

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: Marysville Area North**

**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:** 2007  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 2413000-2413908

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**Parcels Appraised:** 8472

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	1,216,003,000	951,697,400	-265,271,600	-21.8%
<b>Improvements:</b>	959,724,500	963,178,300	3,453,800	0.4%
<b>Total:</b>	2,175,727,500	1,914,875,700	-261,817,800	-12.0%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 237**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9662	0.8614	-0.1048	-10.8%
<b>Mean Ratio:</b>	0.9857	0.8691	-0.1166	-11.8%
<b>Weighted Mean:</b>	0.9701	0.8619	-0.1082	-11.2%
<b>PRD:</b>	1.0161	1.0084	-0.0077	-0.8%
<b>COD:</b>	0.0863	0.0780	-0.0083	-9.6%

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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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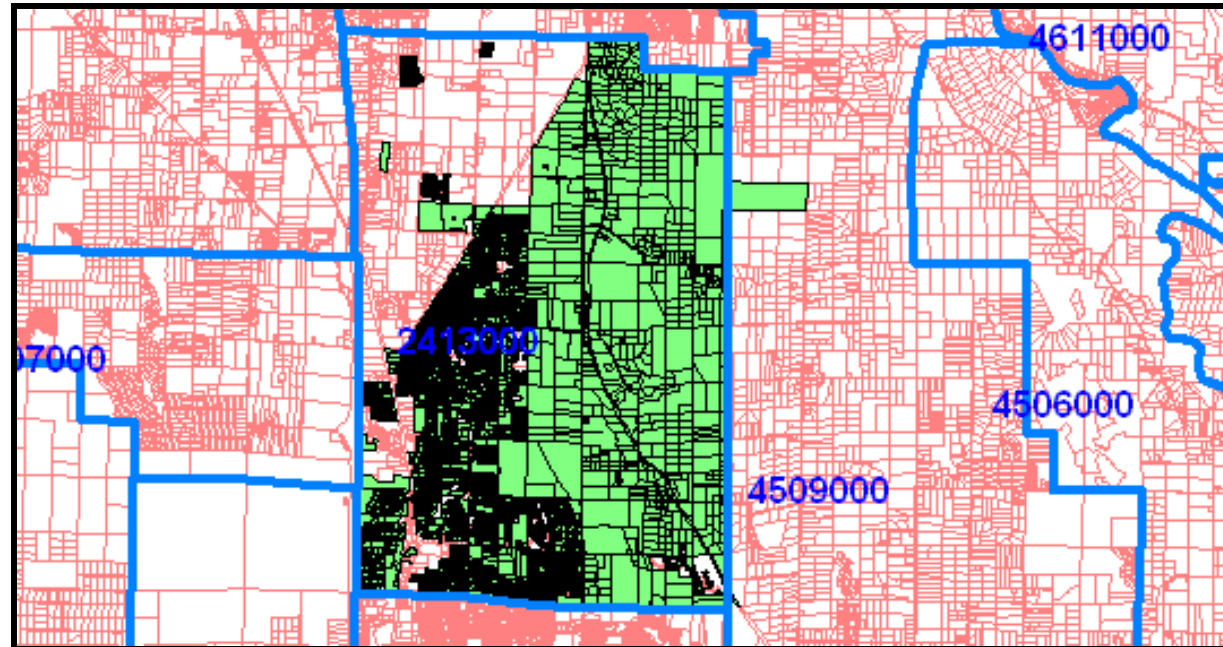


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood 2413000-2413908 (AKA BMA 2413000-2413908) 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 Marysville, east of I-5, west of SR-9 and south of 172<sup>nd</sup> St NE.

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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	74	L:	29,994,800	22,359,800	-7,635,000	-25.5%
		B:	6,664,600	6,718,100	53,500	0.8%
		T:	36,659,400	29,077,900	-7,581,500	-20.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	46	L:	28,332,900	22,999,400	-5,333,500	-18.8%
		B:	64,835,600	64,833,000	-2,600	0.0%
		T:	93,168,500	87,832,400	-5,336,100	-5.7%
Residential	7595	L:	1,041,588,700	818,952,100	-222,636,600	-21.4%
		B:	852,307,000	855,715,200	3,408,200	0.4%
		T:	1,893,895,700	1,674,667,300	-219,228,400	-11.6%
Multifamily	160	L:	25,696,000	20,047,900	-5,648,100	-22.0%
		B:	35,232,400	35,236,400	4,000	0.0%
		T:	60,928,400	55,284,300	-5,644,100	-9.3%
Forest	21	L:	1,186,400	881,700	-304,700	-25.7%
		B:	640,700	634,500	-6,200	-1.0%
		T:	1,827,100	1,516,200	-310,900	-17.0%
Other	576	L:	89,204,200	66,456,500	-23,713,700	-26.6%
		B:	44,200	41,100	-3,100	-7.0%
		T:	89,248,400	66,497,600	-23,716,800	-26.6%

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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	8472	L:	1,216,003,000	951,697,400	-265,271,600	-21.8%
		B:	959,724,500	963,178,300	3,453,800	0.4%
		T:	2,175,727,500	1,914,875,700	-261,817,800	-12.0%

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**

<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	13		
	111-Single Family Residence	6,008	171	2.8%
	112-2 Single Family Residences	32	1	3.1%
	116-Comon Wall SFR	46	2	4.3%
	117-Manufac Home (Leased Site)	10		
	118-Manufac Home (Owned Site)	122	1	0.8%
	119-Manuf Home (MHP)	458	25	5.5%
	122-Duplex	156		
	123-Tri-Plex	2		
	124-Four Plex	1		
	130-Mult Family 5-7 units	1		
	141-SFR Condominium Detached	623	27	4.3%
	142-SFR Condominium CommonWall	252	8	3.2%
	183-Non Residential Structure	25		
	184-Septic System	3		
	186-Septic & Well	3		
	456-Local Access Streets	4		
	459-Other Highway NEC	2		
	471-Telephone Communication	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	2		
	489-Other utilities, NEC	1		
	521-Lumber & Other Bldg Mtls.	1		
	599-Other Retail Trade	1		



