Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2009</th>
<th>Value Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land:</strong></td>
<td>1,767,780,600</td>
<td>1,391,227,300</td>
<td>-383,272,700</td>
<td>-21.7%</td>
</tr>
<tr>
<td><strong>Improvements:</strong></td>
<td>1,479,482,800</td>
<td>1,478,957,900</td>
<td>-705,900</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td>3,247,263,400</td>
<td>2,870,185,200</td>
<td>-383,978,600</td>
<td>-11.8%</td>
</tr>
</tbody>
</table>
## Mass Appraisal Report

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

### Appraisal Level and Uniformity

<table>
<thead>
<tr>
<th>Study Period:</th>
<th>January 1 through December 31, 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Number of Sales:</strong></td>
<td>412</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2009</th>
<th>Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Median Ratio:</strong></td>
<td>0.9625</td>
<td>0.8624</td>
<td>-0.1001</td>
<td>-10.4%</td>
</tr>
<tr>
<td><strong>Mean Ratio:</strong></td>
<td>0.9742</td>
<td>0.8705</td>
<td>-0.1037</td>
<td>-10.6%</td>
</tr>
<tr>
<td><strong>Weighted Mean:</strong></td>
<td>0.9667</td>
<td>0.8652</td>
<td>-0.1015</td>
<td>-10.5%</td>
</tr>
<tr>
<td><strong>PRD:</strong></td>
<td>1.0078</td>
<td>1.0062</td>
<td>-0.0016</td>
<td>-0.2%</td>
</tr>
<tr>
<td><strong>COD:</strong></td>
<td>0.0735</td>
<td>0.0699</td>
<td>-0.0036</td>
<td>-4.9%</td>
</tr>
</tbody>
</table>

### Data Sources:

All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/02/2009**
Ratio of Assessed Value

To Sales Price over Time

NOTE: Rising ratios indicate declining sales prices

Avg Ratio of 2009 Assessed Values to 2008 Sales Prices
For Single Family Residences
In Snohomish County

Average of Post Reval Ratio

Rising ratios indicate declining sales prices
The map above shows the economic region known as Neighborhood 2513000-2513906 (AKA BMA 2513000-2513906) 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.
Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

Neighborhood Description

Marysville area, south of 92nd, east of I-5 and west of SR-9.
## Value Change Summary

### By Abstract Group

<table>
<thead>
<tr>
<th>Property Class</th>
<th>Number of Parcels</th>
<th>2008 Certified Total Value</th>
<th>2009 Calculated Total Value</th>
<th>Value Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>10</td>
<td>7,914,100</td>
<td>6,200,600</td>
<td>-1,713,500</td>
<td>-21.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>392,700</td>
<td>382,700</td>
<td>-10,000</td>
<td>-2.5%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>8,306,800</td>
<td>6,583,300</td>
<td>-1,723,500</td>
<td>-20.7%</td>
</tr>
<tr>
<td>Industrial</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Commercial</td>
<td>73</td>
<td>46,822,100</td>
<td>36,644,800</td>
<td>-10,177,300</td>
<td>-21.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>50,867,600</td>
<td>50,878,500</td>
<td>10,900</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>97,689,700</td>
<td>87,523,300</td>
<td>-10,166,400</td>
<td>-10.4%</td>
</tr>
<tr>
<td>Residential</td>
<td>10,063</td>
<td>1,511,196,000</td>
<td>1,190,089,800</td>
<td>-321,257,200</td>
<td>-21.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,361,685,000</td>
<td>1,361,563,800</td>
<td>-302,200</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,872,881,000</td>
<td>2,551,653,600</td>
<td>-321,559,400</td>
<td>-11.2%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>305</td>
<td>47,992,900</td>
<td>37,589,600</td>
<td>-10,403,300</td>
<td>-21.7%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>66,447,000</td>
<td>66,132,900</td>
<td>-314,100</td>
<td>-0.5%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>114,439,900</td>
<td>103,722,500</td>
<td>-10,717,400</td>
<td>-9.4%</td>
</tr>
<tr>
<td>Forest</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other</td>
<td>1,060</td>
<td>153,855,500</td>
<td>120,702,500</td>
<td>-39,721,400</td>
<td>-25.8%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>90,500</td>
<td>0</td>
<td>-90,500</td>
<td>-100.0%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>153,946,000</td>
<td>120,702,500</td>
<td>-39,811,900</td>
<td>-25.9%</td>
</tr>
</tbody>
</table>
## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: Marysville South**

