

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2307000

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2006 Assessment / 2007 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 2307000

Parcels Appraised: 1172

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	204,100,800	213,365,000	9,264,200	4.5%
Improvements:	201,451,100	185,308,300	-16,142,800	-8.0%
Total:	405,551,900	398,673,300	-6,878,600	-1.7%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 73

	2007	2008	Change	% Change
Median Ratio:	0.9485	0.9205	-0.0280	-2.9%
Mean Ratio:	0.9237	0.9220	-0.0017	-0.2%
Weighted Mean:	0.9372	0.9233	-0.0140	-1.5%
PRD:	0.9855	0.9986	0.0131	1.3%
COD:	0.1071	0.0737	-0.0333	-31.1%

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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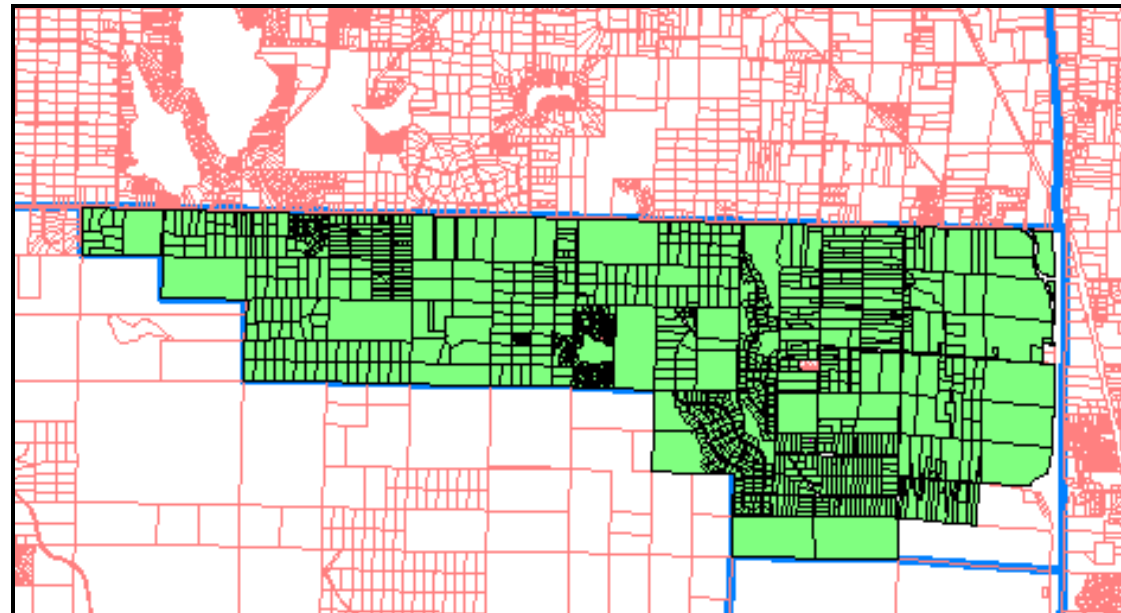


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2307000 (AKA BMA 2307000) 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 irregular area 1-2 miles south of 140th (Fire Trail Road) and extending 6 miles west of I-5.

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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	20	L:	5,050,000	5,146,600	96,600	1.9%
		B:	1,632,800	1,546,500	-86,300	-5.3%
		T:	6,682,800	6,693,100	10,300	0.2%
Industrial	1	L:	2,400,000	2,400,000	0	0.0%
		B:	0	0	0	0.0%
		T:	2,400,000	2,400,000	0	0.0%
Commercial	2	L:	202,100	217,000	14,900	7.4%
		B:	383,800	383,300	-500	-0.1%
		T:	585,900	600,300	14,400	2.5%
Residential	949	L:	155,085,800	161,843,400	6,757,600	4.4%
		B:	198,508,800	182,529,300	-15,979,500	-8.0%
		T:	353,594,600	344,372,700	-9,221,900	-2.6%
Multifamily	1	L:	164,100	169,000	4,900	3.0%
		B:	501,700	462,000	-39,700	-7.9%
		T:	665,800	631,000	-34,800	-5.2%
Forest	10	L:	648,500	724,500	76,000	11.7%
		B:	424,000	387,200	-36,800	-8.7%
		T:	1,072,500	1,111,700	39,200	3.7%
Other	189	L:	40,550,300	42,864,500	2,314,200	5.7%
		B:	0	0	0	0.0%
		T:	40,550,300	42,864,500	2,314,200	5.7%

