

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: 4304000 - 4304901**

**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):** 4304000 - 4304901

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**Parcels Appraised:** 1,185

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**Summary Of Value Change:**

|                      | <b>2007</b> | <b>2008</b> | <b>Value Change</b> | <b>% Change</b> |
|----------------------|-------------|-------------|---------------------|-----------------|
| <b>Land:</b>         | 118,640,400 | 126,180,000 | 7,539,600           | 6.4%            |
| <b>Improvements:</b> | 155,568,500 | 147,933,800 | -7,634,700          | -4.9%           |
| <b>Total:</b>        | 274,208,900 | 274,113,800 | -95,100             | 0.0%            |

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 100**

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|                       | <b>2007</b> | <b>2008</b> | <b>Change</b> | <b>% Change</b> |
|-----------------------|-------------|-------------|---------------|-----------------|
| <b>Median Ratio:</b>  | 0.9355      | 0.9112      | -0.0242       | -2.6%           |
| <b>Mean Ratio:</b>    | 0.9348      | 0.9158      | -0.0191       | -2.0%           |
| <b>Weighted Mean:</b> | 0.9282      | 0.9098      | -0.0184       | -2.0%           |
| <b>PRD:</b>           | 1.0072      | 1.0066      | -0.0006       | -0.1%           |
| <b>COD:</b>           | 0.0726      | 0.0575      | -0.0151       | -20.8%          |

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**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **5/13/2008**

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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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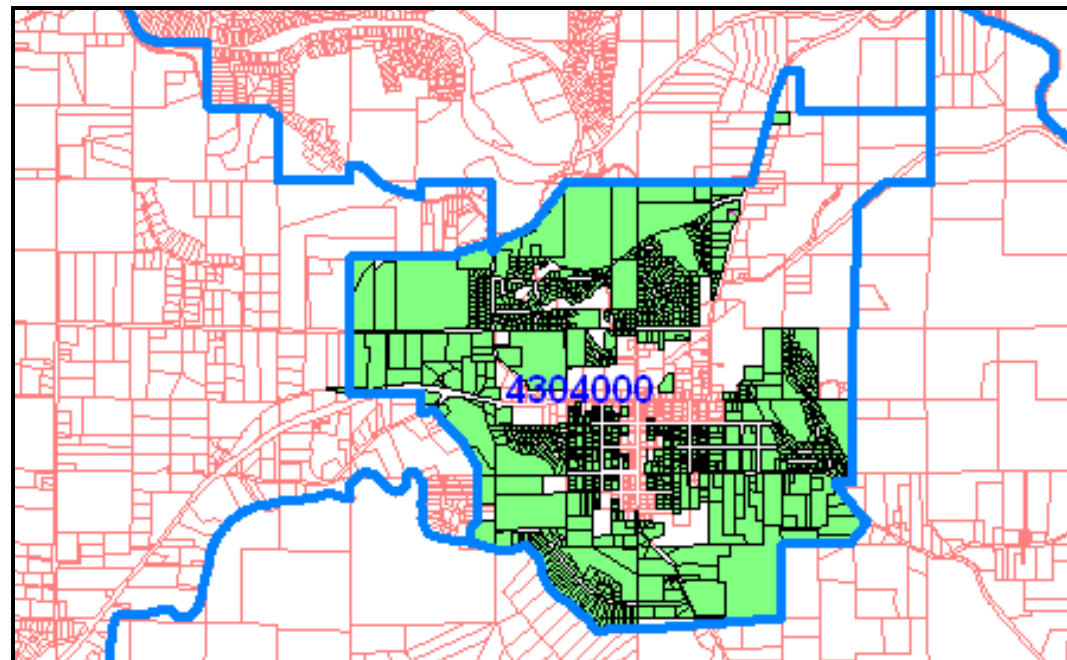


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4304000 - 4304901 (AKA BMA 4304000 - 4304901) 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 Granite Falls

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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   | 1                 | L: | 945,200                    | 1,085,200                   | 140,000      | 14.8%    |
|                |                   | B: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | T: | 945,200                    | 1,085,200                   | 140,000      | 14.8%    |
| Industrial     | 0                 | L: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | B: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | T: | 0                          | 0                           | 0            | 0.0%     |
| Commercial     | 17                | L: | 5,432,200                  | 6,167,000                   | 734,800      | 13.5%    |
|                |                   | B: | 28,648,300                 | 28,642,000                  | -6,300       | 0.0%     |
|                |                   | T: | 34,080,500                 | 34,809,000                  | 728,500      | 2.1%     |
| Residential    | 970               | L: | 100,027,600                | 105,138,000                 | 5,110,400    | 5.1%     |
|                |                   | B: | 124,633,800                | 117,011,600                 | -7,622,200   | -6.1%    |
|                |                   | T: | 224,661,400                | 222,149,600                 | -2,511,800   | -1.1%    |
| Multifamily    | 12                | L: | 1,247,000                  | 1,279,000                   | 32,000       | 2.6%     |
|                |                   | B: | 2,286,400                  | 2,280,200                   | -6,200       | -0.3%    |
|                |                   | T: | 3,533,400                  | 3,559,200                   | 25,800       | 0.7%     |
| Forest         | 0                 | L: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | B: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | T: | 0                          | 0                           | 0            | 0.0%     |
| Other          | 185               | L: | 10,988,400                 | 12,510,800                  | 1,522,400    | 13.9%    |
|                |                   | B: | 0                          | 0                           | 0            | 0.0%     |
|                |                   | T: | 10,988,400                 | 12,510,800                  | 1,522,400    | 13.9%    |

