

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 1606000 - 1606001

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2002 Assessment / 2003 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 1606000 - 1606001

Parcels Appraised: 547

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	445,432,500	425,529,500	-19,903,000	-4.5%
Improvements:	225,460,700	211,418,300	-14,042,400	-6.2%
Total:	670,893,200	636,947,800	-33,945,400	-5.1%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 27

	2007	2008	Change	% Change
Median Ratio:	0.9461	0.9125	-0.0336	-3.5%
Mean Ratio:	0.9495	0.9174	-0.0321	-3.4%
Weighted Mean:	0.9376	0.9040	-0.0336	-3.6%
PRD:	1.0127	1.0148	0.0021	0.2%
COD:	0.0963	0.0697	-0.0266	-27.6%

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 indicates declining
sales prices.**



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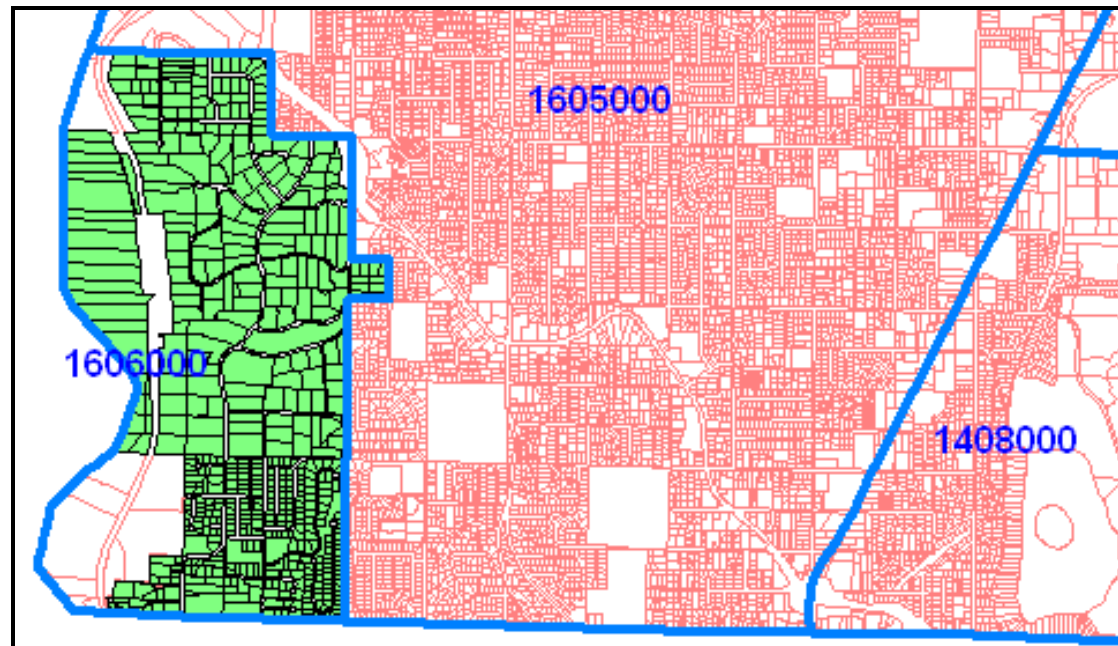


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 1606000 - 1606001 (AKA BMA 1606000 - 1606001) 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 Town of Woodway.

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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	2	L:	2,847,700	2,786,000	-61,700	-2.2%
		B:	469,700	434,400	-35,300	-7.5%
		T:	3,317,400	3,220,400	-97,000	-2.9%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	6	L:	5,968,300	5,512,300	-456,000	-7.6%
		B:	3,016,000	2,819,900	-196,100	-6.5%
		T:	8,984,300	8,332,200	-652,100	-7.3%
Residential	457	L:	397,534,700	381,554,300	-15,980,400	-4.0%
		B:	221,975,000	208,164,000	-13,811,000	-6.2%
		T:	619,509,700	589,718,300	-29,791,400	-4.8%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	82	L:	39,081,800	35,676,900	-3,404,900	-8.7%
		B:	0	0	0	0.0%
		T:	39,081,800	35,676,900	-3,404,900	-8.7%

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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	547	L:	445,432,500	425,529,500	-19,903,000	-4.5%
		B:	225,460,700	211,418,300	-14,042,400	-6.2%
		T:	670,893,200	636,947,800	-33,945,400	-5.1%

