

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: 4303000**

**Appraisal Date: January 1, 2008**

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**Summary**

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

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**Appraisal Area (Neighborhood): 4303000**

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**Parcels Appraised: 2,557**

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**Summary Of Value Change:**

	<b>2007</b>	<b>2008</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	429,185,800	448,338,500	19,152,700	4.5%
<b>Improvements:</b>	288,486,100	276,354,700	-12,131,400	-4.2%
<b>Total:</b>	717,671,900	724,693,200	7,021,300	1.0%

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2007**

**Number of Sales: 78**

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	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9312	0.9049	-0.0263	-2.8%
<b>Mean Ratio:</b>	0.9037	0.8823	-0.0213	-2.4%
<b>Weighted Mean:</b>	0.8965	0.8751	-0.0214	-2.4%
<b>PRD:</b>	1.0081	1.0083	0.0003	0.0%
<b>COD:</b>	0.0988	0.0742	-0.0246	-24.9%

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**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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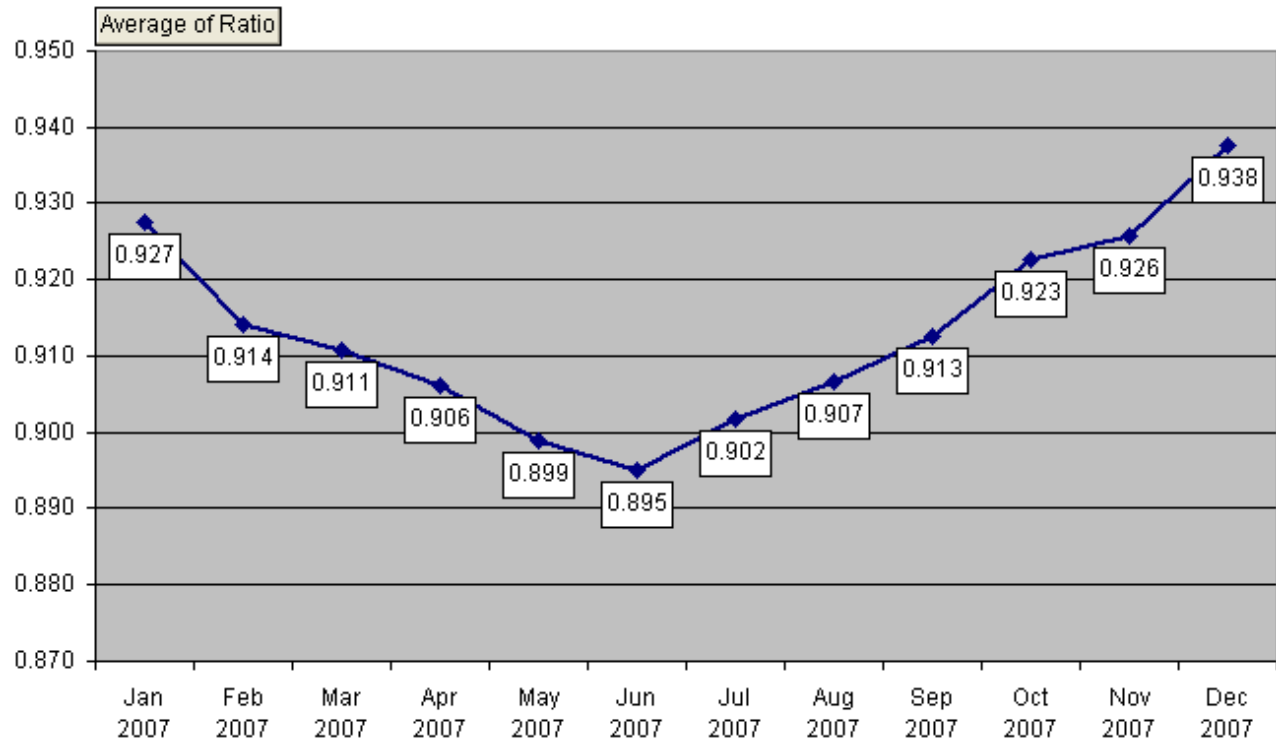
Summary

