

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4119000 - 4119001

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2004 Assessment for 2005 tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 4119000 -4119001

Parcels Appraised: 681

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	177,094,400	177,094,400	0	0.0%
Improvements:	1,397,800	1,388,800	-9,000	-0.6%
Total:	178,492,200	178,483,200	-9,000	0.0%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 1

	2007	2008	Change	% Change
Median Ratio:	0.2526	0.2526	0.0000	0.0%
Mean Ratio:	0.2526	0.2526	0.0000	0.0%
Weighted Mean:	0.2526	0.2526	0.0000	0.0%
PRD:	1.0000	1.0000	0.0000	0.0%
COD:	0.0000	0.0000	0.0000	0.0%

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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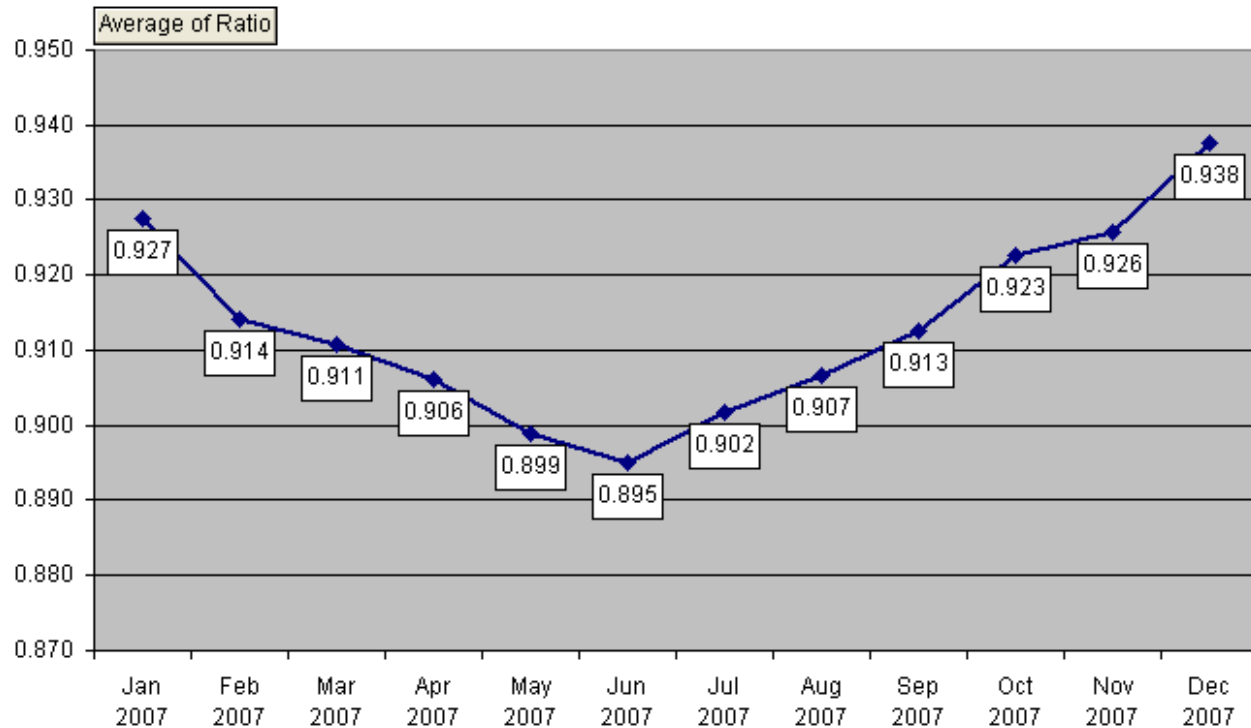
Summary

