

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Summary

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

Appraisal Area (Neighborhood): Region 3

Parcels Appraised: 69,883

Summary Of Value Change:

| | 2008 | 2009 | Value Change | % Change |
|----------------------|----------------|----------------|---------------------|-----------------|
| Land: | 15,201,694,900 | 12,974,692,900 | -2,289,025,400 | -15.1% |
| Improvements: | 11,500,888,359 | 10,632,315,400 | -876,136,659 | -7.6% |
| Total: | 26,702,583,259 | 23,607,008,300 | -3,165,162,059 | -11.9% |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2008

Number of Sales: 1988

| | 2008 | 2009 | Change | % Change |
|-----------------------|-------------|-------------|---------------|-----------------|
| Median Ratio: | 0.9706 | 0.8569 | -0.1136 | -11.7% |
| Mean Ratio: | 0.9825 | 0.8666 | -0.1159 | -11.8% |
| Weighted Mean: | 0.9678 | 0.8578 | -0.1100 | -11.4% |
| PRD: | 1.0152 | 1.0102 | -0.0050 | -0.5% |
| COD: | 0.0901 | 0.0688 | -0.0212 | -23.6% |

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 3 SUMMARY REPORT

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 3 SUMMARY REPORT

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 3 SUMMARY REPORT (AKA BMA REGION 3 SUMMARY REPORT) 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 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Appraisal Area

Neighborhood Description

Region 3 – Central County includes the incorporated cities of Everett and Snohomish, a portion of the City of Bothell, the Town of Brier and the unincorporated areas in between.

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



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 | 887 | L: | 185,264,400 | 164,500,900 | -20,763,500 | -11.2% |
| | | B: | 51,512,600 | 48,042,100 | -3,470,500 | -6.7% |
| | | T: | 236,777,000 | 212,543,000 | -24,234,000 | -10.2% |
| Industrial | 5 | L: | 2,109,000 | 1,764,400 | -344,600 | -16.3% |
| | | B: | 422,800 | 418,200 | -4,600 | -1.1% |
| | | T: | 2,531,800 | 2,182,600 | -349,200 | -13.8% |
| Commercial | 464 | L: | 656,800,200 | 533,155,500 | -123,644,700 | -18.8% |
| | | B: | 494,094,559 | 493,474,600 | -619,959 | -0.1% |
| | | T: | 1,150,894,759 | 1,026,630,100 | -124,264,659 | -10.8% |
| Residential | 61,542 | L: | 13,039,249,800 | 11,130,600,500 | -1,916,450,400 | -14.7% |
| | | B: | 10,793,170,100 | 9,931,409,800 | -869,324,000 | -8.1% |
| | | T: | 23,832,419,900 | 21,062,010,300 | -2,785,774,400 | -11.7% |
| Multifamily | 732 | L: | 145,651,900 | 126,557,500 | -19,094,400 | -13.1% |
| | | B: | 157,947,000 | 156,258,900 | -1,688,100 | -1.1% |
| | | T: | 303,598,900 | 282,816,400 | -20,782,500 | -6.8% |
| Forest | 59 | L: | 19,282,400 | 16,015,700 | -3,266,700 | -16.9% |
| | | B: | 2,639,900 | 2,444,300 | -195,600 | -7.4% |
| | | T: | 21,922,300 | 18,460,000 | -3,462,300 | -15.8% |
| Other | 6,194 | L: | 1,153,337,200 | 1,002,098,400 | -205,461,100 | -17.8% |
| | | B: | 1,101,400 | 267,500 | -833,900 | -75.7% |
| | | T: | 1,154,438,600 | 1,002,365,900 | -206,295,000 | -17.9% |

Snohomish County Assessor's Office

Mass Appraisal Report

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Appraisal Date: January 1, 2009



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 | 69,883 | L: | 15,201,694,900 | 12,974,692,900 | -2,289,025,400 | -15.1% |
| | | B: | 11,500,888,359 | 10,632,315,400 | -876,136,659 | -7.6% |
| | | T: | 26,702,583,259 | 23,607,008,300 | -3,165,162,059 | -11.9% |