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**Neighborhood Profile**

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	672-Protective Functions	1		
	681-Nursery,Primary,Second Sch	3		
	682-Univ,College,Jr College	2		
	691-Religious Activities	7		
	723-Public Assembly	1		
	745-Trails (Centennial, etal)	17		
	761-Parks, General Recreation	2		
	830-Open Space Agriculture	60		
	880-DF Timber Acres Only	12		
	881-DF Timber Ac w/ ImpAcBldg	1		
	889-DF Timber Ac w/ImpAcNoBldg	4		
	910-Undeveloped Land	501	2	0.4%
	911-Vacant Site/Mobile Park	56		
	914-Vacant Condominium Lot	3		
	915-Common Areas	12		
	916-Water Retention Area	4		
	940-Open Space General	14		
	950-Open Space Timber	4		
	<b>Grand Total</b>	<b>8,472</b>	<b>237</b>	<b>2.8%</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	10		
	22 Open Space Forest	4		
	23 Open Space General	6		
	24 Open Space Ag	39		
	46 Spt/Well Site	133	1	0.8%
	54 No Perk	6		
	57 Other Acreage Type	443	5	1.1%
	65 Topo Problems I	6		
	66 Topo Problems II	2		
	68 Misc Land	26		
	86 Utility Easement (P/L)	2		
	88 Contiguous-less than 1 acre	14		
	A1 Sewer Fair NH	1,369	33	2.4%
	A2 Sewer Avg Older Mixed NH	94		
	A3 Sewer Avg Homogeneous NH	3,042	106	3.5%
	B2 Septic Average Mixed NH	1,501	30	2.0%
	B3 Septic - Access DNA Devlpm	72		
	B4 Septic Average NH	27		
	B5 Septic UGA	105	1	1.0%
	C Contiguous	1		
	C2 SFR Condo Det Avg NH -141	619	26	4.2%
	C4 Condo Cmnwall@LivArea - 142	254	8	3.1%
	C6 SFR Commonwall - UC 116	46	2	4.3%
	CA Common Areas	26		

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
LF Land detail not used	8		
N/A Building only	550	25	4.5%
SC SrCit Residual Contiguous	2		
UD Undevelopable Land	65		
<b>Grand Total</b>	<b>8,472</b>	<b>237</b>	<b>2.8%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By House Type</b>	<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	11 - 1 Story	3,932	107	2.7%
	12 - 1 Story Bsmt	184		
	14 - 1 1/2 Story	112	3	2.7%
	15 - 1 1/2 Story Bsmt	36		
	17 - 2 Story	1,216	63	5.2%
	18 - 2 Story Bsmt	19	1	5.3%
	20 - 2+ Story	2	1	50.0%
	21 - 2+ Story Bsmt	3	1	33.3%
	23 - Split Entry	1,106	26	2.4%
	24 - Tri Level	252	6	2.4%
	26 - Quad Level	1		
	27 - Multi Level	1		
	71 - DW Manuf. Home	401	14	3.5%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	167	12	7.2%
	77 - TW Manuf. Home	23	1	4.3%
	96 - Geodesic Dome	1		
	N/A	1,015	2	0.2%
	<b>Grand Total</b>	<b>8,472</b>	<b>237</b>	<b>2.8%</b>

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

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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	37	3	8.1%
	35 Fair	546	20	3.7%
	41 Avg Minus	1,282	39	3.0%
	45 Average	4,827	154	3.2%
	49 Avg Plus	367	4	1.1%
	55 Good	178	5	2.8%
	65 Very Good	210	10	4.8%
	75 Excellent	9		
	N/A	1,015	2	0.2%
	<b>Grand Total</b>	<b>8,472</b>	<b>237</b>	<b>2.8%</b>

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

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**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	2		
	1900 - 1909	16	1	6.25%
	1910 - 1919	29		
	1920 - 1929	68	2	2.94%
	1930 - 1939	25		
	1940 - 1949	60		
	1950 - 1959	146	2	1.37%
	1960 - 1969	1,098	24	2.19%
	1970 - 1979	1,896	48	2.53%
	1980 - 1989	966	22	2.28%
	1990 - 1999	1,572	52	3.31%
	2000 - 2009	1,579	84	5.32%
	N/A	1,015	2	0.20%
	<b>Grand Total</b>	<b>8,472</b>	<b>237</b>	<b>2.8%</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		1,015	2	0.2%
1 - 499		6		
500 - 749		79	6	7.6%
750 - 999		462	14	3.0%
1000 - 1249		1,621	48	3.0%
1250 - 1499		1,753	69	3.9%
1500 - 1749		1,278	32	2.5%
1750 - 1999		968	33	3.4%
2000 - 2249		633	13	2.1%
2250 - 2499		304	15	4.9%
2500 - 2749		143	4	2.8%
2750 - 2999		88	1	1.1%
3000 - 3249		46		
3250 - 3499		25		
3500 - 3749		12		
3750 - 3999		12		
4000 - 4249		7		
4250 - 4499		4		
4500 - 4749		6		
4750 - 4999		3		
5000 - Over		7		
<b>Grand Total</b>		<b>8,472</b>	<b>237</b>	<b>2.8%</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	56,745,900	50,417,300
Total Sales Price	58,496,211	58,496,211
Average Assessed Value	239,434	212,731
Average Sales Price	246,819	246,819
Number in Sample	237	237
Median Ratio	0.9662	0.8614
Mean (Average) Ratio	0.9857	0.8691
Weighted Mean (S.W.A.) Ratio	0.9701	0.8619
Regression Index (P.R.D.)	1.0161	1.0084
Coefficient of Dispersion (C.O.D.)	0.0863	0.0780