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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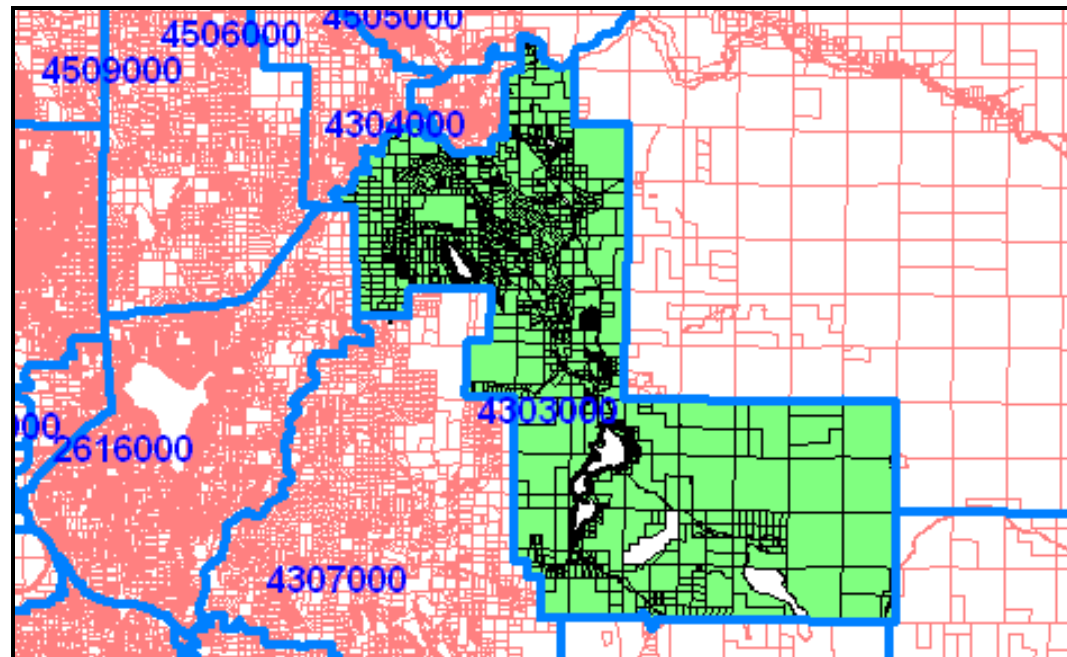


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4303000 (AKA BMA 4303000) 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**

An area south of the town of Granite Falls including Lake Roesiger and Lake Bosworth.

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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	41	L:	11,630,200	12,073,500	443,300	3.8%
		B:	3,218,500	3,201,800	-16,700	-0.5%
		T:	14,848,700	15,275,300	426,600	2.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	19	L:	13,421,100	14,078,700	657,600	4.9%
		B:	1,034,000	1,026,300	-7,700	-0.7%
		T:	14,455,100	15,105,000	649,900	4.5%
Residential	1581	L:	283,010,200	295,133,900	12,123,700	4.3%
		B:	279,775,000	267,900,400	-11,874,600	-4.2%
		T:	562,785,200	563,034,300	249,100	0.0%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	182	L:	8,517,200	8,802,300	285,100	3.3%
		B:	4,111,400	3,879,000	-232,400	-5.7%
		T:	12,628,600	12,681,300	52,700	0.4%
Other	734	L:	112,607,100	118,250,100	5,643,000	5.0%
		B:	347,200	347,200	0	0.0%
		T:	112,954,300	118,597,300	5,643,000	5.0%

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2007 Certified Total Value</b>	<b>2008 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Totals	2557	L:	429,185,800	448,338,500	19,152,700	4.5%
		B:	288,486,100	276,354,700	-12,131,400	-4.2%
		T:	717,671,900	724,693,200	7,021,300	1.0%

