

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4610000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2001 Assessment / 2002 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 4610000

Parcels Appraised: 1,465

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	253,255,500	256,847,200	3,591,700	1.4%
Improvements:	208,387,400	195,001,200	-13,386,200	-6.4%
Total:	461,642,900	451,848,400	-9,794,500	-2.1%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 38

	2007	2008	Change	% Change
Median Ratio:	0.9179	0.9034	-0.0145	-1.6%
Mean Ratio:	0.9294	0.9182	-0.0112	-1.2%
Weighted Mean:	0.9339	0.9111	-0.0227	-2.4%
PRD:	0.9952	1.0077	0.0125	1.3%
COD:	0.0952	0.0794	-0.0159	-16.6%

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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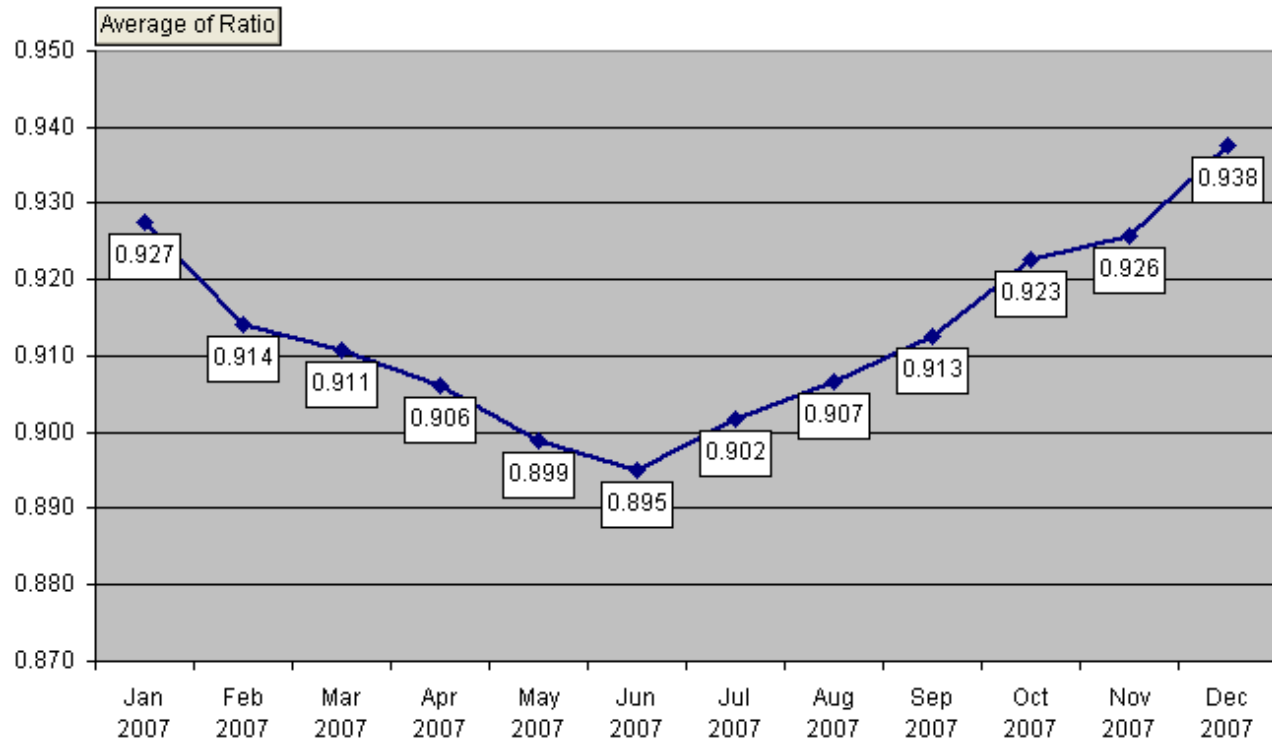
Summary