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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	1172	L:	204,100,800	213,365,000	9,264,200	4.5%
		B:	201,451,100	185,308,300	-16,142,800	-8.0%
		T:	405,551,900	398,673,300	-6,878,600	-1.7%

- 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	621	52	8.37%
	112-2 Single Family Residences	13		
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	39		
	118-Manufac Home (Owned Site)	235	12	5.11%
	122-Duplex	1		
	142-SFR Condominium CommonWall	3		
	183-Non Residential Structure	17	1	5.88%
	184-Septic System	3		
	186-Septic System & Well	12		
	351-Engineering, Lab & Science	1		
	483-Water Util & Irrig & Stg	1		
	691-Religious Activities	1		
	819-Other Agricultural	1		
	830-Open Space Agriculture	14		
	880-DF Timber Acres	9		
	881-DF Timber Acres	1		
	910-Undeveloped Land	183	8	4.37%
	915-Common Areas	5		
	916-Water Retention Area	1		
	940-Open Space General	5		
	Grand Total	1172	73	6.2%

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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	38		
	23 Open Space General	2		
	24 Open Space Ag	8		
	25 Designated Forest	4		
	46 Spt/Well Site	37	2	5.41%
	54 No Perk	34	4	11.76%
	57 Other Acreage Type	494	11	2.23%
	65 Topo Problems I	9		
	Contiguous - less than 1 acre	5		
	B1 Septic Fair NH	119	8	6.72%
	B2 Septic Average Mixed NH	129	6	4.65%
	B3 Septic - Access DNA Devlpm	25		
	B4 Septic Average NH	5	1	20.00%
	B6 Septic Good Homogenous NH	8		
	B7 Septic VG NH	188	35	18.62%
	C Contiguous	1		
	CA Common Areas	10		
	LF Land detail not used	6		
	SC SrCit Residual Contiguous	2		
	U1 Waterfront I	41	6	14.63%
	UD Undevelopable Land	7		
	Grand Total	1172	73	6.2%

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	281	21	7.47%
	12 - 1 Story Basement	68	6	8.82%
	14 - 1 1/2 Story	26	3	11.54%
	15 - 1 1/2 Story Basement	8		
	17 - 2 Story	185	21	11.35%
	18 - 2 Story Basement	32		
	20 - 2+ Story	1		
	23 - Split Entry	33	1	3.03%
	24 - Tri Level	14		
	71 - DW Manufactured Home	201	9	4.48%
	74 - SW Manufactured Home	52	2	3.85%
	77 - TW Manufactured Home	11	1	9.09%
	N/A	260	9	3.46%
	Grand Total	1172	73	6.2%

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	3		
	25 Low	15		
	35 Fair	91	5	5.49%
	41 Average Minus	11	1	9.09%
	45 Average	370	14	3.78%
	49 Average Plus	109	5	4.59%
	55 Good	269	32	11.90%
	65 Very Good	44	7	15.91%
	N/A	260	9	3.46%
	Grand Total	1172	73	6.2%

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
	1900 - 1909	2		
	1910 - 1919	4		
	1920 - 1929	14		
	1930 - 1939	11		
	1940 - 1949	9	1	11.11%
	1950 - 1959	9		
	1960 - 1969	54	3	5.56%
	1970 - 1979	207	11	5.31%
	1980 - 1989	149	3	2.01%
	1990 - 1999	177	7	3.95%
	2000 to the present	276	39	14.13%
	N/A	260	9	3.46%
	Grand Total	1172	73	6.2%

