 Average	2,256	392,800	1/30/2008	I	479,950	0.82
27041800108200	111	A4	1978	17 - 2 Story	45 Average	2,052	381,400	5/8/2008	I	443,000	0.86
27041800308300	111	A4	1955	11 - 1 Story	45 Average	1,728	314,300	2/27/2008	I	383,000	0.82
00370800101300	111	A3	1966	12 - 1 Story Bsmt	45 Average	2,391	320,600	1/17/2008	I	428,000	0.75
00370800300301	111	A3	1991	11 - 1 Story	49 Avg Plus	1,960	377,900	6/18/2008	I	425,000	0.89
00370800300602	111	A3	1989	23 - Split Entry	49 Avg Plus	2,584	398,000	8/14/2008	I	410,000	0.97
00370900001100	111	A3	1958	11 - 1 Story	45 Average	1,160	268,900	4/30/2008	I	309,500	0.87
00371500000700	111	A3	1967	11 - 1 Story	45 Average	1,346	284,600	7/17/2008	I	312,000	0.91
00373400700304	111	A3	1990	17 - 2 Story	49 Avg Plus	1,876	349,800	4/18/2008	I	365,000	0.96
00373400800402	111	A3	1965	11 - 1 Story	45 Average	1,495	277,800	9/2/2008	I	324,000	0.86
00373400900305	111	A3	1975	23 - Split Entry	45 Average	1,682	293,400	2/15/2008	I	378,500	0.78
00373401300305	111	A3	1947	11 - 1 Story	35 Fair	840	232,700	2/7/2008	I	265,000	0.88
00374300500507	122	A3	1960	11 - 1 Story	45 Average	1,872	341,500	3/31/2008	I	380,000	0.90
00399000000700	111	A3	1986	11 - 1 Story	45 Average	960	262,500	9/2/2008	I	310,000	0.85
00412100002100	111	A3	1964	11 - 1 Story	45 Average	1,408	276,600	10/16/2008	I	330,176	0.84
00413800000900	111	A3	1964	17 - 2 Story	45 Average	2,810	367,700	7/31/2008	I	405,000	0.91
00418800000600	111	A6	1960	24 - Tri Level	49 Avg Plus	2,624	446,500	7/22/2008	I	564,000	0.79

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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
00419900000800	111	A3	1960	23 - Split Entry	45 Average	1,833	291,800	9/3/2008	I	350,000	0.83
00433500000200	111	V2	1964	12 - 1 Story Bsmt	45 Average	4,496	490,200	4/29/2008	I	667,000	0.73
00434600001004	111	A6	1954	12 - 1 Story Bsmt	35 Fair	1,705	338,500	2/19/2008	I	385,000	0.88
00434600002403	111	A6	1986	17 - 2 Story	49 Avg Plus	2,425	470,300	5/13/2008	I	604,000	0.78
00434600003708	111	A6	1987	15 - 1 1/2 Story Bsmt	55 Good	2,960	533,300	7/24/2008	I	750,000	0.71
00458600000100	111	A3	1961	11 - 1 Story	45 Average	1,664	287,900	1/7/2008	I	325,000	0.89
00458700002400	111	A3	1961	11 - 1 Story	45 Average	1,430	282,500	1/3/2008	I	326,950	0.86
00458700003400	111	A3	1961	11 - 1 Story	45 Average	1,352	270,000	6/16/2008	I	349,800	0.77
00469900000300	111	A2	1966	11 - 1 Story	35 Fair	1,684	243,600	5/19/2008	I	330,000	0.74
00469900000600	111	A2	1965	11 - 1 Story	45 Average	1,188	223,700	7/23/2008	I	267,000	0.84
00470400000300	111	A3	1975	23 - Split Entry	45 Average	1,656	299,000	4/24/2008	I	327,500	0.91
00473700004501	111	V1	1960	12 - 1 Story Bsmt	45 Average	2,967	480,400	8/6/2008	I	510,000	0.94