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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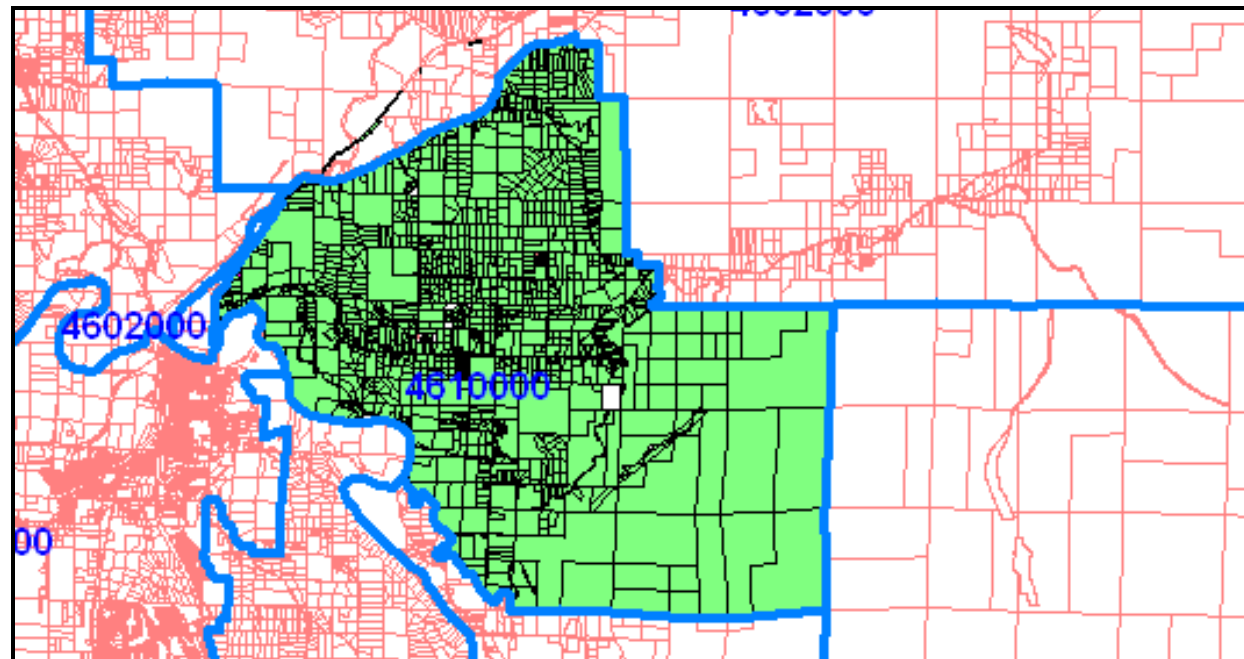


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4610000 (AKA BMA 4610000) 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 That area known as Arlington Heights

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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	93	L:	28,489,700	28,401,400	-88,300	-0.3%
		B:	10,311,400	9,772,000	-539,400	-5.2%
		T:	38,801,100	38,173,400	-627,700	-1.6%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	13	L:	2,189,200	2,194,200	5,000	0.2%
		B:	2,363,700	2,363,600	-100	0.0%
		T:	4,552,900	4,557,800	4,900	0.1%
Residential	1,041	L:	186,572,500	187,111,200	538,700	0.3%
		B:	192,037,000	179,402,600	-12,634,400	-6.6%
		T:	378,609,500	366,513,800	-12,095,700	-3.2%
Multifamily	3	L:	623,600	623,600	0	0.0%
		B:	867,600	793,900	-73,700	-8.5%
		T:	1,491,200	1,417,500	-73,700	-4.9%
Forest	63	L:	3,801,300	3,794,300	-7,000	-0.2%
		B:	2,807,700	2,669,100	-138,600	-4.9%
		T:	6,609,000	6,463,400	-145,600	-2.2%
Other	252	L:	31,579,200	34,722,500	3,143,300	10.0%
		B:	0	0	0	0.0%
		T:	31,579,200	34,722,500	3,143,300	10.0%

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**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	1,465	L:	253,255,500	256,847,200	3,591,700	1.4%
		B:	208,387,400	195,001,200	-13,386,200	-6.4%
		T:	461,642,900	451,848,400	-9,794,500	-2.1%

