

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: High Rock, Ben Howard and Mann Roads

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): 4120000

Parcels Appraised: 1,753

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	164,325,900	142,395,500	-21,930,400	-13.3%
Improvements:	180,214,300	166,087,400	-14,126,900	-7.8%
Total:	344,540,200	308,482,900	-36,057,300	-10.5%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 15

	2008	2009	Change	% Change
Median Ratio:	0.8898	0.8000	-0.0898	-10.1%
Mean Ratio:	0.8617	0.8089	-0.0528	-6.1%
Weighted Mean:	0.8767	0.8230	-0.0537	-6.1%
PRD:	0.9829	0.9829	0.0000	0.0%
COD:	0.2047	0.1891	-0.0156	-7.6%

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

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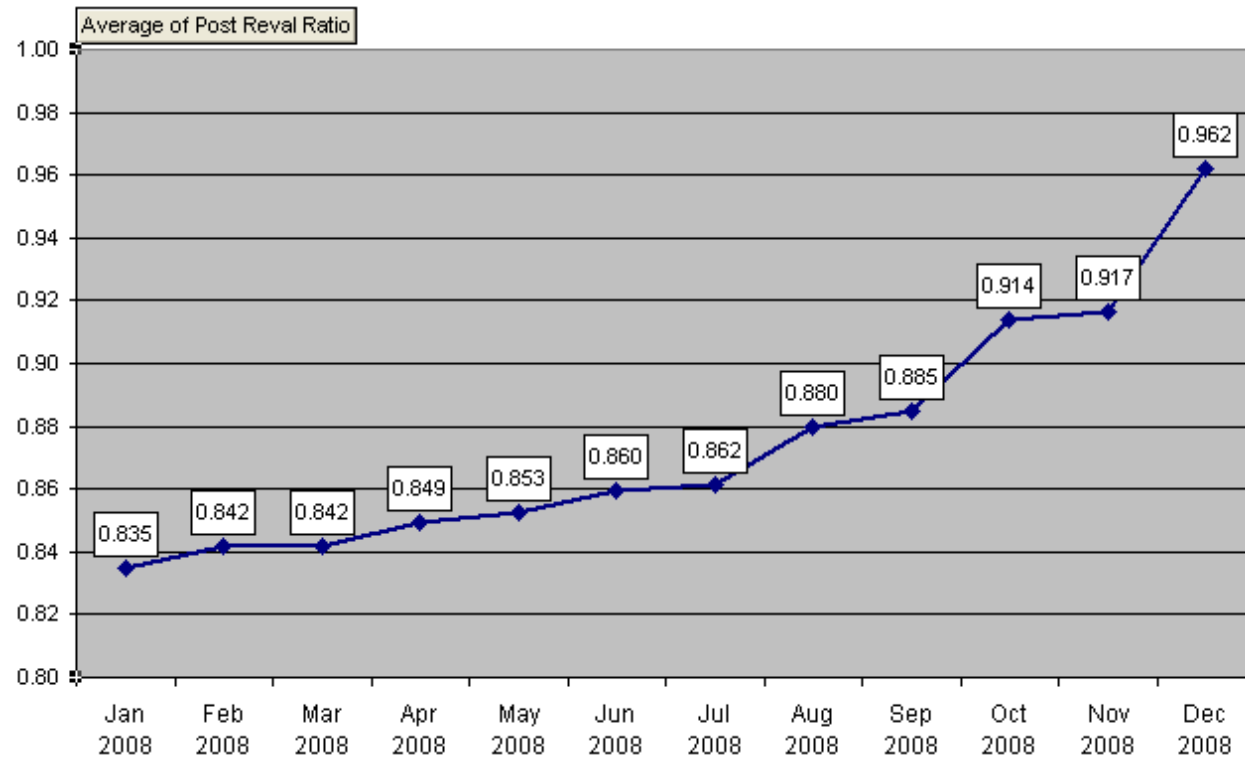
Summary