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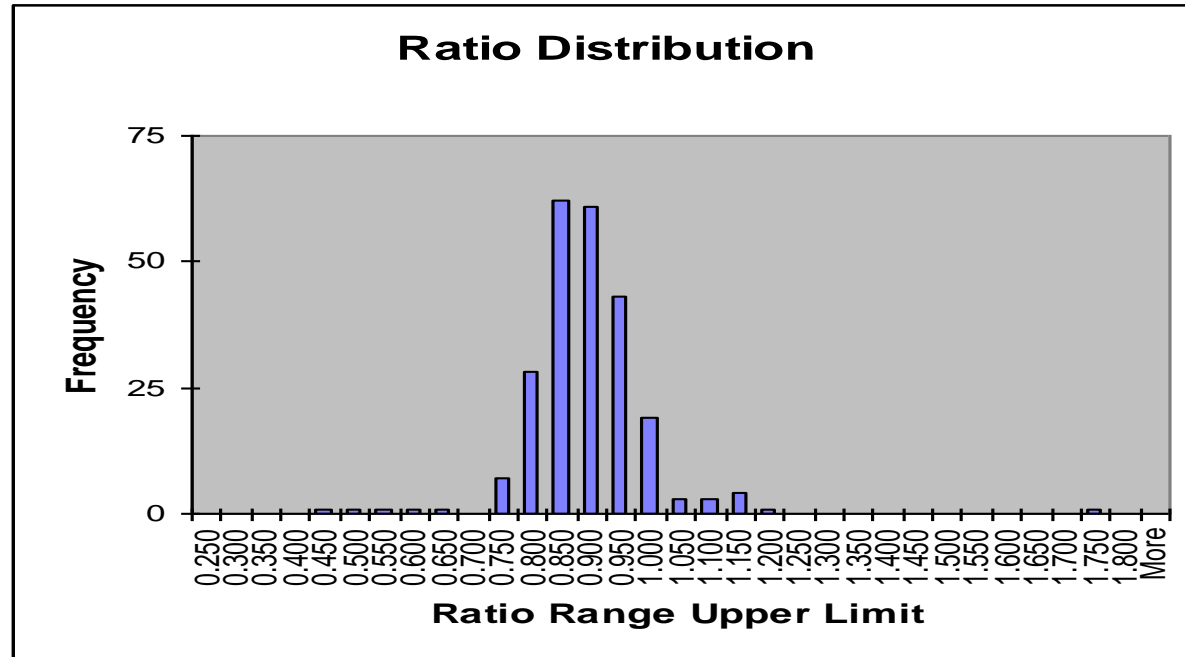


**Performance Analysis**

**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**

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**Performance Analysis**  
**Use Code 111**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	45,973,200	40,821,000
Total Sales Price	47,399,598	47,399,598
Average Assessed Value	268,849	238,719
Average Sales Price	277,191	277,191
Number in Sample	171	171
Median Ratio	0.9612	0.8579
Mean (Average) Ratio	0.9779	0.8664
Weighted Mean (S.W.A.) Ratio	0.9699	0.8612
Regression Index (P.R.D.)	1.0083	1.0060
Coefficient of Dispersion	0.0660	0.0640

Mass Appraisal Report

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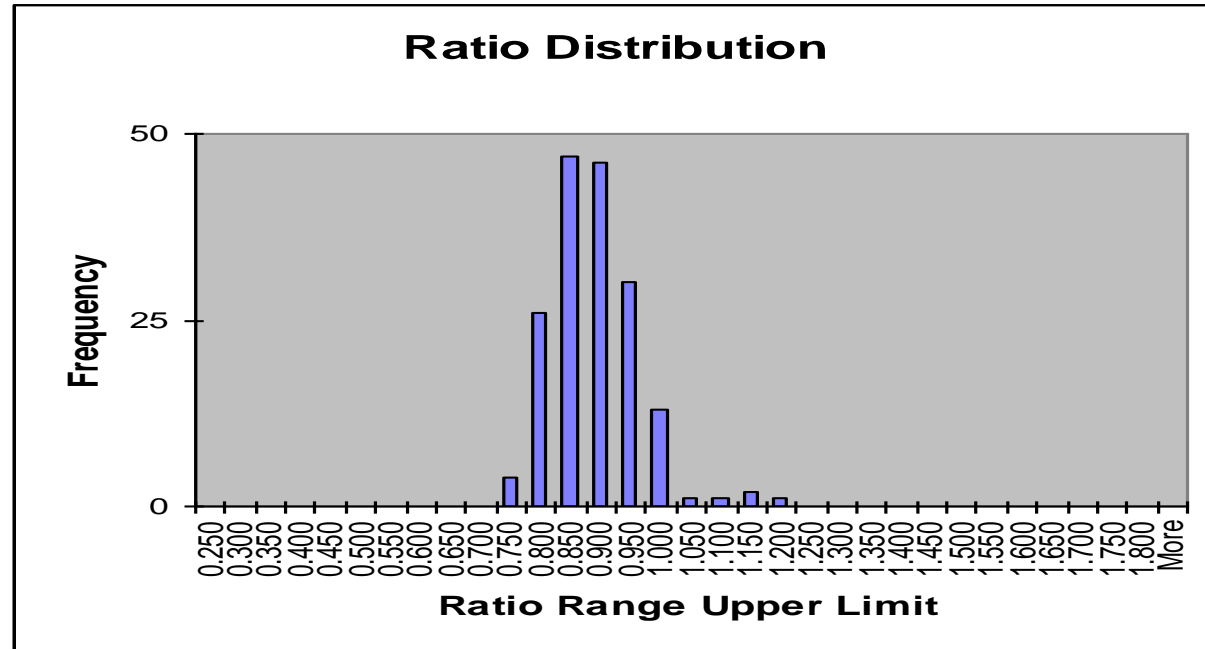


