

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1407000 - 1407905

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008

Assessment Year/Tax Year: 2008 Assessment / 2009 Tax

Last Physical Inspection: 2007 Assessment / 2008 Tax

Prior Appraisal Date: January 1, 2007

Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 1407000

Parcels Appraised: 871

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	145,798,600	136,197,600	-9,601,000	-6.6%
Improvements:	73,753,500	69,039,500	-4,714,000	-6.4%
Total:	219,552,100	205,237,100	-14,315,000	-6.5%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 38

	2007	2008	Change	% Change
Median Ratio:	1.0049	0.9200	-0.0849	-8.5%
Mean Ratio:	1.1990	0.9690	-0.2301	-19.2%
Weighted Mean:	0.9702	0.9172	-0.0531	-5.5%
PRD:	1.2358	1.0565	-0.1793	-14.5%
COD:	0.2853	0.1213	-0.1640	-57.5%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

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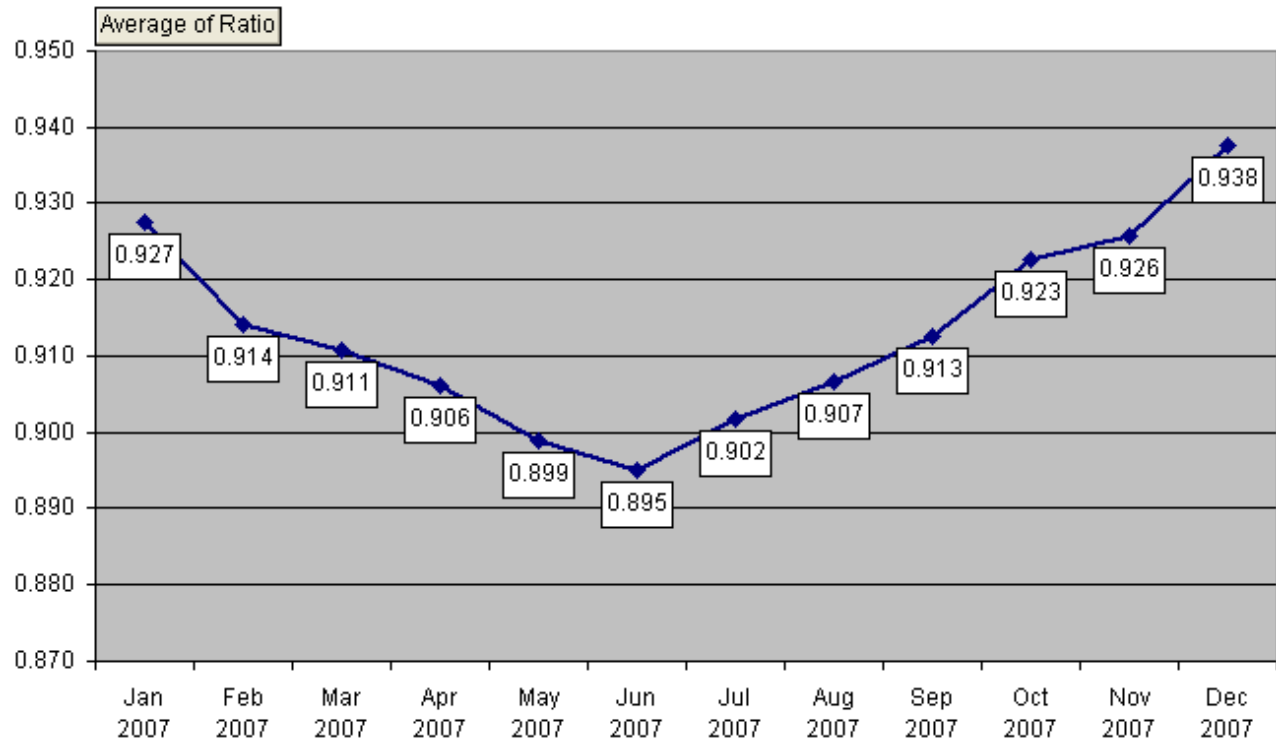
Summary

