

2005 Snohomish County UGA Housing Unit Yield Comparisons

Single Family Recorded Formal Plats and Segregated Lot Condos: 2005

UGA	City	Plat No.	Plat Name	T R S Q	Actual # of Units	Pending 2002 BLR Units	2002 BLR Units Recalculated	2002 BLR Predicted Units	Numeric Difference	BLR Category	Percent Difference
Unincorporated UGA											
Unin	Unin	10224	Bellemont Crossing, Div. 4	27 05 28 NW	57	35	55	NA	2	ULDR	
Unin	Unin	10229	Cedar Meadows	27 05 04 NE	17	NA	NA	23	-6	ULDR	
Unin	Unin	10236	Jonathan Lane	27 04 13 SE	9	9	10	NA	-1	ULDR	
Unin	Unin	10238	Boulders at North Creek	27 05 16 NW	46	NA	NA	45	1	ULDR	
Unin	Unin	10241	Maple View, Div. I	27 05 04 NE	34	25	30	NA	4	ULDR	
Unin	Unin	10242	Bordeaux	28 05 29 SW	50	42	0	NA	50	ULDR	
Unin	Unin	10249	Ashford Park	27 04 24 NW	28	NA	NA	28	0	ULDR	
Unin	Unin	10250	Clairemont	27 05 28 SW	36	NA	NA	39	-3	ULDR	
Unin	Unin	10290	Hilton Estates	28 05 20 NE	41	NA	NA	35	6	ULDR	
Unin	Unin	10298	Sunset Meadows Estates, Div. 3	27 05 04 SW	55	NA	NA	31	24	ULDR	
Unin	Unin	10307	Westfield	28 05 33 NW	62	NA	NA	45	17	ULDR	
Unin	Unin	10319	The Park at Creekside	27 04 35 NE	81	NA	NA	95	-14	ULDR	
Unin	Unin	10336	Rockport	27 05 05 SW	75	NA	NA	67	8	ULDR	
Unin	Unin	10337	Sedgewood Place	27 04 22 SE	29	NA	NA	16	13	ULDR	
Unin	Unin	10341	Hawthorne Crest	28 04 05 SE	62	NA	NA	38	24	ULDR	
Unin	Unin	10348	Trail Ridge	27 04 24 SE	42	NA	NA	38	4	ULDR	
Unin	Unin	10358	Danvers Ridge	27 04 24 NW	32	NA	NA	27	5	ULDR	
Unin	Unin	10364	Appletree North	28 05 33 NW	33	NA	NA	37	-4	ULDR	
Unin	Unin	10365	Locust Way Addition	27 04 35 NE	26	24	24	NA	2	ULDR	
Unin	Unin	10371	Abbi Lane 2	27 04 24 NE	18	NA	NA	17	1	ULDR	
Unin	Unin	10378	Canyon Rim Vista, a Condo	27 04 25 NE	2	NA	NA	2	0	ULDR	
Unin	Unin	10379	Jefferson Meadows	28 05 17 SW	24	NA	NA	23	1	ULDR	
Unin	Unin	10394	Maple View, Div. II	27 04 05 NW	22	NA	NA	26	-4	ULDR	
Unin	Unin	10398	Ashbury Creste	27 04 14 NE	29	NA	NA	19	10	ULDR	
Unin	Unin	10415	Bellrose	28 05 29 SE	28	NA	NA	16	12	ULDR	
Unin	Unin	10416	Oakmont	27 05 28 NW	20	NA	NA	17	3	ULDR	
Unin	Unin	10417	Hilltop Station	27 04 24 NW	58	NA	NA	58	0	ULDR	
TOTALS					1016	135	119	742	155		18%
Unin	Mary	10293	Wilderun West, Ph. 1 and Ph. 2	29 05 02 NW	80	NA	NA	73	7	ULDR-4	
Unin	Mary	10399	Heartland Estates, Div. III	29 05 02 NE	45	NA	NA	45	0	ULDR-4	
TOTALS					125	0	0	118	7		6%
Unin	Unin	10388	Verdera	27 04 05 SE	77	NA	NA	52	25	ULDR-6	
Unin	Lk St	10291	Autumn Glen	29 05 24 SW	19	NA	NA	19	0	ULDR-6	
Unin	Lk St	10312	Skyline Place, a Condo	29 05 24 SW	35	35	36	NA	-1	ULDR-6	
TOTALS					131	35	36	71	24		22%
Unin	Unin	10234	Fir Hollow, a Condo, Ph. 1	27 05 07 SE	26	NA	NA	44	-18	UMDR	
Unin	Unin	10235	Starlite Point Condominium	28 04 33 SW	18	NA	NA	30	-12	UMDR	
Unin	Unin	10251	The Meadows, a Condo	28 05 32 NE	129	NA	NA	59	70	UMDR	
Unin	Unin	10263	Woodhaven Place, a Condo	28 04 26 NW	12	NA	NA	7	5	UMDR	
Unin	Unin	10267	Brookview Estates, a Condo	27 04 04 SE	19	NA	NA	19	0	UMDR	

