

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: REGION 2 SUMMARY**

**Appraisal Date: January 1, 2009**

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**Summary**

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**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

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**Appraisal Area (Neighborhood):** 2104000-2616003

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**Parcels Appraised:** 65,423

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**Summary Of Value Change:**

	<b>2008</b>	<b>2009</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	9,873,326,200	8,182,743,700	-1,714,817,800	-17.4%
<b>Improvements:</b>	7,983,766,000	7,626,209,700	-362,448,100	-4.5%
<b>Total:</b>	17,857,092,200	15,808,953,400	-2,077,265,900	-11.6%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 1,679**

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	<b>2008</b>	<b>2009</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9594	0.8584	-0.1010	-10.5%
<b>Mean Ratio:</b>	0.9697	0.8657	-0.1040	-10.7%
<b>Weighted Mean:</b>	0.9594	0.8566	-0.1028	-10.7%
<b>PRD:</b>	1.0108	1.0107	-0.0001	0.0%
<b>COD:</b>	0.0862	0.0764	-0.0097	-11.3%

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**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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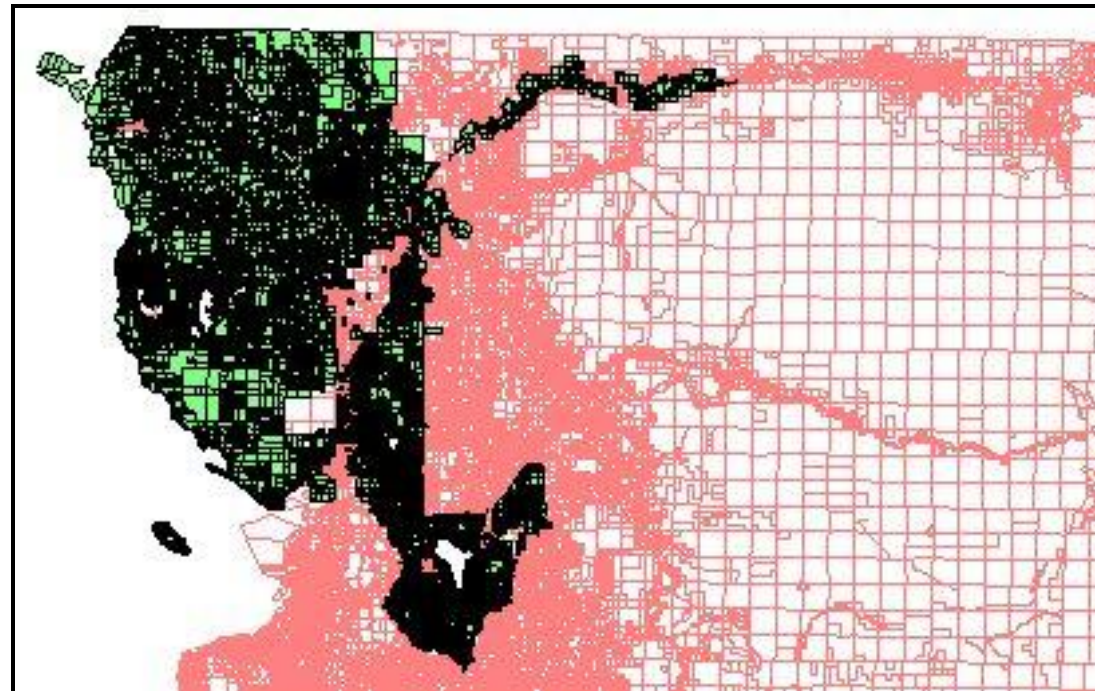


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

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



The map above shows the economic region known as Neighborhood REGION 2 SUMMARY (AKA BMA REGION 2 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.

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**Appraisal Area**

**Neighborhood Description**

Region 2 includes the incorporated cities of Arlington, Lake Stevens, Marysville and Stanwood, the Tulalip Tribal Reservation, and the unincorporated areas in between.

