

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

---



**Summary**

---

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

---

**Appraisal Area (Neighborhood):** 1605000-1605903

---

**Parcels Appraised:** 9206

---

**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	2,483,180,200	2,087,631,700	-396,227,500	-16.0%
<b>Improvements:</b>	1,713,513,600	1,580,590,400	-133,700,200	-7.8%
<b>Total:</b>	4,196,693,800	3,668,222,100	-529,927,700	-12.6%

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

---



**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 188**

---

	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9392	0.8573	-0.0819	-8.7%
<b>Mean Ratio:</b>	0.9647	0.8635	-0.1013	-10.5%
<b>Weighted Mean:</b>	0.9344	0.8495	-0.0850	-9.1%
<b>PRD:</b>	1.0324	1.0165	-0.0160	-1.5%
<b>COD:</b>	0.1118	0.0966	-0.0152	-13.6%

---

**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**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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**



**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

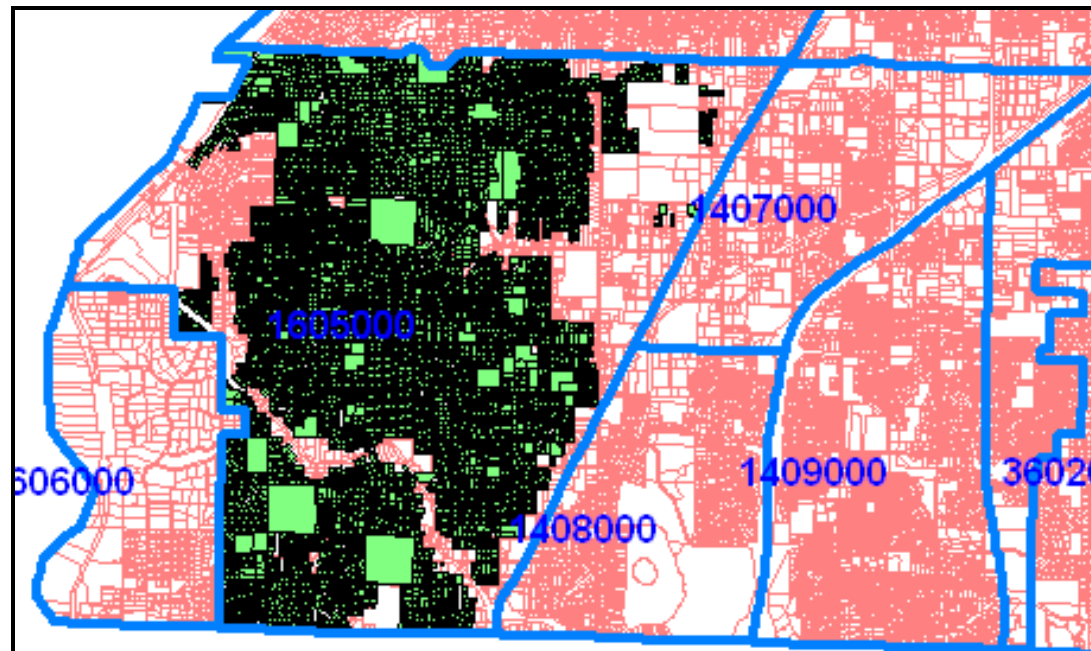


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 1605000-1605903 (AKA BMA 1605000-1605903) 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.

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

---



**Appraisal Area**

**Neighborhood Description**

That area north of the county line, south of 196th, and west of Hwy 99, excluding Woodway area.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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	5	L:	4,839,000	3,353,000	-1,486,000	-30.7%
		B:	729,500	667,600	-61,900	-8.5%
		T:	5,568,500	4,020,600	-1,547,900	-27.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	90	L:	167,570,100	109,831,200	-57,738,900	-34.5%
		B:	63,882,600	64,003,200	120,600	0.2%
		T:	231,452,700	173,834,400	-57,618,300	-24.9%
Residential	8619	L:	2,210,749,000	1,899,488,000	-311,940,000	-14.1%
		B:	1,633,968,800	1,499,788,600	-134,957,200	-8.3%
		T:	3,844,717,800	3,399,276,600	-446,897,200	-11.6%
Multifamily	69	L:	15,776,800	13,537,400	-2,239,400	-14.2%
		B:	14,884,600	16,131,000	1,246,400	8.4%
		T:	30,661,400	29,668,400	-993,000	-3.2%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	423	L:	84,245,300	61,422,100	-22,823,200	-27.1%
		B:	48,100	0	-48,100	-100.0%
		T:	84,293,400	61,422,100	-22,871,300	-27.1%

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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	9206	L:	2,483,180,200	2,087,631,700	-396,227,500	-16.0%
		B:	1,713,513,600	1,580,590,400	-133,700,200	-7.8%
		T:	4,196,693,800	3,668,222,100	-529,927,700	-12.6%

