

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Northeast Tulalip Reservation

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2006
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 2307000

Parcels Appraised: 1182

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	214,708,400	180,979,100	-33,729,300	-15.7%
Improvements:	193,582,800	168,751,600	-24,831,200	-12.8%
Total:	408,291,200	349,730,700	-58,560,500	-14.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 28

	2008	2009	Change	% Change
Median Ratio:	0.9696	0.8354	-0.1343	-13.8%
Mean Ratio:	0.9883	0.8740	-0.1142	-11.6%
Weighted Mean:	0.9905	0.8679	-0.1226	-12.4%
PRD:	0.9977	1.0071	0.0093	0.9%
COD:	0.0852	0.0847	-0.0005	-0.6%

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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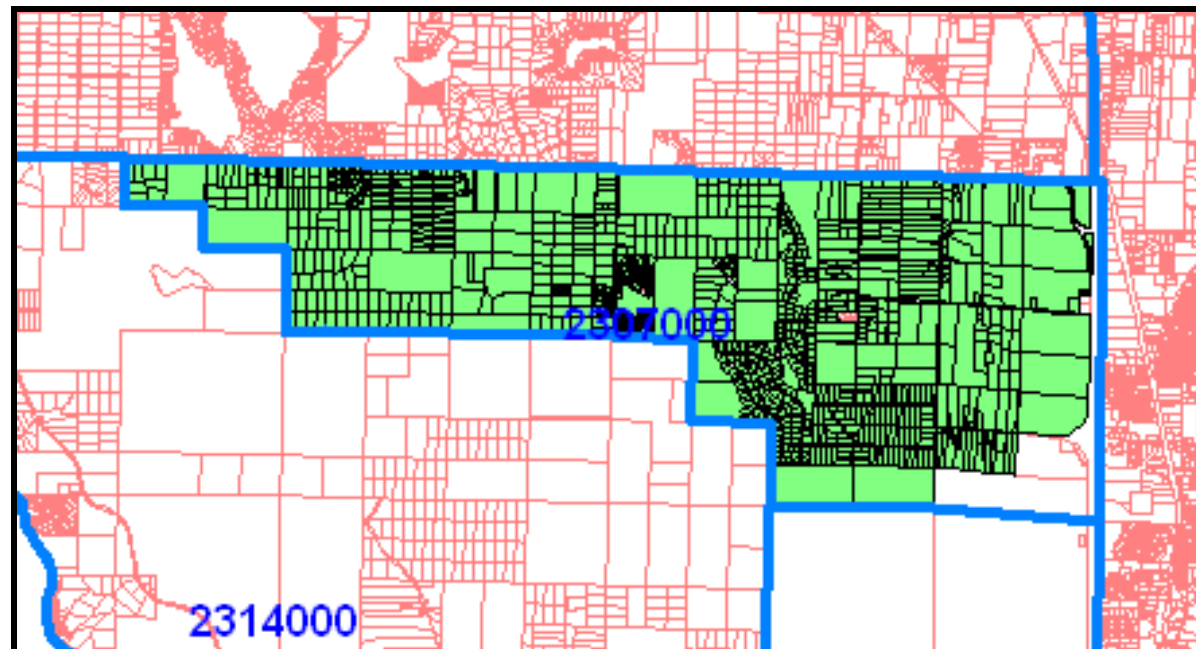


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2307000 (AKA BMA 2307000) and its member parcels.

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

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Appraisal Area

Neighborhood Description

An irregular area 1-2 miles south of 140th (Fire Trail Road) and extending 6 miles west of I-5.