00476400000700	111	A3	1938	18 - 2 Story Bsmt	45 Average	2,653	352,900	9/5/2008	I	418,000	0.84
00477500006000	111	A3	2007	17 - 2 Story	55 Good	3,254	474,500	10/10/2008	I	615,000	0.77
00477600001000	111	A3	1967	23 - Split Entry	45 Average	2,108	342,700	11/18/2008	I	386,000	0.89
00477600002002	111	A3	1967	12 - 1 Story Bsmt	45 Average	2,071	332,800	8/22/2008	I	380,000	0.88
00477600006400	111	A3	1968	12 - 1 Story Bsmt	45 Average	3,493	412,900	8/21/2008	I	516,000	0.80
00481600100801	111	A2	1955	11 - 1 Story	35 Fair	908	203,400	4/25/2008	I	255,000	0.80
00481600200400	111	A3	1974	23 - Split Entry	45 Average	1,812	358,500	9/30/2008	I	438,000	0.82
00481600300800	111	A3	1960	17 - 2 Story	45 Average	2,404	370,600	6/4/2008	I	585,000	0.63
00495300000100	111	A3	1962	23 - Split Entry	45 Average	1,620	267,100	8/22/2008	I	276,000	0.97
00499700000700	111	A2	1955	11 - 1 Story	45 Average	1,524	221,500	8/7/2008	I	297,000	0.75
00499700003000	111	A2	1956	11 - 1 Story	45 Average	936	186,100	1/25/2008	I	196,000	0.95
00500900002902	111	V6	1989	18 - 2 Story Bsmt	75 Excellent	3,672	1,084,000	3/31/2008	I	1,295,000	0.84
00500900003200	111	V8	1997	18 - 2 Story Bsmt	75 Excellent	5,780	1,656,000	5/23/2008	I	1,950,000	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
00502500000300	111	A3	1954	11 - 1 Story	45 Average	1,238	280,500	8/22/2008	I	320,000	0.88
00503000002000	111	A3	1960	12 - 1 Story Bsmt	45 Average	2,760	309,200	7/2/2008	I	310,000	1.00
00503100003300	111	A3	1960	12 - 1 Story Bsmt	45 Average	2,208	295,900	10/22/2008	I	306,000	0.97
00503900200500	111	A3	1959	11 - 1 Story	45 Average	1,320	293,200	2/27/2008	I	353,000	0.83
00503900300500	111	A3	1960	12 - 1 Story Bsmt	45 Average	1,554	295,700	4/29/2008	I	315,000	0.94
00504100100200	111	A2	1960	11 - 1 Story	35 Fair	1,482	168,100	9/29/2008	I	185,000	0.91
00504600001600	111	A3	1963	12 - 1 Story Bsmt	45 Average	1,552	334,700	1/19/2008	I	395,000	0.85
00508800001900	111	A3	1972	23 - Split Entry	45 Average	1,980	306,300	3/20/2008	I	359,000	0.85
00508800003100	111	A3	1972	24 - Tri Level	45 Average	1,780	301,800	8/28/2008	I	329,950	0.91
00511200000400	111	A3	1962	23 - Split Entry	45 Average	2,068	296,500	6/10/2008	I	365,000	0.81
00511200000800	111	A3	1962	24 - Tri Level	45 Average	1,580	290,500	3/17/2008	I	325,000	0.89
00513100000408	111	B6	1990	23 - Split Entry	49 Avg Plus	2,565	435,400	2/29/2008	I	580,000	0.75
00513100008005	111	A3	1967	11 - 1 Story	45 Average	1,733	302,600	9/12/2008	I	345,000	0.88
00513100011319	111	A3	1981	11 - 1 Story	45 Average	1,432	298,500	11/20/2008	I	274,000	1.09
00513100014301	111	A3	1962	12 - 1 Story Bsmt	45 Average	2,486	351,600	12/19/2008	I	340,000	1.03
00513100014307	111	A3	1948	11 - 1 Story	45 Average	872	228,800	4/4/2008	I	289,950	0.79
