

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 2315000

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): 2315000

Parcels Appraised: 671

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	97,852,900	102,427,800	4,574,900	4.7%
Improvements:	66,368,000	62,125,500	-4,242,500	-6.4%
Total:	164,220,900	164,553,300	332,400	0.2%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 19

	2007	2008	Change	% Change
Median Ratio:	0.8971	0.8808	-0.0164	-1.8%
Mean Ratio:	0.8659	0.8523	-0.0136	-1.6%
Weighted Mean:	0.8386	0.8305	-0.0082	-1.0%
PRD:	1.0326	1.0263	-0.0062	-0.6%
COD:	0.0986	0.0861	-0.0125	-12.6%

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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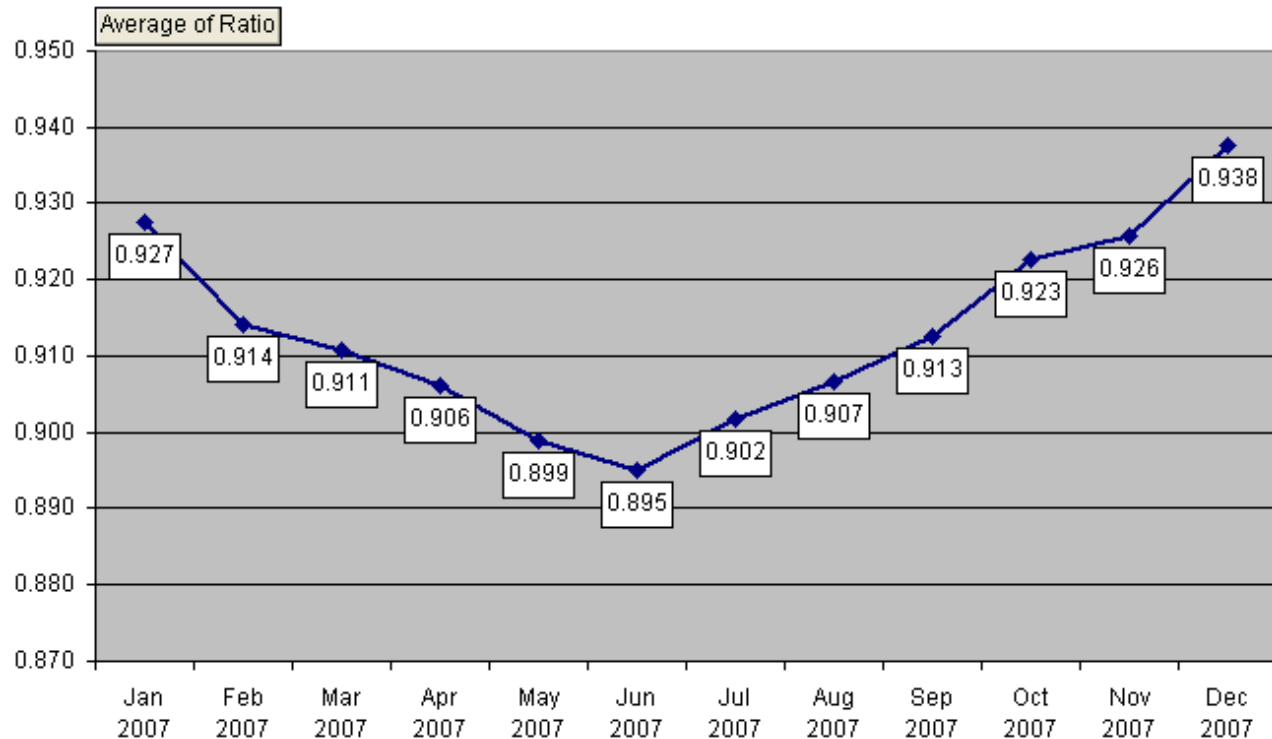
Summary

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 indicate declining sales prices.



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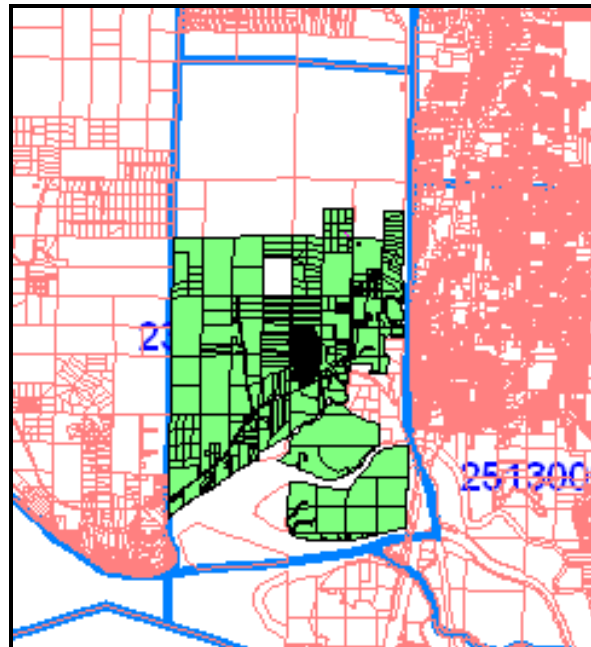