- 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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	110-Sr Cit Exemption Residual	11		
	111-Single Family Residence	1096	44	4.01%
	112-2 Single Family Residences	31		
	117-Manufac Home (Leased Site)	51		
	118-Manufac Home (Owned Site)	248	6	2.42%
	183-Non Residential Structure	48	1	2.08%
	185-Well	2		
	186-Septic System & Well	3		
	198-Vacation Cabins	91		
	411-Railroad Transportation	2		
	456-Local Access Streets	3		
	459-Other Highway NEC	1		
	483-Water Util & Irrig & Stg	4		
	485-Solid Waste disposal	1		
	672-Protective Functions	1		
	752-Group & Organized camps	2		
	761-Parks, General Recreation	3		
	790 Other Cult. Entertainment	2		
	813-Farms Field Crops	1		
	830-Open Space Agriculture	31		
	850-Mine Claims Mineral Rights	1		
	854-Mining & Quarrying	8		
	880-DF Timber Acres	145		
	881-DF Timber Acres	9		



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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	889-DF Timber Acres	13		
	910-Undeveloped Land	722	27	3.74%
	915-Common Areas	1		
	921-Forest Reserve	2		
	940-Open Space General	9		
	950-Open Space Timber	15		
	<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

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	38		
	14 US Forest Land	87		
	21 Designated Forest	130		
	22 Open Space Forest	7		
	23 Open Space General	3		
	24 Open Space Ag	10		
	25 Designated Forest	10		
	4 Septic Site	16		
	46 Spt/Well Site	21		
	54 No Perk	60		
	57 Other Acreage Type	425	14	3.29%
	65 Topo Problems I	8		
	66 Topo Problems II	22		
	Contiguous - less than 1 acre	67		
	B2 Septic Average Mixed NH	433	27	6.24%
	B3 Septic - Access DNA Devlpm	43	1	2.33%
	B4 Septic Average NH	275	2	0.73%
	B6 Septic Good Homogenous NH	245	25	10.20%
	CA Common Areas	8		
	LF Land detail not used	14		
	R2 Recreational Lot Wtrf	4		
	SC SrCit Residual Contiguous	8		
	U1 Waterfront I	82	1	1.22%
	U2 Waterfront II	259	3	1.16%

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
U3 Waterfront III	22		
U4 Waterfront IV	7		
U5 Waterfront V	69	2	2.90%
U6 Waterfront VI	23	1	4.35%
UD Undevelopable Land	28		
V1 View/Wtrfrt Type I	26	1	3.85%
V2 View/Wtrfrt Type II	42	1	2.38%
V3 View/Wtrfrt Type III	19		
V4 View/Wtrfrt Type IV	46		
<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

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	499	20	4.01%
	12 - 1 Story Basement	187	5	2.67%
	14 - 1 1/2 Story	71		
	15 - 1 1/2 Story Basement	40	1	2.50%
	17 - 2 Story	256	9	3.52%
	18 - 2 Story Basement	96	1	1.04%
	20 - 2+ Story	1		
	21 - 2+ Story Basement	2		
	23 - Split Entry	86	8	9.30%
	24 - Tri Level	10		
	71 - DW Manufactured Home	199	2	1.01%
	74 - SW Manufactured Home	59	1	1.69%
	77 - TW Manufactured Home	20	3	15.00%
	N/A	1031	28	2.72%
	<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

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

## Snohomish County Assessor's Office

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### Neighborhood Profile

Neighborhood Profile By Structure Quality / Grade	Quality / Grade	Parcel Count	Sold Parcels	% Sold
	15 Sub Standard	14		
	25 Low	127	1	0.79%
	35 Fair	267	4	1.50%
	41 Average Minus	112	17	15.18%
	45 Average	547	14	2.56%
	49 Average Plus	201	6	2.99%
	55 Good	218	5	2.29%
	65 Very Good	40	3	7.50%
	N/A	1031	28	2.72%
	<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1900 - 1909	8		
	1910 - 1919	11		
	1920 - 1929	18		
	1930 - 1939	30		
	1940 - 1949	84		
	1950 - 1959	171	3	1.75%
	1960 - 1969	180	3	1.67%
	1970 - 1979	159	1	0.63%
	1980 - 1989	150	4	2.67%
	1990 - 1999	382	11	2.88%
	2000 to the present	333	28	8.41%
	N/A	1031	28	2.72%
	<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

