

Snohomish County Assessor's Office

Mass Appraisal Report

**Residential Neighborhood: Jordan Rd from Trangen Loop to Jim
Creek Rd**

Appraisal Date: January 1, 2009



Summary

Appraisal Date: January 1, 2009

Assessment Year/Tax Year: 2009 Assessment / 2010 Tax

Last Physical Inspection: 2009

Prior Appraisal Date: January 1, 2008

Prior Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Appraisal Area (Neighborhood): 4611000

Parcels Appraised: 369

Summary Of Value Change:

	2008	2009	Value Change	% Change
Land:	33,106,900	32,186,200	-920,700	-2.8%
Improvements:	32,626,500	31,238,300	-1,388,200	-4.3%
Total:	65,733,400	63,424,500	-2,308,900	-3.5%

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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:	0.9534	0.9148	-0.0386	-4.1%
Mean Ratio:	1.0223	0.9623	-0.0600	-5.9%
Weighted Mean:	0.9932	0.9393	-0.0538	-5.4%
PRD:	1.0293	1.0245	-0.0049	-0.5%
COD:	0.1410	0.1191	-0.0219	-15.6%

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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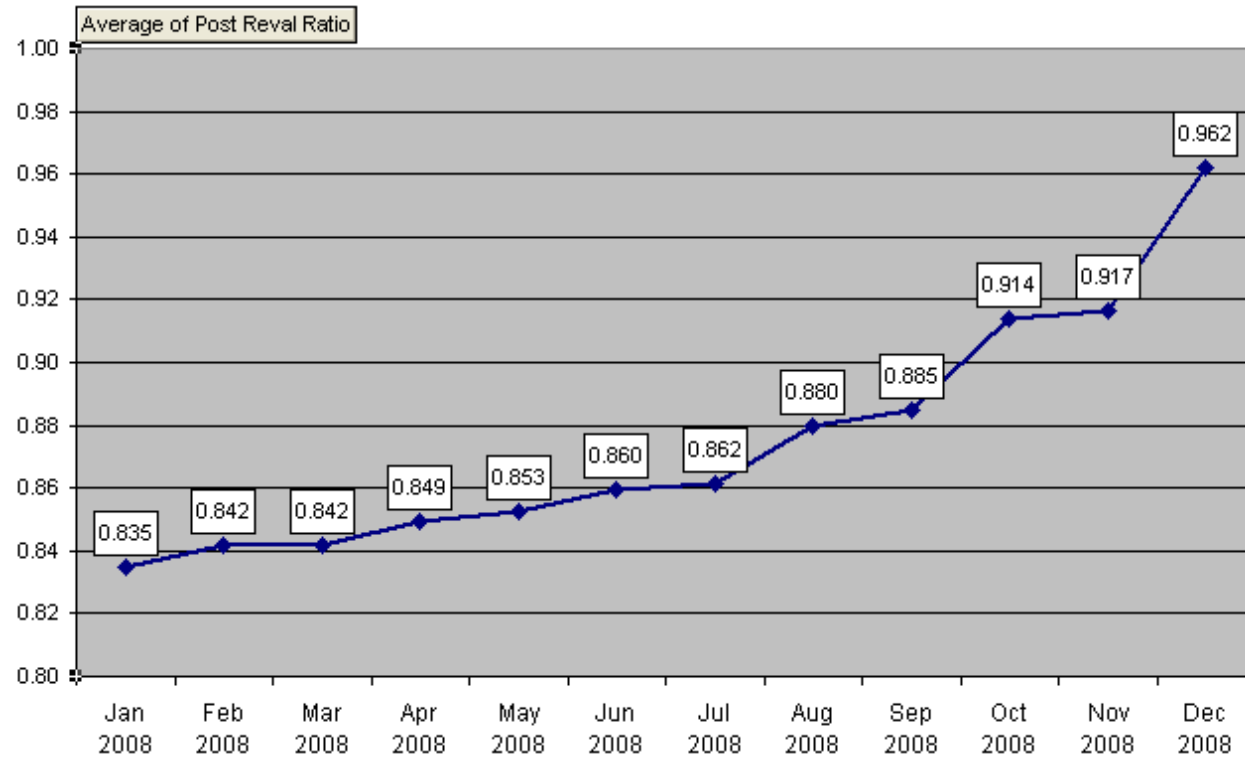
Summary