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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	1,226	L:	307,751,500	256,792,800	-50,958,700	-16.6%
		B:	103,696,800	93,340,200	-10,356,600	-10.0%
		T:	411,448,300	350,133,000	-61,315,300	-14.9%
Industrial	6	L:	3,340,600	2,430,500	-910,100	-27.2%
		B:	770,900	716,900	-54,000	-7.0%
		T:	4,111,500	3,147,400	-964,100	-23.4%
Commercial	510	L:	241,475,600	198,415,200	-43,060,400	-17.8%
		B:	387,203,800	384,829,300	-2,374,500	-0.6%
		T:	628,679,400	583,244,500	-45,434,900	-7.2%
Residential	52,807	L:	7,868,101,500	6,559,488,100	-1,310,831,100	-16.7%
		B:	7,270,499,300	6,929,036,500	-346,354,600	-4.8%
		T:	15,138,600,800	13,488,524,600	-1,657,185,700	-10.9%
Multifamily	957	L:	156,280,300	123,356,300	-32,924,000	-21.1%
		B:	203,786,700	202,659,200	-1,127,500	-0.6%
		T:	360,067,000	326,015,500	-34,051,500	-9.5%
Forest	316	L:	29,734,300	24,270,300	-5,464,000	-18.4%
		B:	12,721,500	11,806,000	-915,500	-7.2%
		T:	42,455,800	36,076,300	-6,379,500	-15.0%
Other	9,601	L:	1,266,642,400	1,017,990,500	-270,669,500	-21.4%
		B:	5,087,000	3,821,600	-1,265,400	-24.9%
		T:	1,271,729,400	1,021,812,100	-271,934,900	-21.4%

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**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	65,423	L:	9,873,326,200	8,182,743,700	-1,714,817,800	-17.4%
		B:	7,983,766,000	7,626,209,700	-362,448,100	-4.5%
		T:	17,857,092,200	15,808,953,400	-2,077,265,900	-11.6%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	001 Reference Account	1		
	110-Sr Cit Exemption Residual	195		
	111-Single Family Residence	41,107	1,324	3.2%
	112-2 Single Family Residences	482	7	1.5%
	113-3 Single Family Residences	20		
	114-4 Single Family Residences	2		
	115-5+ Single Family Residence	4		
	116-Comon Wall SFR	325	9	2.8%
	117-Manufac Home (Leased Site)	2,697	5	0.2%
	118-Manufac Home (Owned Site)	2,956	44	1.5%
	119-Manuf Home (MHP)	1,788	101	5.6%
	122-Duplex	929	7	0.8%
	123-Tri-Plex	19		
	124-Four Plex	7		
	130-Mult Family 5-7 units	2		
	141-SFR Condominium Detached	1,492	94	6.3%
	142-SFR Condominium CommonWall	553	27	4.9%
	143-SFR Condominium MFR	6		
	179-Other Group Quarters	1		
	183-Non Residential Structure	742	5	0.7%
	184-Septic System	101	1	1.0%
	185-Well	6	4	66.7%
	186-Septic & Well	98	1	1.0%
	187-Non Res Structure Condo	11	5	45.5%



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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	189-Other Residential	177		
	198-Vacation Cabins	45		
	211-Meat Products	1		
	218-Beverage	1		
	249-Other Lumber & Wood Prod	1		
	344-Transportation Equipment	2		
	351-Engineering, Lab & Science	1		
	411-Railroad Transportation	6		
	422-Motor Freight Transport.	1		
	429-Other Motor Vehicle Transp	2		
	439-Other Aircraft Transport	1		
	441-Marine Terminals	1		
	451-Freeways	10		
	456-Local Access Streets	46		
	457-Alleys	1		
	459-Other Highway NEC	27		
	461-Automobile Parking (Lot)	6		
	471-Telephone Communication	5		
	473-Radio Communication	1		
	479-Other Communications (NEC)	2		
	481-Electric Utility	13		
	482-Gas Utility	21		
	483-Water Util & Irrig & Stg	22		
	484-Sewage Disposal	9		

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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	485-Solid Waste disposal	3		
	489-Other utilities, NEC	19		
	499-Other Transp, Comm, Util.	4		
	521-Lumber & Other Bldg Mtls.	2		
	539-Other Retail Trade	1		
	541-Groceries	5	1	20.0%
	582-Drinking Places	1		
	599-Other Retail Trade	1		
	624-Funeral/Crematory Services	22		
	637-Warehouse/Storage Services	1		
	641-Automobile Repair Services	2		
	649-Other Repair Services	1		
	662-Special Const Services	1		
	672-Protective Functions	16		
	681-Nursery,Primary,Second Sch	44		
	682-Univ,College,Jr College	4		
	683-Special Training/Schooling	1		
	691-Religious Activities	63		
	692-Welfare/Charitable Service	1		
	699-Other Misc Services	7		
	711-Cultural Activities	1		
	723-Public Assembly	4		
	731-Fairgrounds & Amusement Pk	1		
	741-Sports Activities	2		