- 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 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 110-Sr Cit Exemption Residual | 105 | | |
| | 111-Single Family Residence | 54568 | 1599 | 2.9% |
| | 112-2 Single Family Residences | 461 | 8 | 1.7% |
| | 113-3 Single Family Residences | 11 | | |
| | 114-4 Single Family Residences | 1 | | |
| | 115-5+ Single Family Residence | 1 | | |
| | 116-Comon Wall SFR | 946 | 75 | 7.9% |
| | 117-Manufac Home (Leased Site) | 106 | | |
| | 118-Manufac Home (Owned Site) | 1531 | 23 | 1.5% |
| | 119-Manuf Home (MHP) | 1726 | 81 | 4.7% |
| | 122-Duplex | 673 | 12 | 1.8% |
| | 123-Tri-Plex | 49 | 1 | 2.0% |
| | 124-Four Plex | 5 | | |
| | 130-Mult Family 5-7 units | 5 | | |
| | 141-SFR Condominium Detached | 1550 | 155 | 10.0% |
| | 142-SFR Condominium CommonWall | 172 | 8 | 4.7% |
| | 175-Religious Residence | 3 | | |
| | 179-Other Group Quarters | 2 | | |
| | 182-Houseboat | 1 | | |
| | 183-Non Residential Structure | 298 | 1 | 0.3% |
| | 184-Septic System | 50 | | |
| | 186-Septic & Well | 8 | | |
| | 188-SFR Converted to GroupHome | 3 | | |
| | 189-Other Residential | 3 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 198-Vacation Cabins | 1 | | |
| | 241-Logging Camps & Contractor | 1 | | |
| | 242-Sawmills and Planing Mills | 1 | | |
| | 249-Other Lumber & Wood Prod | 1 | | |
| | 339-Other Primary Metal | 1 | | |
| | 349-Other Fabricated Metals | 1 | | |
| | 411-Railroad Transportation | 3 | | |
| | 421-Bus Transportation | 1 | | |
| | 429-Other Motor Vehicle Transp | 2 | | |
| | 451-Freeways | 2 | | |
| | 454-Arterial Streets | 2 | | |
| | 456-Local Access Streets | 45 | | |
| | 457-Alleys | 5 | | |
| | 459-Other Highway NEC | 31 | | |
| | 461-Automobile Parking (Lot) | 3 | | |
| | 471-Telephone Communication | 6 | | |
| | 473-Radio Communication | 1 | | |
| | 479-Other Communications (NEC) | 2 | | |
| | 481-Electric Utility | 36 | | |
| | 482-Gas Utility | 9 | | |
| | 483-Water Util & Irrig & Stg | 23 | | |
| | 484-Sewage Disposal | 1 | | |
| | 485-Solid Waste disposal | 2 | | |
| | 489-Other utilities, NEC | 8 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 492-Transportation Services | 1 | | |
| | 502-Coml Condo Manufacturing | 1 | | |
| | 515-Farm Products (Raw Mtls) | 1 | | |
| | 519-Other Wholesale Trade NEC | 2 | | |
| | 539-Other Retail Trade | 1 | | |
| | 541-Groceries | 1 | | |
| | 542-Meats & Fish | 1 | | |
| | 624-Funeral/Crematory Services | 20 | | |
| | 637-Warehouse/Storage Services | 2 | | |
| | 639-Other Business Services | 4 | | |
| | 641-Automobile Repair Services | 3 | | |
| | 662-Special Const Services | 1 | | |
| | 671-Exec,Legislative,Judicial | 2 | | |
| | 672-Protective Functions | 9 | | |
| | 681-Nursery,Primary,Second Sch | 44 | | |
| | 682-Univ,College,Jr College | 6 | | |
| | 683-Special Training/Schooling | 8 | | |
| | 691-Religious Activities | 75 | | |
| | 699-Other Misc Services | 5 | | |
| | 711-Cultural Activities | 1 | | |
| | 723-Public Assembly | 3 | | |
| | 741-Sports Activities | 10 | | |
| | 742-Playgrounds/Athletic Areas | 20 | | |
| | 745-Trails (Centennial, etal) | 13 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 749-Other Recreation | 4 | | |
| | 761-Parks, General Recreation | 32 | | |
| | 762-Parks, Leisure & Ornamenta | 3 | | |
| | 769-Other Parks, NEC | 3 | | |
| | 790 Other Cult. Entertainment | 1 | | |
| | 818-Farms General | 32 | | |
| | 819-Other Agricultural | 13 | | |
| | 822-Animal Husbandry Services | 1 | | |
| | 829-Other Ag Related | 1 | | |
| | 830-Open Space Agriculture | 710 | | |
| | 849-Other Fishery Activities | 4 | | |
| | 850-Mine Claims Mineral Rights | 5 | | |
| | 854-Mining & Quarrying | 4 | | |
| | 880-DF Timber Acres Only | 22 | | |
| | 881-DF Timber Ac w/ ImpAcBldg | 7 | | |
| | 889-DF Timber Ac w/ImpAcNoBldg | 7 | | |
| | 910-Undeveloped Land | 5183 | 25 | 0.5% |
| | 911-Vacant Site/Mobile Park | 196 | | |
| | 914-Vacant Condominium Lot | 211 | | |
| | 915-Common Areas | 487 | | |
| | 916-Water Retention Area | 55 | | |
| | 921-Forest Reserve | 1 | | |
| | 931-Rivers,Streams,Creeks | 3 | | |
| | 939-Other Water Areas | 43 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Property Class | Property Class / Use Code | Parcel Count | Sold Parcels | % Sold |
|---|----------------------------------|-------------------------|-------------------------|-------------------|
| | 940-Open Space General | 120 | | |
| | 941-Open Space General Ag Cons | 12 | | |
| | 950-Open Space Timber | 23 | | |
| | Grand Total | 69,883 | 1,988 | 2.8% |

