

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Tulalip Reservation East

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): 2315000

Parcels Appraised: 665

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	100,699,200	86,494,900	-14,204,300	-14.1%
Improvements:	70,533,300	68,019,900	-2,513,400	-3.6%
Total:	171,232,500	154,514,800	-16,717,700	-9.8%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 11

	2008	2009	Change	% Change
Median Ratio:	1.0267	0.8620	-0.1646	-16.0%
Mean Ratio:	1.0210	0.8787	-0.1423	-13.9%
Weighted Mean:	1.0075	0.8748	-0.1327	-13.2%
PRD:	1.0134	1.0045	-0.0089	-0.9%
COD:	0.0747	0.0596	-0.0152	-20.3%

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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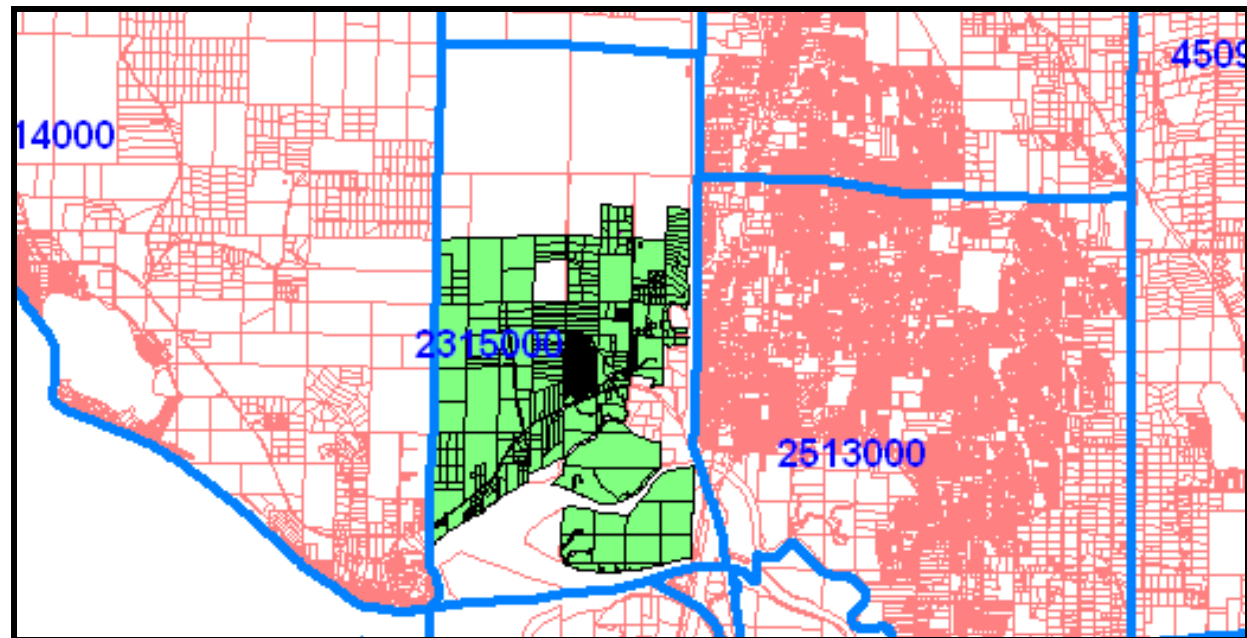


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2315000 (AKA BMA 2315000) 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

Strip of Tulalip Tribes Trust Land south of 140th and west of I-5 (approximately 2 miles wide and 3 miles long).