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 2315000 (AKA BMA 2315000) 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

Strip of Tulalip Tribes Trust Land south of 140th and west of I-5 (approximately 2 miles wide and 3 miles long).

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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	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Industrial	1	L:	312,700	324,500	11,800	3.8%
		B:	169,000	162,900	-6,100	-3.6%
		T:	481,700	487,400	5,700	1.2%
Commercial	7	L:	1,176,700	1,265,500	88,800	7.5%
		B:	8,451,100	8,450,700	-400	0.0%
		T:	9,627,800	9,716,200	88,400	0.9%
Residential	504	L:	65,604,900	68,125,800	2,520,900	3.8%
		B:	56,872,600	52,606,900	-4,265,700	-7.5%
		T:	122,477,500	120,732,700	-1,744,800	-1.4%
Multifamily	3	L:	403,000	443,700	40,700	10.1%
		B:	875,300	905,000	29,700	3.4%
		T:	1,278,300	1,348,700	70,400	5.5%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	156	L:	30,355,600	32,268,300	1,912,700	6.3%
		B:	0	0	0	0.0%
		T:	30,355,600	32,268,300	1,912,700	6.3%

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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	671	L:	97,852,900	102,427,800	4,574,900	4.7%
		B:	66,368,000	62,125,500	-4,242,500	-6.4%
		T:	164,220,900	164,553,300	332,400	0.2%

- 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	2		
	111-Single Family Residence	395	17	4.3%
	112-2 Single Family Residences	1		
	117-Manufac Home (Leased Site)	35		
	118-Manufac Home (Owned Site)	63	1	1.6%
	122-Duplex	3		
	183-Non Residential Structure	4		
	184-Septic System	3		
	186-Septic System & Well	1		
	344-Transportation Equipment	1		
	451-Freeways	1		
	481-Electric Utility	1		
	539-Other Retail Trade	1		
	681-Nursery,Primary,Second Sch	1		
	691-Religious Activities	2		
	711-Cultural Activities	1		
	910-Undeveloped Land	145	1	0.7%
	939-Other Water Areas	11		
	Grand Total	671	19	2.8%

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	28		
	46 Spt/Well Site	9		
	54 No Perk	1		
	57 Other Acreage Type	117	1	0.9%
	65 Topo Problems I	16		
	66 Topo Problems II	13		
	81 Tidelands	2		
	Contiguous - less than 1 acre	6		
	A2 Sewer Avg Older Mixed NH	277	14	5.1%
	B2 Septic Average Mixed NH	78	1	1.3%
	B3 Septic - Access DNA Devlpm	2		
	B4 Septic Average NH	110	2	1.8%
	SC SrCit Residual Contiguous	1		
	UD Undevelopable Land	4		
	V1 View/Wtrfrt Type I	1		
	V5 View/Wtrfrt Type V	1		
	V6 View/Wtrfrt Type VI	1	1	100%
	V8 View/Wtrfrt Type VIII	4		
	Grand Total	671	19	2.8%

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	202	11	5.4%
	12 - 1 Story Basement	5		
	14 - 1 1/2 Story	21		
	15 - 1 1/2 Story Basement	1		
	17 - 2 Story	17		
	18 - 2 Story Basement	4		
	20 - 2+ Story	1		
	23 - Split Entry	128	6	4.7%
	24 - Tri Level	13		
	71 - DW Manufactured Home	53	1	1.9%
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	25		
	77 - TW Manufactured Home	6		
	96 - Geodesic Dome	1		
	N/A	193	1	0.5%
	Grand Total	671	19	2.8%

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	1		
	25 Low	8		
	35 Fair	41	2	4.9%
	45 Average	386	15	3.9%
	55 Good	33	1	3.0%
	65 Very Good	9		
	N/A	193	1	0.5%
	Grand Total	671	19	2.8%

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
	1910 - 1919	1		
	1920 - 1929	18	1	5.56%
	1930 - 1939	12	1	8.33%
	1940 - 1949	9		
	1950 - 1959	14		
	1960 - 1969	91	4	4.40%
	1970 - 1979	227	10	4.41%
	1980 - 1989	36		
	1990 - 1999	26	1	3.85%
	2000 to the present	44	1	2.27%
	N/A	193	1	0.52%
	Grand Total	671	19	2.8%

