

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: 4602000 - 4602002**

**Appraisal Date: January 1, 2008**

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**Summary**

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**Appraisal Date:** January 1, 2008  
**Assessment Year/Tax Year:** 2008 Assessment / 2009 Tax  
**Last Physical Inspection:** 2001 Assessment / 2002 Tax  
**Prior Appraisal Date:** January 1, 2007  
**Prior Assessment Year/Tax Year:** 2007 Assessment / 2008 Tax

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**Appraisal Area (Neighborhood):** 4602000 - 4602002

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**Parcels Appraised:** 2,054

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**Summary Of Value Change:**

	<b>2007</b>	<b>2008</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	227,621,300	233,265,100	5,643,800	2.5%
<b>Improvements:</b>	160,083,400	155,908,200	-4,175,200	-2.6%
<b>Total:</b>	387,704,700	389,173,300	1,468,600	0.4%

**Snohomish County Assessor's Office**

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**Summary**

**Appraisal Level and Uniformity**

**Study Period: January 1 through December 31, 2007**

**Number of Sales: 27**

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	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9296	0.9274	-0.0022	-0.2%
<b>Mean Ratio:</b>	0.9115	0.9430	0.0314	3.4%
<b>Weighted Mean:</b>	0.8917	0.9009	0.0092	1.0%
<b>PRD:</b>	1.0222	1.0467	0.0245	2.4%
<b>COD:</b>	0.1466	0.0937	-0.0529	-36.1%

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**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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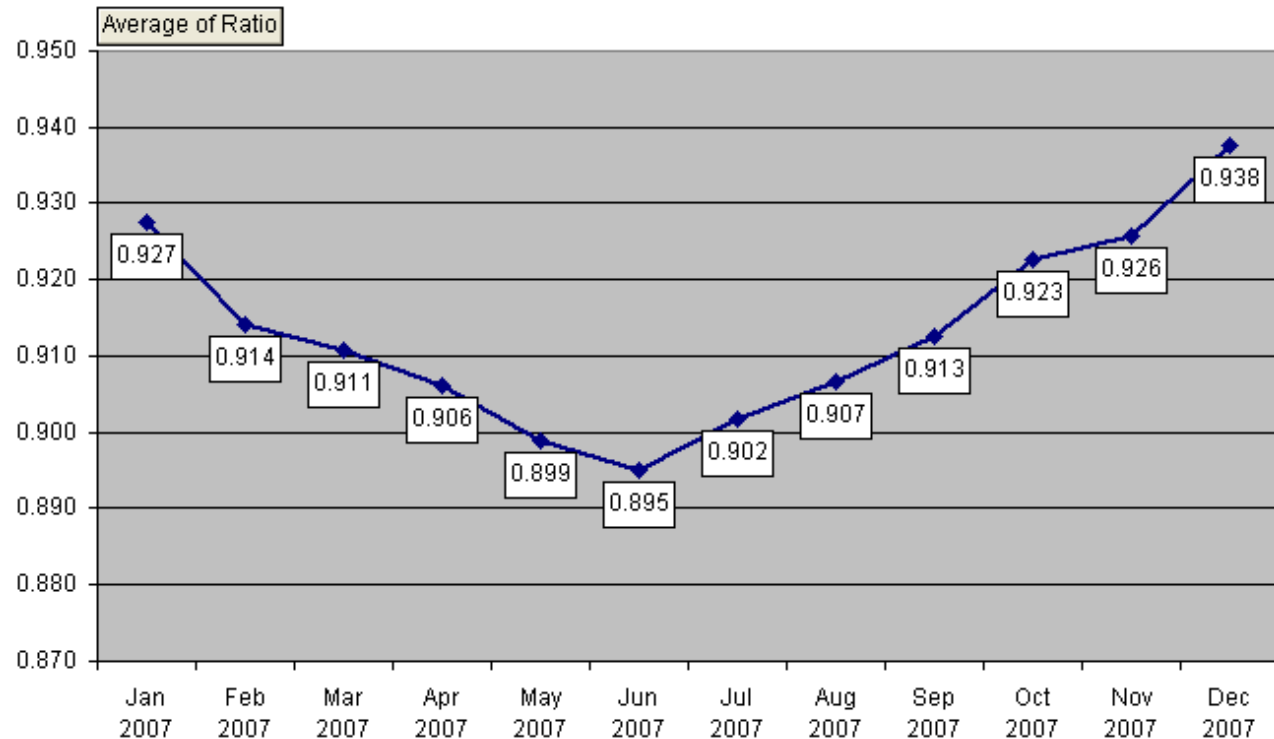
**Summary**

