

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1408000 - 1408902

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): 1408000 - 1408902

Parcels Appraised: 1575

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	337,685,800	338,771,500	1,085,700	0.3%
Improvements:	200,115,300	186,433,600	-13,681,700	-6.8%
Total:	537,801,100	525,205,100	-12,596,000	-2.3%

Snohomish County Assessor's Office

Mass Appraisal Report

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Appraisal Date: January 1, 2008



Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 68

	2007	2008	Change	% Change
Median Ratio:	0.9187	0.8990	-0.0197	-2.1%
Mean Ratio:	0.9254	0.9089	-0.0165	-1.8%
Weighted Mean:	0.9178	0.9046	-0.0132	-1.4%
PRD:	1.0083	1.0048	-0.0035	-0.3%
COD:	0.0617	0.0549	-0.0068	-11.0%

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

Snohomish County Assessor's Office

Mass Appraisal Report

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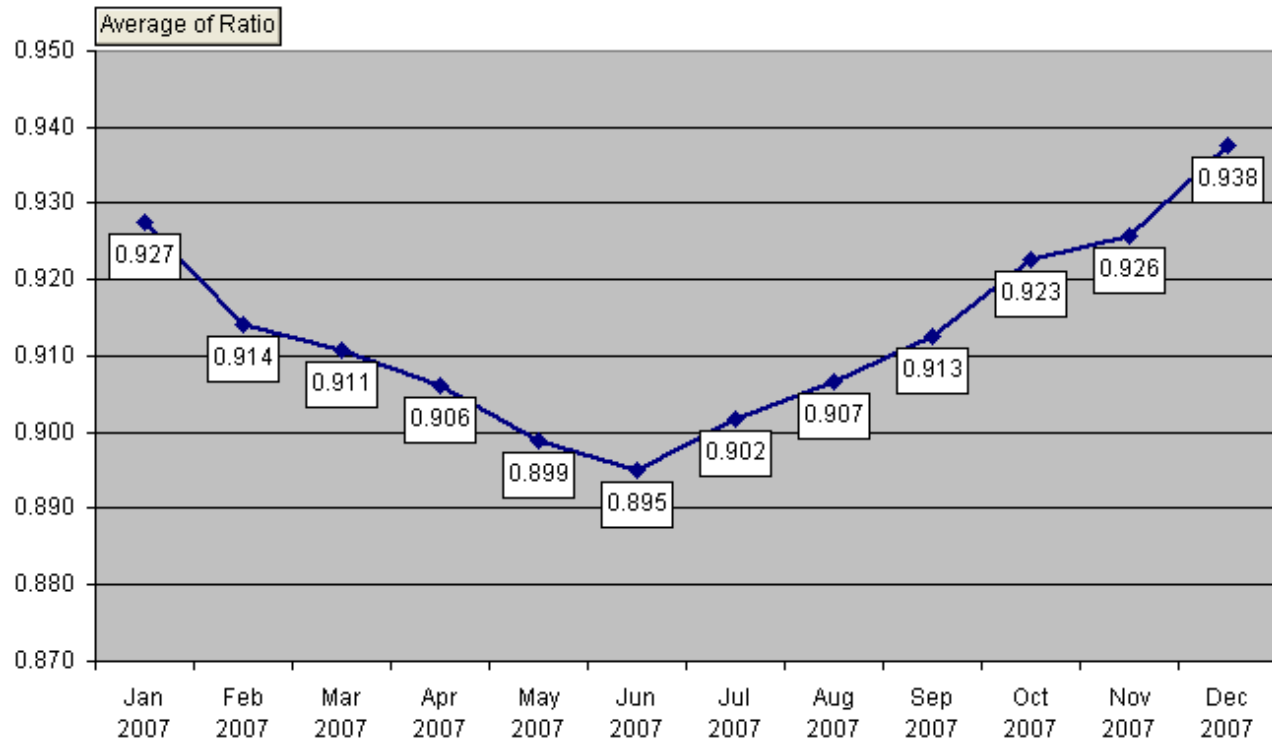
Summary

