

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: City of Stanwood and UGA**

**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:** 2004  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 2106000-2106001

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**Parcels Appraised:** 2134

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	328,879,600	260,646,000	-68,233,600	-20.7%
<b>Improvements:</b>	294,068,800	280,079,500	-13,989,300	-4.8%
<b>Total:</b>	622,948,400	540,725,500	-82,222,900	-13.2%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 88**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9769	0.8591	-0.1178	-12.1%
<b>Mean Ratio:</b>	0.9762	0.8654	-0.1108	-11.4%
<b>Weighted Mean:</b>	0.9817	0.8662	-0.1156	-11.8%
<b>PRD:</b>	0.9944	0.9991	0.0048	0.5%
<b>COD:</b>	0.0591	0.0472	-0.0119	-20.2%

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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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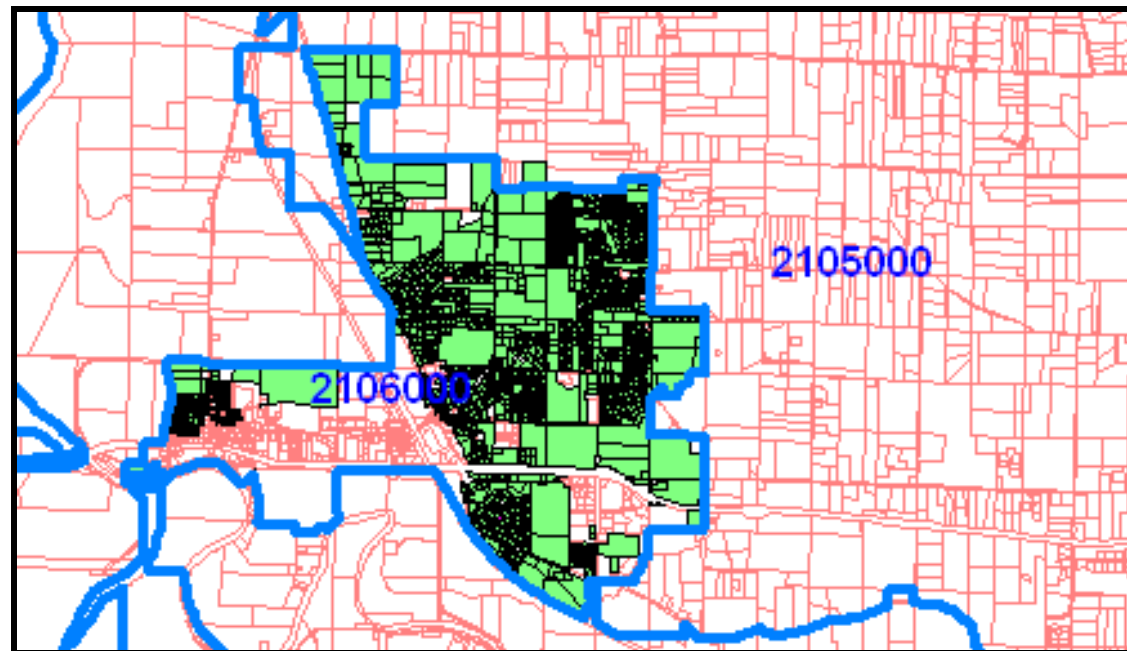


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 2106000-2106001 (AKA BMA 2106000-2106001) and its member parcels.

The 'blue' boundary delineates the economic region (neighborhood). Parcels with residential zoning, which lie within the economic region, are denoted in 'green'. Everything else is 'commercial' property which lies within the residential economic region.

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**Appraisal Area**

**Neighborhood Description**

The City of Stanwood and the Stanwood Urban Growth Area.