- 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
	110-Sr Cit Exemption Residual	14		
	111-Single Family Residence	763	24	3.15%
	112-2 Single Family Residences	23		
	117-Manufac Home (Leased Site)	39		
	118-Manufac Home (Owned Site)	167	4	2.40%
	122-Duplex	3		
	141-SFR Condominium Detached	1		
	179-Other Group Quarters	23		
	183-Non Residential Structure	3		
	184-Septic System	2		
	185-Well	4	1	25.00%
	186-Septic System & Well	1		
	189-Other Residential	2		
	198-Vacation Cabins	3		
	456-Local Access Streets	3		
	459-Other Highway NEC	1		
	481-Electric Utility	1		
	489-Other utilities, NEC	1		
	672-Protective Functions	2		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	81		
	745-Trails (Centennial, etal)	9		
	761-Parks, General Recreation	3		
	830-Open Space Agriculture	43		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	850-Mine Claims Mineral Rights	7		
	854-Mining & Quarrying	4		
	880-DF Timber Acres	232	9	3.88%
	881-DF Timber Acres	8		
	889-DF Timber Acres	12		
	910-Undeveloped Land	9		
	915-Common Areas	14		
	921-Forest Reserve	763	24	3.15%
	940-Open Space General	23		
	950-Open Space Timber	39		
	Grand Total	1465	38	2.6%

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	47		
	14 US Forest Land	9		
	21 Designated Forest	20		
	22 Open Space Forest	1		
	23 Open Space General	3		
	24 Open Space Ag	9		
	25 Designated Forest	13		
	46 Spt/Well Site	103	3	2.91%
	54 No Perk	3		
	57 Other Acreage Type	1094	27	2.47%
	59 Other Acreage Type	9	6	66.67%
	65 Topo Problems I	18		
	66 Topo Problems II	6		
	86 Utility Easement (P/L)	4		
	Contiguous - less than 1 acre	3		
	AG AG-10 FHZ	8		
	B1 Septic Fair NH	36	2	5.56%
	B2 Septic Average Mixed NH	3		
	B3 Septic - Access DNA Devlpm	1		
	C Contiguous	6		
	CA Common Areas	18		
	LF Land detail not used	1		
	R5 Spt/Well Site	1		
	R5 Land with Power Vacant	5		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
SC SrCit Residual Contiguous	45		
UD Undevelopable Land	47		
Grand Total	1465	38	2.6%

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	407	16	3.93%
	12 - 1 Story Basement	79		
	14 - 1 1/2 Story	70	3	4.29%
	15 - 1 1/2 Story Basement	26		
	17 - 2 Story	166	5	3.01%
	18 - 2 Story Basement	18		
	20 - 2+ Story	2		
	21 - 2+ Story Basement	2		
	23 - Split Entry	25		
	24 - Tri Level	20		
	71 - DW Manufactured Home	147	3	2.04%
	74 - SW Manufactured Home	54	1	1.85%
	77 - TW Manufactured Home	7		
	N/A	442	10	2.26%
	Grand Total	1465	38	2.6%

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
	15 Sub Standard	5		
	25 Low	26		
	35 Fair	96	2	2.08%
	41 Average Minus	13	1	7.69%
	45 Average	558	13	2.33%
	49 Average Plus	191	6	3.14%
	55 Good	108	6	5.56%
	65 Very Good	26		
	N/A	442	10	2.26%
	Grand Total	1465	38	2.6%

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	7		
	1910 - 1919	12		
	1920 - 1929	23	1	4.35%
	1930 - 1939	39		
	1940 - 1949	30		
	1950 - 1959	24		
	1960 - 1969	71		
	1970 - 1979	249	8	3.21%
	1980 - 1989	171	3	1.75%
	1990 - 1999	255	10	3.92%
	2000 to the present	141	6	4.26%
	N/A	442	10	2.26%
	Grand Total	1465	38	2.6%