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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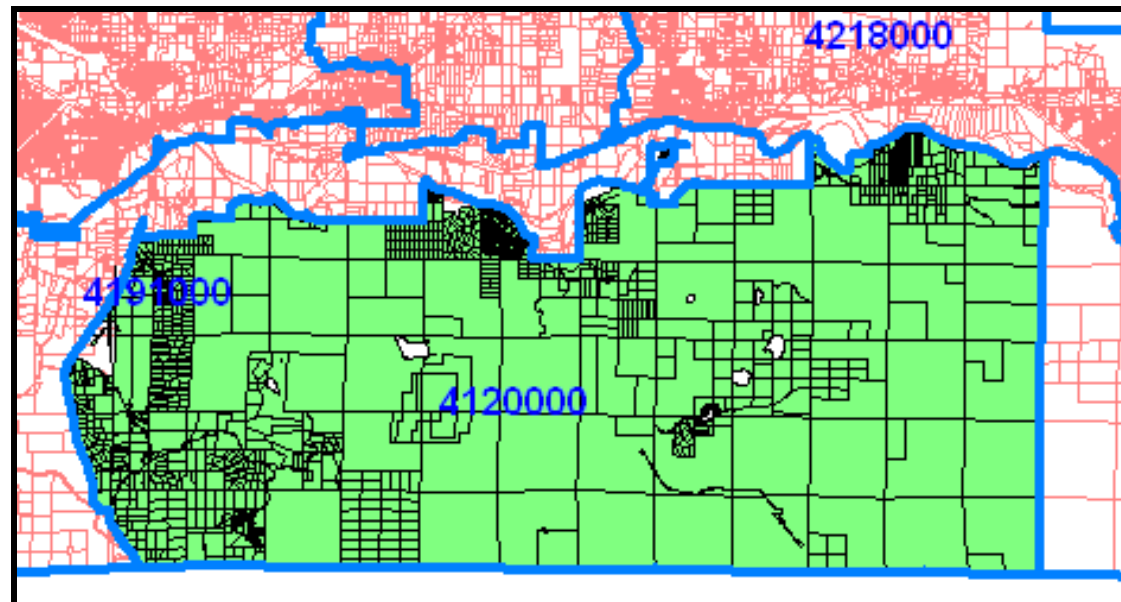


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4120000 (AKA BMA 4120000) 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

An area east of the Snoqualmie River and south of the Skykomish River.

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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	42	L:	8,551,200	7,344,000	-1,207,200	-14.1%
		B:	7,510,300	6,920,600	-589,700	-7.9%
		T:	16,061,500	14,264,600	-1,796,900	-11.2%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	20	L:	1,260,400	1,055,900	-204,500	-16.2%
		B:	1,368,900	1,356,800	-12,100	-0.9%
		T:	2,629,300	2,412,700	-216,600	-8.2%
Residential	881	L:	108,643,800	94,528,800	-14,115,000	-13.0%
		B:	162,872,200	150,107,300	-12,764,900	-7.8%
		T:	271,516,000	244,636,100	-26,879,900	-9.9%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	270	L:	8,363,100	7,072,600	-1,290,500	0.0%
		B:	8,462,900	7,702,700	-760,200	0.0%
		T:	16,826,000	14,775,300	-2,050,700	0.0%
Other	540	L:	37,507,400	32,394,200	-5,113,200	0.0%
		B:	0	0	0	0.0%
		T:	37,507,400	32,394,200	-5,113,200	0.0%

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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	1,753	L:	164,325,900	142,395,500	-21,930,400	-13.3%
		B:	180,214,300	166,087,400	-14,126,900	-7.8%
		T:	344,540,200	308,482,900	-36,057,300	-10.5%

- 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

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	110-Sr Cit Exemption Residual	9		
	111-Single Family Residence	529	8	1.5%
	112-2 Single Family Residences	21		
	117-Manufac Home (Leased Site)	11		
	118-Manufac Home (Owned Site)	230	3	1.3%
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	35	1	2.9%
	184-Septic System	3		
	185-Well	3		
	186-Septic & Well	5		
	198-Vacation Cabins	33		
	411-Railroad Transportation	4		
	456-Local Access Streets	4		
	459-Other Highway NEC	2		
	471-Telephone Communication	1		
	481-Electric Utility	2		
	483-Water Util & Irrig & Stg	3		
	749-Other Recreation	1		
	752-Group & Organized camps	3		
	830-Open Space Agriculture	23		
	850-Mine Claims Mineral Rights	10		
	880-DF Timber Acres Only	212		
	881-DF Timber Ac w/ ImpAcBldg	11		
	889-DF Timber Ac w/ImpAcNoBldg	9		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	910-Undeveloped Land	507	3	0.6%
	915-Common Areas	2		
	921-Forest Reserve	16		
	931-Rivers,Streams,Creeks	5		
	940-Open Space General	19		
	950-Open Space Timber	38		
	Grand Total	1,753	15	0.9%