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**Neighborhood Profile**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	742-Playgrounds/Athletic Areas	4		
	743-Swimming Areas	1		
	744-Marinas	3		
	745-Trails (Centennial, etal)	66		
	749-Other Recreation	8		
	751-Resorts	3		
	752-Group & Organized camps	3		
	761-Parks, General Recreation	36		
	762-Parks, Leisure & Ornamenta	2		
	769-Other Parks, NEC	1		
	790 Other Cult. Entertainment	1		
	816-Farms & Ranches	1		
	818-Farms General	21		
	819-Other Agricultural	1		
	822-Animal Husbandry Services	1		
	829-Other Ag Related	1		
	830-Open Space Agriculture	1017		
	841-Fisheries & Marine Product	1		
	842-Fishery Services	2		
	850-Mine Claims Mineral Rights	8		
	854-Mining & Quarrying	9		
	880-DF Timber Acres Only	196		
	881-DF Timber Ac w/ ImpAcBldg	32		
	889-DF Timber Ac w/ImpAcNoBldg	26		

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**Neighborhood Profile**

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	890-Other Resource Production	2		
	910-Undeveloped Land	8634	44	0.51%
	911-Vacant Site/Mobile Park	374		
	914-Vacant Condominium Lot	91		
	915-Common Areas	238		
	916-Water Retention Area	113		
	919-Trans. Development Rights	49		
	931-Rivers,Streams,Creeks	4		
	932-Lakes	12		
	933-Bays or Lagoons	1		
	934-Oceans & Seas	1		
	939-Other Water Areas	57		
	940-Open Space General	160		
	941-Open Space General Ag Cons	26		
	950-Open Space Timber	62		
	999-Seg/Merge in Process	2		
	<b>Grand Total</b>	<b>65,423</b>	<b>1,679</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.

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**Neighborhood Profile**

<b>Neighborhood Profile By Land Type</b>	<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	21 Designated Forest	154		
	22 Open Space Forest	41		
	23 Open Space General	57		
	24 Open Space Ag	341		
	41 Septic Site	9		
	42 Septic Site	52	1	1.9%
	43 Septic Site	12		
	46 Spt/Well Site	626	12	1.9%
	53 Campsite	64		
	54 No Perk	298	2	0.7%
	56 Spt/Wtr Acreage	1		
	57 Other Acreage Type	5,861	58	1.0%
	65 Topo Problems I	386		
	66 Topo Problems II	34		
	68 Misc Land	160		
	81 Tidelands	15		
	83 Swamp	16		
	84 Pipeline Easement	15		
	86 Utility Easement (P/L)	27		
	88 Contiguous-less than 1 acre	618	2	0.3%
	94 Commercial	1		
	9V View Homesite	71		
	A1 Sewer Fair NH	1,686	35	2.1%
	A2 Sewer Avg Older Mixed NH	3,494	72	2.1%

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
A3 Sewer Avg Homogeneous NH	21,770	936	4.3%
A4 Sewer Average Plus NH	950	30	3.2%
A6 Sewer Good Homogenous NH	106	3	2.8%
AG AG-10 FHZ	433		
B1 Septic Fair NH	218	3	1.4%
B2 Septic Average Mixed NH	7,856	136	1.7%
B3 Septic - Access DNA Devlpm	257	2	0.8%
B4 Septic Average NH	3,101	35	1.1%
B5 Septic UGA	966	7	0.7%
B6 Septic Good Homogenous NH	1,415	39	2.8%
B7 Septic VG NH	188	16	8.5%
C Contiguous	2		
C2 SFR Condo Det Avg NH -141	1,637	96	5.9%
C4 Condo Cmnwall@LivArea - 142	521	25	4.8%
C5 Condo Cmnwall@Gar UC 142	47	1	2.1%
C6 SFR Commonwall - UC 116	321	9	2.8%
C9 Exception Condo Plat	10	5	50.0%
CA Common Areas	434		
DV PDR TDR & Lot Status Certs	49		
FL Lake Front	33	1	3.0%
LF Land detail not used	97		
LL Land Type Not Defined	2		
N/A Building only	6,037	108	1.8%
O1 Poor Location	15		

