

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3204000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2005 Assessment / 2006 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 3204000

Parcels Appraised: 813

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	180,719,200	186,690,100	5,970,900	3.3%
Improvements:	124,146,300	116,677,200	-7,469,100	-6.0%
Total:	304,865,500	303,367,300	-1,498,200	-0.5%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 27

	2007	2008	Change	% Change
Median Ratio:	0.9167	0.9087	-0.0080	-0.9%
Mean Ratio:	0.9112	0.9208	0.0096	1.1%
Weighted Mean:	0.8896	0.9141	0.0245	2.8%
PRD:	1.0242	1.0073	-0.0169	-1.7%
COD:	0.1261	0.0808	-0.0453	-35.9%

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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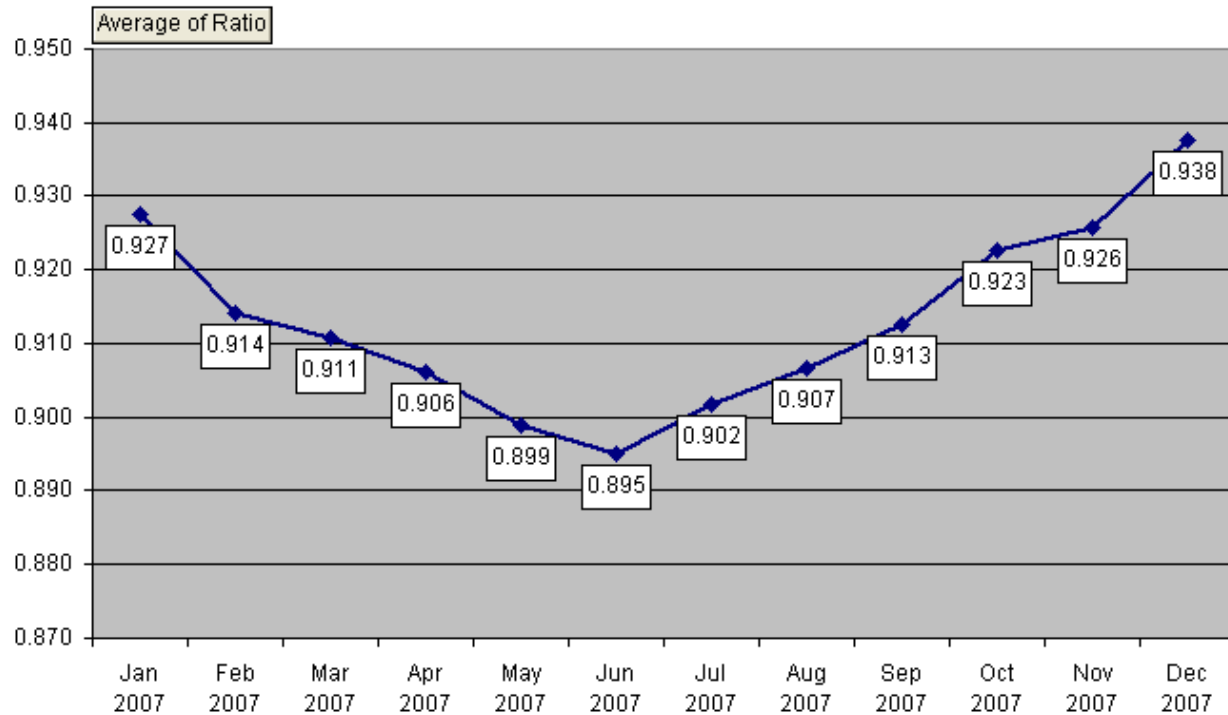
Summary