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	260	9	3.46%
	1 - 499	6		
	500 - 749	17	2	11.76%
	750 - 999	74	2	2.70%
	1000 - 1249	115	8	6.96%
	1250 - 1499	113	6	5.31%
	1500 - 1749	99	3	3.03%
	1750 - 1999	110	4	3.64%
	2000 - 2249	64	2	3.13%
	2250 - 2499	45	3	6.67%
	2500 - 2749	73	3	4.11%
	2750 - 2999	34	2	5.88%
	3000 - 3249	47	10	21.28%
	3250 - 3499	27	3	11.11%
	3500 - 3749	35	10	28.57%
	3750 - 3999	19		
	4000 - 4249	10	2	20.00%
	4250 - 4499	7	1	14.29%
	4500 - 4749	8	2	25.00%
	4750 - 4999	3		
	5000 - Over	6	1	16.67%
	Grand Total	1172	73	6.2%

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	31,984,500	31,508,000
Total Sales Price	34,126,315	34,126,315
Average Assessed Value	438,144	431,616
Average Sales Price	467,484	467,484
Number in Sample	73	73
Median Ratio	0.9485	0.9205
Mean (Average) Ratio	0.9237	0.9220
Weighted Mean (S.W.A.) Ratio	0.9372	0.9233
Regression Index (P.R.D.)	0.9855	0.9986
Coefficient of Dispersion (C.O.D.)	0.1071	0.0737

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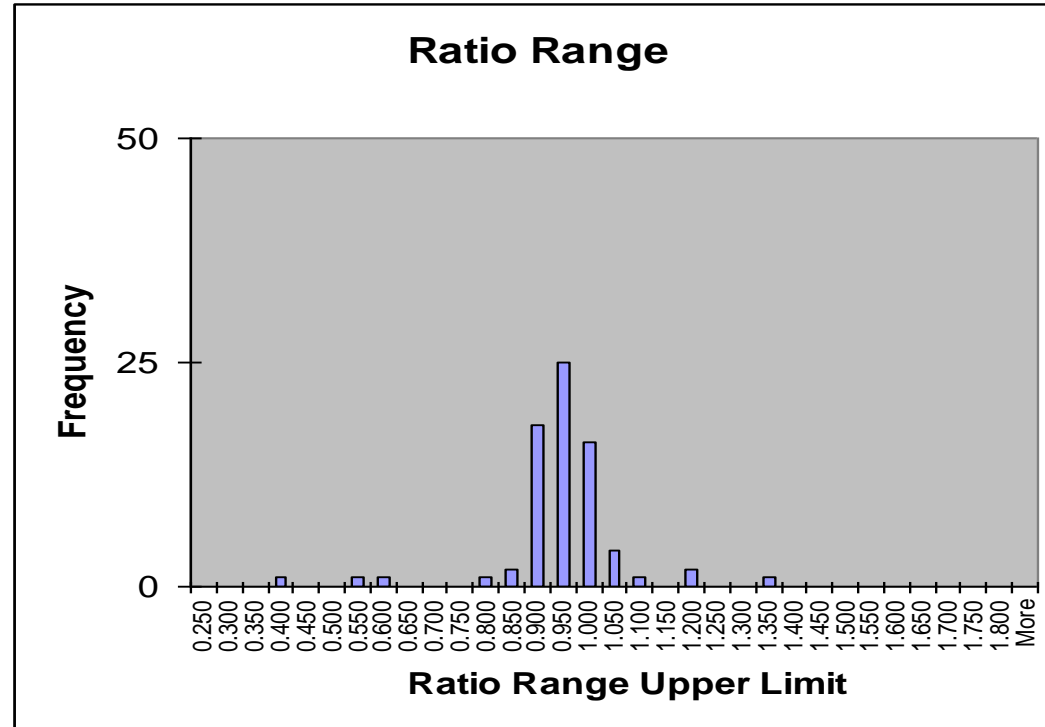