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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	20	L:	5,330,400	4,002,100	-1,328,300	-24.9%
		B:	1,635,700	1,442,300	-193,400	-11.8%
		T:	6,966,100	5,444,400	-1,521,700	-21.8%
Industrial	1	L:	2,400,000	1,600,000	-800,000	-33.3%
		B:	0	0	0	0.0%
		T:	2,400,000	1,600,000	-800,000	-33.3%
Commercial	2	L:	217,000	172,100	-44,900	-20.7%
		B:	383,300	383,000	-300	-0.1%
		T:	600,300	555,100	-45,200	-7.5%
Residential	964	L:	165,283,300	142,825,400	-22,457,900	-13.6%
		B:	189,379,800	164,987,100	-24,392,700	-12.9%
		T:	354,663,100	307,812,500	-46,850,600	-13.2%
Multifamily	5	L:	567,000	693,300	126,300	22.3%
		B:	1,620,300	1,470,700	-149,600	-9.2%
		T:	2,187,300	2,164,000	-23,300	-1.1%
Forest	10	L:	724,500	647,300	-77,200	-10.7%
		B:	387,200	315,600	-71,600	-18.5%
		T:	1,111,700	962,900	-148,800	-13.4%
Other	180	L:	40,186,200	31,038,900	-9,147,300	-22.8%
		B:	176,500	152,900	-23,600	-13.4%
		T:	40,362,700	31,191,800	-9,170,900	-22.7%

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Totals	1182	L:	214,708,400	180,979,100	-33,729,300	-15.7%
		B:	193,582,800	168,751,600	-24,831,200	-12.8%
		T:	408,291,200	349,730,700	-58,560,500	-14.3%

- 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	6		
	111-Single Family Residence	636	24	3.8%
	112-2 Single Family Residences	16		
	113-3 Single Family Residences	2		
	117-Manufac Home (Leased Site)	20		
	118-Manufac Home (Owned Site)	244	4	1.6%
	122-Duplex	5		
	142-SFR Condominium CommonWall	3		
	183-Non Residential Structure	18		
	184-Septic System	5		
	186-Septic & Well	14		
	351-Engineering, Lab & Science	1		
	483-Water Util & Irrig & Stg	1		
	691-Religious Activities	1		
	819-Other Agricultural	1		
	830-Open Space Agriculture	12		
	880-DF Timber Acres Only	9		
	881-DF Timber Ac w/ ImpAcBldg	1		
	910-Undeveloped Land	173		
	915-Common Areas	5		
	916-Water Retention Area	2		
	940-Open Space General	5		
	941-Open Space General Ag Cons	2		
	Grand Total	1,182	28	2.4%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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	3		
	23 Open Space General	2		
	24 Open Space Ag	6		
	46 Spt/Well Site	40	3	7.5%
	54 No Perk	33		
	57 Other Acreage Type	488	4	0.8%
	65 Topo Problems I	9		
	88 Contiguous-less than 1 acre	5		
	B1 Septic Fair NH	119	2	1.7%
	B2 Septic Average Mixed NH	130	2	1.5%
	B3 Septic - Access DNA Devlpm	31		
	B4 Septic Average NH	15	1	6.7%
	B6 Septic Good Homogenous NH	8		
	B7 Septic VG NH	188	16	8.5%
	CA Common Areas	9		
	LF Land detail not used	7		
	N/A Building only	39		
	SC SrCit Residual Contiguous	2		
	U1 Waterfront I	41		
	UD Undevelopable Land	7		
	Grand Total	1,182	28	2.4%

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	288	10	3.5%
12 - 1 Story Bsmt	70	3	4.3%
14 - 1 1/2 Story	27		
15 - 1 1/2 Story Bsmt	8		
17 - 2 Story	195	7	3.6%
18 - 2 Story Bsmt	32	3	9.4%
20 - 2+ Story	1		
23 - Split Entry	36	1	2.8%
24 - Tri Level	14		
71 - DW Manuf. Home	199	3	1.5%
74 - SW Manuf. Home	50	1	2.0%
77 - TW Manuf. Home	12		
N/A	250		
Grand Total	1,182	28	2.4%

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
	15 Sub Std	3		
	25 Low	15		
	35 Fair	88	2	2.3%
	41 Avg Minus	11		
	45 Average	383	5	1.3%
	49 Avg Plus	111	4	3.6%
	55 Good	274	13	4.7%
	65 Very Good	47	4	8.5%
	N/A	250		
	Grand Total	1,182	28	2.4%