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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         | 1185              | L: | 118,640,400                | 126,180,000                 | 7,539,600    | 6.4%     |
|                |                   | B: | 155,568,500                | 147,933,800                 | -7,634,700   | -4.9%    |
|                |                   | T: | 274,208,900                | 274,113,800                 | -95,100      | 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<br>Property Class | Property Class / Use Code      | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|---|--------------------------------|-----------------|-----------------|-------------|
|   | 110-Sr Cit Exemption Residual  | 2               |                 |             |
|   | 111-Single Family Residence    | 860             | 94              | 10.93%      |
|   | 112-2 Single Family Residences | 7               |                 |             |
|   | 117-Manufac Home (Leased Site) | 24              | 1               | 4.17%       |
|   | 118-Manufac Home (Owned Site)  | 27              | 1               | 3.70%       |
|   | 119-Manuf Home (MHP)           | 20              |                 |             |
|   | 122-Duplex                     | 12              |                 |             |
|   | 183-Non Residential Structure  | 8               |                 |             |
|   | 184-Septic System              | 3               | 1               | 33.33%      |
|   | 185-Well                       | 5               |                 |             |
|   | 198-Vacation Cabins            | 14              | 1               | 7.14%       |
|   | 459-Other Highway NEC          | 3               |                 |             |
|   | 483-Water Util & Irrig & Stg   | 1               |                 |             |
|   | 624-Funeral/Crematory Services | 1               |                 |             |
|   | 681-Nursery,Primary,Second Sch | 3               |                 |             |
|   | 691-Religious Activities       | 2               |                 |             |
|   | 742-Playgrounds/Athletic Areas | 1               |                 |             |
|   | 761-Parks, General Recreation  | 6               |                 |             |
|   | 830-Open Space Agriculture     | 1               |                 |             |
|   | 910-Undeveloped Land           | 173             | 2               | 1.16%       |
|   | 911-Vacant Site/Mobile Park    | 2               |                 |             |
|   | 915-Common Areas               | 6               |                 |             |
|   | 916-Water Retention Area       | 4               |                 |             |
|   | <b>Grand Total</b>             | <b>1185</b>     | <b>100</b>      | <b>8.4%</b> |



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**Neighborhood Profile**

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**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**

| <b>Neighborhood Profile By<br/>Land Type</b> | <b>Land Type</b>              | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|--|-------------------------------|-------------------------|-------------------------|-------------------|
|  | N/A                           | 36                      | 1                       | 2.78%             |
|  | 24 Open Space Ag              | 2                       |                         |                   |
|  | 27 Sewered Site               | 257                     | 10                      | 3.89%             |
|  | 28 Sewered Site               | 7                       | 1                       | 14.29%            |
|  | 29 Sewered Site               | 616                     | 81                      | 13.15%            |
|  | 33 Septic Site                | 44                      | 2                       | 4.55%             |
|  | 53 Campsite                   | 27                      | 2                       | 7.41%             |
|  | 55 Sewered Acreage            | 20                      |                         |                   |
|  | 56 Spt/Wtr Acreage            | 75                      | 3                       | 4.00%             |
|  | 65 Topo Problems I            | 12                      |                         |                   |
|  | 66 Topo Problems II           | 1                       |                         |                   |
|  | 68 Misc Land                  | 4                       |                         |                   |
|  | Contiguous - less than 1 acre | 17                      |                         |                   |
|  | CA Common Areas               | 10                      |                         |                   |
|  | FR Riverfront                 | 43                      |                         |                   |
|  | UD Undevelopable Land         | 14                      |                         |                   |
|  | <b>Grand Total</b>            | <b>1185</b>             | <b>100</b>              | <b>8.4%</b>       |

