

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4102000

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): 4102000

Parcels Appraised: 1,363

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	237,024,700	250,011,700	12,987,000	5.5%
Improvements:	36,029,200	30,806,300	-5,222,900	-14.5%
Total:	273,053,900	280,818,000	7,764,100	2.8%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 11

	2007	2008	Change	% Change
Median Ratio:	0.6400	0.8880	0.2480	38.8%
Mean Ratio:	0.6655	0.8600	0.1945	29.2%
Weighted Mean:	0.6691	0.8588	0.1897	28.4%
PRD:	0.9947	1.0014	0.0067	0.7%
COD:	0.2547	0.1169	-0.1378	-54.1%

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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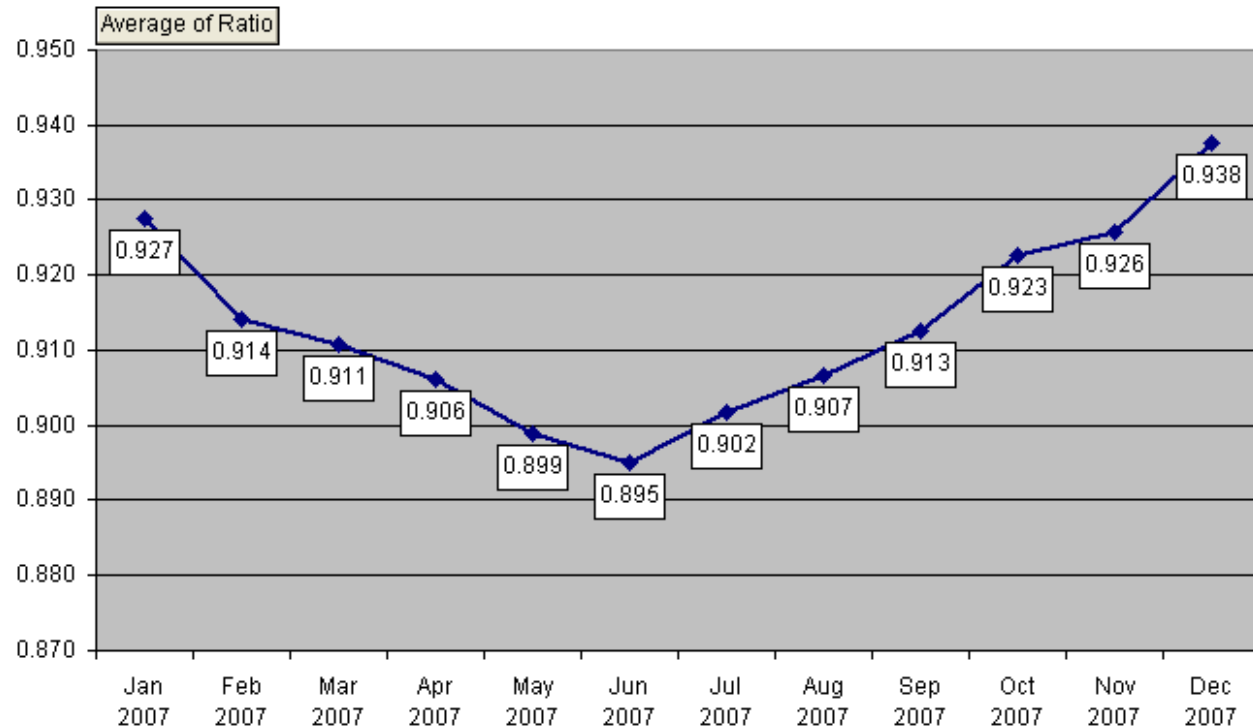
Summary