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
	1900 - 1909	2		
	1910 - 1919	4		
	1920 - 1929	14		
	1930 - 1939	11		
	1940 - 1949	9		
	1950 - 1959	9		
	1960 - 1969	53		
	1970 - 1979	206	4	1.94%
	1980 - 1989	148	3	2.03%
	1990 - 1999	177		
	2000 - 2009	299	21	7.02%
	N/A	250		
	Grand Total	1,182	28	2.4%

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	250		
	1 - 499	6		
	500 - 749	16		
	750 - 999	73	3	4.1%
	1000 - 1249	113	2	1.8%
	1250 - 1499	114	1	0.9%
	1500 - 1749	98	1	1.0%
	1750 - 1999	114	1	0.9%
	2000 - 2249	69	3	4.3%
	2250 - 2499	46	1	2.2%
	2500 - 2749	73	2	2.7%
	2750 - 2999	37	2	5.4%
	3000 - 3249	50	3	6.0%
	3250 - 3499	28	2	7.1%
	3500 - 3749	39	2	5.1%
	3750 - 3999	19	3	15.8%
	4000 - 4249	13		
	4250 - 4499	6		
	4500 - 4749	9	1	11.1%
	4750 - 4999	3		
	5000 - Over	6	1	16.7%
	Grand Total	1,182	28	2.4%

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	13,895,900	12,175,800
Total Sales Price	14,028,940	14,028,940
Average Assessed Value	496,282	434,850
Average Sales Price	501,034	501,034
Number in Sample	28	28
Median Ratio	0.9696	0.8354
Mean (Average) Ratio	0.9883	0.8740
Weighted Mean (S.W.A.) Ratio	0.9905	0.8679
Regression Index (P.R.D.)	0.9977	1.0071
Coefficient of Dispersion (C.O.D.)	0.0852	0.0847

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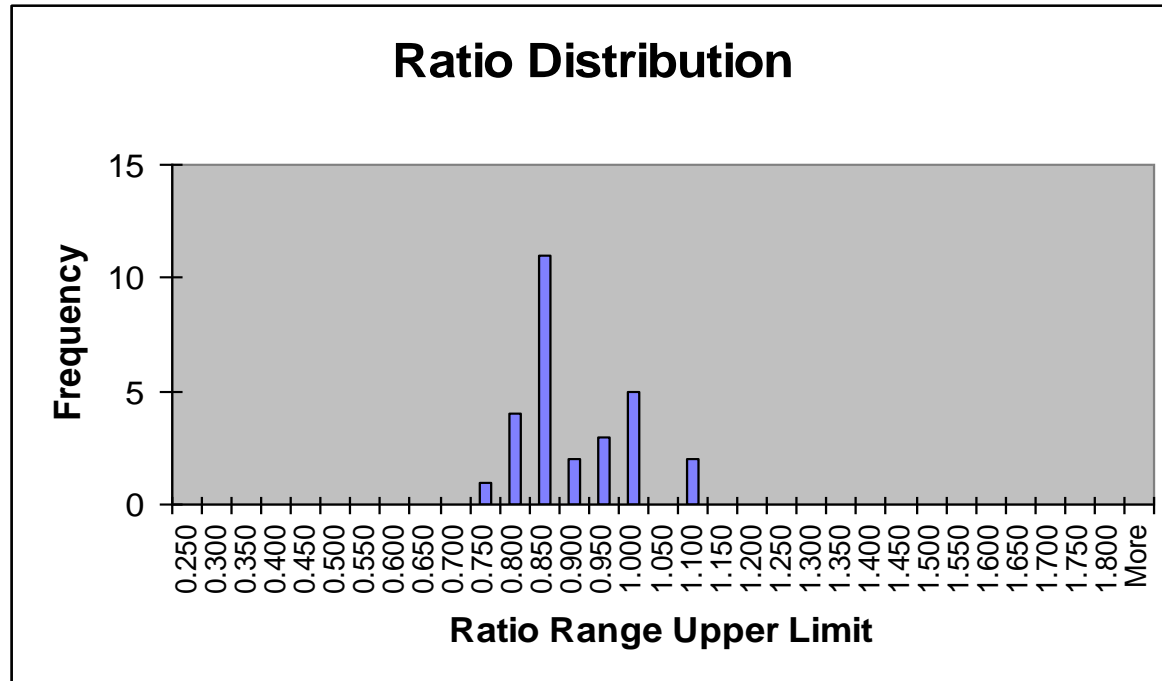