- 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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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>
	110-Sr Cit Exemption Residual	5		
	111-Single Family Residence	8,390	166	2.0%
	112-2 Single Family Residences	42		
	113-3 Single Family Residences	1		
	114-4 Single Family Residences	1		
	116-Comon Wall SFR	20		
	117-Manufac Home (Leased Site)	2		
	118-Manufac Home (Owned Site)	21		
	119-Manuf Home (MHP)	71	2	2.8%
	122-Duplex	61	3	4.9%
	123-Tri-Plex	7		
	124-Four Plex	1		
	141-SFR Condominium Detached	48	12	25.0%
	142-SFR Condominium CommonWall	8	3	37.5%
	183-Non Residential Structure	9		
	188-SFR Converted to GroupHome	1		
	456-Local Access Streets	5		
	459-Other Highway NEC	32		
	471-Telephone Communication	1		
	481-Electric Utility	3		
	483-Water Util & Irrig & Stg	3		
	489-Other utilities, NEC	1		
	624-Funeral/Crematory Services	6		
	672-Protective Functions	1		



## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Edmonds South Including The Bowl

Appraisal Date: January 1, 2009



### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	681-Nursery,Primary,Second Sch	10		
	691-Religious Activities	20		
	742-Playgrounds/Athletic Areas	1		
	761-Parks, General Recreation	6		
	762-Parks, Leisure & Ornamenta	1		
	910-Undeveloped Land	403	2	0.5%
	911-Vacant Site/Mobile Park	7		
	915-Common Areas	10		
	916-Water Retention Area	1		
	935-Saltwater Tidelands	2		
	940-Open Space General	5		
	<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</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.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	23 Open Space General	4		
	65 Topo Problems I	3		
	81 Tidelands	2		
	88 Contiguous-less than 1 acre	177		
	A1 Sewer Fair NH	10		
	A2 Sewer Avg Older Mixed NH	4,405	97	2.2%
	A3 Sewer Avg Homogeneous NH	544	8	1.5%
	A4 Sewer Average Plus NH	654	12	1.8%
	A5 Sewer Good Older Mixd NH	877	15	1.7%
	A6 Sewer Good Homogenous NH	166	5	3.0%
	A7 Sewer Very Good NH	527	13	2.5%
	A9 Exception Plat	36	1	2.8%
	C2 SFR Condo Det Avg NH -141	32	12	37.5%
	C3 SFR Condo Det Avg+ NH-141	13		
	C4 Condo Cmnwall@LivArea - 142	8	3	37.5%
	C6 SFR Commonwall - UC 116	20		
	CA Common Areas	11		
	N/A Building only	85	2	2.4%
	UD Undevelopable Land	104		
	V1 View/Wtrfrt Type I	352	8	2.3%
	V2 View/Wtrfrt Type II	320	2	0.6%
	V3 View/Wtrfrt Type III	270	1	0.4%
	V4 View/Wtrfrt Type IV	228	2	0.9%
	V5 View/Wtrfrt Type V	142	5	3.5%

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
V6 View/Wtrfrt Type VI	171	2	1.2%
V7 View/Wtrfrt Type VII	1		
V8 View/Wtrfrt Type VIII	44		
<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

**Neighborhood Profile By  
House Type**

<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
11 - 1 Story	3,130	69	2.2%
12 - 1 Story Bsmt	1,574	26	1.7%
14 - 1 1/2 Story	149	1	0.7%
15 - 1 1/2 Story Bsmt	116	1	0.9%
17 - 2 Story	1,164	40	3.4%
18 - 2 Story Bsmt	339	4	1.2%
20 - 2+ Story	4		
21 - 2+ Story Bsmt	4		
23 - Split Entry	1,496	26	1.7%
24 - Tri Level	602	17	2.8%
26 - Quad Level	2		
27 - Multi Level	1		
71 - DW Manuf. Home	25	1	4.0%
74 - SW Manuf. Home	68	1	1.5%
77 - TW Manuf. Home	2		
96 - Geodesic Dome	2		
N/A	528	2	0.4%
<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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>
	25 Low	72	1	1.4%
	35 Fair	387	8	2.1%
	41 Avg Minus	3		
	45 Average	5,942	106	1.8%
	49 Avg Plus	1,188	46	3.9%
	55 Good	798	20	2.5%
	65 Very Good	259	4	1.5%
	75 Excellent	29	1	3.4%
	N/A	528	2	0.4%
	<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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>
	1899 & older	10		
	1900 - 1909	42		
	1910 - 1919	74		
	1920 - 1929	108	4	3.70%
	1930 - 1939	134	1	0.75%
	1940 - 1949	406	10	2.46%
	1950 - 1959	2,889	57	1.97%
	1960 - 1969	2,211	44	1.99%
	1970 - 1979	1,164	16	1.37%
	1980 - 1989	690	11	1.59%
	1990 - 1999	492	10	2.03%
	2000 - 2009	458	33	7.21%
	N/A	528	2	0.38%
	<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</b>

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Edmonds South Including The Bowl

Appraisal Date: January 1, 2009



Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	528	2	0.4%
	1 - 499	19		
	500 - 749	93	3	3.2%
	750 - 999	400	7	1.8%
	1000 - 1249	792	14	1.8%
	1250 - 1499	1,030	21	2.0%
	1500 - 1749	1,122	23	2.0%
	1750 - 1999	1,270	40	3.1%
	2000 - 2249	1,174	24	2.0%
	2250 - 2499	921	16	1.7%
	2500 - 2749	652	14	2.1%
	2750 - 2999	422	9	2.1%
	3000 - 3249	273	2	0.7%
	3250 - 3499	195	5	2.6%
	3500 - 3749	117	2	1.7%
	3750 - 3999	66	2	3.0%
	4000 - 4249	42	2	4.8%
	4250 - 4499	24	1	4.2%
	4500 - 4749	17		
	4750 - 4999	16		
	5000 - Over	33	1	3.0%
	<b>Grand Total</b>	<b>9,206</b>	<b>188</b>	<b>2.0%</b>