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.**



Snohomish County Assessor's Office

Mass Appraisal Report

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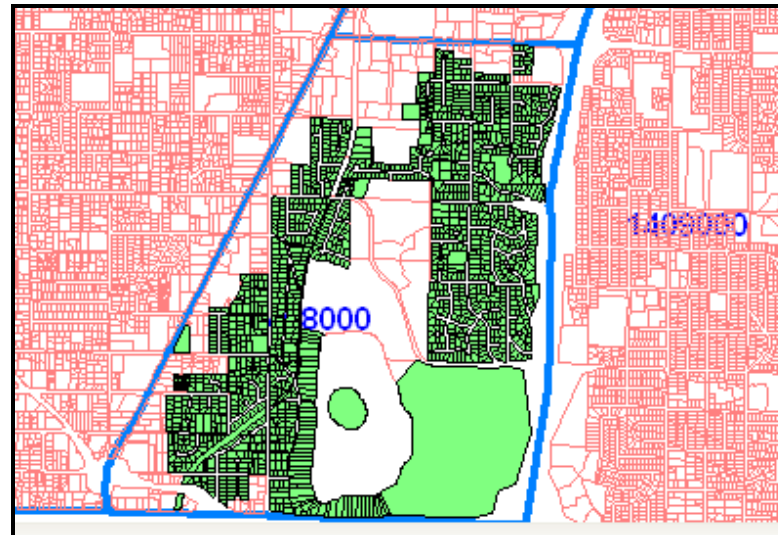


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1408000 - 1408902 (AKA BMA 1408000 - 1408902) 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

Lake Ballinger area, east of Hwy 99, west of I-5 and Hwy 525, between 220th and 244th Streets.

Snohomish County Assessor's Office

Mass Appraisal Report

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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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	13	L:	2,803,600	2,804,600	1,000	0.0%
		B:	1,218,500	1,218,500	0	0.0%
		T:	4,022,100	4,023,100	1,000	0.0%
Residential	1492	L:	327,420,700	328,489,000	1,068,300	0.3%
		B:	198,896,800	185,215,100	-13,681,700	-6.9%
		T:	526,317,500	513,704,100	-12,613,400	-2.4%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	70	L:	7,461,500	7,477,900	16,400	0.2%
		B:	0	0	0	0.0%
		T:	7,461,500	7,477,900	16,400	0.2%

Snohomish County Assessor's Office

Mass Appraisal Report

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Appraisal Date: January 1, 2008



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	1575	L:	337,685,800	338,771,500	1,085,700	0.3%
		B:	200,115,300	186,433,600	-13,681,700	-6.8%
		T:	537,801,100	525,205,100	-12,596,000	-2.3%

- 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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	1465	68	4.6%
	112-2 Single Family Residences	2		
	117-Manufac Home (Leased Site)	1		
	118-Manufac Home (Owned Site)	1		
	119-Manuf Home (MHP)	22		
	173-Dormitory	1		
	183-Non Residential Structure	1		
	454-Arterial Streets	1		
	456-Local Access Streets	5		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	1		
	691-Religious Activities	1		
	742-Playgrounds/Athletic Areas	2		
	745-Trails (Centennial, etal)	1		
	910-Undeveloped Land	66		
	911-Vacant Site/Mobile Park	3		
	922-Nonreserve Forests	1		
	Grand Total	1575	68	4.3%

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

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	27		
	65 Topo Problems I	1		
	Contiguous - less than 1 acre	29		
	A1 Sewer Fair NH	278	22	7.9%
	A2 Sewer Avg Older Mixed NH	1016	36	3.5%
	A3 Sewer Avg Homogeneous NH	44	1	2.3%
	A4 Sewer Average Plus NH	65	3	4.6%
	A6 Sewer Good Homogenous NH	16	5	31.3%
	A9 Exception Plat	26	1	3.8%
	CA Common Areas	2		
	U1 Waterfront I	25		
	U2 Waterfront II	14		
	U3 Waterfront III	14		
	UD Undevelopable Land	18		
	Grand Total	1575	68	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1408000 - 1408902