00513100014901	111	B4	1942	11 - 1 Story	35 Fair	1,032	253,700	12/16/2008	I	287,900	0.88
00513100015103	111	A3	1951	14 - 1 1/2 Story	35 Fair	1,744	287,700	7/28/2008	I	314,000	0.92
00513100016515	188	A3	1965	12 - 1 Story Bsmt	45 Average	4,222	413,300	5/6/2008	I	550,000	0.75
00513300003607	111	A4	1932	11 - 1 Story	35 Fair	1,530	300,000	2/27/2008	I	380,000	0.79
00513700000915	111	A3	1954	11 - 1 Story	45 Average	936	245,200	6/17/2008	I	294,950	0.83
00513700001010	111	A3	1991	17 - 2 Story	45 Average	1,843	341,400	10/24/2008	I	365,000	0.94
00513700005703	111	A2	1970	11 - 1 Story	45 Average	2,290	301,400	9/15/2008	I	311,000	0.97
00513700007603	111	A3	1964	11 - 1 Story	45 Average	1,456	252,500	9/8/2008	I	290,000	0.87
00514000100700	111	A3	1960	23 - Split Entry	49 Avg Plus	2,085	349,500	7/31/2008	I	449,000	0.78

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00514000100900	111	A3	1960	11 - 1 Story	45 Average	1,368	277,400	7/16/2008	I	325,000	0.85
00529400000800	111	A3	1958	11 - 1 Story	45 Average	1,895	270,000	5/27/2008	I	350,000	0.77
00540000000900	111	A3	1955	12 - 1 Story Bsmt	45 Average	2,350	280,600	3/26/2008	I	330,000	0.85
00540000003000	111	A3	1955	11 - 1 Story	45 Average	1,175	260,400	4/25/2008	I	300,500	0.87
00542100000100	111	A3	1954	11 - 1 Story	45 Average	1,100	253,900	4/22/2008	I	313,500	0.81
00559100000100	111	A3	1958	11 - 1 Story	45 Average	1,080	252,800	9/3/2008	I	290,000	0.87
00559200000700	111	A3	1956	11 - 1 Story	45 Average	1,060	263,300	2/8/2008	I	308,000	0.85
00563400001600	111	A3	2008	17 - 2 Story	55 Good	1,920	382,600	10/30/2008	I	424,000	0.90
00565600101201	111	A6	2005	12 - 1 Story Bsmt	65 Very Good	3,918	701,900	4/25/2008	I	858,950	0.82
00566100000300	111	V1	1963	12 - 1 Story Bsmt	45 Average	2,400	407,200	12/15/2008	I	399,950	1.02
00567500000700	111	A3	1958	11 - 1 Story	45 Average	2,394	361,900	7/24/2008	I	480,000	0.75
00568400000301	111	A3	1960	12 - 1 Story Bsmt	45 Average	1,820	313,700	2/6/2008	I	385,000	0.81
00572600001200	111	A3	1959	11 - 1 Story	45 Average	960	269,600	4/7/2008	I	355,000	0.76
00572600002100	111	A3	1959	11 - 1 Story	45 Average	2,208	328,800	4/29/2008	I	429,000	0.77
00574500000200	111	A3	1972	11 - 1 Story	45 Average	1,569	282,900	2/29/2008	I	325,000	0.87
00583400002100	111	B4	1961	11 - 1 Story	45 Average	1,440	281,400	12/3/2008	I	279,999	1.01
00583500000700	111	A3	1962	11 - 1 Story	45 Average	960	259,000	12/4/2008	I	283,000	0.92
00584600002200	111	A3	1966	11 - 1 Story	45 Average	1,620	288,500	10/6/2008	I	330,000	0.87
00584700003500	111	A3	1966	11 - 1 Story	45 Average	1,200	266,400	6/18/2008	I	325,000	0.82
00585000001000	111	A3	1966	11 - 1 Story	45 Average	1,440	264,800	8/12/2008	I	303,000	0.87
00585000001200	111	A3	1966	11 - 1 Story	45 Average	952	249,800	1/3/2008	I	283,000	0.88
