

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: 4120000

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): 4120000

Parcels Appraised: 2,129

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	192,162,500	194,857,500	2,695,000	1.4%
Improvements:	204,551,800	203,146,900	-1,404,900	-0.7%
Total:	396,714,300	398,004,400	1,290,100	0.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 50

	2007	2008	Change	% Change
Median Ratio:	0.8909	0.8665	-0.0244	-2.7%
Mean Ratio:	0.9205	0.8869	-0.0336	-3.6%
Weighted Mean:	0.8807	0.8708	-0.0099	-1.1%
PRD:	1.0452	1.0185	-0.0267	-2.6%
COD:	0.1517	0.1101	-0.0416	-27.4%

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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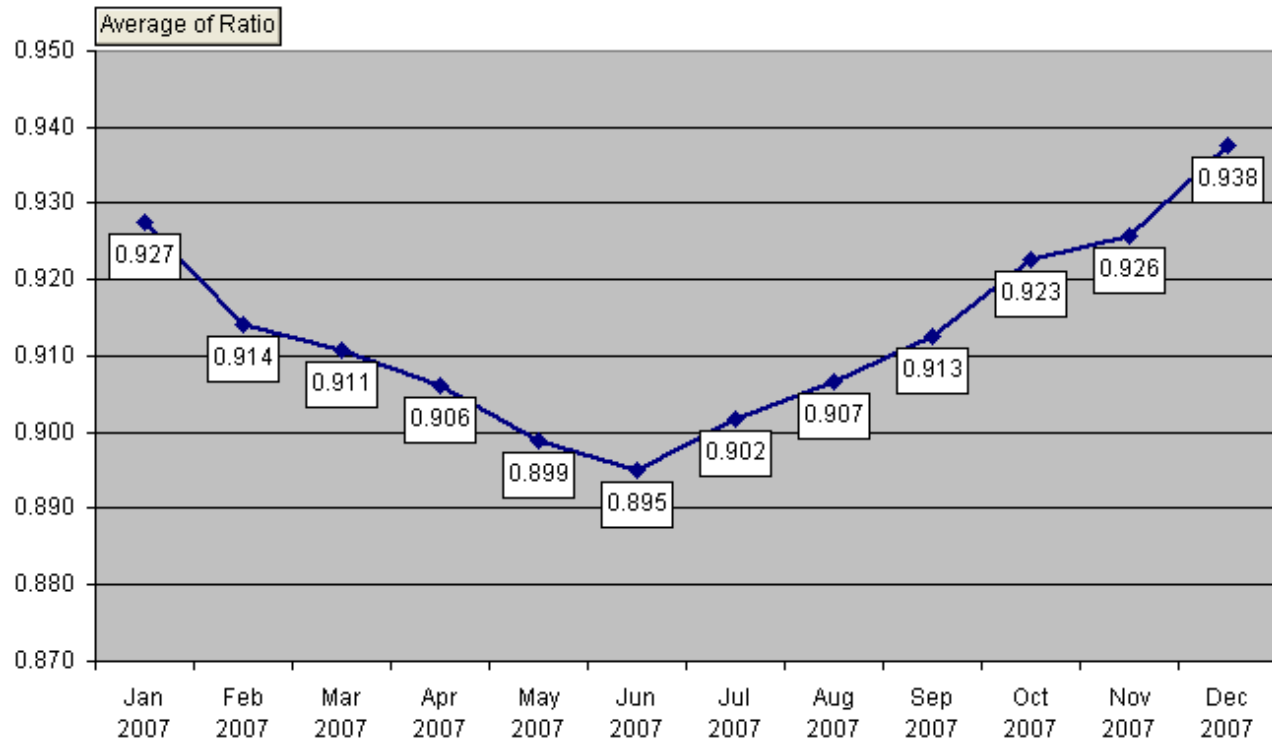
Summary