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	1032	29	2.81%
	1 - 499	96		
	500 - 749	128		
	750 - 999	138	7	5.07%
	1000 - 1249	160	6	3.75%
	1250 - 1499	214	14	6.54%
	1500 - 1749	194	3	1.55%
	1750 - 1999	179	7	3.91%
	2000 - 2249	113	4	3.54%
	2250 - 2499	69	1	1.45%
	2500 - 2749	74	2	2.70%
	2750 - 2999	52	2	3.85%
	3000 - 3249	30	1	3.33%
	3250 - 3499	31		
	3500 - 3749	19		
	3750 - 3999	7		
	4000 - 4249	9	1	11.11%
	4250 - 4499	3		
	4750 - 4999	2		
	5000 - Over	7	1	14.29%
	<b>Grand Total</b>	<b>2557</b>	<b>78</b>	<b>3.0%</b>

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

## Snohomish County Assessor's Office

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### Performance Analysis

#### Performance Analysis

##### All Sales

Item	2007	2008
Total Assessed Value	22,360,800	21,826,900
Total Sales Price	24,943,445	24,943,445
Average Assessed Value	286,677	279,832
Average Sales Price	319,788	319,788
Number in Sample	78	78
Median Ratio	0.9312	0.9049
Mean (Average) Ratio	0.9037	0.8823
Weighted Mean (S.W.A.) Ratio	0.8965	0.8751
Regression Index (P.R.D.)	1.0081	1.0083
Coefficient of Dispersion (C.O.D.)	0.0988	0.0742



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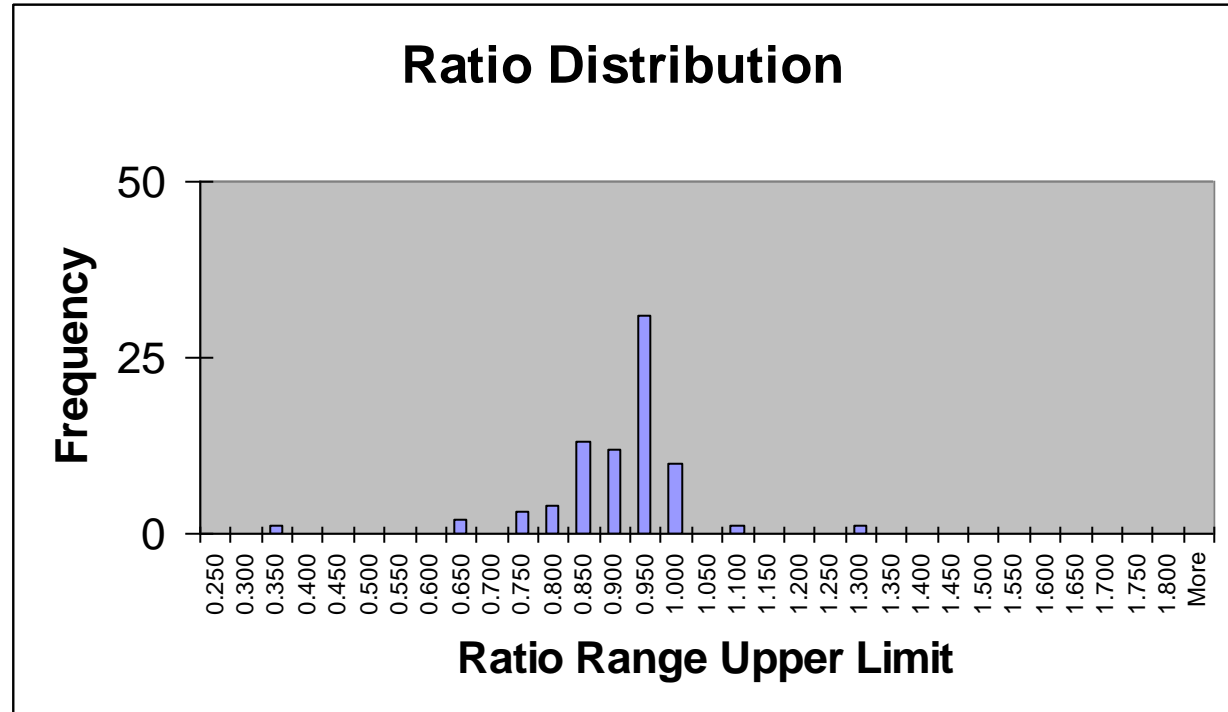