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		193	1	0.5%
1 - 499		2		
500 - 749		7		
750 - 999		39	2	5.1%
1000 - 1249		92	1	1.1%
1250 - 1499		112	9	8.0%
1500 - 1749		122	4	3.3%
1750 - 1999		60	2	3.3%
2000 - 2249		22		
2250 - 2499		10		
2500 - 2749		3		
2750 - 2999		4		
3250 - 3499		2		
3500 - 3749		2		
5000 - Over		1		
Grand Total		671	19	2.8%

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	4,683,100	4,637,400
Total Sales Price	5,584,100	5,584,100
Average Assessed Value	246,479	244,074
Average Sales Price	293,900	293,900
Number in Sample	19	19
Median Ratio	0.8971	0.8808
Mean (Average) Ratio	0.8659	0.8523
Weighted Mean (S.W.A.) Ratio	0.8386	0.8305
Regression Index (P.R.D.)	1.0326	1.0263
Coefficient of Dispersion (C.O.D.)	0.0986	0.0861

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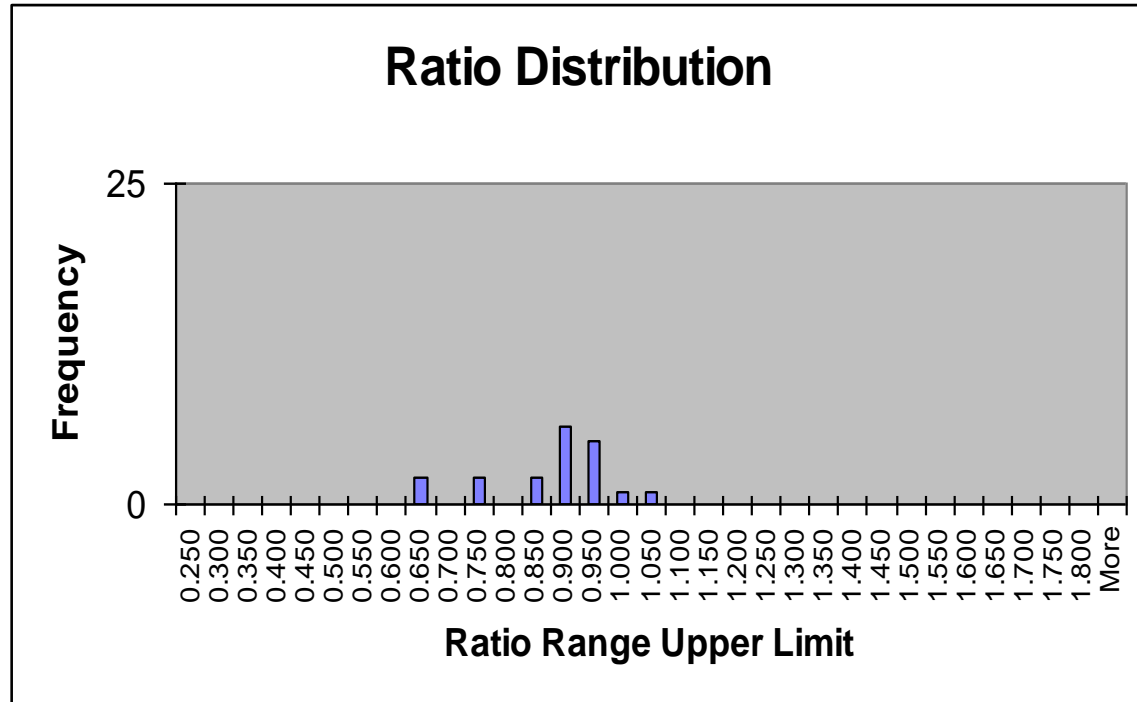


Performance Analysis

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	4,218,600	4,167,500
Total Sales Price	4,874,150	4,874,150
Average Assessed Value	248,153	245,147
Average Sales Price	286,715	286,715
Number in Sample	19	19
Median Ratio	0.9044	0.8866
Mean (Average) Ratio	0.8910	0.8748
Weighted Mean (S.W.A.) Ratio	0.8655	0.8550
Regression Index (P.R.D.)	1.0294	1.0231
Coefficient of Dispersion	0.0771	0.0661