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	443	10	2.26%
	1 - 499	7		
	500 - 749	23		
	750 - 999	54	1	1.85%
	1000 - 1249	91	2	2.20%
	1250 - 1499	132	5	3.79%
	1500 - 1749	162	6	3.70%
	1750 - 1999	168	5	2.98%
	2000 - 2249	103	1	0.97%
	2250 - 2499	98	3	3.06%
	2500 - 2749	76	4	5.26%
	2750 - 2999	39	1	2.56%
	3000 - 3249	18		
	3250 - 3499	24		
	3500 - 3749	9		
	3750 - 3999	5		
	4000 - 4249	4		
	4250 - 4499	1		
	4500 - 4749	2		
	4750 - 4999	1		
	5000 - Over	5		
	Grand Total	1465	38	2.6%

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	12,767,300	12,456,600
Total Sales Price	13,671,516	13,671,516
Average Assessed Value	335,982	327,805
Average Sales Price	359,777	359,777
Number in Sample	38	38
Median Ratio	0.9179	0.9034
Mean (Average) Ratio	0.9294	0.9182
Weighted Mean (S.W.A.) Ratio	0.9339	0.9111
Regression Index (P.R.D.)	0.9952	1.0077
Coefficient of Dispersion (C.O.D.)	0.0952	0.0794

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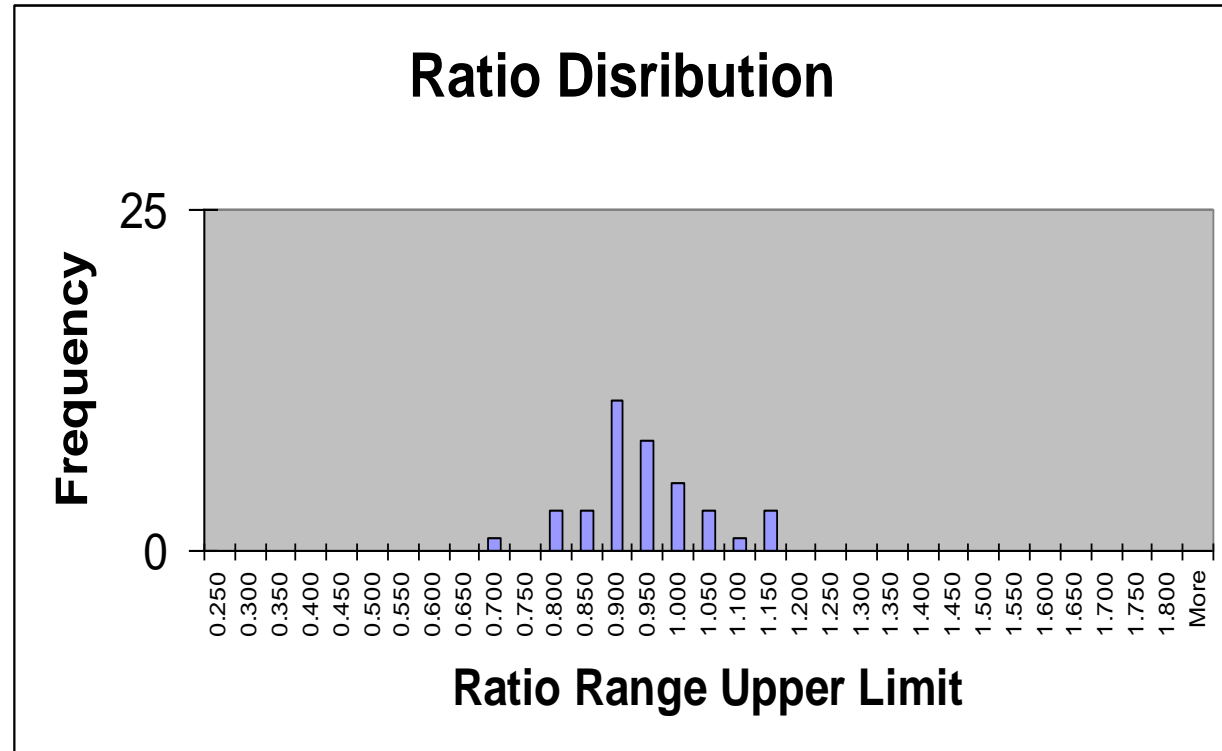