The first 2 digits of the property class code conform to the 2 digit land use code standards published in the Washington state department of revenue ratio procedures manual, April 1997.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	14 US Forest Land	11		
	21 Designated Forest	123		
	22 Open Space Forest	13		
	23 Open Space General	3		
	24 Open Space Ag	10		
	33 Septic Site	133	2	1.5%
	4 Septic Site	25		
	43 Septic Site	3		
	46 Spt/Well Site	125	2	1.6%
	54 No Perk	6		
	57 Other Acreage Type	563	4	0.7%
	58 Other Acreage Type	12		
	6 Exception	99		
	61 Exception	4		
	62 Exception	3		
	65 Topo Problems I	79		
	88 Contiguous-less than 1 acre	5		
	AG AG-10 FHZ	3		
	B1 Septic Fair NH	13		
	B2 Septic Average Mixed NH	154	3	1.9%
	FR Riverfront	13		
	LF Land detail not used	110		
	N/A Building only	26		
	R1 Recreational Lot	19	2	10.5%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
R2 Recreational Lot Wtrf	21	1	4.8%
R6 Spt/Well Site	12		
SC SrCit Residual Contiguous	4		
U1 Waterfront I	49	1	2.0%
U2 Waterfront II	51		
UD Undevelopable Land	61		
Grand Total	1,753	15	0.9%

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	238	1	0.4%
	12 - 1 Story Bsmt	58	2	3.4%
	14 - 1 1/2 Story	68	1	1.5%
	15 - 1 1/2 Story Bsmt	15		
	17 - 2 Story	157	3	1.9%
	18 - 2 Story Bsmt	59	1	1.7%
	20 - 2+ Story	2		
	23 - Split Entry	7		
	24 - Tri Level	11		
	71 - DW Manuf. Home	169	2	1.2%
	72 - DWB Manuf. Home	1		
	74 - SW Manuf. Home	66	1	1.5%
	77 - TW Manuf. Home	14		
	96 - Geodesic Dome	1		
	N/A	887	4	0.5%
	Grand Total	1,753	15	0.9%

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

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Std	23		
	25 Low	51		
	35 Fair	140	1	0.7%
	41 Avg Minus	39	1	2.6%
	45 Average	314	4	1.3%
	49 Avg Plus	116	2	1.7%
	55 Good	142	3	2.1%
	65 Very Good	39		
	75 Excellent	2		
	N/A	887	4	0.5%
	Grand Total	1,753	15	0.9%

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

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	3		
	1900 - 1909	2		
	1910 - 1919	1		
	1920 - 1929	5		
	1930 - 1939	5		
	1940 - 1949	2		
	1950 - 1959	8		
	1960 - 1969	73		
	1970 - 1979	139	2	1.44%
	1980 - 1989	185	2	1.08%
	1990 - 1999	281	3	1.07%
	2000 - 2009	162	4	2.47%
	N/A	887	4	0.45%
	Grand Total	1,753	15	0.9%

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

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	888	4	0.5%
	1 - 499	33		
	500 - 749	50		
	750 - 999	88	1	1.1%
	1000 - 1249	116	1	0.9%
	1250 - 1499	119	2	1.7%
	1500 - 1749	100	1	1.0%
	1750 - 1999	83	2	2.4%
	2000 - 2249	58		
	2250 - 2499	45		
	2500 - 2749	53	1	1.9%
	2750 - 2999	41	2	4.9%
	3000 - 3249	24		
	3250 - 3499	10	1	10.0%
	3500 - 3749	12		
	3750 - 3999	10		
	4000 - 4249	7		
	4250 - 4499	5		
	4500 - 4749	4		
	4750 - 4999	2		
	5000 - Over	5		
	Grand Total	1,753	15	0.9%