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Agricultural	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	1	L:	324,500	311,400	-13,100	-4.0%
		B:	162,900	163,300	400	0.2%
		T:	487,400	474,700	-12,700	-2.6%
Commercial	6	L:	1,359,300	1,142,300	-217,000	-16.0%
		B:	16,388,200	16,388,100	-100	0.0%
		T:	17,747,500	17,530,400	-217,100	-1.2%
Residential	492	L:	62,218,700	52,557,300	-9,661,400	-15.5%
		B:	52,610,700	50,124,900	-2,485,800	-4.7%
		T:	114,829,400	102,682,200	-12,147,200	-10.6%
Multifamily	5	L:	782,700	737,900	-44,800	-5.7%
		B:	1,371,500	1,343,600	-27,900	-2.0%
		T:	2,154,200	2,081,500	-72,700	-3.4%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	161	L:	36,014,000	31,746,000	-4,268,000	-11.9%
		B:	0	0	0	0.0%
		T:	36,014,000	31,746,000	-4,268,000	-11.9%

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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	665	L:	100,699,200	86,494,900	-14,204,300	-14.1%
		B:	70,533,300	68,019,900	-2,513,400	-3.6%
		T:	171,232,500	154,514,800	-16,717,700	-9.8%

- 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	391	11	2.8%
	112-2 Single Family Residences	1		
	117-Manufac Home (Leased Site)	16		
	118-Manufac Home (Owned Site)	73		
	122-Duplex	5		
	183-Non Residential Structure	4		
	184-Septic System	3		
	186-Septic & Well	1		
	344-Transportation Equipment	1		
	451-Freeways	1		
	481-Electric Utility	1		
	681-Nursery,Primary,Second Sch	2		
	691-Religious Activities	2		
	910-Undeveloped Land	150		
	939-Other Water Areas	11		
	Grand Total	665	11	1.7%

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
	46 Spt/Well Site	8		
	54 No Perk	1		
	57 Other Acreage Type	115	2	1.7%
	65 Topo Problems I	29		
	81 Tidelands	2		
	88 Contiguous-less than 1 acre	5		
	A2 Sewer Avg Older Mixed NH	277	9	3.2%
	B2 Septic Average Mixed NH	80		
	B3 Septic - Access DNA Devlpm	2		
	B4 Septic Average NH	105		
	N/A Building only	28		
	SC SrCit Residual Contiguous	2		
	UD Undevelopable Land	4		
	V1 View/Wtrfrt Type I	1		
	V5 View/Wtrfrt Type V	1		
	V6 View/Wtrfrt Type VI	1		
	V8 View/Wtrfrt Type VIII	4		
	Grand Total	665	11	1.7%

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	201	5	2.5%
	12 - 1 Story Bsmt	4		
	14 - 1 1/2 Story	21	1	4.8%
	15 - 1 1/2 Story Bsmt	1		
	17 - 2 Story	17		
	18 - 2 Story Bsmt	4		
	20 - 2+ Story	1		
	23 - Split Entry	128	4	3.1%
	24 - Tri Level	13	1	7.7%
	71 - DW Manuf. Home	54		
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	25		
	77 - TW Manuf. Home	7		
	96 - Geodesic Dome	1		
	N/A	187		
	Grand Total	665	11	1.7%

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	1		
	25 Low	8		
	35 Fair	39		
	45 Average	387	11	2.8%
	55 Good	33		
	65 Very Good	10		
	N/A	187		
	Grand Total	665	11	1.7%

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
	1910 - 1919	1		
	1920 - 1929	17		
	1930 - 1939	11	1	9.09%
	1940 - 1949	8		
	1950 - 1959	13		
	1960 - 1969	91	2	2.20%
	1970 - 1979	228	7	3.07%
	1980 - 1989	36		
	1990 - 1999	26	1	3.85%
	2000 - 2009	47		
	N/A	187		
	Grand Total	665	11	1.7%

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	187		
	1 - 499	2		
	500 - 749	7		
	750 - 999	37		
	1000 - 1249	89	3	3.4%
	1250 - 1499	113	2	1.8%
	1500 - 1749	122	3	2.5%
	1750 - 1999	60	2	3.3%
	2000 - 2249	24	1	4.2%
	2250 - 2499	10		
	2500 - 2749	3		
	2750 - 2999	4		
	3250 - 3499	2		
	3500 - 3749	4		
	5000 - Over	1		
	Grand Total	665	11	1.7%