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**Value Change Summary**

<table>
<thead>
<tr>
<th>Property Class</th>
<th>Number of Parcels</th>
<th>2008 Certified Total Value</th>
<th>2009 Calculated Total Value</th>
<th>Value Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Totals</td>
<td>11,511</td>
<td>1,767,780,600</td>
<td>1,391,227,300</td>
<td>-383,272,700</td>
<td>-21.7%</td>
</tr>
<tr>
<td>B:</td>
<td>1,479,482,800</td>
<td>1,478,957,900</td>
<td>-705,900</td>
<td>0.0%</td>
<td></td>
</tr>
<tr>
<td>T:</td>
<td>3,247,263,400</td>
<td>2,870,185,200</td>
<td>-383,978,600</td>
<td>-11.8%</td>
<td></td>
</tr>
</tbody>
</table>

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: Designated Forest Land and Open Space Timber
Other: All Remaining Categories Including Vacant Land
Neighborhood Profile

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Property Class</th>
<th>Property Class / Use Code</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>110-Sr Cit Exemption Residual</td>
<td>11</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>111-Single Family Residence</td>
<td>9,231</td>
<td>366</td>
<td>4.0%</td>
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</tr>
<tr>
<td>112-2 Single Family Residences</td>
<td>57</td>
<td>1</td>
<td>1.8%</td>
<td></td>
</tr>
<tr>
<td>113-3 Single Family Residences</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>116-Comon Wall SFR</td>
<td>70</td>
<td>4</td>
<td>5.7%</td>
<td></td>
</tr>
<tr>
<td>117-Manufac Home (Leased Site)</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>118-Manufac Home (Owned Site)</td>
<td>87</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>119-Manuf Home (MHP)</td>
<td>483</td>
<td>27</td>
<td>5.6%</td>
<td></td>
</tr>
<tr>
<td>122-Duplex</td>
<td>295</td>
<td>4</td>
<td>1.4%</td>
<td></td>
</tr>
<tr>
<td>123-Tri-Plex</td>
<td>8</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>124-Four Plex</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>141-SFR Condominium Detached</td>
<td>33</td>
<td>3</td>
<td>9.1%</td>
<td></td>
</tr>
<tr>
<td>142-SFR Condominium CommonWall</td>
<td>32</td>
<td>3</td>
<td>9.4%</td>
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</tr>
<tr>
<td>183-Non Residential Structure</td>
<td>43</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>184-Septic System</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>189-Other Residential</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>439-Other Aircraft Transport</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>451-Freeways</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>456-Local Access Streets</td>
<td>7</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>459-Other Highway NEC</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>461-Automobile Parking (Lot)</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>481-Electric Utility</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>483-Water Util &amp; Irrig &amp; Stg</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>484-Sewage Disposal</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Property Class</th>
<th>Property Class / Use Code</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>539-Other Retail Trade</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>624-Funeral/Crematory Services</td>
<td></td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>641-Automobile Repair Services</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>681-Nursery, Primary, Second Sch</td>
<td></td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>691-Religious Activities</td>
<td></td>
<td>13</td>
<td></td>
<td></td>
</tr>
<tr>
<td>699-Other Misc Services</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>711-Cultural Activities</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>741-Sports Activities</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>742-Playgrounds/Athletic Areas</td>
<td></td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>749-Other Recreation</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>761-Parks, General Recreation</td>
<td></td>
<td>17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>762-Parks, Leisure &amp; Ornamenta</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>790 Other Cult. Entertainment</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>830-Open Space Agriculture</td>
<td></td>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>910-Undeveloped Land</td>
<td></td>
<td>933</td>
<td>4</td>
<td>0.4%</td>
</tr>
<tr>
<td>911-Vacant Site/Mobile Park</td>
<td></td>
<td>14</td>
<td></td>
<td></td>
</tr>
<tr>
<td>914-Vacant Condominium Lot</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>915-Common Areas</td>
<td></td>
<td>51</td>
<td></td>
<td></td>
</tr>
<tr>
<td>916-Water Retention Area</td>
<td></td>
<td>60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>931-Rivers, Streams, Creeks</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
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<tr>
<td>940-Open Space General</td>
<td></td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td><strong>11,511</strong></td>
<td><strong>412</strong></td>
<td><strong>3.6%</strong></td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Neighborhood Profile By Property Class</th>
<th>Property Class / Use Code</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
</table>