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Unin	Unin	10270	Starlite Park Condominium	28 04 33 SE	6	NA	NA	6	0	UMDR	
Unin	Unin	10281	Ashview Estates, a Condo	27 04 09 NW	21	NA	NA	33	-12	UMDR	
Unin	Unin	10288	Madison Ridge	28 04 35 SE	12	NA	NA	31	-19	UMDR	
Unin	Unin	10289	Ashley Place Condominium	28 04 36 NW	56	NA	NA	50	6	UMDR	
Unin	Unin	10303	82nd Ave W Condominiums	27 04 30 SE	2	NA	NA	1	1	UMDR	
Unin	Unin	10314	14212 Jefferson Way, a Condo	28 04 35 SE	2	NA	NA	2	0	UMDR	
Unin	Unin	10323	Settler's Lane Condominium	28 04 36 SW	24	NA	NA	33	-9	UMDR	
Unin	Unin	10327	Bacari Condominiums	28 05 30 NW	4	NA	NA	8	-4	UMDR	
Unin	Unin	10391	Marino Estates Condominium	28 04 23 SW	53	NA	NA	55	-2	UMDR	
Unin	Unin	10395	Wisteria Station, a Condo	27 05 08 SW	57	NA	NA	44	13	UMDR	
Unin	Unin	10396	Rosa Lane, a Condo	27 04 01 SW	21	NA	NA	25	-4	UMDR	
Unin	Lk St	10252	Logan Park Lot 9A Condominium	29 05 24 SE	2	NA	NA	0	2	UMDR	
Unin	Lk St	10373	Silver Leaf, a Condo	29 06 19 SW	29	NA	NA	25	4	UMDR	
Unin	Mary	10273	Shoultes Park	30 05 16 NE	55	NA	NA	48	7	UMDR	
TOTALS					548	0	0	520	28		5%
Unin	Unin	10231	Gibson Road Condominium	28 04 26 SE	53	NA	NA	102	-49	UHDR	
Unin	Unin	10310	Lincoln Way Condominiums	28 04 35 NW	4	NA	NA	10	-6	UHDR	
Unin	Unin	10325	Canoe Creek Condominiums	28 04 26 NE	24	NA	NA	15	9	UHDR	
Unin	Unin	10342	Woodhaven Place II, a Condo	28 04 25 NW	2	NA	NA	4	-2	UHDR	
Unin	Unin	10344	Alderbrook Village West, a Condo	28 04 26 NE	63	NA	NA	72	-9	UHDR	
Unin	Unin	10347	Alderbrook Village East, a Condo	28 04 26 NE	37	NA	NA	51	-14	UHDR	
Unin	Unin	10349	Starlite Glen Condominium	28 04 35 SW	68	NA	NA	137	-69	UHDR	
TOTALS					251	0	0	391	-140		-36%
Unin	Unin	10331	Wynwood Meadows, a Condo	27 05 04 NW	33	NA	NA	43	-10	(Old Version)	
TOTALS					33	0	0	43	-10		-23%
Unin	Stan	10278	Falcon Meadows	32 04 20 NE	19	NA	NA	13	6	City-3.13	
Unin	Stan	10280	Cedarhome Estates	32 04 20 NW	11	NA	NA	9	2	City-3.13	
TOTALS					30	0	0	22	8		36%
Unincorporated Subtotal					2134	170	155	1907	72		3%

Cities UGA

Both	Both	10266	Maderas Canyon	27 04 25 SE	26	NA	NA	24	2	City-3.39	
Both	Both	10294	Breckenridge II	27 04 25 SW	14	NA	NA	16	-2	City-4.6	
Both	Both	10274	Waterford at North Creek, a Condo	27 05 32 NE	72	NA	NA	123	-51	City-8.24	
<i>Bothell Low Density Subtotal</i>					<i>40</i>	<i>0</i>	<i>0</i>	<i>40</i>	<i>0</i>		<i>0%</i>
<i>Bothell Medium Density Subtotal</i>					<i>72</i>	<i>0</i>	<i>0</i>	<i>123</i>	<i>-51</i>		<i>-41%</i>
Bothell Total					112	0	0	163	-51		-31%

