

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

---



**Summary**

---

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

---

**Appraisal Area (Neighborhood):** 1106000-1606001

---

**Parcels Appraised:** 59,270

---

**Summary Of Value Change:**

|                      | <b>2008</b>    | <b>2009</b>    | <b>Value Change</b> | <b>% Change</b> |
|----------------------|----------------|----------------|---------------------|-----------------|
| <b>Land:</b>         | 13,856,356,700 | 11,812,053,100 | -2,071,491,200      | -14.9%          |
| <b>Improvements:</b> | 9,161,065,487  | 8,489,477,490  | -679,276,397        | -7.4%           |
| <b>Total:</b>        | 23,017,422,187 | 20,301,530,590 | -2,750,767,597      | -12.0%          |

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

---



**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 1,524**

---

|                       | <b>2008</b> | <b>2009</b> | <b>Change</b> | <b>% Change</b> |
|-----------------------|-------------|-------------|---------------|-----------------|
| <b>Median Ratio:</b>  | 0.9707      | 0.8606      | -0.1101       | -11.3%          |
| <b>Mean Ratio:</b>    | 0.9817      | 0.8674      | -0.1143       | -11.6%          |
| <b>Weighted Mean:</b> | 0.9585      | 0.8545      | -0.1040       | -10.9%          |
| <b>PRD:</b>           | 1.0242      | 1.0151      | -0.0091       | -0.9%           |
| <b>COD:</b>           | 0.1062      | 0.0855      | -0.0208       | -19.5%          |

---

**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**

---

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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**



**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

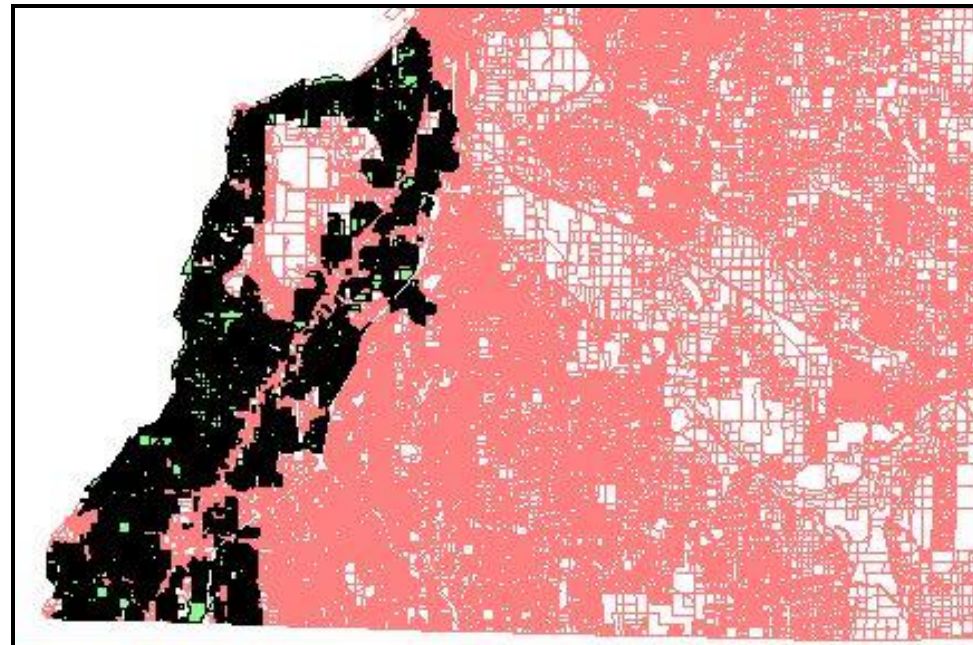


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood REGION 1 SUMMARY (AKA BMA REGION 1 SUMMARY) 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.