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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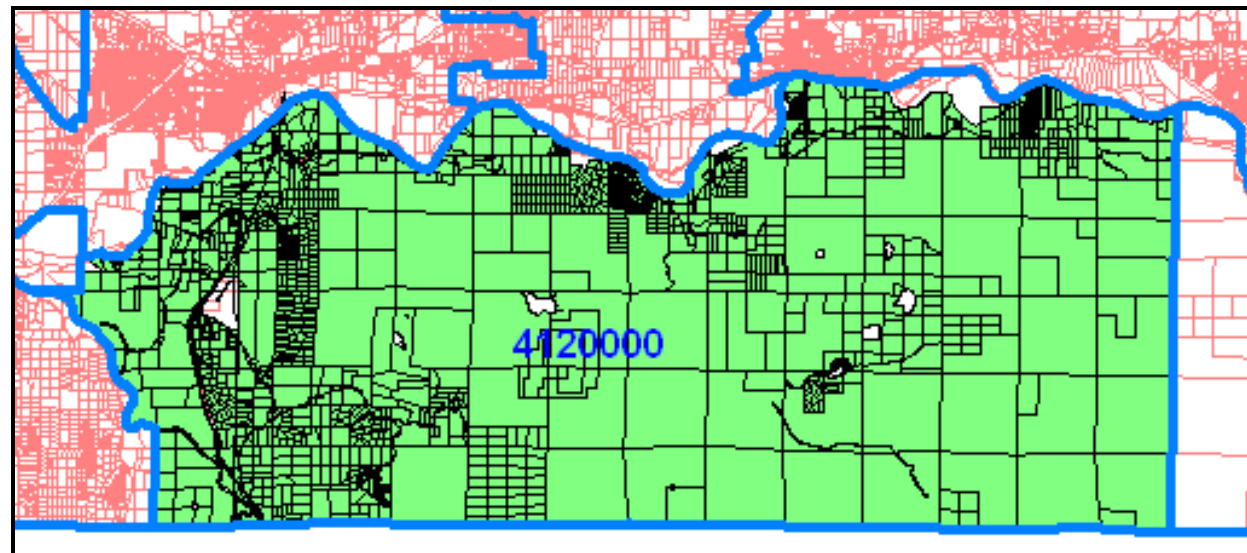


Appraisal Area

Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4120000 (AKA BMA 4120000) 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 area east of the Snoqualmie River and south of the Skykomish River.

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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	206	L:	23,716,600	23,750,400	33,800	0.1%
		B:	17,718,200	17,602,700	-115,500	-0.7%
		T:	41,434,800	41,353,100	-81,700	-0.2%
Industrial	1	L:	123,600	123,600	0	0.0%
		B:	180,000	180,000	0	0.0%
		T:	303,600	303,600	0	0.0%
Commercial	34	L:	2,033,700	2,033,700	0	0.0%
		B:	3,406,300	3,403,600	-2,700	-0.1%
		T:	5,440,000	5,437,300	-2,700	0.0%
Residential	973	L:	115,058,600	117,462,700	2,404,100	2.1%
		B:	175,047,400	173,816,200	-1,231,200	-0.7%
		T:	290,106,000	291,278,900	1,172,900	0.4%
Multifamily	0	L:	0	0	0	0.0%
		B:	0	0	0	0.0%
		T:	0	0	0	0.0%
Forest	265	L:	7,719,200	7,910,600	191,400	2.5%
		B:	8,174,400	8,144,400	-30,000	-0.4%
		T:	15,893,600	16,055,000	161,400	1.0%
Other	650	L:	43,510,800	43,576,500	65,700	0.2%
		B:	25,500	0	-25,500	-100.0%
		T:	43,536,300	43,576,500	40,200	0.1%

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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	2129	L:	192,162,500	194,857,500	2,695,000	1.4%
		B:	204,551,800	203,146,900	-1,404,900	-0.7%
		T:	396,714,300	398,004,400	1,290,100	0.3%

