

## Snohomish County Assessor's Office

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### Mass Appraisal Report

**Residential Neighborhood: City of Snohomish and Surrounding Area**

**Appraisal Date: January 1, 2009**

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### Summary

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**Appraisal Date:** January 1, 2009  
**Assessment Year/Tax Year:** 2009 Assessment / 2010 Tax  
**Last Physical Inspection:** 2004 Assessment / 2005 Tax  
**Prior Appraisal Date:** January 1, 2008  
**Prior Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax

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**Appraisal Area (Neighborhood):** 3109000, 3109001, 3109003, 3109901, 3109902, 3109903, 3109904 & 3109905

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**Parcels Appraised:** 4,484

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#### Summary Of Value Change:

|                      | <b>2008</b>   | <b>2009</b>   | <b>Value Change</b> | <b>% Change</b> |
|----------------------|---------------|---------------|---------------------|-----------------|
| <b>Land:</b>         | 744,348,000   | 635,024,700   | -115,711,700        | -15.5%          |
| <b>Improvements:</b> | 632,763,800   | 581,504,400   | -51,352,900         | -8.1%           |
| <b>Total:</b>        | 1,377,111,800 | 1,216,529,100 | -167,064,600        | -12.1%          |

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 87**

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|                       | <b>2008</b> | <b>2009</b> | <b>Change</b> | <b>% Change</b> |
|-----------------------|-------------|-------------|---------------|-----------------|
| <b>Median Ratio:</b>  | 0.9753      | 0.8556      | -0.1197       | -12.3%          |
| <b>Mean Ratio:</b>    | 0.9978      | 0.8537      | -0.1440       | -14.4%          |
| <b>Weighted Mean:</b> | 0.9676      | 0.8530      | -0.1146       | -11.8%          |
| <b>PRD:</b>           | 1.0312      | 1.0009      | -0.0303       | -2.9%           |
| <b>COD:</b>           | 0.1305      | 0.0812      | -0.0494       | -37.8%          |

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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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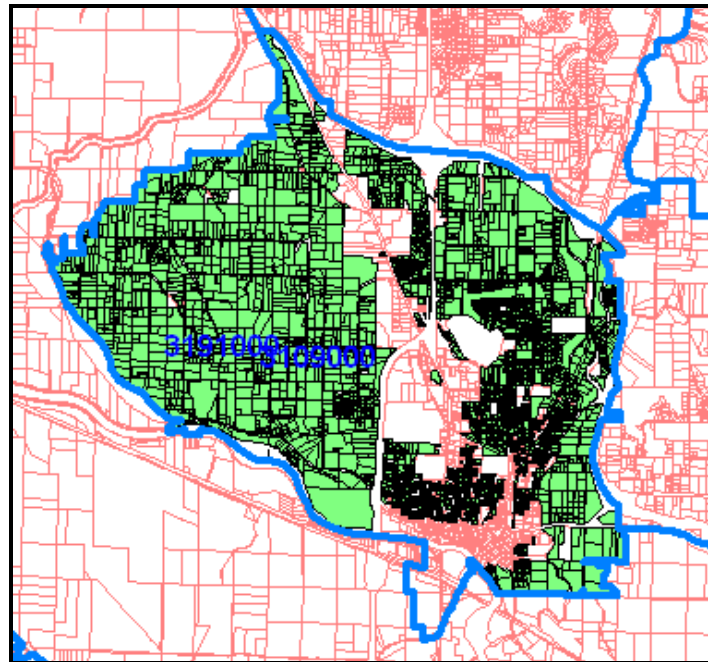


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3109000-3109905 (AKA BMA 3109000-3109905) 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 Snohomish and areas north to US Hwy 2, west to Fobes Hill and east along the Pilchuck River.

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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          | 47                       | L: | 9,244,600                         | 7,284,400                          | -1,960,200          | -21.2%          |
|                       |                          | B: | 3,604,100                         | 3,288,900                          | -315,200            | -8.7%           |
|                       |                          | T: | 12,848,700                        | 10,573,300                         | -2,275,400          | -17.7%          |
| Industrial            | 0                        | L: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | B: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | T: | 0                                 | 0                                  | 0                   | 0.0%            |
| Commercial            | 62                       | L: | 21,322,000                        | 18,520,000                         | -2,802,000          | -13.1%          |
|                       |                          | B: | 18,029,700                        | 18,188,600                         | 158,900             | 0.9%            |
|                       |                          | T: | 39,351,700                        | 36,708,600                         | -2,643,100          | -6.7%           |
| Residential           | 3737                     | L: | 644,190,600                       | 546,321,100                        | -98,031,000         | -15.2%          |
|                       |                          | B: | 595,185,200                       | 546,259,200                        | -49,019,500         | -8.2%           |
|                       |                          | T: | 1,239,375,800                     | 1,092,580,300                      | -147,050,500        | -11.9%          |
| Multifamily           | 83                       | L: | 13,986,300                        | 12,809,200                         | -1,177,100          | -8.4%           |
|                       |                          | B: | 15,933,500                        | 13,758,400                         | -2,175,100          | -13.7%          |
|                       |                          | T: | 29,919,800                        | 26,567,600                         | -3,352,200          | -11.2%          |
| Forest                | 0                        | L: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | B: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | T: | 0                                 | 0                                  | 0                   | 0.0%            |
| Other                 | 555                      | L: | 55,604,500                        | 50,090,000                         | -11,741,400         | -21.1%          |
|                       |                          | B: | 11,300                            | 9,300                              | -2,000              | -17.7%          |
|                       |                          | T: | 55,615,800                        | 50,099,300                         | -11,743,400         | -21.1%          |

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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         | 4484              | L: | 744,348,000                | 635,024,700                 | -115,711,700 | -15.5%   |
|                |                   | B: | 632,763,800                | 581,504,400                 | -51,352,900  | -8.1%    |
|                |                   | T: | 1,377,111,800              | 1,216,529,100               | -167,064,600 | -12.1%   |

