

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3219000

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): 3219000

Parcels Appraised: 2,109

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	391,462,300	397,087,600	5,625,300	1.4%
Improvements:	325,421,800	303,491,900	-21,929,900	-6.7%
Total:	716,884,100	700,579,500	-16,304,600	-2.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 87

	2007	2008	Change	% Change
Median Ratio:	0.9479	0.9043	-0.0437	-4.6%
Mean Ratio:	0.9432	0.9020	-0.0413	-4.4%
Weighted Mean:	0.9012	0.8673	-0.0339	-3.8%
PRD:	1.0466	1.0399	-0.0067	-0.6%
COD:	0.0651	0.0425	-0.0226	-34.7%

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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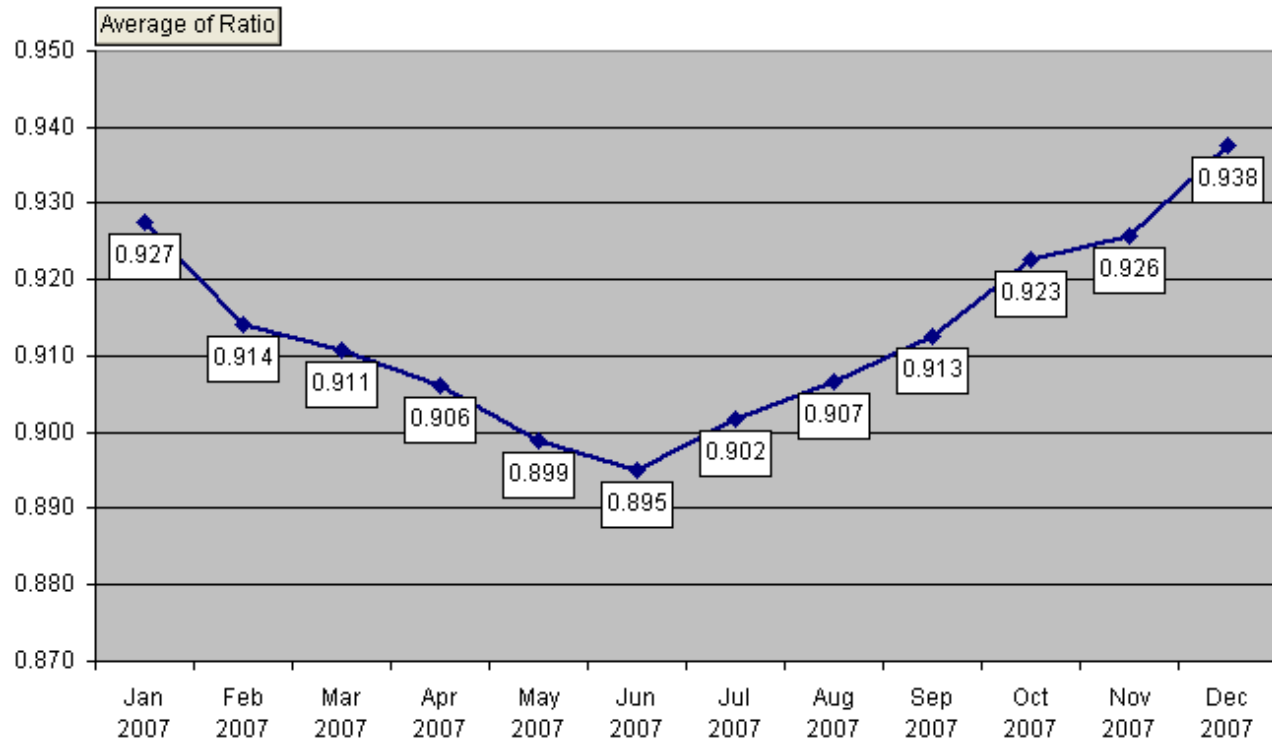
Summary

