

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: City of Arlington and Area West to I-5

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009
Assessment Year/Tax Year: 2009 Assessment / 2010 Tax
Last Physical Inspection: 2007
Prior Appraisal Date: January 1, 2008
Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 2408000-2408908

Parcels Appraised: 5494

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	752,176,000	618,329,700	-135,194,600	-18.0%
Improvements:	727,145,200	729,088,700	1,460,700	0.2%
Total:	1,479,321,200	1,347,418,400	-133,733,900	-9.0%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 159

	2008	2009	Change	% Change
Median Ratio:	0.9497	0.8611	-0.0886	-9.3%
Mean Ratio:	0.9576	0.8680	-0.0896	-9.4%
Weighted Mean:	0.9534	0.8674	-0.0860	-9.0%
PRD:	1.0044	1.0007	-0.0037	-0.4%
COD:	0.0658	0.0575	-0.0083	-12.6%

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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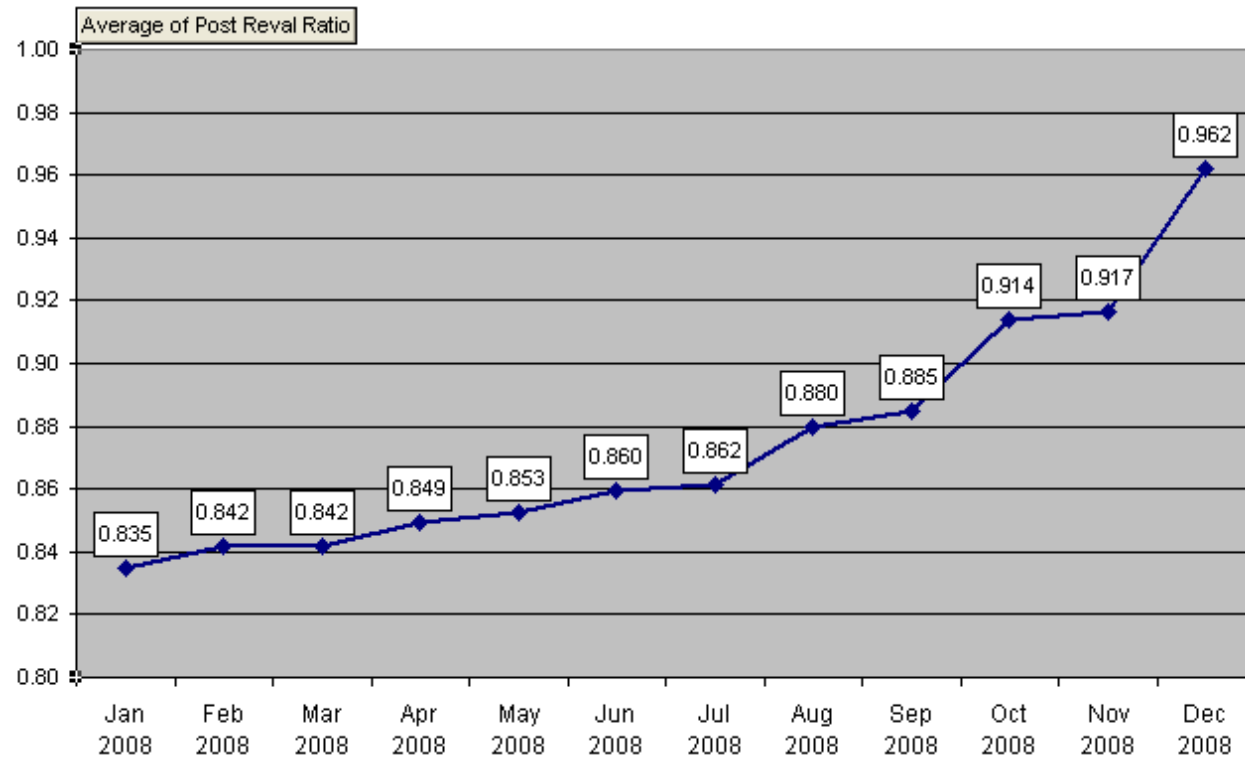
Summary