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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	21	L:	13,936,600	10,913,500	-3,023,100	-21.7%
		B:	1,310,300	1,370,900	60,600	4.6%
		T:	15,246,900	12,284,400	-2,962,500	-19.4%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	36	L:	22,546,500	17,663,400	-4,883,100	-21.7%
		B:	39,293,800	39,157,200	-136,600	-0.3%
		T:	61,840,300	56,820,600	-5,019,700	-8.1%
Residential	1672	L:	238,558,800	193,722,900	-44,835,900	-18.8%
		B:	250,120,700	236,371,400	-13,749,300	-5.5%
		T:	488,679,500	430,094,300	-58,585,200	-12.0%
Multifamily	15	L:	2,492,900	1,997,800	-495,100	-19.9%
		B:	3,194,500	3,049,000	-145,500	-4.6%
		T:	5,687,400	5,046,800	-640,600	-11.3%
Forest	1	L:	215,000	168,000	-47,000	-21.9%
		B:	115,100	106,300	-8,800	-7.6%
		T:	330,100	274,300	-55,800	-16.9%
Other	389	L:	51,129,800	36,180,400	-14,949,400	-29.2%
		B:	34,400	24,700	-9,700	-28.2%
		T:	51,164,200	36,205,100	-14,959,100	-29.2%

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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	2134	L:	328,879,600	260,646,000	-68,233,600	-20.7%
		B:	294,068,800	280,079,500	-13,989,300	-4.8%
		T:	622,948,400	540,725,500	-82,222,900	-13.2%

- 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>
	110-Sr Cit Exemption Residual	2		
	111-Single Family Residence	1,634	87	5.3%
	112-2 Single Family Residences	6		
	113-3 Single Family Residences	2		
	116-Comon Wall SFR	4		
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	9		
	122-Duplex	11		
	123-Tri-Plex	3		
	130-Mult Family 5-7 units	1		
	179-Other Group Quarters	1		
	183-Non Residential Structure	12		
	184-Septic System	2		
	411-Railroad Transportation	1		
	459-Other Highway NEC	3		
	461-Automobile Parking (Lot)	4		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	2		
	489-Other utilities, NEC	1		
	541-Groceries	1		
	624-Funeral/Crematory Services	7		
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	7		
	691-Religious Activities	5		



## Snohomish County Assessor's Office

### Mass Appraisal Report

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Appraisal Date: January 1, 2009



### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	749-Other Recreation	2		
	818-Farms General	2		
	830-Open Space Agriculture	8		
	850-Mine Claims Mineral Rights	2		
	881-DF Timber Ac w/ ImpAcBldg	1		
	910-Undeveloped Land	357	1	0.3%
	915-Common Areas	13		
	916-Water Retention Area	17		
	940-Open Space General	11		
	<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</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	Land Type	Parcel Count	Sold Parcels	% Sold
	21 Designated Forest	1		
	23 Open Space General	3		
	46 Spt/Well Site	3		
	54 No Perk	19		
	65 Topo Problems I	8		
	66 Topo Problems II	2		
	68 Misc Land	1		
	84 Pipeline Easement	1		
	88 Contiguous-less than 1 acre	18		
	A1 Sewer Fair NH	165	2	1.2%
	A2 Sewer Avg Older Mixed NH	579	17	2.9%
	A3 Sewer Avg Homogeneous NH	1,044	69	6.6%
	A4 Sewer Average Plus NH	91		
	AG AG-10 FHZ	2		
	B2 Septic Average Mixed NH	55		
	B4 Septic Average NH	12		
	B5 Septic UGA	53		
	CA Common Areas	32		
	N/A Building only	5		
	SC SrCit Residual Contiguous	1		
	UD Undevelopable Land	39		
	<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</b>

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

## Snohomish County Assessor's Office

### Mass Appraisal Report

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### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	674	19	2.8%
	12 - 1 Story Bsmt	109	1	0.9%
	14 - 1 1/2 Story	76	1	1.3%
	15 - 1 1/2 Story Bsmt	43	1	2.3%
	17 - 2 Story	502	51	10.2%
	18 - 2 Story Bsmt	17		
	20 - 2+ Story	4		
	23 - Split Entry	167	7	4.2%
	24 - Tri Level	81	7	8.6%
	71 - DW Manuf. Home	6		
	74 - SW Manuf. Home	4		
	N/A	451	1	0.2%
	<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</b>

