

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4611000

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): 4611000

Parcels Appraised: 363

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	32,276,800	32,133,800	-143,000	-0.4%
Improvements:	35,864,100	32,321,600	-3,542,500	-9.9%
Total:	68,140,900	64,455,400	-3,685,500	-5.4%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 5

	2007	2008	Change	% Change
Median Ratio:	0.9978	0.8946	-0.1032	-10.3%
Mean Ratio:	0.9652	0.9031	-0.0622	-6.4%
Weighted Mean:	1.0121	0.9263	-0.0858	-8.5%
PRD:	0.9537	0.9749	0.0212	2.2%
COD:	0.1139	0.0685	-0.0454	-39.8%

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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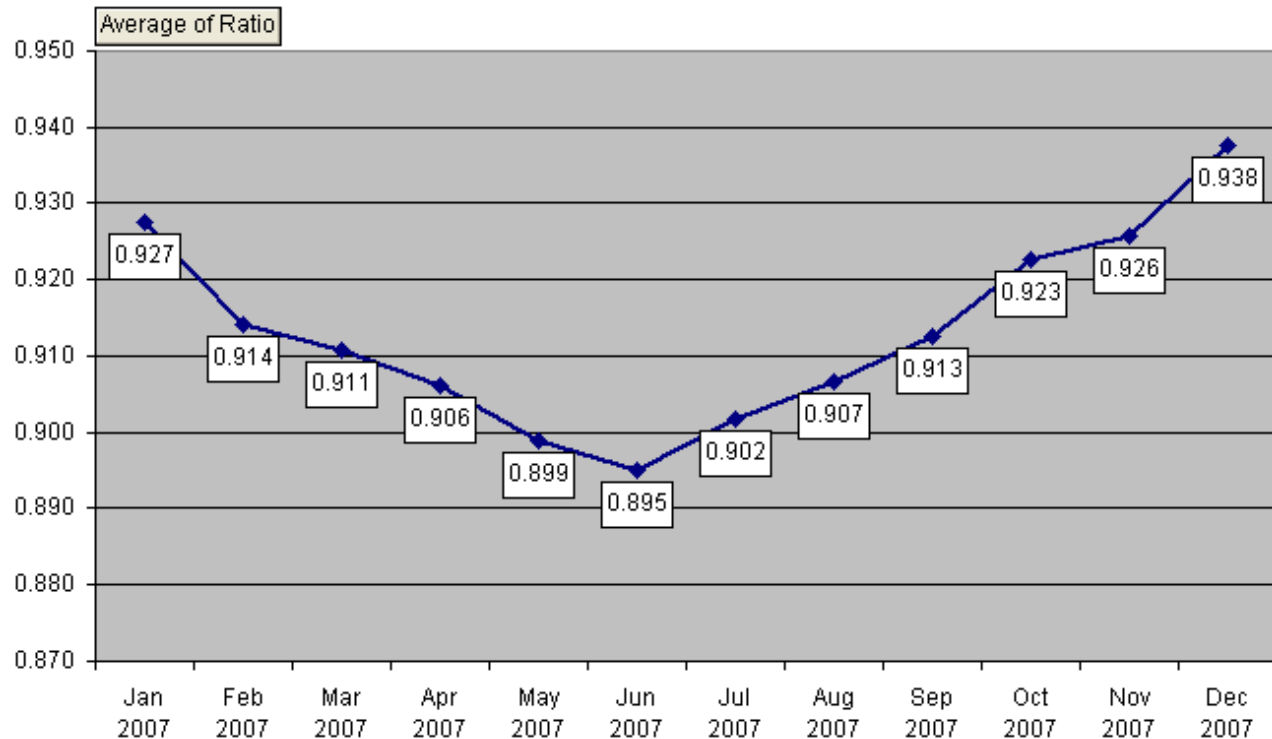
Summary