Performance Analysis

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	28,575,700	27,883,200
Total Sales Price	30,252,832	30,252,832
Average Assessed Value	549,533	536,215
Average Sales Price	581,785	581,785
Number in Sample	52	52
Median Ratio	0.9468	0.9193
Mean (Average) Ratio	0.9534	0.9269
Weighted Mean (S.W.A.) Ratio	0.9446	0.9217
Regression Index (P.R.D.)	1.0093	1.0057
Coefficient of Dispersion	0.0752	0.0480

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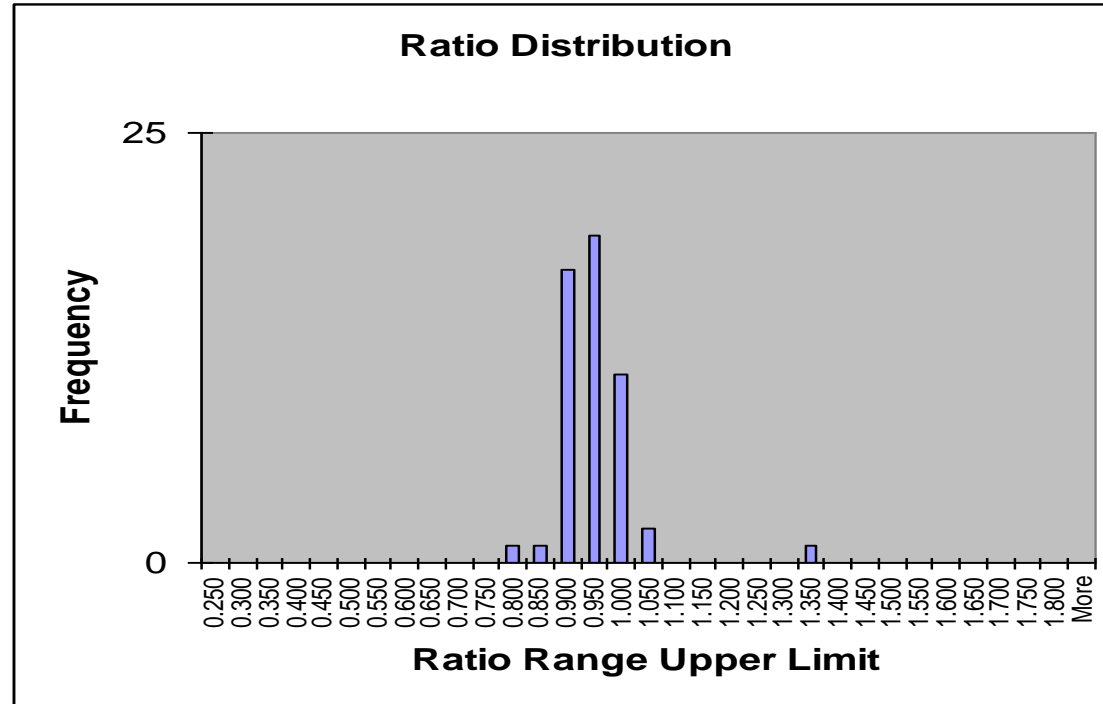


