

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 4

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): Region 4

Parcels Appraised: 45,098

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	6,161,266,400	6,197,282,300	36,015,900	0.6%
Improvements:	5,159,764,100	4,990,240,000	-169,524,100	-3.3%
Total:	11,321,030,500	11,187,522,300	-133,508,200	-1.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 1,520

	2007	2008	Change	% Change
Median Ratio:	0.9316	0.9047	-0.0269	-2.9%
Mean Ratio:	0.9268	0.9085	-0.0184	-2.0%
Weighted Mean:	0.9191	0.8977	-0.0215	-2.3%
PRD:	1.0084	1.0121	0.0037	0.4%
COD:	0.1118	0.0896	-0.0222	-19.8%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **04/25/2008**

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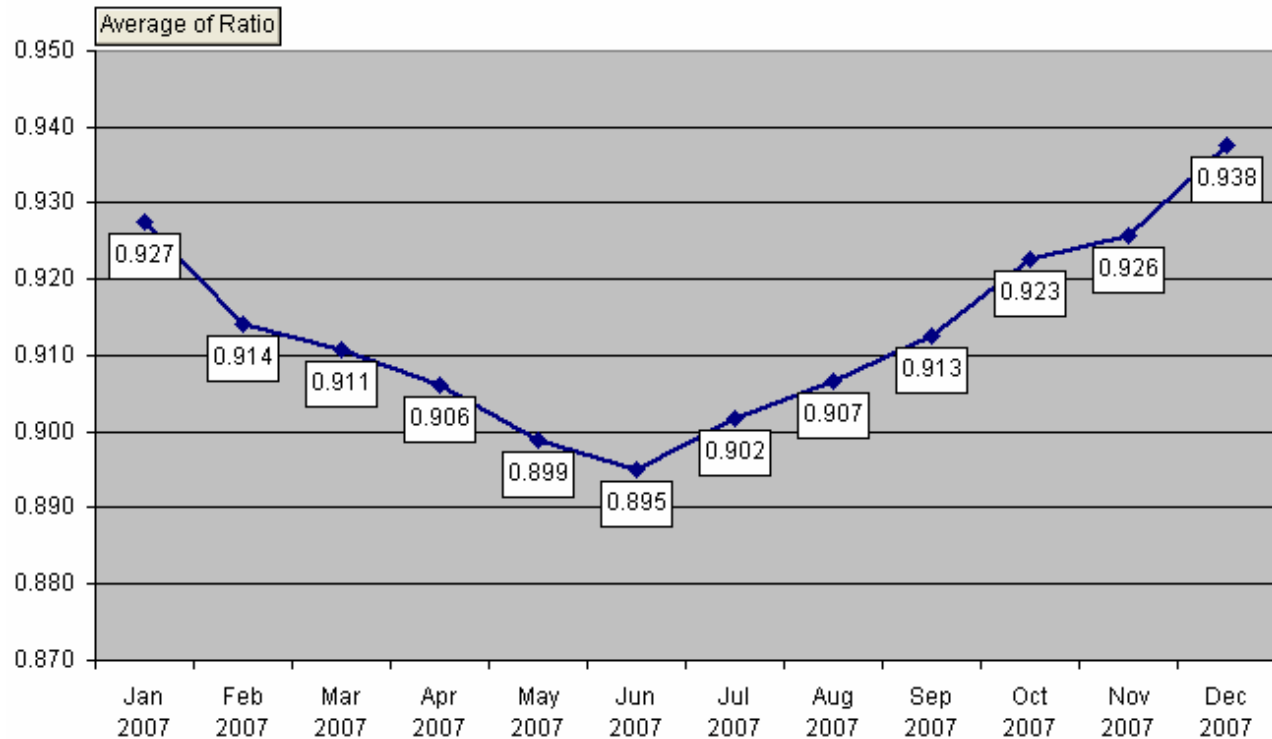
Summary