**Performance Analysis**

**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**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	15,352,100	14,977,800
Total Sales Price	16,673,495	16,673,495
Average Assessed Value	348,911	340,405
Average Sales Price	378,943	378,943
Number in Sample	44	44
Median Ratio	0.9304	0.9180
Mean (Average) Ratio	0.9249	0.9032
Weighted Mean (S.W.A.) Ratio	0.9207	0.8983
Regression Index (P.R.D.)	1.0045	1.0054
Coefficient of Dispersion	0.0795	0.0517

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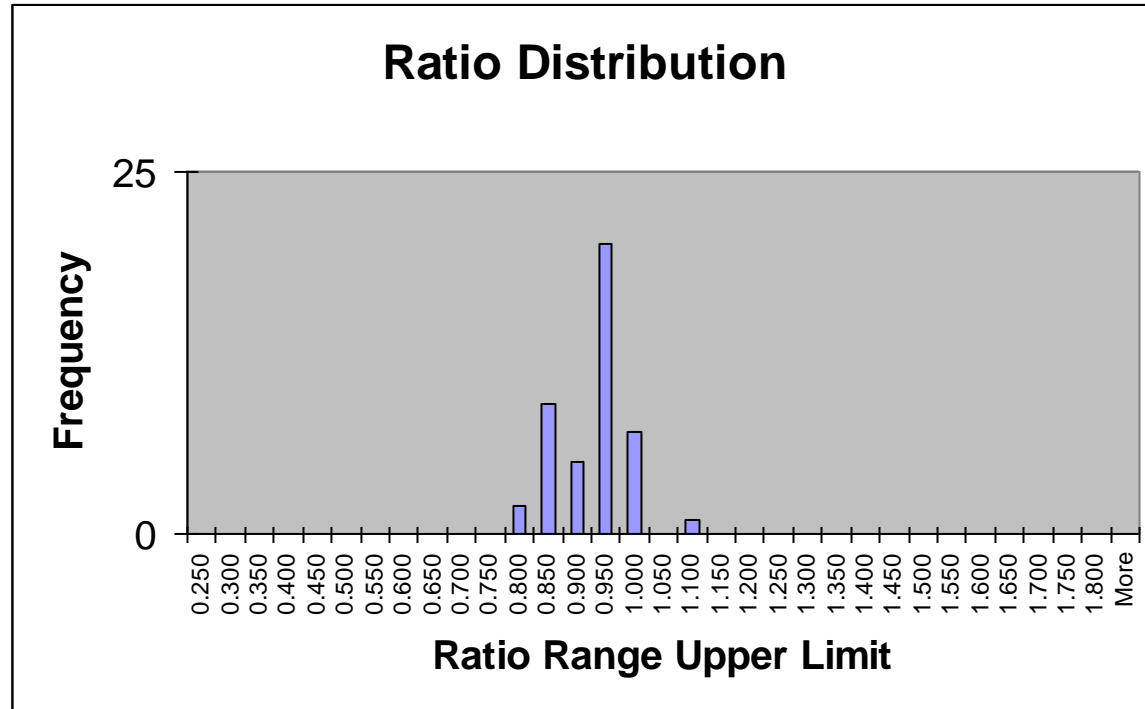