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.
### Snohomish County Assessor's Office

**Mass Appraisal Report**

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Land Type</th>
<th>Land Type</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>23</td>
<td>Open Space General</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>24</td>
<td>Open Space Ag</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>46</td>
<td>Spt/Well Site</td>
<td>27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>54</td>
<td>No Perk</td>
<td>11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>57</td>
<td>Other Acreage Type</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>65</td>
<td>Topo Problems I</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>66</td>
<td>Topo Problems II</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>68</td>
<td>Misc Land</td>
<td>88</td>
<td></td>
<td></td>
</tr>
<tr>
<td>86</td>
<td>Utility Easement (P/L)</td>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>88</td>
<td>Contiguous-less than 1 acre</td>
<td>55</td>
<td>1</td>
<td>1.8%</td>
</tr>
<tr>
<td>94</td>
<td>Commercial</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A2</td>
<td>Sewer Avg Older Mixed NH</td>
<td>245</td>
<td>1</td>
<td>0.4%</td>
</tr>
<tr>
<td>A3</td>
<td>Sewer Avg Homogeneous NH</td>
<td>8,368</td>
<td>334</td>
<td>4.0%</td>
</tr>
<tr>
<td>A4</td>
<td>Sewer Average Plus NH</td>
<td>490</td>
<td>17</td>
<td>3.5%</td>
</tr>
<tr>
<td>AG AG-10 FHZ</td>
<td></td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2</td>
<td>Septic Average Mixed NH</td>
<td>1,007</td>
<td>19</td>
<td>1.9%</td>
</tr>
<tr>
<td>B3</td>
<td>Septic - Access DNA Devlpm</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B4</td>
<td>Septic Average NH</td>
<td>32</td>
<td>1</td>
<td>3.1%</td>
</tr>
<tr>
<td>B5</td>
<td>Septic UGA</td>
<td>299</td>
<td>2</td>
<td>0.7%</td>
</tr>
<tr>
<td>C2</td>
<td>SFR Condo Det Avg NH -141</td>
<td>32</td>
<td>3</td>
<td>9.4%</td>
</tr>
<tr>
<td>C4</td>
<td>Condo Cmnwall@LivArea - 142</td>
<td>32</td>
<td>3</td>
<td>9.4%</td>
</tr>
<tr>
<td>C6</td>
<td>SFR Commonwall - UC 116</td>
<td>70</td>
<td>4</td>
<td>5.7%</td>
</tr>
<tr>
<td>CA</td>
<td>Common Areas</td>
<td>117</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A Building only</td>
<td></td>
<td>531</td>
<td>27</td>
<td>5.1%</td>
</tr>
</tbody>
</table>
# Neighborhood Profile

## Residential Neighborhood: Marysville South

### Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Land Type</th>
<th>Land Type</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SC SrCit Residual Contiguous</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>UD Undevelopable Land</td>
<td>65</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
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<td>3.6%</td>
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</table>