- 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	10		
	111-Single Family Residence	587	16	2.7%
	112-2 Single Family Residences	24		
	117-Manufac Home (Leased Site)	38		
	118-Manufac Home (Owned Site)	229	16	7.0%
	142-SFR Condominium CommonWall	2		
	183-Non Residential Structure	41	1	2.4%
	184-Septic System	4	1	25.0%
	185-Well	3		
	186-Septic System & Well	2		
	198-Vacation Cabins	33	1	3.0%
	211-Meat Products	1		
	411-Railroad Transportation	10		
	456-Local Access Streets	5		
	459-Other Highway NEC	2		
	471-Telephone Communication	1		
	481-Electric Utility	4		
	483-Water Util & Irrig & Stg	1		
	674-Correctional Institutions	1		
	745-Trails (Centennial, etal)	4		
	749-Other Recreation	1		
	752-Group & Organized camps	4		
	769-Other Parks, NEC	1		
	816-Farms & Ranches	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	818-Farms General	1		
	819-Other Agricultural	1		
	830-Open Space Agriculture	180		
	849-Other Fishery Activities	1		
	850-Mine Claims Mineral Rights	16		
	880-DF Timber Acres	210		
	881-DF Timber Acres	11		
	889-DF Timber Acres	10		
	890-Other Resource Production	3		
	910-Undeveloped Land	604	15	2.5%
	915-Common Areas	2		
	916-Water Retention Area	1		
	921-Forest Reserve	16		
	931-Rivers,Streams,Creeks	6		
	933-Bays or Lagoons	1		
	940-Open Space General	23		
	950-Open Space Timber	34		
	Grand Total	2129	50	2.3%

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	34		
	14 US Forest Land	11		
	21 Designated Forest	62		
	22 Open Space Forest	10		
	23 Open Space General	4		
	24 Open Space Ag	82		
	25 Designated Forest	68		
	33 Septic Site	133	7	5.26%
	4 Septic Site	25	2	8.00%
	43 Septic Site	12		
	46 Spt/Well Site	126	8	6.35%
	54 No Perk	7		
	57 Other Acreage Type	585	18	3.08%
	58 Other Acreage Type	12		
	6 Exception	99	1	1.01%
	61 Exception	4		
	62 Exception	3		
	65 Topo Problems I	45		
	66 Topo Problems II	78		
	Contiguous - less than 1 acre	5		
	AG AG-10 FHZ	208	1	0.48%
	B1 Septic Fair NH	13		
	B2 Septic Average Mixed NH	156	8	5.13%
	C Contiguous	1		

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	FR Riverfront	13		
	LF Land detail not used	104		
	R1 Recreational Lot	19		
	R2 Recreational Lot Wtrf	21		
	R6 Riverfrt with Power Vacant	12		
	SC SrCit Residual Contiguous	2		
	U1 Waterfront I	49	4	8.16%
	U2 Waterfront II	51	1	1.96%
	UD Undevelopable Land	75		
	Grand Total	2129	50	2.3%

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	287	4	1.4%
12 - 1 Story Basement	70	2	2.9%
14 - 1 1/2 Story	92	2	2.2%
15 - 1 1/2 Story Basement	29		
17 - 2 Story	162	7	4.3%
18 - 2 Story Basement	60	1	1.7%
20 - 2+ Story	2		
23 - Split Entry	9		
24 - Tri Level	14		
71 - DW Manufactured Home	182	15	8.2%
72 - DWB Manufactured Home	1		
74 - SW Manufactured Home	75	1	1.3%
77 - TW Manufactured Home	13		
96 - Geodesic Dome	1		
N/A	1132	18	1.6%
Grand Total	2129	50	2.3%

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	23	1	4.3%
	25 Low	57		
	35 Fair	149	3	2.0%
	41 Average Minus	37	2	5.4%
	45 Average	433	7	1.6%
	49 Average Plus	119	7	5.9%
	55 Good	138	10	7.2%
	65 Very Good	39	2	5.1%
	75 Excellent	2		
	N/A	1132	18	1.6%
	Grand Total	2129	50	2.3%

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	4		
	1900 - 1909	13		
	1910 - 1919	21		
	1920 - 1929	16		
	1930 - 1939	14		
	1940 - 1949	12		
	1950 - 1959	18	1	5.56%
	1960 - 1969	97	1	1.03%
	1970 - 1979	163	4	2.45%
	1980 - 1989	207	4	1.93%
	1990 - 1999	287	13	4.53%
	2000 to the present	145	9	6.21%
	N/A	1132	18	1.59%
	Grand Total	2129	50	2.3%