00585100002700	111	A3	1970	23 - Split Entry	45 Average	1,913	304,100	1/9/2008	I	355,000	0.86
00594400000901	111	V8	1950	12 - 1 Story Bsmt	49 Avg Plus	3,120	831,600	4/8/2008	I	995,000	0.84
00594400008102	111	V4	1963	18 - 2 Story Bsmt	65 Very Good	5,448	995,800	9/11/2008	I	1,199,000	0.83
00594400008601	111	A6	2007	17 - 2 Story	65 Very Good	3,486	662,800	6/23/2008	I	725,000	0.91

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0059450000102	111	V3	1989	12 - 1 Story Bsmt	55 Good	3,301	612,500	7/31/2008	I	747,000	0.82
00601900000300	111	A3	1959	11 - 1 Story	45 Average	1,854	361,000	10/7/2008	I	420,000	0.86
00611000001500	111	A3	1959	11 - 1 Story	45 Average	1,750	293,800	6/30/2008	I	359,950	0.82
00612400000100	111	V2	1971	11 - 1 Story	55 Good	1,869	458,200	3/26/2008	I	549,950	0.83
00615200000500	111	A3	1967	23 - Split Entry	45 Average	1,860	299,100	1/24/2008	I	352,000	0.85
00618600001300	111	A3	1963	23 - Split Entry	45 Average	1,565	292,600	5/6/2008	I	355,000	0.82
00622000000500	111	A6	1972	12 - 1 Story Bsmt	65 Very Good	4,368	684,200	7/11/2008	I	965,000	0.71
00638100001300	111	B6	1974	23 - Split Entry	45 Average	1,818	385,000	3/5/2008	I	479,950	0.80
00654100000700	111	A3	1977	24 - Tri Level	45 Average	1,844	313,200	9/30/2008	I	377,000	0.83
00656300000200	111	A3	1978	23 - Split Entry	45 Average	2,115	317,600	5/8/2008	I	380,000	0.84
00661400003300	111	A3	1977	17 - 2 Story	45 Average	1,365	276,500	10/16/2008	I	305,000	0.91
00661500000900	111	A3	1979	23 - Split Entry	45 Average	1,924	305,300	6/24/2008	I	363,000	0.84
00661500002000	111	A3	1978	23 - Split Entry	45 Average	1,650	286,400	9/8/2008	I	328,000	0.87
00668100003000	111	A3	1978	23 - Split Entry	45 Average	2,419	287,300	2/21/2008	I	300,000	0.96
00672200002700	111	A3	1979	24 - Tri Level	45 Average	1,596	301,100	8/27/2008	I	339,950	0.89
00672700001600	111	A6	1985	17 - 2 Story	55 Good	2,920	501,200	5/15/2008	I	674,000	0.74
00675100000300	111	A3	1978	24 - Tri Level	45 Average	1,788	317,800	3/24/2008	I	389,950	0.81
00675100000800	111	A3	1978	23 - Split Entry	49 Avg Plus	2,394	338,400	8/20/2008	I	355,000	0.95
00677500000100	111	A3	1979	23 - Split Entry	45 Average	1,614	294,000	7/7/2008	I	330,000	0.89
00685000006100	111	A3	1979	24 - Tri Level	45 Average	1,896	304,700	6/12/2008	I	399,950	0.76
00685200002400	111	A3	1980	23 - Split Entry	45 Average	2,089	319,400	7/11/2008	I	383,000	0.83
00685200002500	111	A3	1980	24 - Tri Level	45 Average	1,799	309,900	2/14/2008	I	353,000	0.88
00687400000500	111	A3	1980	23 - Split Entry	45 Average	1,767	304,800	10/7/2008	I	315,000	0.97
00689200003100	111	A3	1980	11 - 1 Story	45 Average	1,556	301,600	9/4/2008	I	374,000	0.81
00693100000700	111	V3	2003	18 - 2 Story Bsmt	65 Very Good	5,583	924,400	3/12/2008	I	1,093,000	0.85