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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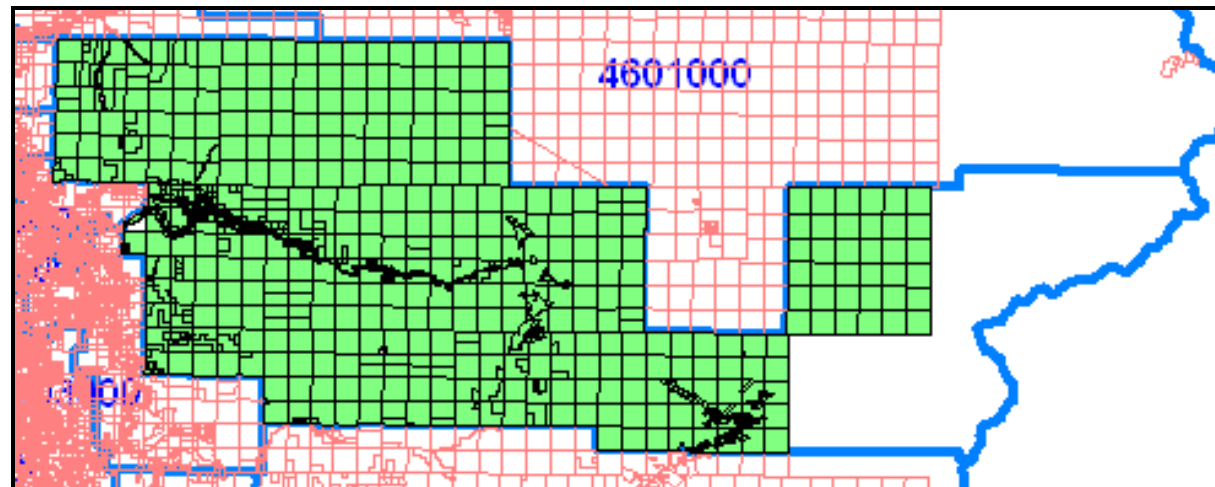


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4119000 - 4119001 (AKA BMA 4119000 - 4119001) 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

A large remote area north and east of Index.

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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	6	L:	1,369,200	1,369,200	0	0.0%
		B:	309,800	309,800	0	0.0%
		T:	1,679,000	1,679,000	0	0.0%
Residential	61	L:	623,000	623,000	0	0.0%
		B:	917,500	915,700	-1,800	-0.2%
		T:	1,540,500	1,538,700	-1,800	-0.1%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	22	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	592	L:	175,102,200	175,102,200	0	0.0%
		B:	170,500	163,300	-7,200	-4.2%
		T:	175,272,700	175,265,500	-7,200	0.0%

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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	681	L:	177,094,400	177,094,400	0	0.0%
		B:	1,397,800	1,388,800	-9,000	-0.6%
		T:	178,492,200	178,483,200	-9,000	0.0%

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	6		
	183-Non Residential Structure	3		
	198-Vacation Cabins	52	1	1.9%
	411-Railroad Transportation	1		
	473-Radio Communication	1		
	749-Other Recreation	1		
	751-Resorts	1		
	761-Parks, General Recreation	2		
	842-Fishery Services	1		
	850-Mine Claims Mineral Rights	7		
	880-DF Timber Acres	22		
	910-Undeveloped Land	509		
	921-Forest Reserve	37		
	922-Nonreserve Forests	38		
	Grand Total	681	1	0.1%

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
14 US Forest Land	375		
21 Designated Forest	11		
25 Designated Forest	2		
57 Other Acreage Type	1		
58 Other Acreage Type	4		
6 Exception	60	1	1.7%
61 Exception	89		
62 Exception	68		
63 Exception	8		
66 Topo Problems II	1		
Contiguous - less than 1 acre	2		
LF Land detail not used	9		
MN Mining	47		
UD Undevelopable Land	4		
Grand Total	681	1	0.1%

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	47	1	2.1%
14 - 1 1/2 Story	8		
17 - 2 Story	3		
N/A	623		
Grand Total	681	1	0.1%

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

Neighborhood Profile By
Structure Quality / Grade

Quality / Grade	Parcel Count	Sold Parcels	% Sold
15 Sub Standard	5		
25 Low	40	1	2.5%
35 Fair	8		
45 Average	5		
N/A	623		
Grand Total	681	1	0.1%

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
	1920 - 1929	1		
	1940 - 1949	1		
	1960 - 1969	34	1	2.94%
	1970 - 1979	4		
	1980 - 1989	10		
	1990 - 1999	5		
	2000 to the present	3		
	N/A	623		
	Grand Total	681	1	0.1%