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

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**Neighborhood Profile**

| Neighborhood Profile By<br>House Type | House Type / Stories       | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|---------------------------------------|----------------------------|-----------------|-----------------|-------------|
|                                       | 11 - 1 Story               | 471             | 35              | 7.43%       |
|                                       | 12 - 1 Story Basement      | 39              | 4               | 10.26%      |
|                                       | 14 - 1 1/2 Story           | 24              |                 |             |
|                                       | 15 - 1 1/2 Story Basement  | 10              |                 |             |
|                                       | 17 - 2 Story               | 177             | 33              | 18.64%      |
|                                       | 18 - 2 Story Basement      | 11              | 7               | 63.64%      |
|                                       | 21 - 2+ Story Basement     | 1               |                 |             |
|                                       | 23 - Split Entry           | 145             | 13              | 8.97%       |
|                                       | 24 - Tri Level             | 12              | 3               | 25.00%      |
|                                       | 26 - Quad Level            | 3               |                 |             |
|                                       | 71 - DW Manufactured Home  | 27              | 2               | 7.41%       |
|                                       | 72 - DWB Manufactured Home | 1               |                 |             |
|                                       | 74 - SW Manufactured Home  | 32              |                 |             |
|                                       | N/A                        | 232             | 3               | 1.29%       |
|                                       | <b>Grand Total</b>         | <b>1185</b>     | <b>100</b>      | <b>8.4%</b> |

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<br>Structure Quality / Grade | Quality / Grade    | Parcel<br>Count | Sold<br>Parcels | %<br>Sold   |
|--|--------------------|-----------------|-----------------|-------------|
|  | 15 Sub Standard    | 13              | 1               | 7.69%       |
|  | 25 Low             | 10              | 1               | 10.00%      |
|  | 35 Fair            | 52              | 3               | 5.77%       |
|  | 41 Average Minus   | 201             | 15              | 7.46%       |
|  | 45 Average         | 632             | 65              | 10.28%      |
|  | 49 Average Plus    | 26              | 10              | 38.46%      |
|  | 55 Good            | 16              | 2               | 12.50%      |
|  | 65 Very Good       | 3               |                 |             |
|  | N/A                | 232             | 3               | 1.29%       |
|  | <b>Grand Total</b> | <b>1185</b>     | <b>100</b>      | <b>8.4%</b> |

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

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**Neighborhood Profile**

| <b>Neighborhood Profile By<br/>Year Built Range</b> | <b>Year Built Range</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|---|-------------------------|-------------------------|-------------------------|-------------------|
|   | 1899 & older            | 1                       |                         |                   |
|   | 1900 - 1909             | 37                      |                         |                   |
|   | 1910 - 1919             | 31                      | 2                       | 6.45%             |
|   | 1920 - 1929             | 17                      |                         |                   |
|   | 1930 - 1939             | 19                      |                         |                   |
|   | 1940 - 1949             | 10                      | 1                       | 10.00%            |
|   | 1950 - 1959             | 10                      |                         |                   |
|   | 1960 - 1969             | 51                      | 2                       | 3.92%             |
|   | 1970 - 1979             | 80                      | 7                       | 8.75%             |
|   | 1980 - 1989             | 41                      | 2                       | 4.88%             |
|   | 1990 - 1999             | 299                     | 24                      | 8.03%             |
|   | 2000 to the present     | 356                     | 59                      | 16.57%            |
|   | N/A                     | 233                     | 3                       | 1.29%             |
|   | <b>Grand Total</b>      | <b>1185</b>             | <b>100</b>              | <b>8.4%</b>       |

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

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**Neighborhood Profile**

| <b>Neighborhood Profile By<br/>Total Living Area Range</b> | <b>Total Living Area Range</b> | <b>Parcel<br/>Count</b> | <b>Sold<br/>Parcels</b> | <b>%<br/>Sold</b> |
|--|--------------------------------|-------------------------|-------------------------|-------------------|
|  | N/A                            | 232                     | 3                       | 1.29%             |
|  | 1 - 499                        | 17                      | 1                       | 5.88%             |
|  | 500 - 749                      | 19                      |                         |                   |
|  | 750 - 999                      | 89                      | 5                       | 5.62%             |
|  | 1000 - 1249                    | 243                     | 18                      | 7.41%             |
|  | 1250 - 1499                    | 198                     | 15                      | 7.58%             |
|  | 1500 - 1749                    | 164                     | 17                      | 10.37%            |
|  | 1750 - 1999                    | 78                      | 4                       | 5.13%             |
|  | 2000 - 2249                    | 63                      | 15                      | 23.81%            |
|  | 2250 - 2499                    | 32                      | 7                       | 21.88%            |
|  | 2500 - 2749                    | 26                      | 8                       | 30.77%            |
|  | 2750 - 2999                    | 6                       | 2                       | 33.33%            |
|  | 3000 - 3249                    | 5                       |                         |                   |
|  | 3250 - 3499                    | 6                       | 3                       | 50.00%            |
|  | 3500 - 3749                    | 5                       | 2                       | 40.00%            |
|  | 4000 - 4249                    | 1                       |                         |                   |
|  | 5000 - Over                    | 1                       |                         |                   |
|  | <b>Grand Total</b>             | <b>1185</b>             | <b>100</b>              | <b>8.4%</b>       |