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00700900000200	111	A4	1984	18 - 2 Story Bsmt	49 Avg Plus	2,544	601,600	3/21/2008	I	713,000	0.84
00709100003600	111	A4	1984	23 - Split Entry	49 Avg Plus	2,494	389,300	4/26/2008	I	431,000	0.90
00726000000100	111	A6	1954	11 - 1 Story	45 Average	1,213	337,400	6/9/2008	I	374,000	0.90
00728000000200	111	A3	1985	24 - Tri Level	45 Average	1,503	295,200	8/11/2008	I	310,000	0.95
00733300001200	111	A3	1986	23 - Split Entry	45 Average	1,902	305,100	4/15/2008	I	358,000	0.85
00741200000600	111	V2	1988	12 - 1 Story Bsmt	49 Avg Plus	2,943	519,400	8/7/2008	I	550,000	0.94
00741500001300	111	V6	1987	12 - 1 Story Bsmt	49 Avg Plus	1,988	596,500	8/21/2008	I	650,000	0.92
00742700000300	122	A3	1986	11 - 1 Story	45 Average	2,092	389,900	5/8/2008	I	459,000	0.85
00748800001800	111	A3	1987	11 - 1 Story	45 Average	1,560	295,800	2/29/2008	I	307,000	0.96
00757200000400	111	A4	1988	17 - 2 Story	49 Avg Plus	2,336	412,100	11/5/2008	I	485,000	0.85
00757600000100	111	A3	1988	17 - 2 Story	45 Average	1,588	313,300	2/20/2008	I	342,000	0.92
00763000001300	111	A3	1989	11 - 1 Story	45 Average	1,412	295,200	2/22/2008	I	331,950	0.89
00763200001000	111	A3	1988	24 - Tri Level	45 Average	1,934	311,000	5/15/2008	I	387,500	0.80
00763200001100	188	A3	1988	11 - 1 Story	45 Average	1,640	302,100	5/27/2008	I	415,000	0.73
00776200000600	111	V3	1998	17 - 2 Story	65 Very Good	4,067	922,800	10/20/2008	I	960,000	0.96
00798700000700	111	A6	1994	17 - 2 Story	55 Good	2,695	529,100	4/18/2008	I	515,000	1.03
00810100000100	111	A6	1994	17 - 2 Story	55 Good	3,080	568,000	3/18/2008	I	660,000	0.86
00818600001500	116	C6	1994	11 - 1 Story	45 Average	1,154	242,600	6/24/2008	I	300,000	0.81
00828300001000	111	A3	1994	17 - 2 Story	45 Average	1,548	282,100	4/10/2008	I	325,000	0.87
00838900000900	111	A6	1997	17 - 2 Story	65 Very Good	3,256	654,000	3/3/2008	I	776,400	0.84
00843500000800	111	A4	1996	23 - Split Entry	49 Avg Plus	2,016	360,000	3/4/2008	I	380,000	0.95
008479000003700	111	A4	1997	17 - 2 Story	49 Avg Plus	2,035	373,800	5/5/2008	I	400,000	0.93
00861300002000	116	C6	1997	17 - 2 Story	45 Average	1,500	273,900	6/26/2008	I	305,950	0.90
00882900001300	141	C2	1999	17 - 2 Story	45 Average	1,870	287,600	10/23/2008	I	320,000	0.90
00882900004000	141	C2	1998	17 - 2 Story	45 Average	1,778	293,500	1/2/2008	I	349,950	0.84

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00885100001500	111	A3	1999	17 - 2 Story	45 Average	2,554	359,300	6/26/2008	I	475,000	0.76
00885100001900	188	A3	1999	11 - 1 Story	45 Average	1,921	330,500	7/3/2008	I	443,000	0.75
00960005501000	119	N/A	1971	71 - DW Manuf. Home	35 Fair	1,464	16,600	5/23/2008	I	20,000	0.83