Performance Analysis

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
30050200200900	111	46	1985	11 - 1 Story	45 Average	1,268	228,100	10/10/2008	I	250,000	0.91
30050200400300	111	57	1993	17 - 2 Story	49 Avg Plus	2,572	459,200	4/6/2008	I	575,000	0.80
30050400301800	111	A1	1969	11 - 1 Story	45 Average	1,378	209,600	7/3/2008	I	262,500	0.80
30051600105700	111	A1	1967	11 - 1 Story	45 Average	1,204	205,500	6/30/2008	I	229,500	0.90
30051600305600	111	B5	1975	17 - 2 Story	45 Average	2,078	336,000	7/29/2008	I	449,000	0.75
31052600202900	118	57	1996	77 - TW Manuf. Home	65 Very Good	2,608	271,300	11/17/2008	I	296,000	0.92
31052600402400	112	57	1994	71 - DW Manuf. Home	55 Good	1,782	281,700	6/25/2008	I	380,000	0.74
31052700400700	111	57	1904	14 - 1 1/2 Story	45 Average	2,202	295,800	5/22/2008	I	410,000	0.72
00377600001600	111	B2	1968	11 - 1 Story	45 Average	1,648	231,400	8/26/2008	I	257,000	0.90
00388400001100	111	B2	1963	11 - 1 Story	45 Average	935	204,400	2/15/2008	I	252,500	0.81
00406500001000	111	B2	1976	11 - 1 Story	45 Average	2,218	298,700	7/12/2008	I	360,000	0.83
00406500001500	111	B2	1968	24 - Tri Level	45 Average	2,444	291,700	1/9/2008	I	340,000	0.86
00406700003300	111	A1	1976	11 - 1 Story	35 Fair	984	183,700	7/29/2008	I	234,950	0.78
00406700004500	111	A1	1970	11 - 1 Story	35 Fair	1,248	194,700	3/25/2008	I	255,000	0.76
00406700005600	111	A1	1970	11 - 1 Story	35 Fair	1,044	180,700	3/28/2008	I	216,500	0.83
00412900000800	111	B2	1962	11 - 1 Story	45 Average	1,560	227,800	3/18/2008	I	278,000	0.82
00420900001100	111	A1	1970	11 - 1 Story	45 Average	1,532	208,200	10/23/2008	I	184,000	1.13
00421500001500	111	A1	1970	11 - 1 Story	35 Fair	715	165,000	11/14/2008	I	167,500	0.99
00422300008400	111	A3	1978	23 - Split Entry	45 Average	1,720	227,200	6/16/2008	I	195,000	1.17
00422300016800	111	A3	1977	23 - Split Entry	45 Average	1,848	225,800	8/18/2008	I	277,000	0.82
00424600001200	111	A1	1974	11 - 1 Story	35 Fair	1,072	185,300	12/3/2008	I	235,000	0.79
00430100000900	111	B2	1968	11 - 1 Story	45 Average	1,032	192,500	5/14/2008	I	230,000	0.84
00432900000700	111	B2	1970	11 - 1 Story	45 Average	1,584	242,900	9/26/2008	I	289,950	0.84
00442700001200	111	B2	1968	11 - 1 Story	45 Average	1,363	219,300	1/22/2008	I	255,000	0.86
00449200000200	111	A1	1972	23 - Split Entry	45 Average	1,932	225,300	4/4/2008	I	260,000	0.87

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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>
00463400001500	111	A3	1978	23 - Split Entry	45 Average	1,722	257,200	9/11/2008	I	270,000	0.95
00463400003200	111	A3	1978	11 - 1 Story	45 Average	1,456	224,000	7/10/2008	I	273,000	0.82
00468500000600	111	B2	1968	11 - 1 Story	45 Average	1,088	196,900	5/7/2008	I	226,500	0.87
00468900000100	111	B2	1968	11 - 1 Story	45 Average	1,708	244,000	6/2/2008	I	257,000	0.95
00511100002700	111	B2	1969	11 - 1 Story	45 Average	1,288	207,000	9/24/2008	I	220,000	0.94
00511100003900	111	A1	1968	11 - 1 Story	45 Average	1,088	183,900	9/9/2008	I	200,000	0.92
00533000000300	111	B2	1966	11 - 1 Story	45 Average	1,216	205,000	7/31/2008	I	259,950	0.79
00538600000900	111	B2	1977	11 - 1 Story	45 Average	1,890	263,700	6/2/2008	I	290,000	0.91
00550000002200	111	B2	1964	17 - 2 Story	45 Average	2,028	275,700	4/22/2008	I	335,000	0.82
00550200000300	111	B2	1964	11 - 1 Story	45 Average	1,175	217,000	4/29/2008	I	257,050	0.84
00550900004300	111	B2	1968	11 - 1 Story	45 Average	1,594	222,900	7/2/2008	I	260,000	0.86
00560400003300	111	A3	1969	11 - 1 Story	45 Average	1,564	233,800	3/25/2008	I	282,500	0.83
00571800000500	111	A1	1984	11 - 1 Story	45 Average	1,852	287,500	3/6/2008	I	345,000	0.83
00571800001100	111	A1	1970	11 - 1 Story	45 Average	1,432	232,400	6/9/2008	I	239,950	0.97
00571900000600	111	A1	1950	17 - 2 Story	45 Average	1,607	262,800	7/24/2008	I	329,381	0.80
00608800003100	111	A1	1970	11 - 1 Story	45 Average	1,332	206,300	5/29/2008	I	280,000	0.74
00622900007300	111	B2	1977	23 - Split Entry	45 Average	1,404	215,700	4/4/2008	I	220,000	0.98
00622900010900	111	B2	1970	11 - 1 Story	45 Average	1,040	199,300	4/16/2008	I	255,000	0.78
00628300003000	111	B2	1969	11 - 1 Story	45 Average	1,347	215,900	4/28/2008	I	265,000	0.81
00628300005200	111	A1	1969	11 - 1 Story	35 Fair	864	175,200	6/11/2008	I	234,950	0.75
00628300008000	111	B2	1969	11 - 1 Story	35 Fair	864	176,300	8/5/2008	I	235,000	0.75
00628300009300	111	B2	1969	11 - 1 Story	45 Average	1,264	201,400	7/28/2008	I	255,000	0.79
00628300009900	111	B2	1970	23 - Split Entry	45 Average	2,017	227,000	10/16/2008	I	260,000	0.87
00629200002700	111	B2	1975	11 - 1 Story	45 Average	1,344	222,600	7/29/2008	I	227,500	0.98
00655400002000	111	A3	1978	23 - Split Entry	45 Average	2,052	239,800	5/5/2008	I	299,950	0.80