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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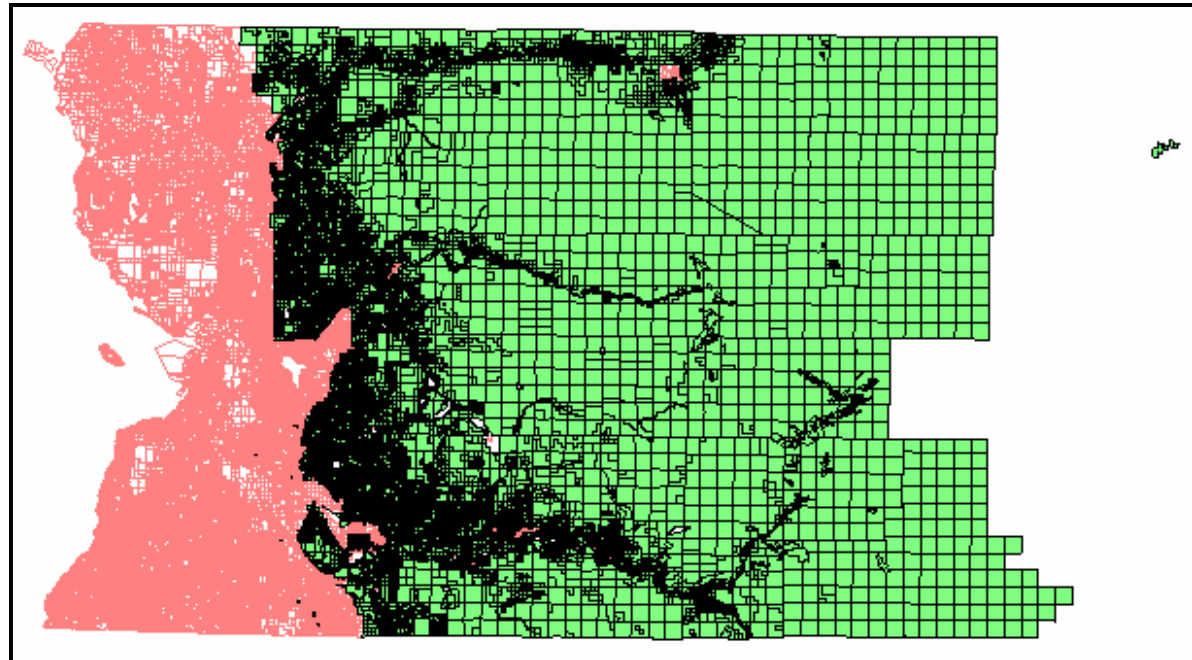


Appraisal Area

Neighborhood Boundary

And Member Parcels

Legend
Red: Parcels
Green: Member Parcels



The map above shows the economic region known as Neighborhood REGION 4 (AKA BMA REGION 4) and its member parcels.

Parcels with residential zoning, which lie within the economic region, are denoted in 'green'.

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Appraisal Area

Neighborhood Description

Region 4 – East County includes the incorporated cities of Gold Bar, Granite Falls, Monroe, and Sultan, the towns of Darrington and Index and the unincorporated areas in between.

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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	1,210	L:	274,943,700	277,815,600	2,871,900	1.0%
		B:	125,517,300	121,545,300	-3,972,000	-3.2%
		T:	400,461,000	399,360,900	-1,100,100	-0.3%
Industrial	5	L:	663,900	647,900	-16,000	-2.4%
		B:	428,900	343,700	-85,200	-19.9%
		T:	1,092,800	991,600	-101,200	-9.3%
Commercial	621	L:	84,323,000	87,439,900	3,116,900	3.7%
		B:	123,819,900	123,373,300	-446,600	-0.4%
		T:	208,142,900	210,813,200	2,670,300	1.3%
Residential	29,285	L:	4,239,359,600	4,228,716,900	-10,642,700	-0.3%
		B:	4,816,100,800	4,650,676,500	-165,424,300	-3.4%
		T:	9,055,460,400	8,879,393,400	-176,067,000	-1.9%
Multifamily	192	L:	29,733,700	29,576,900	-156,800	-0.5%
		B:	36,728,800	40,665,900	3,937,100	10.7%
		T:	66,462,500	70,242,800	3,780,300	5.7%
Forest	1,661	L:	69,322,500	71,730,900	2,408,400	3.5%
		B:	53,397,400	50,949,400	-2,448,000	-4.6%
		T:	122,719,900	122,680,300	-39,600	0.0%
Other	12,124	L:	1,462,920,000	1,501,354,200	38,434,200	2.6%
		B:	3,771,000	2,685,900	-1,085,100	-28.8%
		T:	1,466,691,000	1,504,040,100	37,349,100	2.5%

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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	45,098	L:	6,161,266,400	6,197,282,300	36,015,900	0.6%
		B:	5,159,764,100	4,990,240,000	-169,524,100	-3.3%
		T:	11,321,030,500	11,187,522,300	-133,508,200	-1.2%

