

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Snohomish River Basin Ag-10 Land

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 3191000

Parcels Appraised: 1,202

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	73,790,500	71,682,700	-2,107,800	-2.9%
Improvements:	36,566,400	34,162,400	-2,404,000	-6.6%
Total:	110,356,900	105,845,100	-4,511,800	-4.1%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 3

	2008	2009	Change	% Change
Median Ratio:	1.0212	0.9221	-0.0991	-9.7%
Mean Ratio:	1.0154	0.9824	-0.0330	-3.3%
Weighted Mean:	1.0033	0.9123	-0.0910	-9.1%
PRD:	1.0121	1.0768	0.0647	6.4%
COD:	0.4097	0.4537	0.0440	10.7%

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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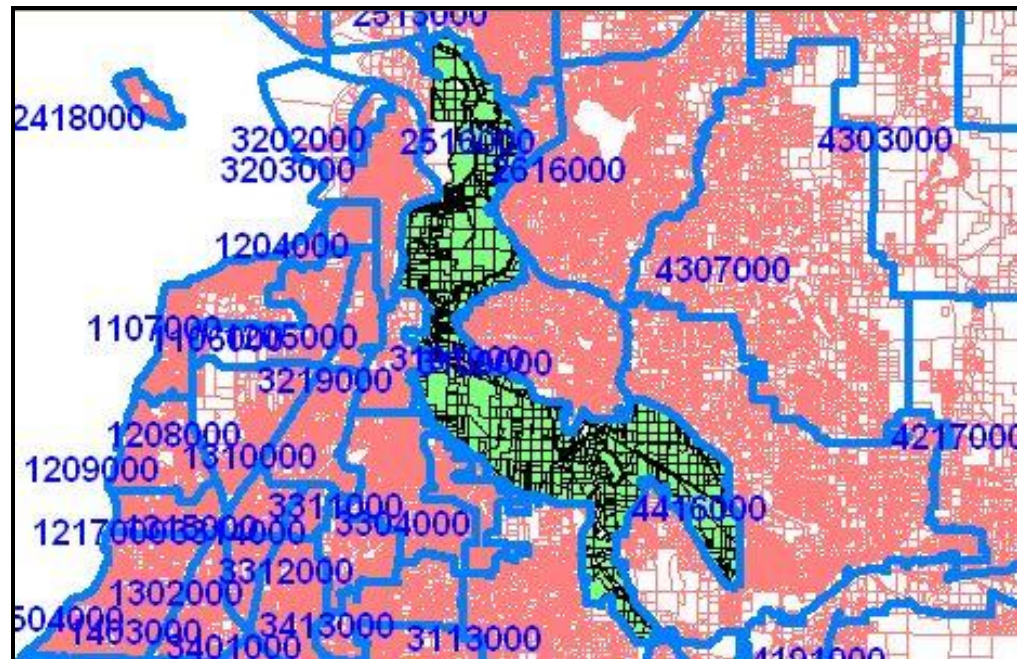


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3191000 (AKA BMA 3191000) 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

Ag-10 zoned farmland within the Snohomish river basin from the mouth north of Everett to a point near the confluence of the Skykomish and Snoqualmie Rivers.

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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	622	L:	48,168,100	46,781,100	-1,387,000	-2.9%
		B:	19,794,700	18,345,900	-1,448,800	-7.3%
		T:	67,962,800	65,127,000	-2,835,800	-4.2%
Industrial	1	L:	1,100	1,100	0	0.0%
		B:	0	0	0	0.0%
		T:	1,100	1,100	0	0.0%
Commercial	27	L:	887,600	851,000	-36,600	-4.1%
		B:	3,048,800	3,048,600	-200	0.0%
		T:	3,936,400	3,899,600	-36,800	-0.9%
Residential	144	L:	11,953,000	11,289,000	-664,000	-5.6%
		B:	13,279,200	12,359,800	-919,400	-6.9%
		T:	25,232,200	23,648,800	-1,583,400	-6.3%
Multifamily	2	L:	122,100	130,700	8,600	7.0%
		B:	212,600	194,100	-18,500	-8.7%
		T:	334,700	324,800	-9,900	-3.0%
Forest	2	L:	157,700	140,000	-17,700	-11.2%
		B:	228,100	211,000	-17,100	-7.5%
		T:	385,800	351,000	-34,800	-9.0%
Other	404	L:	12,500,900	12,489,800	-11,100	-0.1%
		B:	3,000	3,000	0	0.0%
		T:	12,503,900	12,492,800	-11,100	-0.1%