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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
00655700003200	111	A1	1978	11 - 1 Story	45 Average	2,387	322,300	10/28/2008	I	309,950	1.04
00656500001500	111	B2	1977	24 - Tri Level	45 Average	2,500	293,600	2/7/2008	I	360,000	0.82
00659000002800	111	B2	1978	17 - 2 Story	45 Average	1,890	252,100	8/27/2008	I	315,000	0.80
00659400003800	111	A3	1978	11 - 1 Story	45 Average	1,912	267,300	8/11/2008	I	318,000	0.84
00662500000200	111	B2	1978	17 - 2 Story	45 Average	1,949	262,000	6/6/2008	I	295,000	0.89
00662500002300	111	B2	1978	24 - Tri Level	45 Average	1,896	266,300	3/31/2008	I	309,000	0.86
00665300002800	111	A1	1978	11 - 1 Story	35 Fair	1,344	209,800	4/30/2008	I	250,000	0.84
00665300004100	111	A1	1978	11 - 1 Story	35 Fair	1,044	188,700	9/26/2008	I	216,500	0.87
00665600002400	111	A1	1978	23 - Split Entry	45 Average	2,265	255,600	4/9/2008	I	299,000	0.85
00676700006500	111	A3	1979	23 - Split Entry	45 Average	1,404	217,000	7/21/2008	I	248,000	0.88
00676700006700	111	A3	1979	11 - 1 Story	35 Fair	1,104	196,600	7/16/2008	I	228,000	0.86
00676700008500	111	A3	1978	23 - Split Entry	45 Average	1,426	214,200	4/23/2008	I	233,520	0.92
00676700009700	111	A3	1978	23 - Split Entry	45 Average	1,432	216,400	2/14/2008	I	251,000	0.86
00676700011500	111	A3	1979	23 - Split Entry	45 Average	1,603	220,400	8/22/2008	I	257,500	0.86
00681500000600	111	A1	1979	11 - 1 Story	45 Average	1,214	212,500	3/26/2008	I	268,000	0.79
00681500001000	111	A1	1979	11 - 1 Story	41 Avg Minus	1,458	218,400	7/8/2008	I	279,950	0.78
00684600001200	111	A3	1979	24 - Tri Level	45 Average	1,414	222,200	2/7/2008	I	279,950	0.79
00684600002300	111	A3	1979	23 - Split Entry	45 Average	1,388	219,200	3/10/2008	I	220,000	1.00
00690300001900	111	A1	1981	11 - 1 Story	45 Average	1,568	231,000	3/4/2008	I	240,000	0.96
00690300002100	111	A1	1984	11 - 1 Story	45 Average	1,312	223,500	3/11/2008	I	265,000	0.84
00694200003900	111	A3	1984	11 - 1 Story	45 Average	1,472	199,500	8/28/2008	I	242,000	0.82
00695700001700	111	A1	1980	11 - 1 Story	41 Avg Minus	916	182,200	10/7/2008	I	231,000	0.79
00695700004600	111	A1	1980	11 - 1 Story	41 Avg Minus	832	180,300	9/8/2008	I	211,667	0.85
00698500003400	111	A3	1981	11 - 1 Story	45 Average	1,104	209,600	1/10/2008	I	240,000	0.87
00698500006100	111	A3	1981	23 - Split Entry	45 Average	1,804	237,900	9/23/2008	I	262,000	0.91

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00698500006400	111	A3	1981	23 - Split Entry	45 Average	1,804	233,700	3/24/2008	I	260,000	0.90
00704200003100	111	A3	1986	11 - 1 Story	45 Average	1,232	217,900	1/9/2008	I	223,707	0.97
00704400000500	111	A3	1986	17 - 2 Story	45 Average	1,882	247,400	4/18/2008	I	299,950	0.82
00704400002000	111	A3	1984	11 - 1 Story	45 Average	1,072	211,400	4/8/2008	I	229,950	0.92
00719900002400	116	C6	1983	11 - 1 Story	35 Fair	1,056	179,300	6/20/2008	I	222,000	0.81
00729900000400	111	A3	1986	11 - 1 Story	45 Average	1,360	224,400	4/28/2008	I	200,000	1.12
00739300003200	111	A1	1988	11 - 1 Story	41 Avg Minus	1,270	190,700	9/8/2008	I	225,000	0.85
00746700000600	111	A1	1987	11 - 1 Story	41 Avg Minus	1,145	200,300	8/26/2008	I	213,000	0.94
00746700001400	111	A1	1987	11 - 1 Story	41 Avg Minus	1,128	200,400	3/26/2008	I	229,950	0.87
00749300002700	111	A3	1987	11 - 1 Story	45 Average	1,218	218,700	3/17/2008	I	280,000	0.78
00779500001400	111	A3	1990	11 - 1 Story	45 Average	1,224	220,600	10/27/2008	I	237,950	0.93
00779500002800	111	A3	1990	11 - 1 Story	45 Average	1,417	227,800	2/20/2008	I	267,000	0.85
00779500002900	111	A3	1990	11 - 1 Story	45 Average	1,433	228,800	5/22/2008	I	279,000	0.82
00792700000500	111	B2	1966	11 - 1 Story	45 Average	1,388	203,800	12/23/2008	I	209,000	0.98
00801400002900	111	A3	1992	11 - 1 Story	45 Average	1,271	219,100	6/4/2008	I	245,000	0.89
00806200001800	111	B2	1993	11 - 1 Story	45 Average	1,470	242,000	5/8/2008	I	289,950	0.83
00820700001100	111	A3	1995	11 - 1 Story	41 Avg Minus	1,715	253,900	2/21/2008	I	259,000	0.98
00824000001600	111	A3	1994	24 - Tri Level	45 Average	1,648	246,400	4/16/2008	I	300,000	0.82
00824000003500	111	A3	1995	11 - 1 Story	45 Average	1,212	219,200	1/22/2008	I	257,750	0.85
00824000007800	111	A3	1994	11 - 1 Story	45 Average	1,610	247,100	11/25/2008	I	235,000	1.05
00827800000400	111	A3	1995	11 - 1 Story	45 Average	1,667	255,400	4/21/2008	I	311,000	0.82
00837300001900	111	A3	1995	23 - Split Entry	45 Average	1,932	244,800	8/20/2008	I	275,000	0.89
00837300002700	111	A3	1995	11 - 1 Story	45 Average	1,482	234,800	12/16/2008	I	235,000	1.00
00837300006600	111	A3	1995	17 - 2 Story	45 Average	1,890	261,600	12/9/2008	I	265,000	0.99
00837300007300	111	A3	1996	11 - 1 Story	45 Average	1,206	218,600	9/5/2008	I	257,500	0.85