00960005501300	119	N/A	1972	71 - DW Manuf. Home	45 Average	1,152	23,500	3/20/2008	I	24,750	0.95
00960005502000	119	N/A	1971	71 - DW Manuf. Home	45 Average	1,140	10,900	8/21/2008	I	20,000	0.55
00960005502600	119	N/A	1973	74 - SW Manuf. Home	25 Low	564	5,400	9/30/2008	I	10,000	0.54
00960005504300	119	N/A	1973	71 - DW Manuf. Home	35 Fair	1,120	8,900	1/25/2008	I	7,500	1.19
00960005504400	119	N/A	1980	74 - SW Manuf. Home	35 Fair	924	10,900	8/20/2008	I	9,800	1.11
00960005504600	119	N/A	1972	71 - DW Manuf. Home	35 Fair	800	13,100	3/26/2008	I	16,000	0.82
00960005504900	119	N/A	1973	71 - DW Manuf. Home	45 Average	1,270	18,100	4/9/2008	I	20,000	0.91
00960005505000	119	N/A	1972	71 - DW Manuf. Home	45 Average	1,200	12,500	6/16/2008	I	30,000	0.42
00960005506900	119	N/A	1969	71 - DW Manuf. Home	45 Average	1,344	12,200	5/16/2008	I	18,500	0.66
00896600001100	111	A4	2000	17 - 2 Story	49 Avg Plus	2,433	407,500	3/12/2008	I	493,000	0.83
00513100012408	111	A3	2003	12 - 1 Story Bsmt	49 Avg Plus	1,289	346,000	6/20/2008	I	440,000	0.79
00915000001200	111	A3	2002	17 - 2 Story	45 Average	1,627	290,400	5/29/2008	I	327,000	0.89
00930700400401	142	C4	2002	17 - 2 Story	45 Average	1,737	288,200	3/25/2008	I	334,950	0.86
01037200000100	111	A6	1949	17 - 2 Story	45 Average	2,050	394,200	6/10/2008	I	368,000	1.07
00513100012224	111	A6	2006	18 - 2 Story Bsmt	65 Very Good	3,649	698,100	3/31/2008	I	899,000	0.78
00513100013814	111	A3	2007	11 - 1 Story	49 Avg Plus	1,790	401,900	7/1/2008	I	515,000	0.78
00513800009822	111	A6	2007	17 - 2 Story	55 Good	3,007	538,500	7/23/2008	I	578,000	0.93
01058400000600	111	A4	2007	18 - 2 Story Bsmt	65 Very Good	3,472	602,000	4/1/2008	I	694,950	0.87
01085100000100	111	A6	2008	17 - 2 Story	55 Good	2,585	470,300	4/14/2008	I	545,000	0.86
01085100000400	111	A6	2008	17 - 2 Story	55 Good	2,799	491,300	3/24/2008	I	589,950	0.83
01085100000500	111	A6	2008	17 - 2 Story	55 Good	2,658	476,800	12/31/2008	I	507,500	0.94
01085100000800	111	A6	2008	17 - 2 Story	55 Good	2,672	476,700	8/4/2008	I	568,000	0.84

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00500000001001	111	A3	1959	11 - 1 Story	45 Average	1,638	331,500	6/2/2008	I	349,000	0.95
00500000001002	910	A3		N/A	N/A		155,000	4/28/2008	V	120,000	1.29
00434600002406	111	A6	2008	17 - 2 Story	65 Very Good	4,194	730,800	10/13/2008	I	860,000	0.85

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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
00434600000705	111	A6	1964	12 - 1 Story Bsmt	45 Average	1175	353,100	10/13/2008	I	295,000	1.20
00434600000905	910	V3		N/A	N/A		645,000	2/5/2008	T	1,260,000	0.51
01085100000700	111	A6	2008	17 - 2 Story	55 Good	2799	426,600	10/27/2008	I	530,000	0.80
01085100001600	111	A6	2008	17 - 2 Story	55 Good	2585	372,000	10/23/2008	I	539,950	0.69