

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3110000 - 3110901

Appraisal Date: January 1, 2008



Summary

Appraisal Date: January 1, 2008
Assessment Year/Tax Year: 2008 Assessment / 2009 Tax
Last Physical Inspection: 2004 Assessment / 2005 Tax
Prior Appraisal Date: January 1, 2007
Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax

Appraisal Area (Neighborhood): 3110000, 3110003 & 3110901

Parcels Appraised: 1,140

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	68,847,800	69,288,500	440,700	0.6%
Improvements:	45,788,300	42,569,000	-3,219,300	-7.0%
Total:	114,636,100	111,857,500	-2,778,600	-2.4%

Snohomish County Assessor's Office

Mass Appraisal Report

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 8

	2007	2008	Change	% Change
Median Ratio:	0.9889	0.9556	-0.0333	-3.4%
Mean Ratio:	0.9526	0.9390	-0.0135	-1.4%
Weighted Mean:	0.9440	0.9251	-0.0190	-2.0%
PRD:	1.0090	1.0151	0.0060	0.6%
COD:	0.2406	0.2389	-0.0017	-0.7%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **05/13/2008**

Snohomish County Assessor's Office

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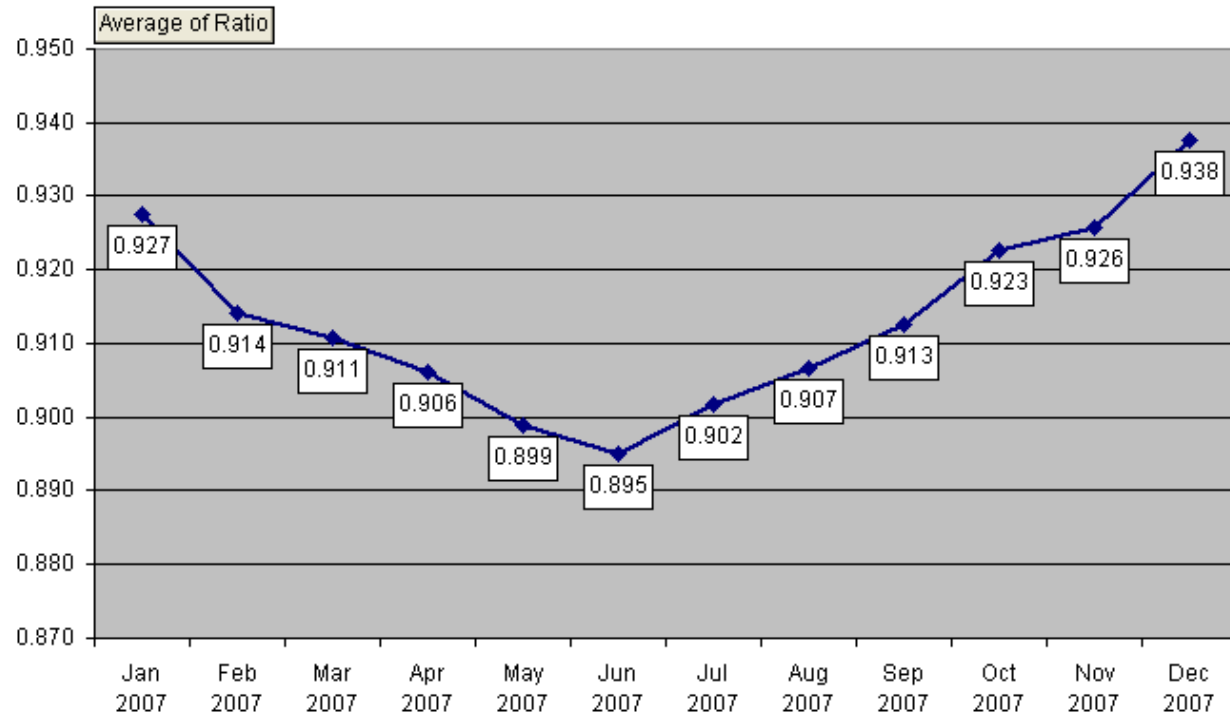
Summary