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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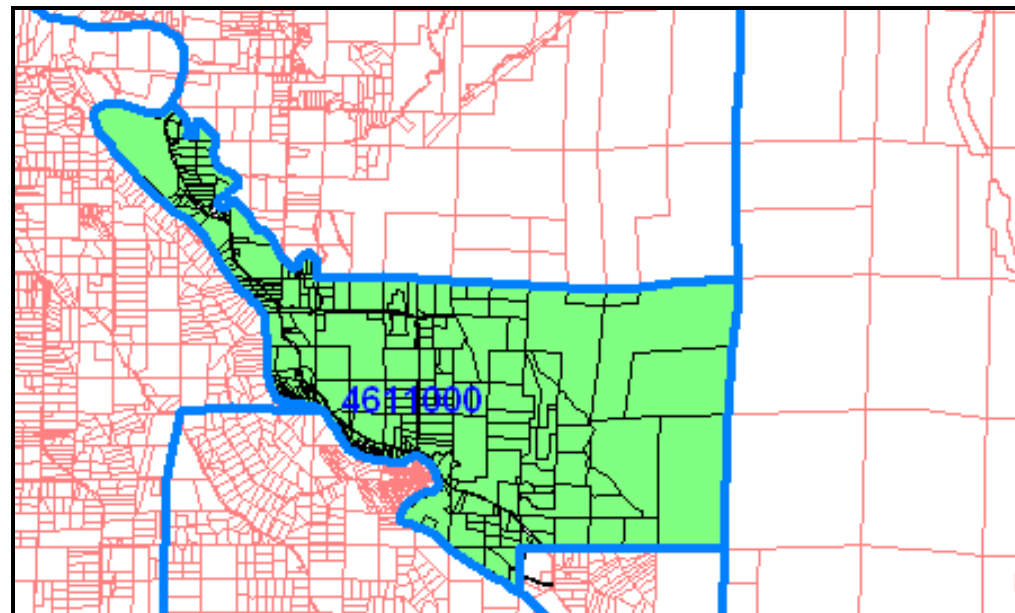


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4611000 (AKA BMA 4611000) 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 between Granite Falls and Arlington adjacent to Jordan Road and bounded by Jim Creek to the north and the Trangen Loop Road to the south.

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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	19	L:	2,739,700	2,859,500	119,800	4.4%
		B:	1,817,200	1,634,800	-182,400	-10.0%
		T:	4,556,900	4,494,300	-62,600	-1.4%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	916,900	921,900	5,000	0.5%
		B:	241,700	217,100	-24,600	-10.2%
		T:	1,158,600	1,139,000	-19,600	-1.7%
Residential	182	L:	17,955,100	17,747,500	-207,600	-1.2%
		B:	28,862,100	25,992,900	-2,869,200	-9.9%
		T:	46,817,200	43,740,400	-3,076,800	-6.6%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	65	L:	4,235,600	4,192,200	-43,400	-1.0%
		B:	4,943,100	4,476,800	-466,300	-9.4%
		T:	9,178,700	8,669,000	-509,700	-5.6%
Other	92	L:	6,429,500	6,412,700	-16,800	-0.3%
		B:	0	0	0	0.0%
		T:	6,429,500	6,412,700	-16,800	-0.3%

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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	363	L:	32,276,800	32,133,800	-143,000	-0.4%
		B:	35,864,100	32,321,600	-3,542,500	-9.9%
		T:	68,140,900	64,455,400	-3,685,500	-5.4%

- 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	5		
	111-Single Family Residence	91	3	3.3%
	112-2 Single Family Residences	5		
	117-Manufac Home (Leased Site)	11		
	118-Manufac Home (Owned Site)	57	1	1.8%
	141-SFR Condominium Detached	2		
	183-Non Residential Structure	3		
	184-Septic System	2		
	186-Septic System & Well	1		
	198-Vacation Cabins	5		
	459-Other Highway NEC	1		
	489-Other utilities, NEC	2		
	761-Parks, General Recreation	2		
	830-Open Space Agriculture	15		
	880-DF Timber Acres	36		
	881-DF Timber Acres	4		
	889-DF Timber Acres	5		
	910-Undeveloped Land	86	1	1.2%
	915-Common Areas	1		
	921-Forest Reserve	5		
	940-Open Space General	4		
	950-Open Space Timber	20		
	Grand Total	363	5	1.4%

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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	14		
	14 US Forest Land	3		
	21 Designated Forest	15		
	22 Open Space Forest	15		
	23 Open Space General	3		
	24 Open Space Ag	8		
	25 Designated Forest	10		
	46 Spt/Well Site	39	1	2.6%
	54 No Perk	3		
	57 Other Acreage Type	117	3	2.6%
	65 Topo Problems I	6		
	66 Topo Problems II	5		
	86 Utility Easement (P/L)	5		
	Contiguous - less than 1 acre	3		
	B1 Septic Fair NH	35	1	2.9%
	B2 Septic Average Mixed NH	40		
	CA Common Areas	1		
	LF Land detail not used	17		
	SC SrCit Residual Contiguous	2		
	UD Undevelopable Land	22		
	Grand Total	363	5	1.4%