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**

| <b>Item</b>                        | <b>2007</b> | <b>2008</b> |
|------------------------------------|-------------|-------------|
| Total Assessed Value               | 26,190,800  | 25,671,100  |
| Total Sales Price                  | 28,217,610  | 28,217,610  |
| Average Assessed Value             | 261,908     | 256,711     |
| Average Sales Price                | 282,176     | 282,176     |
| Number in Sample                   | 100         | 100         |
| Median Ratio                       | 0.9355      | 0.9112      |
| Mean (Average) Ratio               | 0.9348      | 0.9158      |
| Weighted Mean (S.W.A.) Ratio       | 0.9282      | 0.9098      |
| Regression Index (P.R.D.)          | 1.0072      | 1.0066      |
| Coefficient of Dispersion (C.O.D.) | 0.0726      | 0.0575      |

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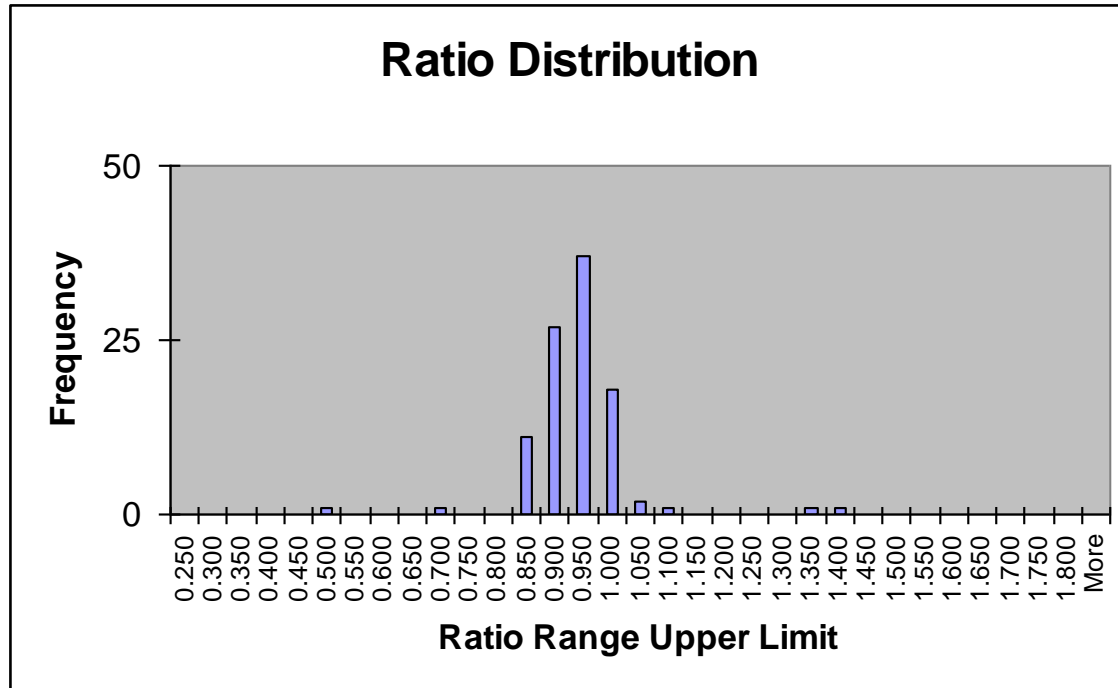


**Performance Analysis**

**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         | 25,581,500  | 25,046,400  |
| Total Sales Price            | 27,508,610  | 27,508,610  |
| Average Assessed Value       | 272,144     | 266,451     |
| Average Sales Price          | 292,645     | 292,645     |
| Number in Sample             | 94          | 94          |
| Median Ratio                 | 0.9352      | 0.9095      |
| Mean (Average) Ratio         | 0.9262      | 0.9091      |
| Weighted Mean (S.W.A.) Ratio | 0.9299      | 0.9105      |
| Regression Index (P.R.D.)    | 0.9960      | 0.9984      |
| Coefficient of Dispersion    | 0.0525      | 0.0417      |