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	1132	18	1.6%
	1 - 499	33	1	3.0%
	500 - 749	59		
	750 - 999	95	4	4.2%
	1000 - 1249	137	4	2.9%
	1250 - 1499	142	6	4.2%
	1500 - 1749	129	8	6.2%
	1750 - 1999	96	4	4.2%
	2000 - 2249	72		
	2250 - 2499	55		
	2500 - 2749	62	2	3.2%
	2750 - 2999	40	1	2.5%
	3000 - 3249	22	1	4.5%
	3250 - 3499	10		
	3500 - 3749	12	1	8.3%
	3750 - 3999	9		
	4000 - 4249	7		
	4250 - 4499	6		
	4500 - 4749	4		
	4750 - 4999	2		
	5000 - Over	5		
	Grand Total	2129	50	2.3%

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	11,627,500	11,497,000
Total Sales Price	13,203,199	13,203,199
Average Assessed Value	232,550	229,940
Average Sales Price	264,064	264,064
Number in Sample	50	50
Median Ratio	0.8909	0.8665
Mean (Average) Ratio	0.9205	0.8869
Weighted Mean (S.W.A.) Ratio	0.8807	0.8708
Regression Index (P.R.D.)	1.0452	1.0185
Coefficient of Dispersion (C.O.D.)	0.1517	0.1101

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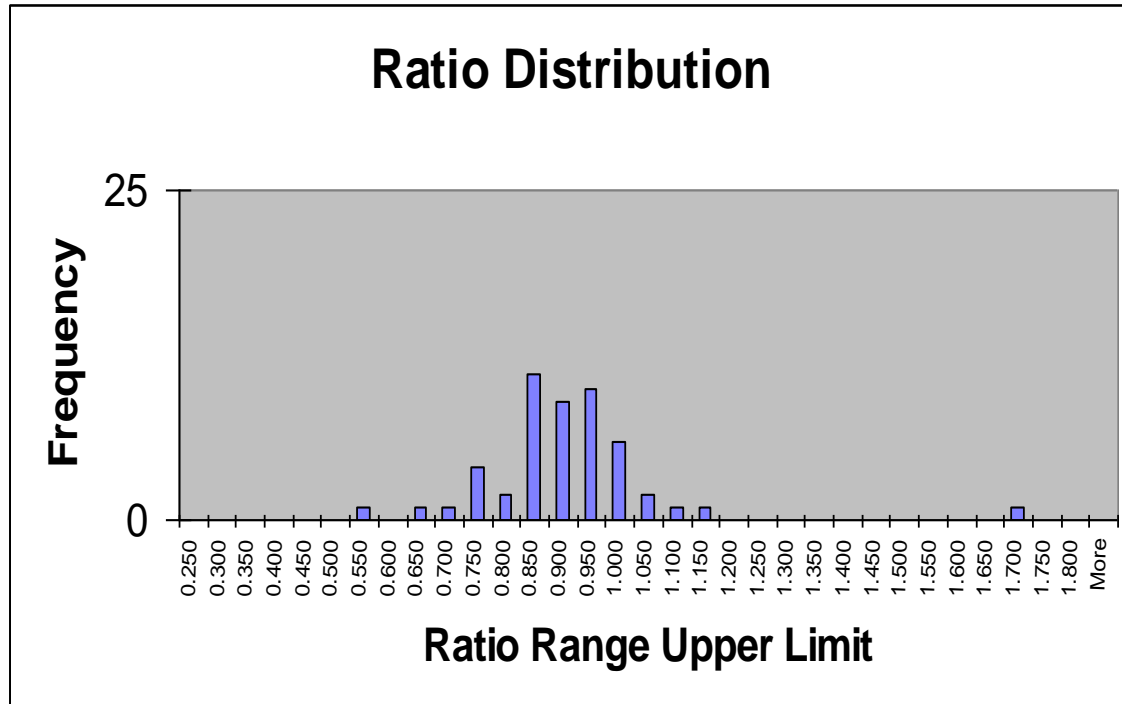


Performance Analysis

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	5,803,000	5,954,200
Total Sales Price	6,665,499	6,665,499
Average Assessed Value	362,688	372,138
Average Sales Price	416,594	416,594
Number in Sample	16	16
Median Ratio	0.8679	0.8814
Mean (Average) Ratio	0.8898	0.9029
Weighted Mean (S.W.A.) Ratio	0.8706	0.8933
Regression Index (P.R.D.)	1.0221	1.0108
Coefficient of Dispersion	0.1004	0.0738

