

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3304000

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): 3304000

Parcels Appraised: 4,307

Summary Of Value Change:

	<u>2007</u>	<u>2008</u>	<u>Value Change</u>	<u>% Change</u>
Land:	0.9519	0.9088	-0.0431	-4.5%
Improvements:	0.9489	0.9104	-0.0385	-4.1%
Total:	0.9403	0.9032	-0.0371	-3.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 256

	2007	2008	Change	% Change
Median Ratio:	0.9529	0.9097	-0.0431	-4.5%
Mean Ratio:	0.9527	0.9131	-0.0396	-4.2%
Weighted Mean:	0.9441	0.9060	-0.0382	-4.0%
PRD:	1.0091	1.0078	-0.0012	-0.1%
COD:	0.0547	0.0442	-0.0105	-19.2%

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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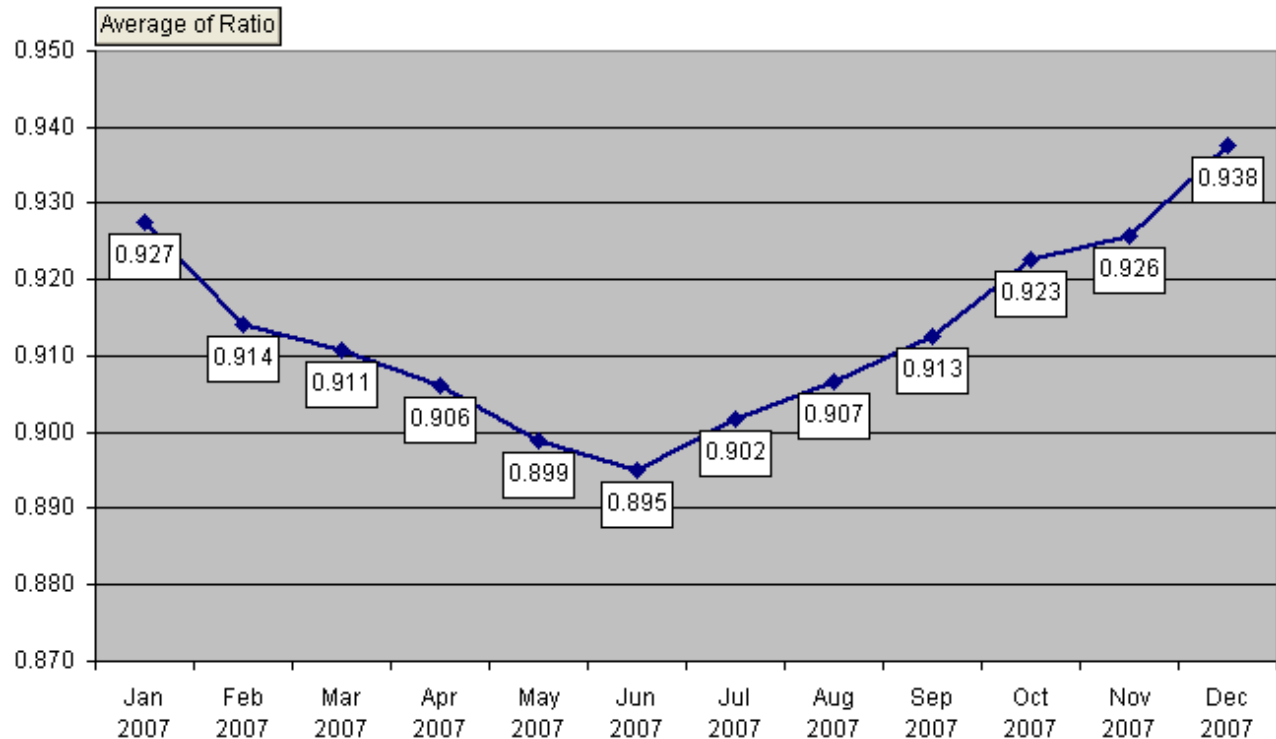
Summary

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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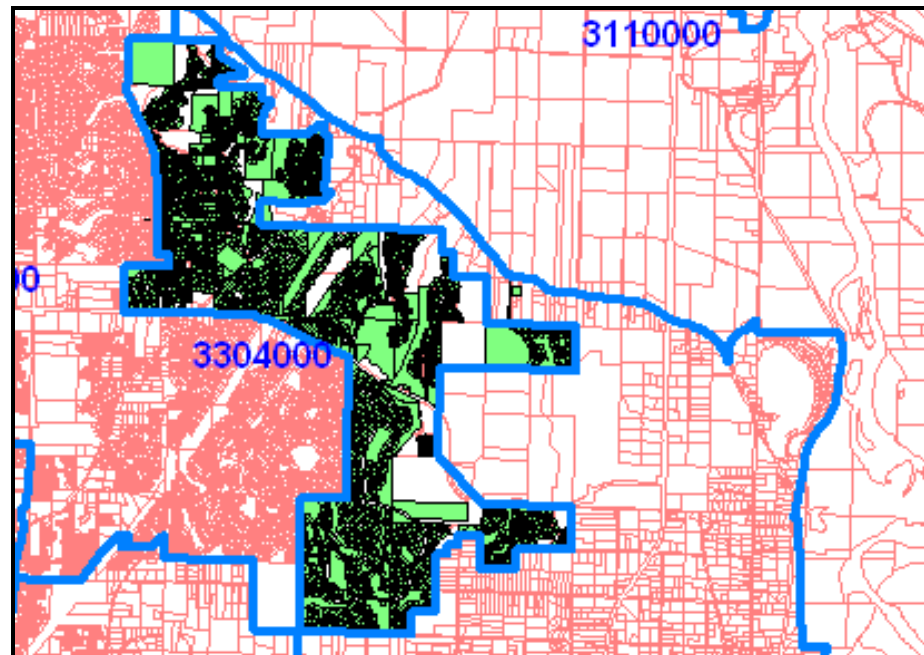


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 3304000 (AKA BMA 3304000) 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

The Snohomish Cascade area of School District 201.