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00839600001100	111	A3	1995	23 - Split Entry	45 Average	1,328	218,000	6/11/2008	I	268,000	0.81
00839600001800	111	A3	1996	23 - Split Entry	45 Average	1,328	219,000	2/7/2008	I	269,950	0.81
00839600002000	111	A3	1996	11 - 1 Story	45 Average	1,104	215,400	9/11/2008	I	267,000	0.81
00839600003000	111	A3	1996	17 - 2 Story	45 Average	1,890	260,000	10/9/2008	I	299,950	0.87
00839600005300	111	A3	1996	11 - 1 Story	45 Average	1,318	227,300	11/4/2008	I	254,950	0.89
00851000003200	111	A3	1997	11 - 1 Story	41 Avg Minus	1,108	211,500	10/2/2008	I	255,000	0.83
00851000003400	111	A3	1996	24 - Tri Level	41 Avg Minus	1,498	229,500	3/20/2008	I	255,000	0.90
00866700002100	142	C4	1997	17 - 2 Story	45 Average	1,366	191,500	8/22/2008	I	234,950	0.82
00866700005000	142	C4	1998	17 - 2 Story	45 Average	1,366	191,500	10/1/2008	I	211,000	0.91
00866700008500	142	C4	1997	17 - 2 Story	45 Average	1,366	190,300	7/31/2008	I	216,500	0.88
00866700014400	142	C4	1998	11 - 1 Story	45 Average	1,173	195,200	3/25/2008	I	230,500	0.85
00866700015800	142	C4	1998	11 - 1 Story	45 Average	1,173	195,200	4/2/2008	I	225,000	0.87
00866700016300	141	C4	1998	17 - 2 Story	45 Average	1,366	208,900	3/10/2008	I	241,000	0.87
00866700017300	142	C4	1998	17 - 2 Story	45 Average	1,366	189,700	2/11/2008	I	224,950	0.84
00866700018300	142	C4	1998	17 - 2 Story	45 Average	1,366	190,900	1/31/2008	I	226,700	0.84
00866800018900	141	C2	1999	11 - 1 Story	45 Average	1,060	203,400	6/19/2008	I	233,450	0.87
00866800019400	141	C2	1998	23 - Split Entry	45 Average	1,352	213,800	6/6/2008	I	242,500	0.88
00866800019700	141	C2	1998	11 - 1 Story	45 Average	1,005	205,400	3/24/2008	I	229,000	0.90
00871900002400	111	A3	1999	23 - Split Entry	45 Average	1,160	230,900	7/8/2008	I	247,000	0.93
00880300002500	111	A3	1999	17 - 2 Story	45 Average	1,820	265,800	2/19/2008	I	345,000	0.77
00880300006100	111	A3	1999	17 - 2 Story	45 Average	1,744	270,300	1/9/2008	I	309,950	0.87
00880300006700	111	A3	1999	17 - 2 Story	45 Average	1,999	269,500	3/17/2008	I	299,950	0.90
00880500000900	111	A1	1927	14 - 1 1/2 Story	35 Fair	1,308	164,500	7/1/2008	I	212,000	0.78
00882800202600	116	C6	1999	17 - 2 Story	41 Avg Minus	1,572	206,000	9/26/2008	I	226,000	0.91
00882800204700	111	A3	1999	23 - Split Entry	41 Avg Minus	1,806	235,700	7/10/2008	I	290,000	0.81



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0088640000400	111	A3	1999	23 - Split Entry	41 Avg Minus	1,820	233,000	8/15/2008	I	255,950	0.91
00886400003300	111	A3	1999	23 - Split Entry	41 Avg Minus	1,826	233,100	8/12/2008	I	250,000	0.93
00891500000400	111	A3	1999	11 - 1 Story	41 Avg Minus	1,056	193,600	5/29/2008	I	230,000	0.84
00891500003200	111	A3	2000	11 - 1 Story	41 Avg Minus	1,206	199,200	5/5/2008	I	250,000	0.80
00891500006300	111	A3	2000	11 - 1 Story	41 Avg Minus	1,168	197,900	5/9/2008	I	255,000	0.78
00891500007300	111	A3	2000	11 - 1 Story	41 Avg Minus	1,506	235,400	2/25/2008	I	280,021	0.84
00891500009400	111	A3	2000	17 - 2 Story	45 Average	1,595	233,500	10/11/2008	I	269,850	0.87
00960001200300	119	N/A	2001	71 - DW Manuf. Home	55 Good	1,050	30,500	2/20/2008	I	37,000	0.82
00960003300100	119	N/A	1996	71 - DW Manuf. Home	65 Very Good	1,518	89,300	6/11/2008	I	93,000	0.96
00960003305700	119	N/A	2005	71 - DW Manuf. Home	55 Good	1,404	80,900	6/2/2008	I	95,000	0.85
00960003306500	119	N/A	1995	71 - DW Manuf. Home	65 Very Good	1,772	87,200	6/3/2008	I	96,300	0.91
00960007701100	119	N/A	1976	74 - SW Manuf. Home	35 Fair	840	5,600	5/30/2008	I	11,000	0.51
00960007701600	119	N/A	1989	74 - SW Manuf. Home	45 Average	924	15,500	4/4/2008	I	15,650	0.99
00960007702300	119	N/A	1979	74 - SW Manuf. Home	35 Fair	984	9,600	3/14/2008	I	10,000	0.96
00960007704400	119	N/A	1980	74 - SW Manuf. Home	35 Fair	728	9,200	2/15/2008	I	11,500	0.80
00960007706600	119	N/A	1970	74 - SW Manuf. Home	25 Low	720	2,800	9/16/2008	I	2,500	1.12
00960007707200	119	N/A	1976	71 - DW Manuf. Home	35 Fair	956	9,700	12/29/2008	I	13,000	0.75
00960008101700	119	N/A	1998	71 - DW Manuf. Home	65 Very Good	1,188	42,400	9/15/2008	I	45,000	0.94
00960008102200	119	N/A	1981	74 - SW Manuf. Home	35 Fair	728	7,900	1/25/2008	I	18,000	0.44
00960008103400	119	N/A	1972	74 - SW Manuf. Home	35 Fair	756	7,700	6/23/2008	I	7,200	1.07
00960008106600	119	N/A	1974	74 - SW Manuf. Home	35 Fair	924	7,900	5/15/2008	I	10,000	0.79
00960008106700	119	N/A	1969	74 - SW Manuf. Home	25 Low	672	5,100	8/14/2008	I	7,000	0.73
00960008107000	119	N/A	1968	74 - SW Manuf. Home	25 Low	672	4,300	7/31/2008	I	9,100	0.47
00960008107200	119	N/A	1977	74 - SW Manuf. Home	35 Fair	924	10,500	6/24/2008	I	10,000	1.05
00960008110000	119	N/A	1973	71 - DW Manuf. Home	45 Average	1,120	8,500	9/26/2008	I	7,500	1.13