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<br/>Property Class</b> | <b>Property Class / Use Code</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
|   | 110-Sr Cit Exemption Residual    | 19                      |                         |                   |
|   | 111-Single Family Residence      | 3,272                   | 74                      | 2.3%              |
|   | 112-2 Single Family Residences   | 60                      |                         |                   |
|   | 113-3 Single Family Residences   | 1                       |                         |                   |
|   | 116-Comon Wall SFR               | 40                      | 1                       | 2.5%              |
|   | 117-Manufac Home (Leased Site)   | 25                      |                         |                   |
|   | 118-Manufac Home (Owned Site)    | 148                     |                         |                   |
|   | 119-Manuf Home (MHP)             | 105                     | 6                       | 5.7%              |
|   | 122-Duplex                       | 66                      | 1                       | 1.5%              |
|   | 123-Tri-Plex                     | 15                      | 1                       | 6.7%              |
|   | 124-Four Plex                    | 2                       |                         |                   |
|   | 141-SFR Condominium Detached     | 10                      |                         |                   |
|   | 142-SFR Condominium CommonWall   | 5                       |                         |                   |
|   | 175-Religious Residence          | 1                       |                         |                   |
|   | 183-Non Residential Structure    | 39                      |                         |                   |
|   | 184-Septic System                | 10                      |                         |                   |
|   | 186-Septic & Well                | 1                       |                         |                   |
|   | 189-Other Residential            | 1                       |                         |                   |
|   | 198-Vacation Cabins              | 1                       |                         |                   |
|   | 451-Freeways                     | 1                       |                         |                   |
|   | 456-Local Access Streets         | 3                       |                         |                   |
|   | 459-Other Highway NEC            | 3                       |                         |                   |
|   | 481-Electric Utility             | 4                       |                         |                   |
|   | 489-Other utilities, NEC         | 1                       |                         |                   |



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**Neighborhood Profile**

| Neighborhood Profile By<br>Property Class | Property Class / Use Code      | Parcel<br>Count | Sold<br>Parcels | %<br>Sold |
|---|--------------------------------|-----------------|-----------------|-----------|
|   | 492-Transportation Services    | 1               |                 |           |
|   | 515-Farm Products (Raw Mtls)   | 1               |                 |           |
|   | 542-Meats & Fish               | 1               |                 |           |
|   | 624-Funeral/Crematory Services | 9               |                 |           |
|   | 637-Warehouse/Storage Services | 1               |                 |           |
|   | 671-Exec,Legislative,Judicial  | 1               |                 |           |
|   | 672-Protective Functions       | 1               |                 |           |
|   | 681-Nursery,Primary,Second Sch | 2               |                 |           |
|   | 682-Univ,College,Jr College    | 1               |                 |           |
|   | 683-Special Training/Schooling | 2               |                 |           |
|   | 691-Religious Activities       | 16              |                 |           |
|   | 745-Trails (Centennial, etal)  | 12              |                 |           |
|   | 790 Other Cult. Entertainment  | 1               |                 |           |
|   | 818-Farms General              | 3               |                 |           |
|   | 819-Other Agricultural         | 7               |                 |           |
|   | 830-Open Space Agriculture     | 22              |                 |           |
|   | 854-Mining & Quarrying         | 2               |                 |           |
|   | 910-Undeveloped Land           | 524             | 4               | 0.8%      |
|   | 911-Vacant Site/Mobile Park    | 17              |                 |           |
|   | 915-Common Areas               | 9               |                 |           |
|   | 916-Water Retention Area       | 1               |                 |           |
|   | 931-Rivers,Streams,Creeks      | 1               |                 |           |
|   | 939-Other Water Areas          | 1               |                 |           |
|   | 940-Open Space General         | 10              |                 |           |

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**Neighborhood Profile**

**Neighborhood Profile By  
Property Class**

| <b>Property Class / Use Code</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|----------------------------------|-------------------------|-------------------------|-------------------|
| 941-Open Space General Ag Cons   | 5                       |                         |                   |
| <b>Grand Total</b>               | <b>4,484</b>            | <b>87</b>               | <b>1.9%</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<br>Land Type | Land Type                      | Parcel<br>Count | Sold<br>Parcels | %<br>Sold |
|--------------------------------------|--------------------------------|-----------------|-----------------|-----------|
|                                      | 23 Open Space General          | 5               |                 |           |
|                                      | 24 Open Space Ag               | 7               |                 |           |
|                                      | 46 Spt/Well Site               | 22              |                 |           |
|                                      | 54 No Perk                     | 24              |                 |           |
|                                      | 57 Other Acreage Type          | 86              | 1               | 1.2%      |
|                                      | 65 Topo Problems I             | 9               |                 |           |
|                                      | 66 Topo Problems II            | 30              |                 |           |
|                                      | 86 Utility Easement (P/L)      | 10              |                 |           |
|                                      | 88 Contiguous-less than 1 acre | 63              |                 |           |
|                                      | A1 Sewer Fair NH               | 262             | 5               | 1.9%      |
|                                      | A2 Sewer Avg Older Mixed NH    | 1,218           | 28              | 2.3%      |
|                                      | A3 Sewer Avg Homogeneous NH    | 494             | 20              | 4.0%      |
|                                      | A5 Sewer Good Older Mixd NH    | 128             | 1               | 0.8%      |
|                                      | A6 Sewer Good Homogenous NH    | 24              | 2               | 8.3%      |
|                                      | AG AG-10 FHZ                   | 64              |                 |           |
|                                      | B2 Septic Average Mixed NH     | 876             | 16              | 1.8%      |
|                                      | B3 Septic - Access DNA Devlpm  | 14              | 1               | 7.1%      |
|                                      | B4 Septic Average NH           | 624             | 3               | 0.5%      |
|                                      | B5 Septic UGA                  | 120             |                 |           |
|                                      | B6 Septic Good Homogenous NH   | 29              | 1               | 3.4%      |
|                                      | C2 SFR Condo Det Avg NH -141   | 10              |                 |           |
|                                      | C4 Condo Cmnwall@LivArea - 142 | 5               |                 |           |
|                                      | C6 SFR Commonwall - UC 116     | 40              | 1               | 2.5%      |
|                                      | CA Common Areas                | 11              |                 |           |