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

---



**Appraisal Area**

**Neighborhood Description**

Region 1 – Southwest County includes the incorporated cities of Edmonds, Lynnwood, Mill Creek, Mountlake Terrace, and Mukilteo, the Town of Woodway and the unincorporated areas in between.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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          | 22                       | L: | 25,661,900                        | 19,941,500                         | -5,720,400          | -22.3%          |
|                       |                          | B: | 3,222,700                         | 2,997,600                          | -225,100            | -7.0%           |
|                       |                          | T: | 28,884,600                        | 22,939,100                         | -5,945,500          | -20.6%          |
| Industrial            | 1                        | L: | 270,000                           | 216,000                            | -54,000             | -20.0%          |
|                       |                          | B: | 288,500                           | 278,300                            | -10,200             | -3.5%           |
|                       |                          | T: | 558,500                           | 494,300                            | -64,200             | -11.5%          |
| Commercial            | 492                      | L: | 751,541,000                       | 578,254,200                        | -173,286,800        | -23.1%          |
|                       |                          | B: | 370,289,387                       | 370,628,490                        | 339,103             | 0.1%            |
|                       |                          | T: | 1,121,830,387                     | 948,882,690                        | -172,947,697        | -15.4%          |
| Residential           | 53,660                   | L: | 12,212,732,000                    | 10,499,167,200                     | -1,721,399,100      | -14.1%          |
|                       |                          | B: | 8,535,302,500                     | 7,868,820,000                      | -673,974,900        | -7.9%           |
|                       |                          | T: | 20,748,034,500                    | 18,367,987,200                     | -2,395,374,000      | -11.5%          |
| Multifamily           | 1,172                    | L: | 219,442,200                       | 188,806,900                        | -30,767,600         | -14.0%          |
|                       |                          | B: | 250,393,100                       | 246,753,100                        | -3,836,000          | -1.5%           |
|                       |                          | T: | 469,835,300                       | 435,560,000                        | -34,603,600         | -7.4%           |
| Forest                | 0                        | L: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | B: | 0                                 | 0                                  | 0                   | 0.0%            |
|                       |                          | T: | 0                                 | 0                                  | 0                   | 0.0%            |
| Other                 | 3,923                    | L: | 646,709,600                       | 525,667,300                        | -140,263,300        | -21.7%          |
|                       |                          | B: | 1,569,300                         | 0                                  | -1,569,300          | -100.0%         |
|                       |                          | T: | 648,278,900                       | 525,667,300                        | -141,832,600        | -21.9%          |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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> |
|-----------------------|--------------------------|----|-----------------------------------|------------------------------------|---------------------|-----------------|
| Totals                | 59,270                   | L: | 13,856,356,700                    | 11,812,053,100                     | -2,071,491,200      | -14.9%          |
|                       |                          | B: | 9,161,065,487                     | 8,489,477,490                      | -679,276,397        | -7.4%           |
|                       |                          | T: | 23,017,422,187                    | 20,301,530,590                     | -2,750,767,597      | -12.0%          |

- 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**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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    | 17                      |                         |                   |
|   | 111-Single Family Residence      | 47,223                  | 1,045                   | 2.2%              |
|   | 112-2 Single Family Residences   | 225                     |                         |                   |
|   | 113-3 Single Family Residences   | 13                      |                         |                   |
|   | 114-4 Single Family Residences   | 2                       |                         |                   |
|   | 115-5+ Single Family Residence   | 6                       | 1                       | 16.7%             |
|   | 116-Comon Wall SFR               | 441                     | 22                      | 5.0%              |
|   | 117-Manufac Home (Leased Site)   | 59                      | 2                       | 3.4%              |
|   | 118-Manufac Home (Owned Site)    | 505                     | 7                       | 1.4%              |
|   | 119-Manuf Home (MHP)             | 2,555                   | 134                     | 5.2%              |
|   | 122-Duplex                       | 1,122                   | 24                      | 2.1%              |
|   | 123-Tri-Plex                     | 42                      | 1                       | 2.4%              |
|   | 124-Four Plex                    | 6                       |                         |                   |
|   | 130-Mult Family 5-7 units        | 2                       |                         |                   |
|   | 141-SFR Condominium Detached     | 2,038                   | 237                     | 11.6%             |
|   | 142-SFR Condominium CommonWall   | 475                     | 33                      | 6.9%              |
|   | 144-SFR Condominium Project      | 3                       |                         |                   |
|   | 150-Mobile Park 1-20 Units       | 2                       |                         |                   |
|   | 173-Dormitory                    | 1                       |                         |                   |
|   | 175-Religious Residence          | 2                       |                         |                   |
|   | 183-Non Residential Structure    | 76                      |                         |                   |
|   | 184-Septic System                | 14                      |                         |                   |
|   | 188-SFR Converted to GroupHome   | 4                       | 3                       | 75.0%             |
|   | 189-Other Residential            | 4                       |                         |                   |