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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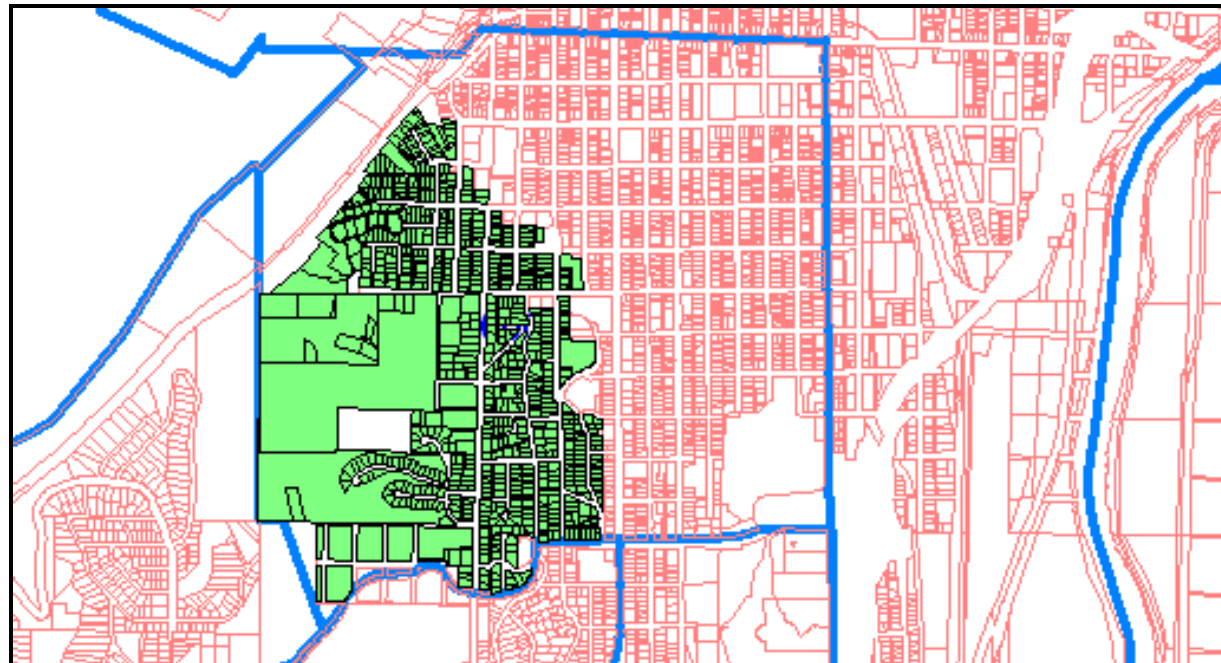


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3204000 (AKA BMA 3204000) 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

City of Everett, Rucker Hill, north of 41st Street to Hewitt Avenue, east of Broadway Avenue.
See map for western boundary.

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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	19	L:	27,851,200	27,797,000	-54,200	-0.2%
		B:	10,080,200	10,080,200	0	0.0%
		T:	37,931,400	37,877,200	-54,200	-0.1%
Residential	705	L:	145,272,000	150,949,200	5,677,200	3.9%
		B:	111,575,900	104,171,100	-7,404,800	-6.6%
		T:	256,847,900	255,120,300	-1,727,600	-0.7%
Multifamily	16	L:	3,157,000	3,270,000	113,000	3.6%
		B:	2,490,200	2,425,900	-64,300	-2.6%
		T:	5,647,200	5,695,900	48,700	0.9%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	73	L:	4,439,000	4,673,900	234,900	5.3%
		B:	0	0	0	0.0%
		T:	4,439,000	4,673,900	234,900	5.3%

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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	813	L:	180,719,200	186,690,100	5,970,900	3.3%
		B:	124,146,300	116,677,200	-7,469,100	-6.0%
		T:	304,865,500	303,367,300	-1,498,200	-0.5%

- 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	696	25	3.6%
	112-2 Single Family Residences	6		
	113-3 Single Family Residences	1		
	122-Duplex	14	1	7.1%
	123-Tri-Plex	2		
	183-Non Residential Structure	2		
	456-Local Access Streets	1		
	459-Other Highway NEC	2		
	461-Automobile Parking (Lot)	1		
	483-Water Util & Irrig & Stg	1		
	489-Other utilities, NEC	1		
	672-Protective Functions	2		
	681-Nursery,Primary,Second Sch	4		
	691-Religious Activities	1		
	761-Parks, General Recreation	6		
	910-Undeveloped Land	73	1	1.4%
	Grand Total	813	27	3.3%

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.