Appraisal Date: January 1, 2008



Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	646	33	5.1%
	12 - 1 Story Basement	293	16	5.5%
	14 - 1 1/2 Story	31		
	15 - 1 1/2 Story Basement	11	1	9.1%
	17 - 2 Story	126	8	6.3%
	18 - 2 Story Basement	52	1	1.9%
	20 - 2+ Story	1		
	23 - Split Entry	238	9	3.8%
	24 - Tri Level	69		
	71 - DW Manufactured Home	2		
	74 - SW Manufactured Home	21		
	77 - TW Manufactured Home	1		
	N/A	84		
	Grand Total	1575	68	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1408000 - 1408902

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Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	25 Low	22		
	35 Fair	264	17	6.4%
	41 Average Minus	7	1	14.3%
	45 Average	1054	42	4.0%
	49 Average Plus	89	3	3.4%
	55 Good	38	5	13.2%
	65 Very Good	16		
	75 Excellent	1		
	N/A	84		
	Grand Total	1575	68	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1408000 - 1408902

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1900 - 1909	2		
	1910 - 1919	4		
	1920 - 1929	16	1	6.25%
	1930 - 1939	12		
	1940 - 1949	55	2	3.64%
	1950 - 1959	596	34	5.70%
	1960 - 1969	508	17	3.35%
	1970 - 1979	98	1	1.02%
	1980 - 1989	61	2	3.28%
	1990 - 1999	36	3	8.33%
	2000 to the present	103	8	7.77%
	N/A	84		
	Grand Total	1575	68	4.3%

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

Snohomish County Assessor's Office

Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	84		
	1 - 499	6		
	500 - 749	43	1	2.3%
	750 - 999	111	6	5.4%
	1000 - 1249	199	11	5.5%
	1250 - 1499	243	9	3.7%
	1500 - 1749	223	11	4.9%
	1750 - 1999	195	8	4.1%
	2000 - 2249	161	6	3.7%
	2250 - 2499	101	2	2.0%
	2500 - 2749	86	5	5.8%
	2750 - 2999	38	1	2.6%
	3000 - 3249	39	3	7.7%
	3250 - 3499	30	5	16.7%
	3500 - 3749	3		
	3750 - 3999	4		
	4000 - 4249	4		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	3		
	Grand Total	1575	68	4.3%

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	23,829,200	23,485,300
Total Sales Price	25,962,099	25,962,099
Average Assessed Value	350,429	345,372
Average Sales Price	381,796	381,796
Number in Sample	68	68
Median Ratio	0.9187	0.8990
Mean (Average) Ratio	0.9254	0.9089
Weighted Mean (S.W.A.) Ratio	0.9178	0.9046
Regression Index (P.R.D.)	1.0083	1.0048
Coefficient of Dispersion (C.O.D.)	0.0617	0.0549

Snohomish County Assessor's Office

Mass Appraisal Report

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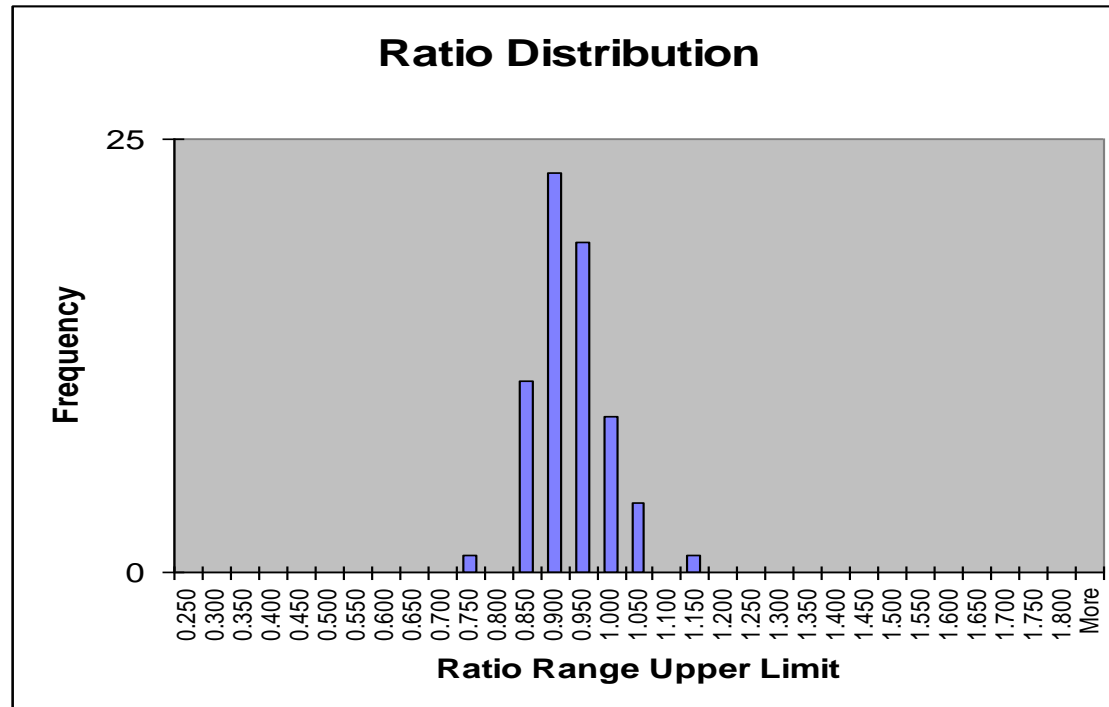