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

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**Performance Analysis**

---

**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	81,168,200	73,786,900
Total Sales Price	86,862,927	86,862,927
Average Assessed Value	431,746	392,484
Average Sales Price	462,037	462,037
Number in Sample	188	188
Median Ratio	0.9392	0.8573
Mean (Average) Ratio	0.9647	0.8635
Weighted Mean (S.W.A.) Ratio	0.9344	0.8495
Regression Index (P.R.D.)	1.0324	1.0165
Coefficient of Dispersion (C.O.D.)	0.1118	0.0966



Mass Appraisal Report

Residential Neighborhood: Edmonds South Including The Bowl

Appraisal Date: January 1, 2009

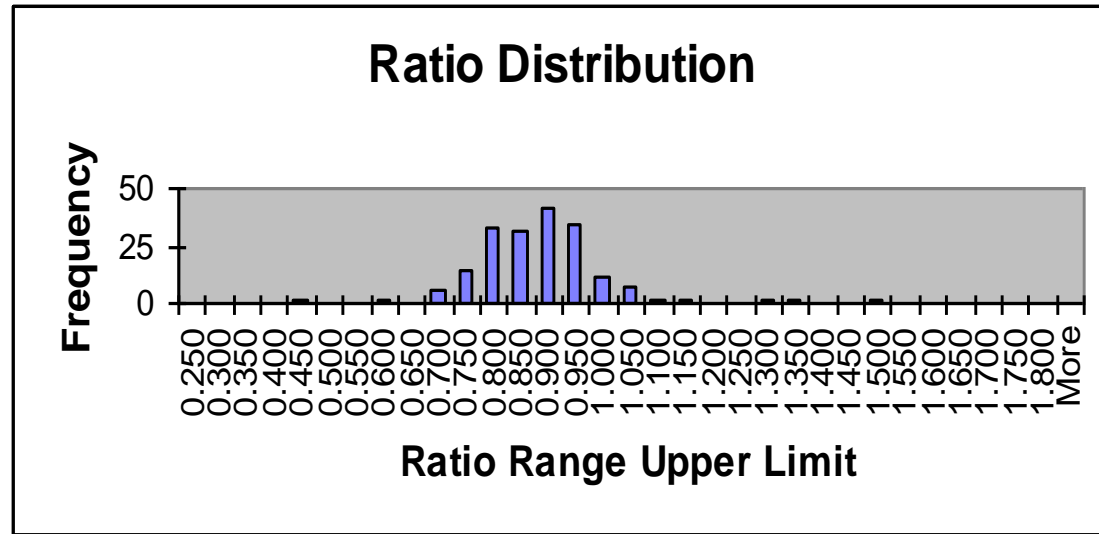


Performance Analysis

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

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

---



**Performance Analysis**

**Performance Analysis  
Use Code 111**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	73,210,500	66,505,100
Total Sales Price	78,480,777	78,480,777
Average Assessed Value	441,027	400,633
Average Sales Price	472,776	472,776
Number in Sample	166	166
Median Ratio	0.9392	0.8515
Mean (Average) Ratio	0.9564	0.8592
Weighted Mean (S.W.A.) Ratio	0.9328	0.8474
Regression Index (P.R.D.)	1.0252	1.0139
Coefficient of Dispersion	0.1073	0.0975