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

| <b>Land Type</b>             | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|------------------------------|-------------------------|-------------------------|-------------------|
| N/A Building only            | 183                     | 6                       | 3.3%              |
| R3 Spt/Well Site             | 11                      | 1                       | 9.1%              |
| SC SrCit Residual Contiguous | 2                       |                         |                   |
| U1 Waterfront I              | 22                      |                         |                   |
| U2 Waterfront II             | 4                       |                         |                   |
| U3 Waterfront III            | 1                       |                         |                   |
| U4 Waterfront IV             | 9                       |                         |                   |
| U5 Waterfront V              | 3                       |                         |                   |
| UD Undevelopable Land        | 74                      | 1                       | 1.4%              |
| <b>Grand Total</b>           | <b>4,484</b>            | <b>87</b>               | <b>1.9%</b>       |

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### Neighborhood Profile

| Neighborhood Profile By<br>House Type | House Type / Stories  | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|---------------------------------------|-----------------------|-----------------|-----------------|-------------|
|                                       | 11 - 1 Story          | 1,364           | 23              | 1.7%        |
|                                       | 12 - 1 Story Bsmt     | 444             | 6               | 1.4%        |
|                                       | 14 - 1 1/2 Story      | 281             | 5               | 1.8%        |
|                                       | 15 - 1 1/2 Story Bsmt | 189             | 2               | 1.1%        |
|                                       | 17 - 2 Story          | 692             | 27              | 3.9%        |
|                                       | 18 - 2 Story Bsmt     | 108             | 1               | 0.9%        |
|                                       | 20 - 2+ Story         | 12              |                 |             |
|                                       | 21 - 2+ Story Bsmt    | 10              |                 |             |
|                                       | 23 - Split Entry      | 253             | 9               | 3.6%        |
|                                       | 24 - Tri Level        | 123             | 4               | 3.3%        |
|                                       | 26 - Quad Level       | 12              |                 |             |
|                                       | 71 - DW Manuf. Home   | 137             | 3               | 2.2%        |
|                                       | 72 - DWB Manuf. Home  | 1               |                 |             |
|                                       | 74 - SW Manuf. Home   | 131             | 3               | 2.3%        |
|                                       | 77 - TW Manuf. Home   | 4               |                 |             |
|                                       | N/A                   | 723             | 4               | 0.6%        |
|                                       | <b>Grand Total</b>    | <b>4,484</b>    | <b>87</b>       | <b>1.9%</b> |

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

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**Neighborhood Profile**

| <b>Neighborhood Profile By<br/>Structure Quality / Grade</b> | <b>Quality / Grade</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|--|------------------------|-------------------------|-------------------------|-------------------|
|  | 15 Sub Std             | 2                       |                         |                   |
|  | 25 Low                 | 67                      | 1                       | 1.5%              |
|  | 35 Fair                | 427                     | 8                       | 1.9%              |
|  | 41 Avg Minus           | 122                     | 4                       | 3.3%              |
|  | 45 Average             | 2,457                   | 54                      | 2.2%              |
|  | 49 Avg Plus            | 391                     | 7                       | 1.8%              |
|  | 55 Good                | 253                     | 9                       | 3.6%              |
|  | 65 Very Good           | 39                      |                         |                   |
|  | 75 Excellent           | 3                       |                         |                   |
|  | N/A                    | 723                     | 4                       | 0.6%              |
|  | <b>Grand Total</b>     | <b>4,484</b>            | <b>87</b>               | <b>1.9%</b>       |

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

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**Neighborhood Profile**

**Neighborhood Profile By  
Year Built Range**

| <b>Year Built Range</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|-------------------------|-------------------------|-------------------------|-------------------|
| 1899 & older            | 126                     |                         |                   |
| 1900 - 1909             | 254                     | 3                       | 1.18%             |
| 1910 - 1919             | 150                     | 2                       | 1.33%             |
| 1920 - 1929             | 198                     | 1                       | 0.51%             |
| 1930 - 1939             | 103                     | 1                       | 0.97%             |
| 1940 - 1949             | 151                     | 3                       | 1.99%             |
| 1950 - 1959             | 331                     | 8                       | 2.42%             |
| 1960 - 1969             | 588                     | 11                      | 1.87%             |
| 1970 - 1979             | 469                     | 7                       | 1.49%             |
| 1980 - 1989             | 384                     | 9                       | 2.34%             |
| 1990 - 1999             | 685                     | 20                      | 2.92%             |
| 2000 - 2009             | 321                     | 18                      | 5.61%             |
| N/A                     | 724                     | 4                       | 0.55%             |
| <b>Grand Total</b>      | <b>4,484</b>            | <b>87</b>               | <b>1.9%</b>       |

