

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: East of Granite Falls and Lake Roesiger

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): 4102000

Parcels Appraised: 1,376

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	250,384,400	161,349,600	-89,034,800	-35.6%
Improvements:	31,147,200	28,614,400	-2,532,800	-8.1%
Total:	281,531,600	189,964,000	-91,567,600	-32.5%

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 4

	2008	2009	Change	% Change
Median Ratio:	0.8770	0.8240	-0.0530	-6.0%
Mean Ratio:	0.8321	0.7730	-0.0591	-7.1%
Weighted Mean:	0.8720	0.8059	-0.0661	-7.6%
PRD:	0.9543	0.9592	0.0049	0.5%
COD:	0.2008	0.1813	-0.0195	-9.7%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/09/2009**

Snohomish County Assessor's Office

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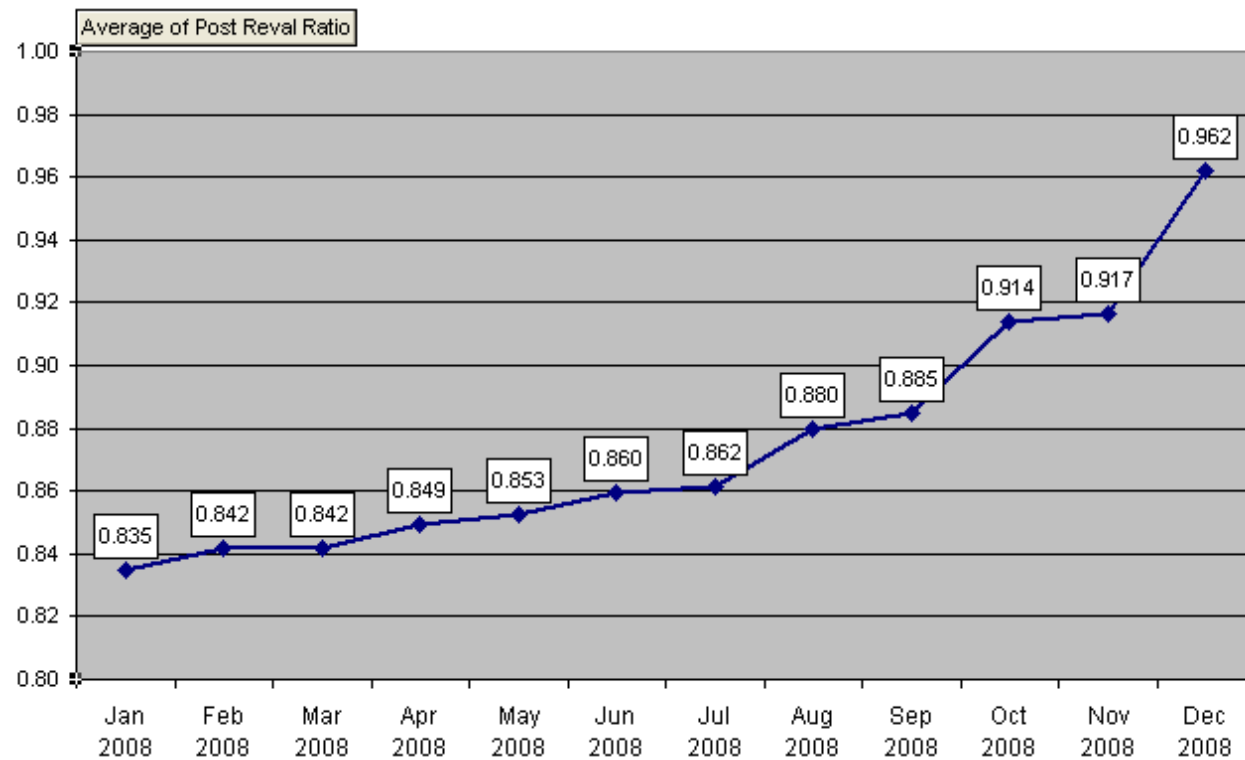
Summary