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

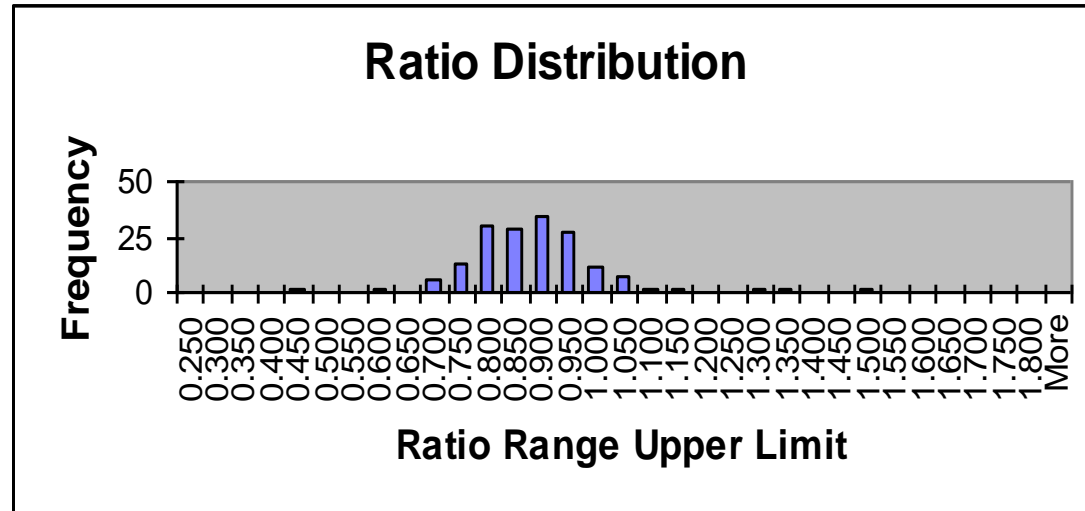


**Performance Analysis**

**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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**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>
27032500205800	111	A5	1959	11 - 1 Story	45 Average	1,728	324,800	4/22/2008	I	360,000	0.90
27033600108000	111	A2	1993	11 - 1 Story	49 Avg Plus	1,968	429,700	5/6/2008	I	469,000	0.92
27033600201000	111	A4	1928	11 - 1 Story	45 Average	834	334,200	1/2/2008	I	510,000	0.66
27033600301600	111	A2	1958	11 - 1 Story	45 Average	1,574	302,300	1/18/2008	I	355,000	0.85
27033600403200	111	A2	1947	11 - 1 Story	45 Average	1,062	284,400	3/24/2008	I	318,000	0.89
27041900101400	111	A2	2006	11 - 1 Story	55 Good	2,688	610,200	11/14/2008	I	701,000	0.87
27041900207600	111	A4	1927	11 - 1 Story	45 Average	1,152	286,200	5/22/2008	I	324,000	0.88
27043000100500	910	A2		N/A	N/A		185,300	3/5/2008	V	230,000	0.81
27043000202600	111	A2	1947	11 - 1 Story	35 Fair	1,281	227,700	10/9/2008	I	250,000	0.91
27043000208900	111	A2	1993	17 - 2 Story	55 Good	2,640	477,700	3/26/2008	I	565,000	0.85
27043000300900	111	A2	1966	24 - Tri Level	45 Average	1,794	305,800	6/11/2008	I	317,950	0.96
27043000304000	111	A2	1955	11 - 1 Story	45 Average	1,460	279,700	7/8/2008	I	348,000	0.80
27043000400700	111	A2	1955	11 - 1 Story	45 Average	1,512	230,000	2/20/2008	I	262,000	0.88
27043100202400	111	A2	1931	18 - 2 Story Bsmt	49 Avg Plus	2,316	423,400	5/12/2008	I	485,000	0.87
00373600701605	111	A2	1960	23 - Split Entry	45 Average	2,380	344,900	10/13/2008	I	460,000	0.75
00390100000300	111	A7	1962	23 - Split Entry	45 Average	2,164	368,100	12/4/2008	I	442,500	0.83
00391400000400	111	A2	1956	11 - 1 Story	45 Average	1,512	278,100	1/16/2008	I	285,000	0.98
00391900000800	111	A2	1963	23 - Split Entry	45 Average	2,392	310,000	4/2/2008	I	460,000	0.67
00393100000700	111	A7	1970	24 - Tri Level	45 Average	1,786	332,400	8/26/2008	I	371,500	0.89
00395800000800	111	A2	1976	24 - Tri Level	45 Average	1,588	334,100	8/25/2008	I	370,000	0.90
00397600001100	111	A5	1959	24 - Tri Level	55 Good	2,422	503,900	5/29/2008	I	555,000	0.91
00401700000300	111	A2	1965	23 - Split Entry	45 Average	1,863	287,700	2/26/2008	I	378,000	0.76
00401700000500	111	A2	1965	23 - Split Entry	45 Average	1,865	283,800	6/19/2008	I	390,000	0.73
00401800000800	111	V1	1985	11 - 1 Story	55 Good	2,980	786,700	6/24/2008	I	885,000	0.89
00409600100600	111	A5	1921	12 - 1 Story Bsmt	45 Average	728	194,200	3/6/2008	I	445,000	0.44

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**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>
00409600101500	111	A5	1960	11 - 1 Story	49 Avg Plus	1,777	445,100	7/3/2008	I	785,000	0.57
00417800000100	111	A7	1962	17 - 2 Story	49 Avg Plus	2,442	450,600	5/5/2008	I	520,000	0.87
00417800000500	111	A7	1965	11 - 1 Story	49 Avg Plus	1,760	420,400	5/22/2008	I	440,300	0.95
00431200002403	111	A2	1967	23 - Split Entry	45 Average	2,016	325,300	3/4/2008	I	352,500	0.92
00434206401900	111	V1	1955	11 - 1 Story	45 Average	1,987	375,900	9/23/2008	I	480,000	0.78
00434207603200	111	V5	1969	12 - 1 Story Bsmt	55 Good	3,740	710,400	9/25/2008	I	815,000	0.87
00434208102400	111	A5	1953	17 - 2 Story	45 Average	2,875	387,600	3/14/2008	I	490,000	0.79
00434208102600	111	A5	1953	17 - 2 Story	45 Average	1,332	306,400	1/10/2008	I	425,000	0.72
00434208303900	111	A5	1976	12 - 1 Story Bsmt	45 Average	2,232	387,600	3/26/2008	I	595,000	0.65
00434209002900	111	V6	2007	12 - 1 Story Bsmt	75 Excellent	3,463	1,691,600	11/5/2008	I	1,850,000	0.91
00434500000200	111	A2	1953	11 - 1 Story	35 Fair	801	233,700	4/9/2008	I	249,950	0.93
00446300000900	111	A2	1956	11 - 1 Story	45 Average	1,187	270,300	10/7/2008	I	349,900	0.77
00446300003900	111	A2	1957	11 - 1 Story	45 Average	1,164	268,300	7/1/2008	I	200,000	1.34
00446500000100	111	A2	1958	12 - 1 Story Bsmt	45 Average	2,328	312,400	1/30/2008	I	380,000	0.82
00446600000700	111	A2	1958	11 - 1 Story	45 Average	1,331	302,600	6/26/2008	I	380,000	0.80
00446900000100	111	A2	1959	12 - 1 Story Bsmt	45 Average	2,474	376,300	3/5/2008	I	377,000	1.00
00450300000300	111	A4	1962	12 - 1 Story Bsmt	49 Avg Plus	4,330	507,600	7/17/2008	I	600,000	0.85
00450700400008	111	V4	1987	12 - 1 Story Bsmt	49 Avg Plus	2,633	524,900	6/10/2008	I	580,000	0.91
00450701000010	111	A2	1959	11 - 1 Story	35 Fair	744	244,800	7/11/2008	I	307,500	0.80
00461000200902	111	A2	1945	11 - 1 Story	45 Average	1,704	336,000	9/25/2008	I	367,500	0.91
00461000700500	111	A2	1977	23 - Split Entry	45 Average	1,939	347,400	2/13/2008	I	405,000	0.86
00461500001202	111	V2	1949	11 - 1 Story	45 Average	1,098	438,600	10/24/2008	I	509,000	0.86
00463300800302	122	A2	1985	17 - 2 Story	45 Average	2,248	424,400	8/31/2008	I	495,000	0.86
00463301200401	111	A2	1948	11 - 1 Story	45 Average	1,282	273,100	1/30/2008	I	320,000	0.85
00463301200402	111	A2	1947	11 - 1 Story	45 Average	1,300	319,000	8/19/2008	I	319,000	1.00

## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Edmonds South Including The Bowl

**Appraisal Date: January 1, 2009**



**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
00463301400503	111	A2	1994	17 - 2 Story	55 Good	2,361	496,000	8/26/2008	I	528,000	0.94
00468800000101	111	A2	1977	23 - Split Entry	45 Average	1,958	283,600	3/26/2008	I	374,800	0.76
00468800000500	111	A2	1960	12 - 1 Story Bsmt	45 Average	1,704	308,000	8/15/2008	I	339,000	0.91
00477300000400	111	V1	1950	11 - 1 Story	45 Average	1,268	315,000	2/29/2008	I	450,000	0.70
00478000004000	111	A2	1960	23 - Split Entry	45 Average	2,010	338,800	6/5/2008	I	410,000	0.83
00484500703100	111	V3	1961	12 - 1 Story Bsmt	49 Avg Plus	2,784	610,500	2/12/2008	I	810,000	0.75
00491400100405	111	A2	1944	11 - 1 Story	45 Average	904	232,000	12/16/2008	I	245,000	0.95
00491400200203	111	A2	1954	11 - 1 Story	35 Fair	1,406	306,300	4/11/2008	I	373,000	0.82
00491400300305	122	A2	2008	17 - 2 Story	49 Avg Plus	3,466	633,100	2/28/2008	I	686,000	0.92
00491800100400	111	A2	1959	11 - 1 Story	45 Average	1,794	330,900	2/6/2008	I	372,000	0.89
00496500000800	111	A5	1963	11 - 1 Story	45 Average	1,454	364,900	10/18/2008	I	345,000	1.06
005002000001200	111	A3	1972	24 - Tri Level	45 Average	1,786	354,400	10/17/2008	I	398,000	0.89
00504700201500	111	A2	1958	12 - 1 Story Bsmt	45 Average	3,392	392,700	5/6/2008	I	430,000	0.91
00504800000300	111	A2	1966	23 - Split Entry	45 Average	2,016	319,500	12/17/2008	I	305,000	1.05
00506200000100	111	A7	1959	24 - Tri Level	45 Average	1,996	345,400	8/13/2008	I	390,000	0.89
00506200001200	111	A7	1960	12 - 1 Story Bsmt	45 Average	1,962	372,900	7/31/2008	I	430,000	0.87
00506300001000	111	A2	1959	24 - Tri Level	45 Average	1,728	308,800	8/18/2008	I	369,950	0.83
00506300001200	111	A2	1959	11 - 1 Story	45 Average	1,567	320,900	3/5/2008	I	439,880	0.73
00506400000800	111	A2	1959	11 - 1 Story	45 Average	1,440	294,800	2/26/2008	I	290,000	1.02
00511700000400	111	A2	1966	24 - Tri Level	45 Average	2,250	361,800	10/29/2008	I	385,000	0.94
00511700001100	111	A2	1963	11 - 1 Story	45 Average	1,680	316,100	5/12/2008	I	363,000	0.87
00511700001600	111	A2	1966	24 - Tri Level	45 Average	1,957	340,800	6/17/2008	I	418,000	0.82
00515200000700	111	A7	1956	11 - 1 Story	45 Average	1,415	339,000	9/5/2008	I	385,000	0.88
00520100000500	111	V5	1967	12 - 1 Story Bsmt	45 Average	2,304	673,700	8/8/2008	I	879,900	0.77
00527900001000	111	A2	1956	11 - 1 Story	45 Average	1,112	267,800	10/2/2008	I	345,000	0.78