- 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	3		
	111-Single Family Residence	429	24	5.6%
	112-2 Single Family Residences	24		
	175-Religious Residence	1		
	183-Non Residential Structure	1		
	459-Other Highway NEC	1		
	483-Water Util & Irrig & Stg	2		
	671-Exec,Legislative,Judicial	1		
	769-Other Parks, NEC	1		
	910-Undeveloped Land	64	3	4.7%
	939-Other Water Areas	18		
	940-Open Space General	2		
	Grand Total	547	27	4.9%

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
	23 Open Space General	1		
	59 Other Acreage Type	3		
	65 Topo Problems I	8		
	66 Topo Problems II	5		
	81 Tidelands	17		
	Contiguous - less than 1 acre	8		
	A3 Sewer Avg Homogeneous NH	53	3	5.7%
	A4 Sewer Average Plus NH	48	3	6.3%
	A5 Sewer Good Older Mixd NH	32	1	3.1%
	A7 Sewer Very Good NH	124	10	8.1%
	A8 Sewer Excellent NH	92	6	6.5%
	A9 Exception Plat	10		
	CA Common Areas	1		
	UD Undevelopable Land	3		
	V1 View/Wtrfrt Type I	37	2	5.4%
	V2 View/Wtrfrt Type II	30		
	V3 View/Wtrfrt Type III	6		
	V4 View/Wtrfrt Type IV	9	1	11.1%
	V5 View/Wtrfrt Type V	10		
	V6 View/Wtrfrt Type VI	22		
	V7 View/Wtrfrt Type VII	2		
	V8 View/Wtrfrt Type VIII	26	1	3.8%
	Grand Total	547	27	4.9%
	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	103	4	3.9%
12 - 1 Story Basement	67	2	3.0%
14 - 1 1/2 Story	16	1	6.3%
15 - 1 1/2 Story Basement	9		
17 - 2 Story	164	13	7.9%
18 - 2 Story Basement	67	3	4.5%
21 - 2+ Story Basement	1		
23 - Split Entry	14	1	7.1%
24 - Tri Level	14		
N/A	92	3	3.3%
Grand Total	547	27	4.9%

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
	35 Fair	2		
	45 Average	71	3	4.2%
	49 Average Plus	73	4	5.5%
	55 Good	77		
	65 Very Good	161	15	9.3%
	75 Excellent	71	2	2.8%
	N/A	92	3	3.3%
	Grand Total	547	27	4.9%

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	1		
	1910 - 1919	4		
	1920 - 1929	10		
	1930 - 1939	11		
	1940 - 1949	26		
	1950 - 1959	108	4	3.70%
	1960 - 1969	57	5	8.77%
	1970 - 1979	23		
	1980 - 1989	60	3	5.00%
	1990 - 1999	42	2	4.76%
	2000 to the present	112	10	8.93%
	N/A	92	3	3.26%
	Grand Total	547	27	4.9%

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	92	3	3.3%
	500 - 749	1		
	750 - 999	2		
	1000 - 1249	4		
	1250 - 1499	7	1	14.3%
	1500 - 1749	28	1	3.6%
	1750 - 1999	25	1	4.0%
	2000 - 2249	19	1	5.3%
	2250 - 2499	23	1	4.3%
	2500 - 2749	24		
	2750 - 2999	28	2	7.1%
	3000 - 3249	25		
	3250 - 3499	24	1	4.2%
	3500 - 3749	31	1	3.2%
	3750 - 3999	40	1	2.5%
	4000 - 4249	37	4	10.8%
	4250 - 4499	10		
	4500 - 4749	34	2	5.9%
	4750 - 4999	11	1	9.1%
	5000 - Over	82	7	8.5%
	Grand Total	547	27	4.9%

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	32,967,500	31,785,600
Total Sales Price	35,161,950	35,161,950
Average Assessed Value	1,221,019	1,177,244
Average Sales Price	1,302,294	1,302,294
Number in Sample	27	27
Median Ratio	0.9461	0.9125
Mean (Average) Ratio	0.9495	0.9174
Weighted Mean (S.W.A.) Ratio	0.9376	0.9040
Regression Index (P.R.D.)	1.0127	1.0148
Coefficient of Dispersion (C.O.D.)	0.0963	0.0697