Performance Analysis

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
00421600002900	111	B1	1970	11	35	1,548.00	271,800.00	1/26/2007	I	282,950.00	0.96
00421600003000	111	B1	1991	11	45	1,220.00	291,300.00	5/1/2007	I	310,000.00	0.94
00440300000400	111	57	2006	11	49	2,447.00	466,500.00	1/5/2007	I	499,950.00	0.93
00470600003600	118	B1	1993	71	55	1,404.00	190,600.00	12/19/2007	I	205,000.00	0.93
00470600004000	910	54					12,000.00	6/4/2007	V	10,000.00	1.20
00470600004100	910	54					12,000.00	7/11/2007	V	21,250.00	0.56
00470600004700	910	54					12,000.00	9/20/2007	V	22,500.00	0.53
00470600005200	118	B1	1978	71	55	1,788.00	157,700.00	1/8/2007	I	175,000.00	0.90
00470600005500	118	B1	1973	74	35	1,368.00	127,200.00	1/22/2007	I	123,000.00	1.03
00470600008500	118	U1	1979	71	45	1,152.00	230,300.00	7/25/2007	I	195,000.00	1.18
00470600009200	118	U1	1976	71	45	1,432.00	279,800.00	6/12/2007	I	282,950.00	0.99
00511000000901	111	46	1970	14	35	1,436.00	238,800.00	8/6/2007	I	180,000.00	1.33
00511000005700	183	54					52,000.00	12/4/2007	I	132,500.00	0.39
00511000005800	910	B4					167,700.00	1/5/2007	V	165,000.00	1.02
00511000009200	111	57	1967	11	35	1,231.00	278,300.00	9/10/2007	I	320,000.00	0.87
00511000009300	910	57					158,600.00	6/11/2007	V	160,000.00	0.99
00532000000801	111	46	1970	11	45	1,248.00	274,800.00	7/19/2007	I	349,500.00	0.79
00532000002400	111	57	2004	17	49	3,412.00	504,200.00	4/2/2007	I	565,000.00	0.89
00532000003700	118	57	1993	71	45	1,404.00	219,600.00	5/24/2007	I	260,000.00	0.84
00600300100202	111	B1	1970	11	45	768.00	234,800.00	7/8/2007	I	251,700.00	0.93
00600300100500	118	B1	1997	77	55	2,286.00	221,900.00	3/5/2007	I	244,950.00	0.91
00600300301200	111	B2	1969	11	45	864.00	192,500.00	5/15/2007	I	215,000.00	0.90
00600300500700	910	U1					158,400.00	3/9/2007	V	174,900.00	0.91

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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
00600300500800	111	U1	1974	14	45	1,578.00	353,100.00	6/21/2007	I	400,000.00	0.88
00600300501000	118	U1	1977	71	45	1,536.00	256,500.00	4/19/2007	I	279,500.00	0.92
00600300502100	111	U1	1968	11	45	616.00	267,800.00	10/16/2007	I	278,500.00	0.96
00947600002600	111	B7	2004	17	55	3,239.00	614,500.00	2/21/2007	I	630,000.00	0.98
01018600000100	111	B7	2007	14	55	3,018.00	599,900.00	3/5/2007	I	650,000.00	0.92
01018600001400	111	B7	2006	17	55	3,672.00	651,200.00	1/25/2007	I	689,000.00	0.95
01018600001700	111	B7	2007	17	65	3,669.00	763,700.00	7/31/2007	I	839,950.00	0.91
01018600001900	111	B7	2006	17	55	3,306.00	652,400.00	8/20/2007	I	710,000.00	0.92
01018600002700	111	B7	2006	17	55	2,850.00	581,400.00	7/11/2007	I	660,000.00	0.88
01018600004300	111	B7	2005	11	55	2,589.00	592,300.00	10/19/2007	I	600,000.00	0.99
01018600004600	111	B7	2006	12	55	5,370.00	713,900.00	1/30/2007	I	818,412.00	0.87
01034500000200	111	B7	2006	17	55	3,180.00	594,000.00	5/1/2007	I	669,950.00	0.89
01034500000800	111	B7	2006	11	55	3,044.00	632,800.00	2/28/2007	I	665,900.00	0.95
01034500001100	111	B7	2006	17	55	2,714.00	546,900.00	5/15/2007	I	610,000.00	0.90
01034500001200	910	B7					190,000.00	1/22/2007	V	216,933.00	0.88
01034500001300	111	B7	2006	11	55	3,412.00	651,700.00	4/11/2007	I	714,850.00	0.91
01034500001400	111	B7	2006	12	55	4,398.00	677,400.00	5/24/2007	I	674,000.00	1.01
01034500001600	111	B7	2007	12	55	2,681.00	600,200.00	7/3/2007	I	665,000.00	0.90
01034500001700	111	B7	2006	12	55	4,618.00	712,400.00	12/5/2007	I	713,000.00	1.00
01034500002600	111	B7	2006	12	55	4,542.00	705,600.00	7/13/2007	I	844,842.00	0.84
01034500002700	111	B7	2007	12	55	4,010.00	672,800.00	3/15/2007	I	770,000.00	0.87
01034500002900	111	B7	2006	17	55	3,565.00	621,800.00	2/16/2007	I	699,995.00	0.89
01034500003000	111	B7	2006	17	55	3,048.00	577,100.00	2/12/2007	I	594,950.00	0.97