Performance Analysis

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

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1408000 - 1408902

Appraisal Date: January 1, 2008



Performance Analysis

Performance Analysis

Use Code 111

Item	2007	2008
Total Assessed Value	23,829,200	23,485,300
Total Sales Price	25,962,099	25,962,099
Average Assessed Value	350,429	345,372
Average Sales Price	381,796	381,796
Number in Sample	68	68
Median Ratio	0.9187	0.8990
Mean (Average) Ratio	0.9254	0.9089
Weighted Mean (S.W.A.) Ratio	0.9178	0.9046
Regression Index (P.R.D.)	1.0083	1.0048
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Mass Appraisal Report

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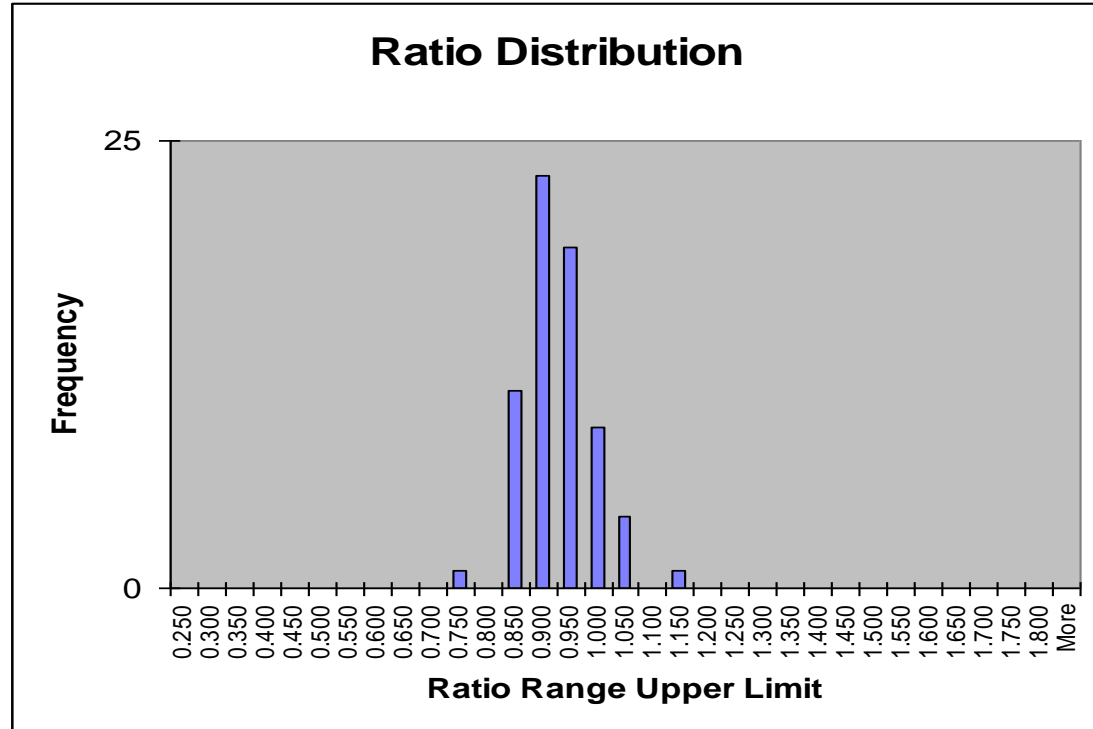