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	2,773,200	2,407,900
Total Sales Price	2,752,489	2,752,489
Average Assessed Value	252,109	218,900
Average Sales Price	250,226	250,226
Number in Sample	11	11
Median Ratio	1.0267	0.8620
Mean (Average) Ratio	1.0210	0.8787
Weighted Mean (S.W.A.) Ratio	1.0075	0.8748
Regression Index (P.R.D.)	1.0134	1.0045
Coefficient of Dispersion (C.O.D.)	0.0747	0.0596

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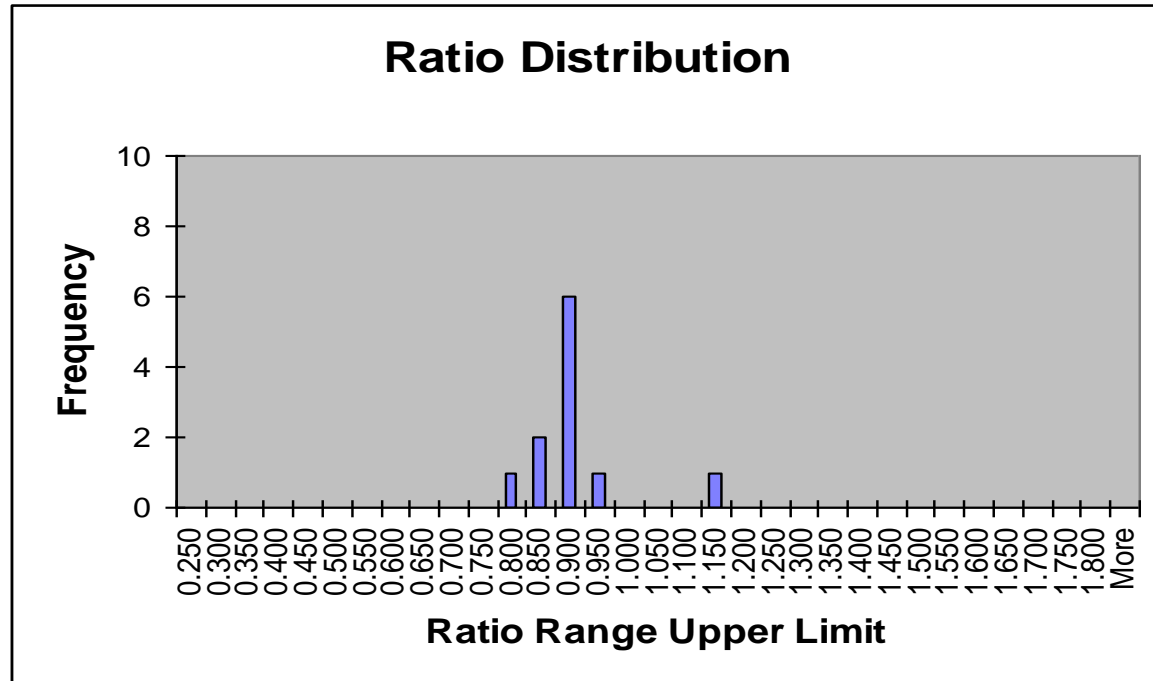