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Edm	Edm	10372	Charlotte Gardens	27 04 07 NE	7	6	4	NA	3	City-3.13	
Edm	Edm	10352	Justlou	27 03 36 NE	9	NA	NA	7	2	City-4.3	
Edm	Edm	10370	Classico Homes 202nd St SW	27 04 19 NW	5	NA	NA	4	1	City-4.3	
Edm	Edm	10230	Viking Heights	27 04 31 SE	21	NA	NA	15	5	City-16.32	
Edm	Edm	10339	232nd Street Condominiums	27 04 31 NE	6	NA	NA	5	1	City-16.32	
Edm	Edm	10387	Edmonds Cascade Cottages	27 04 20 SW	16	NA	NA	13	3	City-21.3	
			<i>Edmonds Low Density Subtotal</i>		21	6	4	11	6		40%
			<i>Edmonds High Density Subtotal</i>		43	0	0	33	9		30%
			Edmonds Total		64	6	4	44	16		33%
Ever	Ever	10366	Glenwood Crest	28 04 01 NW	35	NA	NA	34	1	City-7.08	
Ever	Ever	10385	Fleming Condominiums	28 05 06 SW	2	NA	NA	1	1	City-7.08	
Ever	Ever	10309	Lilly's Court Condominium, Ph. 1 & 2	28 04 14 SE	5	NA	NA	8	-3	City-14.05	
		10311									
Ever	Ever	10376	Hearthstone Court, a Condo	28 05 06 SE	9	NA	NA	20	-11	City-18.7	
			<i>Everett Medium Density Subtotal</i>		37	0	0	35	2		6%
			<i>Everett High Density Subtotal</i>		14	0	0	28	-14		-50%
			Everett Total		51	0	0	63	-12		-19%
Lynn	Lynn	10240	Pioneer Place	27 04 15 NW	14	26	15	NA	-1	City-4.3	
Lynn	Lynn	10277	Cedarhurst	27 04 06 SW	73	NA	NA	68	5	City-4.3	
			<i>Lynnwood Low Density Subtotal</i>		87	26	15	68	4		5%
			Lynnwood Total		87	26	15	68	4		5%
Mill	Mill	10304	Woodside Walk	27 05 06 NW	89	NA	NA	118	-29	City-14.89	
			<i>Mill Creek High Density Subtotal</i>		89	0	0	118	-29		-25%
			Mill Creek Total		89	0	0	118	-29		-25%
Mt Lk	Mt Lk	10300	Palm Court	27 04 28 NE	5	NA	NA	7	-2	City-5	
			<i>Mount Lake Terrace Low Density Subtotal</i>		5	0	0	7	-2		-29%
			Mount Lake Terrace Total		5	0	0	7	-2		-29%
Muk	Muk	10275	Island View Ridge, a Condo	28 04 09 SE	19	NA	NA	0	19	City-2.76	
Muk	Muk	10408	Mukilteo Highlands	28 04 16 NE	13	NA	NA	12	1	City-3.02	
			<i>Mukilteo Low Density Subtotal</i>		32	0	0	12	20		167%
			Mukilteo Total		32	0	0	12	20		167%

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Arl	Arl	10305	Crossing at Edgecomb Creek	31 05 23 SW	62	NA	NA	51	11	City-3.37	
Arl	Arl	10324	Trellis Court	31 05 21 NW	13	NA	NA	9	4	City-3.37	
Arl	Arl	10409	Dogwood Meadows	31 05 23 SE	24	NA	NA	24	0	City-3.37	
Arl	Arl	10343	Smokey Point Townhomes, a Condo	31 05 20 NE	16	NA	NA	28	-12	City-23.25	
			<i>Arlington Low Density Subtotal</i>		99	0	0	84	15		18%
			<i>Arlington High Density Subtotal</i>		16	0	0	28	-12		-43%
			Arlington Total		115	0	0	112	3		3%
Lk St	Lk St	10360	Pilchuck Terrace	29 06 05 SW	34	33	34	NA	0	City-4.16	
			<i>Lake Stevens Low Density Subtotal</i>		34	33	34	0	0		0%
			Lake Stevens Total		34	33	34	0	0		0%
Mary	Mary	10239	Northwest Park	30 05 35 NE	19	NA	NA	17	2	ULDR-4	
Mary	Mary	10313	Cedarview Heights	30 05 26 SE	26	NA	NA	26	0	City-4.8	
Mary	Mary	10253	Myrtle Germaine Condominiums	30 05 33 NE	2	NA	NA	2	0	City-18.47	
			<i>Marysville Low Density Subtotal</i>		45	0	0	43	0		73%
			<i>Marysville High Density Subtotal</i>		2	0	0	2	0		0%
			Marysville Total		47	0	0	45	2		4%
Mon	Mon	10285	Toivo Ridge	28 06 36 NE	31	29	73	NA	-42	City-10.07	
			<i>Monroe Medium Density Subtotal</i>		31	29	73	0	-42		-58%
			Monroe Total		31	29	73	0	-42		-58%
Sult	Sult	10381	Stratford Place	28 08 32 SW	20	NA	NA	18	2	City-7.78	
			<i>Sultan Medium Density Subtotal</i>		20	0	0	18	2		11%
			Sultan Total		20	0	0	18	2		11%
			Cities Subtotal		687	94	126	650	-89		-11%
			UGA Total		2821	264	281	2557	-17		-1%