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 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Land Type | Land Type | Parcel Count | Sold Parcels | % Sold |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| | 21 Designated Forest | 26 | | |
| | 22 Open Space Forest | 6 | | |
| | 23 Open Space General | 46 | | |
| | 24 Open Space Ag | 404 | | |
| | 46 Spt/Well Site | 172 | 2 | 1.2% |
| | 54 No Perk | 157 | 1 | 0.6% |
| | 57 Other Acreage Type | 1222 | 13 | 1.1% |
| | 59 Other Acreage Type | 201 | 2 | 1.0% |
| | 6 Exception | 9 | | |
| | 61 Exception | 23 | 2 | 8.7% |
| | 65 Topo Problems I | 262 | 1 | 0.4% |
| | 66 Topo Problems II | 249 | | |
| | 68 Misc Land | 1 | | |
| | 84 Pipeline Easement | 1 | | |
| | 86 Utility Easement (P/L) | 72 | | |
| | 88 Contiguous-less than 1 acre | 505 | | |
| | A1 Sewer Fair NH | 262 | 5 | 1.9% |
| | A2 Sewer Avg Older Mixed NH | 13538 | 293 | 2.2% |
| | A3 Sewer Avg Homogeneous NH | 14914 | 457 | 3.1% |
| | A4 Sewer Average Plus NH | 8683 | 413 | 4.8% |
| | A5 Sewer Good Older Mixd NH | 884 | 15 | 1.7% |
| | A6 Sewer Good Homogenous NH | 4660 | 167 | 3.6% |
| | A7 Sewer Very Good NH | 783 | 39 | 5.0% |
| | A8 Sewer Excellent NH | 7 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