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

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**Neighborhood Profile**

| <b>Neighborhood Profile By<br/>Total Living Area Range</b> | <b>Total Living Area Range</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| N/A  |                                | 723                     | 4                       | 0.6%              |
| 1 - 499  |                                | 10                      |                         |                   |
| 500 - 749  |                                | 98                      | 1                       | 1.0%              |
| 750 - 999  |                                | 310                     | 5                       | 1.6%              |
| 1000 - 1249  |                                | 556                     | 14                      | 2.5%              |
| 1250 - 1499  |                                | 632                     | 13                      | 2.1%              |
| 1500 - 1749  |                                | 591                     | 16                      | 2.7%              |
| 1750 - 1999  |                                | 431                     | 8                       | 1.9%              |
| 2000 - 2249  |                                | 348                     | 11                      | 3.2%              |
| 2250 - 2499  |                                | 263                     | 6                       | 2.3%              |
| 2500 - 2749  |                                | 180                     | 2                       | 1.1%              |
| 2750 - 2999  |                                | 124                     | 6                       | 4.8%              |
| 3000 - 3249  |                                | 70                      | 1                       | 1.4%              |
| 3250 - 3499  |                                | 55                      |                         |                   |
| 3500 - 3749  |                                | 35                      |                         |                   |
| 3750 - 3999  |                                | 18                      |                         |                   |
| 4000 - 4249  |                                | 13                      |                         |                   |
| 4250 - 4499  |                                | 7                       |                         |                   |
| 4500 - 4749  |                                | 4                       |                         |                   |
| 4750 - 4999  |                                | 4                       |                         |                   |
| 5000 - Over  |                                | 12                      |                         |                   |
| <b>Grand Total</b>   |                                | <b>4,484</b>            | <b>87</b>               | <b>1.9%</b>       |

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area



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**Qualified Sales**

**Performance Analysis**

**All Sales**

| <b>Item</b>                        | <b>2008</b> | <b>2009</b> |
|------------------------------------|-------------|-------------|
| Total Assessed Value               | 26,442,300  | 23,310,800  |
| Total Sales Price                  | 27,328,620  | 27,328,620  |
| Average Assessed Value             | 303,934     | 267,940     |
| Average Sales Price                | 314,122     | 314,122     |
| Number in Sample                   | 87          | 87          |
| Median Ratio                       | 0.9753      | 0.8556      |
| Mean (Average) Ratio               | 0.9978      | 0.8537      |
| Weighted Mean (S.W.A.) Ratio       | 0.9676      | 0.8530      |
| Regression Index (P.R.D.)          | 1.0312      | 1.0009      |
| Coefficient of Dispersion (C.O.D.) | 0.1305      | 0.0812      |

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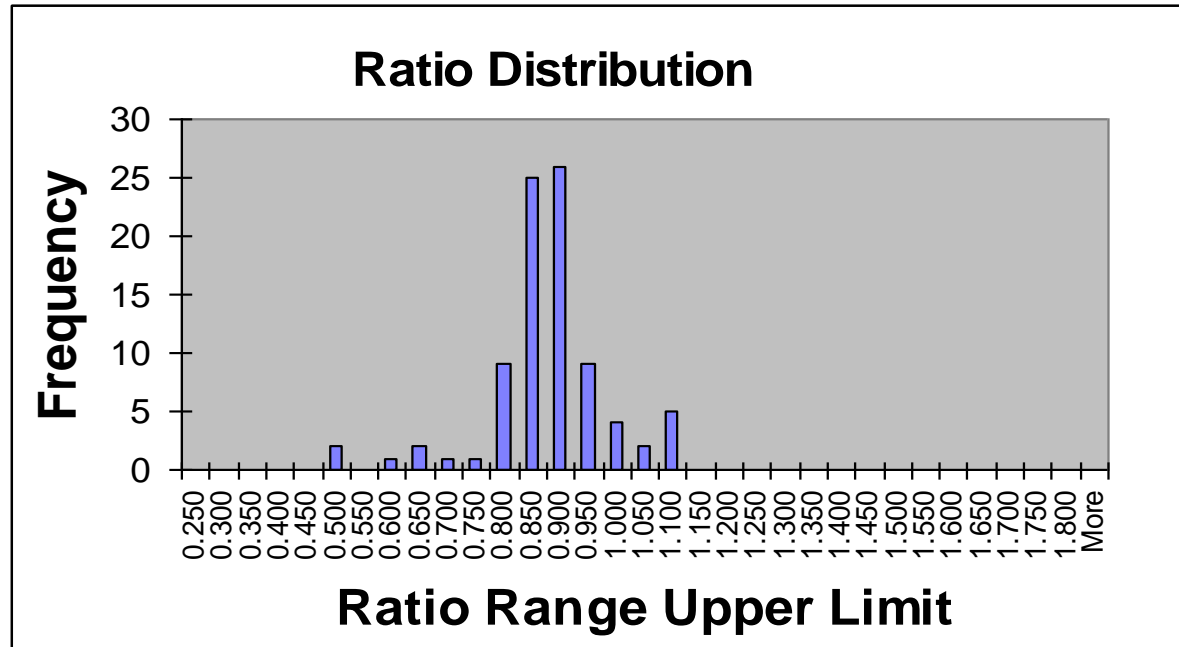


**Qualified Sales**

**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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**Qualified Sales**

**Performance Analysis**

**Use Code 111**

| <b>Item</b>                  | <b>2008</b> | <b>2009</b> |
|------------------------------|-------------|-------------|
| Total Assessed Value         | 25,042,700  | 22,111,700  |
| Total Sales Price            | 25,833,000  | 25,833,000  |
| Average Assessed Value       | 338,415     | 298,807     |
| Average Sales Price          | 349,095     | 349,095     |
| Number in Sample             | 74          | 74          |
| Median Ratio                 | 0.9763      | 0.8595      |
| Mean (Average) Ratio         | 0.9858      | 0.8653      |
| Weighted Mean (S.W.A.) Ratio | 0.9694      | 0.8559      |
| Regression Index (P.R.D.)    | 1.0169      | 1.0109      |
| Coefficient of Dispersion    | 0.0962      | 0.0682      |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: City of Snohomish and Surrounding Area**