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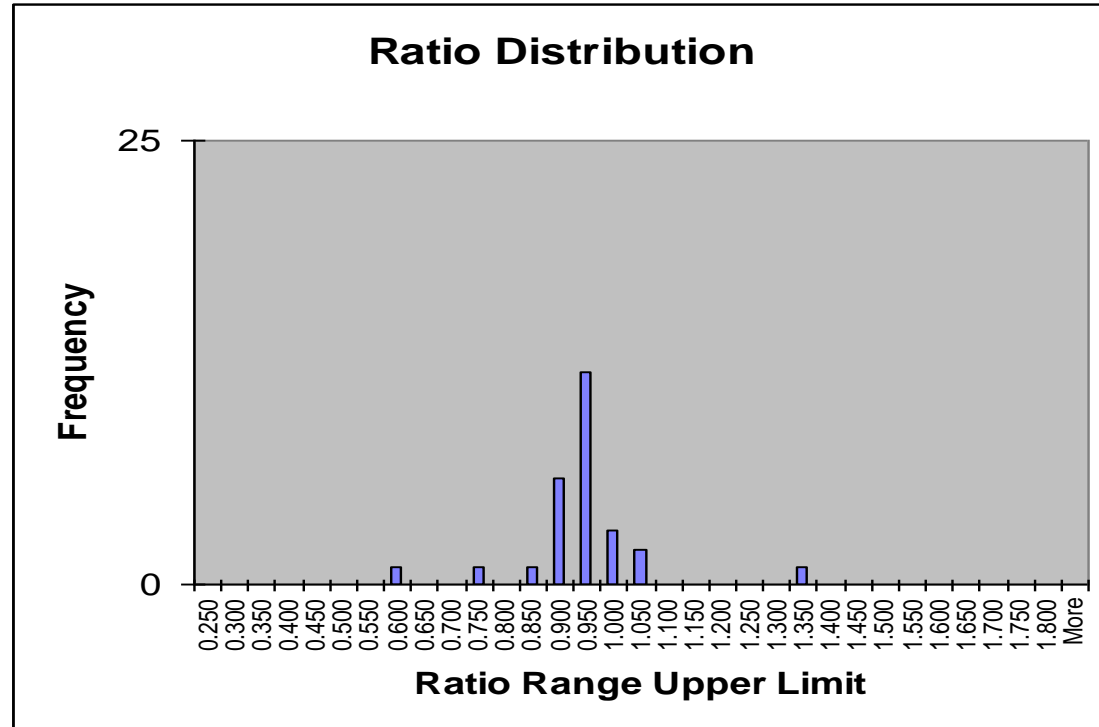


Performance Analysis

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	29,760,100	28,474,900
Total Sales Price	31,146,950	31,146,950
Average Assessed Value	1,240,004	1,186,454
Average Sales Price	1,297,790	1,297,790
Number in Sample	24	24
Median Ratio	0.9504	0.9175
Mean (Average) Ratio	0.9562	0.9151
Weighted Mean (S.W.A.) Ratio	0.9555	0.9142
Regression Index (P.R.D.)	1.0007	1.0010
Coefficient of Dispersion	0.0689	0.0445

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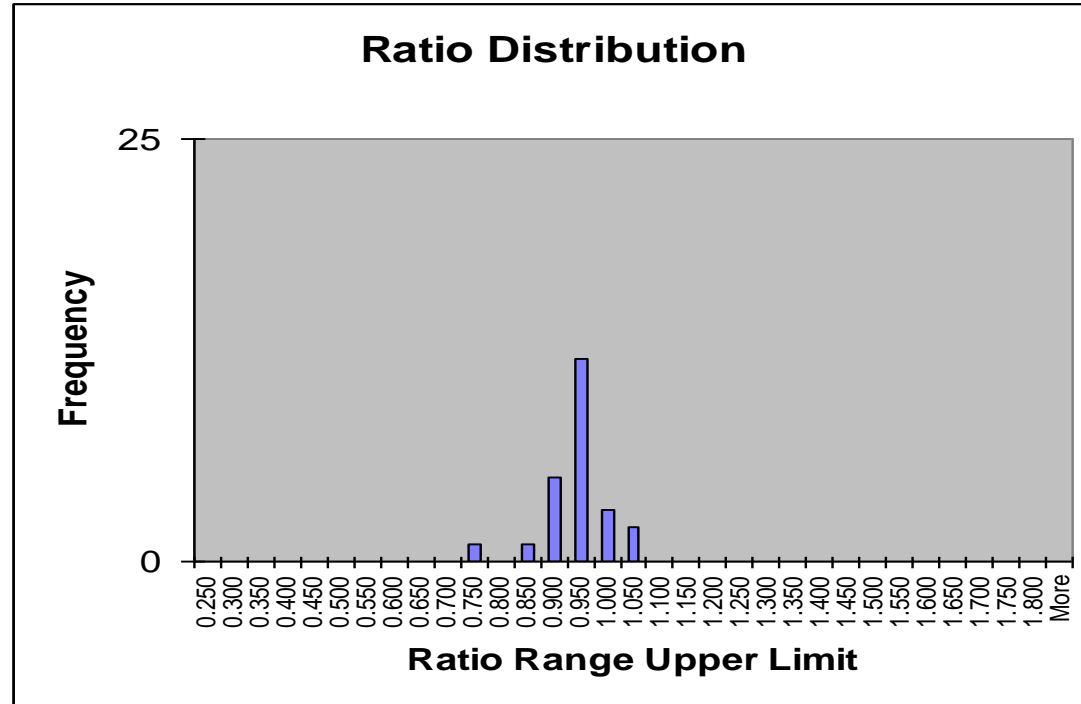