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Neighborhood Profile

| Neighborhood Profile By Land Type | Land Type | Parcel Count | Sold Parcels | % Sold |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
| | A9 Exception Plat | 294 | 7 | 2.4% |
| | AG AG-10 FHZ | 572 | 2 | 0.3% |
| | B1 Septic Fair NH | 408 | 13 | 3.2% |
| | B2 Septic Average Mixed NH | 7223 | 130 | 1.8% |
| | B3 Septic - Access DNA Devlpm | 1237 | 23 | 1.9% |
| | B4 Septic Average NH | 4707 | 60 | 1.3% |
| | B5 Septic UGA | 383 | 3 | 0.8% |
| | B6 Septic Good Homogenous NH | 318 | 4 | 1.3% |
| | B7 Septic VG NH | 360 | 7 | 1.9% |
| | B9 Septic Pub Water Exception | 21 | | |
| | C Contiguous | 3 | | |
| | C1 SFR CondoDet Fair NH UC 141 | 106 | 14 | 13.2% |
| | C2 SFR Condo Det Avg NH -141 | 1518 | 126 | 8.3% |
| | C3 SFR Condo Det Avg+ NH-141 | 47 | 15 | 31.9% |
| | C4 Condo Cmnwall@LivArea - 142 | 149 | 5 | 3.4% |
| | C5 Condo Cmnwall@Gar UC 142 | 24 | 3 | 12.5% |
| | C6 SFR Commonwall - UC 116 | 1047 | 46 | 4.4% |
| | C7 SFR Commonwall Good Nbhd | 94 | 26 | 27.7% |
| | C9 Exception Condo Plat | 63 | | |
| | CA Common Areas | 533 | | |
| | LF Land detail not used | 10 | | |
| | N/A Building only | 2229 | 81 | 3.6% |
| | O1 Poor Location | 50 | | |
| | O2 Fair Location | 96 | | |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Land Type | Land Type | Parcel Count | Sold Parcels | % Sold |
|--------------------------------------|------------------------------|-----------------|-----------------|-------------|
| | O3 Avg Location | 12 | | |
| | O4 Good Location | 23 | 1 | 4.3% |
| | R3 Spt/Well Site | 11 | 1 | 9.1% |
| | SC SrCit Residual Contiguous | 15 | | |
| | U1 Waterfront I | 60 | | |
| | U2 Waterfront II | 73 | 1 | 1.4% |
| | U3 Waterfront III | 127 | | |
| | U4 Waterfront IV | 47 | | |
| | U5 Waterfront V | 17 | | |
| | U6 Waterfront VI | 40 | | |
| | UD Undevelopable Land | 553 | 1 | 0.2% |
| | V1 View/Wtrfrt Type I | 38 | 1 | 2.6% |
| | V2 View/Wtrfrt Type II | 30 | 1 | 3.3% |
| | V4 View/Wtrfrt Type IV | 15 | | |
| | V5 View/Wtrfrt Type V | 18 | 2 | 11.1% |
| | V6 View/Wtrfrt Type VI | 40 | 2 | 5.0% |
| | V7 View/Wtrfrt Type VII | 59 | 2 | 3.4% |
| | V8 View/Wtrfrt Type VIII | 126 | 1 | 0.8% |
| | Grand Total | 69,883 | 1,988 | 2.8% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By House Type | House Type / Stories | Parcel Count | Sold Parcels | % Sold |
|---|-----------------------------|---------------------|---------------------|---------------|
| | 11 - 1 Story | 15008 | 336 | 2.2% |
| | 12 - 1 Story Bsmt | 3747 | 61 | 1.6% |
| | 14 - 1 1/2 Story | 1798 | 39 | 2.2% |
| | 15 - 1 1/2 Story Bsmt | 1289 | 23 | 1.8% |
| | 17 - 2 Story | 23803 | 1069 | 4.5% |
| | 18 - 2 Story Bsmt | 1644 | 40 | 2.4% |
| | 20 - 2+ Story | 221 | 32 | 14.5% |
| | 21 - 2+ Story Bsmt | 52 | 2 | 3.8% |
| | 23 - Split Entry | 7134 | 163 | 2.3% |
| | 24 - Tri Level | 3900 | 92 | 2.4% |
| | 26 - Quad Level | 18 | 1 | 5.6% |
| | 27 - Multi Level | 3 | | |
| | 71 - DW Manuf. Home | 2322 | 71 | 3.1% |
| | 72 - DWB Manuf. Home | 11 | 1 | 9.1% |
| | 74 - SW Manuf. Home | 978 | 32 | 3.3% |
| | 75 - SWB Manuf. Home | 1 | | |
| | 77 - TW Manuf. Home | 55 | | |
| | 96 - Geodesic Dome | 4 | | |
| | N/A | 7895 | 26 | 0.3% |
| | Grand Total | 69,883 | 1,988 | 2.8% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Structure Quality / Grade | Quality / Grade | Parcel Count | Sold Parcels | % Sold |
|--|------------------------|-------------------------|-------------------------|-------------------|
| | 15 Sub Std | 13 | | |
| | 25 Low | 399 | 6 | 1.5% |
| | 35 Fair | 3254 | 81 | 2.5% |
| | 41 Avg Minus | 699 | 23 | 3.3% |
| | 45 Average | 34246 | 905 | 2.6% |
| | 49 Avg Plus | 13174 | 587 | 4.5% |
| | 55 Good | 7998 | 279 | 3.5% |
| | 65 Very Good | 2114 | 77 | 3.6% |
| | 75 Excellent | 91 | 4 | 4.4% |
| | N/A | 7895 | 26 | 0.3% |
| | Grand Total | 69,883 | 1,988 | 2.8% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