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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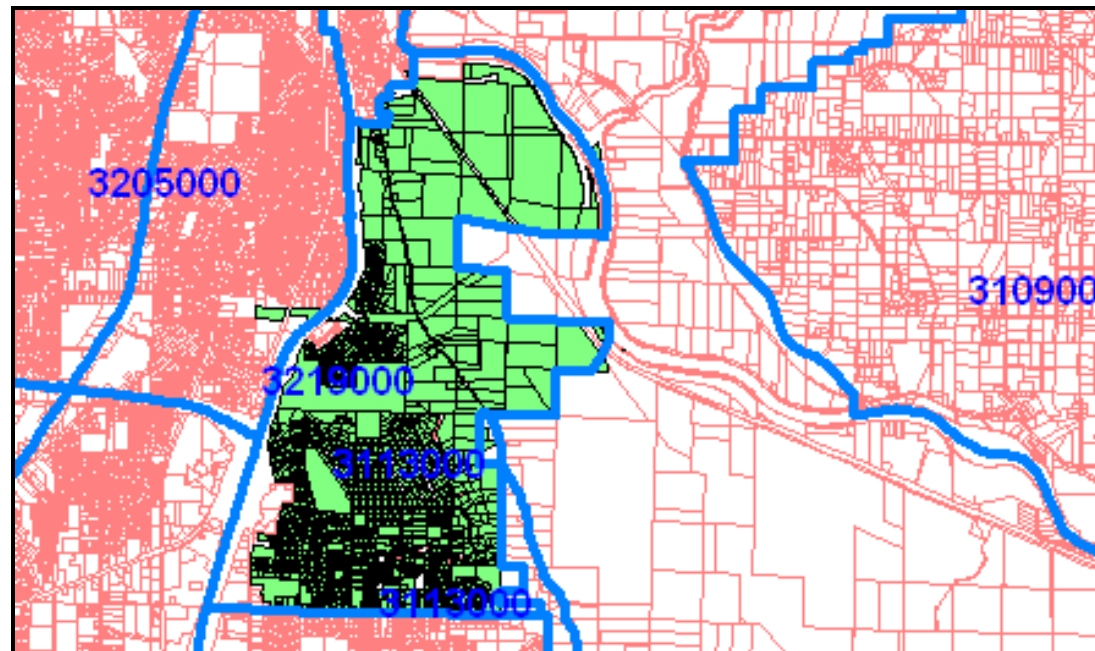


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3219000 (AKA BMA 3219000) 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 Eastmont area, south Everett.

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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	20	L:	1,444,300	1,413,700	-30,600	-2.1%
		B:	922,600	882,000	-40,600	-4.4%
		T:	2,366,900	2,295,700	-71,200	-3.0%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	14	L:	8,324,000	8,324,000	0	0.0%
		B:	9,412,700	9,348,300	-64,400	-0.7%
		T:	17,736,700	17,672,300	-64,400	-0.4%
Residential	1856	L:	352,311,800	347,487,900	-4,823,900	-1.4%
		B:	313,566,300	291,556,800	-22,009,500	-7.0%
		T:	665,878,100	639,044,700	-26,833,400	-4.0%
Multifamily	11	L:	2,025,000	2,080,000	55,000	2.7%
		B:	1,520,200	1,704,800	184,600	12.1%
		T:	3,545,200	3,784,800	239,600	6.8%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	208	L:	27,357,200	37,782,000	10,424,800	38.1%
		B:	0	0	0	0.0%
		T:	27,357,200	37,782,000	10,424,800	38.1%

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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	2109	L:	391,462,300	397,087,600	5,625,300	1.4%
		B:	325,421,800	303,491,900	-21,929,900	-6.7%
		T:	716,884,100	700,579,500	-16,304,600	-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

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	111-Single Family Residence	1745	77	4.41%
	112-2 Single Family Residences	7		
	118-Manufac Home (Owned Site)	5		
	122-Duplex	11	1	9.09%
	141-SFR Condominium Detached	87	7	8.05%
	142-SFR Condominium CommonWall	5		
	183-Non Residential Structure	7		
	429-Other Motor Vehicle Transp	1		
	481-Electric Utility	2		
	483-Water Util & Irrig & Stg	7		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	2		
	723-Public Assembly	1		
	830-Open Space Agriculture	13		
	910-Undeveloped Land	190	2	1.05%
	915-Common Areas	14		
	916-Water Retention Area	3		
	939-Other Water Areas	1		
	940-Open Space General	7		
	Grand Total	2109	87	4.1%