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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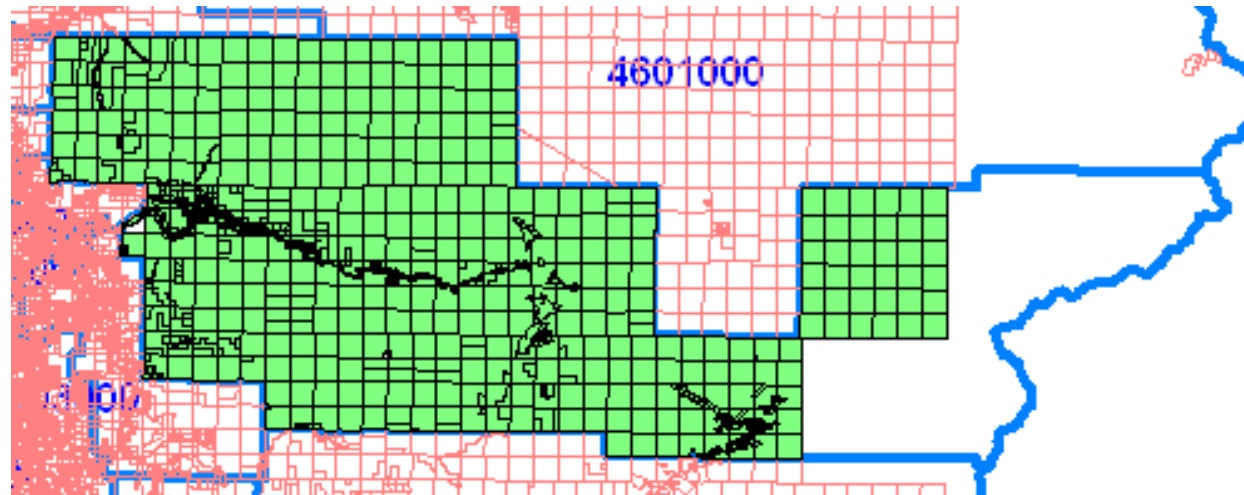


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4102000 (AKA BMA 4102000) 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.

Neighborhood Description

A large remote area to the east of Granite Falls extending to Chelan County.

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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	5	L:	513,600	915,300	401,700	78.2%
		B:	372,400	335,200	-37,200	-10.0%
		T:	886,000	1,250,500	364,500	41.1%
Industrial	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Commercial	5	L:	446,500	736,500	290,000	64.9%
		B:	2,073,300	1,737,000	-336,300	-16.2%
		T:	2,519,800	2,473,500	-46,300	-1.8%
Residential	278	L:	13,400,800	20,762,200	7,361,400	54.9%
		B:	29,555,200	25,290,000	-4,265,200	-14.4%
		T:	42,956,000	46,052,200	3,096,200	7.2%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	135	L:	1,594,800	2,783,200	1,188,400	74.5%
		B:	3,720,600	3,136,500	-584,100	-15.7%
		T:	5,315,400	5,919,700	604,300	11.4%
Other	940	L:	221,069,000	224,814,500	3,745,500	1.7%
		B:	307,700	307,600	-100	0.0%
		T:	221,376,700	225,122,100	3,745,400	1.7%

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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	1363	L:	237,024,700	250,011,700	12,987,000	5.5%
		B:	36,029,200	30,806,300	-5,222,900	-14.5%
		T:	273,053,900	280,818,000	7,764,100	2.8%

- 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	140	4	2.9%
	112-2 Single Family Residences	12	1	8.3%
	113-3 Single Family Residences	1		
	117-Manufac Home (Leased Site)	7		
	118-Manufac Home (Owned Site)	29	1	3.4%
	183-Non Residential Structure	10		
	184-Septic System	2		
	185-Well	6	1	16.7%
	186-Septic System & Well	3		
	198-Vacation Cabins	68	3	4.4%
	456-Local Access Streets	2		
	672-Protective Functions	1		
	749-Other Recreation	1		
	752-Group & Organized camps	1		
	830-Open Space Agriculture	1		
	850-Mine Claims Mineral Rights	97		
	854-Mining & Quarrying	2		
	880-DF Timber Acres	115		
	881-DF Timber Acres	9		
	889-DF Timber Acres	1		
	910-Undeveloped Land	825	1	0.1%
	915-Common Areas	1		
	921-Forest Reserve	9		
	922-Nonreserve Forests	6		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	940-Open Space General	4		
	950-Open Space Timber	10		
	Grand Total	1363	11	0.8%

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	8		
	14 US Forest Land	431		
	21 Designated Forest	62		
	22 Open Space Forest	6		
	23 Open Space General	3		
	25 Designated Forest	23		
	42 Septic Site	12		
	46 Spt/Well Site	94	1	1.06%
	54 No Perk	1		
	57 Other Acreage Type	146	9	6.16%
	65 Topo Problems I	37		
	Contiguous - less than 1 acre	25		
	B1 Septic Fair NH	38		
	CA Common Areas	1		
	LF Land detail not used	39		
	MN Mining	92		
	R1 Recreational Lot	72		
	R3 Silverton Interior	105		
	R4 Silverton Riverfront	21		
	R5 Land with Power Vacant	76		
	R6 Riverfrt with Power Vacant	57	1	1.75%
	UD Undevelopable Land	14		
	Grand Total	1363	11	0.8%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type
N/A: Building Only Accounts (Parcels With No Land)