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	68		
	12 - 1 Story Basement	8		
	14 - 1 1/2 Story	12		
	15 - 1 1/2 Story Basement	5		
	17 - 2 Story	12	2	16.7%
	18 - 2 Story Basement	8	1	12.5%
	21 - 2+ Story Basement	1		
	24 - Tri Level	3		
	71 - DW Manufactured Home	42		
	74 - SW Manufactured Home	22	1	4.5%
	77 - TW Manufactured Home	2		
	N/A	180	1	0.6%
	Grand Total	363	5	1.4%

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	2		
	25 Low	20		
	35 Fair	26		
	41 Average Minus	2		
	45 Average	89	3	3.4%
	49 Average Plus	13		
	55 Good	25	1	4.0%
	65 Very Good	6		
	N/A	180	1	0.6%
	Grand Total	363	5	1.4%

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	2		
	1910 - 1919	1		
	1920 - 1929	7		
	1930 - 1939	2		
	1940 - 1949	2		
	1950 - 1959	4		
	1960 - 1969	33	2	6.06%
	1970 - 1979	39		
	1980 - 1989	26		
	1990 - 1999	43	1	2.33%
	2000 to the present	19	1	5.26%
	N/A	184	1	0.54%
	Grand Total	363	5	1.4%

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		180	1	0.6%
1 - 499		11		
500 - 749		14		
750 - 999		21	1	4.8%
1000 - 1249		21		
1250 - 1499		31	1	3.2%
1500 - 1749		25		
1750 - 1999		22		
2000 - 2249		13	1	7.7%
2250 - 2499		6		
2500 - 2749		8	1	12.5%
2750 - 2999		3		
3000 - 3249		5		
3750 - 3999		1		
4750 - 4999		2		
Grand Total		363	5	1.4%

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	1,520,100	1,391,300
Total Sales Price	1,501,950	1,501,950
Average Assessed Value	304,020	278,260
Average Sales Price	300,390	300,390
Number in Sample	5	5
Median Ratio	0.9978	0.8946
Mean (Average) Ratio	0.9652	0.9031
Weighted Mean (S.W.A.) Ratio	1.0121	0.9263
Regression Index (P.R.D.)	0.9537	0.9749
Coefficient of Dispersion (C.O.D.)	0.1139	0.0685

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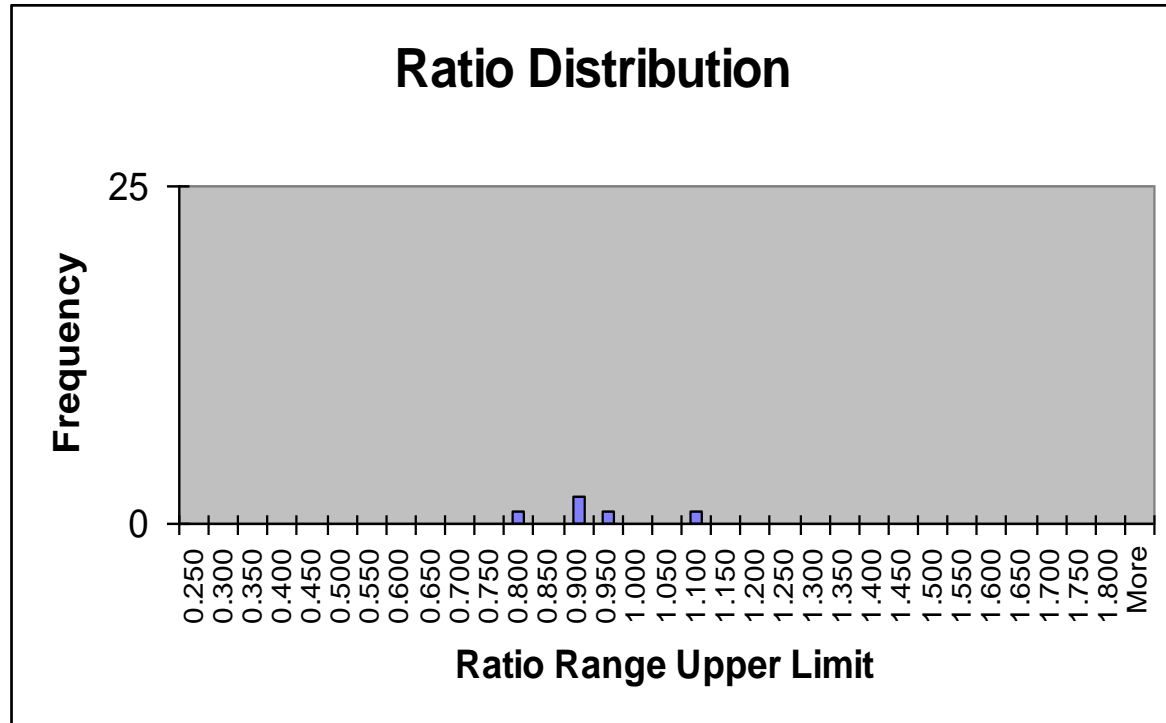