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**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	1,202	L:	73,790,500	71,682,700	-2,107,800	-2.9%
		B:	36,566,400	34,162,400	-2,404,000	-6.6%
		T:	110,356,900	105,845,100	-4,511,800	-4.1%

- 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

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	95	1	1.1%
	112-2 Single Family Residences	3		
	117-Manufac Home (Leased Site)	2		
	118-Manufac Home (Owned Site)	17		
	122-Duplex	2		
	182-Houseboat	1		
	183-Non Residential Structure	22		
	186-Septic & Well	3		
	189-Other Residential	1		
	241-Logging Camps & Contractor	1		
	411-Railroad Transportation	2		
	451-Freeways	1		
	456-Local Access Streets	4		
	473-Radio Communication	1		
	481-Electric Utility	7		
	482-Gas Utility	3		
	483-Water Util & Irrig & Stg	2		
	484-Sewage Disposal	1		
	519-Other Wholesale Trade NEC	1		
	639-Other Business Services	2		
	742-Playgrounds/Athletic Areas	1		
	745-Trails (Centennial, etal)	1		
	749-Other Recreation	1		
	818-Farms General	26		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	819-Other Agricultural	4		
	830-Open Space Agriculture	558		
	849-Other Fishery Activities	2		
	910-Undeveloped Land	361	2	0.6%
	921-Forest Reserve	1		
	939-Other Water Areas	40		
	940-Open Space General	33		
	941-Open Space General Ag Cons	1		
	950-Open Space Timber	2		
	Grand Total	1,202	3	0.2%

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
22 Open Space Forest	1		
23 Open Space General	12		
24 Open Space Ag	342		
65 Topo Problems I	131		
86 Utility Easement (P/L)	1		
88 Contiguous-less than 1 acre	3		
AG AG-10 FHZ	464	2	0.4%
N/A Building only	15		
O1 Poor Location	50		
O2 Fair Location	96		
O3 Avg Location	12		
O4 Good Location	23	1	4.3%
UD Undevelopable Land	52		
Grand Total	1,202	3	0.2%

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	40	1	2.5%
	12 - 1 Story Bsmt	40		
	14 - 1 1/2 Story	53		
	15 - 1 1/2 Story Bsmt	21		
	17 - 2 Story	27		
	18 - 2 Story Bsmt	5		
	23 - Split Entry	4		
	24 - Tri Level	1		
	71 - DW Manuf. Home	10		
	74 - SW Manuf. Home	10		
	N/A	991	2	0.2%
	Grand Total	1,202	3	0.2%

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	16		
	35 Fair	43		
	41 Avg Minus	1		
	45 Average	127	1	0.8%
	49 Avg Plus	7		
	55 Good	12		
	65 Very Good	4		
	N/A	991	2	0.2%
	Grand Total	1,202	3	0.2%

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	11		
	1900 - 1909	27		
	1910 - 1919	29		
	1920 - 1929	20	1	5.00%
	1930 - 1939	15		
	1940 - 1949	13		
	1950 - 1959	19		
	1960 - 1969	21		
	1970 - 1979	24		
	1980 - 1989	14		
	1990 - 1999	10		
	2000 - 2009	8		
	N/A	991	2	0.20%
	Grand Total	1,202	3	0.2%

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	991	2	0.2%
	1 - 499	1		
	500 - 749	11	1	9.1%
	750 - 999	23		
	1000 - 1249	31		
	1250 - 1499	28		
	1500 - 1749	31		
	1750 - 1999	27		
	2000 - 2249	15		
	2250 - 2499	13		
	2500 - 2749	6		
	2750 - 2999	8		
	3000 - 3249	5		
	3250 - 3499	3		
	3750 - 3999	3		
	4000 - 4249	1		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	3		
	Grand Total	1,202	3	0.2%