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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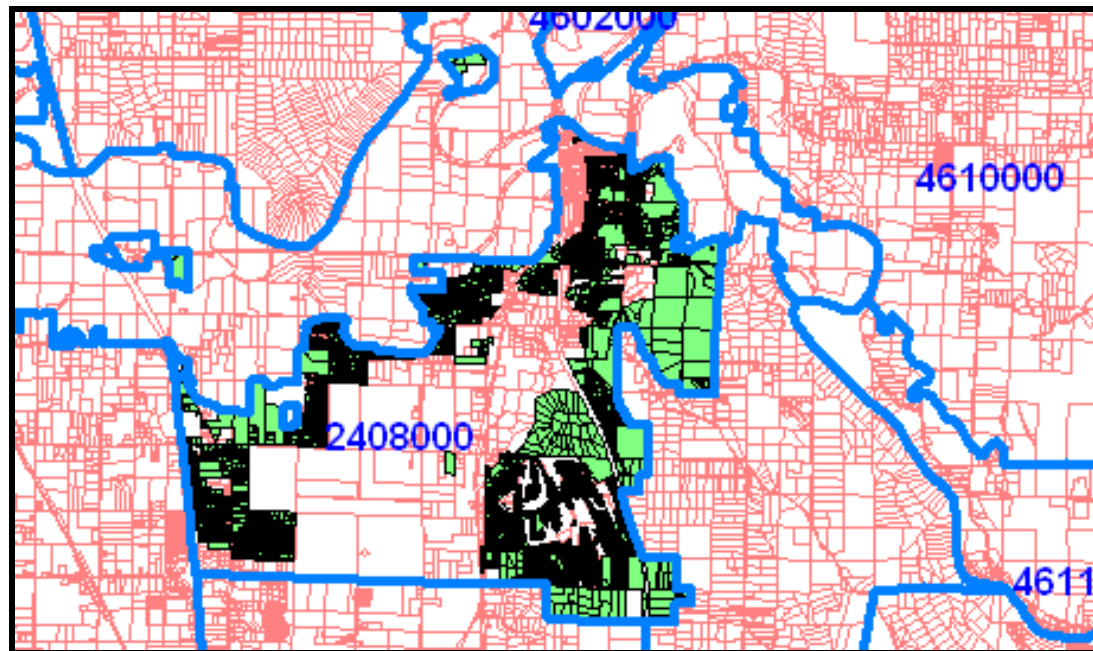


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2408000-2408908 (AKA BMA 2408000-2408908) 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

City of Arlington, and an area east of I-5, west of SR 9, south of the Stillaguamish River and north of SR 531.

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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	7	L:	10,881,200	9,011,500	-1,869,700	-17.2%
		B:	1,847,100	1,814,000	-33,100	-1.8%
		T:	12,728,300	10,825,500	-1,902,800	-14.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	36	L:	27,118,300	23,300,700	-3,817,600	-14.1%
		B:	60,042,400	59,864,400	-178,000	-0.3%
		T:	87,160,700	83,165,100	-3,995,600	-4.6%
Residential	4815	L:	648,532,500	534,633,900	-114,251,900	-17.6%
		B:	636,397,300	639,855,900	2,975,800	0.5%
		T:	1,284,929,800	1,174,489,800	-111,276,100	-8.7%
Multifamily	116	L:	16,235,500	13,577,300	-2,658,200	-16.4%
		B:	28,085,200	26,681,200	-1,404,000	-5.0%
		T:	44,320,700	40,258,500	-4,062,200	-9.2%
Forest	2	L:	229,000	194,000	-35,000	-15.3%
		B:	118,900	117,000	-1,900	-1.6%
		T:	347,900	311,000	-36,900	-10.6%
Other	518	L:	49,179,500	37,612,300	-12,562,200	-25.5%
		B:	654,300	756,200	101,900	15.6%
		T:	49,833,800	38,368,500	-12,460,300	-25.0%

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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	5494	L:	752,176,000	618,329,700	-135,194,600	-18.0%
		B:	727,145,200	729,088,700	1,460,700	0.2%
		T:	1,479,321,200	1,347,418,400	-133,733,900	-9.0%

- 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
	111-Single Family Residence	4,190	143	3.4%
	112-2 Single Family Residences	26		
	113-3 Single Family Residences	2		
	116-Comon Wall SFR	98		
	117-Manufac Home (Leased Site)	12		
	118-Manufac Home (Owned Site)	51		
	119-Manuf Home (MHP)	269	7	2.6%
	122-Duplex	113		
	123-Tri-Plex	2		
	124-Four Plex	1		
	142-SFR Condominium CommonWall	141	7	5.0%
	143-SFR Condominium MFR	6		
	183-Non Residential Structure	14		
	184-Septic System	5		
	186-Septic & Well	1		
	456-Local Access Streets	3		
	457-Alleys	1		
	481-Electric Utility	1		
	482-Gas Utility	2		
	484-Sewage Disposal	1		
	489-Other utilities, NEC	4		
	624-Funeral/Crematory Services	1		
	637-Warehouse/Storage Services	1		
	641-Automobile Repair Services	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	681-Nursery,Primary,Second Sch	6		
	683-Special Training/Schooling	1		
	691-Religious Activities	9		
	699-Other Misc Services	2		
	749-Other Recreation	1		
	761-Parks, General Recreation	1		
	769-Other Parks, NEC	1		
	830-Open Space Agriculture	4		
	881-DF Timber Ac w/ ImpAcBldg	2		
	890-Other Resource Production	1		
	910-Undeveloped Land	358	2	0.6%
	911-Vacant Site/Mobile Park	61		
	915-Common Areas	41		
	916-Water Retention Area	5		
	919-Trans. Development Rights	49		
	931-Rivers,Streams,Creeks	3		
	940-Open Space General	3		
	Grand Total	5,494	159	2.9%