**Parcel
Count**

**Sold
Parcels**

**%
Sold**

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Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	116	5	4.3%
	12 - 1 Story Basement	6		
	14 - 1 1/2 Story	72	1	1.4%
	15 - 1 1/2 Story Basement	2	1	50.0%
	17 - 2 Story	31	1	3.2%
	18 - 2 Story Basement	2		
	23 - Split Entry	2		
	71 - DW Manufactured Home	22	1	4.5%
	74 - SW Manufactured Home	18		
	77 - TW Manufactured Home	2		
	N/A	1090	2	0.2%
	Grand Total	1363	11	0.8%

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	36	3	8.3%
	25 Low	53	1	1.9%
	35 Fair	72	3	4.2%
	41 Average Minus	4		
	45 Average	69	2	2.9%
	49 Average Plus	13		
	55 Good	20		
	65 Very Good	6		
	N/A	1090	2	0.2%
	Grand Total	1363	11	0.8%

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
	1899 & older	1		
	1900 - 1909	7		
	1910 - 1919	3		
	1920 - 1929	13		
	1930 - 1939	21	1	4.76%
	1940 - 1949	14	1	7.14%
	1950 - 1959	26		
	1960 - 1969	52	3	5.77%
	1970 - 1979	36	2	5.56%
	1980 - 1989	36	2	5.56%
	1990 - 1999	43		
	2000 to the present	21		
	N/A	1090	2	0.18%
	Grand Total	1363	11	0.8%

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	1090	2	0.2%
	1 - 499	59	3	5.1%
	500 - 749	37	1	2.7%
	750 - 999	49	1	2.0%
	1000 - 1249	34	2	5.9%
	1250 - 1499	27		
	1500 - 1749	18		
	1750 - 1999	19	1	5.3%
	2000 - 2249	7		
	2250 - 2499	5		
	2500 - 2749	7	1	14.3%
	2750 - 2999	4		
	3000 - 3249	1		
	3250 - 3499	1		
	3500 - 3749	2		
	3750 - 3999	2		
	4000 - 4249	1		
	Grand Total	1363	11	0.8%

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	1,624,300	2,084,900
Total Sales Price	2,427,600	2,427,600
Average Assessed Value	147,664	189,536
Average Sales Price	220,691	220,691
Number in Sample	11	11
Median Ratio	0.6400	0.8880
Mean (Average) Ratio	0.6655	0.8600
Weighted Mean (S.W.A.) Ratio	0.6691	0.8588
Regression Index (P.R.D.)	0.9947	1.0014
Coefficient of Dispersion (C.O.D.)	0.2547	0.1169

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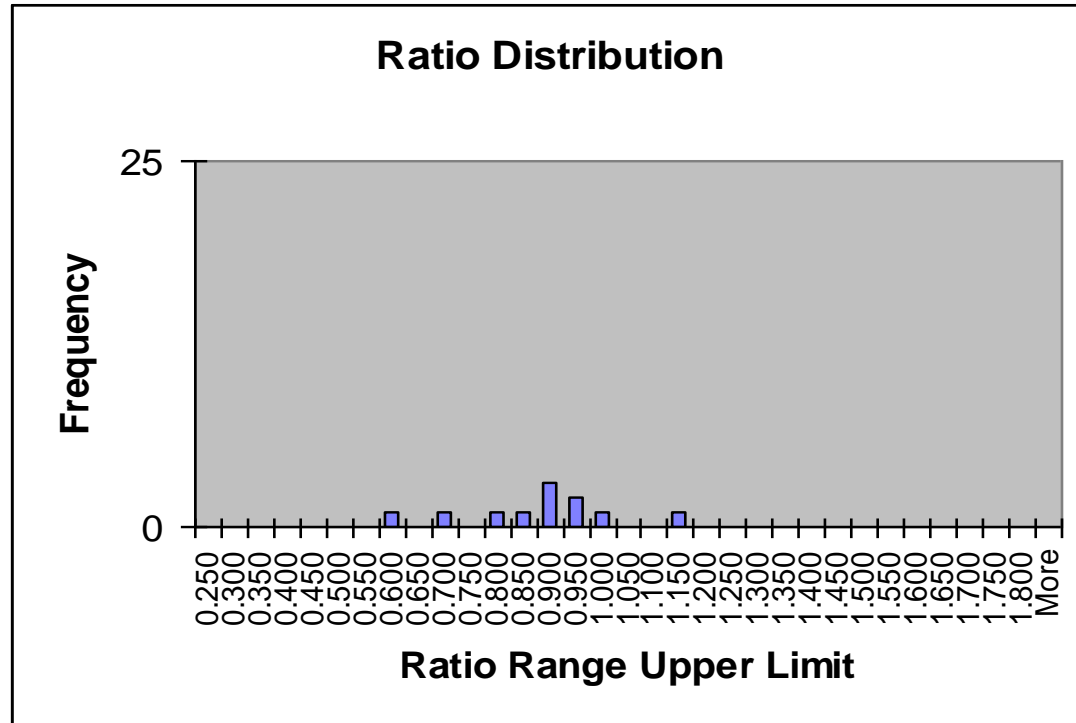