Ratio of Assessed Value

To Sales Price over Time

**Avg Ratio of 2008 Assessed Values to 2007 Sales Prices
For Single Family Residences
In Snohomish County**

**NOTE: Declining ratios
indicate rising sales prices and
rising ratios indicate declining
sales prices.**



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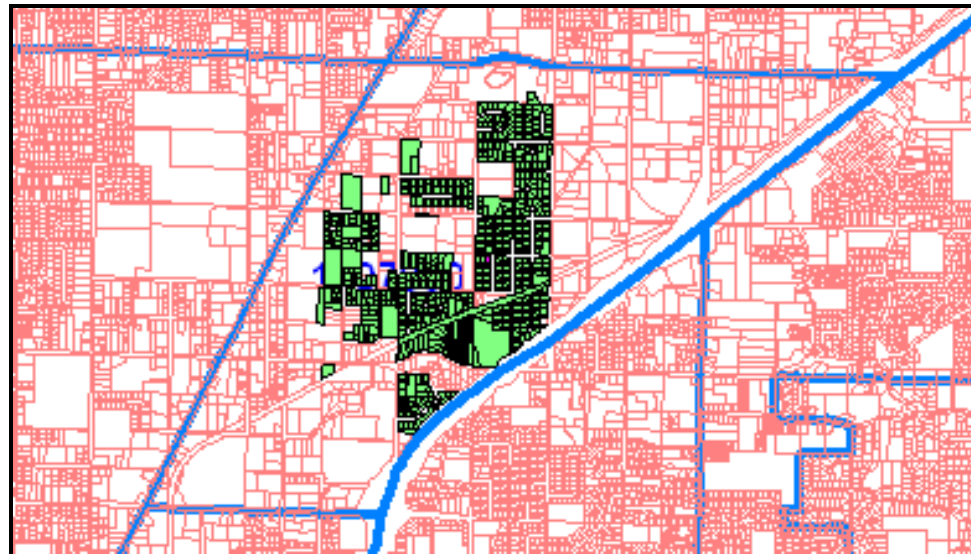


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1407000 - 1407905 (AKA BMA 1407000 - 1407905) 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.

Neighborhood Description

That area east of Hwy 99, west of I-5 and Hwy 525, between 196th and 220th Streets.

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Agricultural	1	L:	3,112,500	3,112,500	0	0.0%
		B:	15,600	13,500	-2,100	-13.5%
		T:	3,128,100	3,126,000	-2,100	-0.1%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	9	L:	8,222,700	5,573,400	-2,649,300	-32.2%
		B:	351,800	351,800	0	0.0%
		T:	8,574,500	5,925,200	-2,649,300	-30.9%
Residential	780	L:	128,980,000	122,443,600	-6,536,400	-5.1%
		B:	72,828,200	67,956,000	-4,872,200	-6.7%
		T:	201,808,200	190,399,600	-11,408,600	-5.7%
Multifamily	5	L:	929,600	837,800	-91,800	-9.9%
		B:	557,900	718,200	160,300	28.7%
		T:	1,487,500	1,556,000	68,500	4.6%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	76	L:	4,553,800	4,230,300	-323,500	-7.1%
		B:	0	0	0	0.0%
		T:	4,553,800	4,230,300	-323,500	-7.1%

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Value Change Summary

**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	871	L:	145,798,600	136,197,600	-9,601,000	-6.6%
		B:	73,753,500	69,039,500	-4,714,000	-6.4%
		T:	219,552,100	205,237,100	-14,315,000	-6.5%

- 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: Classified 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
	111-Single Family Residence	638	19	3.0%
	112-2 Single Family Residences	6		
	113-3 Single Family Residences	1		
	119-Manuf Home (MHP)	133	18	13.5%
	122-Duplex	5		
	183-Non Residential Structure	2		
	459-Other Highway NEC	1		
	481-Electric Utility	1		
		2		
	723-Public Assembly	1		
	752-Group & Organized camps	2		
	761-Parks, General Recreation	1		
	762-Parks, Leisure & Ornamenta	1		
	910-Undeveloped Land	63	1	1.6%
	911-Vacant Site/Mobile Park	9		
	915-Common Areas	2		
	916-Water Retention Area	2		
	940-Open Space General	1		
	Grand Total	871	38	4.4%

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
	N/A	142	18	12.7%
	65 Topo Problems I	1		
	Contiguous - less than 1 acre	28		
	A1 Sewer Fair NH	84	2	2.4%
	A2 Sewer Avg Older Mixed NH	528	17	3.2%
	A3 Sewer Avg Homogeneous NH	15		
	A4 Sewer Average Plus NH	42	1	2.4%
	CA Common Areas	4		
	U1 Waterfront I	18		
	U2 Waterfront II	3		
	UD Undevelopable Land	6		
	Grand Total	871	38	4.4%