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	2		
	24 Open Space Ag	5		
	46 Spt/Well Site	8		
	57 Other Acreage Type	28		
	65 Topo Problems I	5		
	88 Contiguous-less than 1 acre	39		
	A2 Sewer Avg Older Mixed NH	652	12	1.8%
	A3 Sewer Avg Homogeneous NH	2,968	112	3.8%
	A4 Sewer Average Plus NH	235	5	2.1%
	A6 Sewer Good Homogenous NH	106	3	2.8%
	AG AG-10 FHZ	4		
	B2 Septic Average Mixed NH	576	11	1.9%
	B4 Septic Average NH	17		
	B5 Septic UGA	60		
	B6 Septic Good Homogenous NH	42	2	4.8%
	C4 Condo Cmnwall@LivArea - 142	167	7	4.2%
	C6 SFR Commonwall - UC 116	77		
	CA Common Areas	50		
	DV PDR TDR & Lot Status Certs	49		
	LF Land detail not used	2		
	N/A Building only	356	7	2.0%
	UD Undevelopable Land	45		
	Grand Total	5,494	159	2.9%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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	2,159	56	2.6%
12 - 1 Story Bsmt	226	8	3.5%
14 - 1 1/2 Story	129	5	3.9%
15 - 1 1/2 Story Bsmt	45	1	2.2%
17 - 2 Story	1,405	46	3.3%
18 - 2 Story Bsmt	85	3	3.5%
20 - 2+ Story	3		
23 - Split Entry	400	31	7.8%
24 - Tri Level	129		
71 - DW Manuf. Home	194	4	2.1%
74 - SW Manuf. Home	131	3	2.3%
77 - TW Manuf. Home	1		
N/A	587	2	0.3%
Grand Total	5,494	159	2.9%

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	28	1	3.6%
	35 Fair	238	5	2.1%
	41 Avg Minus	731	28	3.8%
	45 Average	3,015	95	3.2%
	49 Avg Plus	542	18	3.3%
	55 Good	324	10	3.1%
	65 Very Good	26		
	75 Excellent	2		
	N/A	587	2	0.3%
	Grand Total	5,494	159	2.9%

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	5		
	1900 - 1909	76		
	1910 - 1919	72	1	1.39%
	1920 - 1929	70	3	4.29%
	1930 - 1939	42	2	4.76%
	1940 - 1949	103	2	1.94%
	1950 - 1959	132	2	1.52%
	1960 - 1969	284	9	3.17%
	1970 - 1979	503	11	2.19%
	1980 - 1989	300	8	2.67%
	1990 - 1999	1,492	35	2.35%
	2000 - 2009	1,828	84	4.60%
	N/A	587	2	0.34%
	Grand Total	5,494	159	2.9%

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		587	2	0.3%
1 - 499		6		
500 - 749		54	2	3.7%
750 - 999		351	9	2.6%
1000 - 1249		675	25	3.7%
1250 - 1499		1,043	33	3.2%
1500 - 1749		1,019	33	3.2%
1750 - 1999		653	20	3.1%
2000 - 2249		464	8	1.7%
2250 - 2499		222	9	4.1%
2500 - 2749		134	4	3.0%
2750 - 2999		142	6	4.2%
3000 - 3249		75	7	9.3%
3250 - 3499		19		
3500 - 3749		30	1	3.3%
3750 - 3999		7		
4000 - 4249		3		
4250 - 4499		3		
4500 - 4749		3		
4750 - 4999		1		
5000 - Over		3		
Grand Total		5,494	159	2.9%

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	42,684,300	38,834,600
Total Sales Price	44,770,890	44,770,890
Average Assessed Value	268,455	244,243
Average Sales Price	281,578	281,578
Number in Sample	159	159
Median Ratio	0.9497	0.8611
Mean (Average) Ratio	0.9576	0.8680
Weighted Mean (S.W.A.) Ratio	0.9534	0.8674
Regression Index (P.R.D.)	1.0044	1.0007
Coefficient of Dispersion (C.O.D.)	0.0658	0.0575

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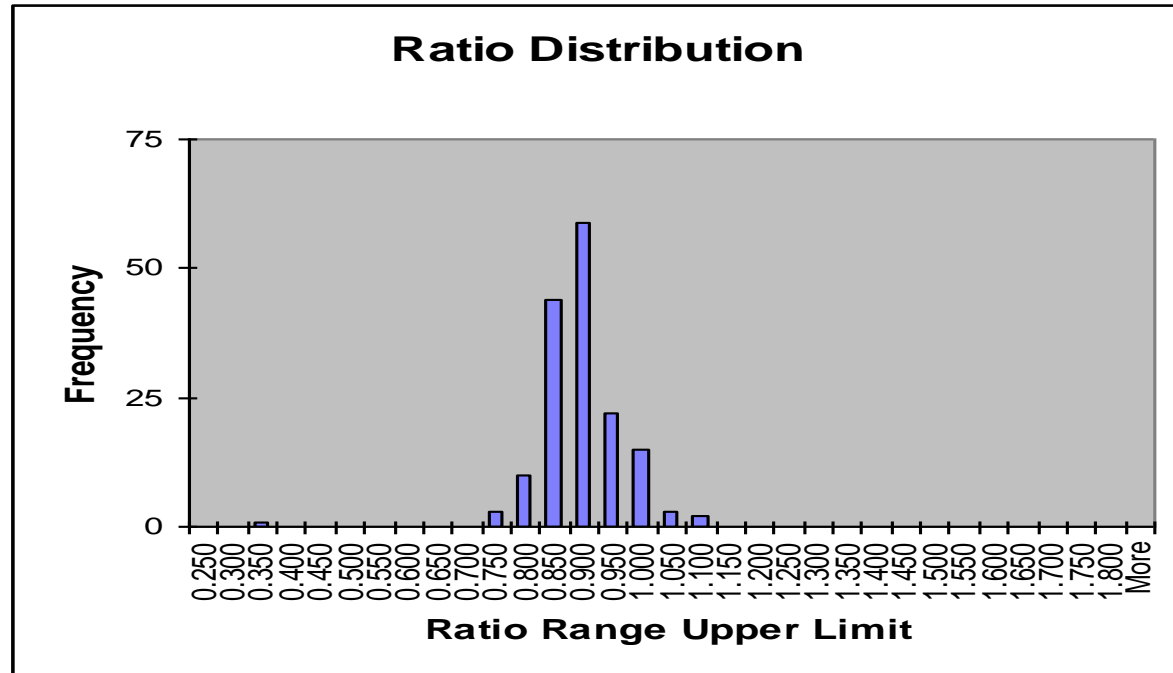