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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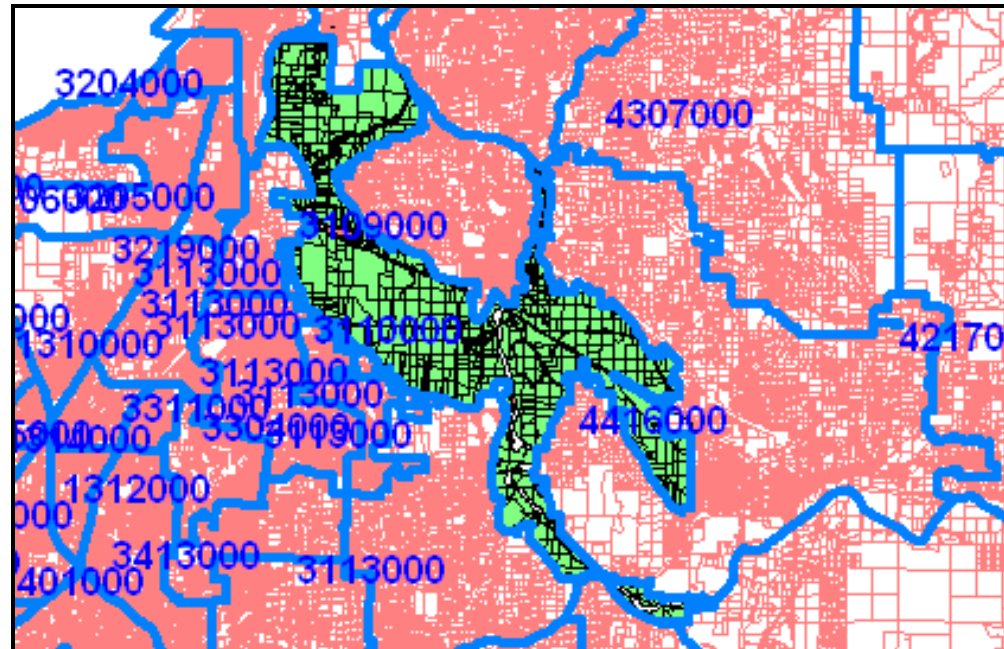


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3110000 - 3110901 (AKA BMA 3110000 - 3110901) 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.

Snohomish County Assessor's Office

Mass Appraisal Report

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Appraisal Area

Neighborhood Description

Snohomish River Valley land zoned Agricultural use, 10 acres, Flood Hazard.

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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	544	L:	40,522,900	40,592,000	69,100	0.2%
		B:	15,266,200	14,479,100	-787,100	-5.2%
		T:	55,789,100	55,071,100	-718,000	-1.3%
Industrial	1	L:	1,100	1,100	0	0.0%
		B:	0	0	0	0.0%
		T:	1,100	1,100	0	0.0%
Commercial	24	L:	498,000	531,100	33,100	6.6%
		B:	85,400	85,000	-400	-0.5%
		T:	583,400	616,100	32,700	5.6%
Residential	242	L:	20,162,100	20,462,200	300,100	1.5%
		B:	29,633,400	27,110,800	-2,522,600	-8.5%
		T:	49,795,500	47,573,000	-2,222,500	-4.5%
Multifamily	4	L:	438,600	431,000	-7,600	-1.7%
		B:	556,500	666,000	109,500	19.7%
		T:	995,100	1,097,000	101,900	10.2%
Forest	2	L:	174,400	157,700	-16,700	-9.6%
		B:	246,800	228,100	-18,700	-7.6%
		T:	421,200	385,800	-35,400	-8.4%
Other	323	L:	7,050,700	7,113,400	62,700	0.9%
		B:	0	0	0	0.0%
		T:	7,050,700	7,113,400	62,700	0.9%