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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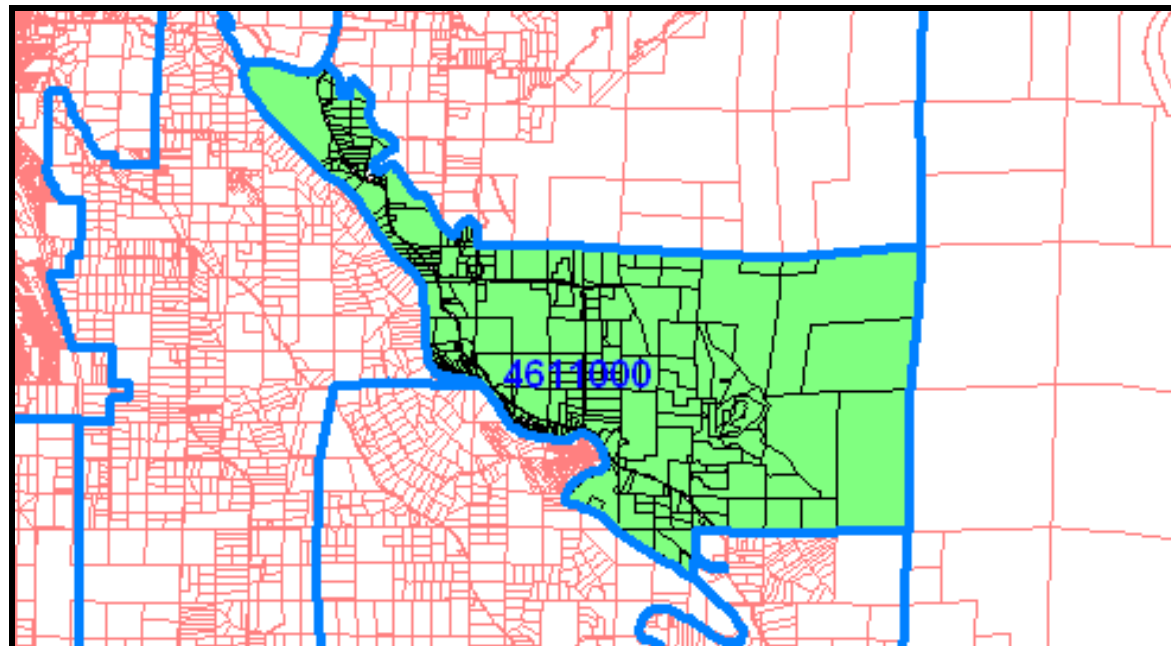


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 004611000 (AKA BMA 004611000) 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 between Granite Falls and Arlington adjacent to Jordan Road and bounded by Jim Creek to the north and the Trangen Loop Road to the south.

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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	20	L:	3,068,800	3,031,600	-37,200	-1.2%
		B:	1,596,500	1,507,700	-88,800	-5.6%
		T:	4,665,300	4,539,300	-126,000	-2.7%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	921,900	876,200	-45,700	-5.0%
		B:	217,100	208,300	-8,800	-4.1%
		T:	1,139,000	1,084,500	-54,500	-4.8%
Residential	183	L:	18,006,700	17,607,700	-399,000	-2.2%
		B:	26,218,400	25,191,900	-1,026,500	-3.9%
		T:	44,225,100	42,799,600	-1,425,500	-3.2%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	67	L:	4,667,200	4,672,500	5,300	0.1%
		B:	4,594,500	4,330,400	-264,100	-5.7%
		T:	9,261,700	9,002,900	-258,800	-2.8%
Other	94	L:	6,442,300	5,998,200	-444,100	-6.9%
		B:	0	0	0	0.0%
		T:	6,442,300	5,998,200	-444,100	-6.9%

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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	369	L:	33,106,900	32,186,200	-920,700	-2.8%
		B:	32,626,500	31,238,300	-1,388,200	-4.3%
		T:	65,733,400	63,424,500	-2,308,900	-3.5%

- 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	5		
	111-Single Family Residence	90	2	2.2%
	112-2 Single Family Residences	6		
	117-Manufac Home (Leased Site)	9		
	118-Manufac Home (Owned Site)	57	1	1.8%
	141-SFR Condominium Detached	2		
	183-Non Residential Structure	5		
	184-Septic System	3		
	186-Septic & Well	1		
	198-Vacation Cabins	5		
	459-Other Highway NEC	1		
	489-Other utilities, NEC	2		
	761-Parks, General Recreation	2		
	830-Open Space Agriculture	15		
	880-DF Timber Acres Only	36		
	881-DF Timber Ac w/ ImpAcBldg	7		
	889-DF Timber Ac w/ImpAcNoBldg	4		
	910-Undeveloped Land	88		
	915-Common Areas	1		
	921-Forest Reserve	5		
	940-Open Space General	5		
	950-Open Space Timber	20		
	Grand Total	369	3	0.8%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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	3		
21 Designated Forest	32		
22 Open Space Forest	13		
23 Open Space General	4		
24 Open Space Ag	10		
46 Spt/Well Site	44	1	2.3%
54 No Perk	3		
57 Other Acreage Type	116		
65 Topo Problems I	10		
86 Utility Easement (P/L)	4		
88 Contiguous-less than 1 acre	5		
B1 Septic Fair NH	36	1	2.8%
B2 Septic Average Mixed NH	42	1	2.4%
CA Common Areas	1		
LF Land detail not used	11		
N/A Building only	13		
SC SrCit Residual Contiguous	2		
UD Undevelopable Land	20		
Grand Total	369	3	0.8%