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00960014201200	119	N/A	1998	71 - DW Manuf. Home	65 Very Good	1,728	77,200	10/31/2008	I	45,000	1.72
00960014203300	119	N/A	1999	71 - DW Manuf. Home	65 Very Good	1,561	70,600	6/18/2008	I	78,000	0.91
00960014204400	119	N/A	1999	71 - DW Manuf. Home	65 Very Good	1,566	70,900	2/6/2008	I	81,500	0.87
00960014206800	119	N/A	1999	71 - DW Manuf. Home	65 Very Good	1,404	73,000	1/18/2008	I	70,000	1.04
00960014207300	119	N/A	2000	71 - DW Manuf. Home	65 Very Good	1,350	71,600	5/13/2008	I	68,000	1.05
00960014209200	119	N/A	2000	71 - DW Manuf. Home	65 Very Good	1,512	71,600	5/15/2008	I	88,000	0.81
00903800000700	111	A3	2000	11 - 1 Story	45 Average	1,381	235,700	4/15/2008	I	274,000	0.86
00905700000500	111	A3	2000	11 - 1 Story	41 Avg Minus	1,224	209,600	5/8/2008	I	245,000	0.86
00905700001200	111	A3	2000	23 - Split Entry	41 Avg Minus	1,496	215,600	2/19/2008	I	259,950	0.83
00960001201601	119	N/A	1997	74 - SW Manuf. Home	45 Average	924	19,900	7/10/2008	I	21,000	0.95
00929100000700	111	A3	2002	23 - Split Entry	41 Avg Minus	2,239	253,500	6/13/2008	I	317,000	0.80
00929100005600	111	A3	2002	17 - 2 Story	41 Avg Minus	1,144	206,300	9/18/2008	I	239,500	0.86
00927800000900	111	B2	2002	17 - 2 Story	49 Avg Plus	2,402	350,200	7/23/2008	I	450,000	0.78
00931500001700	111	A3	2002	11 - 1 Story	45 Average	1,014	212,400	5/14/2008	I	249,950	0.85
00934900002000	111	A3	2004	11 - 1 Story	49 Avg Plus	1,721	288,200	8/5/2008	I	320,000	0.90
00931900014000	141	C2	2003	17 - 2 Story	41 Avg Minus	1,008	184,800	3/10/2008	I	230,000	0.80
00931900024400	141	C2	2003	17 - 2 Story	41 Avg Minus	1,144	197,100	4/10/2008	I	230,000	0.86
00947300000200	111	A3	2003	11 - 1 Story	41 Avg Minus	1,348	223,000	10/30/2008	I	235,000	0.95
00947300001400	111	A3	2003	17 - 2 Story	41 Avg Minus	1,396	227,800	10/6/2008	I	254,950	0.89
00950800000100	142	A3	1925	14 - 1 1/2 Story	45 Average	1,197	153,000	7/31/2008	I	155,000	0.99
00951500000600	111	A3	2004	11 - 1 Story	41 Avg Minus	1,253	214,000	6/5/2008	I	260,000	0.82
00951500003700	111	A3	2004	11 - 1 Story	41 Avg Minus	1,424	223,900	5/2/2008	I	251,000	0.89
00951500006800	111	A3	2004	11 - 1 Story	41 Avg Minus	1,339	219,500	4/23/2008	I	270,000	0.81
00931800008200	141	C2	2003	17 - 2 Story	41 Avg Minus	1,273	202,100	4/17/2008	I	249,950	0.81
00931800009400	141	C2	2003	17 - 2 Story	41 Avg Minus	1,126	192,300	5/21/2008	I	223,250	0.86

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00931900022700	141	C2	2003	11 - 1 Story	41 Avg Minus	1,012	198,400	6/2/2008	I	239,000	0.83
00931900027100	141	C2	2003	17 - 2 Story	41 Avg Minus	1,144	197,100	6/27/2008	I	243,000	0.81
01000100000800	111	A3	2006	17 - 2 Story	45 Average	2,299	290,600	7/11/2008	I	319,950	0.91
01000100001300	111	A3	2007	17 - 2 Story	45 Average	1,960	276,400	5/14/2008	I	318,000	0.87
00931800004000	141	C2	2003	17 - 2 Story	41 Avg Minus	1,273	202,100	9/15/2008	I	235,950	0.86
00931800004800	141	C2	2003	17 - 2 Story	41 Avg Minus	1,273	202,100	2/4/2008	I	241,500	0.84
00931800005100	141	C2	2003	11 - 1 Story	41 Avg Minus	1,084	197,200	9/2/2008	I	220,000	0.90
00931800009900	141	C2	2004	17 - 2 Story	41 Avg Minus	1,273	203,100	12/11/2008	I	220,000	0.92
00931800010100	141	C2	2004	23 - Split Entry	41 Avg Minus	1,300	205,200	12/1/2008	I	225,000	0.91
00931800012700	141	C2	2003	17 - 2 Story	41 Avg Minus	1,273	202,100	4/24/2008	I	247,500	0.82
01003800000700	111	A3	2004	11 - 1 Story	45 Average	1,523	248,200	3/11/2008	I	306,000	0.81
00931900018500	141	C2	2003	17 - 2 Story	41 Avg Minus	1,144	197,100	4/21/2008	I	240,500	0.82
01029200001300	910	A3		N/A	N/A		93,000	4/16/2008	V	150,000	0.62
01047000001000	111	A3	2006	17 - 2 Story	45 Average	1,649	249,300	9/24/2008	I	270,000	0.92
01061000008700	141	C2	2007	17 - 2 Story	45 Average	1,945	256,300	11/21/2008	I	279,950	0.92
01061000008800	141	C2	2007	20 - 2+ Story	45 Average	2,325	270,600	2/21/2008	I	324,990	0.83
01067900000200	111	A3	2008	11 - 1 Story	45 Average	1,493	245,000	6/30/2008	I	304,500	0.80
01067900000300	111	A3	2008	11 - 1 Story	45 Average	1,493	241,600	6/4/2008	I	297,933	0.81
01067900000500	111	A3	2008	17 - 2 Story	45 Average	2,256	293,400	4/23/2008	I	339,950	0.86
01067900000600	111	A3	2008	17 - 2 Story	45 Average	2,256	288,700	9/1/2008	I	309,000	0.93
01067900000700	111	A3	2008	17 - 2 Story	45 Average	2,275	285,700	1/14/2008	I	324,950	0.88
01067900001100	111	A3	2008	17 - 2 Story	45 Average	1,901	268,900	1/9/2008	I	329,000	0.82
01067900001400	111	A3	2008	11 - 1 Story	45 Average	1,493	246,900	2/7/2008	I	309,950	0.80
01067900001600	111	A3	2008	11 - 1 Story	45 Average	1,493	259,200	3/25/2008	I	332,950	0.78
01067900001700	111	A3	2008	17 - 2 Story	45 Average	1,961	270,900	12/11/2008	I	295,000	0.92