# Snohomish County Assessor's Office

## Mass Appraisal Report

### Residential Neighborhood: REGION 1 SUMMARY

Appraisal Date: January 1, 2009



## Neighborhood Profile

| Neighborhood Profile By<br>Property Class | Property Class / Use Code      | Parcel<br>Count | Sold<br>Parcels | %<br>Sold |
|---|--------------------------------|-----------------|-----------------|-----------|
|   | 249-Other Lumber & Wood Prod   | 1               |                 |           |
|   | 411-Railroad Transportation    | 6               |                 |           |
|   | 421-Bus Transportation         | 1               |                 |           |
|   | 451-Freeways                   | 3               |                 |           |
|   | 453-Parkways                   | 1               |                 |           |
|   | 454-Arterial Streets           | 3               |                 |           |
|   | 456-Local Access Streets       | 56              |                 |           |
|   | 457-Alleys                     | 1               |                 |           |
|   | 459-Other Highway NEC          | 56              |                 |           |
|   | 461-Automobile Parking (Lot)   | 10              |                 |           |
|   | 471-Telephone Communication    | 4               |                 |           |
|   | 481-Electric Utility           | 17              |                 |           |
|   | 483-Water Util & Irrig & Stg   | 16              |                 |           |
|   | 484-Sewage Disposal            | 4               |                 |           |
|   | 489-Other utilities, NEC       | 9               |                 |           |
|   | 541-Groceries                  | 1               |                 |           |
|   | 624-Funeral/Crematory Services | 20              |                 |           |
|   | 649-Other Repair Services      | 1               |                 |           |
|   | 659-Other Professional Service | 1               |                 |           |
|   | 671-Exec,Legislative,Judicial  | 1               |                 |           |
|   | 672-Protective Functions       | 8               |                 |           |
|   | 675-Military Base/Reservation  | 1               |                 |           |
|   | 681-Nursery,Primary,Second Sch | 52              |                 |           |
|   | 682-Univ,College,Jr College    | 3               |                 |           |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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> |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
|   | 683-Special Training/Schooling   | 2                       |                         |                   |
|   | 691-Religious Activities         | 90                      |                         |                   |
|   | 692-Welfare/Charitable Service   | 1                       |                         |                   |
|   | 699-Other Misc Services          | 1                       |                         |                   |
|   | 719-Other Cultural Activities    | 1                       |                         |                   |
|   | 723-Public Assembly              | 2                       |                         |                   |
|   | 741-Sports Activities            | 1                       |                         |                   |
|   | 742-Playgrounds/Athletic Areas   | 7                       |                         |                   |
|   | 745-Trails (Centennial, etal)    | 1                       |                         |                   |
|   | 749-Other Recreation             | 5                       |                         |                   |
|   | 752-Group & Organized camps      | 2                       |                         |                   |
|   | 761-Parks, General Recreation    | 90                      |                         |                   |
|   | 762-Parks, Leisure & Ornamenta   | 4                       |                         |                   |
|   | 769-Other Parks, NEC             | 2                       |                         |                   |
|   | 790 Other Cult. Entertainment    | 3                       |                         |                   |
|   | 830-Open Space Agriculture       | 1                       |                         |                   |
|   | 910-Undeveloped Land             | 3137                    | 15                      | 0.48%             |
|   | 911-Vacant Site/Mobile Park      | 188                     |                         |                   |
|   | 914-Vacant Condominium Lot       | 177                     |                         |                   |
|   | 915-Common Areas                 | 163                     |                         |                   |
|   | 916-Water Retention Area         | 62                      |                         |                   |
|   | 922-Nonreserve Forests           | 1                       |                         |                   |
|   | 935-Saltwater Tidelands          | 189                     |                         |                   |
|   | 939-Other Water Areas            | 6                       |                         |                   |