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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	1140	L:	68,847,800	69,288,500	440,700	0.6%
		B:	45,788,300	42,569,000	-3,219,300	-7.0%
		T:	114,636,100	111,857,500	-2,778,600	-2.4%

- 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

Snohomish County Assessor's Office

Mass Appraisal Report

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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	135	2	1.5%
	112-2 Single Family Residences	3		
	117-Manufac Home (Leased Site)	15		
	118-Manufac Home (Owned Site)	40	1	2.5%
	119-Manuf Home (MHP)	32	2	6.3%
	122-Duplex	4	1	25.0%
	183-Non Residential Structure	12		
	184-Septic System	1		
	189-Other Residential	1		
	241-Logging Camps & Contractor	1		
	411-Railroad Transportation	2		
	456-Local Access Streets	4		
	473-Radio Communication	1		
	481-Electric Utility	7		
	482-Gas Utility	2		
	483-Water Util & Irrig & Stg	1		
	742-Playgrounds/Athletic Areas	1		
	745-Trails (Centennial, etal)	4		
	749-Other Recreation	1		
	790 Other Cult. Entertainment	1		
	818-Farms General	22		
	819-Other Agricultural	4		
	830-Open Space Agriculture	481		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	849-Other Fishery Activities	2		
	854-Mining & Quarrying	2		
	910-Undeveloped Land	278	2	0.7%
	911-Vacant Site/Mobile Park	28		
	915-Common Areas	1		
	921-Forest Reserve	1		
	939-Other Water Areas	11		
	940-Open Space General	37		
	950-Open Space Timber	2		
	Grand Total	1140	8	0.7%

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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Mass Appraisal Report

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
N/A	78	2	2.6%
22 Open Space Forest	1		
23 Open Space General	21		
24 Open Space Ag	248		
46 Spt/Well Site	10		
57 Other Acreage Type	52		
Contiguous - less than 1 acre	4		
AG AG-10 FHZ	488		
B1 Septic Fair NH	12		
B2 Septic Average Mixed NH	135	5	3.7%
B4 Septic Average NH	44	1	2.3%
CA Common Areas	1		
R2 Recreational Lot Wtrf	2		
R3 Spt/Well Site	11		
UD Undevelopable Land	33		
Grand Total	1140	8	0.7%

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	70	2	2.9%
	12 - 1 Story Basement	26		
	14 - 1 1/2 Story	58		
	15 - 1 1/2 Story Basement	17		
	17 - 2 Story	34	1	2.9%
	18 - 2 Story Basement	6		
	23 - Split Entry	9		
	71 - DW Manufactured Home	34	1	2.9%
	74 - SW Manufactured Home	47	2	4.3%
	77 - TW Manufactured Home	2		
	N/A	837	2	0.2%
	Grand Total	1140	8	0.7%

N/A: Land Only Accounts Or Non Single Family Structures

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Mass Appraisal Report

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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	28	1	3.6%
	35 Fair	62	2	3.2%
	41 Average Minus	3		
	45 Average	167	3	1.8%
	49 Average Plus	9		
	55 Good	26		
	65 Very Good	7		
	N/A	837	2	0.2%
	Grand Total	1140	8	0.7%

N/A: Land Only Accounts Or Miscellaneous Structures (Barns, Sheds, etc).

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Year Built Range	Year Built Range	Parcel Count	Sold Parcels	% Sold
	1899 & older	11		
	1900 - 1909	37		
	1910 - 1919	17		
	1920 - 1929	24		
	1930 - 1939	17		
	1940 - 1949	11		
	1950 - 1959	21	1	4.76%
	1960 - 1969	39	1	2.56%
	1970 - 1979	53	2	3.77%
	1980 - 1989	18	1	5.56%
	1990 - 1999	39	1	2.56%
	2000 to the present	16		
	N/A	837	2	0.24%
	Grand Total	1140	8	0.7%