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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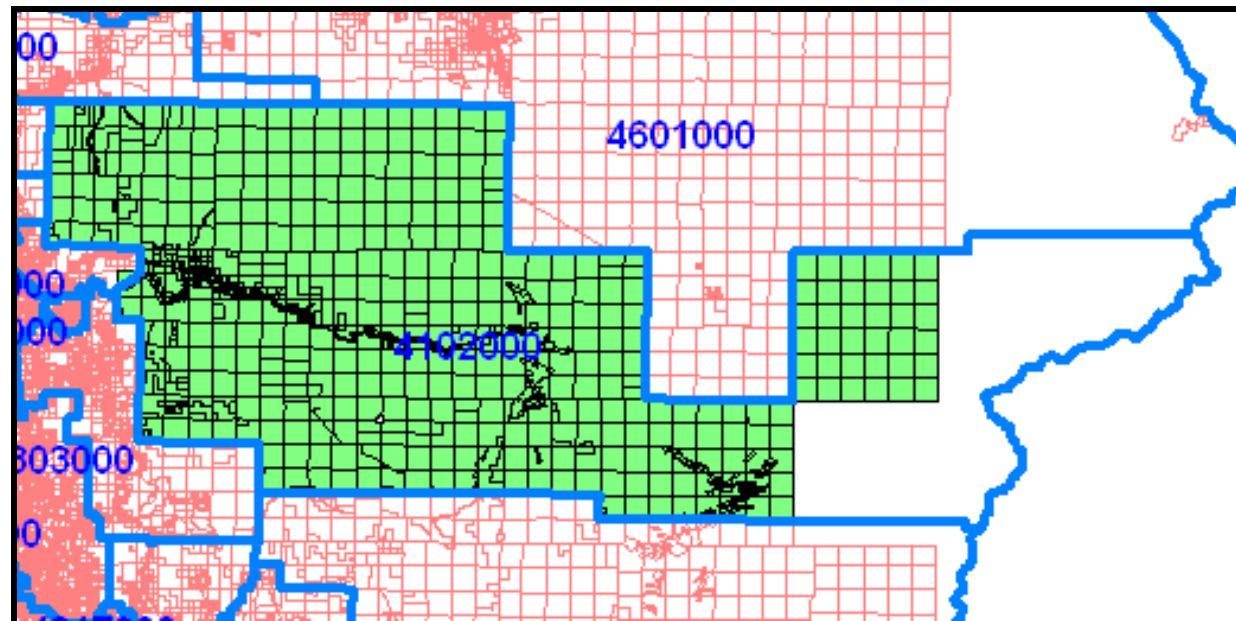


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4102000 (AKA BMA 4102000) 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

A large remote area to the east of Granite Falls extending to Chelan County.

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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	5	L:	915,300	855,300	-60,000	-6.6%
		B:	335,200	310,500	-24,700	-7.4%
		T:	1,250,500	1,165,800	-84,700	-6.8%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	736,500	664,800	-71,700	-9.7%
		B:	1,737,000	1,631,300	-105,700	-6.1%
		T:	2,473,500	2,296,100	-177,400	-7.2%
Residential	279	L:	20,834,800	18,610,300	-2,224,500	-10.7%
		B:	25,458,100	23,331,400	-2,126,700	-8.4%
		T:	46,292,900	41,941,700	-4,351,200	-9.4%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	136	L:	3,348,700	3,049,700	-299,000	0.0%
		B:	3,309,300	3,033,600	-275,700	0.0%
		T:	6,658,000	6,083,300	-574,700	0.0%
Other	951	L:	224,549,100	138,169,500	-86,379,600	0.0%
		B:	307,600	307,600	0	0.0%
		T:	224,856,700	138,477,100	-86,379,600	0.0%

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Value Change Summary

Value Change Summary By Abstract Group

Property Class	Number of Parcels		2008 Certified Total Value	2009 Calculated Total Value	Value Change	% Change
Totals	1,376	L:	250,384,400	161,349,600	-89,034,800	-35.6%
		B:	31,147,200	28,614,400	-2,532,800	-8.1%
		T:	281,531,600	189,964,000	-91,567,600	-32.5%