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

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Performance Analysis

Performance Analysis

All Sales

Item	2008	2009
Total Assessed Value	3,997,600	3,752,700
Total Sales Price	4,559,750	4,559,750
Average Assessed Value	266,507	250,180
Average Sales Price	303,983	303,983
Number in Sample	15	15
Median Ratio	0.8898	0.8000
Mean (Average) Ratio	0.8617	0.8089
Weighted Mean (S.W.A.) Ratio	0.8767	0.8230
Regression Index (P.R.D.)	0.9829	0.9829
Coefficient of Dispersion (C.O.D.)	0.2047	0.1891

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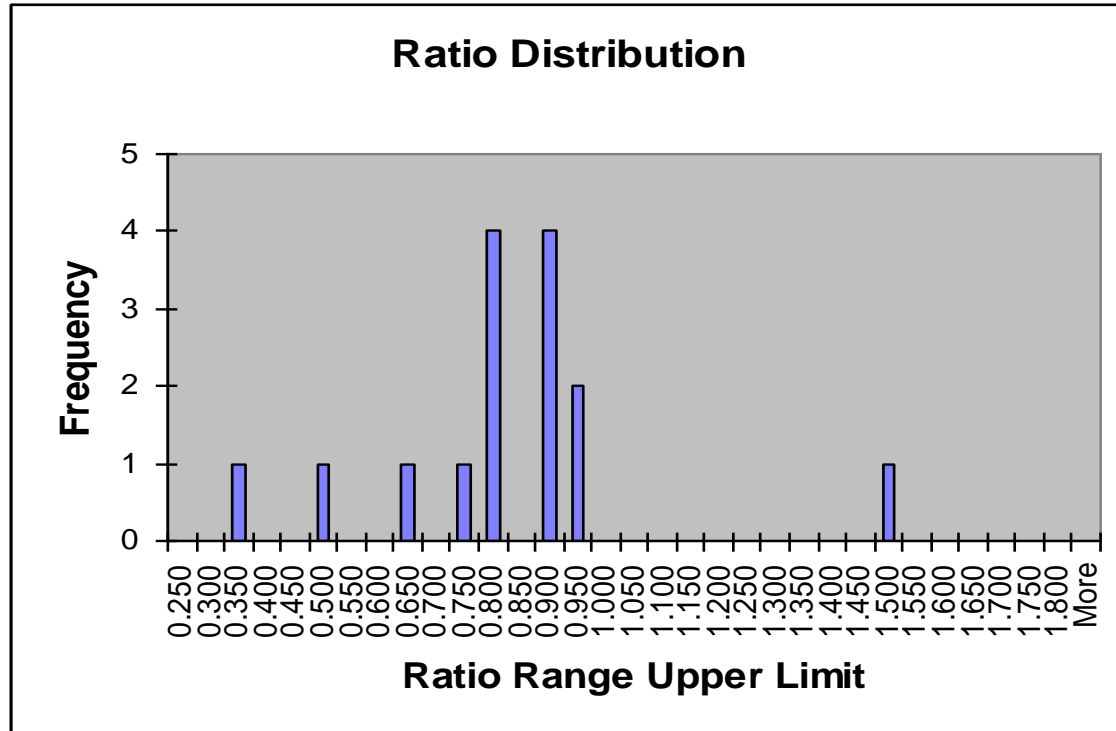


Performance Analysis

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	3,297,600	3,122,600
Total Sales Price	3,612,750	3,612,750
Average Assessed Value	412,200	390,325
Average Sales Price	451,594	451,594
Number in Sample	8	8
Median Ratio	0.9215	0.8696
Mean (Average) Ratio	0.9010	0.8643
Weighted Mean (S.W.A.) Ratio	0.9128	0.8643
Regression Index (P.R.D.)	0.9871	1.0000
Coefficient of Dispersion	0.0841	0.0467