- 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	190		
	111-Single Family Residence	20,867	1,082	5.2%
	112-2 Single Family Residences	466	8	1.7%
	113-3 Single Family Residences	20		
	114-4 Single Family Residences	3		
	115-5+ Single Family Residence	2		
	116-Comon Wall SFR	54	8	14.8%
	117-Manufac Home (Leased Site)	1,230	4	0.3%
	118-Manufac Home (Owned Site)	4,285	156	3.6%
	119-Manuf Home (MHP)	446	22	4.9%
	122-Duplex	183	4	2.2%
	123-Tri-Plex	7	1	14.3%
	124-Four Plex	1		
	130-Mult Family 5-7 units	1		
	141-SFR Condominium Detached	40	4	10.0%
	142-SFR Condominium CommonWall	148	7	4.7%
	143-SFR Condominium MFR	1		
	150-Mobile Park 1-20 Units	2		
	179-Other Group Quarters	1		
	183-Non Residential Structure	660	20	3.0%
	184-Septic System	65	5	7.7%
	185-Well	49	7	14.3%
	186-Septic System & Well	48	3	6.3%
	187-Non Res Structure Condo	20	2	10.0%

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	189-Other Residential	4		
	198-Vacation Cabins	687	14	2.0%
	211-Meat Products	1		
	242-Sawmills and Planing Mills	1		
	249-Other Lumber & Wood Prod	1		
	326-Concrete;Gypsum;Plaster	2		
	411-Railroad Transportation	167		
	422-Motor Freight Transport.	1		
	429-Other Motor Vehicle Transp	1		
	451-Freeways	9		
	454-Arterial Streets	1		
	456-Local Access Streets	79		
	457-Alleys	1		
	459-Other Highway NEC	33		
	461-Automobile Parking (Lot)	1		
	471-Telephone Communication	5		
	473-Radio Communication	2		
	479-Other Communications (NEC)	1		
	481-Electric Utility	26		
	482-Gas Utility	11		
	483-Water Util & Irrig & Stg	25		
	484-Sewage Disposal	1		
	485-Solid Waste disposal	5		
	489-Other utilities, NEC	4		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	491-Oth Pipeline Right-of-Way	3		
	499-Other Transp, Comm, Util.	1		
	511-Motor Vehicle & Auto Equip	1		
	541-Groceries	3		
	599-Other Retail Trade	1		
	615-Real Estate Services	1		
	624-Funeral/Crematory Services	6		
	637-Warehouse/Storage Services	1		
	639-Other Business Services	2		
	661-General Contract Const	1		
	672-Protective Functions	12		
	674-Correctional Institutions	2		
	681-Nursery,Primary,Second Sch	19		
	682-Univ,College,Jr College	2		
	683-Special Training/Schooling	1		
	691-Religious Activities	48		
	699-Other Misc Services	6		
	711-Cultural Activities	2		
	721-Entertainment Assembly	1		
	722-Sports Assembly	1		
	723-Public Assembly	3		
	729-Other Public Assembly	4		
	741-Sports Activities	1		
	742-Playgrounds/Athletic Areas	4		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	743-Swimming Areas	1		
	744-Marinas	3		
	745-Trails (Centennial, etal)	52		
	749-Other Recreation	8		
	751-Resorts	4		
	752-Group & Organized camps	12		
	761-Parks, General Recreation	32		
	762-Parks, Leisure & Ornamenta	1		
	769-Other Parks, NEC	4		
	790 Other Cult. Entertainment	2		
	813-Farms Field Crops	1		
	816-Farms & Ranches	2		
	817-Farms Poultry	3		
	818-Farms General	15		
	819-Other Agricultural	2		
	829-Other Ag Related	2		
	830-Open Space Agriculture	968		
	841-Fisheries & Marine Product	1		
	842-Fishery Services	3		
	849-Other Fishery Activities	3		
	850-Mine Claims Mineral Rights	172		
	853-Crude Petroleum	3		
	854-Mining & Quarrying	32		
	855-Mining Sevices	4		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	880-DF Timber Acres	1,261		
	881-DF Timber Acres	138		
	889-DF Timber Acres	74		
	890-Other Resource Production	4		
	910-Undeveloped Land	10,384	173	1.7%
	911-Vacant Site/Mobile Park	1,099		
	915-Common Areas	104		
	916-Water Retention Area	12		
	921-Forest Reserve	228		
	922-Nonreserve Forests	52		
	931-Rivers,Streams,Creeks	10		
	932-Lakes	1		
	933-Bays or Lagoons	1		
	939-Other Water Areas	9		
	940-Open Space General	219		
	950-Open Space Timber	188		
	Grand Total	45,098	1,520	3.4%