Performance Analysis

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	13,202,600	11,551,300
Total Sales Price	13,259,440	13,259,440
Average Assessed Value	550,108	481,304
Average Sales Price	552,477	552,477
Number in Sample	24	24
Median Ratio	0.9805	0.8406
Mean (Average) Ratio	0.9995	0.8806
Weighted Mean (S.W.A.) Ratio	0.9957	0.8712
Regression Index (P.R.D.)	1.0038	1.0108
Coefficient of Dispersion	0.0785	0.0821

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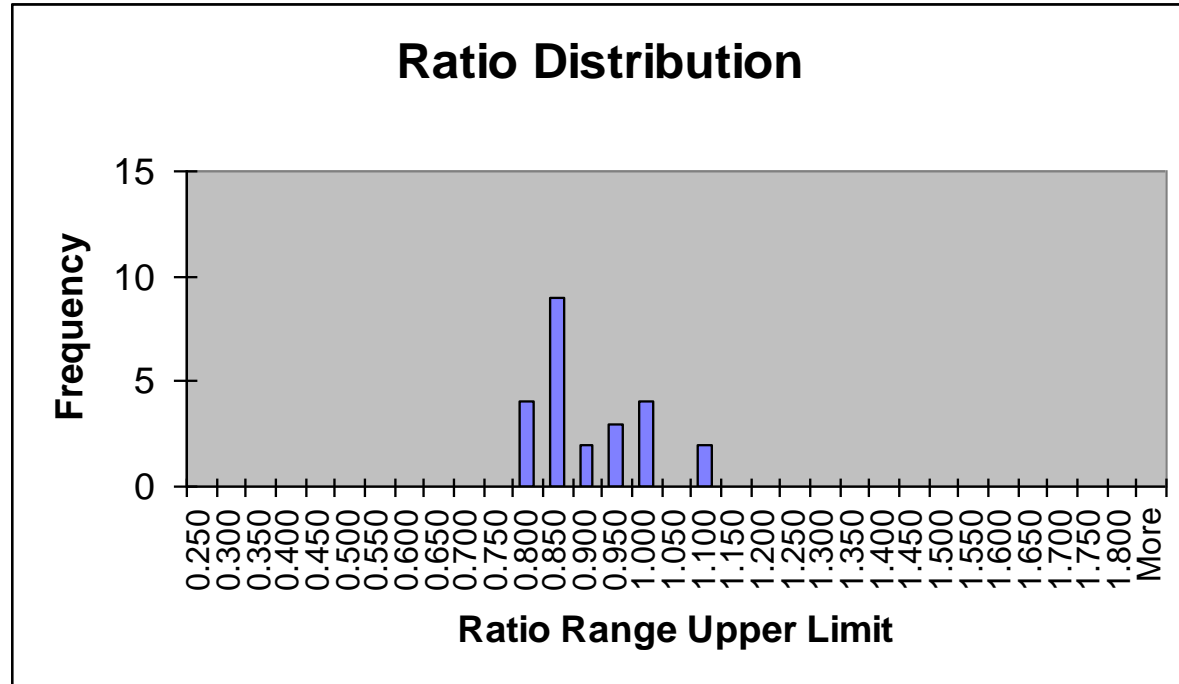