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Neighborhood Profile

**Neighborhood Profile By
Property Class**

Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
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	3		
	24 Open Space Ag	2		
	54 No Perk	4		
	65 Topo Problems I	3		
	66 Topo Problems II	18		
	68 Misc Land	1		
	86 Utility Easement (P/L)	3		
	Contiguous - less than 1 acre	15		
	A2 Sewer Avg Older Mixed NH	20	1	5.00%
	A3 Sewer Avg Homogeneous NH	881	36	4.09%
	A4 Sewer Average Plus NH	84	14	16.67%
	A6 Sewer Good Homogenous NH	49		
	AG AG-10 FHZ	44		
	B1 Septic Fair NH	58	1	1.72%
	B2 Septic Average Mixed NH	762	28	3.67%
	B4 Septic Average NH	38		
	C2 SFR Condo Det Avg NH -141	87	7	8.05%
	C4 Condo Cmnwall@LivArea - 142	4		
	CA Common Areas	18		
	UD Undevelopable Land	15		
	Grand Total	2109	87	4.1%

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	642	23	3.58%
12 - 1 Story Basement	205	10	4.88%
14 - 1 1/2 Story	25		
15 - 1 1/2 Story Basement	12		
17 - 2 Story	450	36	8.00%
18 - 2 Story Basement	40		
21 - 2+ Story Basement	1		
23 - Split Entry	325	14	4.31%
24 - Tri Level	155	2	1.29%
27 - Multi Level	1		
71 - DW Manufactured Home	4		
77 - TW Manufactured Home	1		
N/A	248	2	0.81%
Grand Total	2109	87	4.1%

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	22	2	9.09%
	41 Average Minus	5		
	45 Average	1523	60	3.94%
	49 Average Plus	218	19	8.72%
	55 Good	80	4	5.00%
	65 Very Good	10		
	75 Excellent	1		
	N/A	248	2	0.81%
	Grand Total	2109	87	4.1%

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	1		
	1900 - 1909	3		
	1910 - 1919	3		
	1920 - 1929	11		
	1930 - 1939	17		
	1940 - 1949	7		
	1950 - 1959	152	8	5.26%
	1960 - 1969	642	22	3.43%
	1970 - 1979	216	5	2.31%
	1980 - 1989	276	11	3.99%
	1990 - 1999	185	11	5.95%
	2000 to the present	348	28	8.05%
	N/A	248	2	0.81%
	Grand Total	2109	87	4.1%

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	248	2	0.81%
	1 - 499	1		
	750 - 999	17		
	1000 - 1249	103	5	4.85%
	1250 - 1499	211	10	4.74%
	1500 - 1749	361	11	3.05%
	1750 - 1999	331	13	3.93%
	2000 - 2249	360	19	5.28%
	2250 - 2499	174	8	4.60%
	2500 - 2749	133	12	9.02%
	2750 - 2999	60	3	5.00%
	3000 - 3249	44	2	4.55%
	3250 - 3499	27	1	3.70%
	3500 - 3749	16	1	6.25%
	3750 - 3999	6		
	4000 - 4249	8		
	4250 - 4499	4		
	4500 - 4749	4		
	4750 - 4999	1		
	Grand Total	2109	87	4.1%

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	32,117,200	30,908,900
Total Sales Price	35,637,044	35,637,044
Average Assessed Value	369,163	355,275
Average Sales Price	409,621	409,621
Number in Sample	87	87
Median Ratio	0.9479	0.9043
Mean (Average) Ratio	0.9432	0.9020
Weighted Mean (S.W.A.) Ratio	0.9012	0.8673
Regression Index (P.R.D.)	1.0466	1.0399
Coefficient of Dispersion (C.O.D.)	0.0651	0.0425