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	1,546		
21 Designated Forest	532		
22 Open Space Forest	92		
23 Open Space General	93		
24 Open Space Ag	431		
25 Designated Forest	370		
27 Sewered Site	257	10	3.9%
28 Sewered Site	7	1	14.3%
29 Sewered Site	616	81	13.1%
33 Septic Site	658	43	6.5%
4 Septic Site	63	4	6.3%
41 Septic Site	223	14	6.3%
42 Septic Site	249	14	5.6%
43 Septic Site	13		
46 Spt/Well Site	1,418	63	4.4%
47 Spt/Well Site	49	1	2.0%
53 Campsite	27	2	7.4%
54 No Perk	245	2	0.8%
55 Sewered Acreage	20		
56 Spt/Wtr Acreage	106	4	3.8%
57 Other Acreage Type	9,348	237	2.5%
58 Other Acreage Type	49		
59 Other Acreage Type	521	34	6.5%
6 Exception	301	11	3.7%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
61 Exception	148	4	2.7%
62 Exception	102		
63 Exception	106		
65 Topo Problems I	621	1	0.2%
66 Topo Problems II	353	1	0.3%
67 Remote/No Power	13		
68 Misc Land	13		
84 Pipeline Easement	3		
86 Utility Easement (P/L)	78		
A1 Sewer Fair NH	1,139	54	4.7%
A2 Sewer Avg Older Mixed NH	765	45	5.9%
A3 Sewer Avg Homogeneous NH	2,134	155	7.3%
A4 Sewer Average Plus NH	6	1	16.7%
AG AG-10 FHZ	391	2	0.5%
B1 Septic Fair NH	2,332	142	6.1%
B2 Septic Average Mixed NH	2,724	121	4.4%
B3 Septic - Access DNA Devlpm	1,355	45	3.3%
B4 Septic Average NH	4,425	148	3.3%
B5 Septic UGA	299	5	1.7%
B6 Septic Good Homogenous NH	1,183	152	12.8%
B7 Septic VG NH	677	16	2.4%
C Contiguous	11		
C1 SFR CondoDet Fair NH UC 141	38	4	10.5%
C4 Condo Cmnwall@LivArea - 142	177	11	6.2%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
C5 Condo Cmnwall@Gar UC 142	1		
C9 Exception Condo Plat	39	7	17.9%
CA Common Areas	176		
Contiguous - less than 1 acre	472		
FK Creek Front	106	4	3.8%
FR Riverfront	176	9	5.1%
LF Land detail not used	536		
LL Land Type Not Defined	1		
MN Mining	163		
N/A	2,837	25	0.9%
R1 Recreational Lot	839	6	0.7%
R2 Recreational Lot Wtrf	401	11	2.7%
R3 Spt/Well Site	181	1	0.6%
R4 Spt/Well Site	134		
R5 Spt/Well Site	103		
R6 Spt/Well Site	142	3	2.1%
SC SrCit Residual Contiguous	91		
U1 Waterfront I	268	11	4.1%
U2 Waterfront II	447	4	0.9%
U3 Waterfront III	117	1	0.9%
U4 Waterfront IV	43	1	2.3%
U5 Waterfront V	106	3	2.8%
U6 Waterfront VI	49	1	2.0%
U7 Waterfront VII	6		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
U8 Waterfront VIII	34		
UD Undevelopable Land	1,020		
V1 View/Wtrfrt Type I	26	1	3.8%
V2 View/Wtrfrt Type II	42	1	2.4%
V3 View/Wtrfrt Type III	19		
V4 View/Wtrfrt Type IV	46		
W1 Wtrfrt/View Type I	44	1	2.3%
W2 Wtrfrt/View Type II	57	1	1.8%
W3 Wtrfrt/View Type III	16	1	6.3%
W4 Wtrfrt/View Type IV	33		
Grand Total	45,098	1,520	3.4%

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	9,763	412	4.2%
12 - 1 Story Basement	1,741	53	3.0%
14 - 1 1/2 Story	1,647	48	2.9%
15 - 1 1/2 Story Basement	531	17	3.2%
17 - 2 Story	6,229	437	7.0%
18 - 2 Story Basement	739	32	4.3%
20 - 2+ Story	49	3	6.1%
21 - 2+ Story Basement	28	1	3.6%
23 - Split Entry	1,495	91	6.1%
24 - Tri Level	639	28	4.4%
26 - Quad Level	4		
27 - Multi Level	4		
71 - DW Manufactured Home	3,793	144	3.8%
72 - DWB Manufactured Home	13		
74 - SW Manufactured Home	1,645	32	1.9%
77 - TW Manufactured Home	200	6	3.0%
96 - Geodesic Dome	10		
N/A	16,568	216	1.3%
Grand Total	45,098	1,520	3.4%