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**Mass Appraisal Report**

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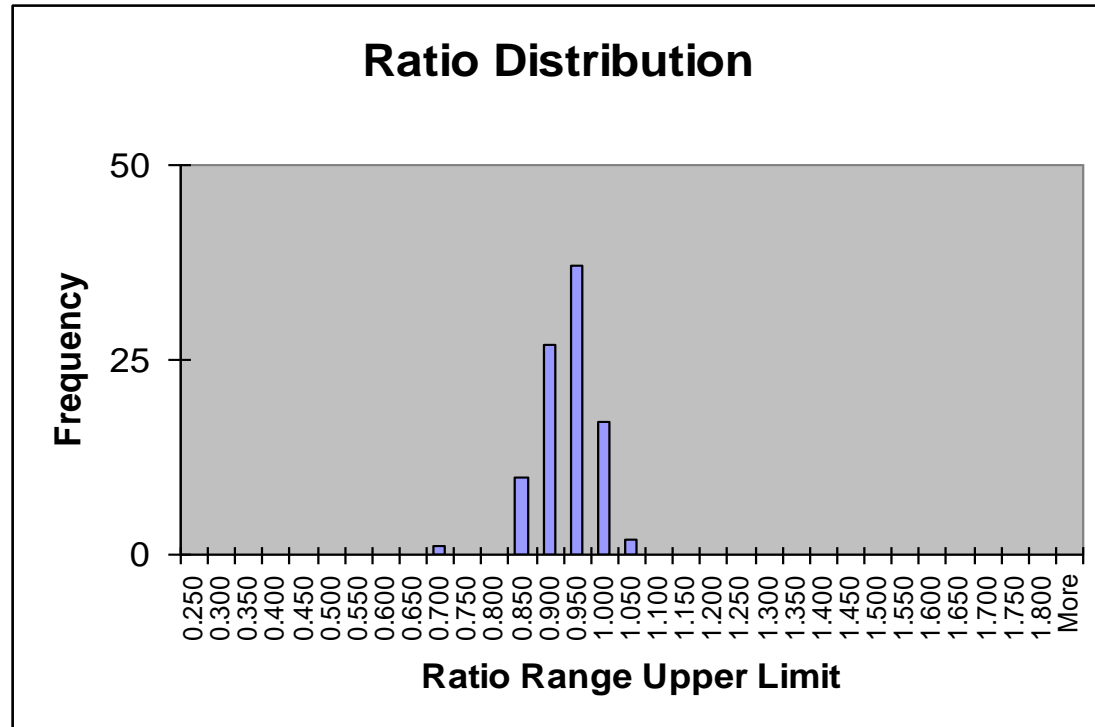


**Performance Analysis**

**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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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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|-----------|-----|-------------|------------------|
| 00459400003700 | 198      | 53        | 1985       | 11    | 15    | 400               | 27,900.00   | 9/19/2007 | I   | 20,000.00   | 1.40             |
| 00459400003800 | 910      | 53        |            |       |       |                   | 11,000.00   | 9/19/2007 | V   | 10,000.00   | 1.10             |
| 00627700000300 | 111      | 29        | 1978       | 11    | 45    | 960               | 200,600.00  | 2/12/2007 | I   | 222,500.00  | 0.90             |
| 00627700000500 | 111      | 29        | 1979       | 23    | 41    | 1,460             | 210,000.00  | 8/1/2007  | I   | 253,950.00  | 0.83             |
| 00627700000900 | 111      | 29        | 1979       | 11    | 41    | 1,008             | 195,800.00  | 9/26/2007 | I   | 239,300.00  | 0.82             |
| 00627700002500 | 111      | 29        | 1978       | 11    | 41    | 1,008             | 194,100.00  | 3/27/2007 | I   | 200,000.00  | 0.97             |
| 00627700002600 | 111      | 29        | 1978       | 11    | 41    | 1,042             | 196,900.00  | 8/6/2007  | I   | 227,000.00  | 0.87             |
| 00633500002200 | 111      | 29        | 1980       | 11    | 45    | 1,308             | 225,900.00  | 5/7/2007  | I   | 260,000.00  | 0.87             |
| 00633500002500 | 111      | 29        | 1969       | 11    | 45    | 1,088             | 230,400.00  | 9/17/2007 | I   | 239,950.00  | 0.96             |
| 00782000000500 | 111      | 29        | 1991       | 17    | 45    | 1,700             | 260,900.00  | 3/15/2007 | I   | 280,000.00  | 0.93             |
| 00782000000800 | 111      | 29        | 1991       | 11    | 45    | 1,576             | 245,600.00  | 8/1/2007  | I   | 267,500.00  | 0.92             |
| 00782000002500 | 111      | 29        | 1990       | 11    | 45    | 1,176             | 224,000.00  | 4/24/2007 | I   | 249,500.00  | 0.90             |
| 00798100000900 | 111      | 29        | 1992       | 11    | 45    | 994               | 214,100.00  | 1/29/2007 | I   | 219,950.00  | 0.97             |
| 00798100001800 | 111      | 29        | 1992       | 11    | 45    | 1,248             | 226,900.00  | 2/15/2007 | I   | 242,900.00  | 0.93             |
| 00798100002300 | 111      | 29        | 1992       | 11    | 45    | 1,104             | 218,700.00  | 3/27/2007 | I   | 248,000.00  | 0.88             |
| 00800800000100 | 111      | 29        | 1992       | 11    | 45    | 1,176             | 220,200.00  | 4/10/2007 | I   | 250,000.00  | 0.88             |
| 00800800000600 | 111      | 29        | 1993       | 11    | 45    | 1,030             | 217,500.00  | 4/3/2007  | I   | 254,950.00  | 0.85             |
| 00800800001100 | 111      | 29        | 1993       | 11    | 45    | 1,176             | 221,400.00  | 4/25/2007 | I   | 220,000.00  | 1.01             |
| 00833900003000 | 111      | 29        | 1997       | 23    | 45    | 2,043             | 278,300.00  | 1/11/2007 | I   | 283,500.00  | 0.98             |
| 00833900003500 | 111      | 29        | 1997       | 18    | 45    | 2,304             | 296,600.00  | 1/9/2007  | I   | 315,000.00  | 0.94             |
| 00844600000700 | 111      | 29        | 1995       | 23    | 45    | 1,587             | 241,500.00  | 11/1/2007 | I   | 271,000.00  | 0.89             |
| 00844600002500 | 111      | 29        | 1996       | 11    | 45    | 1,440             | 241,600.00  | 5/10/2007 | I   | 285,000.00  | 0.85             |
| 00844600002600 | 111      | 29        | 1996       | 11    | 45    | 1,339             | 231,300.00  | 9/19/2007 | I   | 256,000.00  | 0.90             |