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**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	O2 Fair Location	167		
	O3 Avg Location	415	6	1.4%
	O4 Good Location	5		
	R1 Recreational Lot	43		
	SC SrCit Residual Contiguous	74		
	U1 Waterfront I	170	1	0.6%
	U2 Waterfront II	195	1	0.5%
	U3 Waterfront III	157	3	1.9%
	U4 Waterfront IV	86	1	1.2%
	U5 Waterfront V	180	3	1.7%
	U6 Waterfront VI	150	1	0.7%
	U7 Waterfront VII	176	2	1.1%
	U8 Waterfront VIII	451	4	0.9%
	UD Undevelopable Land	990		
	V1 View/Wtrfrt Type I	60		
	V2 View/Wtrfrt Type II	167	7	4.2%
	V3 View/Wtrfrt Type III	40	1	2.5%
	V4 View/Wtrfrt Type IV	180	1	0.6%
	V5 View/Wtrfrt Type V	33		
	V6 View/Wtrfrt Type VI	327	1	0.3%
	V7 View/Wtrfrt Type VII	19		
	V8 View/Wtrfrt Type VIII	115	3	2.6%
	W1 Wtrfrt/View Type I	115	3	2.6%
	W2 Wtrfrt/View Type II	84	1	1.2%

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
W3 Wtrfrt/View Type III	144	2	1.4%
W4 Wtrfrt/View Type IV	18		
W5 Wtrfrt/View Type V	256	3	1.2%
W6 Wtrfrt/View Type VI	51		
W7 Wtrfrt/View Type VII	17		
W8 Wtrfrt/View Type VIII	34	1	2.94%
<b>Grand Total</b>	<b>65,423</b>	<b>1,679</b>	<b>2.6%</b>

N/A: Building Only Accounts (Parcels With No Land)



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**Neighborhood Profile**

**Neighborhood Profile By  
House Type**

<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
11 - 1 Story	18,739	424	2.3%
12 - 1 Story Bsmt	3,002	39	1.3%
14 - 1 1/2 Story	1,603	25	1.6%
15 - 1 1/2 Story Bsmt	648	9	1.4%
17 - 2 Story	12,593	699	5.6%
18 - 2 Story Bsmt	1,176	26	2.2%
20 - 2+ Story	55	2	3.6%
21 - 2+ Story Bsmt	25	1	4.0%
23 - Split Entry	4,784	181	3.8%
24 - Tri Level	2,066	61	3.0%
26 - Quad Level	5		
27 - Multi Level	5		
71 - DW Manuf. Home	3,644	104	2.9%
72 - DWB Manuf. Home	12	1	8.3%
74 - SW Manuf. Home	2,212	44	2.0%
77 - TW Manuf. Home	147	2	1.4%
96 - Geodesic Dome	8		
N/A	14,699	61	0.4%
<b>Grand Total</b>	<b>65,423</b>	<b>1,679</b>	<b>2.6%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Std	84		
	25 Low	591	12	2.0%
	35 Fair	3,725	80	2.1%
	41 Avg Minus	3,578	164	4.6%
	45 Average	31,750	997	3.1%
	49 Avg Plus	5,744	236	4.1%
	55 Good	4,404	102	2.3%
	65 Very Good	797	24	3.0%
	75 Excellent	51	3	5.9%
	N/A	14,699	61	0.4%
	<b>Grand Total</b>	<b>65,423</b>	<b>1,679</b>	<b>2.6%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
Year Built Range**

<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
1899 & older	82	2	2.44%
1900 - 1909	387	4	1.03%
1910 - 1919	629	8	1.27%
1920 - 1929	1,066	12	1.13%
1930 - 1939	829	11	1.33%
1940 - 1949	1,108	17	1.53%
1950 - 1959	1,745	29	1.66%
1960 - 1969	4,724	83	1.76%
1970 - 1979	6,991	161	2.30%
1980 - 1989	6,427	131	2.04%
1990 - 1999	14,375	352	2.45%
2000 - 2009	12,357	808	6.54%
N/A	14,703	61	0.41%
<b>Grand Total</b>	<b>65,423</b>	<b>1,679</b>	<b>2.6%</b>