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

**Snohomish County Assessor's Office**

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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	8		
	35 Fair	94	3	3.2%
	41 Avg Minus	178	11	6.2%
	45 Average	1,059	44	4.2%
	49 Avg Plus	266	28	10.5%
	55 Good	73	1	1.4%
	65 Very Good	4		
	N/A	451	1	0.2%
	<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
Year Built Range**

<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
1899 & older	16	1	6.25%
1900 - 1909	47	1	2.13%
1910 - 1919	90	1	1.11%
1920 - 1929	65	1	1.54%
1930 - 1939	29		
1940 - 1949	54	2	3.70%
1950 - 1959	59		
1960 - 1969	51	1	1.96%
1970 - 1979	97	1	1.03%
1980 - 1989	55		
1990 - 1999	480	20	4.17%
2000 - 2009	640	59	9.22%
N/A	451	1	0.22%
<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</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	451	1	0.2%
	1 - 499	3		
	500 - 749	29		
	750 - 999	68		
	1000 - 1249	236	8	3.4%
	1250 - 1499	276	17	6.2%
	1500 - 1749	279	4	1.4%
	1750 - 1999	244	15	6.1%
	2000 - 2249	175	6	3.4%
	2250 - 2499	155	13	8.4%
	2500 - 2749	138	17	12.3%
	2750 - 2999	40	4	10.0%
	3000 - 3249	19	1	5.3%
	3250 - 3499	9	1	11.1%
	3500 - 3749	5	1	20.0%
	3750 - 3999	3		
	4000 - 4249	3		
	4500 - 4749	1		
	<b>Grand Total</b>	<b>2,134</b>	<b>88</b>	<b>4.1%</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	26,807,100	23,650,800
Total Sales Price	27,305,557	27,305,557
Average Assessed Value	304,626	268,759
Average Sales Price	310,290	310,290
Number in Sample	88	88
Median Ratio	0.9769	0.8591
Mean (Average) Ratio	0.9762	0.8654
Weighted Mean (S.W.A.) Ratio	0.9817	0.8662
Regression Index (P.R.D.)	0.9944	0.9991
Coefficient of Dispersion (C.O.D.)	0.0591	0.0472

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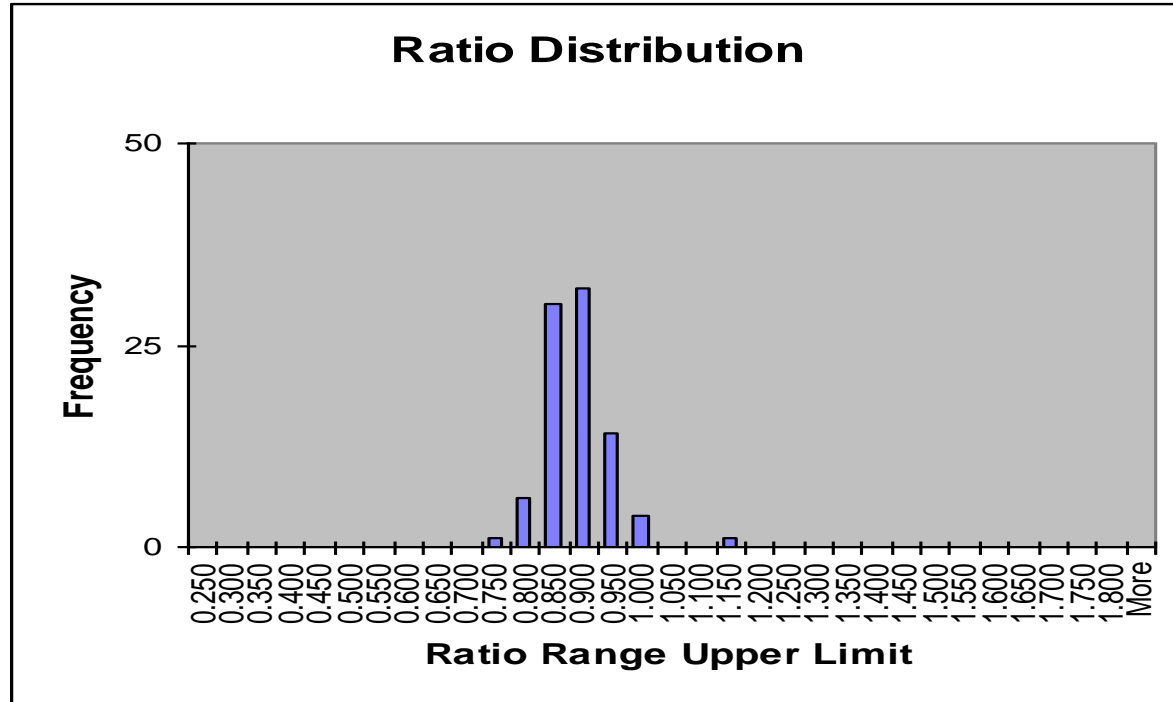