**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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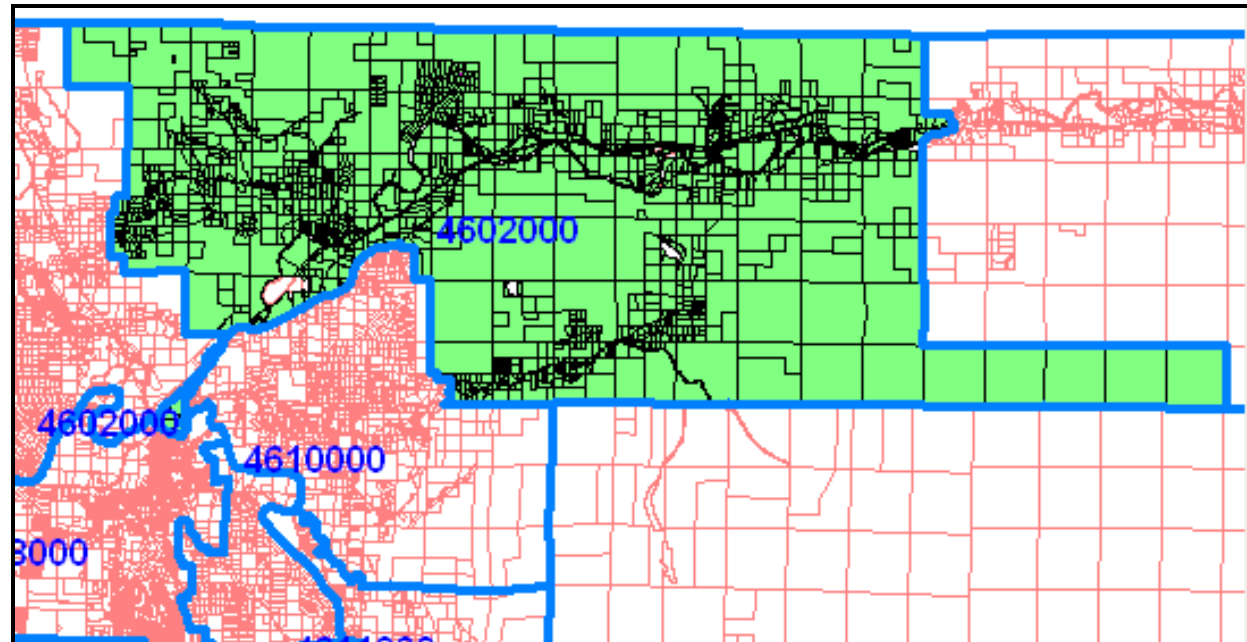


Appraisal Area

### Neighborhood Boundary

And Member Parcels

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



The map above shows the economic region known as Neighborhood 4602000 - 4602002 (AKA BMA 4602000 - 4602002) 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 north and south of SR 530 including those areas known as Cicero and Oso.