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**



**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
00528100001500	111	A2	1957	11 - 1 Story	45 Average	1,700	321,500	12/2/2008	I	310,000	1.04
00528200000200	111	A2	1958	24 - Tri Level	45 Average	1,662	286,600	2/12/2008	I	399,950	0.72
00528200000700	111	A2	1958	12 - 1 Story Bsmt	45 Average	2,423	370,800	6/11/2008	I	470,000	0.79
00528200001400	111	A2	1958	11 - 1 Story	45 Average	1,216	238,200	11/25/2008	I	185,000	1.29
00535700000800	111	A2	1959	11 - 1 Story	45 Average	1,308	309,800	6/5/2008	I	319,000	0.97
00536500000600	111	A3	1961	24 - Tri Level	49 Avg Plus	1,904	427,300	4/11/2008	I	555,000	0.77
00539100002300	111	A7	1966	23 - Split Entry	45 Average	1,560	317,500	6/24/2008	I	449,500	0.71
00541500001400	111	A2	1950	11 - 1 Story	45 Average	1,716	318,100	5/15/2008	I	389,950	0.82
00541500001500	111	A2	1956	11 - 1 Story	45 Average	1,110	256,100	3/25/2008	I	328,000	0.78
00544200100600	111	A2	1952	11 - 1 Story	45 Average	1,862	338,600	3/25/2008	I	450,000	0.75
00544200101000	111	A2	1956	11 - 1 Story	49 Avg Plus	1,852	386,600	11/21/2008	I	435,000	0.89
00544300007702	111	A2	1960	11 - 1 Story	45 Average	1,860	311,900	1/25/2008	I	423,222	0.74
00544600001002	111	A7	1998	18 - 2 Story Bsmt	65 Very Good	3,810	755,400	3/18/2008	I	785,000	0.96
00544600002100	111	A3	1959	11 - 1 Story	35 Fair	1,320	310,000	4/18/2008	I	340,000	0.91
00547600000500	111	A2	1961	24 - Tri Level	45 Average	2,044	378,200	2/22/2008	I	475,000	0.80
00547600000600	111	A2	1962	24 - Tri Level	45 Average	1,792	323,000	1/11/2008	I	424,500	0.76
00548900000903	111	A5	1949	12 - 1 Story Bsmt	45 Average	1,560	340,000	6/23/2008	I	375,500	0.91
00553500000500	111	A2	1966	11 - 1 Story	45 Average	1,536	308,500	2/15/2008	I	396,000	0.78
00554800100101	111	A2	1950	11 - 1 Story	45 Average	1,222	246,200	5/23/2008	I	300,000	0.82
00554800200101	122	A2	1954	12 - 1 Story Bsmt	45 Average	3,844	442,600	5/19/2008	I	460,000	0.96
00554800200402	111	A2	1952	17 - 2 Story	45 Average	1,934	319,200	8/1/2008	I	325,000	0.98
00554800200406	111	A2	1950	11 - 1 Story	45 Average	1,356	284,400	8/20/2008	I	390,000	0.73
00555000005300	111	A2	1958	11 - 1 Story	45 Average	1,845	334,900	6/6/2008	I	427,500	0.78
00555400000100	111	A2	1960	11 - 1 Story	45 Average	1,628	334,700	5/12/2008	I	397,500	0.84
00558800001100	111	A2	1955	11 - 1 Story	45 Average	1,783	325,200	2/20/2008	I	345,000	0.94

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**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>
00559000200300	111	A2	1955	11 - 1 Story	45 Average	948	251,000	8/25/2008	I	275,000	0.91
00559000201000	111	A2	1955	11 - 1 Story	45 Average	1,665	320,000	6/30/2008	I	398,525	0.80
00559400002500	111	A2	1968	23 - Split Entry	45 Average	1,800	319,300	2/22/2008	I	405,000	0.79
00559600001300	111	A2	1958	11 - 1 Story	35 Fair	1,530	314,600	5/19/2008	I	408,000	0.77
00559700300100	111	A3	1957	11 - 1 Story	45 Average	1,676	337,600	7/14/2008	I	399,500	0.85
00561100000900	111	A2	1955	11 - 1 Story	45 Average	1,706	324,800	10/3/2008	I	445,000	0.73
00567400000600	111	V1	1961	23 - Split Entry	49 Avg Plus	1,913	424,100	6/27/2008	I	550,000	0.77
00569800000101	111	V1	1961	23 - Split Entry	49 Avg Plus	2,464	531,700	4/24/2008	I	766,000	0.69
00571300100100	111	A4	1954	11 - 1 Story	45 Average	1,776	396,600	2/8/2008	I	520,000	0.76
00571300100200	111	A4	1960	12 - 1 Story Bsmt	49 Avg Plus	2,884	419,300	12/16/2008	I	510,000	0.82
00571300102000	111	A4	1956	12 - 1 Story Bsmt	49 Avg Plus	1,934	378,900	8/21/2008	I	445,000	0.85
00571300102100	111	A4	1961	24 - Tri Level	49 Avg Plus	2,046	399,300	7/10/2008	I	475,000	0.84
00572800001000	111	A5	1968	23 - Split Entry	55 Good	2,534	468,500	3/20/2008	I	587,500	0.80
00576700002207	111	A2	1994	17 - 2 Story	45 Average	2,116	408,700	1/2/2008	I	495,000	0.83
00576700002505	111	A2	1963	11 - 1 Story	45 Average	1,326	309,300	5/28/2008	I	390,000	0.79
00579600000800	111	A2	1943	11 - 1 Story	45 Average	1,182	232,700	3/20/2008	I	230,000	1.01
00582000201001	111	A5	1954	11 - 1 Story	49 Avg Plus	1,950	466,300	5/7/2008	I	635,000	0.73
00589100000300	111	A2	1963	11 - 1 Story	45 Average	1,287	307,700	4/14/2008	I	300,000	1.03
00593000000502	111	A2	1960	12 - 1 Story Bsmt	45 Average	1,960	298,100	8/29/2008	I	355,000	0.84
00595500000300	111	A2	1958	11 - 1 Story	45 Average	1,176	276,500	7/8/2008	I	325,000	0.85
00597100000300	111	A6	1969	11 - 1 Story	55 Good	3,532	648,900	11/4/2008	I	775,000	0.84
00602600000500	111	A2	1957	11 - 1 Story	45 Average	946	278,700	5/13/2008	I	340,000	0.82
00602600002600	111	A2	1954	11 - 1 Story	45 Average	946	276,500	5/13/2008	I	320,000	0.86
00602600002700	111	A2	1954	11 - 1 Story	45 Average	1,320	303,000	2/7/2008	I	347,500	0.87
00609800000600	111	A2	1960	11 - 1 Story	45 Average	1,496	343,100	3/26/2008	I	374,950	0.92



## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Edmonds South Including The Bowl

**Appraisal Date: January 1, 2009**



**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
00610700200201	111	A3	1974	23 - Split Entry	45 Average	2,230	359,800	7/9/2008	I	465,000	0.77
00614300002602	111	A2	2005	15 - 1 1/2 Story Bsmt	49 Avg Plus	2,818	500,000	6/9/2008	I	610,000	0.82
00614300003002	111	A2	1925	11 - 1 Story	35 Fair	1,525	233,100	1/23/2008	I	291,000	0.80
00614400000300	111	A2	1955	11 - 1 Story	45 Average	1,104	284,000	7/25/2008	I	337,500	0.84
00615800000200	111	A2	1954	11 - 1 Story	45 Average	1,366	266,400	5/29/2008	I	340,000	0.78
00619400100800	111	V4	1956	12 - 1 Story Bsmt	55 Good	4,065	782,600	10/24/2008	I	825,000	0.95
00619400100900	111	V5	1978	12 - 1 Story Bsmt	49 Avg Plus	4,046	791,600	9/5/2008	I	865,000	0.92
00619400301002	111	V5	1961	23 - Split Entry	49 Avg Plus	2,512	563,900	3/26/2008	I	780,000	0.72
00619400700202	111	V1	1961	23 - Split Entry	45 Average	2,104	403,100	5/28/2008	I	490,000	0.82
00619400700301	111	V2	1984	24 - Tri Level	49 Avg Plus	2,289	507,300	9/26/2008	I	615,000	0.82
00635400000100	111	A7	1973	23 - Split Entry	49 Avg Plus	3,066	431,700	9/30/2008	I	420,000	1.03
00635400002100	111	A7	1975	24 - Tri Level	49 Avg Plus	2,560	463,100	7/1/2008	I	490,000	0.95
00640300000300	111	A3	1975	23 - Split Entry	45 Average	2,170	342,700	5/22/2008	I	329,600	1.04
00648000000100	111	A2	1960	12 - 1 Story Bsmt	45 Average	1,656	328,100	8/19/2008	I	360,000	0.91
00649900002300	111	A2	1977	23 - Split Entry	45 Average	1,874	316,000	5/21/2008	I	458,050	0.69
00655600000200	111	V1	1977	12 - 1 Story Bsmt	45 Average	2,500	420,800	3/10/2008	I	550,000	0.77
00662200001100	111	A4	1977	23 - Split Entry	49 Avg Plus	2,632	418,400	2/8/2008	I	475,000	0.88
00665900000500	111	A3	1978	23 - Split Entry	45 Average	2,050	346,800	4/25/2008	I	394,000	0.88
00689500000600	111	A4	1980	23 - Split Entry	49 Avg Plus	2,218	434,900	4/24/2008	I	495,000	0.88
00689500004900	111	A4	1980	23 - Split Entry	49 Avg Plus	2,435	413,900	3/31/2008	I	489,000	0.85
00707300000200	111	A3	1986	23 - Split Entry	45 Average	1,990	349,800	5/6/2008	I	440,000	0.80
00736400000100	111	A5	1986	17 - 2 Story	55 Good	2,005	448,500	5/2/2008	I	610,000	0.74
00736400002300	111	A5	1987	12 - 1 Story Bsmt	55 Good	1,988	436,800	2/25/2008	I	595,000	0.73
00736400002600	111	A5	1986	12 - 1 Story Bsmt	55 Good	2,542	497,600	11/10/2008	I	437,000	1.14
00774900000200	111	V5	1991	12 - 1 Story Bsmt	55 Good	3,450	803,800	8/19/2008	I	890,000	0.90