**Appraisal Date: January 1, 2009**

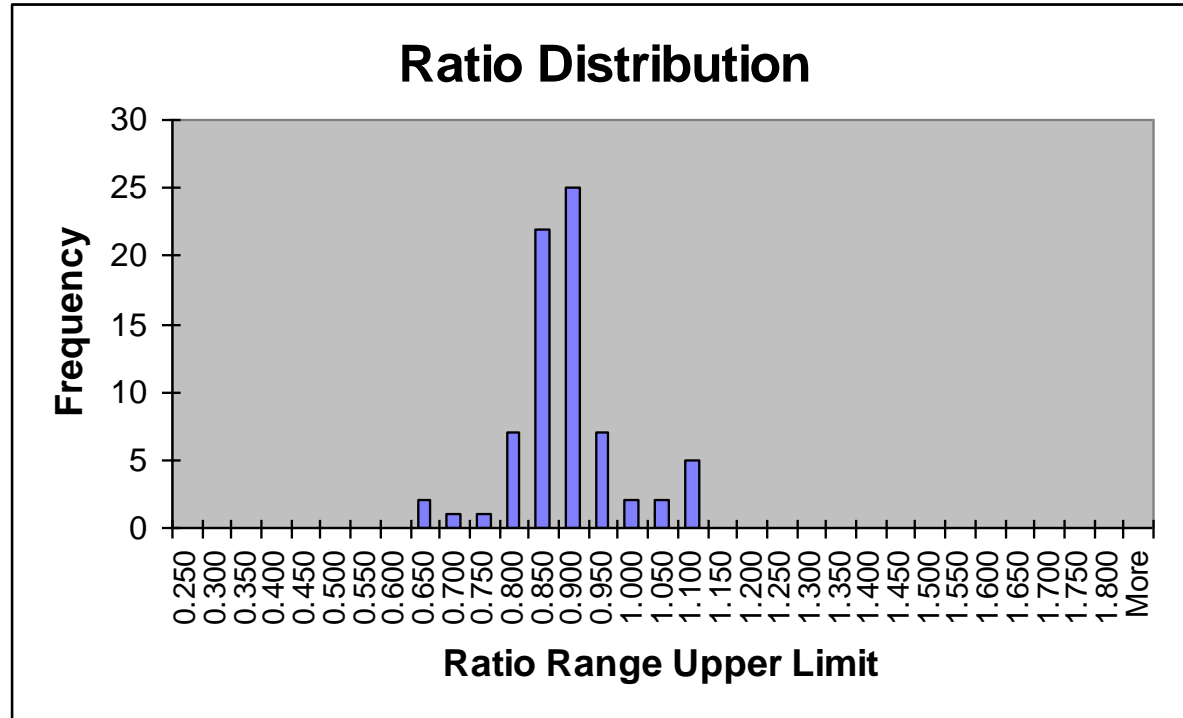


**Qualified Sales**

**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

## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: City of Snohomish and Surrounding Area**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

| Parcel Number  | Use Code | Land Type | Year Built | Style                 | Grade       | Total Living Area | Total Value | Sale Date  | V/I | Sales Price | Post Reval Ratio |
|----------------|----------|-----------|------------|-----------------------|-------------|-------------------|-------------|------------|-----|-------------|------------------|
| 0040210000400  | 111      | A2        | 1968       | 23 - Split Entry      | 45 Average  | 2,048             | 281,500     | 7/14/2008  | I   | 312,000     | 0.90             |
| 00410500401501 | 111      | A2        | 1910       | 14 - 1 1/2 Story      | 55 Good     | 1,698             | 342,800     | 3/31/2008  | I   | 530,000     | 0.65             |
| 00411800200800 | 123      | A1        | 1981       | 11 - 1 Story          | 45 Average  | 2,016             | 283,500     | 8/25/2008  | I   | 350,000     | 0.81             |
| 00436000300400 | 111      | A2        | 1998       | 18 - 2 Story Bsmt     | 45 Average  | 1,576             | 293,300     | 8/18/2008  | I   | 352,000     | 0.83             |
| 00436000301500 | 111      | A2        | 1998       | 17 - 2 Story          | 45 Average  | 1,576             | 278,700     | 7/28/2008  | I   | 335,000     | 0.83             |
| 00436000301600 | 111      | A2        | 1998       | 17 - 2 Story          | 45 Average  | 1,492             | 278,300     | 2/19/2008  | I   | 311,000     | 0.89             |
| 00444101200200 | 111      | A2        | 1949       | 11 - 1 Story          | 45 Average  | 596               | 218,900     | 8/14/2008  | I   | 200,000     | 1.09             |
| 00444101201000 | 111      | A2        | 1991       | 17 - 2 Story          | 49 Avg Plus | 2,178             | 354,100     | 8/27/2008  | I   | 399,999     | 0.89             |
| 00444201801500 | 111      | A5        | 1920       | 15 - 1 1/2 Story Bsmt | 45 Average  | 1,056             | 335,700     | 4/28/2008  | I   | 399,000     | 0.84             |
| 00444202100902 | 122      | A2        | 1978       | 17 - 2 Story          | 45 Average  | 2,168             | 298,800     | 6/4/2008   | I   | 378,000     | 0.79             |
| 00457800001100 | 111      | B2        | 1985       | 12 - 1 Story Bsmt     | 49 Avg Plus | 2,169             | 373,700     | 9/23/2008  | I   | 349,900     | 1.07             |
| 00472800001900 | 111      | A2        | 1957       | 11 - 1 Story          | 45 Average  | 1,617             | 260,000     | 10/17/2008 | I   | 276,000     | 0.94             |
| 00475700300800 | 111      | A1        | 2006       | 17 - 2 Story          | 45 Average  | 1,780             | 279,700     | 11/26/2008 | I   | 360,000     | 0.78             |
| 00475800502000 | 111      | A1        | 1902       | 14 - 1 1/2 Story      | 45 Average  | 1,374             | 241,900     | 2/19/2008  | I   | 285,000     | 0.85             |
| 00485500100602 | 111      | B4        | 1987       | 24 - Tri Level        | 55 Good     | 2,648             | 434,800     | 9/9/2008   | I   | 488,750     | 0.89             |
| 00487800000900 | 111      | A2        | 1955       | 11 - 1 Story          | 35 Fair     | 1,228             | 215,600     | 6/10/2008  | I   | 248,000     | 0.87             |
| 00511300001300 | 111      | B2        | 2007       | 17 - 2 Story          | 45 Average  | 2,400             | 357,800     | 6/11/2008  | I   | 439,000     | 0.82             |
| 00518600300300 | 111      | A1        | 1912       | 11 - 1 Story          | 35 Fair     | 1,496             | 251,600     | 9/10/2008  | I   | 260,000     | 0.97             |
| 00518600401400 | 111      | A1        | 2008       | 11 - 1 Story          | 49 Avg Plus | 1,610             | 316,200     | 5/20/2008  | I   | 390,000     | 0.81             |
| 00518800601000 | 111      | A2        | 1986       | 23 - Split Entry      | 45 Average  | 1,392             | 247,400     | 3/26/2008  | I   | 320,000     | 0.77             |
| 00519100001101 | 111      | A2        | 2007       | 17 - 2 Story          | 55 Good     | 2,589             | 405,600     | 1/22/2008  | I   | 549,950     | 0.74             |
| 00543700000500 | 111      | B2        | 1994       | 23 - Split Entry      | 45 Average  | 808               | 255,900     | 9/8/2008   | I   | 242,100     | 1.06             |
| 00557700000800 | 910      | R3        |            | N/A                   | N/A         |                   | 21,000      | 1/31/2008  | V   | 37,500      | 0.56             |
| 00588000001300 | 111      | A2        | 1952       | 11 - 1 Story          | 45 Average  | 1,172             | 221,600     | 4/25/2008  | I   | 264,000     | 0.84             |
| 00591800001100 | 111      | A2        | 1963       | 11 - 1 Story          | 45 Average  | 1,515             | 244,500     | 8/5/2008   | I   | 268,701     | 0.91             |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: City of Snohomish and Surrounding Area**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