Performance Analysis

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	40,759,700	37,076,400
Total Sales Price	42,743,090	42,743,090
Average Assessed Value	285,033	259,276
Average Sales Price	298,903	298,903
Number in Sample	143	143
Median Ratio	0.9484	0.8608
Mean (Average) Ratio	0.9577	0.8703
Weighted Mean (S.W.A.) Ratio	0.9536	0.8674
Regression Index (P.R.D.)	1.0043	1.0033
Coefficient of Dispersion	0.0605	0.0518

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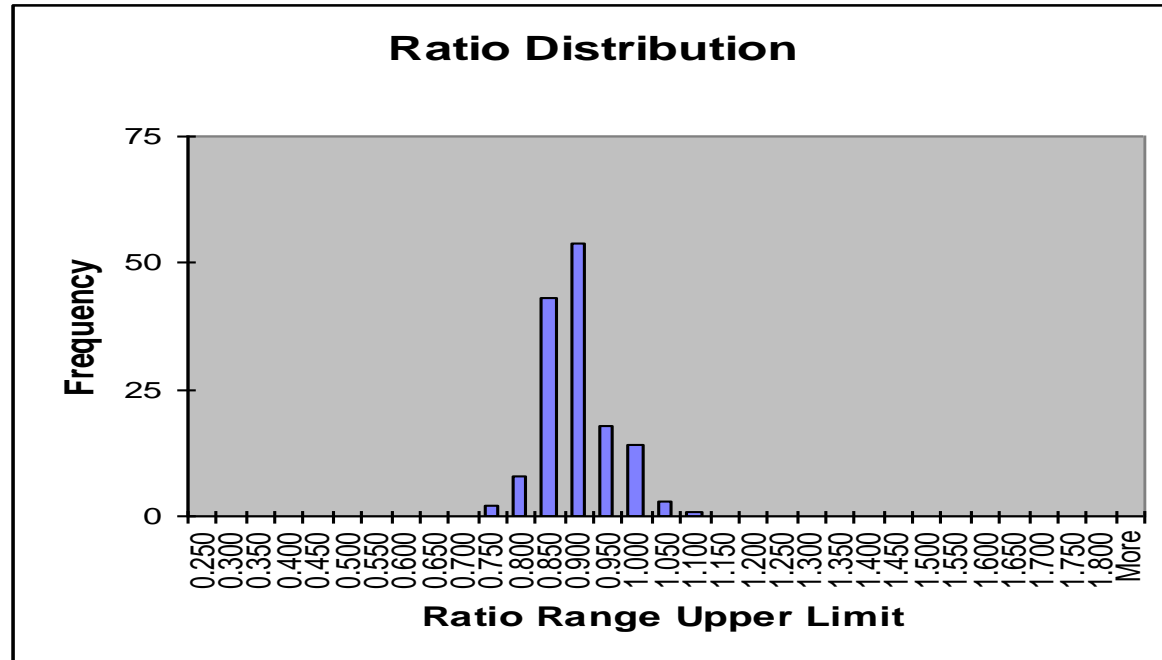