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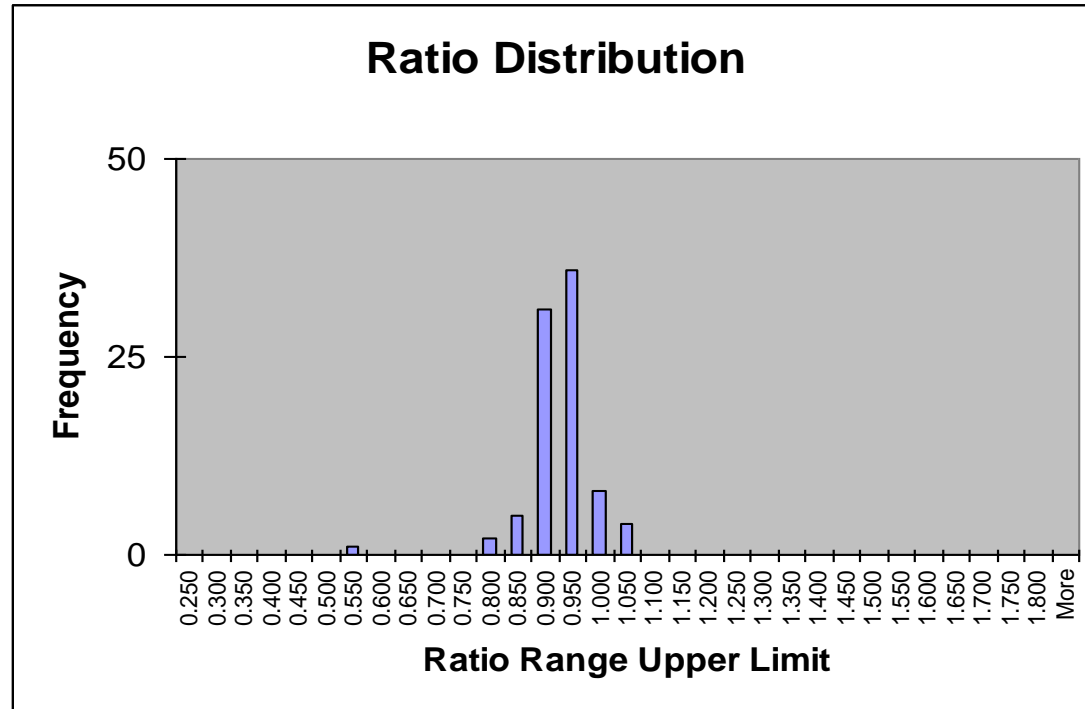


Performance Analysis

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	27,717,100	26,719,200
Total Sales Price	29,561,644	29,561,644
Average Assessed Value	359,962	347,003
Average Sales Price	383,917	383,917
Number in Sample	77	77
Median Ratio	0.9416	0.9050
Mean (Average) Ratio	0.9427	0.9075
Weighted Mean (S.W.A.) Ratio	0.9376	0.9038
Regression Index (P.R.D.)	1.0055	1.0040
Coefficient of Dispersion	0.0602	0.0399