| Parcel Number  | Use Code | Land Type | Year Built | Style               | Grade        | Total Living Area | Total Value | Sale Date  | V/I | Sales Price | Post Reval Ratio |
|----------------|----------|-----------|------------|---------------------|--------------|-------------------|-------------|------------|-----|-------------|------------------|
| 0059310000300  | 111      | B2        | 1974       | 17 - 2 Story        | 45 Average   | 2,960             | 391,000     | 6/24/2008  | I   | 460,000     | 0.85             |
| 0059590000600  | 111      | A2        | 1979       | 23 - Split Entry    | 45 Average   | 2,134             | 315,600     | 6/17/2008  | I   | 400,000     | 0.79             |
| 00608100100306 | 910      | B4        |            | N/A                 | N/A          |                   | 132,000     | 4/15/2008  | V   | 158,120     | 0.83             |
| 0061370000200  | 111      | B2        | 1965       | 11 - 1 Story        | 45 Average   | 1,008             | 208,400     | 11/17/2008 | I   | 250,000     | 0.83             |
| 00613700001100 | 111      | B2        | 1964       | 11 - 1 Story        | 45 Average   | 1,040             | 207,000     | 8/14/2008  | I   | 230,000     | 0.90             |
| 00613900004100 | 111      | B2        | 1968       | 11 - 1 Story        | 45 Average   | 1,344             | 227,000     | 12/30/2008 | I   | 210,000     | 1.08             |
| 0070150000500  | 111      | B2        | 1981       | 12 - 1 Story Bsmt   | 45 Average   | 1,936             | 282,500     | 4/22/2008  | I   | 320,000     | 0.88             |
| 00704100001000 | 111      | B2        | 1986       | 12 - 1 Story Bsmt   | 45 Average   | 2,470             | 285,200     | 6/30/2008  | I   | 369,950     | 0.77             |
| 0071360000300  | 111      | A3        | 1987       | 11 - 1 Story        | 45 Average   | 1,422             | 285,900     | 3/7/2008   | I   | 349,950     | 0.82             |
| 00734200001100 | 111      | A2        | 1986       | 23 - Split Entry    | 45 Average   | 2,460             | 299,300     | 8/18/2008  | I   | 340,000     | 0.88             |
| 00776500000200 | 111      | A3        | 1990       | 17 - 2 Story        | 55 Good      | 2,777             | 416,800     | 2/15/2008  | I   | 506,000     | 0.82             |
| 00809500000300 | 111      | A2        | 1993       | 17 - 2 Story        | 49 Avg Plus  | 2,464             | 353,900     | 2/19/2008  | I   | 439,000     | 0.81             |
| 00817600000400 | 111      | A6        | 1994       | 17 - 2 Story        | 55 Good      | 2,982             | 437,900     | 11/24/2008 | I   | 480,000     | 0.91             |
| 00817600001900 | 111      | A6        | 1994       | 17 - 2 Story        | 55 Good      | 3,196             | 429,600     | 8/15/2008  | I   | 449,950     | 0.95             |
| 00819300000200 | 116      | C6        | 1994       | 17 - 2 Story        | 45 Average   | 1,500             | 223,400     | 4/22/2008  | I   | 263,500     | 0.85             |
| 00821300000800 | 111      | A2        | 1994       | 17 - 2 Story        | 41 Avg Minus | 2,012             | 297,600     | 8/12/2008  | I   | 332,450     | 0.90             |
| 00821300001000 | 111      | A2        | 1994       | 11 - 1 Story        | 41 Avg Minus | 1,553             | 266,700     | 10/16/2008 | I   | 305,000     | 0.87             |
| 00833000001800 | 111      | A2        | 1995       | 17 - 2 Story        | 45 Average   | 2,112             | 310,700     | 8/13/2008  | I   | 330,210     | 0.94             |
| 00838400001200 | 111      | A3        | 1996       | 24 - Tri Level      | 41 Avg Minus | 1,436             | 259,900     | 6/2/2008   | I   | 308,000     | 0.84             |
| 00838400001500 | 111      | A3        | 1996       | 24 - Tri Level      | 41 Avg Minus | 1,906             | 285,000     | 6/24/2008  | I   | 344,000     | 0.83             |
| 00849000002300 | 111      | A3        | 1998       | 14 - 1 1/2 Story    | 45 Average   | 1,613             | 299,800     | 5/22/2008  | I   | 359,950     | 0.83             |
| 00862200000900 | 111      | B3        | 1997       | 17 - 2 Story        | 49 Avg Plus  | 1,939             | 368,400     | 4/18/2008  | I   | 440,000     | 0.84             |
| 00875700000400 | 111      | B6        | 1999       | 17 - 2 Story        | 55 Good      | 2,827             | 509,400     | 9/25/2008  | I   | 575,000     | 0.89             |
| 00889500007600 | 111      | A3        | 1999       | 17 - 2 Story        | 45 Average   | 1,634             | 261,200     | 3/17/2008  | I   | 295,000     | 0.89             |
| 00960009000900 | 119      | N/A       | 1982       | 71 - DW Manuf. Home | 45 Average   | 891               | 13,400      | 7/15/2008  | I   | 29,000      | 0.46             |