**Neighborhood Profile By
Year Built Range**

| Year Built Range | Parcel Count | Sold Parcels | % Sold |
|-------------------------|-------------------------|-------------------------|-------------------|
| 1899 & older | 203 | | |
| 1900 - 1909 | 935 | 19 | 2.03% |
| 1910 - 1919 | 1466 | 45 | 3.07% |
| 1920 - 1929 | 1637 | 36 | 2.20% |
| 1930 - 1939 | 734 | 13 | 1.77% |
| 1940 - 1949 | 1250 | 21 | 1.68% |
| 1950 - 1959 | 2044 | 37 | 1.81% |
| 1960 - 1969 | 7032 | 138 | 1.96% |
| 1970 - 1979 | 10238 | 229 | 2.24% |
| 1980 - 1989 | 12104 | 261 | 2.16% |
| 1990 - 1999 | 11079 | 257 | 2.32% |
| 2000 - 2009 | 13263 | 906 | 6.83% |
| N/A | 7898 | 26 | 0.33% |
| Grand Total | 69,883 | 1,988 | 2.8% |

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Neighborhood Profile

| Neighborhood Profile By Total Living Area Range | Total Living Area Range | Parcel Count | Sold Parcels | % Sold |
|--|-------------------------|-----------------|-----------------|-------------|
| | N/A | 7899 | 26 | 0.3% |
| | 1 - 499 | 104 | | |
| | 500 - 749 | 733 | 21 | 2.9% |
| | 750 - 999 | 3067 | 90 | 2.9% |
| | 1000 - 1249 | 4695 | 129 | 2.7% |
| | 1250 - 1499 | 6972 | 197 | 2.8% |
| | 1500 - 1749 | 8769 | 263 | 3.0% |
| | 1750 - 1999 | 8751 | 272 | 3.1% |
| | 2000 - 2249 | 8118 | 243 | 3.0% |
| | 2250 - 2499 | 6362 | 232 | 3.6% |
| | 2500 - 2749 | 5063 | 155 | 3.1% |
| | 2750 - 2999 | 3420 | 138 | 4.0% |
| | 3000 - 3249 | 2317 | 107 | 4.6% |
| | 3250 - 3499 | 1566 | 55 | 3.5% |
| | 3500 - 3749 | 841 | 29 | 3.4% |
| | 3750 - 3999 | 376 | 11 | 2.9% |
| | 4000 - 4249 | 279 | 12 | 4.3% |
| | 4250 - 4499 | 169 | 2 | 1.2% |
| | 4500 - 4749 | 103 | 2 | 1.9% |
| | 4750 - 4999 | 76 | 1 | 1.3% |
| | 5000 - Over | 203 | 3 | 1.5% |
| | Grand Total | 69,883 | 1,988 | 2.8% |