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	27 Sewered Site	487	23	4.7%
	54 No Perk	2		
	55 Sewered Acreage	15		
	6 Exception	58	2	3.4%
	65 Topo Problems I	2		
	Contiguous - less than 1 acre	41		
	C Contiguous	1		
	CA Common Areas	1		
	UD Undevelopable Land	16		
	V1 View/Wtrfrt Type I	13		
	V2 View/Wtrfrt Type II	40	2	5.0%
	V3 View/Wtrfrt Type III	23		
	V4 View/Wtrfrt Type IV	40		
	V5 View/Wtrfrt Type V	36		
	V6 View/Wtrfrt Type VI	26		
	V7 View/Wtrfrt Type VII	7		
	V8 View/Wtrfrt Type VIII	4		
	W6 Wtrfrt/View Type VI	1		
	Grand Total	813	27	3.3%

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	111	3	2.7%
	12 - 1 Story Basement	213	7	3.3%
	14 - 1 1/2 Story	23	1	4.3%
	15 - 1 1/2 Story Basement	118	5	4.2%
	17 - 2 Story	97	6	6.2%
	18 - 2 Story Basement	107	3	2.8%
	20 - 2+ Story	1		
	21 - 2+ Story Basement	10		
	23 - Split Entry	30	1	3.3%
	24 - Tri Level	8		
	N/A	95	1	1.1%
	Grand Total	813	27	3.3%

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
	25 Low	2		
	35 Fair	78	5	6.4%
	41 Average Minus	12		
	45 Average	415	14	3.4%
	49 Average Plus	105	4	3.8%
	55 Good	93	3	3.2%
	65 Very Good	11		
	75 Excellent	2		
	N/A	95	1	1.1%
	Grand Total	813	27	3.3%

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
1899 & older	3		
1900 - 1909	73	5	6.85%
1910 - 1919	131	4	3.05%
1920 - 1929	126	5	3.97%
1930 - 1939	45		
1940 - 1949	49		
1950 - 1959	64	2	3.13%
1960 - 1969	39	1	2.56%
1970 - 1979	35	2	5.71%
1980 - 1989	32	2	6.25%
1990 - 1999	93	4	4.30%
2000 to the present	28	1	3.57%
N/A	95	1	1.05%
Grand Total	813	27	3.3%

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	95	1	1.1%
	1 - 499	2		
	500 - 749	15		
	750 - 999	73	5	6.8%
	1000 - 1249	88	3	3.4%
	1250 - 1499	88	5	5.7%
	1500 - 1749	100	5	5.0%
	1750 - 1999	85	3	3.5%
	2000 - 2249	78	2	2.6%
	2250 - 2499	44	1	2.3%
	2500 - 2749	53	1	1.9%
	2750 - 2999	33		
	3000 - 3249	20	1	5.0%
	3250 - 3499	6		
	3500 - 3749	11		
	3750 - 3999	7		
	4000 - 4249	6		
	4250 - 4499	3		
	4500 - 4749	1		
	4750 - 4999	2		
	5000 - Over	3		
	Grand Total	813	27	3.3%

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	7,914,500	8,132,400
Total Sales Price	8,896,238	8,896,238
Average Assessed Value	293,130	301,200
Average Sales Price	329,490	329,490
Number in Sample	27	27
Median Ratio	0.9167	0.9087
Mean (Average) Ratio	0.9112	0.9208
Weighted Mean (S.W.A.) Ratio	0.8896	0.9141
Regression Index (P.R.D.)	1.0242	1.0073
Coefficient of Dispersion (C.O.D.)	0.1261	0.0808