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	147	1	0.7%
	112-2 Single Family Residences	11	1	9.1%
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	37	1	2.7%
	183-Non Residential Structure	11		
	184-Septic System	1		
	185-Well	5		
	186-Septic & Well	2		
	198-Vacation Cabins	63	1	1.6%
	456-Local Access Streets	2		
	672-Protective Functions	1		
	749-Other Recreation	1		
	752-Group & Organized camps	1		
	830-Open Space Agriculture	1		
	850-Mine Claims Mineral Rights	97		
	854-Mining & Quarrying	2		
	880-DF Timber Acres Only	113		
	881-DF Timber Ac w/ ImpAcBldg	8		
	889-DF Timber Ac w/ImpAcNoBldg	2		
	910-Undeveloped Land	835		
	915-Common Areas	1		
	921-Forest Reserve	9		
	922-Nonreserve Forests	7		

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
940-Open Space General	4		
950-Open Space Timber	13		
Grand Total	1,376	4	0.3%

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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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	14 US Forest Land	444		
	21 Designated Forest	76		
	22 Open Space Forest	7		
	23 Open Space General	3		
	42 Septic Site	12		
	46 Spt/Well Site	94	1	1.1%
	54 No Perk	2		
	57 Other Acreage Type	145	2	1.4%
	65 Topo Problems I	38		
	88 Contiguous-less than 1 acre	25		
	B1 Septic Fair NH	39		
	CA Common Areas	1		
	LF Land detail not used	44		
	MN Mining	93		
	N/A Building only	8		
	R1 Recreational Lot	72		
	R3 Spt/Well Site	105	1	1.0%
	R4 Spt/Well Site	21		
	R5 Spt/Well Site	76		
	R6 Spt/Well Site	57		
	UD Undevelopable Land	14		
	Grand Total	1,376	4	0.3%

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	115	1	0.9%
12 - 1 Story Bsmt	6		
14 - 1 1/2 Story	73	1	1.4%
15 - 1 1/2 Story Bsmt	2		
17 - 2 Story	34		
18 - 2 Story Bsmt	2		
23 - Split Entry	2		
71 - DW Manuf. Home	22	1	4.5%
74 - SW Manuf. Home	17	1	5.9%
77 - TW Manuf. Home	2		
N/A	1,101		
Grand Total	1,376	4	0.3%

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	36		
	25 Low	51	1	2.0%
	35 Fair	71	1	1.4%
	41 Avg Minus	4		
	45 Average	74	2	2.7%
	49 Avg Plus	13		
	55 Good	20		
	65 Very Good	6		
	N/A	1,101		
	Grand Total	1,376	4	0.3%

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	1		
1900 - 1909	7	1	14.3%
1910 - 1919	3		
1920 - 1929	13		
1930 - 1939	21		
1940 - 1949	14	1	7.14%
1950 - 1959	26		
1960 - 1969	51		
1970 - 1979	36	2	5.56%
1980 - 1989	36		
1990 - 1999	43		
2000 - 2009	24		
N/A	1,101		
Grand Total	1,376	4	0.3%

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	1101		
	1 - 499	59		
	500 - 749	35	2	5.7%
	750 - 999	50	1	2.0%
	1000 - 1249	33		
	1250 - 1499	26		
	1500 - 1749	20		
	1750 - 1999	20		
	2000 - 2249	8		
	2250 - 2499	5		
	2500 - 2749	7		
	2750 - 2999	4		
	3000 - 3249	1		
	3250 - 3499	1	1	100%
	3500 - 3749	3		
	3750 - 3999	2		
	4000 - 4249	1		
	Grand Total	275	4	1.5%

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	665,300	614,900
Total Sales Price	763,000	763,000
Average Assessed Value	166,325	153,725
Average Sales Price	190,750	190,750
Number in Sample	4	4
Median Ratio	0.8770	0.8240
Mean (Average) Ratio	0.8321	0.7730
Weighted Mean (S.W.A.) Ratio	0.8720	0.8059
Regression Index (P.R.D.)	0.9543	0.9592
Coefficient of Dispersion (C.O.D.)	0.2008	0.1813