## Snohomish County Assessor's Office

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**Appraisal Date: January 1, 2009**



**Qualified Sales**

| Parcel Number  | Use Code | Land Type | Year Built | Style                 | Grade       | Total Living Area | Total Value | Sale Date  | V/I | Sales Price | Post Reval Ratio |
|----------------|----------|-----------|------------|-----------------------|-------------|-------------------|-------------|------------|-----|-------------|------------------|
| 00960009300200 | 119      | N/A       | 1967       | 74 - SW Manuf. Home   | 25 Low      | 792               | 3,200       | 11/7/2008  | I   | 3,500       | 0.91             |
| 00960009301800 | 119      | N/A       | 1976       | 74 - SW Manuf. Home   | 35 Fair     | 784               | 4,600       | 5/23/2008  | I   | 5,000       | 0.92             |
| 00960009302200 | 119      | N/A       | 1979       | 74 - SW Manuf. Home   | 35 Fair     | 1,008             | 6,600       | 8/18/2008  | I   | 14,000      | 0.47             |
| 00960009303400 | 119      | N/A       | 1972       | 71 - DW Manuf. Home   | 35 Fair     | 1,160             | 9,700       | 9/1/2008   | I   | 10,000      | 0.97             |
| 00960009304000 | 119      | N/A       | 2000       | 71 - DW Manuf. Home   | 55 Good     | 1,188             | 52,900      | 8/28/2008  | I   | 60,000      | 0.88             |
| 01076000000100 | 111      | A3        | 2008       | 17 - 2 Story          | 45 Average  | 2,154             | 330,100     | 5/9/2008   | I   | 364,950     | 0.90             |
| 01076000001900 | 111      | A3        | 2008       | 23 - Split Entry      | 45 Average  | 1,951             | 311,700     | 8/6/2008   | I   | 346,950     | 0.90             |
| 01076000002000 | 111      | A3        | 2008       | 17 - 2 Story          | 45 Average  | 1,868             | 314,100     | 1/22/2008  | I   | 362,950     | 0.87             |
| 01076000002100 | 111      | A3        | 2008       | 11 - 1 Story          | 45 Average  | 1,452             | 282,300     | 6/27/2008  | I   | 329,950     | 0.86             |
| 01076000002200 | 111      | A3        | 2008       | 17 - 2 Story          | 45 Average  | 1,868             | 314,100     | 8/6/2008   | I   | 364,950     | 0.86             |
| 01076000002400 | 111      | A3        | 2008       | 23 - Split Entry      | 45 Average  | 1,505             | 273,100     | 4/8/2008   | I   | 329,950     | 0.83             |
| 01076000002700 | 111      | A3        | 2008       | 23 - Split Entry      | 45 Average  | 1,505             | 277,900     | 3/12/2008  | I   | 329,950     | 0.84             |
| 01076000003100 | 111      | A3        | 2008       | 23 - Split Entry      | 45 Average  | 1,505             | 285,600     | 4/8/2008   | I   | 329,950     | 0.87             |
| 01076000003300 | 111      | A3        | 2008       | 17 - 2 Story          | 45 Average  | 1,868             | 314,100     | 7/9/2008   | I   | 364,950     | 0.86             |
| 01076000003400 | 111      | A3        | 2008       | 11 - 1 Story          | 45 Average  | 1,687             | 300,400     | 6/24/2008  | I   | 354,950     | 0.85             |
| 28050100201600 | 111      | B2        | 2007       | 17 - 2 Story          | 45 Average  | 2,893             | 442,600     | 6/25/2008  | I   | 553,200     | 0.80             |
| 28050100302500 | 111      | B2        | 1970       | 11 - 1 Story          | 35 Fair     | 1,248             | 214,000     | 6/26/2008  | I   | 255,000     | 0.84             |
| 28050100404100 | 111      | A3        | 2007       | 17 - 2 Story          | 49 Avg Plus | 2,853             | 380,500     | 3/14/2008  | I   | 430,000     | 0.88             |
| 28050100404700 | 910      | UD        |            | N/A                   | N/A         |                   | 20,000      | 10/9/2008  | V   | 20,000      | 1.00             |
| 28050200202500 | 111      | B2        | 1955       | 11 - 1 Story          | 35 Fair     | 1,050             | 219,000     | 10/10/2008 | I   | 249,950     | 0.88             |
| 28050200303100 | 111      | B2        | 1969       | 11 - 1 Story          | 35 Fair     | 1,352             | 248,900     | 1/18/2008  | I   | 290,000     | 0.86             |
| 28050200400900 | 111      | B2        | 1966       | 14 - 1 1/2 Story      | 45 Average  | 2,322             | 298,600     | 4/24/2008  | I   | 350,000     | 0.85             |
| 28050300303600 | 111      | B4        | 2008       | 17 - 2 Story          | 49 Avg Plus | 2,375             | 442,300     | 3/18/2008  | I   | 510,000     | 0.87             |
| 28051200402900 | 111      | A2        | 1954       | 12 - 1 Story Bsmt     | 45 Average  | 2,202             | 265,200     | 2/29/2008  | I   | 350,000     | 0.76             |
| 28051300101400 | 111      | A2        | 1937       | 15 - 1 1/2 Story Bsmt | 45 Average  | 1,140             | 271,500     | 2/22/2008  | I   | 335,000     | 0.81             |