N/A: Building Only Accounts (Parcels With No Land)
Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By House Type</th>
<th>House Type / Stories</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 - 1 Story</td>
<td></td>
<td>3,805</td>
<td>85</td>
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<tr>
<td>12 - 1 Story Bsmt</td>
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<tr>
<td>14 - 1 1/2 Story</td>
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<td>206</td>
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<td>15 - 1 1/2 Story Bsmt</td>
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<tr>
<td>17 - 2 Story</td>
<td></td>
<td>3,221</td>
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<td>20 - 2+ Story</td>
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<td>21 - 2+ Story Bsmt</td>
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<td>26 - Quad Level</td>
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<td>27 - Multi Level</td>
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<td>71 - DW Manuf. Home</td>
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<td>74 - SW Manuf. Home</td>
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<td>77 - TW Manuf. Home</td>
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<td></td>
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<tr>
<td>96 - Geodesic Dome</td>
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<tr>
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<td>1,197</td>
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<td>Grand Total</td>
<td></td>
<td>11,511</td>
<td>412</td>
<td>3.6%</td>
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N/A: Land Only Accounts Or Non Single Family Structures
Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Structure Quality / Grade</th>
<th>Quality / Grade</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
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<td>15 Sub Std</td>
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<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 Low</td>
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<tr>
<td>35 Fair</td>
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<td>384</td>
<td>12</td>
<td>3.1%</td>
</tr>
<tr>
<td>41 Avg Minus</td>
<td></td>
<td>512</td>
<td>16</td>
<td>3.1%</td>
</tr>
<tr>
<td>45 Average</td>
<td></td>
<td>7,735</td>
<td>300</td>
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</tr>
<tr>
<td>49 Avg Plus</td>
<td></td>
<td>1,186</td>
<td>60</td>
<td>5.1%</td>
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<tr>
<td>55 Good</td>
<td></td>
<td>420</td>
<td>16</td>
<td>3.8%</td>
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<tr>
<td>65 Very Good</td>
<td></td>
<td>26</td>
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<tr>
<td>75 Excellent</td>
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</tr>
<tr>
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<td>1,197</td>
<td>4</td>
<td>0.3%</td>
</tr>
<tr>
<td>Grand Total</td>
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<td>11,511</td>
<td>412</td>
<td>3.6%</td>
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</tbody>
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N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).
### Mass Appraisal Report

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Year Built Range</th>
<th>Year Built Range</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
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<tr>
<td>1899 &amp; older</td>
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<tr>
<td>1900 - 1909</td>
<td>31</td>
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<tr>
<td>1910 - 1919</td>
<td>70</td>
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<td>2.86%</td>
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<td>1920 - 1929</td>
<td>161</td>
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<td>1930 - 1939</td>
<td>108</td>
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<td>2.78%</td>
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<td>1940 - 1949</td>
<td>262</td>
<td>5</td>
<td>1.91%</td>
<td></td>
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<tr>
<td>1950 - 1959</td>
<td>514</td>
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<td>2.72%</td>
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<tr>
<td>1960 - 1969</td>
<td>961</td>
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<tr>
<td>1970 - 1979</td>
<td>793</td>
<td>30</td>
<td>3.78%</td>
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<tr>
<td>1980 - 1989</td>
<td>1,210</td>
<td>32</td>
<td>2.64%</td>
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<tr>
<td>1990 - 1999</td>
<td>3,217</td>
<td>82</td>
<td>2.55%</td>
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<tr>
<td>2000 - 2009</td>
<td>2,980</td>
<td>223</td>
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<tr>
<td>N/A</td>
<td>1,200</td>
<td>4</td>
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**Grand Total**

<table>
<thead>
<tr>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
</tr>
</thead>
<tbody>
<tr>
<td>11,511</td>
<td>412</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

N/A: Land Only Accounts Or Non Single Family Structures
## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Marysville South