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**Mass Appraisal Report**

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**Value Change Summary**

**Value Change Summary  
By Abstract Group**

<b>Property Class</b>	<b>Number of Parcels</b>		<b>2007 Certified Total Value</b>	<b>2008 Calculated Total Value</b>	<b>Value Change</b>	<b>% Change</b>
Agricultural	216	L:	37,057,400	38,336,400	1,279,000	3.5%
		B:	17,849,200	17,201,600	-647,600	-3.6%
		T:	54,906,600	55,538,000	631,400	1.1%
Industrial	1	L:	0	0	0	
		B:	73,900	69,800	-4,100	-5.5%
		T:	73,900	69,800	-4,100	-5.5%
Commercial	37	L:	2,892,600	2,924,800	32,200	1.1%
		B:	503,700	502,200	-1,500	-0.3%
		T:	3,396,300	3,427,000	30,700	0.9%
Residential	993	L:	123,853,900	125,282,100	1,428,200	1.2%
		B:	136,761,800	133,795,200	-2,966,600	-2.2%
		T:	260,615,700	259,077,300	-1,538,400	-0.6%
Multifamily	1	L:	60,000	56,000	-4,000	-6.7%
		B:	213,800	248,600	34,800	16.3%
		T:	273,800	304,600	30,800	11.2%
Forest	215	L:	6,953,800	7,153,000	199,200	2.9%
		B:	3,827,400	3,661,800	-165,600	-4.3%
		T:	10,781,200	10,814,800	33,600	0.3%
Other	591	L:	56,803,600	59,512,800	2,709,200	4.8%
		B:	853,600	429,000	-424,600	-49.7%
		T:	57,657,200	59,941,800	2,284,600	4.0%

# Snohomish County Assessor's Office

## Mass Appraisal Report

Residential Neighborhood: 4602000 - 4602002

Appraisal Date: January 1, 2008



## 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	2054	L:	227,621,300	233,265,100	5,643,800	2.5%
		B:	160,083,400	155,908,200	-4,175,200	-2.6%
		T:	387,704,700	389,173,300	1,468,600	0.4%

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**

<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	110-Sr Cit Exemption Residual	15		
	111-Single Family Residence	576	15	2.6%
	112-2 Single Family Residences	17		
	113-3 Single Family Residences	2		
	115-5+ Single Family Residence	1		
	117-Manufac Home (Leased Site)	70	1	1.4%
	118-Manufac Home (Owned Site)	246	4	1.6%
	122-Duplex	1		
	183-Non Residential Structure	45		
	184-Septic System	6		
	185-Well	3		
	186-Septic System & Well	9		
	198-Vacation Cabins	3		
	242-Sawmills and Planing Mills	1		
	456-Local Access Streets	2		
	459-Other Highway NEC	6		
	481-Electric Utility	1		
	485-Solid Waste disposal	1		
	624-Funeral/Crematory Services	1		
	672-Protective Functions	2		
	691-Religious Activities	1		
	699-Other Misc Services	1		
	745-Trails (Centennial, etal)	17		
	749-Other Recreation	2		



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**Mass Appraisal Report**

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**Neighborhood Profile**

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	752-Group & Organized camps	1		
	761-Parks, General Recreation	2		
	818-Farms General	3		
	830-Open Space Agriculture	186		
	841-Fisheries & Marine Product	1		
	842-Fishery Services	1		
	853-Crude Petroleum	3		
	855-Mining Sevices	4		
	880-DF Timber Acres	165		
	881-DF Timber Acres	19		
	889-DF Timber Acres	12		
	910-Undeveloped Land	532	7	1.3%
	915-Common Areas	1		
	921-Forest Reserve	49		
	940-Open Space General	27		
	950-Open Space Timber	19		
	<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

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.

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

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**Neighborhood Profile**

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	N/A	187	1	0.5%
	14 US Forest Land	61		
	21 Designated Forest	63		
	22 Open Space Forest	6		
	23 Open Space General	8		
	24 Open Space Ag	34		
	25 Designated Forest	48		
	46 Spt/Well Site	132	4	3.0%
	54 No Perk	21		
	57 Other Acreage Type	1031	19	1.8%
	65 Topo Problems I	54		
	66 Topo Problems II	8		
	86 Utility Easement (P/L)	8		
	Contiguous - less than 1 acre	7		
	AG AG-10 FHZ	95		
	B3 Septic - Access DNA Devlpm	8		
	C Contiguous	6		
	LF Land detail not used	87		
	R4 Silverton Riverfront	22		
	SC SrCit Residual Contiguous	8		
	UD Undevelopable Land	76		
	W1 Wtrfrt/View Type I	20	1	5.0%
	W2 Wtrfrt/View Type II	24	1	4.2%
	W3 Wtrfrt/View Type III	13	1	7.7%