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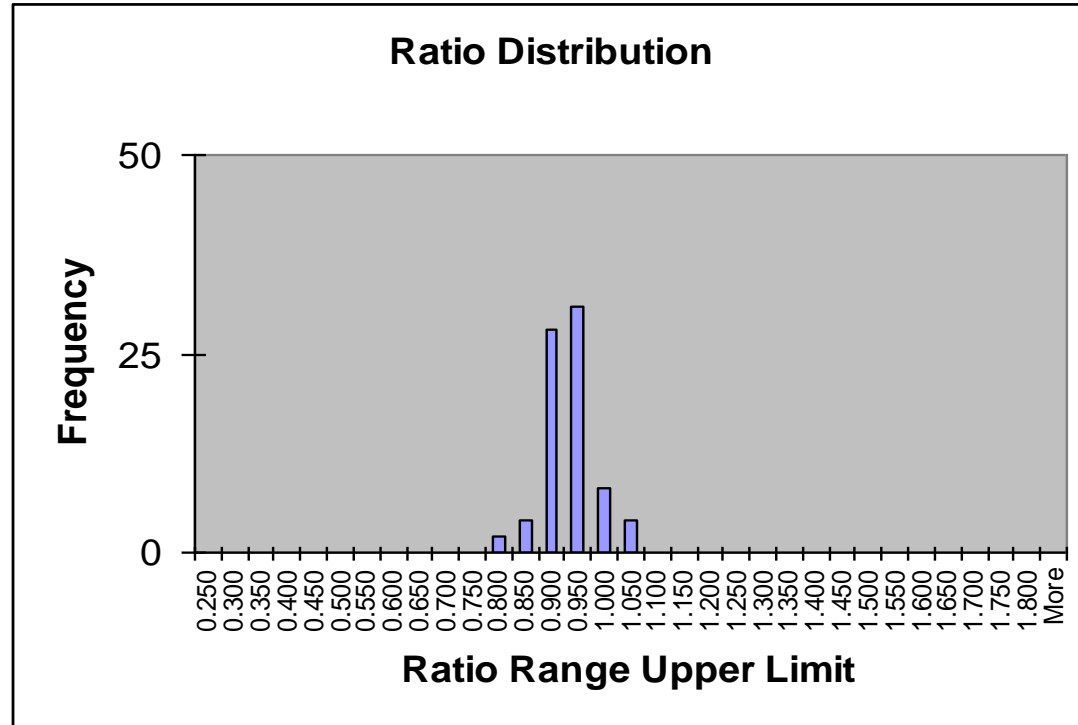


Performance Analysis

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
00423300000200	122	B2	1967	11	45	1,540	263,100.00	4/12/2007	I	295,000.00	0.89
00431800002400	111	B2	1956	12	45	1,328	271,800.00	8/23/2007	I	263,000.00	1.03
00431800004800	111	B2	1956	11	45	1,414	290,700.00	3/27/2007	I	308,000.00	0.94
00431800006200	111	B2	1957	11	35	1,116	258,100.00	2/14/2007	I	300,000.00	0.86
00431900004100	111	B2	1958	12	49	3,134	385,700.00	6/18/2007	I	425,000.00	0.91
00431900005300	111	B2	1959	12	45	2,484	322,600.00	2/23/2007	I	345,000.00	0.94
00432000003800	111	B2	1962	17	45	2,560	363,600.00	8/28/2007	I	445,000.00	0.82
00432000004800	111	B2	1962	11	45	1,185	281,000.00	4/24/2007	I	310,100.00	0.91
00432000006200	111	B2	1961	23	45	2,156	320,600.00	11/28/2007	I	375,000.00	0.85
00432000006900	111	B2	1959	11	45	1,326	291,400.00	3/26/2007	I	344,100.00	0.85
00432000008100	111	B2	1962	12	45	2,656	318,700.00	12/3/2007	I	340,000.00	0.94
00432000009700	111	B2	1959	11	45	1,890	318,200.00	3/8/2007	I	317,000.00	1.00
00432100001300	111	B2	1963	11	45	1,250	282,100.00	12/17/2007	I	290,000.00	0.97
00432100002200	111	B2	1968	23	45	1,627	303,100.00	4/3/2007	I	320,000.00	0.95
00432100002900	111	B2	1968	23	45	2,056	303,300.00	2/12/2007	I	336,000.00	0.90
00432600000300	111	B2	1962	23	45	2,096	344,700.00	3/19/2007	I	398,000.00	0.87
00432600002400	111	B2	1963	12	45	2,560	355,600.00	5/15/2007	I	388,200.00	0.92
00432600002800	111	B2	1964	12	45	2,522	343,900.00	12/5/2007	I	399,950.00	0.86
00432600007400	111	B2	1967	23	45	2,833	365,200.00	11/29/2007	I	380,000.00	0.96
00432600008600	111	B2	1975	23	45	1,818	316,500.00	4/16/2007	I	354,900.00	0.89
00432700005300	111	B2	1968	12	45	1,920	327,500.00	4/23/2007	I	434,950.00	0.75
00556100001100	111	B2	1975	23	45	2,526	342,800.00	11/19/2007	I	381,000.00	0.90
00556100007500	111	B2	1958	11	45	1,050	285,700.00	6/19/2007	I	288,500.00	0.99