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01034500003200	111	B7	2006	17	55	3,565.00	621,800.00	5/15/2007	I	699,950.00	0.89
01034500003800	111	B7	2006	11	55	3,050.00	615,000.00	3/8/2007	I	649,900.00	0.95
01034500004000	111	B7	2007	17	65	4,011.00	789,000.00	4/30/2007	I	824,000.00	0.96
01040500000400	111	B7	2007	17	55	3,131.00	607,500.00	3/1/2007	I	680,000.00	0.89
01040500000500	111	B7	2007	11	65	3,533.00	775,100.00	4/9/2007	I	829,950.00	0.93
01040500000700	111	B7	2006	17	55	3,563.00	643,700.00	6/20/2007	I	699,950.00	0.92
01040500000800	111	B7	2007	11	55	2,403.00	549,600.00	11/28/2007	I	550,000.00	1.00
01040500000900	111	B7	2007	11	55	2,859.00	595,400.00	11/3/2007	I	650,000.00	0.92
01040500001800	111	B7	2006	17	65	3,144.00	665,800.00	6/6/2007	I	779,800.00	0.85
01040500002000	111	B7	2007	17	55	3,649.00	623,200.00	12/13/2007	I	667,000.00	0.93
01040500002100	111	B7	2007	17	65	3,144.00	666,200.00	12/21/2007	I	669,800.00	0.99
01040500002200	111	B7	2007	17	65	3,649.00	717,700.00	8/24/2007	I	823,000.00	0.87
01040500002400	111	B7	2007	17	65	3,649.00	717,700.00	12/10/2007	I	717,583.00	1.00
01040500003800	111	B7	2007	17	55	3,563.00	639,800.00	7/9/2007	I	699,950.00	0.91
01040500003900	111	B7	2007	17	55	3,144.00	581,900.00	3/5/2007	I	644,500.00	0.90
30040200101700	910	B2					149,500.00	2/22/2007	V	140,000.00	1.07
30040200102700	118	B2	1981	71	49	1,404.00	225,400.00	11/2/2007	I	230,000.00	0.98
30040200103400	111	B2	2007	11	49	2,084.00	427,100.00	8/10/2007	I	464,000.00	0.92
30040200400200	118	B2	1990	71	55	1,248.00	267,000.00	6/26/2007	I	280,000.00	0.95
30040200402500	111	57	1997	11	45	1,872.00	393,700.00	4/19/2007	I	417,000.00	0.94
30040200402800	118	57	1982	74	35	672.00	211,800.00	6/13/2007	I	230,000.00	0.92
30040200404800	111	B1	2003	23	45	1,900.00	275,200.00	7/24/2007	I	310,000.00	0.89
30040300300100	111	B2	1987	11	41	1,130.00	385,500.00	10/17/2007	I	450,000.00	0.86
30040400202600	118	57	1999	71	55	1,782.00	324,800.00	11/25/2007	I	325,000.00	1.00

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2307000

Appraisal Date: January 1, 2008



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
30050500302000	111	57	1946	11	45	1,076.00	338,000.00	8/20/2007	I	390,000.00	0.87
30050600102600	111	57	1976	11	45	1,248.00	300,000.00	5/1/2007	I	312,000.00	0.96
30050600302600	111	57	2004	11	49	2,009.00	418,400.00	6/11/2007	I	452,000.00	0.93