Performance Analysis

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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Appraisal Date: January 1, 2008



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
00378200200502	111	A2	2006	23	45	1,988	353,000.00	6/29/2007	I	412,500.00	0.86
00378200700404	111	A2	1976	11	45	1,366	318,000.00	7/11/2007	I	342,000.00	0.93
00378200701002	111	A2	1959	11	45	1,540	322,600.00	8/23/2007	I	362,300.00	0.89
00387100001200	111	A2	1962	23	45	1,744	325,900.00	3/30/2007	I	343,500.00	0.95
00387100003900	111	A2	1961	23	45	1,744	334,000.00	6/7/2007	I	354,950.00	0.94
00387100004000	111	A2	1961	12	45	1,916	331,800.00	9/12/2007	I	375,000.00	0.88
00387200000600	111	A2	1965	23	45	1,900	358,700.00	9/26/2007	I	389,950.00	0.92
00387200000700	111	A2	1963	12	45	2,520	365,100.00	7/20/2007	I	415,000.00	0.88
00387200001600	111	A2	1963	23	45	2,196	382,100.00	5/18/2007	I	420,000.00	0.91
00387200002200	111	A2	1963	12	45	2,722	399,100.00	6/19/2007	I	405,000.00	0.99
00387200002400	111	A2	1966	23	45	2,594	410,700.00	6/22/2007	I	499,950.00	0.82
00441500100100	111	A2	1955	12	45	2,660	291,800.00	3/1/2007	I	330,000.00	0.88
00441500100702	111	A2	1925	12	45	2,208	330,900.00	6/1/2007	I	399,950.00	0.83
00441500302000	111	A2	1955	11	45	1,772	320,400.00	4/30/2007	I	364,000.00	0.88
00451900202005	111	A2	1958	23	45	1,866	334,000.00	12/6/2007	I	330,000.00	1.01
00488100000400	111	A3	1965	12	45	3,431	473,500.00	3/15/2007	I	559,000.00	0.85
00488300000300	111	A2	1962	23	45	2,094	332,400.00	11/9/2007	I	450,000.00	0.74
00488300001500	111	A2	1948	17	35	1,350	266,900.00	7/17/2007	I	299,950.00	0.89
00488800400101	111	A2	1960	12	45	1,784	357,900.00	7/31/2007	I	400,050.00	0.89
00488800400503	111	A2	1955	12	45	1,601	347,100.00	2/6/2007	I	386,000.00	0.90
00488800600502	111	A6	2006	12	55	3,266	592,800.00	12/18/2007	I	630,000.00	0.94
00488800600503	111	A6	2006	12	55	3,336	609,300.00	10/16/2007	I	634,000.00	0.96
00488800601404	111	A4	1995	17	49	2,638	488,400.00	4/24/2007	I	560,000.00	0.87