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00556100012400	111	B2	1964	11	45	1,525	301,500.00	6/11/2007	I	345,000.00	0.87
00594200200202	111	A3	1961	11	45	1,534	289,300.00	11/29/2007	I	330,000.00	0.88
00597800000600	111	B2	1963	11	45	1,416	284,900.00	2/26/2007	I	288,900.00	0.99
00597800001100	111	B2	1961	11	45	1,237	279,700.00	5/22/2007	I	305,000.00	0.92
00597800002300	111	B2	1961	11	35	1,512	276,500.00	6/21/2007	I	285,000.00	0.97
00599300000100	111	B2	2000	23	45	1,872	331,400.00	7/26/2007	I	364,000.00	0.91
00603700006900	111	A3	1969	11	45	1,246	279,000.00	6/27/2007	I	283,500.00	0.98
00603700007600	111	A3	1972	12	45	2,376	341,000.00	3/27/2007	I	375,000.00	0.91
00603700014700	111	A3	1969	23	45	2,214	311,900.00	4/6/2007	I	384,000.00	0.81
00603700018000	111	A3	1968	12	45	1,820	300,400.00	12/12/2007	I	320,000.00	0.94
00647600000900	111	A3	1978	23	45	1,844	327,400.00	6/20/2007	I	372,000.00	0.88
00691100000400	111	A3	1981	23	45	1,717	311,900.00	6/21/2007	I	350,000.00	0.89
00691100001400	111	A3	1984	11	45	1,378	304,200.00	3/5/2007	I	340,250.00	0.89
00691100004800	111	A3	1984	11	45	1,278	290,900.00	4/27/2007	I	323,950.00	0.90
00729200001000	111	A4	1986	17	49	2,351	396,500.00	5/18/2007	I	419,950.00	0.94
00729200001600	111	A4	1986	17	49	2,331	397,500.00	8/1/2007	I	435,000.00	0.91
00730700000700	111	A3	1985	23	45	2,171	342,400.00	1/31/2007	I	375,000.00	0.91
00730700001300	111	A3	1986	11	45	1,442	315,500.00	9/12/2007	I	369,950.00	0.85
00730700002100	111	A3	1986	11	45	1,753	330,600.00	1/22/2007	I	375,000.00	0.88
00730700005100	111	A3	1986	11	45	1,697	329,900.00	8/27/2007	I	319,500.00	1.03
00791400000200	111	A3	1991	17	45	1,472	324,500.00	10/8/2007	I	340,000.00	0.95
00791400000900	111	A3	1991	24	45	1,628	318,500.00	7/5/2007	I	365,000.00	0.87
00791500000900	111	A3	1991	17	45	1,956	344,600.00	10/22/2007	I	340,000.00	1.01