**Performance Analysis**

**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**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
30072900302500	111	B6	2004	17	45	1,954	409,700.00	7/6/2007	I	445,950.00	0.92
30072900402600	111	B6	2003	11	49	2,030	423,500.00	5/29/2007	I	485,000.00	0.87
30073200101900	910	B6					183,900.00	4/25/2007	V	203,950.00	0.90
30073200401300	910	B6					204,000.00	4/3/2007	V	234,950.00	0.87
30073200401600	910	B6					220,100.00	8/31/2007	V	252,950.00	0.87
30073200401700	910	B6					170,800.00	3/29/2007	V	194,950.00	0.88
30073200401800	910	B6					199,200.00	6/25/2007	V	212,950.00	0.94
30073200401900	910	B6					200,100.00	6/25/2007	V	227,950.00	0.88
30073200402200	910	B6					174,200.00	6/25/2007	V	217,950.00	0.80
30073200402300	910	B6					206,100.00	5/2/2007	V	227,950.00	0.90
30073200402600	910	B6					194,100.00	6/8/2007	V	206,950.00	0.94
00441900001500	111	U2	1960	11	35	1,136	425,000.00	9/11/2007	I	430,000.00	0.99
00442100000300	111	B2	2006	12	49	2,630	415,200.00	6/13/2007	I	549,950.00	0.75
00471400003500	111	B2	1988	17	45	840	212,000.00	10/23/2007	I	257,950.00	0.82
00489000010601	111	V2	1954	11	45	976	328,500.00	5/11/2007	I	394,950.00	0.83
00489100002202	111	B2	2000	17	45	988	213,000.00	5/7/2007	I	234,950.00	0.91
00489100005100	118	B2	1994	77	65	2,499	240,700.00	5/7/2007	I	262,000.00	0.92
00489100012600	111	V1	1957	11	35	936	286,000.00	6/22/2007	I	338,400.00	0.85
00491900300001	910	B2					104,500.00	6/13/2007	V	120,000.00	0.87
00491900300002	111	B2	2007	18	49	2,561	429,100.00	3/23/2007	I	535,000.00	0.80
00492000108700	111	U2	1959	11	45	896	389,800.00	9/20/2007	I	390,000.00	1.00
00492000108800	111	U1	1970	12	45	2,052	539,200.00	11/30/2007	I	625,000.00	0.86
00492000304400	111	B2	1998	17	45	1,680	310,700.00	4/3/2007	I	372,000.00	0.84

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**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00516700000200	111	B2	2007	23	45	1,780	237,300.00	6/20/2007	I	284,150.00	0.84
00516700000300	111	B2	1994	11	41	1,008	220,500.00	2/2/2007	I	206,000.00	1.07
00516700000500	111	B2	2007	23	45	1,780	272,300.00	8/8/2007	I	285,000.00	0.96
00516700001000	111	B2	1991	11	41	980	207,900.00	11/28/2007	I	229,265.00	0.91
00516700001200	111	B2	1994	11	41	1,116	223,000.00	10/23/2007	I	234,950.00	0.95
00516700002200	111	B2	1995	23	41	1,328	225,200.00	5/16/2007	I	228,450.00	0.99
00516700002300	111	B2	1995	11	41	1,008	215,600.00	3/23/2007	I	230,000.00	0.94
00516700005200	111	B2	1995	23	41	1,328	225,200.00	5/11/2007	I	246,000.00	0.92
00516700009000	111	B2	2000	23	41	1,352	206,500.00	6/8/2007	I	250,000.00	0.83
00594000000300	118	B2	2002	77	55	1,928	238,800.00	7/9/2007	I	248,000.00	0.96
00611300006400	111	U5	1998	17	45	1,990	491,300.00	7/19/2007	I	559,000.00	0.88
00611300007200	111	U5	1960	12	45	1,158	417,400.00	8/15/2007	I	455,000.00	0.92
01024800001700	111	B6	2007	17	55	2,869	516,900.00	5/15/2007	I	549,950.00	0.94
01047800000100	111	B2	2007	11	41	1,440	257,300.00	5/21/2007	I	283,950.00	0.91
01047800000200	111	B2	2007	11	41	1,440	257,300.00	5/18/2007	I	276,950.00	0.93
01047800000300	111	B2	2007	11	41	1,440	257,300.00	3/20/2007	I	278,000.00	0.93
01047800000400	111	B2	2007	11	41	1,440	261,600.00	2/8/2007	I	280,950.00	0.93
01047800000800	111	B2	2007	11	41	1,440	261,600.00	1/26/2007	I	272,950.00	0.96
01047800000900	111	B2	2007	23	41	1,484	248,400.00	5/3/2007	I	266,450.00	0.93
01047800001000	111	B2	2007	23	41	1,482	245,700.00	4/19/2007	I	266,450.00	0.92
01047800001100	111	B2	2007	11	41	1,440	259,200.00	8/10/2007	I	279,950.00	0.93
01047800001200	111	B2	2007	11	41	1,440	264,200.00	7/30/2007	I	284,950.00	0.93
01047800001400	111	B2	2007	23	41	1,456	247,700.00	6/28/2007	I	273,950.00	0.90