Performance Analysis

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	26,708,100	23,537,800
Total Sales Price	27,185,557	27,185,557
Average Assessed Value	306,990	270,549
Average Sales Price	312,478	312,478
Number in Sample	87	87
Median Ratio	0.9775	0.8586
Mean (Average) Ratio	0.9780	0.8645
Weighted Mean (S.W.A.) Ratio	0.9824	0.8658
Regression Index (P.R.D.)	0.9954	0.9985
Coefficient of Dispersion	0.0580	0.0466

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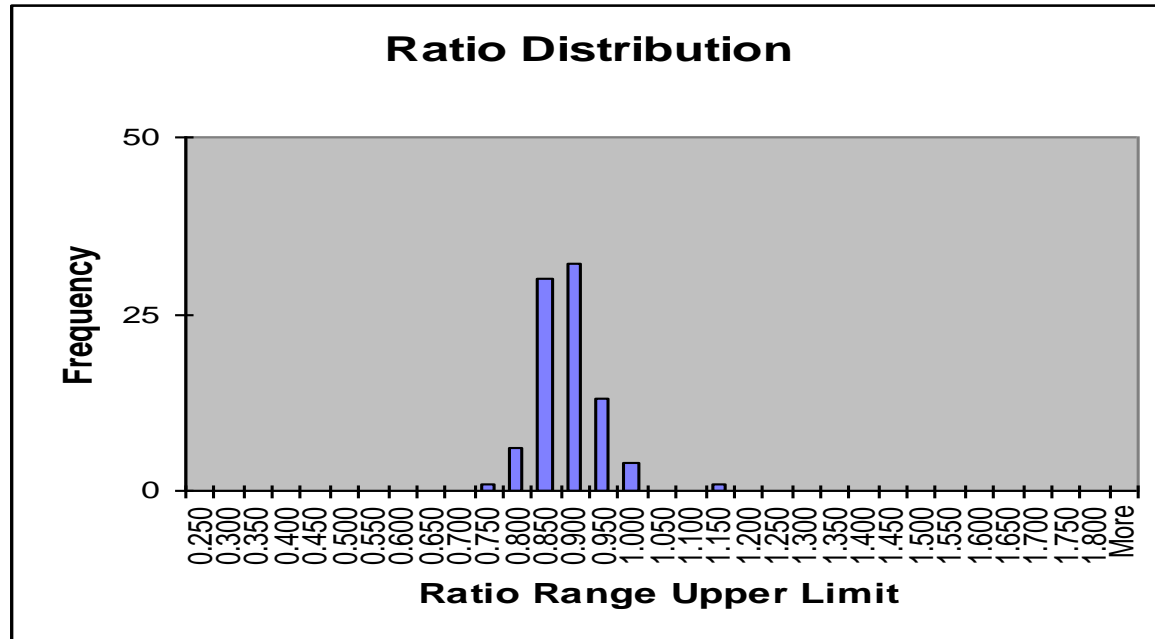