Performance Analysis

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	1,275,000	1,138,900
Total Sales Price	1,187,000	1,187,000
Average Assessed Value	425,000	379,633
Average Sales Price	395,667	395,667
Number in Sample	3	3
Median Ratio	1.0035	0.9014
Mean (Average) Ratio	1.0654	0.9512
Weighted Mean (S.W.A.) Ratio	1.0741	0.9595
Regression Index (P.R.D.)	0.9919	0.9914
Coefficient of Dispersion	0.0654	0.0637

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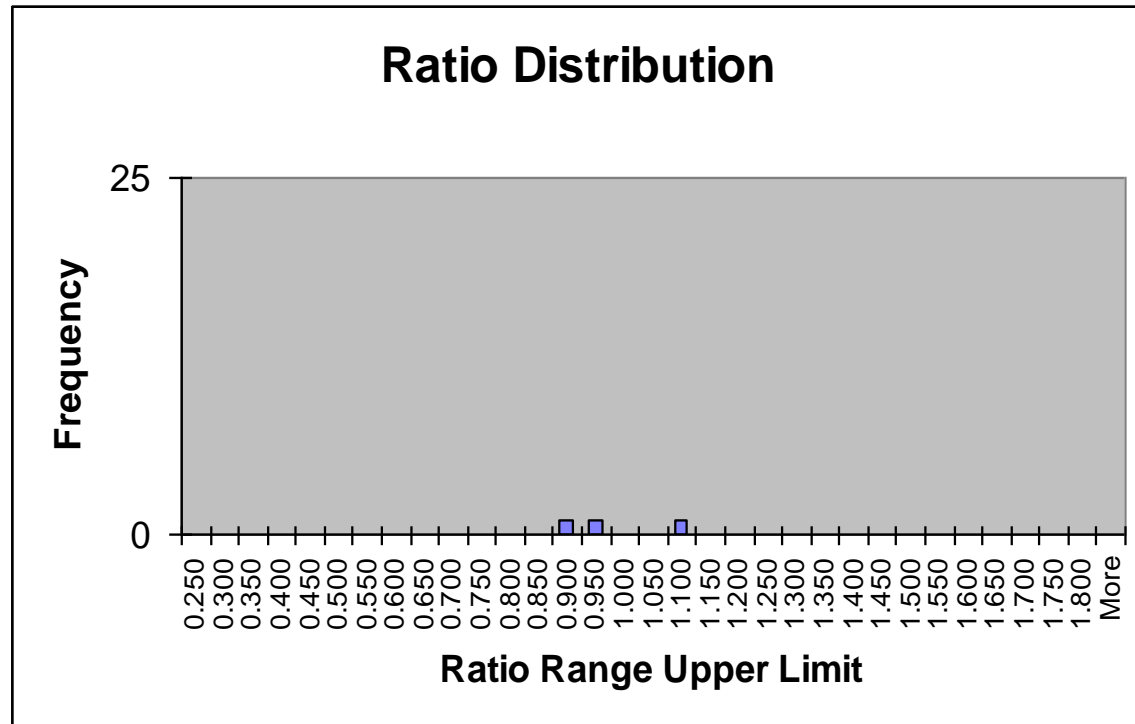


Performance Analysis

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
00383000001500	111	B1	1968	17	45	1,360.00	205,600.00	6/6/2007	I	231,000.00	0.89
00384300003600	910	46					76,000.00	5/7/2007	V	84,950.00	0.89
31061700304200	118	57	1994	74	45	924.00	176,400.00	5/2/2007	I	230,000.00	0.77
31062000100400	111	57	1961	17	45	2,736.00	472,700.00	5/25/2007	I	445,000.00	1.06
31062700301300	111	57	2002	18	55	2,246.00	460,600.00	4/12/2007	I	511,000.00	0.90