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	366,200	333,000
Total Sales Price	365,000	365,000
Average Assessed Value	122,067	111,000
Average Sales Price	121,667	121,667
Number in Sample	3	3
Median Ratio	1.0212	0.9221
Mean (Average) Ratio	1.0154	0.9824
Weighted Mean (S.W.A.) Ratio	1.0033	0.9123
Regression Index (P.R.D.)	1.0121	1.0768
Coefficient of Dispersion (C.O.D.)	0.4097	0.4537

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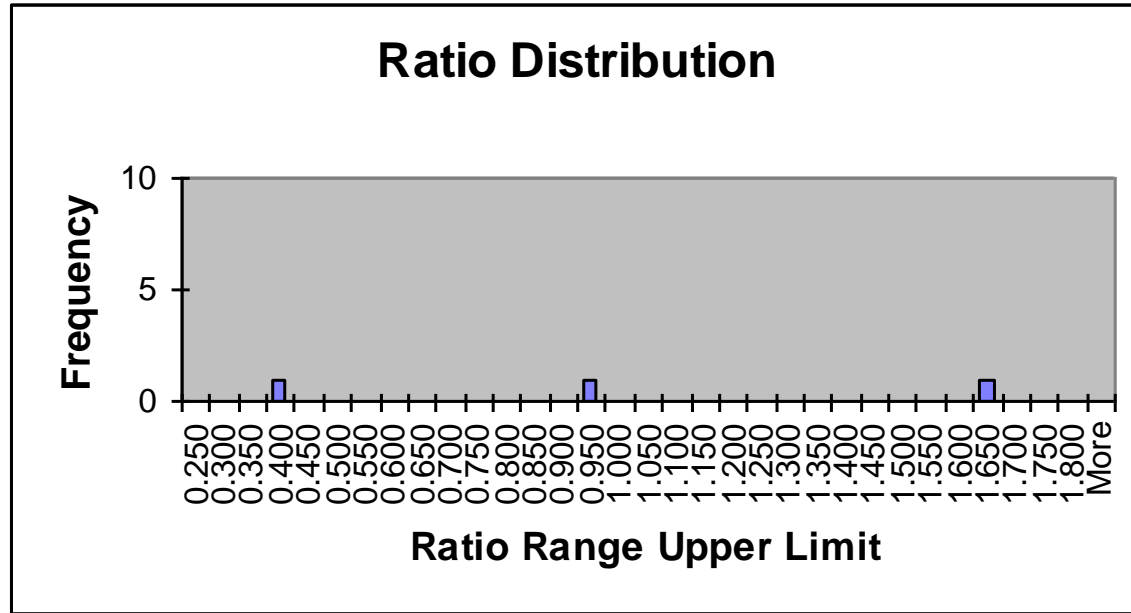


Performance Analysis

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	342,100	308,900
Total Sales Price	335,000	335,000
Average Assessed Value	342,100	308,900
Average Sales Price	335,000	335,000
Number in Sample	1	1
Median Ratio	1.0212	0.9221
Mean (Average) Ratio	1.0212	0.9221
Weighted Mean (S.W.A.) Ratio	1.0212	0.9221
Regression Index (P.R.D.)	1.0000	1.0000
Coefficient of Dispersion	0.0000	0.0000

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Performance Analysis

Ratio Distribution Histogram

Use Code 111

Histogram not available for 1 sale.

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
28062800300300	111	O4	1920	11 - 1 Story	45 Average	721	308,900	3/17/2008	I	335,000	0.92
28050300302600	910	AG		N/A	N/A		7,700	8/14/2008	V	20,000	0.39
00477000101000	910	AG		N/A	N/A		16,400	8/24/2008	V	10,000	1.64
28062800300300	111	O4	1920	11 - 1 Story	45 Average	721	308,900	3/17/2008	I	335,000	0.92

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**Sales Not Included in
Statistical Analysis**

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

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

Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
No Sales											