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**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>
0077490000500	111	V6	2005	18 - 2 Story Bsmt	65 Very Good	6,109	1,182,700	3/3/2008	I	1,395,000	0.85
0078160000700	111	A7	1990	17 - 2 Story	55 Good	2,523	516,800	1/24/2008	I	580,000	0.89
0078400000400	111	V1	1991	24 - Tri Level	55 Good	2,770	659,100	7/17/2008	I	750,000	0.88
0078970000500	111	A6	1991	17 - 2 Story	55 Good	2,471	505,100	9/19/2008	I	509,000	0.99
0086780000600	111	A4	1998	11 - 1 Story	49 Avg Plus	1,942	447,900	8/20/2008	I	391,000	1.15
0089310000500	111	A4	2000	17 - 2 Story	49 Avg Plus	2,109	454,800	6/10/2008	I	550,000	0.83
00960009702400	119	N/A	1968	71 - DW Manuf. Home	45 Average	800	7,500	5/2/2008	I	5,000	1.50
00960010502200	119	N/A	1973	74 - SW Manuf. Home	25 Low	576	2,300	3/10/2008	I	2,500	0.92
00463302000302	111	A2	2000	17 - 2 Story	49 Avg Plus	2,144	419,100	3/28/2008	I	455,000	0.92
27033600406600	111	A2	1942	14 - 1 1/2 Story	35 Fair	1,177	239,800	12/26/2008	I	165,000	1.45
00373600100202	111	A2	2000	17 - 2 Story	49 Avg Plus	2,336	452,200	8/6/2008	I	570,000	0.79
00380300101202	111	A2	2002	17 - 2 Story	49 Avg Plus	2,994	509,900	3/24/2008	I	510,000	1.00
00582000400904	111	A5	2003	17 - 2 Story	55 Good	2,223	508,200	4/21/2008	I	590,000	0.86
01000900003000	111	A9	2005	18 - 2 Story Bsmt	45 Average	1,890	300,200	5/29/2008	I	353,000	0.85
01037000000100	111	A7	2006	17 - 2 Story	65 Very Good	3,369	724,300	7/1/2008	I	845,000	0.86
0055510000502	111	A2	2007	17 - 2 Story	49 Avg Plus	2,676	502,700	3/24/2008	I	587,000	0.86
0055510000503	111	A2	2007	17 - 2 Story	49 Avg Plus	2,663	500,400	7/9/2008	I	579,900	0.86
0055510000505	111	A2	2007	17 - 2 Story	49 Avg Plus	2,669	485,800	10/20/2008	I	519,000	0.94
00544300008602	910	A2		N/A	N/A		175,000	8/18/2008	V	215,000	0.81
00597100000801	111	A6	2008	17 - 2 Story	55 Good	2,691	545,300	8/21/2008	I	665,000	0.82
00597100000802	111	A6	2008	17 - 2 Story	55 Good	2,878	579,800	5/21/2008	I	604,000	0.96
00544200201202	111	A2	2008	17 - 2 Story	55 Good	2,907	555,500	9/22/2008	I	639,000	0.87
01084100000400	141	C2	2007	17 - 2 Story	49 Avg Plus	2,120	392,800	8/28/2008	I	438,000	0.90
01084100001000	141	C2	2008	17 - 2 Story	49 Avg Plus	2,120	393,400	6/19/2008	I	429,950	0.91
01084100001100	141	C2	2007	17 - 2 Story	49 Avg Plus	1,922	373,800	7/29/2008	I	429,950	0.87

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: Edmonds South Including The Bowl**

**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>
01084100001200	141	C2	2008	17 - 2 Story	49 Avg Plus	1,868	370,100	6/4/2008	I	412,000	0.90
01084100001300	141	C2	2008	17 - 2 Story	49 Avg Plus	1,868	370,100	4/2/2008	I	439,950	0.84
01084100001400	141	C2	2008	17 - 2 Story	49 Avg Plus	2,058	389,700	7/14/2008	I	429,950	0.91
01086400000100	141	C2	2008	17 - 2 Story	49 Avg Plus	1,870	373,200	2/13/2008	I	479,950	0.78
01086400000300	141	C2	2008	17 - 2 Story	49 Avg Plus	2,058	389,800	11/3/2008	I	415,000	0.94
01086400000400	141	C2	2008	17 - 2 Story	49 Avg Plus	2,120	394,800	6/23/2008	I	429,000	0.92
01086400000600	141	C2	2008	17 - 2 Story	49 Avg Plus	2,120	394,800	12/1/2008	I	431,000	0.92
01086400000700	141	C2	2008	17 - 2 Story	49 Avg Plus	1,821	369,400	1/28/2008	I	474,950	0.78
01086400000800	141	C2	2008	17 - 2 Story	49 Avg Plus	1,821	369,500	1/28/2008	I	474,950	0.78
00450700900008	111	A6	2007	17 - 2 Story	65 Very Good	3,203	702,400	4/9/2008	I	925,000	0.76
01091400000100	142	C4	2006	17 - 2 Story	45 Average	1,485	288,400	3/10/2008	I	329,000	0.88
01091400000200	142	C4	2006	17 - 2 Story	45 Average	1,486	288,500	5/19/2008	I	335,000	0.86
01087600000100	142	C4	1984	17 - 2 Story	45 Average	1,204	253,300	7/14/2008	I	340,000	0.75

## Snohomish County Assessor's Office



### Mass Appraisal Report

**Residential Neighborhood: Edmonds South Including The Bowl**

**Appraisal Date: January 1, 2009**

**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.

<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>
00434209503100	910	A5		N/A	N/A		210,000	2/1/2008	T	340,000	0.62
00463301900102	111	A2	1950	12 - 1 Story Bsmt	45 Average	901	240,600	6/13/2008	I	230,000	1.05
00960010502600	119	N/A	1973	74 - SW Manuf. Home	25 Low	672	5,700	4/3/2008	I	3,000	1.90