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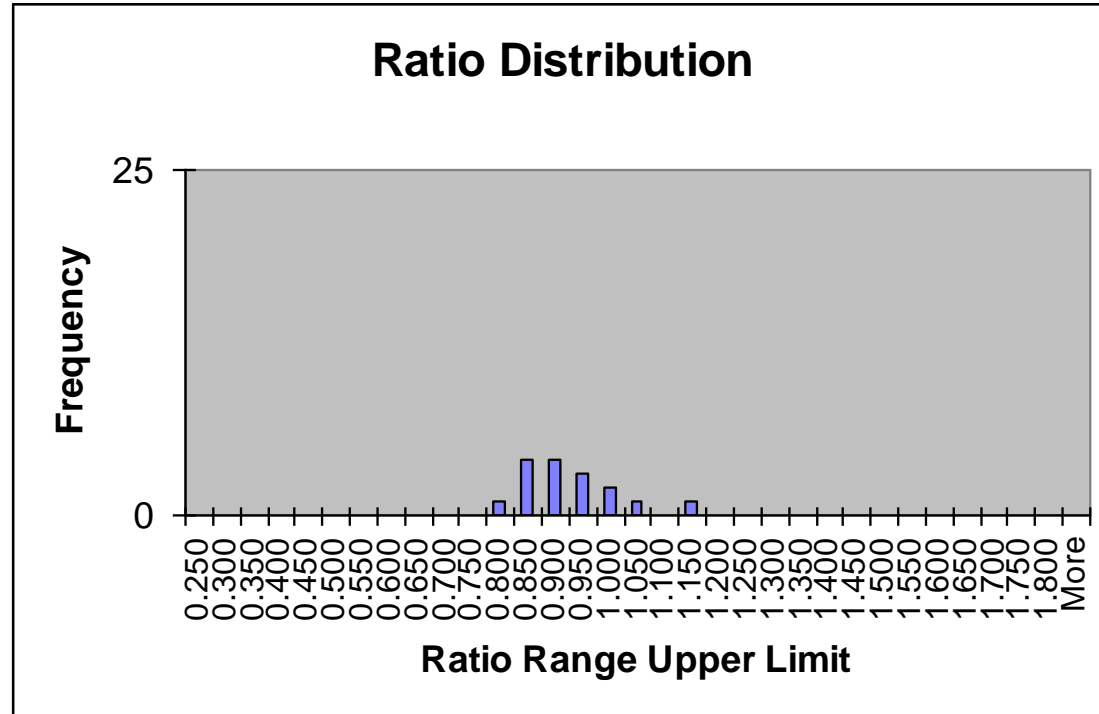


Performance Analysis

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
00381500002400	184	U2					79,800.00	3/26/2007	I	85,000.00	0.94
00556600005000	198	46	1962	11	15	289.00	51,600.00	8/8/2007	I	60,000.00	0.86
00556600006900	910	46					64,100.00	10/12/2007	V	77,000.00	0.83
00556600007000	910	46					64,100.00	1/29/2007	V	69,900.00	0.92
00556600008400	118	46	1996	71	55	1,080.00	186,100.00	7/16/2007	I	220,000.00	0.85
00556600008800	118	46	2002	71	55	1,396.00	211,700.00	5/15/2007	I	198,000.00	1.07
00556600008900	111	46	1971	17	35	1,374.00	214,800.00	3/12/2007	I	194,000.00	1.11
00556600009500	910	46					75,000.00	5/1/2007	V	75,000.00	1.00
00556600009700	118	46	2003	71	55	1,512.00	216,600.00	7/30/2007	I	269,000.00	0.81
00577600300600	118	33	1990	71	55	1,278.00	140,200.00	12/7/2007	I	189,000.00	0.74
00577600301300	111	33	2007	17	41	1,334.00	228,700.00	6/8/2007	I	248,000.00	0.92
00577600400100	118	4	1986	71	45	972.00	101,200.00	3/28/2007	I	100,000.00	1.01
00577600400300	118	4	1995	74	45	924.00	87,000.00	2/13/2007	I	97,000.00	0.90
00577600400500	118	33	2002	71	55	1,512.00	182,800.00	12/6/2007	I	199,950.00	0.91
00577700500600	118	33	1992	71	55	1,188.00	130,800.00	5/14/2007	I	179,950.00	0.73
00577700500800	111	33	1992	11	41	1,078.00	209,100.00	9/19/2007	I	229,500.00	0.91
00577700504200	111	33	1972	11	35	888.00	172,600.00	3/27/2007	I	205,000.00	0.84
00577700601600	118	33	1992	71	55	1,782.00	164,600.00	1/8/2007	I	205,000.00	0.80
00578000005600	910	6					8,000.00	5/5/2007	V	15,000.00	0.53
00634100002200	910	U1					120,000.00	8/28/2007	V	130,000.00	0.92
00634100002300	910	U1					120,000.00	8/27/2007	V	120,000.00	1.00
00634100002400	910	U1					130,000.00	8/29/2007	V	140,000.00	0.93
00634100004000	910	U1					84,000.00	4/3/2007	V	49,950.00	1.68