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**Neighborhood Profile**

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**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
W4 Wtrfrt/View Type IV	27		
<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

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

## Snohomish County Assessor's Office

### Mass Appraisal Report

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### Neighborhood Profile

Neighborhood Profile By House Type	House Type / Stories	Parcel Count	Sold Parcels	% Sold
	11 - 1 Story	319	7	2.2%
	12 - 1 Story Basement	86		
	14 - 1 1/2 Story	90	2	2.2%
	15 - 1 1/2 Story Basement	39		
	17 - 2 Story	111	4	3.6%
	18 - 2 Story Basement	21	1	4.8%
	21 - 2+ Story Basement	1		
	23 - Split Entry	11		
	24 - Tri Level	8	1	12.5%
	71 - DW Manufactured Home	236	4	1.7%
	72 - DWB Manufactured Home	1		
	74 - SW Manufactured Home	86	1	1.2%
	77 - TW Manufactured Home	6		
	N/A	1039	7	0.7%
	<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

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**Neighborhood Profile**

<b>Neighborhood Profile By Structure Quality / Grade</b>	<b>Quality / Grade</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	15 Sub Standard	12		
	25 Low	97	1	1.0%
	35 Fair	180	3	1.7%
	41 Average Minus	21	1	4.8%
	45 Average	417	8	1.9%
	49 Average Plus	92	2	2.2%
	55 Good	164	5	3.0%
	65 Very Good	29		
	75 Excellent	3		
	N/A	1039	7	0.7%
	<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

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

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**Neighborhood Profile**

<b>Neighborhood Profile By Year Built Range</b>	<b>Year Built Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	1899 & older	2		
	1900 - 1909	19		
	1910 - 1919	26		
	1920 - 1929	53	1	1.89%
	1930 - 1939	46		
	1940 - 1949	32		
	1950 - 1959	38		
	1960 - 1969	98		
	1970 - 1979	173	6	3.47%
	1980 - 1989	162	1	0.62%
	1990 - 1999	230	5	2.17%
	2000 to the present	136	7	5.15%
	N/A	1039	7	0.67%
	<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

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	1040	7	0.7%
	1 - 499	34		
	500 - 749	77	1	1.3%
	750 - 999	120	3	2.5%
	1000 - 1249	139	1	0.7%
	1250 - 1499	164	2	1.2%
	1500 - 1749	144	3	2.1%
	1750 - 1999	129	2	1.6%
	2000 - 2249	66	3	4.5%
	2250 - 2499	49	2	4.1%
	2500 - 2749	28	1	3.6%
	2750 - 2999	26	2	7.7%
	3000 - 3249	14		
	3250 - 3499	8		
	3500 - 3749	5		
	3750 - 3999	5		
	4000 - 4249	1		
	4250 - 4499	1		
	4750 - 4999	1		
	5000 - Over	3		
	<b>Grand Total</b>	<b>2054</b>	<b>27</b>	<b>1.3%</b>

N/A: Parcels Without Structures or Parcel With Structures Which Do Not Have Living Area

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**Performance Analysis**

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**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	7,015,300	7,087,500
Total Sales Price	7,867,252	7,867,252
Average Assessed Value	259,826	262,500
Average Sales Price	291,380	291,380
Number in Sample	27	27
Median Ratio	0.9296	0.9274
Mean (Average) Ratio	0.9115	0.9430
Weighted Mean (S.W.A.) Ratio	0.8917	0.9009
Regression Index (P.R.D.)	1.0222	1.0467
Coefficient of Dispersion (C.O.D.)	0.1466	0.0937