**Performance Analysis**

**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**

<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>
01035600009000	111	A3	2008	17 - 2 Story	49 Avg Plus	2,304	306,300	7/14/2008	I	340,846	0.90
01035600009200	111	A3	2008	17 - 2 Story	49 Avg Plus	2,192	303,200	6/24/2008	I	329,000	0.92
01067300003800	111	A3	2008	11 - 1 Story	45 Average	1,825	266,800	12/18/2008	I	301,000	0.89
01067300017200	111	A3	2008	17 - 2 Story	45 Average	2,181	282,100	8/26/2008	I	324,329	0.87
01067300017400	111	A3	2008	17 - 2 Story	45 Average	2,598	300,900	11/18/2008	I	353,865	0.85
01067300017600	111	A3	2008	11 - 1 Story	45 Average	1,825	267,800	6/30/2008	I	327,000	0.82
01067300017800	111	A3	2007	17 - 2 Story	45 Average	2,195	284,800	4/15/2008	I	345,900	0.82
01067300018300	111	A3	2007	17 - 2 Story	45 Average	2,469	301,400	4/9/2008	I	359,990	0.84
32043000104600	111	A2	2008	11 - 1 Story	45 Average	1,548	241,200	4/29/2008	I	286,950	0.84
01083800000900	111	A3	2000	11 - 1 Story	55 Good	3,620	481,500	1/7/2008	I	434,900	1.11
32041900203500	111	A2	1940	11 - 1 Story	45 Average	1,420	209,300	5/13/2008	I	241,000	0.87
32041900403100	111	A2	1929	15 - 1 1/2 Story Bsmt	45 Average	1,266	203,300	6/23/2008	I	229,000	0.89
32042000300400	111	A2	1947	12 - 1 Story Bsmt	45 Average	1,101	197,500	2/7/2008	I	235,950	0.84
32043000101300	111	A2	1991	11 - 1 Story	45 Average	1,428	215,200	2/29/2008	I	240,000	0.90
00470000301100	111	A2	1915	11 - 1 Story	45 Average	1,008	176,900	4/25/2008	I	199,000	0.89
00497800401400	111	A2	1967	11 - 1 Story	35 Fair	1,392	204,100	4/1/2008	I	257,777	0.79
00497800501000	111	A2	1970	11 - 1 Story	35 Fair	1,250	173,100	9/17/2008	I	198,190	0.87
00587600700900	111	A1	1890	17 - 2 Story	45 Average	1,292	192,500	9/10/2008	I	257,950	0.75
00587900101900	111	A1	1905	14 - 1 1/2 Story	35 Fair	1,152	204,400	3/26/2008	I	234,000	0.87
00796800000200	111	A2	1992	11 - 1 Story	41 Avg Minus	1,258	205,000	9/15/2008	I	253,150	0.81
00809100007900	111	A2	1993	23 - Split Entry	45 Average	1,750	231,700	1/15/2008	I	271,000	0.85
00818400010800	111	A2	1994	24 - Tri Level	41 Avg Minus	1,504	223,600	4/18/2008	I	255,000	0.88
00818400012400	111	A2	1994	23 - Split Entry	41 Avg Minus	1,870	234,400	8/14/2008	I	279,900	0.84
00823500000300	111	A3	1995	11 - 1 Story	41 Avg Minus	1,104	199,700	5/20/2008	I	240,000	0.83
00823500000400	111	A3	1995	11 - 1 Story	41 Avg Minus	1,104	199,700	3/18/2008	I	245,000	0.82