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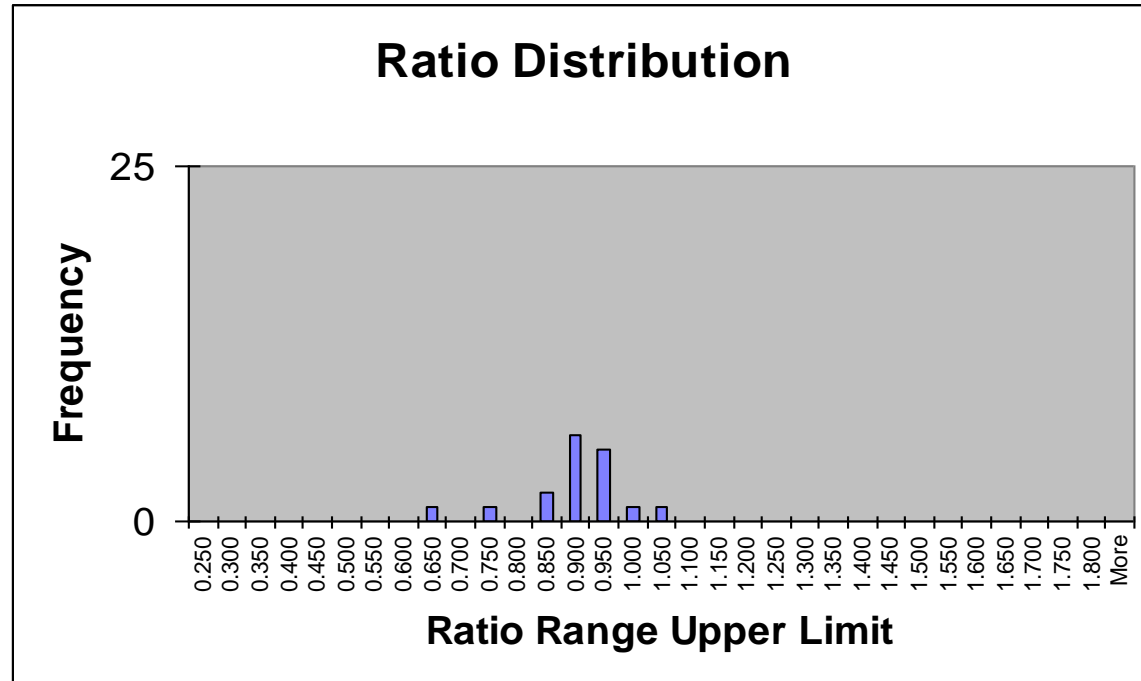


Performance Analysis

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
00425400000500	111	A2	1978	11	45	1,072.00	224,200.00	6/6/2007	I	238,000.00	0.94
00425400001500	111	A2	1977	11	45	960.00	218,500.00	9/4/2007	I	251,000.00	0.87
00425400001700	111	A2	1977	11	45	1,351.00	226,700.00	9/28/2007	I	245,000.00	0.93
00425400006400	111	A2	1977	11	45	960.00	222,100.00	10/17/2007	I	253,000.00	0.88
00597900302700	111	A2	1968	11	45	1,943.00	247,000.00	3/22/2007	I	294,950.00	0.84
00602400002000	111	B4	1920	11	35	1,608.00	271,000.00	6/22/2007	I	385,000.00	0.70
00624200100200	111	A2	1969	11	45	1,470.00	241,200.00	9/20/2007	I	288,800.00	0.84
00624200200400	111	A2	1978	23	45	1,512.00	248,900.00	2/15/2007	I	270,000.00	0.92
00624200200500	111	A2	1978	23	45	1,492.00	244,300.00	1/26/2007	I	244,000.00	1.00
00624200300600	111	A2	1978	23	45	1,300.00	234,700.00	11/16/2007	I	254,950.00	0.92
00624200300700	111	A2	1969	11	45	1,674.00	241,000.00	2/23/2007	I	252,450.00	0.95
00624200301800	111	A2	1969	11	45	1,674.00	241,000.00	6/5/2007	I	278,000.00	0.87
00624200302500	111	A2	1978	23	45	1,300.00	231,200.00	5/10/2007	I	262,500.00	0.88
00676600004600	111	A2	1979	23	45	1,428.00	245,200.00	8/28/2007	I	276,550.00	0.89
00676600004900	111	A2	1979	11	45	1,254.00	229,100.00	8/8/2007	I	254,950.00	0.90
30052000302300	118	57	1994	71	55	1,472.00	257,900.00	6/4/2007	I	359,950.00	0.72
30052000402100	111	B2	2001	23	45	1,900.00	268,700.00	7/10/2007	I	290,000.00	0.93
30052900400900	910	B4					212,000.00	6/18/2007	V	350,000.00	0.61
30053100100100	111	V6	1939	11	35	1,280.00	332,700.00	7/10/2007	I	535,000.00	0.62