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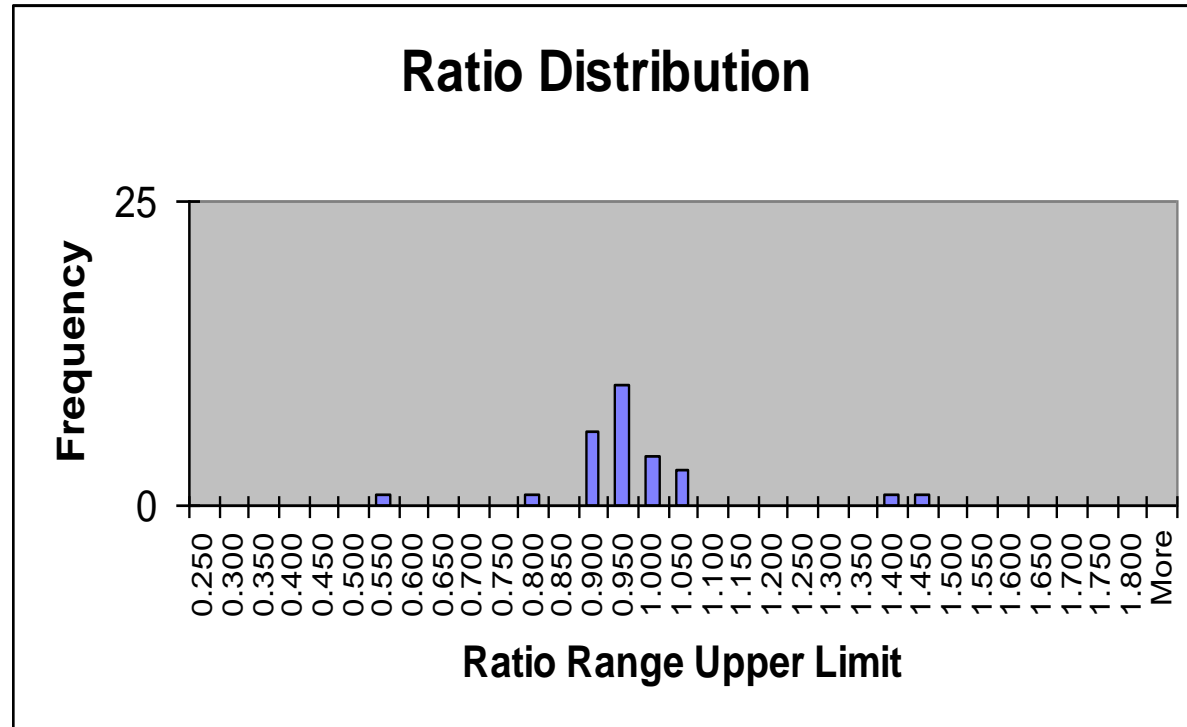


**Performance Analysis**

**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**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	5,326,100	5,293,000
Total Sales Price	5,905,700	5,905,700
Average Assessed Value	355,073	352,867
Average Sales Price	393,713	393,713
Number in Sample	15	15
Median Ratio	0.9296	0.9081
Mean (Average) Ratio	0.9132	0.9018
Weighted Mean (S.W.A.) Ratio	0.9019	0.8963
Regression Index (P.R.D.)	1.0126	1.0061
Coefficient of Dispersion	0.0545	0.0338