N/A: Land Only Accounts Or Non Single Family Structures

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Mass Appraisal Report

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Neighborhood Profile

Neighborhood Profile By Total Living Area Range	Total Living Area Range	Parcel Count	Sold Parcels	% Sold
	N/A	837	2	0.2%
	1 - 499	5		
	500 - 749	17	1	5.9%
	750 - 999	46		
	1000 - 1249	43	2	4.7%
	1250 - 1499	53		
	1500 - 1749	42	2	4.8%
	1750 - 1999	33		
	2000 - 2249	21		
	2250 - 2499	14	1	7.1%
	2500 - 2749	7		
	2750 - 2999	9		
	3000 - 3249	6		
	3750 - 3999	3		
	4500 - 4749	1		
	4750 - 4999	1		
	5000 - Over	2		
	Grand Total	1140	8	0.7%

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	1,403,300	1,375,100
Total Sales Price	1,486,500	1,486,500
Average Assessed Value	175,413	171,888
Average Sales Price	185,813	185,813
Number in Sample	8	8
Median Ratio	0.9889	0.9556
Mean (Average) Ratio	0.9526	0.9390
Weighted Mean (S.W.A.) Ratio	0.9440	0.9251
Regression Index (P.R.D.)	1.0090	1.0151
Coefficient of Dispersion (C.O.D.)	0.2406	0.2389

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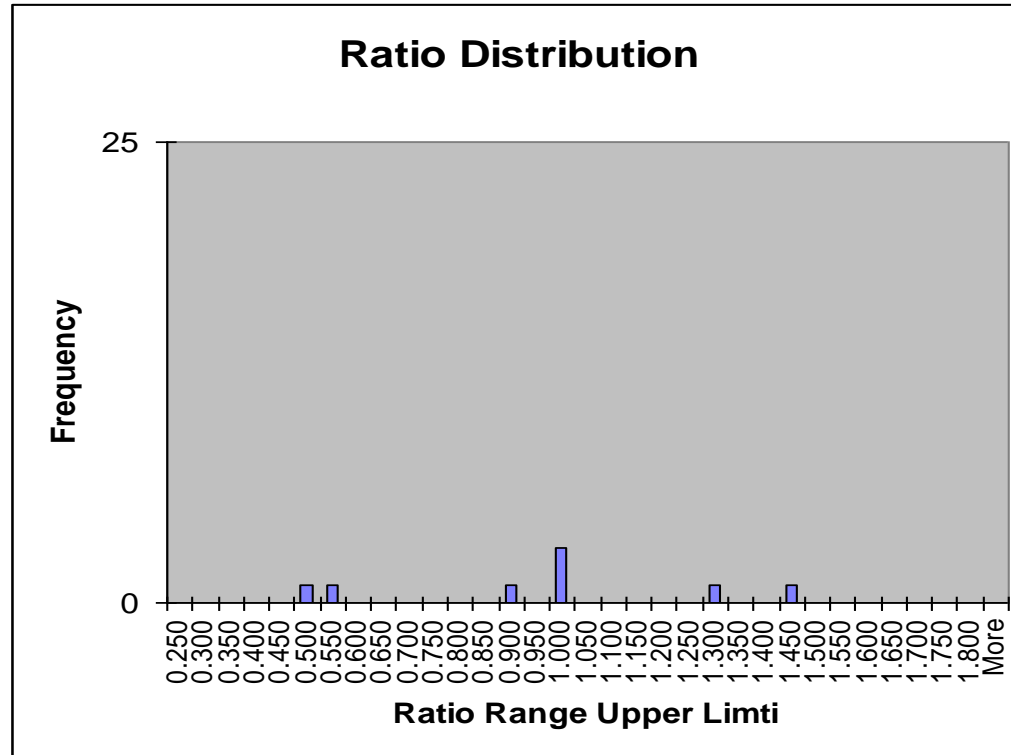


Performance Analysis

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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Mass Appraisal Report