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 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Performance Analysis

Performance Analysis

All Sales

| Item | 2008 | 2009 |
|------------------------------------|-------------|-------------|
| Total Assessed Value | 762,209,500 | 675,565,200 |
| Total Sales Price | 787,537,545 | 787,537,545 |
| Average Assessed Value | 383,405 | 339,822 |
| Average Sales Price | 396,146 | 396,146 |
| Number in Sample | 1988 | 1988 |
| Median Ratio | 0.9706 | 0.8569 |
| Mean (Average) Ratio | 0.9825 | 0.8666 |
| Weighted Mean (S.W.A.) Ratio | 0.9678 | 0.8578 |
| Regression Index (P.R.D.) | 1.0152 | 1.0102 |
| Coefficient of Dispersion (C.O.D.) | 0.0901 | 0.0688 |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009

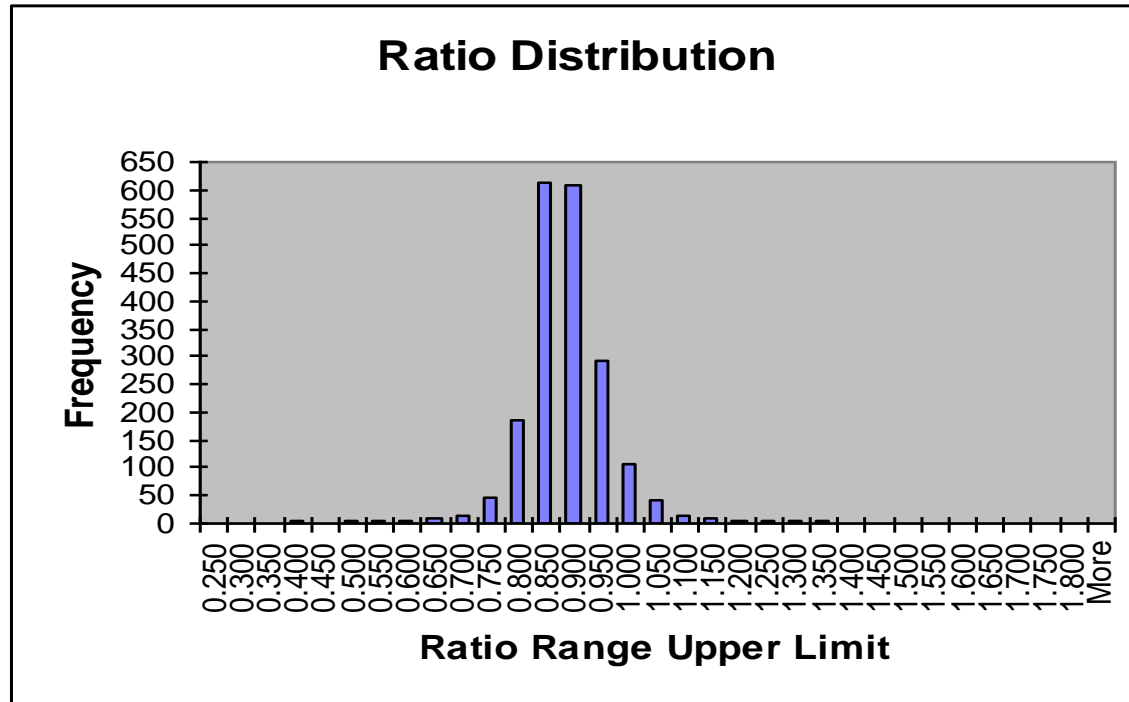


Performance Analysis

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 3 SUMMARY REPORT

Appraisal Date: January 1, 2009



Performance Analysis

Performance Analysis

Use Code 111

| Item | 2008 | 2009 |
|------------------------------|-------------|-------------|