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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:	255,100	255,100	0	0.0%
		B:	230,500	215,600	-14,900	-6.5%
		T:	485,600	470,700	-14,900	-3.1%
Commercial	6	L:	29,849,100	29,849,100	0	0.0%
		B:	8,193,100	8,193,100	0	0.0%
		T:	38,042,200	38,042,200	0	0.0%
Residential	4190	L:	837,012,800	814,473,700	-22,539,100	-2.7%
		B:	945,109,500	885,563,900	-59,545,600	-6.3%
		T:	1,782,122,300	1,700,037,600	-82,084,700	-4.6%
Multifamily	20	L:	3,714,000	3,696,300	-17,700	-0.5%
		B:	4,382,400	5,133,300	750,900	17.1%
		T:	8,096,400	8,829,600	733,200	9.1%
Forest	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Other	90	L:	30,017,600	18,059,400	-11,958,200	-39.8%
		B:	0	0	0	0.0%
		T:	30,017,600	18,059,400	-11,958,200	-39.8%

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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	4307	L:	900,848,600	866,333,600	-34,515,000	-3.8%
		B:	957,915,500	899,105,900	-58,809,600	-6.1%

- 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
	111-Single Family Residence	3978	236	5.93%
	118-Manufac Home (Owned Site)	4		
	122-Duplex	20		
	141-SFR Condominium Detached	206	19	9.22%
	142-SFR Condominium CommonWall	2		
	249-Other Lumber & Wood Prod	1		
	481-Electric Utility	1		
	483-Water Util & Irrig & Stg	1		
	671-Exec,Legislative,Judicial	1		
	681-Nursery,Primary,Second Sch	2		
	761-Parks, General Recreation	1		
	910-Undeveloped Land	39	1	2.56%
	915-Common Areas	50		
	916-Water Retention Area	1		
	Grand Total	4307	256	5.9%

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
N/A	3		
65 Topo Problems I	1		
Contiguous - less than 1 acre	1		
A2 Sewer Avg Older Mixed NH	1505	68	4.52%
A3 Sewer Avg Homogeneous NH	507	46	9.07%
A4 Sewer Average Plus NH	1169	75	6.42%
A6 Sewer Good Homogenous NH	850	48	5.65%
B2 Septic Average Mixed NH	3		
B4 Septic Average NH	1		
C2 SFR Condo Det Avg NH -141	206	19	9.22%
C5 Condo Cmnwall@Gar UC 142	2		
CA Common Areas	40		
UD Undevelopable Land	19		
Grand Total	4307	256	5.9%

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	571	33	5.78%
	12 - 1 Story Basement	36	3	8.33%
	14 - 1 1/2 Story	11		
	15 - 1 1/2 Story Basement	5		
	17 - 2 Story	2945	190	6.45%
	18 - 2 Story Basement	60	6	10.00%
	20 - 2+ Story	6	2	33.33%
	21 - 2+ Story Basement	1		
	23 - Split Entry	272	10	3.68%
	24 - Tri Level	298	11	3.69%
	71 - DW Manufactured Home	3		
	74 - SW Manufactured Home	1		
	N/A	98	1	1.02%
	Grand Total	4307	256	5.9%

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
	25 Low	1		
	35 Fair	2		
	41 Average Minus	75	5	6.67%
	45 Average	1941	130	6.70%
	49 Average Plus	1067	58	5.44%
	55 Good	1022	54	5.28%
	65 Very Good	101	8	7.92%
	N/A	98	1	1.02%
	Grand Total	4307	256	5.9%

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
	1920 - 1929	1		
	1940 - 1949	1		
	1950 - 1959	2		
	1960 - 1969	9		
	1970 - 1979	309	17	5.50%
	1980 - 1989	717	31	4.32%
	1990 - 1999	1343	54	4.02%
	2000 to the present	1827	153	8.37%
	N/A	98	1	1.02%
	Grand Total	4307	256	5.9%

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	98	1	1.02%
	500 - 749	1		
	750 - 999	19	2	10.53%
	1000 - 1249	131	9	6.87%
	1250 - 1499	238	14	5.88%
	1500 - 1749	404	25	6.19%
	1750 - 1999	540	30	5.56%
	2000 - 2249	732	38	5.19%
	2250 - 2499	492	35	7.11%
	2500 - 2749	581	35	6.02%
	2750 - 2999	425	24	5.65%
	3000 - 3249	295	20	6.78%
	3250 - 3499	187	11	5.88%
	3500 - 3749	113	6	5.31%
	3750 - 3999	31	4	12.90%
	4000 - 4249	12		
	4250 - 4499	5	2	40.00%
	5000 - Over	3		
	Grand Total	4307	256	5.9%

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	109,195,300	104,782,800
Total Sales Price	115,659,685	115,659,685
Average Assessed Value	426,544	409,308
Average Sales Price	451,796	451,796
Number in Sample	256	256
Median Ratio	0.9529	0.9097
Mean (Average) Ratio	0.9527	0.9131
Weighted Mean (S.W.A.) Ratio	0.9441	0.9060
Regression Index (P.R.D.)	1.0091	1.0078
Coefficient of Dispersion (C.O.D.)	0.0547	0.0442