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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
01056400000600	910	57					209,700.00	3/5/2007	V	250,000.00	0.84
01056400000800	910	57					199,000.00	4/12/2007	V	230,000.00	0.87
01056400000900	910	57					199,000.00	1/29/2007	V	300,000.00	0.66
27061300100200	111	AG	1958	12	45	1,378.00	311,300.00	10/22/2007	I	300,000.00	1.04
27062400100800	118	57	1998	71	65	1,488.00	296,000.00	8/30/2007	I	325,000.00	0.91
27070700402200	111	B2	1991	11	35	864.00	295,100.00	6/22/2007	I	350,000.00	0.84
27071000402100	111	B2	1992	17	49	2,632.00	518,200.00	10/5/2007	I	535,000.00	0.97
27071100200900	111	B2	2006	17	49	3,616.00	566,100.00	7/25/2007	I	579,000.00	0.98
27071100201200	111	B2	2001	17	49	1,556.00	427,000.00	8/14/2007	I	540,000.00	0.79
27071100201300	910	B2					134,500.00	11/7/2007	V	155,000.00	0.87
27071100300400	111	B2	2006	12	49	2,668.00	554,200.00	5/23/2007	I	655,000.00	0.85
27071100301600	910	B2					146,200.00	8/29/2007	V	149,000.00	0.98
27071100401600	118	B2	1981	71	45	1,248.00	228,800.00	8/29/2007	I	235,000.00	0.97
27071200400700	910	57					253,400.00	12/17/2007	V	350,000.00	0.72
27071300200800	111	57	2002	18	55	3,016.00	570,700.00	1/3/2007	I	670,000.00	0.85
27071800104400	111	57	1987	14	45	1,924.00	386,700.00	1/9/2007	I	420,000.00	0.92
27071800402700	111	57	1993	17	49	2,809.00	497,400.00	4/25/2007	I	580,000.00	0.86
27071900102900	118	57	1999	71	65	1,508.00	298,300.00	6/18/2007	I	324,950.00	0.92
27071900400200	111	57	1982	14	49	1,920.00	432,100.00	3/20/2007	I	499,999.00	0.86
27071900401100	118	57	1990	71	55	1,674.00	242,100.00	6/26/2007	I	290,000.00	0.83
27071900402500	910	57					167,400.00	6/8/2007	V	226,000.00	0.74
27071900402800	118	57	1979	71	45	1,740.00	242,600.00	5/4/2007	I	375,000.00	0.65
27072900400500	111	57					201,800.00	11/7/2007	I	250,000.00	0.81

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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
27072900402900	183	57					200,900.00	7/23/2007	I	239,000.00	0.84
27080400300400	111	57	2005	17	49	1,587.00	368,400.00	5/17/2007	I	410,000.00	0.90
27081100200900	118	57	1976	71	45	1,782.00	226,800.00	9/20/2007	I	290,000.00	0.78
27081800202000	118	57	1991	71	55	1,680.00	280,500.00	4/26/2007	I	319,000.00	0.88