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	424	14	3.3%
	12 - 1 Story Basement	48		
	14 - 1 1/2 Story	14	3	21.4%
	15 - 1 1/2 Story Basement	3		
	17 - 2 Story	61	2	3.3%
	18 - 2 Story Basement	3		
	23 - Split Entry	82		
	24 - Tri Level	18		
	71 - DW Manufactured Home	13	2	15.4%
	74 - SW Manufactured Home	120	16	13.3%
	N/A	85	1	1.2%
	Grand Total	871	38	4.4%

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 Standard	6		
	25 Low	98	15	15.3%
	35 Fair	106	4	3.8%
	45 Average	542	17	3.1%
	49 Average Plus	34	1	2.9%
	N/A	85	1	1.2%
	Grand Total	871	38	4.4%

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
	1920 - 1929	13		
	1930 - 1939	11		
	1940 - 1949	72		
	1950 - 1959	253	11	4.35%
	1960 - 1969	195	13	6.67%
	1970 - 1979	132	9	6.82%
	1980 - 1989	26	2	7.69%
	1990 - 1999	55	2	3.64%
	2000 to the present	29		
	N/A	85	1	1.18%
	Grand Total	871	38	4.4%

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		85	1	1.2%
1 - 499		27	4	14.8%
500 - 749		89	11	12.4%
750 - 999		157	10	6.4%
1000 - 1249		134	5	3.7%
1250 - 1499		111	3	2.7%
1500 - 1749		100	1	1.0%
1750 - 1999		73	1	1.4%
2000 - 2249		59	2	3.4%
2250 - 2499		18		
2500 - 2749		10		
2750 - 2999		1		
3000 - 3249		4		
3500 - 3749		2		
4250 - 4499		1		
Grand Total		871	38	4.4%

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	2007	2008
Total Assessed Value	6,210,100	5,870,400
Total Sales Price	6,400,580	6,400,580
Average Assessed Value	163,424	154,484
Average Sales Price	168,436	168,436
Number in Sample	38	38
Median Ratio	1.0049	0.9200
Mean (Average) Ratio	1.1990	0.9690
Weighted Mean (S.W.A.) Ratio	0.9702	0.9172
Regression Index (P.R.D.)	1.2358	1.0565
Coefficient of Dispersion (C.O.D.)	0.2853	0.1213

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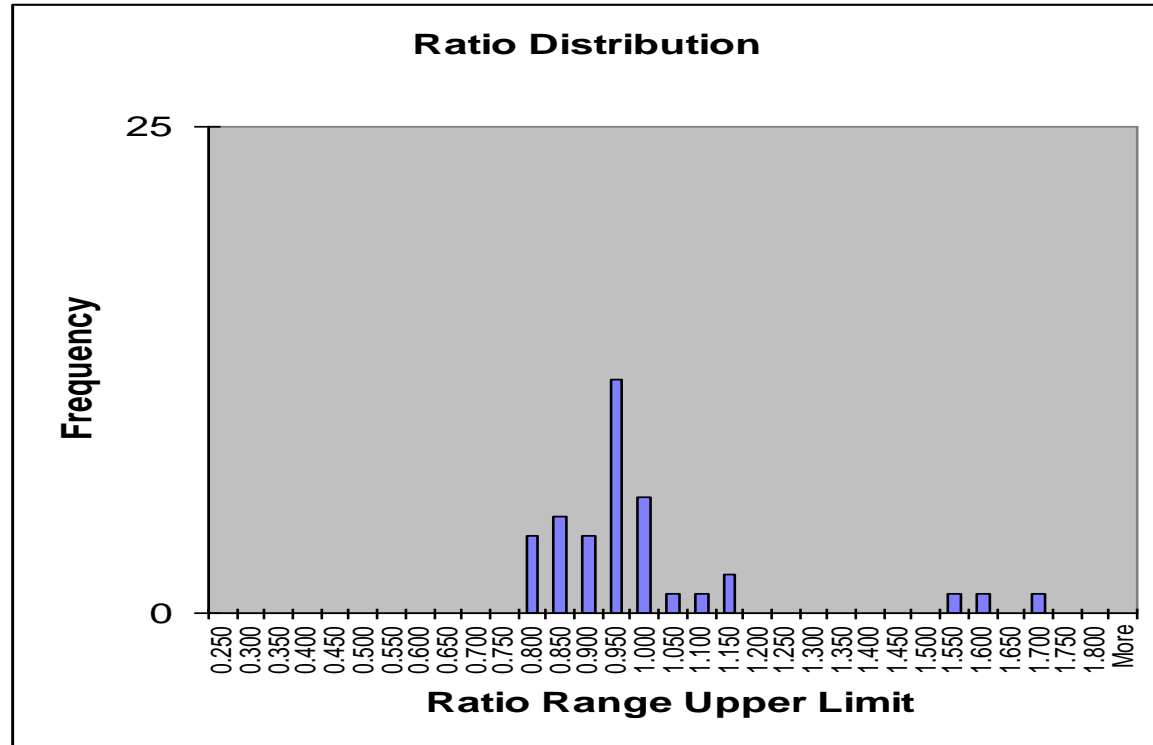