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	14,702	61	0.4%
	1 - 499	799	2	0.3%
	500 - 749	1,229	28	2.3%
	750 - 999	3,209	72	2.2%
	1000 - 1249	6,937	222	3.2%
	1250 - 1499	8,433	245	2.9%
	1500 - 1749	8,844	257	2.9%
	1750 - 1999	6,905	227	3.3%
	2000 - 2249	5,172	162	3.1%
	2250 - 2499	3,179	172	5.4%
	2500 - 2749	2,230	101	4.5%
	2750 - 2999	1,327	53	4.0%
	3000 - 3249	853	38	4.5%
	3250 - 3499	501	10	2.0%
	3500 - 3749	408	16	3.9%
	3750 - 3999	218	5	2.3%
	4000 - 4249	139	2	1.4%
	4250 - 4499	101	1	1.0%
	4500 - 4749	65	1	1.5%
	4750 - 4999	44		
	5000 - Over	128	4	3.1%
	<b>Grand Total</b>	<b>65,423</b>	<b>1,679</b>	<b>2.6%</b>

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

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**Performance Analysis**

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**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2008</b>	<b>2009</b>
Total Assessed Value	483,343,100	431,548,400
Total Sales Price	503,817,911	503,817,911
Average Assessed Value	287,876	257,027
Average Sales Price	300,070	300,070
Number in Sample	1,679	1,679
Median Ratio	0.9594	0.8584
Mean (Average) Ratio	0.9697	0.8657
Weighted Mean (S.W.A.) Ratio	0.9594	0.8566
Regression Index (P.R.D.)	1.0108	1.0107
Coefficient of Dispersion (C.O.D.)	0.0862	0.0764

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**Residential Neighborhood: REGION 2 SUMMARY**