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Appraisal Date: January 1, 2009



Qualified Sales

| Parcel Number  | Use Code | Land Type | Year Built | Style             | Grade      | Total Living Area | Total Value | Sale Date | V/I | Sales Price | Post Reval Ratio |
|----------------|----------|-----------|------------|-------------------|------------|-------------------|-------------|-----------|-----|-------------|------------------|
| 28060600203700 | 111      | 57        | 1956       | 11 - 1 Story      | 45 Average | 1,260             | 240,600     | 5/13/2008 | I   | 239,000     | 1.01             |
| 28060600403400 | 111      | B2        | 1946       | 17 - 2 Story      | 45 Average | 1,105             | 250,900     | 2/20/2008 | I   | 235,000     | 1.07             |
| 28060700103700 | 111      | A2        | 1953       | 12 - 1 Story Bsmt | 45 Average | 1,384             | 270,200     | 9/23/2008 | I   | 270,000     | 1.00             |
| 28060700204600 | 111      | A2        | 1903       | 17 - 2 Story      | 55 Good    | 2,219             | 367,600     | 5/28/2008 | I   | 432,000     | 0.85             |
| 28060700206800 | 910      | A2        |            | N/A               | N/A        |                   | 130,000     | 11/7/2008 | V   | 167,000     | 0.78             |
| 28060700302500 | 111      | A2        | 1963       | 11 - 1 Story      | 45 Average | 1,726             | 272,600     | 4/18/2008 | I   | 396,990     | 0.69             |
| 28060700308100 | 111      | A2        | 1962       | 11 - 1 Story      | 45 Average | 827               | 217,000     | 5/23/2008 | I   | 249,500     | 0.87             |
| 28060700309200 | 111      | A2        | 1995       | 24 - Tri Level    | 45 Average | 1,438             | 270,100     | 1/7/2008  | I   | 338,000     | 0.80             |
| 28060700403200 | 111      | A3        | 1952       | 11 - 1 Story      | 45 Average | 1,296             | 218,400     | 4/15/2008 | I   | 275,000     | 0.79             |
| 28060700405600 | 111      | A3        | 1963       | 11 - 1 Story      | 45 Average | 1,648             | 273,200     | 6/26/2008 | I   | 314,000     | 0.87             |
| 28061800101400 | 111      | B2        | 1901       | 14 - 1 1/2 Story  | 45 Average | 1,128             | 223,900     | 3/18/2008 | I   | 351,000     | 0.64             |
| 28061800204000 | 111      | A3        | 1948       | 12 - 1 Story Bsmt | 45 Average | 1,061             | 232,800     | 8/4/2008  | I   | 255,000     | 0.91             |



## Snohomish County Assessor's Office



### Mass Appraisal Report

**Residential Neighborhood: City of Snohomish and Surrounding Area**

**Appraisal Date: January 1, 2009**

**Sales Not Included in  
Statistical Analysis**

The following sales were not included in the statistical analysis of this report for one of the following reasons:

- The 2008 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for the 2009 assessment).
- The improvements were assessed as less than 100% complete as of July 31, 2008 but the sale price was for a 100% complete home.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the 2009 assessed value does not include any improvement value.
- The sales price was less than \$1000.
- The ratio of the 2009 assessed value to the sale price was outside the Department of Revenue Ratio Study guidelines of greater than .25 and less than 1.75.
- The parcel was not in existence for the 2008 assessment and cannot be used for the year-to-year statistical comparison.

| Parcel Number  | Use Code | Land Type | Year Built | Style            | Grade       | Total Living Area | Total Value | Sale Date  | V/I | Sales Price | Post Reval Ratio |
|----------------|----------|-----------|------------|------------------|-------------|-------------------|-------------|------------|-----|-------------|------------------|
| 00578500200701 | 111      | A1        | 2008       | 17 - 2 Story     | 49 Avg Plus | 2333              | 358,800     | 5/22/2008  | V   | 101,625     | 3.53             |
| 00960011301400 | 911      | N/A       |            | N/A              | N/A         |                   | 0           | 9/8/2008   | I   | 4,000       | 0.00             |
| 01076000000200 | 910      | A3        |            | N/A              | N/A         |                   | 155,000     | 9/18/2008  | I   | 364,950     | 0.42             |
| 01076000000400 | 910      | A3        |            | N/A              | N/A         |                   | 155,000     | 10/27/2008 | I   | 354,950     | 0.44             |
| 01076000000500 | 111      | A3        | 2008       | 11 - 1 Story     | 45 Average  | 1687              | 243,700     | 10/29/2008 | I   | 354,950     | 0.69             |
| 01076000000700 | 111      | A3        | 2008       | 11 - 1 Story     | 45 Average  | 1687              | 271,300     | 9/10/2008  | I   | 329,950     | 0.82             |
| 01076000001000 | 111      | A3        | 2008       | 23 - Split Entry | 45 Average  | 2030              | 245,500     | 7/29/2008  | I   | 354,950     | 0.69             |
| 01076000001300 | 111      | A3        | 2008       | 23 - Split Entry | 45 Average  | 2115              | 238,300     | 8/21/2008  | I   | 354,950     | 0.67             |
| 01096600000200 | 910      | A3        |            | N/A              | N/A         |                   | 155,000     | 12/22/2008 | I   | 369,950     | 0.42             |