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Mass Appraisal Report

Residential Neighborhood:1408000 - 1408902

Appraisal Date: January 1, 2008



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
00491100000406	111	A2	1946	15	45	2,424	331,100.00	2/2/2007	I	400,000.00	0.83
00522200000500	111	A2	1954	11	45	2,071	367,700.00	6/15/2007	I	430,000.00	0.86
00522300103500	111	A1	1954	11	45	1,142	281,300.00	8/9/2007	I	330,000.00	0.85
00522300204500	111	A1	1954	11	35	912	264,300.00	6/5/2007	I	305,000.00	0.87
00522300307200	111	A1	1954	11	35	1,232	261,500.00	11/26/2007	I	272,000.00	0.96
00522300307201	111	A1	1980	11	45	1,552	318,400.00	3/9/2007	I	343,000.00	0.93
005224000008100	111	A1	1954	11	35	1,164	269,100.00	12/7/2007	I	317,150.00	0.85
005224000008500	111	A1	1955	11	35	1,165	279,900.00	6/12/2007	I	329,500.00	0.85
005224000008700	111	A1	1954	11	35	1,004	276,900.00	8/27/2007	I	294,999.00	0.94
005237000000700	111	A2	1954	17	45	1,740	315,100.00	9/6/2007	I	344,500.00	0.91
005237000001000	111	A2	1954	11	35	1,004	274,400.00	3/12/2007	I	275,000.00	1.00
005237000001200	111	A2	1954	11	35	998	283,900.00	8/13/2007	I	300,000.00	0.95
005237000001700	111	A2	1954	11	45	1,016	311,600.00	12/5/2007	I	377,500.00	0.83
005240000002700	111	A1	1954	11	35	1,412	277,000.00	1/24/2007	I	310,000.00	0.89
005240000003000	111	A1	1954	11	45	1,706	313,800.00	4/19/2007	I	381,000.00	0.82
005240000003100	111	A1	1954	11	45	1,174	292,700.00	6/1/2007	I	332,000.00	0.88
005240000003400	111	A1	1954	11	35	1,177	280,300.00	8/29/2007	I	318,000.00	0.88
005240000004600	111	A1	1955	11	35	1,288	264,400.00	4/17/2007	I	315,900.00	0.84
005240000005700	111	A1	1954	11	35	976	254,500.00	4/2/2007	I	230,000.00	1.11
005240000006700	111	A1	1954	11	45	1,368	308,400.00	11/6/2007	I	309,000.00	1.00
005240000008000	111	A1	1954	11	41	695	264,400.00	4/18/2007	I	312,950.00	0.84
005240000008900	111	A1	1954	11	35	912	267,800.00	2/15/2007	I	277,000.00	0.97
005243000000401	111	A2	1991	12	45	2,921	401,300.00	10/22/2007	I	462,000.00	0.87

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
00524400000100	111	A2	1954	11	45	1,675	366,700.00	7/26/2007	I	401,000.00	0.91
00524400000801	111	A2	1988	17	45	1,480	345,400.00	3/14/2007	I	367,500.00	0.94
00524700000300	111	A1	1955	11	45	904	272,500.00	2/14/2007	I	289,100.00	0.94
00524700001900	111	A1	1953	11	45	1,300	303,100.00	7/18/2007	I	341,000.00	0.89
00524700004600	111	A1	1955	11	35	1,602	296,800.00	5/8/2007	I	318,000.00	0.93
00524700005100	111	A1	1953	11	45	952	266,800.00	4/24/2007	I	280,000.00	0.95
00535100200300	111	A2	1958	12	45	3,294	391,700.00	4/26/2007	I	415,000.00	0.94
00548600000200	111	A2	1960	23	45	2,168	344,300.00	8/10/2007	I	373,000.00	0.92
00548600001000	111	A2	1960	12	45	1,920	312,100.00	3/9/2007	I	299,950.00	1.04
00555800001100	111	A2	1960	11	45	1,257	304,700.00	5/23/2007	I	339,000.00	0.90
00555800001600	111	A2	1960	12	45	1,954	333,500.00	5/23/2007	I	360,000.00	0.93
00559300000400	111	A1	1956	11	35	1,122	294,800.00	5/10/2007	I	295,000.00	1.00
00559300001400	111	A1	1956	11	35	1,032	280,600.00	7/13/2007	I	350,000.00	0.80
00576700003205	111	A2	1951	12	35	2,380	355,400.00	1/23/2007	I	349,950.00	1.02
00586100100500	111	A2	1960	11	45	1,282	306,400.00	2/8/2007	I	318,500.00	0.96
00606800000200	111	A2	1962	12	45	1,742	314,500.00	10/22/2007	I	345,000.00	0.91
00807500000100	111	A4	1992	11	49	2,042	435,600.00	5/2/2007	I	510,000.00	0.85
01023000000100	111	A9	2005	17	45	1,704	318,000.00	11/30/2007	I	340,000.00	0.94
01027200001900	111	A4	2006	18	49	3,474	505,200.00	2/26/2007	I	487,500.00	1.04
01048300000700	111	A6	2007	17	55	3,014	577,000.00	8/7/2007	I	660,000.00	0.87
01048300000900	111	A6	2007	17	55	3,014	577,000.00	7/23/2007	I	645,000.00	0.89
01048300001100	111	A6	2007	17	55	3,014	577,000.00	5/1/2007	I	648,000.00	0.89