#### Appraisal Date: January 1, 2009

<table>
<thead>
<tr>
<th>Neighborhood Profile By Total Living Area Range</th>
<th>Total Living Area Range</th>
<th>Parcel Count</th>
<th>Sold Parcels</th>
<th>% Sold</th>
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<tbody>
<tr>
<td>N/A</td>
<td></td>
<td>1,198</td>
<td>4</td>
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<tr>
<td>1 - 499</td>
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<td>14</td>
<td>2</td>
<td>14.3%</td>
</tr>
<tr>
<td>500 - 749</td>
<td></td>
<td>116</td>
<td>8</td>
<td>6.9%</td>
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<tr>
<td>750 - 999</td>
<td></td>
<td>510</td>
<td>13</td>
<td>2.5%</td>
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<tr>
<td>1000 - 1249</td>
<td></td>
<td>1,297</td>
<td>52</td>
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<tr>
<td>1250 - 1499</td>
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<td>1,667</td>
<td>44</td>
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<tr>
<td>1500 - 1749</td>
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<td>1,934</td>
<td>69</td>
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<tr>
<td>1750 - 1999</td>
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<td>1,451</td>
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<tr>
<td>2000 - 2249</td>
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<td>1,366</td>
<td>54</td>
<td>4.0%</td>
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<tr>
<td>2250 - 2499</td>
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<td>844</td>
<td>53</td>
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</tr>
<tr>
<td>2500 - 2749</td>
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<td>502</td>
<td>33</td>
<td>6.6%</td>
</tr>
<tr>
<td>2750 - 2999</td>
<td></td>
<td>244</td>
<td>12</td>
<td>4.9%</td>
</tr>
<tr>
<td>3000 - 3249</td>
<td></td>
<td>182</td>
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<td>6.0%</td>
</tr>
<tr>
<td>3250 - 3499</td>
<td></td>
<td>55</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3500 - 3749</td>
<td></td>
<td>66</td>
<td>7</td>
<td>10.6%</td>
</tr>
<tr>
<td>3750 - 3999</td>
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<td>18</td>
<td>1</td>
<td>5.6%</td>
</tr>
<tr>
<td>4000 - 4249</td>
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<td>28</td>
<td>2</td>
<td>7.1%</td>
</tr>
<tr>
<td>4250 - 4499</td>
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</tr>
<tr>
<td>4500 - 4749</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>5000 - Over</td>
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<td>7</td>
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<td></td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td></td>
<td><strong>11,511</strong></td>
<td><strong>412</strong></td>
<td><strong>3.6%</strong></td>
</tr>
</tbody>
</table>

**N/A:** Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area
Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

Qualified Sales

Performance Analysis

<table>
<thead>
<tr>
<th>Item</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assessed Value</td>
<td>117,211,300</td>
<td>104,900,300</td>
</tr>
<tr>
<td>Total Sales Price</td>
<td>121,250,656</td>
<td>121,250,656</td>
</tr>
<tr>
<td>Average Assessed Value</td>
<td>284,493</td>
<td>254,612</td>
</tr>
<tr>
<td>Average Sales Price</td>
<td>294,298</td>
<td>294,298</td>
</tr>
<tr>
<td>Number in Sample</td>
<td>412</td>
<td>412</td>
</tr>
<tr>
<td>Median Ratio</td>
<td>0.9625</td>
<td>0.8624</td>
</tr>
<tr>
<td>Mean (Average) Ratio</td>
<td>0.9742</td>
<td>0.8705</td>
</tr>
<tr>
<td>Weighted Mean (S.W.A.) Ratio</td>
<td>0.9667</td>
<td>0.8652</td>
</tr>
<tr>
<td>Regression Index (P.R.D.)</td>
<td>1.0078</td>
<td>1.0062</td>
</tr>
<tr>
<td>Coefficient of Dispersion (C.O.D.)</td>
<td>0.0735</td>
<td>0.0699</td>
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</tbody>
</table>
Ratio Distribution Histogram

All Use Codes

Sales Dated 2008

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.
# Snohomish County Assessor's Office

## Mass Appraisal Report

**Residential Neighborhood: Marysville South**

**Appraisal Date: January 1, 2009**

**Qualified Sales**

<table>
<thead>
<tr>
<th>Performance Analysis</th>
<th>Item</th>
<th>2008</th>
<th>2009</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Assessed Value</td>
<td>111,628,100</td>
<td>99,866,800</td>
</tr>
<tr>
<td></td>
<td>Total Sales Price</td>
<td>115,458,006</td>
<td>115,458,006</td>
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<td>Average Assessed Value</td>
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<td>272,860</td>
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<td>Average Sales Price</td>
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<td>366</td>
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<tr>
<td></td>
<td>Median Ratio</td>
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<td></td>
<td>Mean (Average) Ratio</td>
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<td>0.8674</td>
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<td>Weighted Mean (S.W.A.) Ratio</td>
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<td>0.8650</td>
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<td></td>
<td>Regression Index (P.R.D.)</td>
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<td>1.0028</td>
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<td>Coefficient of Dispersion</td>
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<td>0.0574</td>
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</table>
Ratio Distribution Histogram