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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> |
|----------------------------------|-------------------------|-------------------------|-------------------|
| 940-Open Space General           | 21                      |                         |                   |
| <b>Grand Total</b>               | <b>59,270</b>           | <b>1,524</b>            | <b>2.6%</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.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**Neighborhood Profile**

| <b>Neighborhood Profile By<br/>Land Type</b> | <b>Land Type</b>               | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
|  | 23 Open Space General          | 5                       |                         |                   |
|  | 54 No Perk                     | 40                      |                         |                   |
|  | 59 Other Acreage Type          | 4                       |                         |                   |
|  | 65 Topo Problems I             | 153                     |                         |                   |
|  | 66 Topo Problems II            | 85                      |                         |                   |
|  | 81 Tidelands                   | 194                     |                         |                   |
|  | 86 Utility Easement (P/L)      | 10                      |                         |                   |
|  | 88 Contiguous-less than 1 acre | 842                     |                         |                   |
|  | A1 Sewer Fair NH               | 2,933                   | 71                      | 2.4%              |
|  | A2 Sewer Avg Older Mixed NH    | 20,043                  | 418                     | 2.1%              |
|  | A3 Sewer Avg Homogeneous NH    | 9,804                   | 228                     | 2.3%              |
|  | A4 Sewer Average Plus NH       | 5,182                   | 111                     | 2.1%              |
|  | A5 Sewer Good Older Mixd NH    | 982                     | 16                      | 1.6%              |
|  | A6 Sewer Good Homogenous NH    | 2,533                   | 91                      | 3.6%              |
|  | A7 Sewer Very Good NH          | 765                     | 23                      | 3.0%              |
|  | A8 Sewer Excellent NH          | 103                     |                         |                   |
|  | A9 Exception Plat              | 172                     | 6                       | 3.5%              |
|  | B1 Septic Fair NH              | 354                     | 8                       | 2.3%              |
|  | B2 Septic Average Mixed NH     | 877                     | 13                      | 1.5%              |
|  | B4 Septic Average NH           | 240                     | 2                       | 0.8%              |
|  | B6 Septic Good Homogenous NH   | 201                     | 2                       | 1.0%              |
|  | B9 Septic Pub Water Exception  | 21                      |                         |                   |
|  | C1 SFR CondoDet Fair NH UC 141 | 216                     | 7                       | 3.2%              |
|  | C2 SFR Condo Det Avg NH -141   | 1,428                   | 193                     | 13.5%             |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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> |
|--|-------------------------|-------------------------|-------------------|
| C3 SFR Condo Det Avg+ NH-141                       | 494                     | 37                      | 7.5%              |
| C4 Condo Cmnwall@LivArea - 142                     | 430                     | 20                      | 4.7%              |
| C5 Condo Cmnwall@Gar UC 142                        | 40                      | 13                      | 32.5%             |
| C6 SFR Commonwall - UC 116                         | 338                     | 10                      | 3.0%              |
| C9 Exception Condo Plat                            | 182                     | 12                      | 6.6%              |
| CA Common Areas                                    | 235                     |                         |                   |
| LS Undefined Condo Land Type                       | 2                       |                         |                   |
| N/A Building only                                  | 2,836                   | 136                     | 4.8%              |
| SC SrCit Residual Contiguous                       | 1                       |                         |                   |
| U1 Waterfront I                                    | 149                     | 1                       | 0.7%              |
| U2 Waterfront II                                   | 47                      | 2                       | 4.3%              |
| U3 Waterfront III                                  | 45                      | 1                       | 2.2%              |
| U4 Waterfront IV                                   | 3                       |                         |                   |
| UD Undevelopable Land                              | 684                     | 1                       | 0.1%              |
| V1 View/Wtrfrt Type I                              | 1,301                   | 25                      | 1.9%              |
| V2 View/Wtrfrt Type II                             | 1,211                   | 23                      | 1.9%              |
| V3 View/Wtrfrt Type III                            | 927                     | 10                      | 1.1%              |
| V4 View/Wtrfrt Type IV                             | 955                     | 14                      | 1.5%              |
| V5 View/Wtrfrt Type V                              | 690                     | 14                      | 2.0%              |
| V6 View/Wtrfrt Type VI                             | 738                     | 8                       | 1.1%              |
| V7 View/Wtrfrt Type VII                            | 216                     | 2                       | 0.9%              |
| V8 View/Wtrfrt Type VIII                           | 559                     | 6                       | 1.1%              |
| <b>Grand Total</b>                                 | <b>59,270</b>           | <b>1,524</b>            | <b>2.6%</b>       |
| N/A: Building Only Accounts (Parcels With No Land) |                         |                         |                   |

## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: REGION 1 SUMMARY

Appraisal Date: January 1, 2009



#### Neighborhood Profile

| Neighborhood Profile By<br>House Type | House Type / Stories  | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|---------------------------------------|-----------------------|-----------------|-----------------|-------------|
|                                       | 11 - 1 Story          | 17,830          | 414             | 2.3%        |
|                                       | 12 - 1 Story Bsmt     | 6,965           | 128             | 1.8%        |
|                                       | 14 - 1 1/2 Story      | 872             | 17              | 1.9%        |
|                                       | 15 - 1 1/2 Story Bsmt | 820             | 18              | 2.2%        |
|                                       | 17 - 2 Story          | 11,877          | 466             | 3.9%        |
|                                       | 18 - 2 Story Bsmt     | 2,181           | 70              | 3.2%        |
|                                       | 20 - 2+ Story         | 383             | 51              | 13.3%       |
|                                       | 21 - 2+ Story Bsmt    | 35              |                 |             |
|                                       | 23 - Split Entry      | 7,480           | 146             | 2.0%        |
|                                       | 24 - Tri Level        | 3,065           | 55              | 1.8%        |
|                                       | 26 - Quad Level       | 21              | 1               | 4.8%        |
|                                       | 27 - Multi Level      | 4               |                 |             |
|                                       | 71 - DW Manuf. Home   | 2,140           | 95              | 4.4%        |
|                                       | 72 - DWB Manuf. Home  | 3               |                 |             |
|                                       | 74 - SW Manuf. Home   | 951             | 48              | 5.0%        |
|                                       | 77 - TW Manuf. Home   | 8               |                 |             |
|                                       | 96 - Geodesic Dome    | 5               |                 |             |
|                                       | N/A                   | 4,630           | 15              | 0.3%        |
|                                       | <b>Grand Total</b>    | <b>59,270</b>   | <b>1,524</b>    | <b>2.6%</b> |

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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             | 15                      |                         |                   |
|  | 25 Low                 | 532                     | 22                      | 4.1%              |
|  | 35 Fair                | 5,275                   | 162                     | 3.1%              |
|  | 41 Avg Minus           | 1,561                   | 41                      | 2.6%              |
|  | 45 Average             | 32,070                  | 815                     | 2.5%              |
|  | 49 Avg Plus            | 8,051                   | 264                     | 3.3%              |
|  | 55 Good                | 5,200                   | 149                     | 2.9%              |
|  | 65 Very Good           | 1,682                   | 48                      | 2.9%              |
|  | 75 Excellent           | 254                     | 8                       | 3.1%              |
|  | N/A                    | 4,630                   | 15                      | 0.3%              |
|  | <b>Grand Total</b>     | <b>59,270</b>           | <b>1,524</b>            | <b>2.6%</b>       |