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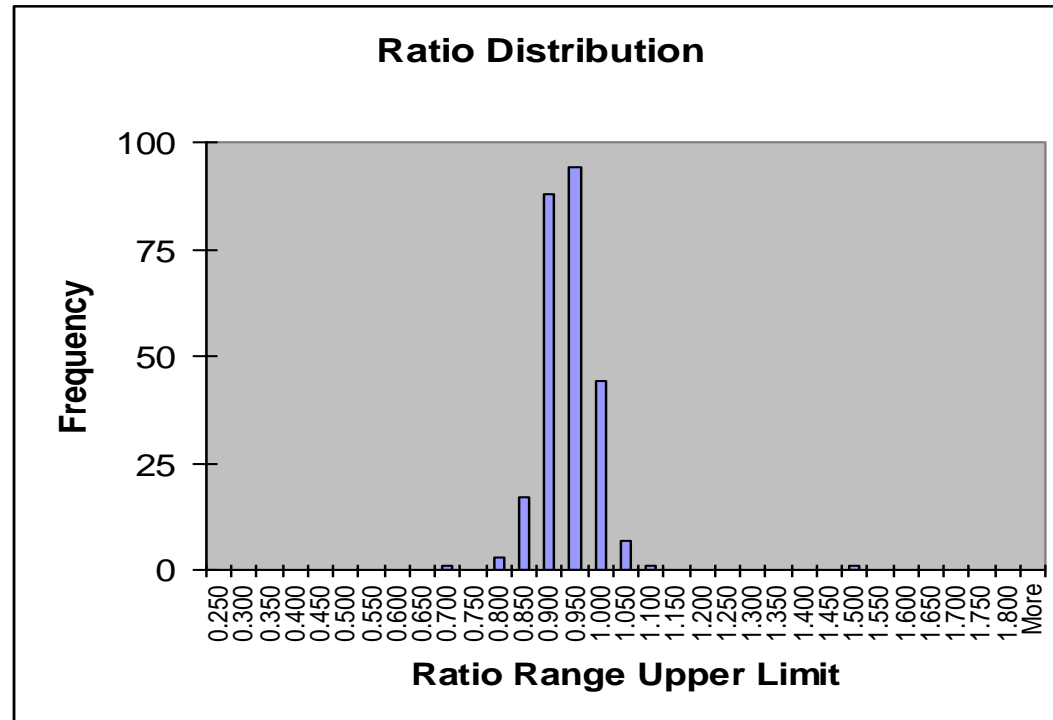


Performance Analysis

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	101,266,300	97,263,000
Total Sales Price	106,831,435	106,831,435
Average Assessed Value	429,094	412,131
Average Sales Price	452,676	452,676
Number in Sample	236	236
Median Ratio	0.9525	0.9102
Mean (Average) Ratio	0.9533	0.9151
Weighted Mean (S.W.A.) Ratio	0.9479	0.9104
Regression Index (P.R.D.)	1.0057	1.0051
Coefficient of Dispersion	0.0557	0.0442

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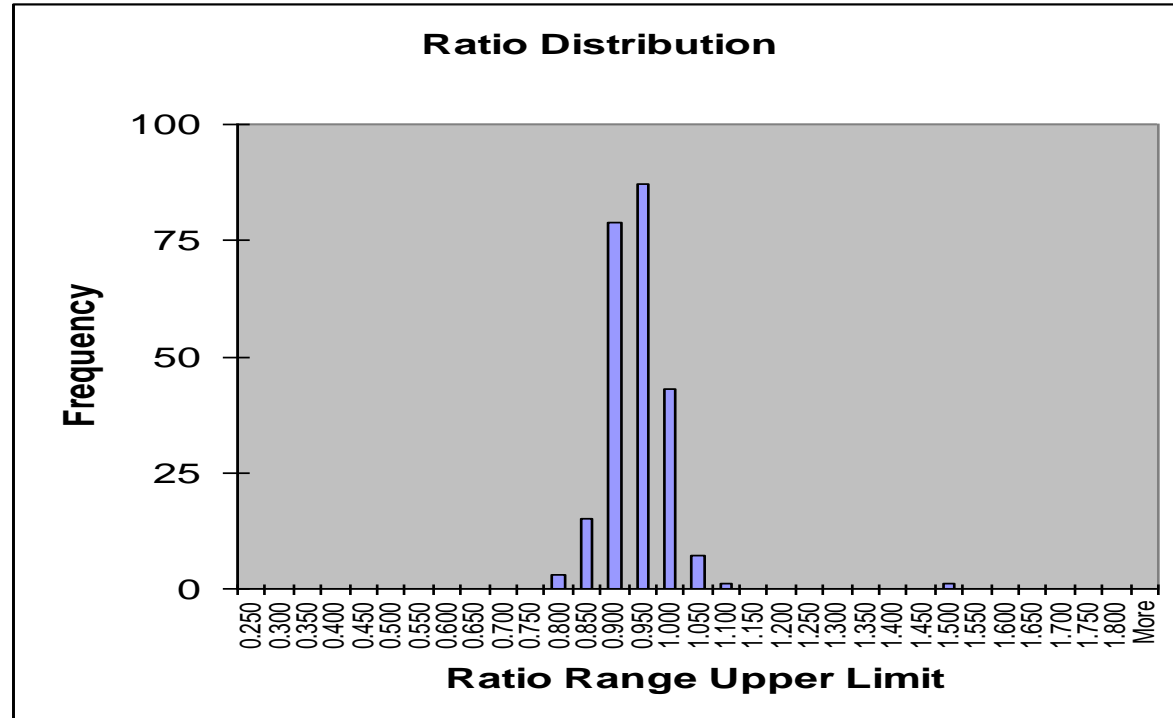