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Performance Analysis

Performance Analysis

Use Code 111

Item	2007	2008
Total Assessed Value	666,300	641,900
Total Sales Price	593,000	593,000
Average Assessed Value	333,150	320,950
Average Sales Price	296,500	296,500
Number in Sample	2	2
Median Ratio	1.1564	1.1164
Mean (Average) Ratio	1.1564	1.1164
Weighted Mean (S.W.A.) Ratio	1.1236	1.0825
Regression Index (P.R.D.)	1.0292	1.0314
Coefficient of Dispersion	0.1324	0.1421

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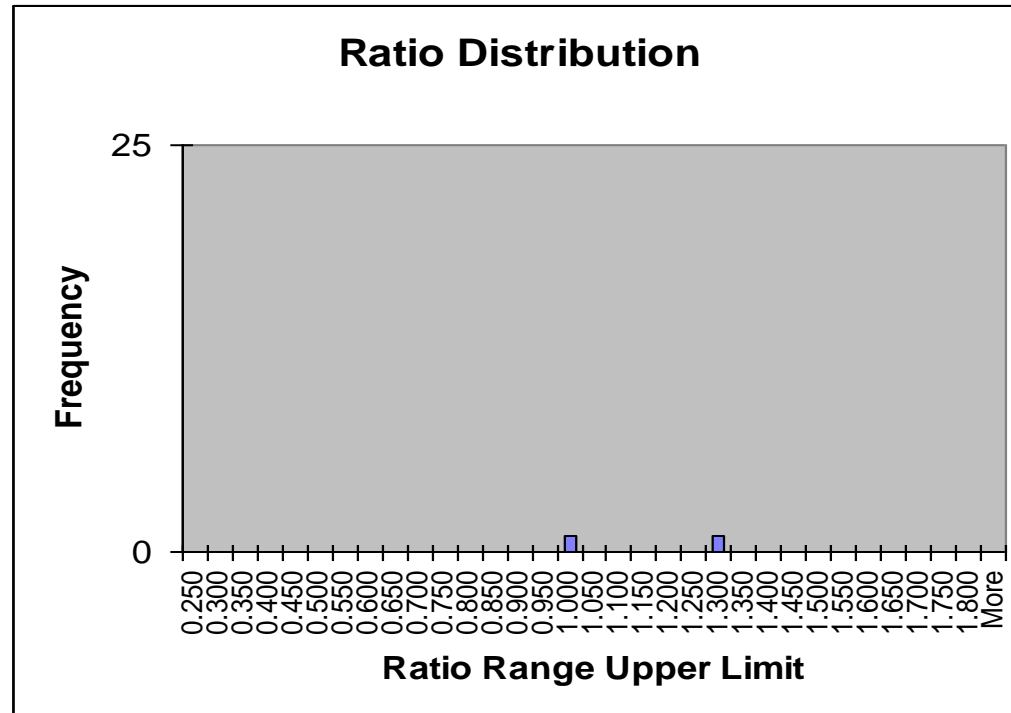


Performance Analysis

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
28050300302900	910	B2					112,000.00	6/21/2007	V	239,000.00	0.47
00475900001300	122	B2	1981	17	45	2,454	288,000.00	9/29/2007	I	292,000.00	0.99
00475900002301	111	B2	1958	11	35	1,740	297,100.00	9/29/2007	I	233,000.00	1.28
00518700000500	111	B4	1997	11	45	1,581	344,800.00	12/12/2007	I	360,000.00	0.96
00623800001500	118	B2	1977	71	45	1,248	190,200.00	4/6/2007	I	199,500.00	0.95
28061800105600	910	B2					135,000.00	7/20/2007	V	155,000.00	0.87
00960011901200	119	N/A	1977	74	35	1,008	5,800.00	12/6/2007	I	4,000.00	1.45
00960011902300	119	N/A	1964	74	25	575	2,200.00	1/9/2007	I	4,000.00	0.55