**Appraisal Date: January 1, 2009**

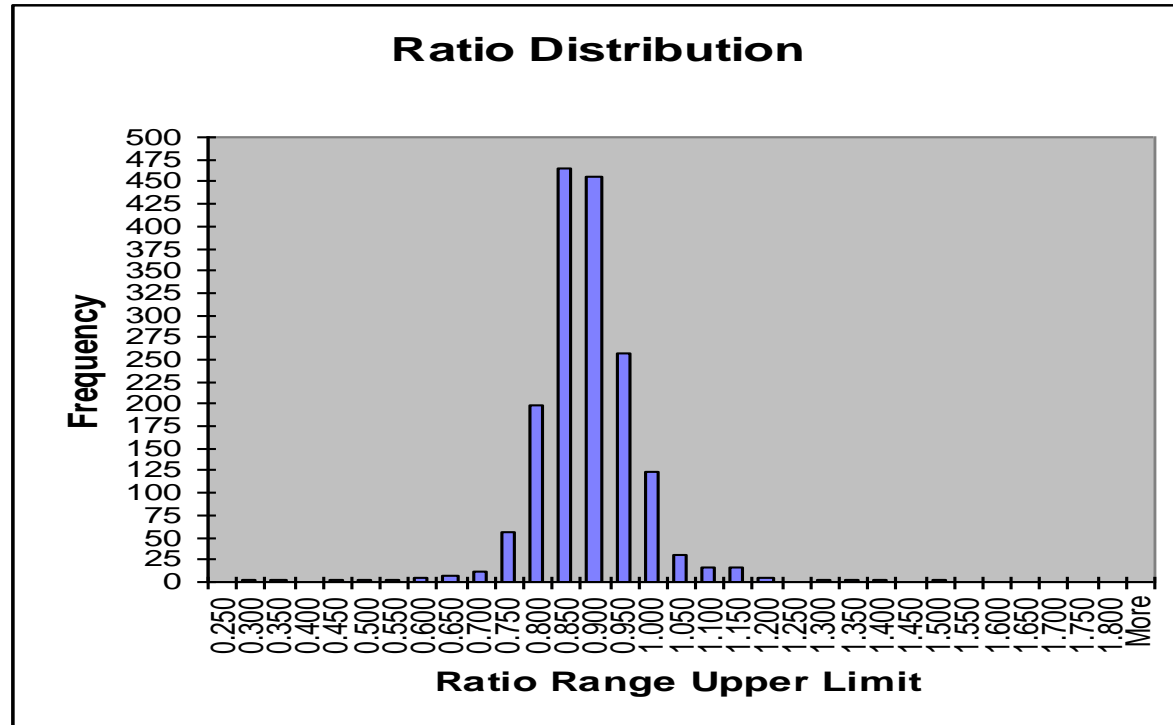


**Performance Analysis**

**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 2 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	418,755,200	374,075,100
Total Sales Price	435,491,920	435,491,920
Average Assessed Value	316,280	282,534
Average Sales Price	328,921	328,921
Number in Sample	1,324	1,324
Median Ratio	0.9600	0.8580
Mean (Average) Ratio	0.9699	0.8647
Weighted Mean (S.W.A.) Ratio	0.9616	0.8590
Regression Index (P.R.D.)	1.0087	1.0066
Coefficient of Dispersion	0.0684	0.0618

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: REGION 2 SUMMARY**

**Appraisal Date: January 1, 2009**

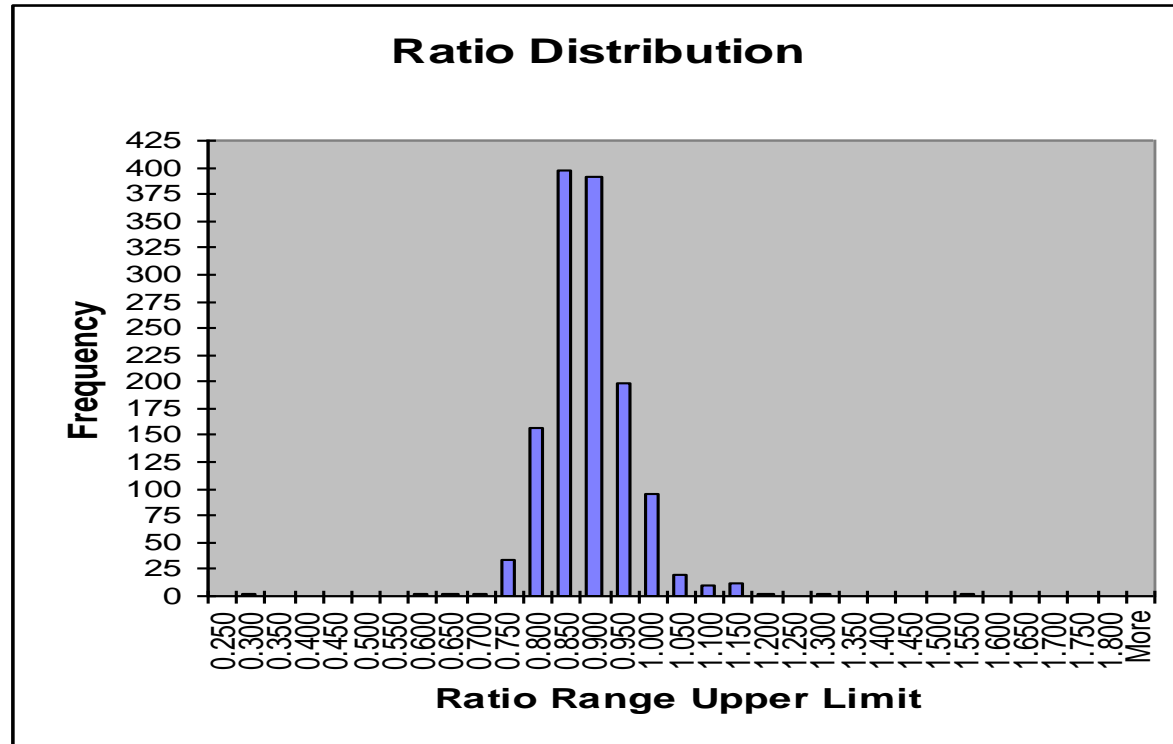


**Performance Analysis**

**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**

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**Mass Appraisal Report**

**Residential Neighborhood: REGION 2 SUMMARY**

**Appraisal Date: January 1, 2009**



**Qualified Sales**

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<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>
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See individual neighborhoods for sales.



**Mass Appraisal Report**

**Residential Neighborhood: REGION 2 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>
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See individual neighborhoods for sales.