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**Appraisal Date: January 1, 2008**



**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
29070500101000	910	B6					190,800.00	6/25/2007	V	227,950.00	0.84
29070500101500	910	B6					201,500.00	2/9/2007	V	240,950.00	0.84
29070500101600	910	B6					204,000.00	8/13/2007	V	245,950.00	0.83
29070500101700	910	B6					220,000.00	4/23/2007	V	242,950.00	0.91
29070500102200	910	B6					201,800.00	3/14/2007	V	214,950.00	0.94
29070500102400	910	B6					182,200.00	6/25/2007	V	217,950.00	0.84
29070500102500	910	B6					182,200.00	4/2/2007	V	194,950.00	0.93
29070500102600	910	B6					180,600.00	1/23/2007	V	199,950.00	0.90
29070500102700	910	B6					181,400.00	3/14/2007	V	199,950.00	0.91
29070500401400	183	B4					214,400.00	4/27/2007	I	170,000.00	1.26
29070800101100	111	57	1988	15	45	3,214	439,300.00	1/17/2007	I	475,000.00	0.92
29070800101500	910	57					166,500.00	3/26/2007	V	189,000.00	0.88
29070900100800	910	57					197,600.00	1/22/2007	V	250,000.00	0.79
29070900201800	910	57					133,500.00	7/30/2007	V	144,950.00	0.92
29070900301900	111	57	2007	17	49	2,897	478,300.00	11/16/2007	I	537,950.00	0.89
29072800100700	111	U2	1960	11	35	934	406,600.00	7/24/2007	I	494,000.00	0.82
29073200100500	910	57					155,000.00	8/13/2007	V	210,000.00	0.74
29073200100900	910	57					142,600.00	7/24/2007	V	225,000.00	0.63
29073200101000	118	57	1986	74	35	1,120	191,600.00	3/28/2007	I	300,000.00	0.64
30062300101000	910	57					315,600.00	4/13/2007	V	324,950.00	0.97
30062400302900	111	B6	2005	11	49	2,024	427,100.00	6/4/2007	I	490,000.00	0.87
30062500101500	111	B6	2004	12	55	6,194	802,600.00	7/18/2007	I	860,000.00	0.93
30063500100300	111	B6	2003	12	45	1,968	395,200.00	10/24/2007	I	410,000.00	0.96

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: 4303000

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
30063500102400	111	B6	2003	17	55	4,177	667,100.00	1/24/2007	I	714,580.00	0.93
30063600202000	118	B4	1988	77	65	1,680	306,300.00	5/9/2007	I	409,950.00	0.75
30070800300200	118	57	1996	71	55	1,764	290,200.00	1/24/2007	I	300,000.00	0.97
30072000201700	111	57	1992	11	45	1,551	323,900.00	7/25/2007	I	336,500.00	0.96
30072000400300	111	57	2000	11	25	0	174,400.00	3/27/2007	I	224,000.00	0.78
30072000401400	118	57	2000	71	65	1,404	298,800.00	4/19/2007	I	345,000.00	0.87
30072800201400	910	U6					196,000.00	9/7/2007	V	275,000.00	0.71
30072800300300	111	57	2000	17	49	2,079	462,200.00	5/23/2007	I	550,000.00	0.84
30072900200600	910	B3					160,000.00	12/11/2007	V	530,000.00	0.30