| Total Assessed Value | 654,722,200 | 580,160,000 |
| Total Sales Price | 675,488,381 | 675,488,381 |
| Average Assessed Value | 409,457 | 362,827 |
| Average Sales Price | 422,444 | 422,444 |
| Number in Sample | 1,599 | 1,599 |
| Median Ratio | 0.9727 | 0.8565 |
| Mean (Average) Ratio | 0.9791 | 0.8666 |
| Weighted Mean (S.W.A.) Ratio | 0.9693 | 0.8589 |
| Regression Index (P.R.D.) | 1.0102 | 1.0090 |
| Coefficient of Dispersion | 0.0745 | 0.0605 |

Mass Appraisal Report

Residential Neighborhood: REGION 3 SUMMARY REPORT

Appraisal Date: January 1, 2009

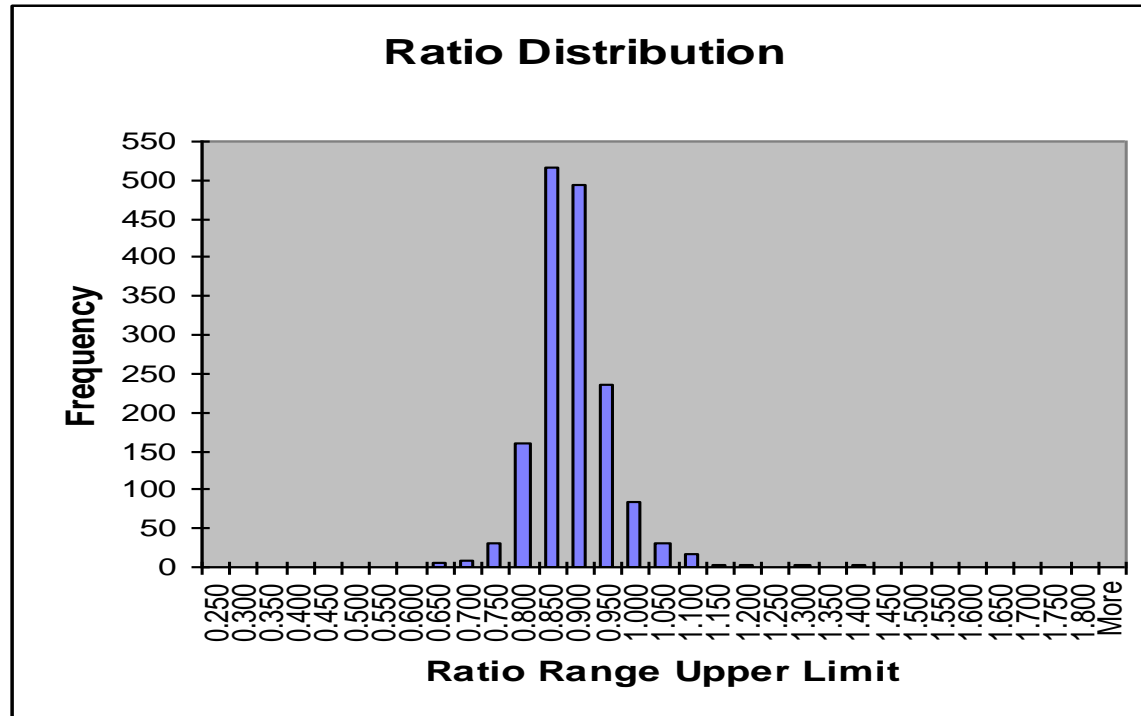


Performance Analysis

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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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 |
|---------------------------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| See Sales under individual Benchmarks | | | | | | | | | | | |



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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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See Sales under Individual Benchmarks.