Performance Analysis

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
30040100100100	111	57	2001	18 - 2 Story Bsmt	49 Avg Plus	3,215	459,500	6/24/2008	I	550,000	0.84
30040100102700	111	57	1979	11 - 1 Story	45 Average	1,024	258,200	10/1/2008	I	270,000	0.96
30040200401800	118	57	1984	74 - SW Manuf. Home	35 Fair	924	179,200	7/14/2008	I	250,000	0.72
30050700100500	111	57	1987	18 - 2 Story Bsmt	49 Avg Plus	3,027	418,600	5/19/2008	I	535,000	0.78
00470600004900	111	B1	2007	23 - Split Entry	45 Average	1,798	245,600	4/25/2008	I	275,000	0.89
00532000002001	111	46	1970	11 - 1 Story	45 Average	960	196,000	4/10/2008	I	245,000	0.80
00600300200700	118	B1	1978	71 - DW Manuf. Home	45 Average	1,440	161,100	7/31/2008	I	197,500	0.82
00600300300100	118	B2	1986	71 - DW Manuf. Home	55 Good	1,080	159,600	9/20/2008	I	197,000	0.81
00600300400600	118	B2	1975	71 - DW Manuf. Home	35 Fair	768	124,600	8/21/2008	I	125,000	1.00
00947600000600	111	B7	2004	11 - 1 Story	55 Good	2,196	459,400	10/3/2008	I	470,000	0.98
00947600004700	111	B7	2004	11 - 1 Story	55 Good	2,428	486,100	4/15/2008	I	600,000	0.81
01018600001100	111	B7	2006	17 - 2 Story	55 Good	3,672	548,900	12/26/2008	I	615,000	0.89
01018600002600	111	B7	2006	12 - 1 Story Bsmt	55 Good	2,704	507,300	6/3/2008	I	525,000	0.97
01018600003000	111	B7	2006	12 - 1 Story Bsmt	55 Good	3,381	487,500	9/12/2008	I	615,000	0.79
01018600004200	111	B7	2006	17 - 2 Story	55 Good	3,573	516,500	5/16/2008	I	567,500	0.91
01034500000500	111	B7	2007	17 - 2 Story	55 Good	4,536	591,800	8/4/2008	I	780,000	0.76
01034500000600	111	B7	2006	11 - 1 Story	55 Good	2,884	530,400	3/31/2008	I	635,000	0.84
01034500000900	111	B7	2007	18 - 2 Story Bsmt	65 Very Good	6,211	941,600	4/1/2008	I	980,000	0.96
01034500001500	111	B7	2007	12 - 1 Story Bsmt	55 Good	3,863	508,000	2/26/2008	I	609,000	0.83
01034500003400	111	B7	2007	11 - 1 Story	55 Good	2,694	502,200	2/29/2008	I	619,000	0.81
01034500003700	111	B7	2008	11 - 1 Story	55 Good	2,769	528,600	3/20/2008	I	625,000	0.85
01040500001000	111	B7	2007	17 - 2 Story	55 Good	3,899	562,800	4/30/2008	I	675,000	0.83
01040500003000	111	B7	2007	17 - 2 Story	65 Very Good	3,764	638,700	3/4/2008	I	789,000	0.81
01040500003300	111	B7	2007	17 - 2 Story	65 Very Good	3,497	609,400	1/4/2008	I	730,000	0.83
01040500003400	111	B7	2007	17 - 2 Story	65 Very Good	3,137	558,200	9/12/2008	I	528,940	1.06

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Qualified Sales

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30040200103200	111	46	2007	11 - 1 Story	49 Avg Plus	2,056	348,700	11/17/2008	I	320,000	1.09
30040200201700	111	B4	2008	11 - 1 Story	45 Average	2,144	334,200	10/2/2008	I	366,000	0.91
30040200103500	111	46	2008	11 - 1 Story	49 Avg Plus	1,681	313,100	8/27/2008	I	335,000	0.93



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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
No sales in this category											