Performance Analysis

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
31051100402700	111	A3	1945	14 - 1 1/2 Story	45 Average	2,186	264,500	4/23/2008	I	298,000	0.89
31051100406100	111	A3	1990	11 - 1 Story	45 Average	1,160	217,800	6/19/2008	I	248,000	0.88
31051200203100	111	A3	1976	12 - 1 Story Bsmt	49 Avg Plus	2,032	297,700	1/20/2008	I	349,000	0.85
31051200203300	111	A3	1992	17 - 2 Story	45 Average	1,487	240,900	7/7/2008	I	235,000	1.03
31052100301000	111	B2	1964	11 - 1 Story	45 Average	1,680	277,700	6/30/2008	I	298,000	0.93
00381200000200	111	B2	1969	11 - 1 Story	45 Average	960	191,100	6/24/2008	I	218,000	0.88
00411500400302	111	A2	1970	12 - 1 Story Bsmt	45 Average	2,383	255,400	6/19/2008	I	280,000	0.91
00411700401700	111	A2	2003	17 - 2 Story	45 Average	1,372	239,000	5/1/2008	I	275,000	0.87
00420800001800	111	B2	1977	11 - 1 Story	45 Average	1,050	207,600	11/13/2008	I	238,000	0.87
00421400002400	111	B2	1970	11 - 1 Story	41 Avg Minus	1,056	196,000	4/24/2008	I	230,000	0.85
00422100001200	111	B2	1978	11 - 1 Story	41 Avg Minus	1,296	194,500	5/9/2008	I	211,000	0.92
00426400000200	111	B2	1977	11 - 1 Story	45 Average	1,502	229,600	2/20/2008	I	274,000	0.84
00455400101500	111	A2	1930	12 - 1 Story Bsmt	35 Fair	792	165,100	4/1/2008	I	196,000	0.84
00461800801200	111	A2	1924	14 - 1 1/2 Story	45 Average	1,665	248,900	10/29/2008	I	275,000	0.91
00538300101100	111	A2	1948	14 - 1 1/2 Story	45 Average	2,710	269,800	11/14/2008	I	324,000	0.83
00538300301300	111	A2	1920	15 - 1 1/2 Story Bsmt	45 Average	1,670	260,800	6/4/2008	I	280,900	0.93
00541200000300	111	A2	1952	11 - 1 Story	35 Fair	782	178,400	8/6/2008	I	215,000	0.83
00562700000700	111	A3	1976	11 - 1 Story	45 Average	1,632	229,900	3/8/2008	I	260,000	0.88
00564600000300	111	A3	1971	11 - 1 Story	45 Average	2,280	342,600	10/16/2008	I	344,000	1.00
00598900000700	111	B2	1969	11 - 1 Story	45 Average	1,470	216,700	4/8/2008	I	265,950	0.81
00605200001000	111	A3	1962	23 - Split Entry	45 Average	2,453	314,600	6/30/2008	I	408,000	0.77
00605200001301	111	A3	1952	11 - 1 Story	45 Average	1,709	269,500	6/6/2008	I	308,900	0.87
00621300006400	111	B2	1969	11 - 1 Story	41 Avg Minus	1,088	188,800	10/15/2008	I	191,200	0.99
00621300006800	111	B2	1969	11 - 1 Story	35 Fair	864	172,100	1/16/2008	I	212,000	0.81
00621300011100	111	B2	1969	11 - 1 Story	35 Fair	864	171,900	12/23/2008	I	213,000	0.81

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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
00660700001100	111	A3	1979	11 - 1 Story	45 Average	1,696	249,000	3/25/2008	I	317,950	0.78
00689900000100	111	B2	1971	11 - 1 Story	45 Average	1,697	254,800	8/28/2008	I	274,000	0.93
00714500001100	111	A3	1983	14 - 1 1/2 Story	45 Average	1,574	239,400	2/27/2008	I	302,000	0.79
00714500002500	111	A3	1983	11 - 1 Story	45 Average	912	201,400	4/18/2008	I	230,000	0.88
00738500403700	111	A3	1988	17 - 2 Story	49 Avg Plus	1,654	267,100	5/9/2008	I	314,950	0.85
00738500405500	111	A3	1988	11 - 1 Story	49 Avg Plus	1,930	310,900	1/24/2008	I	347,000	0.90
00776800000500	111	A3	1990	11 - 1 Story	45 Average	1,024	218,600	5/9/2008	I	225,000	0.97
00800700002100	111	A4	1994	17 - 2 Story	49 Avg Plus	2,232	304,800	6/23/2008	I	355,000	0.86
00809200000900	111	A3	1997	11 - 1 Story	45 Average	1,356	231,200	1/29/2008	I	288,500	0.80
00809200002500	111	A3	1994	17 - 2 Story	45 Average	1,741	258,000	4/8/2008	I	282,000	0.91
00809200004700	111	A3	1994	11 - 1 Story	45 Average	1,407	237,000	12/22/2008	I	225,000	1.05
00825100001200	111	A3	1995	11 - 1 Story	45 Average	1,444	254,600	4/28/2008	I	299,950	0.85
00825100002700	111	A3	1994	17 - 2 Story	45 Average	2,298	275,600	5/13/2008	I	298,300	0.92
00832900000100	111	A4	1996	11 - 1 Story	55 Good	1,929	338,900	4/25/2008	I	409,000	0.83
00832900004200	111	A4	1996	11 - 1 Story	55 Good	1,906	334,200	5/6/2008	I	425,000	0.79
00832900005500	111	A4	1997	11 - 1 Story	55 Good	1,728	315,100	8/19/2008	I	363,500	0.87
00834900001100	111	A3	1997	17 - 2 Story	45 Average	1,641	246,200	9/4/2008	I	307,000	0.80
00834900001800	111	A3	1997	17 - 2 Story	45 Average	1,695	251,000	3/25/2008	I	291,500	0.86
00834900003300	111	A3	1995	11 - 1 Story	45 Average	1,162	219,700	8/8/2008	I	270,300	0.81
00834900003700	111	A3	1996	11 - 1 Story	45 Average	1,225	224,200	10/24/2008	I	235,000	0.95
00849100002200	111	A3	1997	23 - Split Entry	45 Average	1,592	238,800	2/20/2008	I	269,900	0.88
00861900001300	111	A4	1997	11 - 1 Story	49 Avg Plus	1,482	277,500	8/6/2008	I	325,000	0.85
00865900002900	111	A3	1998	11 - 1 Story	49 Avg Plus	1,644	307,500	6/5/2008	I	369,950	0.83
00866600000200	111	A6	1999	11 - 1 Story	55 Good	2,272	374,900	7/2/2008	I	434,900	0.86
00866600001700	111	A6	1998	18 - 2 Story Bsmt	55 Good	3,120	405,800	6/9/2008	I	440,950	0.92