Performance Analysis

Ratio Distribution Histogram

All Use Codes

Sales Dated 2007



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	2007	2008
Total Assessed Value	5,734,100	5,437,200
Total Sales Price	5,966,050	5,966,050
Average Assessed Value	301,795	286,168
Average Sales Price	314,003	314,003
Number in Sample	19	19
Median Ratio	0.9675	0.9132
Mean (Average) Ratio	0.9674	0.9142
Weighted Mean (S.W.A.) Ratio	0.9611	0.9114
Regression Index (P.R.D.)	1.0065	1.0032
Coefficient of Dispersion	0.0677	0.0507

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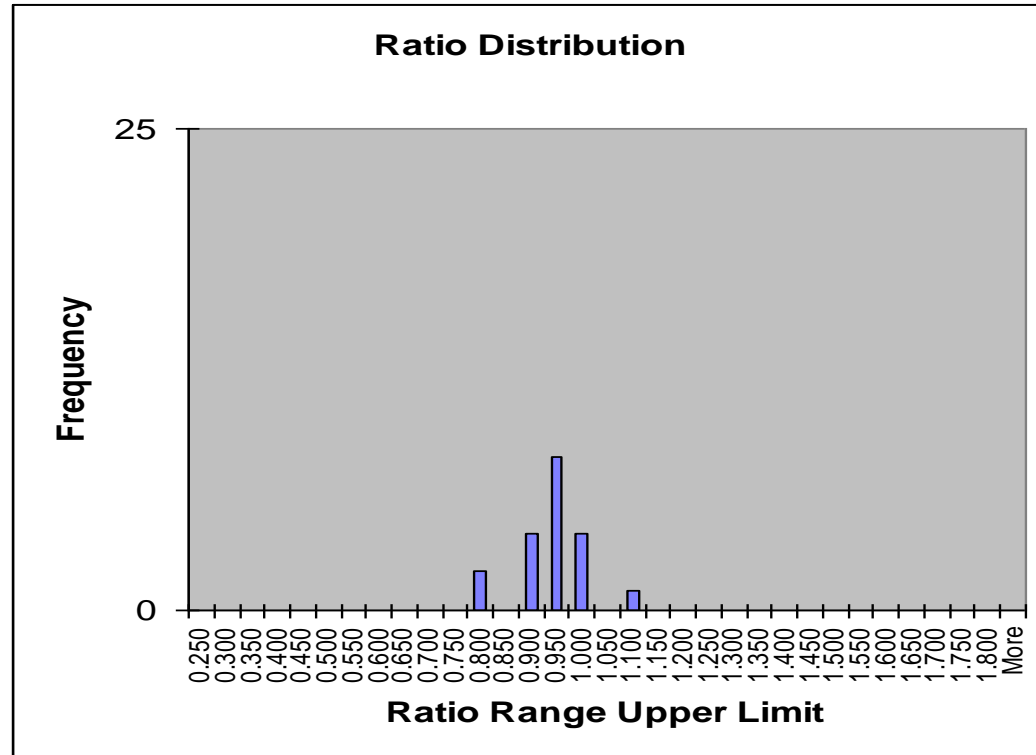