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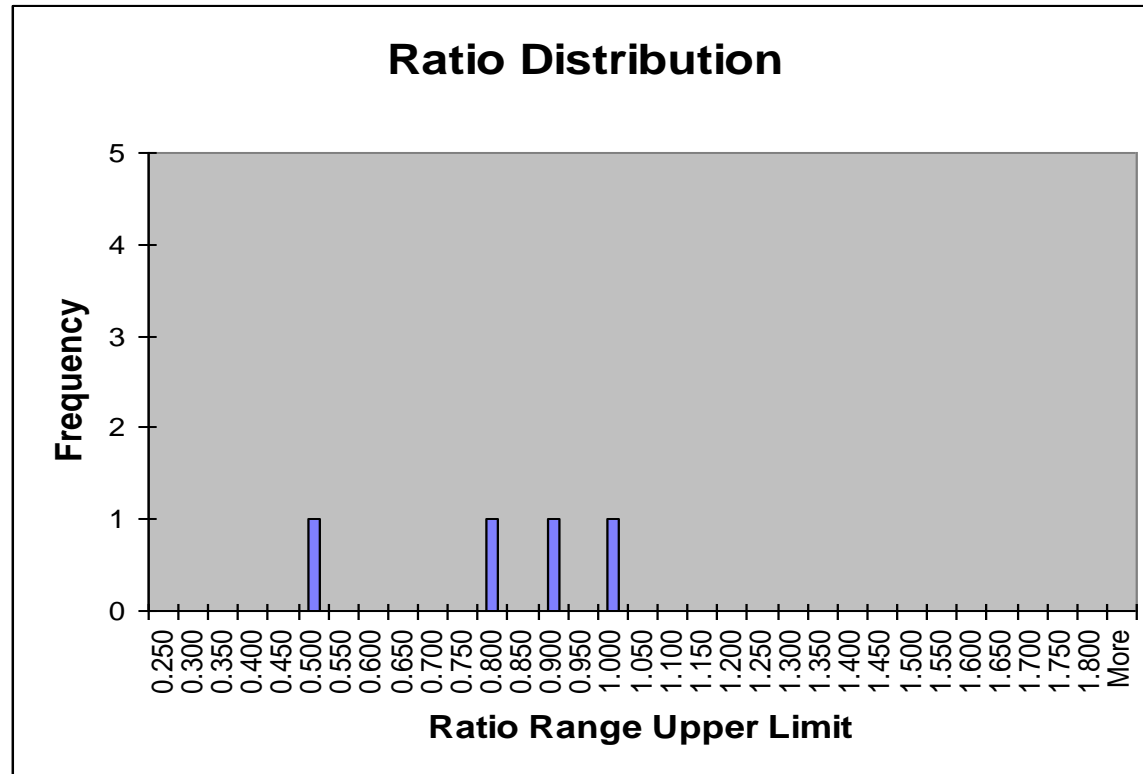


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2008



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Performance Analysis

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

**Performance Analysis
Use Code 111**

Item	2008	2009
Total Assessed Value	208,200	190,400
Total Sales Price	199,000	199,000
Average Assessed Value	208,200	190,400
Average Sales Price	199,000	199,000
Number in Sample	1	1
Median Ratio	1.0462	0.9568
Mean (Average) Ratio	1.0462	0.9568
Weighted Mean (S.W.A.) Ratio	1.0462	0.9568
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

No Histogram

Sales Dated 2008

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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
30080800300500	111	57	1945	11 - 1 Story	35 Fair	552	190,400	5/12/2008	I	199,000	0.96
30081500100100	112	57	1979	71 - DW Manuf. Home	45 Average	3,360	253,100	2/26/2008	I	285,000	0.89
00526400002500	118	46	1979	74 - SW Manuf. Home	25 Low	528	72,600	8/8/2008	I	149,000	0.49
00612801001200	198	R3	1902	14 - 1 1/2 Story	45 Average	952	98,800	12/30/2008	I	130,000	0.76

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**Sales Not Included in
Statistical Analysis**

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

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

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