Use Code 111

Sales Dated 2008

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.
## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Marysville South

**Appraisal Date:** January 1, 2009

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Use Code</th>
<th>Land Type</th>
<th>Year Built</th>
<th>Style</th>
<th>Grade</th>
<th>Total Living Area</th>
<th>Total Value</th>
<th>Sale Date</th>
<th>V/I</th>
<th>Sales Price</th>
<th>Post Reval Ratio</th>
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<tbody>
<tr>
<td>29051100104500</td>
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<td>B4</td>
<td>2005</td>
<td>17-2 Story</td>
<td>55 Good</td>
<td>2,869</td>
<td>467,300</td>
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<td>I</td>
<td>650,000</td>
<td>0.72</td>
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<tr>
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<td>B2</td>
<td>1987</td>
<td>17-2 Story</td>
<td>45 Average</td>
<td>3,124</td>
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<td>I</td>
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<td>29050202011100</td>
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<td>B5</td>
<td>1940</td>
<td>15-1 1/2 Story Bsmnt</td>
<td>49 Avg Plus</td>
<td>3,556</td>
<td>444,700</td>
<td>1/8/2008</td>
<td>I</td>
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<td>A3</td>
<td>1949</td>
<td>12-1 Story Bsmnt</td>
<td>45 Average</td>
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<td>231,100</td>
<td>11/17/2008</td>
<td>I</td>
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<td>45 Average</td>
<td>2,176</td>
<td>325,500</td>
<td>8/12/2008</td>
<td>I</td>
<td>312,500</td>
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<td>1951</td>
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<td>1950</td>
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<td>35 Fair</td>
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<td>0.93</td>
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<td>910</td>
<td>A3</td>
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<td>N/A</td>
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<td>108,000</td>
<td>728,000</td>
<td>7/28/2008</td>
<td>V</td>
<td>140,000</td>
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# Snohomish County Assessor's Office

## Mass Appraisal Report

### Residential Neighborhood: Marysville South

**Appraisal Date:** January 1, 2009

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## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Marysville South

**Appraisal Date:** January 1, 2009

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Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

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**Mass Appraisal Report**

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

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Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

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### Snohomish County Assessor's Office

**Mass Appraisal Report**

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

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**Mass Appraisal Report**

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

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Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

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## Mass Appraisal Report

### Residential Neighborhood: Marysville South

**Appraisal Date:** January 1, 2009

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## Snohomish County Assessor's Office

### Mass Appraisal Report

#### Residential Neighborhood: Marysville South

**Appraisal Date:** January 1, 2009

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## Snohomish County Assessor's Office

### Mass Appraisal Report

**Residential Neighborhood: Marysville South**

**Appraisal Date: January 1, 2009**

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Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: Marysville South

Appraisal Date: January 1, 2009

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The following sales were not included in the statistical analysis of this report for one of the following reasons:

- The 2008 assessed value did not include improvement value but the sale price included improvements (i.e. new construction that has not been assessed yet for the 2009 assessment).
- The improvements were assessed as less than 100% complete as of July 31, 2008 but the sale price was for a 100% complete home.
- A single family residence or manufactured home that was included in the sale price was torn down or moved after the sale and the 2009 assessed value does not include any improvement value.
- The sales price was less than $1000.
- The ratio of the 2009 assessed value to the sale price was outside the Department of Revenue Ratio Study guidelines of greater than .25 and less than 1.75.
- The parcel was not in existence for the 2008 assessment and cannot be used for the year-to-year statistical comparison.

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# Snohomish County Assessor's Office

## Mass Appraisal Report

**Residential Neighborhood: Marysville South**

**Appraisal Date:** January 1, 2009

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