2005 Snohomish County UGA Housing Unit Yield Comparisons

Multi-Family Residential Development: 2005

UGA	City	Project Name	Address	Actual # of Units	Pending 2002 BLR Units	2002 BLR Units Recalculated	2002 BLR Predicted Units	Numeric Difference	BLR Category	Percent Difference
SW	Unin	MEBC 156th St. Prop	15XXX Admiralty Way	6			8	-2	UHDR	
SW	Unin	Brentwood Townhomes	25XX 204th Pl SW	23			42	-19	UHDR	
SW	Unin	Avondale Village	12709 Avondale Way	14			1	13	UHDR	
SW	Unin	Madelaine Court Condominiums	154XX 40th Ave W	8			10	-2	UHDR	
SW	Unin	Abbey Ridge Condos	16309 48th Ave W	8			9	-1	UHDR	
Unincorporated UGA				59			70	-11		-16%
SW	Both	Cameron Estates East	2116-2122 228th St SE	5			5	0	Med	
SW	Both	Crystal Creek Townhomes	213XX 11th Dr SE	100			7	93	Com	
Bothell Total				105			12	93		775%
SW	Ever	123 Dorn Ave	123 Dorn Ave	6			3	3	High	
SW	Ever	7117 Rainier Dr	7117 Rainier Dr	8			5	3	High	
SW	Ever	Millington at Merrill Creek	1401 Merrill Creek	344			131	213	High	
SW	Ever	1928 Grand Avenue Condominium	1926 Grand Ave	3			2	1	High	
SW	Ever	Ashbyrn Townhomes	229 Dorn Ave	8			7	1	High	
SW	Ever	Casino Road Apartments	606 Casino Road	92			70	22	High	
SW	Ever	3716-3722 Rucker Ave	3716-3722 Rucker Ave	8			8	0	High	
SW	Ever	3302 Colby Ave	3302 Colby Ave	3			6	-3	Com	
SW	Ever	3010 West Marine View Dr	3010 West Marine View Dr	4			2	2	Com	
SW	Ever	Camelot Apartments, Phase II	11030 Evergreen Way	192			5	187	Com	
Everett Total				668			239	429		179%
SW	Lynn	174xx 52nd Ave W	174xx 52nd Ave W	16			18	-2	High	
Lynnwood Total				16			18	-2		-11%
Southwest City Total				789			269	520		193%
Arl	Arl	3505 175th Pl NE	3505 175th Pl NE	6			1	5	Low	
Arl	Arl	Stillaguamish Senior Center	18308 Smokey Point Blvd	31			17	14	High	
Arl	Arl	910 Medical Center Dr	910 Medical Center Dr	25			0	25	High	
Arlington Total				62			18	44		244%
Lk St	Lk St	1858-1958 127th Ave NE	1858-1958 127th Ave NE	10			7	3	Med	
Lake Stevens Total				10			7	3		43%

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Mary	Mary	715 Cedar Ave	715 Cedar Ave	10			6	4	Com	
Mary	Mary	Beach Avenue Apartments	1316 Beach Ave	6			5	1	Com	
Marysville Subtotal				16			11	5		45%
Sno	Sno	131 Avenue E	131 Avenue E	8			8	0	High	
Sno	Sno	1117 7th Street	1117 7th Street	4			2	2	High	
Sno	Sno	Fountain Court Condominiums	205 Avenue E	6			1	5	High	
Sno	Sno	512 Rainier	512 Rainier	3			1	2	Com	
Sno	Sno	1101 Bonneville Ave	1101 Bonneville Ave	8			4	4	Com	
Snohomish Total				29			16	13		81%
Sult	Sult	905 4th St Townhomes	905 4th St	8			0	8	Low	
Sult	Sult	Housing Hope, Sultan	13905 310th Ave SE	11			8	3	Med	
Sultan Total				19			8	11		138%
Non-Southwest City Subtotal				136			60	76		127%
County UGA Total				984			399	585		147%