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood:4304000 - 4304901

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 |
|----------------|----------|-----------|------------|-------|-------|-------------------|-------------|------------|-----|-------------|------------------|
| 0085000000700  | 111      | 29        | 1996       | 23    | 45    | 2,207             | 264,700.00  | 1/19/2007  | I   | 294,000.00  | 0.90             |
| 00850000001900 | 111      | 29        | 1996       | 11    | 45    | 1,224             | 224,700.00  | 10/22/2007 | I   | 230,000.00  | 0.98             |
| 00850000002400 | 111      | 29        | 1997       | 24    | 45    | 2,390             | 285,100.00  | 9/17/2007  | I   | 305,000.00  | 0.93             |
| 00891400000100 | 111      | 29        | 2000       | 11    | 41    | 960               | 214,200.00  | 9/26/2007  | I   | 238,000.00  | 0.90             |
| 00891400000400 | 111      | 29        | 2000       | 11    | 41    | 1,344             | 234,400.00  | 10/30/2007 | I   | 245,000.00  | 0.96             |
| 00891400001700 | 111      | 29        | 2000       | 11    | 41    | 1,344             | 236,400.00  | 3/13/2007  | I   | 279,950.00  | 0.84             |
| 00891400002600 | 111      | 29        | 2002       | 17    | 45    | 2,332             | 316,400.00  | 12/6/2007  | I   | 356,650.00  | 0.89             |
| 00894200001900 | 111      | 29        | 2000       | 17    | 41    | 2,040             | 279,800.00  | 5/22/2007  | I   | 292,500.00  | 0.96             |
| 00894200002200 | 111      | 29        | 2000       | 11    | 41    | 1,099             | 224,200.00  | 4/23/2007  | I   | 268,450.00  | 0.84             |
| 00897100001100 | 111      | 29        | 2000       | 23    | 41    | 1,520             | 245,800.00  | 7/16/2007  | I   | 299,950.00  | 0.82             |
| 00897100001500 | 111      | 29        | 2000       | 23    | 41    | 1,520             | 245,800.00  | 8/29/2007  | I   | 298,910.00  | 0.82             |
| 00897100001600 | 111      | 29        | 2000       | 11    | 41    | 1,344             | 234,400.00  | 8/16/2007  | I   | 279,000.00  | 0.84             |
| 00910900000100 | 111      | 29        | 2001       | 17    | 41    | 1,008             | 228,100.00  | 3/28/2007  | I   | 244,000.00  | 0.93             |
| 00910900001200 | 111      | 29        | 2001       | 23    | 41    | 1,378             | 250,300.00  | 9/18/2007  | I   | 255,000.00  | 0.98             |
| 00923800000100 | 111      | 29        | 2002       | 11    | 45    | 1,209             | 225,200.00  | 5/1/2007   | I   | 258,000.00  | 0.87             |
| 00923800000800 | 111      | 29        | 2002       | 23    | 45    | 1,376             | 234,000.00  | 2/9/2007   | I   | 240,000.00  | 0.98             |
| 00923800001300 | 111      | 29        | 2002       | 11    | 45    | 1,274             | 229,700.00  | 10/26/2007 | I   | 262,000.00  | 0.88             |
| 00933500000400 | 111      | 29        | 2002       | 11    | 45    | 1,202             | 235,800.00  | 7/13/2007  | I   | 282,100.00  | 0.84             |
| 00933500001300 | 111      | 29        | 2002       | 17    | 45    | 1,574             | 265,500.00  | 8/30/2007  | I   | 295,000.00  | 0.90             |
| 00933500001600 | 111      | 29        | 2003       | 17    | 45    | 1,576             | 268,400.00  | 8/24/2007  | I   | 298,000.00  | 0.90             |
| 00933500001800 | 111      | 29        | 2003       | 11    | 45    | 1,317             | 244,900.00  | 8/28/2007  | I   | 274,900.00  | 0.89             |
| 00933500002000 | 111      | 29        | 2003       | 11    | 45    | 1,518             | 259,900.00  | 7/30/2007  | I   | 295,000.00  | 0.88             |
| 00933500002500 | 111      | 29        | 2002       | 17    | 45    | 1,578             | 267,100.00  | 5/4/2007   | I   | 305,000.00  | 0.88             |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood:4304000 - 4304901**