Performance Analysis

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	2,773,200	2,407,900
Total Sales Price	2,752,489	2,752,489
Average Assessed Value	252,109	218,900
Average Sales Price	250,226	250,226
Number in Sample	11	11
Median Ratio	1.0267	0.8620
Mean (Average) Ratio	1.0210	0.8787
Weighted Mean (S.W.A.) Ratio	1.0075	0.8748
Regression Index (P.R.D.)	1.0134	1.0045
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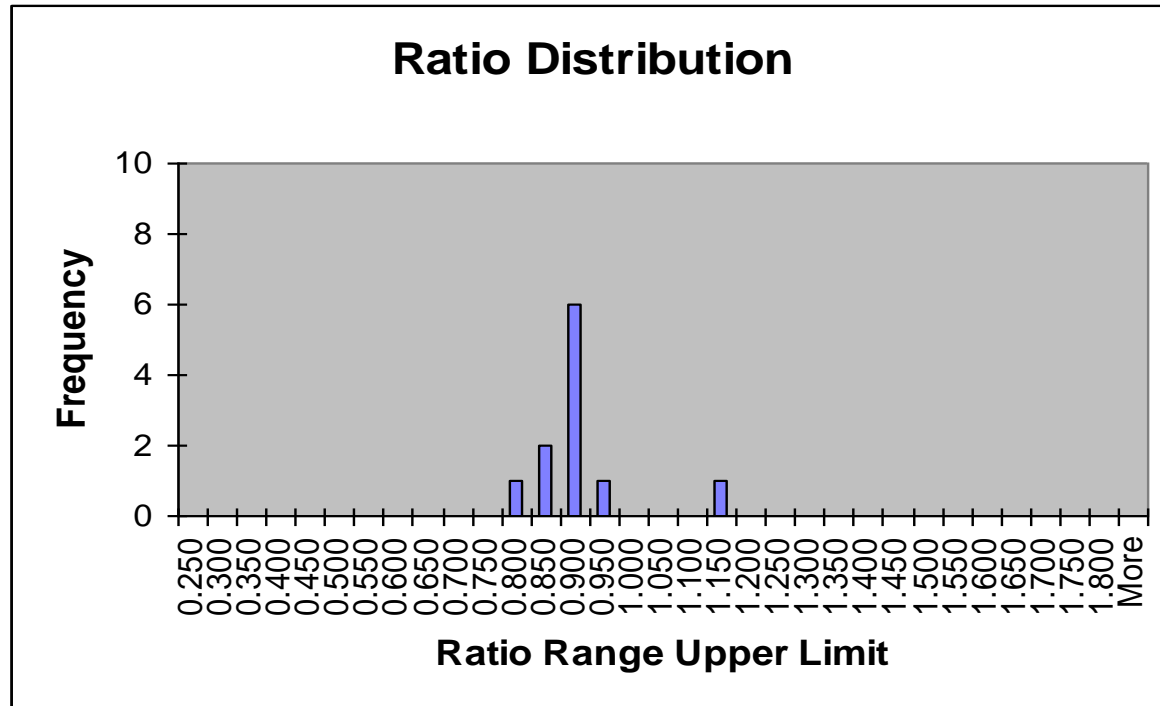


Performance Analysis

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
30052000302500	111	57	1993	11 - 1 Story	45 Average	2,042	349,300	8/13/2008	I	390,000	0.90
00507400000500	111	57	1938	11 - 1 Story	45 Average	1,092	237,400	11/6/2008	I	269,950	0.88
00597900401200	111	A2	1968	11 - 1 Story	45 Average	1,056	182,900	9/27/2008	I	224,540	0.81
00597900500800	111	A2	1969	11 - 1 Story	45 Average	1,800	200,800	3/27/2008	I	220,000	0.91
00624200201500	111	A2	1978	23 - Split Entry	45 Average	1,300	194,500	5/7/2008	I	255,000	0.76
00624200402000	111	A2	1977	23 - Split Entry	45 Average	1,769	232,400	1/2/2008	I	260,000	0.89
00676600001700	111	A2	1979	23 - Split Entry	45 Average	1,708	204,000	3/4/2008	I	239,999	0.85
00676600001900	111	A2	1979	11 - 1 Story	45 Average	1,000	186,200	2/18/2008	I	216,000	0.86
00676600003400	111	A2	1979	14 - 1 1/2 Story	45 Average	1,638	214,200	3/27/2008	I	250,000	0.86
00676600005500	111	A2	1979	23 - Split Entry	45 Average	1,500	204,000	5/8/2008	I	185,000	1.10
00676600006700	111	A2	1979	24 - Tri Level	45 Average	1,288	202,200	8/22/2008	I	242,000	0.84

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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											