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

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	623		
	1 - 499	30	1	3.3%
	500 - 749	21		
	750 - 999	4		
	1000 - 1249	1		
	1250 - 1499	1		
	2250 - 2499	1		
	Grand Total	681	1	0.1%

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	21,600	21,600
Total Sales Price	85,500	85,500
Average Assessed Value	21,600	21,600
Average Sales Price	85,500	85,500
Number in Sample	1	1
Median Ratio	0.2526	0.2526
Mean (Average) Ratio	0.2526	0.2526
Weighted Mean (S.W.A.) Ratio	0.2526	0.2526
Regression Index (P.R.D.)	1.0000	1.0000
Coefficient of Dispersion (C.O.D.)	0.0000	0.0000

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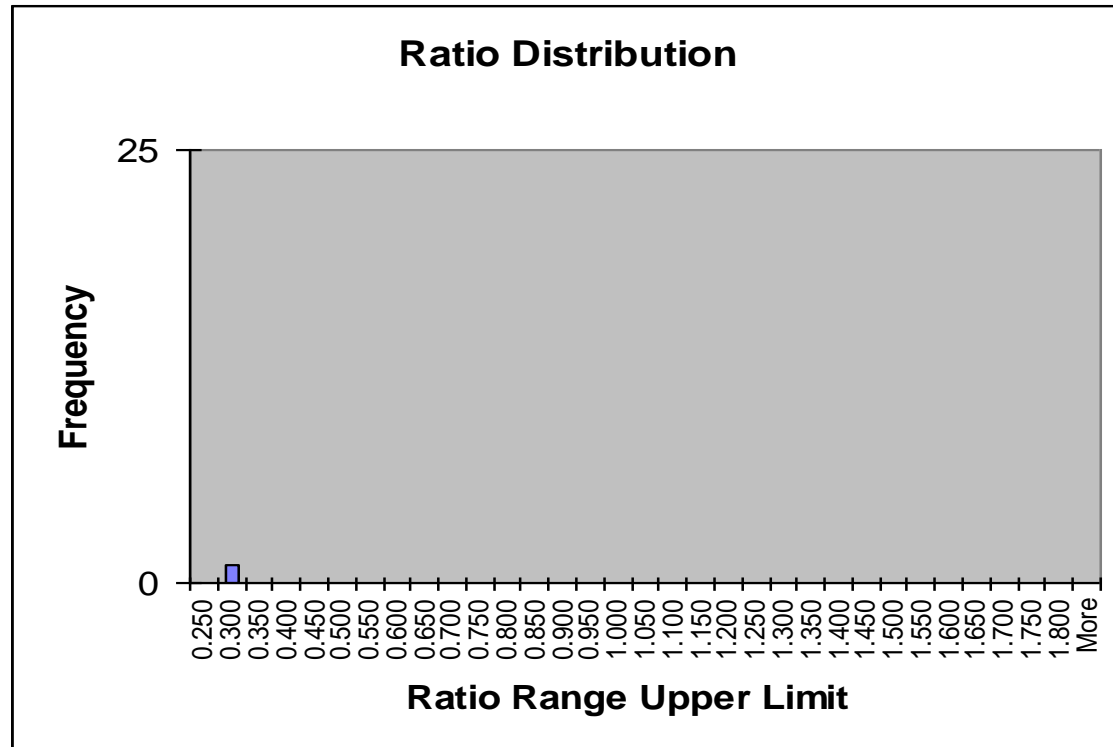


Performance Analysis

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		
Total Sales Price		
	No 111 Sales	
Average Assessed Value		
Average Sales Price		
Number in Sample		
Median Ratio		
Mean (Average) Ratio		
Weighted Mean (S.W.A.) Ratio		
Regression Index (P.R.D.)		
Coefficient of Dispersion		

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Performance Analysis

Ratio Distribution Histogram

Use Code 111

No 111 Sales

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
00577100000600	198	6	1963	11	25	320.00	21,600.00	10/9/2007	I	85,500.00	0.25