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UGA	City	Plat No.	Plat Name	T	R	S	Q	Actual # of Units	Pending 2002 BLR Units	2002 BLR Units Recalculated	2002 BLR Predicted Units	Numeric Difference	BLR Category	Percent Difference
Unin		10159	Kokanee Creek Condo, Ph. 3	28	04	26	SE	14			Not Comparable		UHDR	
Unin		10159p2	Kokanee Creek Condo, Ph. 2	28	04	26	SE	4			Not Comparable		UHDR	
Mary	Mary	10160	Rock Creek	30	05	25	NW	72			Not Comparable		ULDR	
Unin		10225	North Park Lane	27	04	13	NE	13			Not Comparable		ULDR	
Unin		10227	Pacific Ridge Condominium	28	04	34	SE	16			Not Comparable		UMDR	
Unin		10228	Bailey's Court Condominium	28	05	17	SE	2			Not Comparable		ULDR	
Muk	Muk	10233p1	Camden at Harbour Pointe, Div. 1	28	04	28	NE	20			Not Comparable		City-7.14	
Muk	Muk	10233p2	Camden at Harbour Pointe, Div. 2	28	04	28	NE	14			Not Comparable		City-7.14	
Muk	Muk	10233p3	Camden at Harbour Pointe, Div. 3	28	04	28	NE	16			Not Comparable		City-7.14	
Muk	Muk	10233p4	Camden at Harbour Pointe, Div. 4	28	04	28	NE	16			Not Comparable		City-7.14	
Unin		10265	Kellogg Village Condominium ¹	30	05	15	NW	8			Not Comparable			
Unin		10268	Hawthorne Station	27	05	28	NW	77			Not Comparable		ULDR	
Mt Lk	Mt Lk	10272	Sunset Landing	27	04	29	SE	28			Not Comparable			
Mary	Mary	10279	North Ridge Park	30	05	23	NE	74			Not Comparable		ULDR-4	
Mill	Mill	10284	Magnolia Falls	27	05	06	SW	8			Not Comparable		City	
Unin		10292	Bauerwood	30	05	03	SW	15			Not Comparable			
Unin		10302p1	Crosswater, a Condo, Ph. 1	29	05	12	NW	25			Not Comparable			
Unin		10302p2	Crosswater, a Condo, Ph. 2	29	05	12	NW	18			Not Comparable			
Unin		10302p3	Crosswater, a Condo, Ph. 3	29	05	12	NW	30			Not Comparable			
Unin		10332	Parkway Ridge, Ph. 1	29	05	12	SW	43			Not Comparable		City-4.46	
Mon	Mon	10335	Terrace Street Condominium	27	06	01	SE	2			Not Comparable			
Gran	Gran	10346p1	Perrigoue Ranch, Div. 3, Ph. 1	30	07	18	SE	21			Not Comparable			
Gran	Gran	10346p2	Perrigoue Ranch, Div. 3, Ph. 2	30	07	18	SE	30			Not Comparable			
Unin		10353	Debra Ann Lane	27	04	12	NW	33			Not Comparable		ULDR	
Unin		10356	Kylie Park	32	04	17	SW	30			Not Comparable			
Mary	Mary	10367	Birch Creek Community	30	05	26	SE	44			Not Comparable			
Ever	Ever	10389	Riverstone, a Condominium	28	04	23	SE	13			Not Comparable		CITY-18.7	
Unin		10397	Cedar Springs I, a Condo	28	04	27	NE	14			Not Comparable		UMDR	
Mary	Mary	10402	Getchell Hill, Div. 1	30	05	23	SE	59			Not Comparable			
Muk	Muk	10404	Crown Park	28	04	28	NE	108			Not Comparable			
Unin		10413	The Eagles	31	05	13	SW	35			Not Comparable			
Unin		10414	Alyssa's Place Condominium	27	04	12	NW	2			Not Comparable		Comercial	
Snoh	Snoh	10418	Misch Addition to Snohomish, Div. 2	28	05	01	SE	10			Not Comparable		City	
Unin			Maple Court Condominium	27	05	17	NE	2			Not Comparable			

Multi-Family Residential Developments Not Comparable With 2002 BLR Results: 2005

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Mary	Mary	30052100421300c;	Quilceda Residential Services	4512 84th St NE				Not comparable		High	