Performance Analysis

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
00594800001300	111	A2	1973	23	45	2,402	348,100.00	8/24/2007	I	360,000.00	0.97
00594800001600	111	A2	1975	23	45	2,136	331,300.00	3/28/2007	I	353,000.00	0.94
00641900000500	111	A2	1977	24	45	1,656	327,300.00	1/30/2007	I	332,000.00	0.99
00641900003300	111	A2	1977	11	45	1,332	297,800.00	6/7/2007	I	300,000.00	0.99
00641900004800	111	A2	1977	11	45	1,680	317,000.00	6/20/2007	I	325,000.00	0.98
00643100001300	111	A2	1976	17	45	2,078	330,400.00	3/12/2007	I	341,000.00	0.97
00651800000200	111	A2	1977	17	45	2,088	352,100.00	5/9/2007	I	397,000.00	0.89
00651800000300	111	A2	1978	23	45	1,812	320,900.00	11/9/2007	I	360,000.00	0.89
00651800003100	111	A2	1978	23	45	2,100	331,200.00	2/6/2007	I	390,000.00	0.85
00658600000800	111	A2	1978	12	45	2,866	381,200.00	1/17/2007	I	405,000.00	0.94
00675500002600	111	A2	1979	23	45	1,682	322,500.00	7/11/2007	I	360,400.00	0.89
00675500006300	111	A2	1979	12	45	2,104	335,500.00	12/14/2007	I	385,000.00	0.87
00688800000700	111	A2	1979	23	45	1,782	311,200.00	4/18/2007	I	336,000.00	0.93
00688800003200	111	A2	1981	17	45	1,760	319,700.00	7/20/2007	I	345,000.00	0.93
00688800004200	111	A2	1979	23	45	1,782	312,300.00	5/2/2007	I	351,450.00	0.89
00688800007000	111	A2	1979	23	45	1,802	310,400.00	2/14/2007	I	387,000.00	0.80
00688800008400	111	A2	1979	11	45	1,104	286,800.00	3/26/2007	I	295,000.00	0.97
00688800008600	111	A2	1979	23	45	1,842	315,400.00	3/30/2007	I	337,000.00	0.94
00692500000900	111	A2	1985	11	45	1,008	282,500.00	11/6/2007	I	282,000.00	1.00
00692500001100	111	A2	1986	11	45	1,020	288,800.00	5/17/2007	I	319,900.00	0.90
00692500002500	111	A2	1981	11	45	1,456	307,000.00	6/23/2007	I	320,150.00	0.96
00692500002800	111	A2	1981	24	45	1,240	299,100.00	5/15/2007	I	325,000.00	0.92
00692500003600	111	A2	1981	24	45	1,240	294,800.00	8/29/2007	I	330,000.00	0.89

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00692500004000	111	A2	1981	24	45	1,240	290,900.00	2/5/2007	I	318,000.00	0.91
00692500007000	111	A2	1986	11	45	1,544	303,300.00	7/16/2007	I	349,950.00	0.87
00692500007300	111	A2	1987	11	45	1,280	292,800.00	5/9/2007	I	198,000.00	1.48
00692500007500	111	A2	1981	11	45	900	259,900.00	8/27/2007	I	284,950.00	0.91
00692500008500	111	A2	1981	11	45	900	260,600.00	7/17/2007	I	299,950.00	0.87
00698200003700	111	A2	1980	17	45	1,479	307,200.00	10/10/2007	I	355,000.00	0.87
00698200005100	111	A2	1983	11	45	1,866	312,500.00	4/4/2007	I	320,000.00	0.98
00734300000200	111	A2	1989	24	45	1,418	322,400.00	2/15/2007	I	350,000.00	0.92
00748700000400	111	A2	1987	11	45	1,276	288,900.00	6/20/2007	I	328,250.00	0.88
007487000003300	111	A2	1987	11	45	1,058	279,900.00	5/25/2007	I	315,000.00	0.89
007487000003700	111	A2	1987	11	45	1,228	278,200.00	8/1/2007	I	343,000.00	0.81
00750800004800	111	A2	1987	11	45	1,666	326,000.00	8/27/2007	I	369,950.00	0.88
00750800005000	111	A2	1988	17	45	1,698	338,300.00	4/19/2007	I	349,950.00	0.97
00751400001800	111	A2	1988	11	45	1,288	282,600.00	3/16/2007	I	330,000.00	0.86
00751400002100	111	A2	1988	11	45	1,280	290,600.00	11/7/2007	I	319,950.00	0.91
00753600002600	111	A2	1989	24	45	2,124	355,900.00	6/8/2007	I	429,950.00	0.83
00753600003100	111	A2	1988	11	45	1,416	320,700.00	7/2/2007	I	341,500.00	0.94
00753600003200	111	A2	1987	11	45	1,376	320,200.00	4/10/2007	I	353,000.00	0.91
00755900000100	111	A2	1988	17	45	1,972	337,700.00	5/17/2007	I	393,000.00	0.86
00755900002200	111	A2	1989	24	45	1,450	313,000.00	1/24/2007	I	330,000.00	0.95
00759700001000	111	A2	1988	11	45	1,280	296,100.00	6/21/2007	I	331,500.00	0.89
00759700002800	111	A2	1989	24	45	1,558	313,300.00	7/27/2007	I	344,950.00	0.91
00763100003400	111	A2	1989	18	49	3,006	464,600.00	6/1/2007	I	513,000.00	0.91