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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
00870600001800	111	A3	1999	11 - 1 Story	45 Average	1,309	228,500	2/20/2008	I	270,000	0.85
00870600008900	111	A3	1998	17 - 2 Story	45 Average	1,591	262,000	1/17/2008	I	299,500	0.87
00870600009000	111	A3	1998	11 - 1 Story	45 Average	1,660	253,400	1/29/2008	I	307,500	0.82
00870600011700	111	A3	1998	12 - 1 Story Bsmt	45 Average	2,388	289,100	8/26/2008	I	351,000	0.82
00874400001100	111	A3	1999	17 - 2 Story	45 Average	1,855	258,100	4/29/2008	I	319,950	0.81
00874800000900	111	A3	2001	11 - 1 Story	45 Average	1,599	264,500	6/24/2008	I	305,000	0.87
00874800008200	111	A3	1998	17 - 2 Story	45 Average	1,679	251,500	4/21/2008	I	300,000	0.84
00875200004100	111	A3	1998	11 - 1 Story	41 Avg Minus	806	191,900	1/28/2008	I	234,950	0.82
00875200005500	111	A3	1998	11 - 1 Story	41 Avg Minus	806	191,900	5/14/2008	I	237,000	0.81
00875200007600	111	A3	1999	17 - 2 Story	41 Avg Minus	1,545	233,400	7/25/2008	I	246,700	0.95
00875500000600	111	A3	1999	11 - 1 Story	45 Average	1,344	231,500	9/29/2008	I	275,000	0.84
00960000300900	119	N/A	1967	74 - SW Manuf. Home	25 Low	684	4,100	2/12/2008	I	4,500	0.91
00960007901200	119	N/A	1999	71 - DW Manuf. Home	55 Good	1,766	55,400	8/26/2008	I	70,000	0.79
00960009605500	119	N/A	1997	71 - DW Manuf. Home	55 Good	1,080	33,900	8/15/2008	I	36,000	0.94
00960009607900	119	N/A	1993	71 - DW Manuf. Home	55 Good	1,066	30,300	7/7/2008	I	34,000	0.89
00960011201000	119	N/A	1973	71 - DW Manuf. Home	45 Average	1,056	7,500	8/1/2008	I	21,500	0.35
00960011203300	119	N/A	1981	74 - SW Manuf. Home	35 Fair	700	7,700	4/28/2008	I	8,000	0.96
00960011204700	119	N/A	1985	74 - SW Manuf. Home	45 Average	930	13,000	7/25/2008	I	17,600	0.74
00898100001300	111	A3	2000	23 - Split Entry	45 Average	1,520	230,800	7/9/2008	I	267,000	0.86
00898100004200	111	A3	2000	17 - 2 Story	45 Average	2,378	276,700	9/16/2008	I	270,000	1.02
00898100006700	111	A3	2000	17 - 2 Story	45 Average	1,582	239,200	12/10/2008	I	257,000	0.93
00898100007800	111	A3	2000	17 - 2 Story	45 Average	1,364	225,900	7/17/2008	I	273,000	0.83
00898100008800	111	A3	2000	23 - Split Entry	45 Average	1,660	241,500	4/28/2008	I	273,000	0.88
00898300004300	111	A6	2001	12 - 1 Story Bsmt	55 Good	3,116	392,600	6/24/2008	I	455,000	0.86
00904500000600	111	A3	2000	23 - Split Entry	45 Average	1,832	252,000	10/17/2008	I	265,000	0.95