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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
00823600001900	111	A2	1994	23 - Split Entry	41 Avg Minus	1,328	201,700	8/5/2008	I	254,000	0.79
00823600002600	111	A2	1995	23 - Split Entry	41 Avg Minus	1,328	199,100	2/19/2008	I	220,000	0.91
00823600003800	111	A2	1994	11 - 1 Story	41 Avg Minus	1,023	194,800	5/27/2008	I	230,000	0.85
00823600004700	111	A2	1994	11 - 1 Story	41 Avg Minus	1,104	199,700	6/25/2008	I	236,900	0.84
00832600002200	111	A3	1996	11 - 1 Story	45 Average	1,156	210,100	6/12/2008	I	245,000	0.86
00832600004000	111	A3	1995	11 - 1 Story	45 Average	1,414	228,500	4/23/2008	I	279,950	0.82
00857700002400	111	A3	1999	23 - Split Entry	45 Average	1,328	213,500	4/21/2008	I	255,000	0.84
00857700002800	111	A3	1999	24 - Tri Level	45 Average	1,448	230,100	3/21/2008	I	268,000	0.86
00857700003500	111	A3	1997	24 - Tri Level	45 Average	1,404	227,000	2/15/2008	I	295,000	0.77
00857700005900	111	A3	1997	24 - Tri Level	45 Average	1,404	226,200	8/12/2008	I	260,000	0.87
00857700007400	111	A3	1999	24 - Tri Level	45 Average	1,404	227,100	5/22/2008	I	265,000	0.86
00871300003000	111	A3	1998	23 - Split Entry	45 Average	2,012	255,200	8/12/2008	I	275,000	0.93
00887800000300	111	A3	2000	17 - 2 Story	49 Avg Plus	2,272	303,200	3/10/2008	I	345,000	0.88
00887800000800	111	A3	2002	11 - 1 Story	49 Avg Plus	2,064	300,900	9/17/2008	I	314,840	0.96
00887800001700	111	A3	1999	17 - 2 Story	49 Avg Plus	2,704	330,600	10/13/2008	I	350,000	0.94
00904900001500	111	A3	2001	11 - 1 Story	49 Avg Plus	1,854	297,600	3/26/2008	I	356,500	0.83
00908700000600	111	A3	2001	11 - 1 Story	49 Avg Plus	1,586	258,900	2/25/2008	I	304,250	0.85
32041900414000	910	A2		N/A	N/A		113,000	12/29/2008	V	120,000	0.94
00955800001200	111	A3	2004	17 - 2 Story	41 Avg Minus	1,320	225,100	1/2/2008	I	275,000	0.82
00955800001800	111	A3	2004	23 - Split Entry	41 Avg Minus	1,256	226,000	3/4/2008	I	297,000	0.76
01000700000800	111	A3	2004	17 - 2 Story	45 Average	1,954	270,700	6/10/2008	I	319,950	0.85
01011300001300	111	A3	2004	17 - 2 Story	45 Average	1,954	276,300	5/12/2008	I	332,000	0.83
01011300002000	111	A3	2004	17 - 2 Story	45 Average	2,275	281,300	7/8/2008	I	342,000	0.82
01011300005000	111	A3	2004	17 - 2 Story	45 Average	1,560	243,300	6/6/2008	I	295,000	0.82
01014500000300	111	A3	2005	17 - 2 Story	45 Average	1,887	259,100	6/10/2008	I	288,000	0.90

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**Residential Neighborhood: City of Stanwood and UGA**

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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>
0102780000700	111	A3	2006	17 - 2 Story	45 Average	3,007	319,700	2/21/2008	I	379,900	0.84
0103560000200	111	A3	2006	17 - 2 Story	49 Avg Plus	2,691	330,900	7/24/2008	I	417,000	0.79
0103560000300	111	A3	2006	17 - 2 Story	49 Avg Plus	2,539	321,100	7/1/2008	I	369,000	0.87
0104440000100	111	A3	2008	17 - 2 Story	45 Average	2,646	296,600	4/9/2008	I	339,950	0.87
0104440000200	111	A3	2007	17 - 2 Story	45 Average	3,363	330,500	6/6/2008	I	364,950	0.91
0104440000300	111	A3	2007	17 - 2 Story	45 Average	2,413	287,600	1/17/2008	I	339,950	0.85
0104440000700	111	A3	2007	17 - 2 Story	45 Average	1,827	251,900	2/7/2008	I	287,000	0.88
01044400002100	111	A3	2008	24 - Tri Level	45 Average	1,928	257,400	4/24/2008	I	302,500	0.85
01044400002200	111	A3	2008	17 - 2 Story	45 Average	1,894	257,000	7/9/2008	I	298,950	0.86
01044400002400	111	A3	2008	17 - 2 Story	45 Average	1,930	260,600	5/8/2008	I	289,950	0.90
01044400002500	111	A3	2008	24 - Tri Level	45 Average	1,928	261,000	4/8/2008	I	311,950	0.84
01044400002700	111	A3	2006	17 - 2 Story	45 Average	2,787	300,400	11/21/2008	I	367,500	0.82
01044400002800	111	A3	2006	17 - 2 Story	49 Avg Plus	2,362	306,800	8/19/2008	I	385,950	0.79
01044400002900	111	A3	2008	17 - 2 Story	45 Average	2,308	282,700	4/7/2008	I	319,000	0.89
01044400003500	111	A3	2008	17 - 2 Story	45 Average	1,930	260,500	3/3/2008	I	285,000	0.91
01044400003800	111	A3	2006	17 - 2 Story	45 Average	1,761	249,300	3/17/2008	I	274,000	0.91
01044400005100	111	A3	2007	17 - 2 Story	45 Average	2,504	291,800	4/7/2008	I	338,000	0.86
01044400005600	111	A3	2007	17 - 2 Story	45 Average	2,426	288,300	1/18/2008	I	357,500	0.81
01044400006200	111	A3	2007	17 - 2 Story	45 Average	2,292	279,000	4/8/2008	I	318,680	0.88
01045400001500	111	A3	2007	17 - 2 Story	45 Average	2,562	276,600	1/4/2008	I	317,450	0.87
01051500000800	111	A3	2008	17 - 2 Story	49 Avg Plus	2,498	316,000	12/22/2008	I	350,000	0.90
01035600004000	111	A3	2007	17 - 2 Story	49 Avg Plus	2,514	320,700	7/15/2008	I	349,950	0.92
01035600004200	111	A3	2007	17 - 2 Story	49 Avg Plus	2,679	330,800	3/31/2008	I	390,000	0.85
01035600004400	111	A3	2008	17 - 2 Story	49 Avg Plus	2,514	320,700	9/16/2008	I	339,000	0.95
01035600004500	111	A3	2008	17 - 2 Story	49 Avg Plus	2,807	338,800	11/25/2008	I	350,000	0.97