Performance Analysis

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
00384700400802	111	A8	1968	18	65	5,003	1,845,800.00	6/12/2007	I	2,050,000.00	0.90
00384700400803	910	A8					1,183,400.00	5/1/2007	V	900,000.00	1.31
00384700400804	111	A8	1987	14	49	1,540	1,125,800.00	4/24/2007	I	1,200,000.00	0.94
00384700400805	910	A8					1,318,000.00	4/5/2007	V	2,210,000.00	0.60
00384700701500	111	A8	1999	17	75	5,470	2,803,900.00	11/8/2007	I	3,000,000.00	0.93
00536100001100	111	A3	1958	23	45	1,896	591,600.00	4/25/2007	I	648,450.00	0.91
00536100001500	111	A3	1958	11	49	2,309	626,400.00	4/12/2007	I	675,000.00	0.93
00536100005300	111	A3	1957	11	45	1,474	551,600.00	6/5/2007	I	604,500.00	0.91
00536200000302	910	A8					809,300.00	3/5/2007	V	905,000.00	0.89
00536200001004	111	V8	1960	18	65	5,469	2,558,000.00	7/25/2007	I	2,815,000.00	0.91
00549000400100	111	A4	2007	17	75	5,918	1,685,900.00	2/23/2007	I	1,850,000.00	0.91
00549100100300	111	A4	1966	17	49	2,968	702,200.00	12/27/2007	I	670,000.00	1.05
00599000000500	111	A4	1957	11	49	2,197	697,300.00	7/13/2007	I	800,000.00	0.87
00617500000500	111	V1	1962	12	45	2,868	645,700.00	8/14/2007	I	700,000.00	0.92
00617600000900	111	A5	1965	11	65	3,295	873,700.00	7/31/2007	I	1,225,000.00	0.71
00704300001300	111	A7	1987	12	65	5,014	1,674,900.00	6/14/2007	I	1,750,000.00	0.96
00704300003000	111	V1	1982	18	65	7,477	1,689,500.00	4/9/2007	I	1,799,000.00	0.94
27033500302100	111	V4	1996	17	65	3,759	1,193,300.00	7/23/2007	I	1,330,000.00	0.90
00913200001000	111	A7	2001	17	65	4,038	1,057,900.00	11/2/2007	I	1,050,000.00	1.01
00913200001800	111	A7	2001	17	65	4,038	1,067,100.00	4/16/2007	I	1,135,000.00	0.94
00913200002300	111	A7	2002	17	65	4,819	990,100.00	7/10/2007	I	1,179,000.00	0.84
00913200004100	111	A7	2004	17	65	4,662	974,100.00	11/14/2007	I	1,125,000.00	0.87
00913200004400	111	A7	2004	17	65	4,673	974,200.00	3/27/2007	I	1,125,000.00	0.87

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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
00913200005000	111	A7	2003	17	65	5,017	1,003,000.00	3/7/2007	I	1,075,000.00	0.93
00913200005300	111	A7	2002	17	65	3,668	890,600.00	5/2/2007	I	998,000.00	0.89
00913200005400	111	A7	2002	17	65	4,038	1,065,700.00	5/22/2007	I	1,100,000.00	0.97
00913200009200	111	A7	2004	17	65	4,011	1,186,600.00	3/5/2007	I	1,243,000.00	0.95