Performance Analysis

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	9,910,200	9,517,600
Total Sales Price	10,481,900	10,481,900
Average Assessed Value	412,925	396,567
Average Sales Price	436,746	436,746
Number in Sample	24	24
Median Ratio	0.9464	0.9034
Mean (Average) Ratio	0.9519	0.9162
Weighted Mean (S.W.A.) Ratio	0.9455	0.9080
Regression Index (P.R.D.)	1.0068	1.0090
Coefficient of Dispersion	0.0781	0.0688

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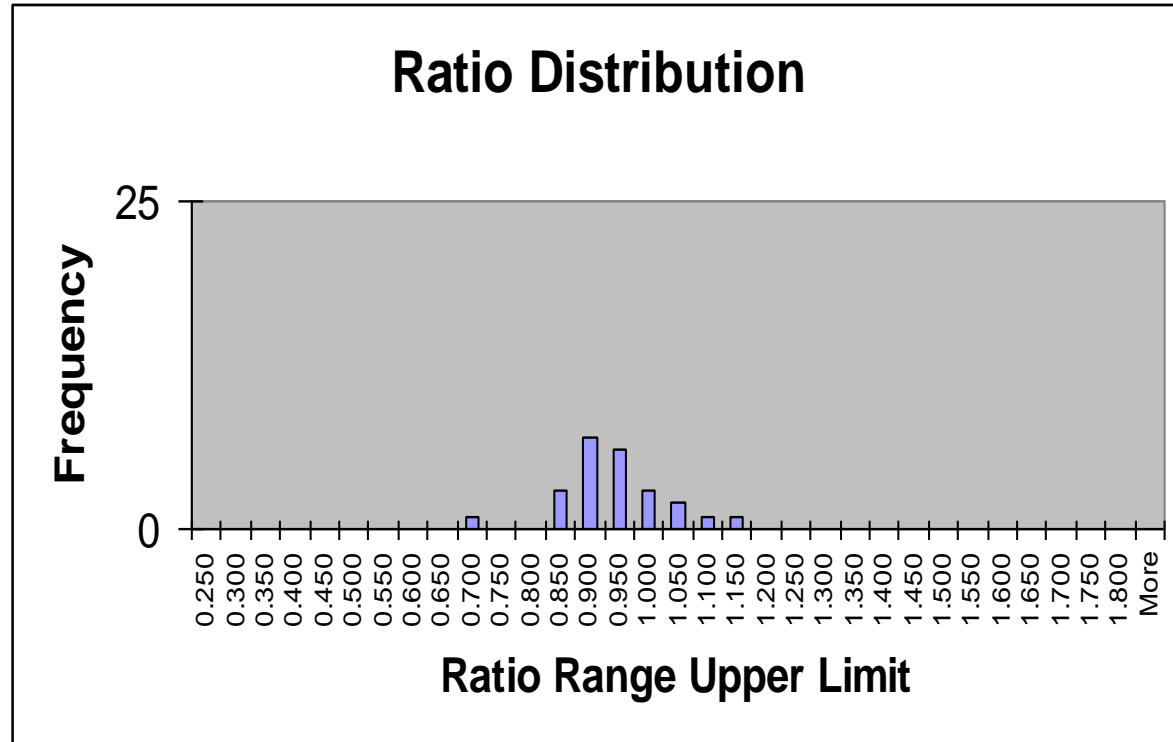