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00763100004400	111	A2	1989	11	49	2,212	395,200.00	1/30/2007	I	420,000.00	0.94
00774800002400	111	A2	1990	11	49	1,994	383,200.00	7/30/2007	I	438,000.00	0.87
00774800002700	111	A2	1990	17	49	2,093	380,600.00	6/14/2007	I	441,000.00	0.86
00774800006700	111	A2	1990	17	49	2,469	412,100.00	8/27/2007	I	465,250.00	0.89
00774800008300	111	A2	1990	17	49	2,096	384,600.00	4/5/2007	I	410,000.00	0.94
00789600001100	111	A2	1992	17	45	1,649	316,900.00	5/21/2007	I	345,000.00	0.92
00789600001600	111	A2	1992	17	49	2,244	379,000.00	5/1/2007	I	416,500.00	0.91
00789600002500	111	A2	1992	24	49	1,770	321,900.00	1/2/2007	I	330,000.00	0.98
00792100000300	111	A4	1992	11	49	2,160	402,100.00	3/29/2007	I	465,000.00	0.86
00792100001000	111	A4	1992	17	49	2,219	408,300.00	5/15/2007	I	449,950.00	0.91
00792100001500	111	A4	1993	17	49	2,240	412,300.00	8/16/2007	I	450,000.00	0.92
00800100003500	111	A4	1992	17	55	1,970	415,400.00	6/20/2007	I	432,000.00	0.96
00820400000700	111	A4	1994	17	49	2,121	400,700.00	6/1/2007	I	420,000.00	0.95
00823400001300	111	A6	1995	17	55	2,407	467,100.00	5/15/2007	I	527,500.00	0.89
00823400004200	111	A6	1994	17	55	2,432	472,000.00	10/24/2007	I	486,450.00	0.97
00823400005000	111	A6	1995	17	55	3,250	552,800.00	9/7/2007	I	639,950.00	0.86
00823400005700	111	A6	1995	17	55	3,177	538,900.00	4/11/2007	I	568,500.00	0.95
00823400006200	111	A6	1997	17	55	2,899	524,000.00	2/28/2007	I	607,500.00	0.86
00823400011900	111	A6	1995	17	55	2,844	500,300.00	10/2/2007	I	569,000.00	0.88
00824400000200	111	A2	1986	23	45	2,129	329,700.00	7/9/2007	I	375,950.00	0.88
00824400001000	111	A2	1996	11	45	1,692	336,200.00	8/10/2007	I	425,800.00	0.79
00824400001100	111	A2	1997	24	45	1,782	343,700.00	2/6/2007	I	414,000.00	0.83
00838800002000	111	A6	1997	17	55	2,159	454,600.00	7/18/2007	I	515,000.00	0.88

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00838800003200	111	A6	1997	17	55	3,402	539,000.00	7/26/2007	I	699,950.00	0.77
00838800008600	111	A6	1996	17	55	3,638	555,200.00	4/16/2007	I	614,950.00	0.90
00851100000400	111	A4	1996	11	49	1,644	363,100.00	8/29/2007	I	369,000.00	0.98
00853300000800	111	A4	1997	17	55	3,174	518,100.00	4/18/2007	I	594,950.00	0.87
00853300001500	111	A4	1998	17	55	2,583	461,800.00	10/26/2007	I	450,000.00	1.03
00853300002100	111	A4	1997	17	55	2,707	485,600.00	7/25/2007	I	545,000.00	0.89
00853300006100	111	A4	1997	17	55	2,559	462,000.00	6/13/2007	I	535,000.00	0.86
00863900000100	111	A2	1997	24	45	1,802	308,200.00	10/25/2007	I	375,000.00	0.82
00870000003500	111	A6	1998	17	55	2,556	481,300.00	6/6/2007	I	525,000.00	0.92
00870000004300	111	A6	1998	11	55	1,745	428,800.00	5/3/2007	I	475,000.00	0.90
00870000004800	111	A6	1998	17	55	2,421	468,900.00	11/14/2007	I	500,000.00	0.94
00870000008700	111	A6	1998	17	55	2,592	485,200.00	8/20/2007	I	558,000.00	0.87
00870100200400	111	A6	2000	17	55	3,887	580,800.00	3/31/2007	I	649,950.00	0.89
00875100200900	111	A4	1999	17	49	2,525	433,400.00	4/23/2007	I	475,000.00	0.91
00877200002700	111	A4	1999	17	49	2,925	453,600.00	7/27/2007	I	540,000.00	0.84
00877200003700	111	A4	1998	17	49	2,159	422,500.00	12/11/2007	I	414,000.00	1.02
00877200004900	111	A4	1998	17	49	2,122	387,400.00	7/16/2007	I	438,000.00	0.88
00877200006100	111	A4	1999	17	49	1,871	376,000.00	3/12/2007	I	374,000.00	1.01
00877200006500	111	A4	1999	17	49	1,871	378,000.00	2/28/2007	I	399,950.00	0.95
00877200010900	111	A4	1999	17	45	1,578	325,800.00	6/1/2007	I	375,000.00	0.87
00877200011600	111	A4	1999	17	45	1,578	325,800.00	9/19/2007	I	345,000.00	0.94
00877200012500	111	A4	1999	17	45	1,578	324,800.00	8/24/2007	I	374,000.00	0.87
00877200013400	111	A4	1999	17	45	1,817	350,400.00	5/7/2007	I	399,950.00	0.88

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00877200014500	111	A4	1999	17	49	1,871	376,900.00	6/25/2007	I	424,950.00	0.89
00886900000800	111	A6	2000	17	55	2,714	490,200.00	7/27/2007	I	557,950.00	0.88
00886900001500	111	A6	1999	11	55	2,438	500,200.00	5/2/2007	I	548,000.00	0.91
00886900002900	111	A6	1999	17	55	3,113	526,100.00	4/30/2007	I	595,000.00	0.88
00886900004600	111	A6	2000	17	55	2,465	472,900.00	6/8/2007	I	529,000.00	0.89
00886900008200	111	A6	2000	11	55	2,380	469,500.00	10/3/2007	I	612,000.00	0.77
00888900000400	111	A4	2001	17	49	1,863	373,400.00	6/13/2007	I	399,950.00	0.93
00889000000700	111	A4	2000	17	49	1,865	388,900.00	5/24/2007	I	385,000.00	1.01
00889000004600	111	A4	2007	17	55	3,168	538,000.00	2/12/2007	I	619,950.00	0.87
00889000008400	111	A4	2000	17	49	1,609	358,700.00	6/21/2007	I	374,950.00	0.96
00889000009300	111	A4	1999	17	49	2,118	387,400.00	1/9/2007	I	410,500.00	0.94
00889000010700	111	A4	1999	17	49	1,865	376,500.00	5/14/2007	I	388,162.00	0.97
00889000015200	111	A4	2000	17	49	3,307	467,400.00	9/21/2007	I	570,000.00	0.82
00891100002600	111	A3	2001	11	45	2,020	374,500.00	10/2/2007	I	450,000.00	0.83
00891100003300	111	A3	2000	17	45	2,161	365,900.00	2/2/2007	I	395,000.00	0.93
00891100004100	111	A3	2000	17	45	2,783	411,000.00	6/26/2007	I	425,000.00	0.97
00891100004900	111	A3	2000	17	45	2,604	388,500.00	6/12/2007	I	419,950.00	0.93
00891100006300	111	A3	2000	17	45	2,670	391,100.00	9/11/2007	I	446,000.00	0.88
00891100008100	111	A3	2000	17	45	3,060	408,600.00	3/21/2007	I	439,500.00	0.93
00891100008500	111	A3	1999	17	45	2,622	395,300.00	9/11/2007	I	445,000.00	0.89
00891100011700	111	A3	2000	17	45	3,060	422,600.00	6/19/2007	I	435,000.00	0.97
00891100012200	111	A3	2001	17	45	1,940	363,400.00	5/24/2007	I	399,900.00	0.91
00891100014000	111	A3	2001	17	45	2,721	409,400.00	5/2/2007	I	430,000.00	0.95