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	69	1	1.4%
12 - 1 Story Bsmt	8		
14 - 1 1/2 Story	12	1	8.3%
15 - 1 1/2 Story Bsmt	5		
17 - 2 Story	12		
18 - 2 Story Bsmt	8		
21 - 2+ Story Bsmt	1		
24 - Tri Level	3		
71 - DW Manuf. Home	44	1	2.3%
74 - SW Manuf. Home	21		
77 - TW Manuf. Home	2		
N/A	184		
Grand Total	369	3	0.8%

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	3		
	25 Low	18		
	35 Fair	27	1	3.7%
	41 Avg Minus	2		
	45 Average	88	1	1.1%
	49 Avg Plus	14		
	55 Good	24	1	4.2%
	65 Very Good	9		
	N/A	184		
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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	2		
1910 - 1919	1		
1920 - 1929	7		
1930 - 1939	2		
1940 - 1949	2		
1950 - 1959	4		
1960 - 1969	33	1	3.03%
1970 - 1979	38	1	2.63%
1980 - 1989	26		
1990 - 1999	43	1	2.33%
2000 - 2009	26		
N/A	184		
Grand Total	369	3	0.8%

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	184		
	1 - 499	11		
	500 - 749	13		
	750 - 999	22	1	4.5%
	1000 - 1249	21	2	9.5%
	1250 - 1499	31		
	1500 - 1749	27		
	1750 - 1999	22		
	2000 - 2249	13		
	2250 - 2499	6		
	2500 - 2749	8		
	2750 - 2999	3		
	3000 - 3249	5		
	3750 - 3999	1		
	4750 - 4999	2		
	Grand Total	369	3	0.8%

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	718,000	679,100
Total Sales Price	722,950	722,950
Average Assessed Value	239,333	226,367
Average Sales Price	240,983	240,983
Number in Sample	3	3
Median Ratio	0.9534	0.9148
Mean (Average) Ratio	1.0223	0.9623
Weighted Mean (S.W.A.) Ratio	0.9932	0.9393
Regression Index (P.R.D.)	1.0293	1.0245
Coefficient of Dispersion (C.O.D.)	0.1410	0.1191

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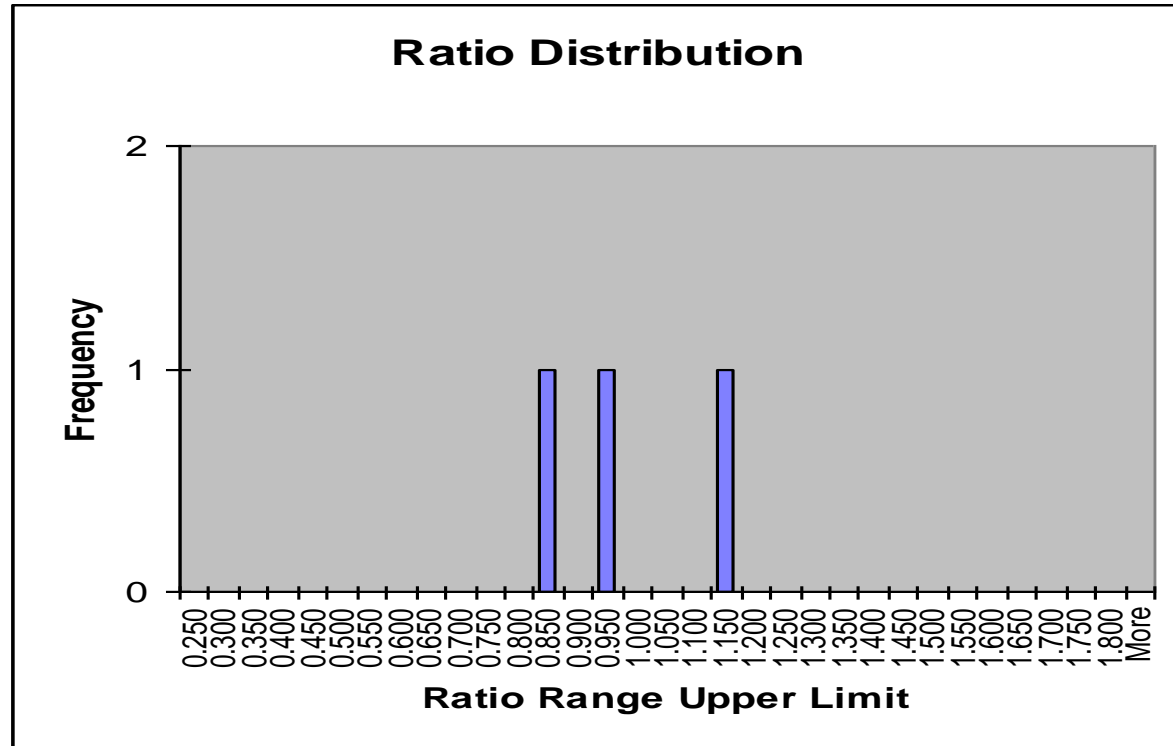