**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> |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00933500003100       | 111             | 29               | 2003              | 17           | 45           | 1,576                    | 264,700.00         | 12/21/2007       | I          | 284,950.00         | 0.93                    |
| 00933500003700       | 111             | 29               | 2003              | 17           | 45           | 1,656                    | 283,500.00         | 3/13/2007        | I          | 322,500.00         | 0.88                    |
| 00933500004900       | 111             | 29               | 2003              | 17           | 45           | 1,656                    | 283,700.00         | 11/7/2007        | I          | 305,000.00         | 0.93                    |
| 00933500005300       | 111             | 29               | 2003              | 17           | 45           | 1,576                    | 268,400.00         | 3/12/2007        | I          | 305,950.00         | 0.88                    |
| 00948000001700       | 111             | 29               | 2004              | 17           | 45           | 1,467                    | 252,500.00         | 9/4/2007         | I          | 264,950.00         | 0.95                    |
| 00948000003800       | 111             | 29               | 2004              | 23           | 45           | 2,013                    | 268,000.00         | 3/7/2007         | I          | 295,000.00         | 0.91                    |
| 00948000003900       | 111             | 29               | 2004              | 23           | 45           | 1,287                    | 253,100.00         | 2/20/2007        | I          | 292,000.00         | 0.87                    |
| 00948000004000       | 111             | 29               | 2004              | 23           | 45           | 2,002                    | 267,800.00         | 8/10/2007        | I          | 302,500.00         | 0.89                    |
| 01034600001000       | 111             | 29               | 2007              | 18           | 45           | 2,686                    | 326,700.00         | 11/27/2007       | I          | 315,000.00         | 1.04                    |
| 01034600001100       | 111             | 29               | 2007              | 17           | 45           | 2,098                    | 289,700.00         | 6/1/2007         | I          | 315,000.00         | 0.92                    |
| 01034600001200       | 111             | 29               | 2007              | 18           | 45           | 2,938                    | 326,400.00         | 2/21/2007        | I          | 340,000.00         | 0.96                    |
| 01034600001700       | 111             | 29               | 2007              | 17           | 45           | 2,098                    | 284,500.00         | 1/12/2007        | I          | 299,000.00         | 0.95                    |
| 01034600001800       | 111             | 29               | 2007              | 17           | 45           | 2,211                    | 302,400.00         | 9/20/2007        | I          | 314,950.00         | 0.96                    |
| 01034600001900       | 111             | 29               | 2007              | 11           | 45           | 1,848                    | 290,900.00         | 12/10/2007       | I          | 315,950.00         | 0.92                    |
| 01034600002000       | 111             | 29               | 2007              | 17           | 45           | 2,518                    | 320,100.00         | 2/2/2007         | I          | 363,000.00         | 0.88                    |
| 01034600002200       | 111             | 29               | 2007              | 12           | 45           | 3,442                    | 335,900.00         | 7/16/2007        | I          | 370,000.00         | 0.91                    |
| 01034600002300       | 111             | 29               | 2007              | 12           | 45           | 3,442                    | 335,900.00         | 1/18/2007        | I          | 363,018.00         | 0.93                    |
| 01034600002400       | 111             | 29               | 2007              | 12           | 45           | 3,442                    | 335,900.00         | 6/12/2007        | I          | 355,000.00         | 0.95                    |
| 01034600002500       | 111             | 29               | 2007              | 24           | 45           | 2,465                    | 328,500.00         | 8/24/2007        | I          | 329,950.00         | 1.00                    |
| 01034600002600       | 111             | 29               | 2007              | 24           | 45           | 2,888                    | 339,800.00         | 5/17/2007        | I          | 364,483.00         | 0.93                    |
| 01034600002700       | 111             | 29               | 2007              | 17           | 45           | 2,211                    | 308,200.00         | 2/23/2007        | I          | 345,547.00         | 0.89                    |
| 01034600003200       | 111             | 29               | 2007              | 17           | 45           | 2,359                    | 308,200.00         | 1/26/2007        | I          | 330,000.00         | 0.93                    |
| 01034600003300       | 111             | 29               | 2007              | 17           | 45           | 2,080                    | 283,600.00         | 8/23/2007        | I          | 305,000.00         | 0.93                    |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood:4304000 - 4304901**