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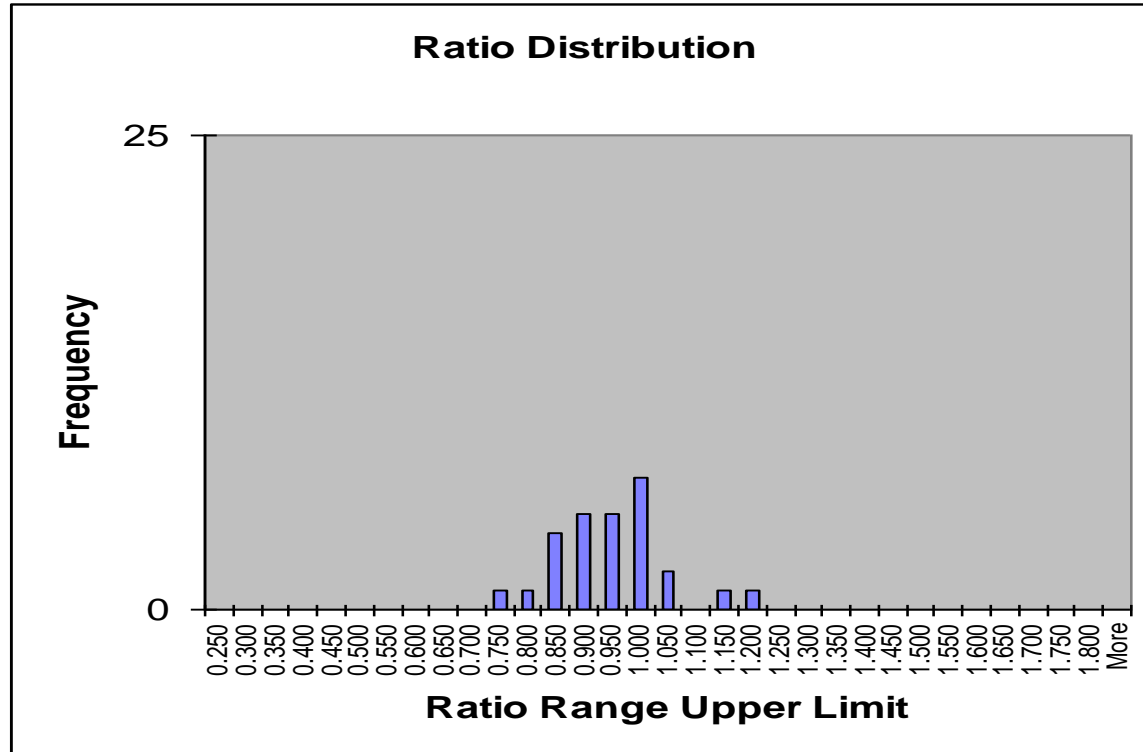


Performance Analysis

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	7,579,200	7,815,900
Total Sales Price	8,554,238	8,554,238
Average Assessed Value	303,168	312,636
Average Sales Price	342,170	342,170
Number in Sample	25	25
Median Ratio	0.9148	0.9087
Mean (Average) Ratio	0.9066	0.9256
Weighted Mean (S.W.A.) Ratio	0.8860	0.9137
Regression Index (P.R.D.)	1.0233	1.0130
Coefficient of Dispersion	0.1319	0.0786

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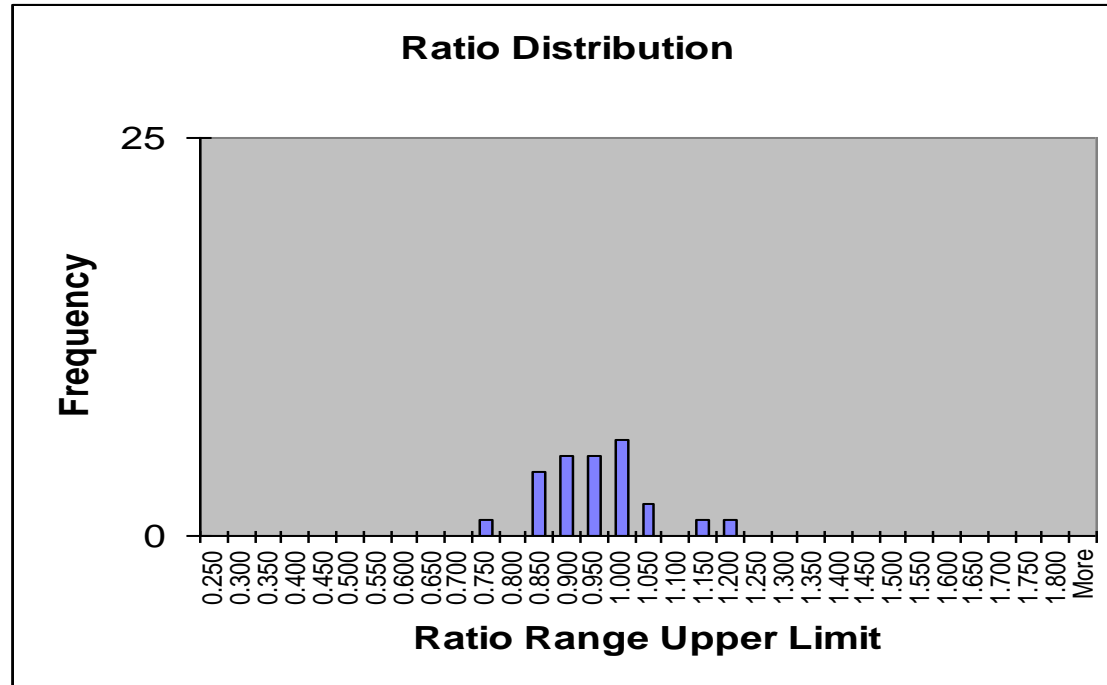