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00891100015500	111	A3	2000	17	45	2,875	424,200.00	7/16/2007	I	463,000.00	0.92
00891100016600	111	A3	2000	17	45	2,670	381,800.00	7/31/2007	I	435,000.00	0.88
00891100017300	111	A3	2000	17	45	2,688	401,500.00	2/28/2007	I	419,000.00	0.96
00896200000100	141	C2	1999	17	45	1,598	316,100.00	5/29/2007	I	360,000.00	0.88
00896200001000	141	C2	1999	17	45	1,598	316,100.00	11/27/2007	I	339,000.00	0.93
00896200001500	141	C2	1999	17	45	1,598	316,100.00	2/27/2007	I	365,000.00	0.87
00896200002800	141	C2	1999	17	45	1,598	316,100.00	8/22/2007	I	372,500.00	0.85
00896200002900	141	C2	1999	17	45	1,801	328,900.00	11/28/2007	I	352,500.00	0.93
00896200003200	141	C2	2000	17	45	1,598	316,100.00	9/12/2007	I	355,000.00	0.89
00896200003500	141	C2	2000	17	45	1,801	328,700.00	2/28/2007	I	370,000.00	0.89
00896200003700	141	C2	2000	17	45	1,598	316,100.00	10/17/2007	I	349,950.00	0.90
00896200005100	141	C2	2000	17	45	1,598	316,100.00	7/17/2007	I	357,000.00	0.89
00896200006600	141	C2	2000	17	45	1,880	332,400.00	3/2/2007	I	399,950.00	0.83
00908500002000	111	A4	2001	17	45	2,675	389,900.00	6/28/2007	I	432,000.00	0.90
00908500005600	111	A4	2002	17	45	2,832	424,800.00	6/22/2007	I	445,000.00	0.95
00919900000401	111	A4	2001	17	49	2,503	412,400.00	1/25/2007	I	465,000.00	0.89
00919900001901	111	A4	2002	17	49	2,088	394,900.00	7/12/2007	I	430,500.00	0.92
00919900002801	111	A4	2002	17	49	2,508	417,600.00	8/2/2007	I	450,000.00	0.93
00919900003501	111	A4	2002	17	49	2,508	432,600.00	11/26/2007	I	435,000.00	0.99
00919900005701	111	A4	2002	17	55	3,528	542,800.00	2/8/2007	I	590,000.00	0.92
00919900007501	111	A4	2002	17	55	3,528	538,400.00	9/11/2007	I	595,000.00	0.90
00919900008901	111	A4	2001	17	55	2,992	492,800.00	8/16/2007	I	583,975.00	0.84
00919900010301	111	A4	2004	17	49	3,092	479,100.00	11/20/2007	I	540,000.00	0.89

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00924500003600	111	A6	2002	17	55	1,968	449,800.00	4/11/2007	I	464,900.00	0.97
00924500003700	111	A6	2002	12	55	2,159	513,200.00	3/8/2007	I	615,000.00	0.83
00924500003800	111	A6	2002	17	55	2,875	515,300.00	2/21/2007	I	549,950.00	0.94
00924500004500	111	A6	2003	17	55	2,851	500,300.00	7/9/2007	I	550,000.00	0.91
00924500006100	111	A6	2002	17	55	2,922	521,400.00	5/15/2007	I	620,000.00	0.84
00926300000100	111	A4	2002	17	45	2,313	374,900.00	5/24/2007	I	430,000.00	0.87
00926400002600	111	A4	2002	17	45	1,836	353,900.00	5/22/2007	I	399,950.00	0.88
00926400004700	111	A4	2002	11	45	1,452	336,400.00	7/12/2007	I	375,000.00	0.90
00926400004900	111	A4	2002	11	45	1,452	336,400.00	7/9/2007	I	383,500.00	0.88
00926900000200	111	A4	2002	17	49	2,319	437,700.00	12/10/2007	I	475,000.00	0.92
00927100001300	141	C2	2001	17	45	1,873	339,900.00	11/27/2007	I	359,000.00	0.95
00927100002000	141	C2	2001	17	45	1,873	334,900.00	3/8/2007	I	375,000.00	0.89
00934400000100	111	A4	2004	17	49	2,073	394,700.00	6/19/2007	I	430,000.00	0.92
00934400001600	111	A4	2003	17	55	3,528	549,400.00	3/19/2007	I	575,000.00	0.96
00934400003500	111	A4	2003	17	55	2,957	506,700.00	1/26/2007	I	575,000.00	0.88
00934400006600	111	A4	2003	17	49	2,514	416,500.00	11/30/2007	I	437,500.00	0.95
00934400006700	111	A4	2003	17	49	2,516	416,100.00	11/1/2007	I	445,000.00	0.94
00950600000200	141	C2	2003	17	45	1,668	321,200.00	4/20/2007	I	366,000.00	0.88
00950600000400	141	C2	2004	17	45	1,668	321,200.00	9/27/2007	I	346,950.00	0.93
00950600001000	141	C2	2003	17	45	2,279	364,000.00	6/18/2007	I	379,950.00	0.96
00950600001900	141	C2	2003	17	45	2,279	364,000.00	5/15/2007	I	406,000.00	0.90
00950600002400	141	C2	2003	17	45	2,279	364,000.00	7/25/2007	I	405,950.00	0.90
00950600005400	141	C2	2003	17	45	2,279	364,000.00	8/16/2007	I	392,500.00	0.93