**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> |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 01034600003400       | 111             | 29               | 2007              | 18           | 45           | 2,544                    | 311,000.00         | 7/31/2007        | I          | 329,500.00         | 0.94                    |
| 01034600003500       | 111             | 29               | 2007              | 18           | 45           | 2,544                    | 311,000.00         | 9/7/2007         | I          | 327,000.00         | 0.95                    |
| 01034600003600       | 111             | 29               | 2007              | 18           | 45           | 2,544                    | 312,100.00         | 2/23/2007        | I          | 335,000.00         | 0.93                    |
| 01034600003700       | 111             | 29               | 2007              | 17           | 45           | 2,080                    | 283,600.00         | 4/3/2007         | I          | 319,000.00         | 0.89                    |
| 01034600003800       | 111             | 29               | 2007              | 17           | 45           | 2,098                    | 289,000.00         | 9/11/2007        | I          | 315,000.00         | 0.92                    |
| 01034600004000       | 111             | 29               | 2007              | 17           | 45           | 2,214                    | 300,400.00         | 3/12/2007        | I          | 329,950.00         | 0.91                    |
| 01058600000200       | 111             | 29               | 2007              | 17           | 49           | 2,351                    | 326,500.00         | 7/25/2007        | I          | 344,950.00         | 0.95                    |
| 01058600002600       | 111             | 29               | 2007              | 17           | 49           | 2,735                    | 348,700.00         | 10/22/2007       | I          | 389,390.00         | 0.90                    |
| 01058600002700       | 111             | 29               | 2007              | 17           | 49           | 2,532                    | 332,500.00         | 8/17/2007        | I          | 370,000.00         | 0.90                    |
| 01058600002900       | 111             | 29               | 2007              | 17           | 49           | 2,034                    | 309,300.00         | 11/26/2007       | I          | 330,000.00         | 0.94                    |
| 01058600003000       | 111             | 29               | 2007              | 17           | 49           | 2,180                    | 311,200.00         | 12/18/2007       | I          | 340,950.00         | 0.91                    |
| 01058600003100       | 111             | 29               | 2007              | 17           | 49           | 3,598                    | 403,900.00         | 8/30/2007        | V          | 418,012.00         | 0.97                    |
| 01058600003200       | 111             | 29               | 2007              | 17           | 49           | 3,598                    | 402,900.00         | 8/3/2007         | I          | 403,950.00         | 1.00                    |
| 01058600003600       | 111             | 29               | 2007              | 17           | 49           | 2,532                    | 337,200.00         | 6/25/2007        | I          | 369,450.00         | 0.91                    |
| 30061300300400       | 118             | 56               | 1990              | 71           | 55           | 1,782                    | 255,800.00         | 2/20/2007        | I          | 260,000.00         | 0.98                    |
| 30061300304702       | 117             | N/A              | 1999              | 71           | 55           | 1,512                    | 91,900.00          | 1/4/2007         | I          | 69,000.00          | 1.33                    |
| 30061300405500       | 111             | 28               | 1999              | 12           | 49           | 2,295                    | 353,600.00         | 3/23/2007        | I          | 401,000.00         | 0.88                    |
| 30071800200800       | 111             | 56               | 1969              | 11           | 45           | 1,596                    | 287,100.00         | 11/28/2007       | I          | 318,000.00         | 0.90                    |
| 30071800203000       | 184             | 56               |                   |              |              |                          | 163,100.00         | 6/25/2007        | I          | 200,000.00         | 0.82                    |
| 30071800307300       | 111             | 33               | 1910              | 18           | 35           | 1,604                    | 229,700.00         | 3/13/2007        | I          | 261,000.00         | 0.88                    |
| 30071900202800       | 111             | 33               | 2007              | 17           | 49           | 1,882                    | 315,200.00         | 4/1/2007         | I          | 349,950.00         | 0.90                    |
| 00459300200502       | 111             | 27               | 1945              | 11           | 25           | 1,020                    | 143,500.00         | 7/24/2007        | I          | 220,000.00         | 0.65                    |
| 00459300600500       | 111             | 27               | 1970              | 23           | 35           | 1,499                    | 206,000.00         | 10/5/2007        | I          | 227,400.00         | 0.91                    |

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood:4304000 - 4304901**

**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> |
|----------------------|-----------------|------------------|-------------------|--------------|--------------|--------------------------|--------------------|------------------|------------|--------------------|-------------------------|
| 00459300600600       | 111             | 27               | 1971              | 23           | 35           | 1,499                    | 190,900.00         | 1/26/2007        | I          | 231,000.00         | 0.83                    |
| 00459301000200       | 111             | 27               | 1992              | 17           | 45           | 1,546                    | 234,900.00         | 7/2/2007         | I          | 264,000.00         | 0.89                    |
| 00459301200401       | 111             | 27               | 1999              | 11           | 41           | 989                      | 207,900.00         | 2/20/2007        | I          | 227,950.00         | 0.91                    |
| 00459301201600       | 111             | 27               | 2007              | 17           | 45           | 1,810                    | 270,700.00         | 1/18/2007        | I          | 290,600.00         | 0.93                    |
| 00601300100100       | 910             | 27               |                   |              |              |                          | 75,000.00          | 10/9/2007        | V          | 150,000.00         | 0.50                    |
| 00601400300500       | 111             | 27               | 1910              | 11           | 45           | 768                      | 189,400.00         | 3/22/2007        | I          | 206,950.00         | 0.92                    |
| 30071800205000       | 111             | 27               | 1993              | 11           | 45           | 1,198                    | 242,900.00         | 4/3/2007         | I          | 265,000.00         | 0.92                    |
| 30071800205800       | 111             | 27               | 1999              | 11           | 45           | 1,242                    | 229,800.00         | 1/9/2007         | I          | 242,450.00         | 0.95                    |