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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
0090450002100	111	A3	2001	23 - Split Entry	45 Average	1,160	244,500	3/17/2008	I	273,000	0.90
0090450004200	111	A3	2000	23 - Split Entry	45 Average	2,000	256,900	7/16/2008	I	300,000	0.86
0091070000200	111	A3	2001	11 - 1 Story	41 Avg Minus	1,302	219,500	9/4/2008	I	255,000	0.86
00910700003300	111	A3	2001	17 - 2 Story	41 Avg Minus	1,488	234,900	5/14/2008	I	265,000	0.89
00910700008300	111	A3	2002	12 - 1 Story Bsmt	41 Avg Minus	2,324	251,000	10/6/2008	I	255,000	0.98
00411700900300	111	A2	2002	17 - 2 Story	45 Average	1,436	225,800	8/27/2008	I	264,000	0.86
00920800002100	111	A3	2001	17 - 2 Story	41 Avg Minus	1,008	196,900	3/21/2008	I	241,000	0.82
00920800003400	111	A3	2001	17 - 2 Story	41 Avg Minus	1,522	232,800	1/23/2008	I	272,000	0.86
00920800004200	111	A3	2001	17 - 2 Story	41 Avg Minus	1,522	232,800	4/1/2008	I	271,100	0.86
00928200001100	111	A3	2002	11 - 1 Story	41 Avg Minus	1,100	208,700	5/13/2008	I	252,000	0.83
00928200001700	111	A3	2002	11 - 1 Story	41 Avg Minus	1,253	214,000	5/12/2008	I	262,000	0.82
00928200001900	111	A3	2002	11 - 1 Story	41 Avg Minus	1,300	216,400	4/8/2008	I	260,000	0.83
00928200002300	111	A3	2003	11 - 1 Story	41 Avg Minus	1,100	208,700	5/27/2008	I	250,000	0.83
00928200005200	111	A3	2002	11 - 1 Story	41 Avg Minus	1,253	214,000	3/19/2008	I	270,000	0.79
00928200007100	111	A3	2002	11 - 1 Story	41 Avg Minus	1,100	212,600	3/25/2008	I	262,000	0.81
00928200007300	111	A3	2002	11 - 1 Story	41 Avg Minus	1,100	212,200	6/16/2008	I	245,000	0.87
00928200008000	111	A3	2002	11 - 1 Story	41 Avg Minus	1,253	213,000	11/18/2008	I	223,950	0.95
00928200008400	111	A3	2002	11 - 1 Story	41 Avg Minus	1,100	208,700	5/15/2008	I	247,750	0.84
00928200008500	111	A3	2002	11 - 1 Story	41 Avg Minus	1,253	214,000	11/5/2008	I	225,000	0.95
00930200001100	111	A3	2002	11 - 1 Story	45 Average	1,246	224,300	5/15/2008	I	255,000	0.88
00930200001700	111	A3	2002	17 - 2 Story	45 Average	1,688	248,500	10/15/2008	I	260,000	0.96
00934700001300	111	A3	2002	11 - 1 Story	45 Average	1,420	242,700	5/2/2008	I	300,000	0.81
00934700001400	111	A3	2003	17 - 2 Story	45 Average	1,932	268,400	3/17/2008	I	335,000	0.80
00932500900200	142	C4	2002	17 - 2 Story	41 Avg Minus	1,445	197,800	8/7/2008	I	226,900	0.87
31051000406200	111	A3	2003	17 - 2 Story	45 Average	1,893	267,400	5/14/2008	I	289,950	0.92

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00932501300200	142	C4	2002	17 - 2 Story	41 Avg Minus	1,432	207,400	6/25/2008	I	235,000	0.88
00946600001000	111	A3	2003	12 - 1 Story Bsmt	41 Avg Minus	1,210	212,500	9/29/2008	I	220,000	0.97
00951300001200	111	A3	2004	23 - Split Entry	41 Avg Minus	1,721	241,000	2/26/2008	I	295,000	0.82
00952200001500	111	A3	2004	11 - 1 Story	45 Average	1,558	251,300	5/5/2008	I	299,950	0.84
00957500000800	111	A3	2004	23 - Split Entry	41 Avg Minus	1,772	241,000	3/28/2008	I	265,000	0.91
31051400404000	111	B6	1989	23 - Split Entry	45 Average	1,811	340,800	9/9/2008	I	350,000	0.97
00958500003900	111	A3	2004	17 - 2 Story	45 Average	1,932	269,800	10/12/2008	I	305,000	0.88
00958500004600	111	A3	2004	11 - 1 Story	45 Average	1,558	254,800	3/24/2008	I	280,000	0.91
00958500007800	111	A3	2004	11 - 1 Story	45 Average	1,791	267,700	5/1/2008	I	319,950	0.84
00958500011700	111	A3	2004	17 - 2 Story	45 Average	1,932	272,800	8/27/2008	I	305,000	0.89
00955700004000	111	A3	2004	17 - 2 Story	45 Average	2,182	283,800	6/24/2008	I	370,000	0.77
00955700005500	111	A3	2004	17 - 2 Story	45 Average	2,215	287,200	7/25/2008	I	320,000	0.90
31051400404300	111	B6	1989	11 - 1 Story	45 Average	1,462	307,600	9/12/2008	I	360,000	0.85
00378800500500	111	A2	2003	17 - 2 Story	45 Average	1,350	238,200	6/12/2008	I	264,000	0.90
31051600402000	111	A3	1918	14 - 1 1/2 Story	45 Average	1,652	227,000	11/6/2008	I	224,000	1.01
01013400000901	142	C4	2004	17 - 2 Story	41 Avg Minus	1,136	183,500	6/25/2008	I	240,500	0.76
01017900006800	111	A3	2005	17 - 2 Story	45 Average	2,388	299,600	5/31/2008	I	406,000	0.74
01030500001000	111	A3	2006	23 - Split Entry	45 Average	2,897	304,900	4/10/2008	I	309,000	0.99
01030500002900	111	A3	2006	23 - Split Entry	45 Average	2,235	265,300	9/11/2008	I	308,950	0.86
01030500006000	111	A3	2006	23 - Split Entry	45 Average	2,897	304,900	10/17/2008	I	317,424	0.96
01041300003500	111	A3	2006	11 - 1 Story	49 Avg Plus	1,816	294,600	6/6/2008	I	300,000	0.98
01040900002300	111	A3	1997	17 - 2 Story	49 Avg Plus	3,563	401,900	10/10/2008	I	455,000	0.88
01047900000300	111	A3	2007	17 - 2 Story	49 Avg Plus	3,007	353,000	2/6/2008	I	410,000	0.86
01047900000800	111	A3	2008	17 - 2 Story	49 Avg Plus	3,196	371,500	2/19/2008	I	415,000	0.90
01047900001800	111	A3	2008	17 - 2 Story	49 Avg Plus	3,007	358,300	5/22/2008	I	409,950	0.87