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**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            | 19                      |                         |                   |
| 1900 - 1909             | 180                     | 9                       | 5.00%             |
| 1910 - 1919             | 404                     | 4                       | 0.99%             |
| 1920 - 1929             | 1,097                   | 27                      | 2.46%             |
| 1930 - 1939             | 910                     | 14                      | 1.54%             |
| 1940 - 1949             | 2,713                   | 70                      | 2.58%             |
| 1950 - 1959             | 9,971                   | 188                     | 1.89%             |
| 1960 - 1969             | 10,231                  | 215                     | 2.10%             |
| 1970 - 1979             | 8,068                   | 175                     | 2.17%             |
| 1980 - 1989             | 7,180                   | 175                     | 2.44%             |
| 1990 - 1999             | 6,837                   | 158                     | 2.31%             |
| 2000 - 2009             | 7,030                   | 474                     | 6.74%             |
| N/A                     | 4,630                   | 15                      | 0.32%             |
| <b>Grand Total</b>      | <b>59,270</b>           | <b>1,524</b>            | <b>2.6%</b>       |

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



Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 1 SUMMARY

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By<br>Total Living Area Range | Total Living Area Range | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|--|-------------------------|-----------------|-----------------|-------------|
|  | N/A                     | 4,634           | 15              | 0.3%        |
|  | 1 - 499                 | 117             | 2               | 1.7%        |
|  | 500 - 749               | 988             | 41              | 4.1%        |
|  | 750 - 999               | 3,406           | 103             | 3.0%        |
|  | 1000 - 1249             | 6,206           | 174             | 2.8%        |
|  | 1250 - 1499             | 7,195           | 176             | 2.4%        |
|  | 1500 - 1749             | 7,793           | 198             | 2.5%        |
|  | 1750 - 1999             | 7,551           | 231             | 3.1%        |
|  | 2000 - 2249             | 6,565           | 187             | 2.8%        |
|  | 2250 - 2499             | 4,557           | 131             | 2.9%        |
|  | 2500 - 2749             | 3,297           | 93              | 2.8%        |
|  | 2750 - 2999             | 2,149           | 47              | 2.2%        |
|  | 3000 - 3249             | 1,628           | 39              | 2.4%        |
|  | 3250 - 3499             | 1,004           | 34              | 3.4%        |
|  | 3500 - 3749             | 692             | 17              | 2.5%        |
|  | 3750 - 3999             | 452             | 9               | 2.0%        |
|  | 4000 - 4249             | 304             | 8               | 2.6%        |
|  | 4250 - 4499             | 186             | 4               | 2.2%        |
|  | 4500 - 4749             | 131             | 3               | 2.3%        |
|  | 4750 - 4999             | 91              | 3               | 3.3%        |
|  | 5000 - Over             | 324             | 9               | 2.8%        |
|  | <b>Grand Total</b>      | <b>59,270</b>   | <b>1,524</b>    | <b>2.6%</b> |

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

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**Performance Analysis**

---

**Performance Analysis**

**All Sales**

| <b>Item</b>                        | <b>2008</b> | <b>2009</b> |
|------------------------------------|-------------|-------------|
| Total Assessed Value               | 538,475,700 | 480,042,600 |
| Total Sales Price                  | 561,784,500 | 561,784,500 |
| Average Assessed Value             | 353,331     | 314,989     |
| Average Sales Price                | 368,625     | 368,625     |
| Number in Sample                   | 1,524       | 1,524       |
| Median Ratio                       | 0.9707      | 0.8606      |
| Mean (Average) Ratio               | 0.9817      | 0.8674      |
| Weighted Mean (S.W.A.) Ratio       | 0.9585      | 0.8545      |
| Regression Index (P.R.D.)          | 1.0242      | 1.0151      |
| Coefficient of Dispersion (C.O.D.) | 0.1062      | 0.0855      |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