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00852100000800	141	C2	1997	17	45	2,143	298,300.00	8/9/2007	I	322,500.00	0.92
00852100002000	141	C2	1999	17	45	2,143	296,900.00	9/7/2007	I	320,000.00	0.93
00852100004600	141	C2	1998	17	45	2,143	297,900.00	8/22/2007	I	326,950.00	0.91
00852100005000	141	C2	1998	17	45	2,143	297,900.00	1/29/2007	I	330,000.00	0.90
00852100005500	141	C2	1999	17	45	2,143	297,900.00	1/9/2007	I	335,000.00	0.89
00852100006100	141	C2	1998	17	45	2,009	294,000.00	8/14/2007	I	329,000.00	0.89
00852100006800	141	C2	1999	17	45	2,143	297,900.00	9/18/2007	I	326,950.00	0.91
00874600001100	111	A3	1998	17	49	1,899	350,000.00	8/31/2007	I	394,000.00	0.89
00881200000600	111	A3	2000	17	49	2,081	381,500.00	7/13/2007	I	470,950.00	0.81
00881200000700	111	A3	1985	17	45	3,413	489,100.00	6/12/2007	I	510,000.00	0.96
00940700002700	111	A3	2004	17	45	2,040	341,400.00	5/25/2007	I	392,900.00	0.87
00940700003800	111	A3	2003	17	45	2,040	348,200.00	5/3/2007	I	390,000.00	0.89
00940700004200	111	A3	2003	17	45	2,040	350,400.00	8/7/2007	I	380,000.00	0.92
00942000002100	111	A3	2002	17	45	1,710	323,200.00	5/10/2007	I	357,500.00	0.90
00942000007100	111	A3	2004	23	45	2,193	336,300.00	5/22/2007	I	380,000.00	0.89
00948900000800	111	A3	2003	23	45	2,194	337,800.00	8/24/2007	I	384,950.00	0.88
00959100000800	111	A3	2004	17	45	1,732	327,600.00	7/18/2007	I	349,950.00	0.94
00959100001100	111	A3	2004	11	45	1,446	304,000.00	7/5/2007	I	330,000.00	0.92
00959100002800	111	A3	1972	24	45	1,958	334,200.00	3/15/2007	I	382,500.00	0.87
01037900000100	111	A3	2007	17	49	2,187	357,400.00	2/6/2007	I	382,000.00	0.94
01037900000400	111	A3	2006	17	49	2,300	365,900.00	3/15/2007	I	396,250.00	0.92
01037900001800	111	A3	2006	17	49	1,974	355,500.00	2/26/2007	I	384,950.00	0.92
01037900002000	111	A3	2006	17	55	2,635	408,500.00	5/8/2007	I	520,000.00	0.79

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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
01037900002100	111	A3	2006	17	49	2,304	366,100.00	2/23/2007	I	404,950.00	0.90
01037900002300	111	A3	2006	17	49	2,304	367,100.00	1/22/2007	I	397,000.00	0.92
01048200000100	111	A4	2007	17	49	2,908	420,300.00	8/21/2007	I	458,000.00	0.92
01048200000200	111	A4	2007	17	49	2,597	402,000.00	7/16/2007	I	457,000.00	0.88
01048200000400	111	A4	2007	17	49	2,530	394,600.00	5/7/2007	I	448,000.00	0.88
01048200000500	111	A4	2007	17	49	2,597	402,000.00	3/2/2007	I	447,500.00	0.90
01048200000800	111	A4	2007	17	49	2,597	402,800.00	7/9/2007	I	450,500.00	0.89
01048200001700	111	A4	2007	17	49	2,908	419,000.00	7/2/2007	I	463,000.00	0.90
01048200002100	111	A4	2007	17	49	2,597	402,400.00	9/7/2007	I	445,000.00	0.90
28050900301800	910	B1					73,800.00	1/16/2007	V	90,000.00	0.82
28051700302600	111	A3	1962	12	45	2,392	343,100.00	4/2/2007	I	375,000.00	0.91
28051700306000	111	A3	1981	11	45	1,596	320,800.00	5/23/2007	I	359,000.00	0.89
28051700402900	910	A2					1,772,000.00	2/23/2007	V	3,400,000.00	0.52
28051700410900	111	A4	2007	17	49	2,507	430,800.00	4/26/2007	I	476,044.00	0.90
28051700411200	111	A4	2007	11	55	1,814	459,600.00	8/3/2007	I	522,000.00	0.88
28051700411400	111	A4	2007	17	55	3,569	612,800.00	8/23/2007	I	660,000.00	0.93
28051700411500	111	A4	2007	11	49	1,810	389,800.00	4/12/2007	I	423,000.00	0.92
28051700411900	111	A4	2007	17	55	3,079	552,200.00	8/9/2007	I	620,000.00	0.89