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	334	7	2.1%
	25 Low	1,355	26	1.9%
	35 Fair	3,707	107	2.9%
	41 Average Minus	1,501	112	7.5%
	45 Average	14,062	646	4.6%
	49 Average Plus	3,223	167	5.2%
	55 Good	3,540	212	6.0%
	65 Very Good	765	27	3.5%
	75 Excellent	43		
	N/A	16,568	216	1.3%
	Grand Total	45,098	1,520	3.4%

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	38	0	0.00%
1900 - 1909	364	11	3.02%
1910 - 1919	499	11	2.20%
1920 - 1929	709	18	2.54%
1930 - 1939	545	9	1.65%
1940 - 1949	548	11	2.01%
1950 - 1959	934	20	2.14%
1960 - 1969	2,583	67	2.59%
1970 - 1979	4,433	124	2.80%
1980 - 1989	4,379	140	3.20%
1990 - 1999	7,939	365	4.60%
2000 to the present	5,558	528	9.50%
N/A	16,569	216	1.30%
Grand Total	45,098	1,520	3.4%

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	16,577	217	1.3%
	1 - 499	941	17	1.8%
	500 - 749	1,238	23	1.9%
	750 - 999	2,396	87	3.6%
	1000 - 1249	3,878	183	4.7%
	1250 - 1499	4,238	188	4.4%
	1500 - 1749	4,156	213	5.1%
	1750 - 1999	3,420	142	4.2%
	2000 - 2249	2,395	128	5.3%
	2250 - 2499	1,632	66	4.0%
	2500 - 2749	1,351	76	5.6%
	2750 - 2999	880	53	6.0%
	3000 - 3249	658	55	8.4%
	3250 - 3499	467	30	6.4%
	3500 - 3749	316	21	6.6%
	3750 - 3999	169	6	3.6%
	4000 - 4249	114	4	3.5%
	4250 - 4499	74	2	2.7%
	4500 - 4749	59	5	8.5%
	4750 - 4999	36	3	8.3%
	5000 - Over	103	1	1.0%
	Grand Total	45,098	1,520	3.4%

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	462,213,300	451,508,000
Total Sales Price	502,016,559	502,016,559
Average Assessed Value	304,088	297,045
Average Sales Price	330,274	330,274
Number in Sample	1,520	1,520
Median Ratio	0.9319	0.9050
Mean (Average) Ratio	0.9276	0.9093
Weighted Mean (S.W.A.) Ratio	0.9207	0.8994
Regression Index (P.R.D.)	1.0074	1.0111
Coefficient of Dispersion (C.O.D.)	0.1108	0.0885

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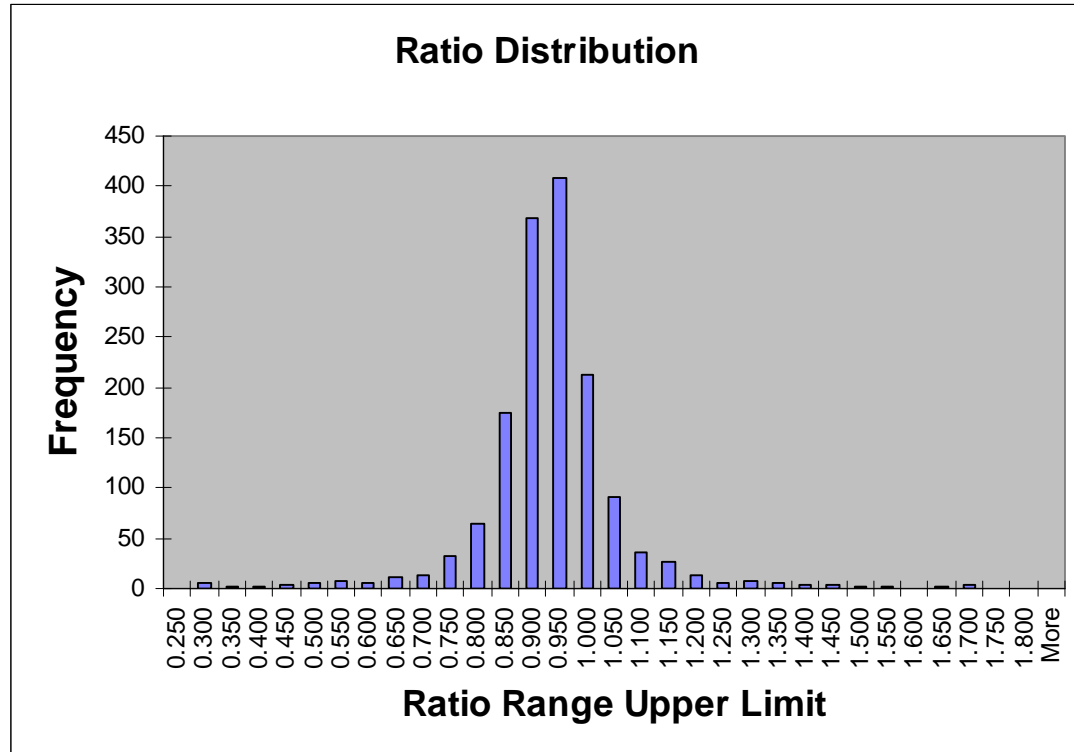