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00950600006500	141	C2	2003	17	45	1,864	335,400.00	10/16/2007	I	356,000.00	0.94
00951600001000	111	A6	2004	17	55	2,938	492,800.00	6/22/2007	I	609,950.00	0.81
00951600001500	111	A6	2003	17	55	2,161	442,900.00	2/14/2007	I	470,000.00	0.94
00951600001600	111	A6	2004	17	55	2,515	471,900.00	10/1/2007	I	525,000.00	0.90
00951600002100	111	A6	2004	17	55	2,519	459,900.00	1/17/2007	I	515,000.00	0.89
00951600003000	111	A6	2004	17	55	2,700	475,000.00	3/15/2007	I	522,000.00	0.91
00951600003100	111	A6	2004	17	55	2,029	433,900.00	3/8/2007	I	452,500.00	0.96
00951600004500	111	A6	2004	17	55	2,695	472,600.00	5/24/2007	I	500,000.00	0.95
00954800000400	111	A3	2004	17	45	2,215	364,800.00	12/4/2007	I	379,000.00	0.96
00954800000800	111	A3	2004	17	45	1,739	333,000.00	4/24/2007	I	383,950.00	0.87
00954800001200	111	A3	2004	17	45	2,065	362,900.00	8/15/2007	I	399,950.00	0.91
00958700000100	111	A4	2005	17	55	2,298	445,500.00	7/10/2007	I	419,950.00	1.06
00958700001000	111	A4	2005	17	49	2,607	448,900.00	3/20/2007	I	480,000.00	0.94
00958700002400	111	A4	2005	11	49	1,907	402,900.00	6/11/2007	I	423,000.00	0.95
00958700003800	111	A4	2005	17	49	2,805	457,500.00	7/26/2007	I	502,500.00	0.91
00958700003900	111	A4	2005	17	49	2,850	461,400.00	3/14/2007	I	499,950.00	0.92
00958700004000	111	A4	2004	17	49	2,428	429,600.00	1/24/2007	I	477,800.00	0.90
00958700004500	111	A4	2006	17	65	3,904	680,400.00	3/15/2007	I	757,840.00	0.90
00958800001900	111	A2	2004	17	45	2,205	336,000.00	11/1/2007	I	354,000.00	0.95
00958800002200	111	A2	2004	17	45	3,037	367,000.00	12/12/2007	I	354,850.00	1.03
00958800002400	111	A4	2007	18	65	3,161	648,800.00	10/25/2007	I	699,960.00	0.93
00958800002500	111	A4	2007	18	65	3,971	677,700.00	4/5/2007	I	729,950.00	0.93
00958800003300	111	A2	2005	18	45	4,296	422,200.00	4/26/2007	I	485,000.00	0.87

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00958800003400	111	A2	2004	17	45	3,348	395,900.00	1/25/2007	I	425,000.00	0.93
01000300000400	111	A6	2004	17	55	2,715	488,500.00	1/12/2007	I	545,000.00	0.90
01000300001300	111	A6	2005	17	55	3,279	527,700.00	8/6/2007	I	582,000.00	0.91
01008900000100	111	A2	2005	17	41	3,037	372,000.00	12/6/2007	I	399,950.00	0.93
01008900002100	111	A2	2004	17	41	2,762	358,800.00	9/13/2007	I	385,000.00	0.93
01008900002700	111	A2	2005	17	41	2,762	357,700.00	7/19/2007	I	386,000.00	0.93
01008900002900	111	A2	2005	11	41	1,229	276,600.00	10/23/2007	I	315,000.00	0.88
01008900003400	111	A2	2005	18	41	4,296	433,700.00	6/7/2007	I	449,950.00	0.96
01011400002100	111	A4	2005	17	45	2,238	369,300.00	7/26/2007	I	400,000.00	0.92
01011400003300	111	A3	2005	17	45	2,193	367,400.00	5/18/2007	I	390,000.00	0.94
01011400004200	111	A3	2005	17	45	2,243	369,000.00	4/19/2007	I	424,999.00	0.87
01011400004700	111	A3	2005	17	45	3,600	447,100.00	6/20/2007	I	505,000.00	0.89
01011400006500	111	A3	2005	17	45	2,400	375,600.00	8/8/2007	I	434,000.00	0.87
01011400008200	111	A3	2005	17	45	2,580	388,300.00	8/27/2007	I	388,320.00	1.00
01011500002000	111	A3	2007	17	45	2,231	371,200.00	3/21/2007	I	422,975.00	0.88
01011700000400	111	A6	2005	20	55	2,455	497,900.00	10/3/2007	I	525,000.00	0.95
01011700000700	111	A6	2005	17	55	3,026	540,900.00	5/24/2007	I	631,000.00	0.86
01011700002000	111	A6	2005	17	55	2,943	522,800.00	7/2/2007	I	585,000.00	0.89
01011700003300	111	A6	2005	17	55	3,290	554,200.00	8/23/2007	I	614,000.00	0.90
01011700003800	111	A6	2005	17	55	3,018	541,900.00	8/10/2007	I	640,000.00	0.85
01011700004000	111	A6	2005	17	55	3,054	541,400.00	9/4/2007	I	610,000.00	0.89
01011700004100	111	A6	2005	20	55	2,455	497,900.00	2/21/2007	I	510,000.00	0.98
01011700005300	111	A6	2005	17	55	3,025	508,400.00	4/20/2007	I	572,000.00	0.89