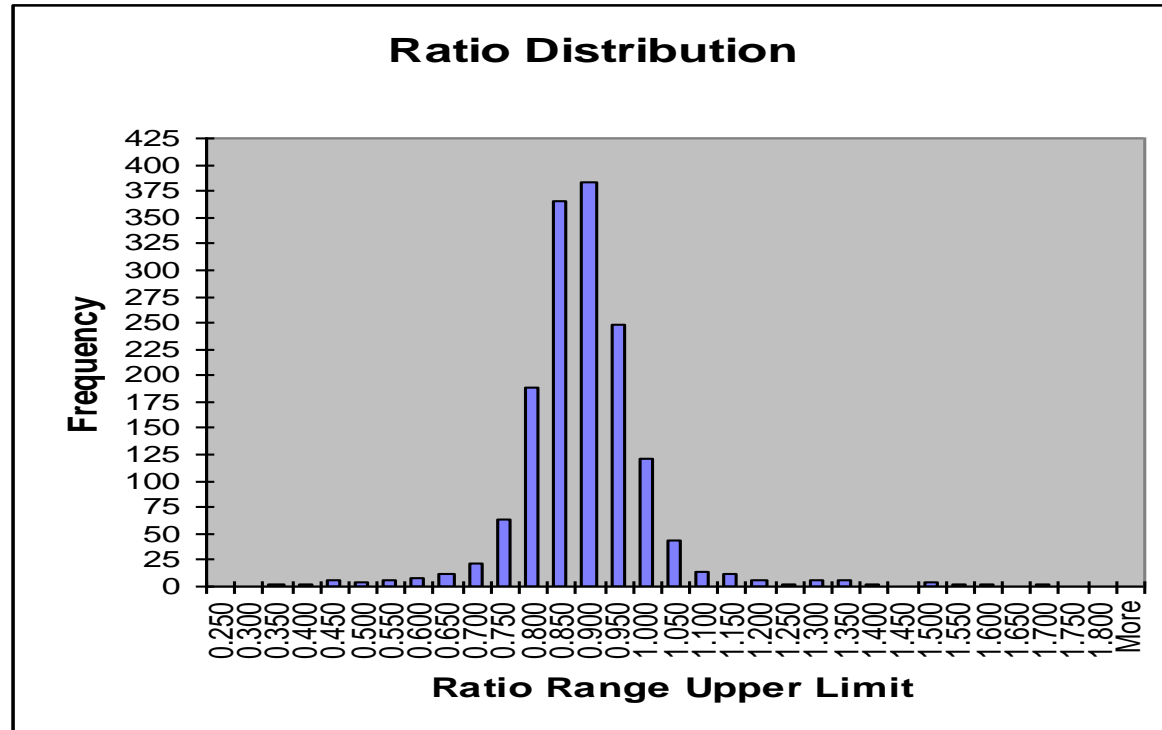


**Performance Analysis**

**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

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**

---



**Performance Analysis**

**Performance Analysis**

**Use Code 111**

| <b>Item</b>                  | <b>2008</b> | <b>2009</b> |
|------------------------------|-------------|-------------|
| Total Assessed Value         | 416,249,000 | 373,730,200 |
| Total Sales Price            | 437,993,921 | 437,993,921 |
| Average Assessed Value       | 398,324     | 357,637     |
| Average Sales Price          | 419,133     | 419,133     |
| Number in Sample             | 1,045       | 1,045       |
| Median Ratio                 | 0.9631      | 0.8597      |
| Mean (Average) Ratio         | 0.9719      | 0.8653      |
| Weighted Mean (S.W.A.) Ratio | 0.9504      | 0.8533      |
| Regression Index (P.R.D.)    | 1.0227      | 1.0141      |
| Coefficient of Dispersion    | 0.0921      | 0.0763      |