Performance Analysis

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	387,567,700	376,675,100
Total Sales Price	416,744,062	416,744,062
Average Assessed Value	358,196	348,129
Average Sales Price	385,161	385,161
Number in Sample	1,082	1,082
Median Ratio	0.9339	0.9041
Mean (Average) Ratio	0.9321	0.9073
Weighted Mean (S.W.A.) Ratio	0.9300	0.9039
Regression Index (P.R.D.)	1.0023	1.0038
Coefficient of Dispersion	0.0755	0.0593

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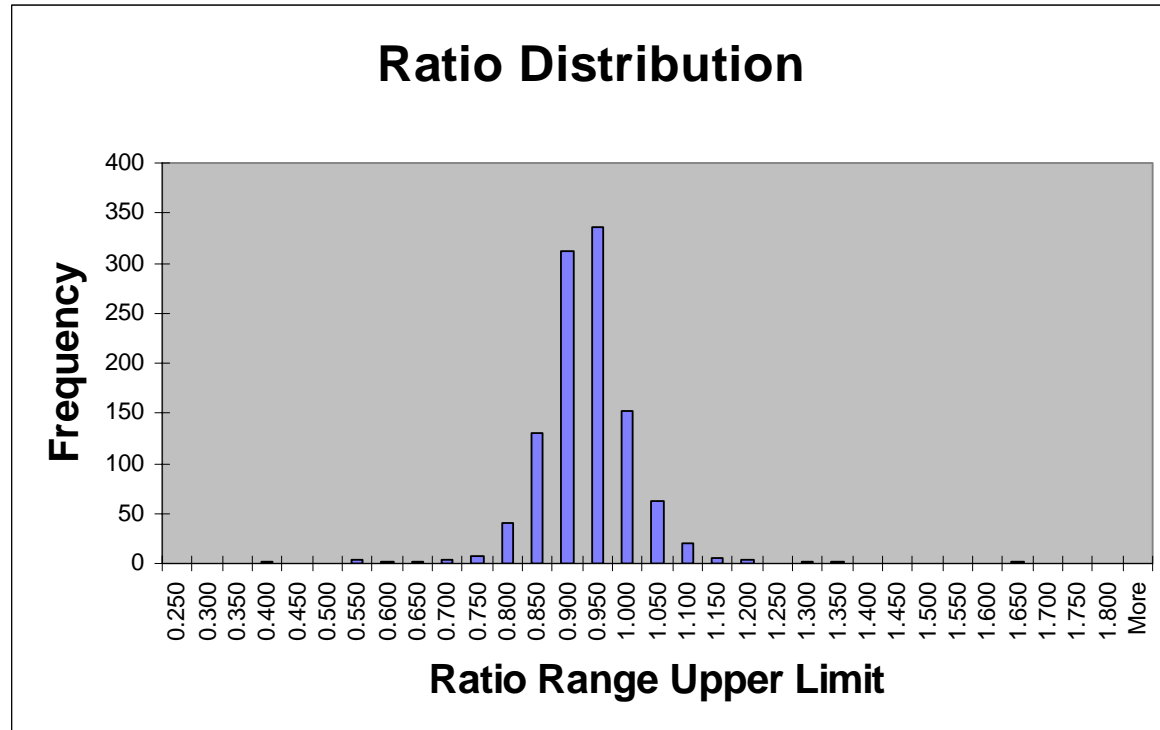


Performance Analysis

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

Qualified sales are listed in the neighborhood reports.