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01011700005900	111	A6	2005	17	55	3,054	515,000.00	1/16/2007	I	575,000.00	0.90
01011700006000	111	A6	2005	17	49	2,695	446,100.00	4/23/2007	I	489,950.00	0.91
01013100000300	111	A6	2006	17	65	3,364	632,700.00	3/20/2007	I	726,000.00	0.87
01013100001500	111	A6	2006	17	65	3,025	587,600.00	3/16/2007	I	599,800.00	0.98
01013100001800	111	A6	2005	17	65	3,106	586,000.00	8/7/2007	I	675,000.00	0.87
01013100007400	111	A6	2005	17	65	3,772	659,300.00	2/12/2007	I	680,000.00	0.97
01013100009500	111	A6	2005	17	65	3,107	586,600.00	2/21/2007	I	665,000.00	0.88
01019400001900	111	A3	2007	17	45	2,945	455,500.00	1/29/2007	I	463,980.00	0.98
01019400004100	111	A3	2007	17	45	2,484	404,700.00	5/9/2007	I	444,075.00	0.91
01019400004200	111	A3	2007	17	45	2,213	386,300.00	3/21/2007	I	425,000.00	0.91
01019400004600	111	A3	2007	17	45	2,945	453,400.00	6/21/2007	I	531,110.00	0.85
01019400004900	111	A3	2007	17	45	2,231	403,900.00	2/9/2007	I	436,560.00	0.93
01019400005000	111	A3	2007	17	45	2,334	383,900.00	12/6/2007	I	386,720.00	0.99
01019400005200	111	A3	2007	17	45	3,533	473,600.00	1/29/2007	I	482,905.00	0.98
01019400005300	111	A3	2007	17	45	2,945	433,400.00	1/29/2007	I	500,000.00	0.87
01019400005400	111	A3	2007	17	45	3,420	457,800.00	1/9/2007	I	520,930.00	0.88
01019400005500	111	A3	2007	17	45	2,231	388,900.00	4/13/2007	I	431,410.00	0.90
01019400005600	111	A3	2007	17	45	3,420	462,800.00	2/16/2007	I	531,755.00	0.87
01019400005700	111	A3	2007	17	45	2,945	438,100.00	11/26/2007	I	450,000.00	0.97
01019500000200	111	A3	2005	17	45	2,580	409,100.00	2/1/2007	I	399,500.00	1.02
01019500002200	111	A3	2005	17	45	2,580	419,100.00	5/17/2007	I	424,650.00	0.99
01019500003200	111	A3	2007	17	45	3,420	468,000.00	3/14/2007	I	545,425.00	0.86
01019500003300	111	A3	2007	17	45	2,887	439,700.00	10/10/2007	I	477,000.00	0.92

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01019500003400	111	A3	2007	17	45	2,704	427,300.00	6/21/2007	I	502,075.00	0.85
01019500003500	111	A3	2007	17	45	2,213	398,400.00	3/19/2007	I	440,095.00	0.91
01019500003600	111	A3	2007	17	45	2,334	403,700.00	6/21/2007	I	440,000.00	0.92
01019500003700	111	A3	2007	17	45	2,213	396,300.00	4/11/2007	I	445,430.00	0.89
01019500003800	111	A3	2007	17	45	3,420	469,100.00	5/10/2007	I	557,860.00	0.84
01019500004900	111	A3	2005	17	45	2,580	407,500.00	7/6/2007	I	430,000.00	0.95
01019500005600	111	A3	2005	17	45	2,920	426,600.00	6/27/2007	I	489,950.00	0.87
01019500007100	111	A3	2005	17	45	2,250	388,000.00	3/1/2007	I	402,950.00	0.96
01047100000300	111	A4	2007	17	49	2,635	410,800.00	8/10/2007	I	451,500.00	0.91
01047100000600	111	A4	2007	17	49	2,478	406,500.00	1/23/2007	I	444,950.00	0.91
01047100000900	111	A4	2007	17	49	2,397	396,400.00	6/12/2007	I	424,950.00	0.93
01047100001100	111	A4	2007	17	49	2,299	392,300.00	10/23/2007	I	399,950.00	0.98
01047100001400	111	A4	2007	17	49	2,397	430,000.00	5/30/2007	I	442,775.00	0.97
01047100001500	111	A4	2007	17	49	2,299	392,300.00	3/21/2007	I	424,950.00	0.92
01047100001700	111	A4	2007	18	49	3,214	446,800.00	4/18/2007	I	499,703.00	0.89
01047100001900	111	A4	2007	17	49	2,483	415,700.00	1/22/2007	I	454,646.00	0.91
01047100002000	111	A4	2007	17	49	2,630	415,800.00	2/21/2007	I	464,050.00	0.90
01047100002200	111	A4	2007	17	49	2,630	415,800.00	6/6/2007	I	447,950.00	0.93
01047100002300	111	A4	2007	17	49	2,272	399,100.00	12/11/2007	I	399,950.00	1.00
01047100002400	111	A4	2007	17	49	2,272	399,100.00	7/19/2007	I	417,500.00	0.96
01047100002500	111	A4	2007	17	49	2,299	392,300.00	8/27/2007	I	421,450.00	0.93
01047100002800	111	A4	2007	17	49	2,635	420,800.00	2/15/2007	I	459,950.00	0.91
01047100002900	111	A4	2007	17	49	2,299	402,300.00	3/20/2007	I	424,950.00	0.95

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 3304000

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
01047100003100	111	A4	2007	17	49	2,299	392,300.00	2/22/2007	I	419,950.00	0.93
01047100003500	111	A4	2007	17	49	2,397	396,400.00	8/28/2007	I	424,950.00	0.93
28052800100300	910	A2					1,208,500.00	9/18/2007	V	1,820,000.00	0.66