Performance Analysis

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	771,200	899,800
Total Sales Price	1,065,500	1,065,500
Average Assessed Value	192,800	224,950
Average Sales Price	266,375	266,375
Number in Sample	4	4
Median Ratio	0.7972	0.9149
Mean (Average) Ratio	0.7753	0.8734
Weighted Mean (S.W.A.) Ratio	0.7238	0.8445
Regression Index (P.R.D.)	1.0712	1.0342
Coefficient of Dispersion	0.2058	0.0907

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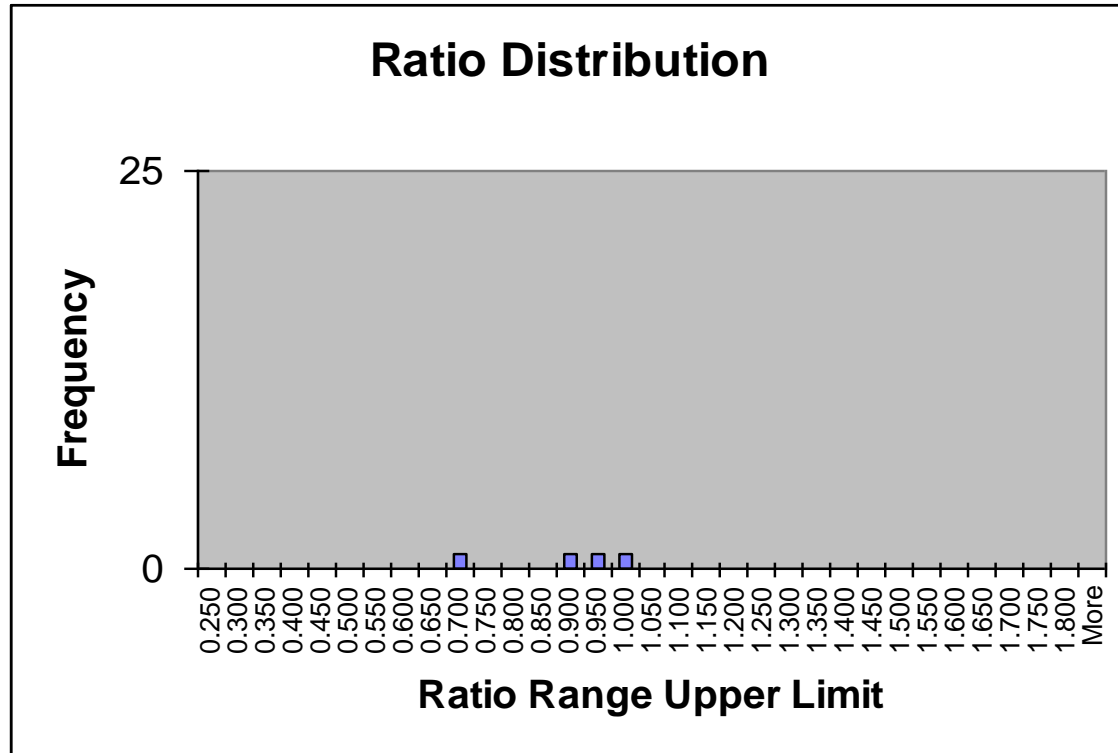


Performance Analysis

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
00526400000200	111	46	1962	11	25	600	103,200	9/7/2007	I	105,000	0.98
30070100400800	111	57	1965	11	35	1,008	252,000	12/11/2007	I	280,000	0.90
30080700102000	198	57	1981	11	15	252	139,300	9/25/2007	I	149,950	0.93
30080700102200	112	57	1972	17	35	2,520	330,500	1/18/2007	I	385,000	0.86
30080700203000	111	57	1936	15	35	1,239	241,000	10/10/2007	I	354,000	0.68
30080800302300	118	57	1986	71	45	972	163,000	7/13/2007	I	146,150	1.12
30080800401000	111	57	1941	14	45	1,992	303,600	3/26/2007	I	326,500	0.93
30081400300400	198	R6	1970	11	15	320	32,100	2/27/2007	I	56,000	0.57
30081500100300	910	57					140,600	11/26/2007	V	175,000	0.80
30081500100600	198	57	1962	11	15	288	199,800	8/20/2007	I	225,000	0.89
30081500201400	185	57					179,800	8/14/2007	I	225,000	0.80