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01047900009000	111	A3	2007	17 - 2 Story	49 Avg Plus	2,631	346,500	5/21/2008	I	399,950	0.87
01047900010500	111	A3	2008	17 - 2 Story	49 Avg Plus	3,007	353,000	5/5/2008	I	409,950	0.86
01047900009600	111	A3	2007	17 - 2 Story	49 Avg Plus	2,843	353,600	5/28/2008	I	380,000	0.93
01069900000100	111	A3	2008	23 - Split Entry	45 Average	2,911	305,300	4/25/2008	I	328,950	0.93
01069900000200	111	A3	2008	23 - Split Entry	45 Average	1,355	249,400	5/21/2008	I	299,575	0.83
01069900000400	111	A3	2008	23 - Split Entry	45 Average	1,355	249,400	7/25/2008	I	291,500	0.86
01069900000500	111	A3	2008	23 - Split Entry	45 Average	1,355	249,400	3/5/2008	I	289,950	0.86
01069900000600	111	A3	2008	23 - Split Entry	45 Average	2,911	304,700	3/4/2008	I	328,600	0.93
01069900000800	111	A3	2008	23 - Split Entry	45 Average	1,970	255,700	5/30/2008	I	299,950	0.85
01069900000900	111	A3	2008	23 - Split Entry	45 Average	1,815	250,200	2/4/2008	I	293,450	0.85
01069900001000	111	A3	2008	23 - Split Entry	45 Average	1,355	249,400	9/25/2008	I	287,000	0.87
01069900001400	111	A3	2007	23 - Split Entry	45 Average	1,355	252,100	5/6/2008	I	289,100	0.87
01069900001500	111	A3	2007	23 - Split Entry	45 Average	1,158	240,100	4/14/2008	I	284,450	0.84
01069900001600	111	A3	2007	23 - Split Entry	45 Average	1,998	259,900	3/28/2008	I	291,000	0.89
01069900001700	111	A3	2007	23 - Split Entry	45 Average	1,815	250,100	4/21/2008	I	298,284	0.84
01069900002000	111	A3	2008	23 - Split Entry	45 Average	1,158	237,400	7/29/2008	I	277,950	0.85
01069900002100	111	A3	2008	23 - Split Entry	45 Average	2,207	268,800	4/25/2008	I	324,210	0.83
01069900002300	111	A3	2008	23 - Split Entry	45 Average	1,157	237,800	3/17/2008	I	289,250	0.82
01069900002400	111	A3	2008	23 - Split Entry	45 Average	1,157	234,300	9/15/2008	I	273,500	0.86
01069900002500	111	A3	2008	23 - Split Entry	45 Average	1,355	250,500	7/24/2008	I	284,950	0.88
01069900002600	111	A3	2008	23 - Split Entry	45 Average	1,815	251,100	2/27/2008	I	293,950	0.85
01077900000500	111	A3	2008	17 - 2 Story	49 Avg Plus	2,615	339,900	3/26/2008	I	425,000	0.80
01077900000900	111	A3	2008	18 - 2 Story Bsmt	49 Avg Plus	2,812	342,300	6/5/2008	I	425,000	0.81
01077900001100	111	A3	2008	17 - 2 Story	49 Avg Plus	3,153	375,200	3/4/2008	I	438,947	0.85
01078000000200	111	A3	2008	17 - 2 Story	49 Avg Plus	2,711	348,900	6/26/2008	I	437,000	0.80

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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
31051600402800	111	A3	1962	12 - 1 Story Bsmt	45 Average	1,498	244,700	4/25/2008	I	299,950	0.82
00455400500902	111	A2	1924	11 - 1 Story	45 Average	1,016	164,800	3/5/2008	I	235,000	0.70
01099100000800	142	C4	2003	17 - 2 Story	45 Average	1,550	220,000	6/3/2008	I	239,950	0.92
01098400000500	142	C4	2007	17 - 2 Story	45 Average	1,502	220,900	5/22/2008	I	244,950	0.90
01089300000100	142	C4	2008	17 - 2 Story	45 Average	1,401	211,200	3/14/2008	I	241,950	0.87
01089300000200	142	C4	2008	17 - 2 Story	45 Average	1,401	208,500	3/13/2008	I	241,950	0.86
00486800000705	111	A3	1938	18 - 2 Story Bsmt	55 Good	1,808	302,100	7/11/2008	I	367,500	0.82
00411700601901	910	A2		N/A	N/A		69,000	5/15/2008	V	85,000	0.81
00455400101101	910	A2		N/A	N/A		88,000	7/24/2008	V	80,000	1.10

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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
00960004601500	119	N/A	1976	74 - SW Manuf. Home	35 Fair	924	4,800	4/29/2008	I	20,000	0.24
00960009600100	119	N/A	1995	71 - DW Manuf. Home	65 Very Good	1504	53,100	10/20/2008	I	20,000	2.66
00960011205500	119	N/A	1990	74 - SW Manuf. Home	45 Average	840	13,700	9/12/2008	I	5,000	2.74
00455400500901	910	A2		N/A	N/A		72,000	10/29/2008	I	319,950	0.23
00411500300201	910	A2		N/A	N/A		69,000	3/10/2008	I	349,950	0.20