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: City of Stanwood and UGA

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
01035600004800	111	A3	2007	17 - 2 Story	49 Avg Plus	2,308	311,300	3/3/2008	I	345,000	0.90
01035600005300	111	A3	2007	17 - 2 Story	49 Avg Plus	2,514	320,000	6/19/2008	I	359,900	0.89
01035600006000	111	A3	2007	17 - 2 Story	49 Avg Plus	2,514	316,500	2/28/2008	I	339,990	0.93
01035600006600	111	A3	2007	17 - 2 Story	49 Avg Plus	2,423	318,600	4/2/2008	I	389,950	0.82
01035600006900	111	A3	2007	17 - 2 Story	49 Avg Plus	2,513	321,300	5/21/2008	I	385,000	0.83
01035600007000	111	A3	2007	17 - 2 Story	49 Avg Plus	2,948	342,000	1/30/2008	I	425,000	0.80
01035600007200	111	A3	2007	17 - 2 Story	49 Avg Plus	2,679	330,800	3/27/2008	I	410,000	0.81
01035600007300	111	A3	2007	17 - 2 Story	49 Avg Plus	2,197	306,000	3/24/2008	I	368,500	0.83
01035600007400	111	A3	2008	17 - 2 Story	49 Avg Plus	2,496	321,100	6/23/2008	I	360,000	0.89
01035600007500	111	A3	2008	17 - 2 Story	49 Avg Plus	2,948	342,400	11/6/2008	I	350,000	0.98
01035600007600	111	A3	2008	17 - 2 Story	49 Avg Plus	2,514	319,900	5/6/2008	I	360,000	0.89
01035600007800	111	A3	2008	17 - 2 Story	49 Avg Plus	2,678	329,500	10/13/2008	I	360,000	0.92

## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: City of Stanwood and UGA**

**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>
01035600008400	111	A3	2008	17 - 2 Story	49 Avg Plus	2678	303,200	9/11/2008	I	379,950	0.80
01035600009300	111	A3	2008	17 - 2 Story	49 Avg Plus	2697	205,900	10/9/2008	I	377,967	0.54
01067300001100	111	A3	2008	17 - 2 Story	45 Average	2579	225,000	10/27/2008	I	365,000	0.62
01067300001300	111	A3	2008	11 - 1 Story	45 Average	1825	203,700	10/8/2008	I	344,554	0.59
01083800002100	910	A3		N/A	N/A		103,000	10/9/2008	I	308,240	0.33