Performance Analysis

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
00437578500800	111	V2	1905	17	45	1,344	283,400.00	3/19/2007	I	295,000.00	0.96
00437582702200	111	27	1974	11	35	960	261,700.00	11/20/2007	I	257,500.00	1.02
00437582801400	111	27	2003	17	45	1,708	315,800.00	10/9/2007	I	317,500.00	0.99
00451400201800	111	27	1920	12	45	1,223	289,700.00	7/3/2007	I	317,500.00	0.91
00451400301000	111	27	1901	15	45	1,877	385,000.00	2/13/2007	I	470,000.00	0.82
00451500801100	111	27	1954	12	45	864	234,700.00	6/28/2007	I	270,000.00	0.87
00451500901900	122	27	1915	17	35	1,974	271,500.00	12/11/2007	I	283,000.00	0.96
00470700203500	111	27	1992	12	49	2,296	389,400.00	3/22/2007	I	393,440.00	0.99
00470700400100	111	27	1906	15	49	1,292	318,900.00	2/8/2007	I	356,500.00	0.89
00470700401500	111	27	1926	12	35	1,078	240,200.00	1/23/2007	I	260,000.00	0.92
00470700401800	910	27					45,000.00	8/9/2007	V	59,000.00	0.76
00552200001000	111	27	1990	17	45	1,618	334,200.00	8/21/2007	I	350,000.00	0.95
00561900700500	111	27	1915	15	55	1,428	335,500.00	2/28/2007	I	389,000.00	0.86
00561901000600	111	V2	1924	12	45	2,084	298,100.00	11/9/2007	I	268,000.00	1.11
00561901101100	111	27	1915	11	45	976	258,000.00	6/20/2007	I	310,000.00	0.83
00578800101501	111	27	1925	12	45	754	235,700.00	2/22/2007	I	259,950.00	0.91
00578800200501	111	27	1955	11	35	884	208,300.00	5/2/2007	I	250,000.00	0.83
00578800202700	111	27	1979	23	35	1,700	233,800.00	3/6/2007	I	239,900.00	0.97
00578800203600	111	27	1901	14	45	1,250	265,700.00	7/10/2007	I	329,950.00	0.81
00578800204400	111	27	1910	15	45	1,468	261,200.00	11/7/2007	I	259,000.00	1.01
00583978300100	111	27	1908	18	45	1,678	329,000.00	12/18/2007	I	377,500.00	0.87
00596200200104	111	27	1924	15	45	1,132	261,100.00	5/29/2007	I	217,998.00	1.20
00596200800101	111	27	1984	18	55	1,929	397,400.00	5/31/2007	I	535,000.00	0.74

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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
00708200000800	111	27	1984	18	55	3,188	505,500.00	1/10/2007	I	525,000.00	0.96
00801900000700	111	6	1993	17	49	2,118	407,100.00	5/10/2007	I	448,000.00	0.91
00801900003100	111	6	1993	17	49	2,634	450,800.00	4/10/2007	I	500,000.00	0.90
29053000304000	111	27	1963	12	45	1,595	315,700.00	2/8/2007	I	357,500.00	0.88