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### Mass Appraisal Report

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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
01067900001800	111	A3	2008	17 - 2 Story	45 Average	2,256	293,000	4/26/2008	I	349,950	0.84
01067900002300	111	A3	2008	11 - 1 Story	45 Average	1,493	245,000	4/24/2008	I	309,950	0.79
01067900002800	111	A3	2008	11 - 1 Story	45 Average	1,493	245,000	6/25/2008	I	299,950	0.82
01067900003100	111	A3	2008	11 - 1 Story	45 Average	1,493	245,000	1/16/2008	I	305,000	0.80
01067900003200	111	A3	2008	17 - 2 Story	45 Average	1,901	268,100	12/1/2008	I	292,500	0.92
01067900003300	111	A3	2008	11 - 1 Story	45 Average	1,493	249,400	5/6/2008	I	319,950	0.78
01074200000100	111	A3	2008	17 - 2 Story	55 Good	2,550	359,700	7/10/2008	I	418,250	0.86
01074200000700	111	A3	2008	17 - 2 Story	55 Good	2,835	395,200	9/30/2008	I	429,000	0.92
30050900206900	111	A1	2008	11 - 1 Story	45 Average	1,641	261,100	8/11/2008	I	289,950	0.90
30050900207000	111	A1	2008	11 - 1 Story	45 Average	1,641	261,100	4/7/2008	I	295,000	0.89
01078900000200	141	C2	2007	21 - 2+ Story Bsmt	45 Average	2,359	284,200	7/3/2008	I	290,950	0.98
01078900000300	141	C2	2007	17 - 2 Story	45 Average	2,032	247,600	4/10/2008	I	275,950	0.90
01078900000400	141	C2	2007	17 - 2 Story	45 Average	2,057	248,400	1/25/2008	I	285,000	0.87
01078900000500	141	C2	2007	17 - 2 Story	45 Average	1,689	229,900	5/29/2008	I	257,200	0.89
01078900000600	141	C2	2007	18 - 2 Story Bsmt	45 Average	2,359	284,200	7/16/2008	I	295,623	0.96
01078900000700	141	C2	2007	17 - 2 Story	45 Average	2,057	248,400	5/22/2008	I	273,000	0.91
01078800009700	141	C2	2007	17 - 2 Story	45 Average	1,976	259,500	10/9/2008	I	285,000	0.91
01084700003400	111	A3	2008	17 - 2 Story	45 Average	1,899	261,600	11/13/2008	I	294,000	0.89
01084700004300	111	A3	2008	11 - 1 Story	45 Average	1,253	224,800	9/1/2008	I	247,000	0.91
01084700004600	111	A3	2008	11 - 1 Story	45 Average	1,480	242,200	9/17/2008	I	269,950	0.90
01084700004800	111	A3	2008	17 - 2 Story	45 Average	1,899	261,600	9/2/2008	I	287,000	0.91
01084700004900	111	A3	2008	11 - 1 Story	45 Average	1,339	230,500	8/11/2008	I	254,950	0.90
01084700005200	111	A3	2008	17 - 2 Story	45 Average	1,899	261,600	9/26/2008	I	278,005	0.94
01084700005300	111	A3	2008	17 - 2 Story	45 Average	1,899	262,500	5/24/2008	I	299,950	0.88
01084700005500	111	A3	2008	17 - 2 Story	45 Average	2,256	287,500	8/27/2008	I	310,000	0.93

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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>
01084700005600	111	A3	2008	17 - 2 Story	45 Average	1,899	262,500	9/4/2008	I	285,000	0.92
01084700005700	111	A3	2008	11 - 1 Story	45 Average	1,168	221,300	8/27/2008	I	245,950	0.90
01078600000100	111	A3	2008	17 - 2 Story	45 Average	2,025	276,700	3/10/2008	I	331,965	0.83
01078600000600	111	A3	2008	17 - 2 Story	45 Average	2,379	299,100	5/7/2008	I	370,950	0.81
01078600000700	111	A3	2008	17 - 2 Story	45 Average	1,948	265,500	3/19/2008	I	328,000	0.81
01078600000800	111	A3	2008	17 - 2 Story	45 Average	2,379	297,500	11/3/2008	I	319,950	0.93
010785000006900	111	A3	2008	17 - 2 Story	45 Average	2,079	276,900	6/25/2008	I	323,950	0.85
00527000001501	111	A1	2005	11 - 1 Story	45 Average	1,462	244,500	10/28/2008	I	274,999	0.89
00527000001502	111	A1	2008	11 - 1 Story	49 Avg Plus	1,391	261,500	7/11/2008	I	299,500	0.87
30051000206100	111	A3	1950	11 - 1 Story	45 Average	1,628	253,500	7/2/2008	I	265,000	0.96
01078900001100	141	C2	2008	17 - 2 Story	45 Average	2,043	262,000	3/27/2008	I	288,500	0.91
30050200303900	910	57		N/A	N/A		175,000	9/18/2008	V	300,000	0.58

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### Mass Appraisal Report

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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
30051100400800	910	68		N/A	N/A		1,800	10/2/2008	V	15,000	0.12
01084700000600	910	A3		N/A	N/A		112,000	12/17/2008	I	244,950	0.46
01084700000800	910	A3		N/A	N/A		112,000	12/26/2008	I	264,000	0.42
01084700003500	910	A3		N/A	N/A		112,000	10/29/2008	I	282,450	0.40
01084700006100	910	A3		N/A	N/A		112,000	12/1/2008	I	246,870	0.45
01078600004000	111	A3	2008	17 - 2 Story	45 Average	3162	242,700	9/15/2008	I	366,950	0.66
01078600004600	910	A3		N/A	N/A		112,000	12/15/2008	I	349,950	0.32
01078500007000	111	A3	2008	17 - 2 Story	45 Average	2389	271,900	11/18/2008	I	357,149	0.76