Performance Analysis

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
00383700000900	118	46	1980	74	35	924.00	198,800.00	4/20/2007	I	180,000.00	1.10
00426500000600	111	B2	1970	11	35	1,344.00	248,200.00	8/22/2007	I	279,000.00	0.89
00473100001900	111	B2	1972	14	45	1,827.00	295,300.00	5/24/2007	I	335,000.00	0.88
00639500000500	910	57					180,100.00	7/24/2007	V	226,000.00	0.80
00844300000700	111	57	1998	11	45	2,540.00	443,200.00	3/5/2007	I	467,000.00	0.95
01055500000200	111	57	1973	11	45	1,234.00	283,300.00	7/11/2007	I	250,000.00	1.13
01064800000100	910	57					171,300.00	2/8/2007	V	225,000.00	0.76
01072500000100	910	59					180,000.00	7/29/2007	V	210,000.00	0.86
01072500000300	910	59					180,000.00	6/1/2007	V	205,000.00	0.88
01072500000600	910	59					180,000.00	5/7/2007	V	200,000.00	0.90
01072500000700	910	59					180,000.00	11/6/2007	V	193,333.00	0.93
01072500000800	910	59					180,000.00	8/6/2007	V	195,333.00	0.92
01072500000900	910	59					180,000.00	5/7/2007	V	183,000.00	0.98
31050100102900	910	57					201,700.00	5/14/2007	V	265,000.00	0.76
31060400302500	111	57	1992	11	45	1,793.00	395,800.00	6/11/2007	I	428,000.00	0.92
31060500101500	111	46	2005	14	49	2,619.00	503,400.00	8/15/2007	I	607,000.00	0.83
31060500102200	111	46	1970	11	45	1,536.00	312,200.00	9/4/2007	I	369,950.00	0.84
31060500200800	111	57	1922	11	45	1,490.00	288,000.00	7/31/2007	I	425,000.00	0.68
31060500203000	111	57	2007	11	55	2,383.00	486,700.00	5/17/2007	I	582,950.00	0.83
31060500203300	111	57	2007	11	55	2,170.00	503,500.00	4/8/2007	I	529,950.00	0.95
31060500302600	111	57	1988	11	45	1,481.00	384,600.00	2/27/2007	I	446,000.00	0.86
31060500400300	111	57	1992	11	45	1,863.00	381,400.00	9/21/2007	I	419,000.00	0.91
31060500402000	111	57	1979	11	45	1,448.00	339,900.00	5/22/2007	I	381,000.00	0.89
31060600100600	111	57	1970	14	45	1,224.00	301,000.00	12/26/2007	I	333,950.00	0.90
31060600301900	118	57	1996	71	55	1,404.00	287,100.00	7/30/2007	I	295,000.00	0.97

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Parcel Number	Use Code	Land Type	Year Built	Style	Grade	Total Living Area	Total Value	Sale Date	V/I	Sales Price	Post Reval Ratio
31060800101000	111	57	2001	11	45	1,530.00	335,000.00	2/23/2007	I	370,000.00	0.91
31060800401700	111	57	1994	11	45	1,642.00	369,600.00	5/7/2007	I	350,000.00	1.06
31060800401900	111	57	1996	17	49	2,799.00	496,600.00	9/21/2007	I	529,000.00	0.94
31060900301900	111	57	2005	11	49	1,596.00	425,000.00	4/26/2007	I	479,950.00	0.89
32062800202400	111	57	1970	11	41	1,773.00	292,000.00	12/19/2007	I	285,000.00	1.02
32062800302300	111	57	1991	17	49	2,648.00	517,800.00	7/13/2007	I	580,000.00	0.89
32063000401800	111	57	1981	17	45	1,508.00	372,700.00	5/16/2007	I	371,500.00	1.00
32063100101700	186	57					211,100.00	5/2/2007	I	207,000.00	1.02
32063100201200	111	57	1999	17	49	2,712.00	531,400.00	4/23/2007	I	620,000.00	0.86
32063100304000	118	57	1979	71	55	1,652.00	268,500.00	11/26/2007	I	305,000.00	0.88
32063300203000	111	57	2006	11	55	2,489.00	559,200.00	1/29/2007	I	587,700.00	0.95
32063300401800	118	57	1999	71	55	1,863.00	340,400.00	7/26/2007	I	299,950.00	1.13
32063300402600	111	57	1995	17	49	2,310.00	451,800.00	10/1/2007	I	454,950.00	0.99