Mass Appraisal Report

Residential Neighborhood: REGION 1 SUMMARY

Appraisal Date: January 1, 2009

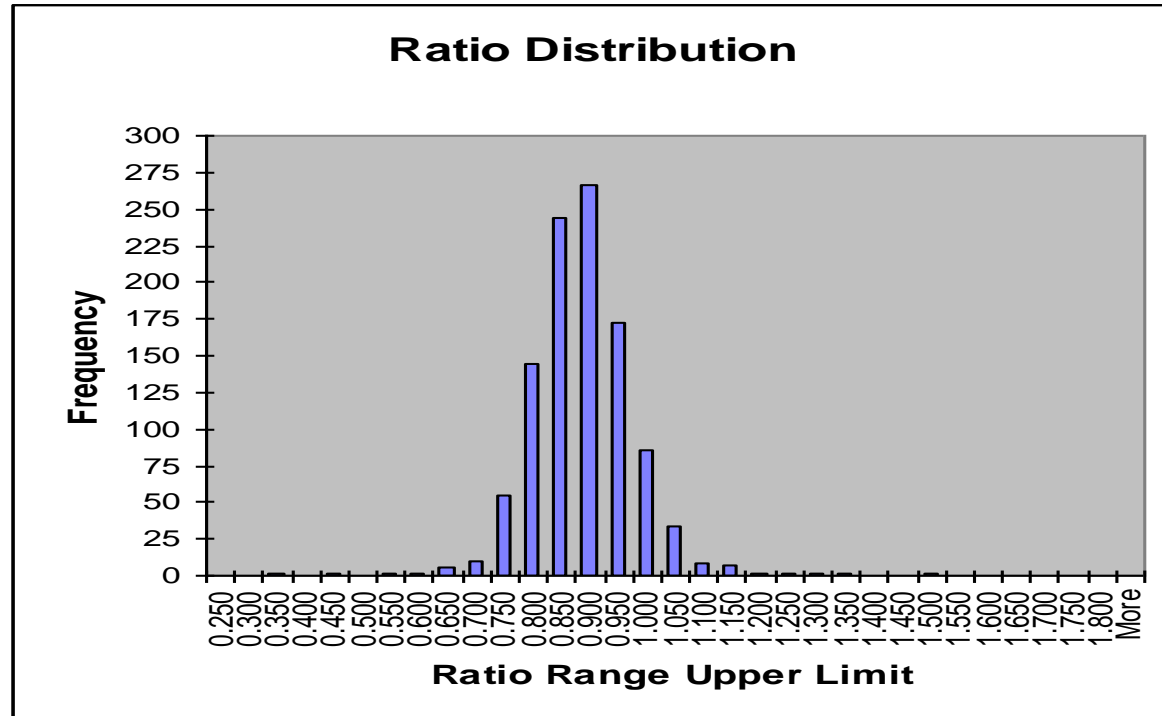


Performance Analysis

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

**Snohomish County Assessor's Office**

---

**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

---

| <b>Parcel Number</b> | <b>Use Code</b> | <b>Land Type</b> | <b>Year Built</b> | <b>Style</b> | <b>Grade</b> | <b>Total Living Area</b> | <b>Total Value</b> | <b>Sale Date</b> | <b>V/I</b> | <b>Sales Price</b> | <b>Post Reval Ratio</b> |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|

---

See individual neighborhoods for sales.



**Mass Appraisal Report**

**Residential Neighborhood: REGION 1 SUMMARY**

**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.

| <b>Parcel Number</b> | <b>Use Code</b> | <b>Land Type</b> | <b>Year Built</b> | <b>Style</b> | <b>Grade</b> | <b>Total Living Area</b> | <b>Total Value</b> | <b>Sale Date</b> | <b>V/I</b> | <b>Sales Price</b> | <b>Post Reval Ratio</b> |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|

See individual neighborhoods for sales.