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2007



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
00380200004000	910	A2					310,500.00	7/6/2007	V	310,000.00	1.00
00445700000500	111	A2	1958	11	45	1,252	272,200.00	3/2/2007	I	295,500.00	0.92
00447400001000	111	A2	1954	11	45	768	236,800.00	2/20/2007	I	270,000.00	0.88
00447400002600	111	A2	1954	11	45	912	267,400.00	2/16/2007	I	295,000.00	0.91
00462200000300	111	A2	1955	11	45	1,122	263,000.00	9/19/2007	I	288,000.00	0.91
00462200000500	111	A2	1955	11	45	1,122	279,700.00	1/25/2007	I	289,950.00	0.96
00462400200500	111	A2	1958	14	45	936	253,700.00	2/14/2007	I	271,000.00	0.94
00462500200200	111	A2	1970	14	45	1,122	277,200.00	5/24/2007	I	305,500.00	0.91
00462600900200	111	A2	1959	11	45	1,492	320,100.00	9/19/2007	I	352,000.00	0.91
00462601200400	111	A2	1960	11	45	988	224,800.00	8/23/2007	I	284,500.00	0.79
00474500100500	111	A1	1958	11	35	1,024	247,600.00	7/31/2007	I	281,250.00	0.88
00474500201100	111	A1	1958	11	35	956	224,700.00	10/5/2007	I	238,000.00	0.94
00475000000200	111	A2	1959	11	45	988	278,800.00	10/29/2007	I	290,100.00	0.96
00503400000102	111	A2	1953	17	45	2,089	320,800.00	3/15/2007	I	375,000.00	0.86
00540800000200	111	A2	1966	11	45	1,246	297,800.00	9/14/2007	I	385,000.00	0.77
00564100000309	111	A2	1987	14	45	1,444	324,100.00	4/17/2007	I	339,950.00	0.95
00803100000100	111	A2	1992	17	45	1,579	333,400.00	6/13/2007	I	375,000.00	0.89
00812100000400	111	A4	1993	11	49	1,963	391,700.00	1/25/2007	I	421,300.00	0.93
27042100301000	111	A2	1975	11	45	972	284,200.00	12/13/2007	I	265,000.00	1.07
27042100304800	111	A2	1972	11	45	2,128	339,200.00	3/22/2007	I	344,000.00	0.99
00960001000100	119	N/A	1969	74	25	630	5,800.00	2/1/2007	I	7,250.00	0.80
00960001000800	119	N/A	1969	74	25	576	8,600.00	6/27/2007	I	9,000.00	0.96
00960001000900	119	N/A	1964	74	25	470	5,700.00	12/18/2007	I	7,500.00	0.76

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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
00960001001100	119	N/A	1962	74	25	480	2,900.00	10/23/2007	I	3,500.00	0.83
00960001900500	119	N/A	1966	74	25	720	4,700.00	4/4/2007	I	3,000.00	1.57
00960001903200	119	N/A	1966	74	25	684	4,600.00	10/30/2007	I	3,000.00	1.53
00960001903600	119	N/A	1967	74	25	672	4,600.00	9/7/2007	I	5,000.00	0.92
00960001904100	119	N/A	1970	74	25	672	4,600.00	3/26/2007	I	5,000.00	0.92
00960005000900	119	N/A	1968	74	25	672	5,100.00	5/2/2007	I	6,000.00	0.85
00960005001000	119	N/A	1968	74	25	460	4,500.00	8/21/2007	I	4,000.00	1.13
00960007100700	119	N/A	1979	71	45	960	4,600.00	10/22/2007	I	5,000.00	0.92
00960007100900	119	N/A	1981	74	35	672	6,800.00	4/1/2007	I	8,280.00	0.82
00960007101200	119	N/A	1975	74	25	576	5,000.00	5/22/2007	I	5,000.00	1.00
00960007500900	119	N/A	1969	74	25	480	7,300.00	6/1/2007	I	8,000.00	0.91
00960007502500	119	N/A	1972	74	25	896	11,900.00	1/5/2007	I	14,000.00	0.85
00960007504200	119	N/A	1969	71	35	960	11,400.00	9/25/2007	I	10,000.00	1.14
00960007506300	119	N/A	1976	74	25	576	13,600.00	8/27/2007	I	8,000.00	1.70
00960007506800	119	N/A	1973	74	25	624	11,000.00	11/16/2007	I	13,000.00	0.85