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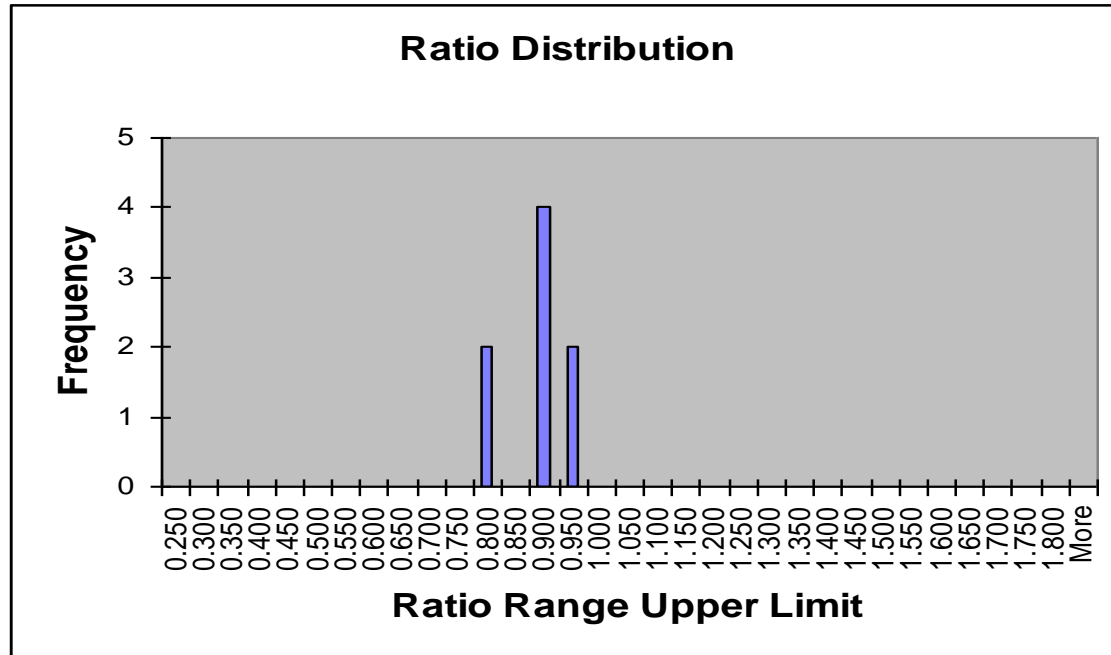


Performance Analysis

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
27071000402600	111	B2	2005	18 - 2 Story Bsmt	55 Good	3,418	523,200	2/14/2008	I	660,000	0.79
27071100300300	111	B2	1998	14 - 1 1/2 Story	55 Good	2,631	584,500	11/14/2008	I	635,000	0.92
27071800201700	118	B2	1978	71 - DW Manuf. Home	45 Average	1,782	226,100	6/23/2008	I	360,000	0.63
27071800401900	183	57		N/A	N/A		124,900	1/8/2008	I	160,000	0.78
27071900400800	111	57	1987	12 - 1 Story Bsmt	49 Avg Plus	2,760	399,600	4/2/2008	I	470,000	0.85
27071900401000	111	57	1992	17 - 2 Story	55 Good	2,999	481,000	1/25/2008	I	550,000	0.87
27072900402000	118	57	1975	71 - DW Manuf. Home	45 Average	1,040	163,500	3/24/2008	I	219,000	0.75
00556500000400	910	R2		N/A	N/A		22,000	9/10/2008	V	15,000	1.47
005565000003800	910	R1		N/A	N/A		4,000	4/10/2008	V	5,000	0.80
005565000003900	910	R1		N/A	N/A		4,000	7/1/2008	V	13,000	0.31
005566000007500	111	46	2008	11 - 1 Story	45 Average	1,584	296,000	6/25/2008	I	314,900	0.94
005566000009400	111	46	2005	12 - 1 Story Bsmt	45 Average	1,440	298,200	1/23/2008	I	344,900	0.86
00577700501800	118	33	1981	74 - SW Manuf. Home	35 Fair	840	85,600	7/21/2008	I	175,000	0.49
00577700603900	111	33	2008	17 - 2 Story	41 Avg Minus	1,334	196,800	3/3/2008	I	249,950	0.79
00634100001000	111	U1	1993	17 - 2 Story	49 Avg Plus	1,958	343,300	5/2/2008	I	388,000	0.88

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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											