Performance Analysis

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	453,900	425,700
Total Sales Price	445,950	445,950
Average Assessed Value	226,950	212,850
Average Sales Price	222,975	222,975
Number in Sample	2	2
Median Ratio	1.0567	0.9861
Mean (Average) Ratio	1.0567	0.9861
Weighted Mean (S.W.A.) Ratio	1.0178	0.9546
Regression Index (P.R.D.)	1.0382	1.0330
Coefficient of Dispersion	0.1908	0.1657

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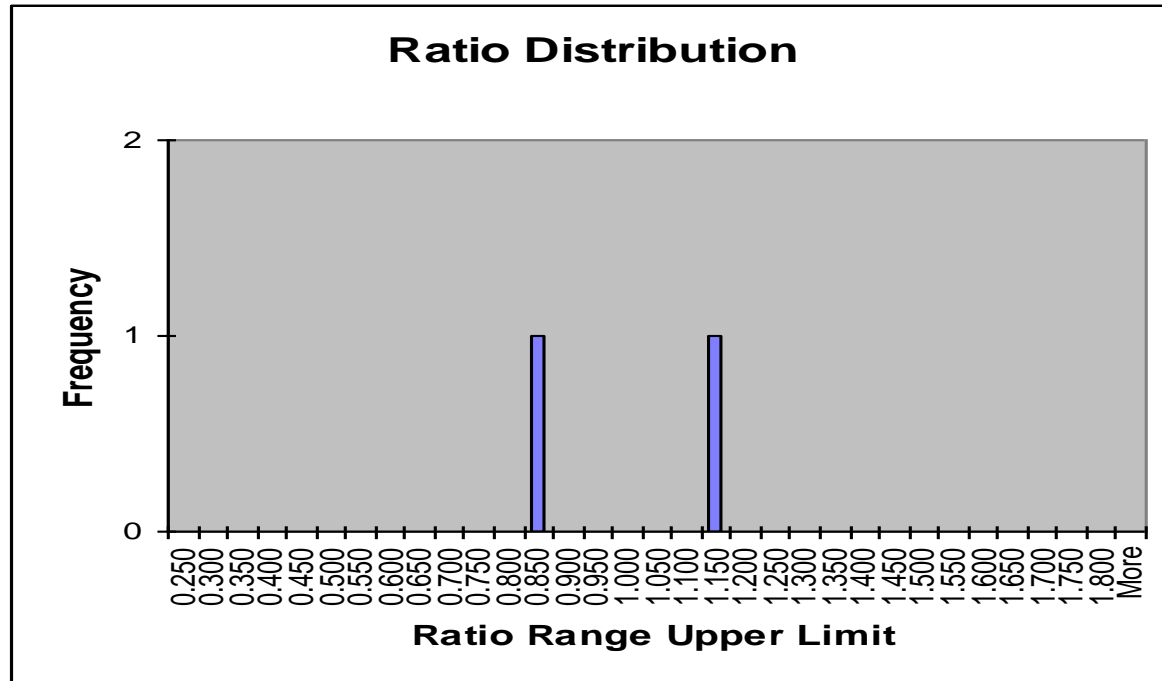


Performance Analysis

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
31061700203400	111	46	1979	14 - 1 1/2 Story	45 Average	1,216	218,800	6/23/2008	I	265,950	0.82
31062700301600	118	B2	1994	71 - DW Manuf. Home	55 Good	1,188	253,400	9/3/2008	I	277,000	0.91
00383000000300	111	B1	1965	11 - 1 Story	35 Fair	788	206,900	7/3/2008	I	180,000	1.15

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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
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No sales in this category.