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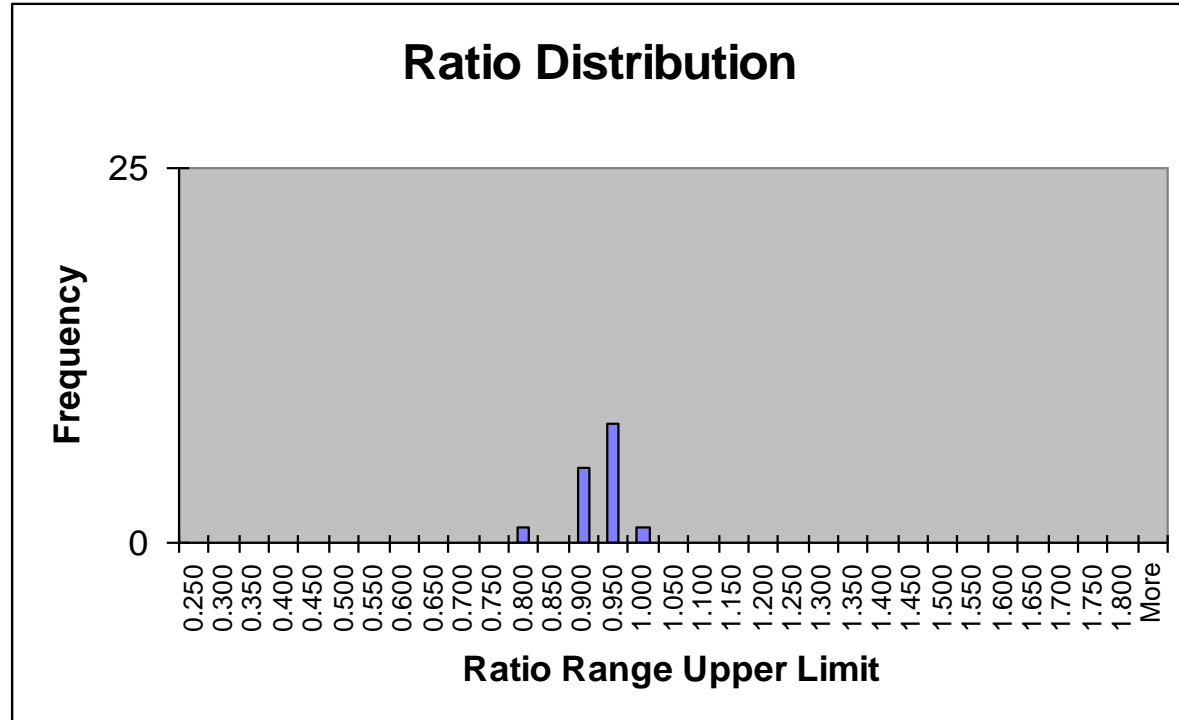


**Performance Analysis**

**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**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
00587000000600	111	46	1970	11	35	600.00	174,900.00	2/23/2007	I	198,400.00	0.88
00637400001000	118	46	1990	74	45	840.00	151,300.00	9/14/2007	I	150,000.00	1.01
32060300301200	111	W2	2005	11	41	1,196.00	235,700.00	9/10/2007	I	269,950.00	0.87
32060300301800	118	W1	2003	71	55	1,512.00	223,700.00	8/24/2007	I	262,950.00	0.85
32060900400500	910	W3					62,000.00	1/10/2007	V	60,500.00	1.02
32061000202700	111	57	1994	18	55	1,752.00	431,300.00	5/18/2007	I	500,000.00	0.86
32061000401400	118	57	1996	71	55	1,296.00	246,900.00	8/8/2007	I	270,000.00	0.91
32062000400700	111	57	2006	11	49	2,784.00	544,400.00	1/22/2007	I	615,000.00	0.89
32062500400200	111	57	2006	17	45	2,047.00	354,100.00	2/23/2007	I	389,950.00	0.91
32062500400500	111	57	2007	11	45	2,023.00	361,800.00	6/29/2007	I	389,950.00	0.93
32062500401100	111	57	2006	17	45	2,047.00	355,000.00	3/22/2007	I	390,000.00	0.91
32063000101000	111	57	1991	17	49	2,674.00	496,000.00	1/19/2007	I	625,000.00	0.79
32070700200400	111	57	1971	11	45	1,522.00	442,300.00	7/25/2007	I	450,000.00	0.98
32070800200400	910	57					179,000.00	4/9/2007	V	188,000.00	0.95
32070800301300	910	57					106,700.00	7/2/2007	V	75,500.00	1.41
32071700101400	910	57					130,200.00	8/31/2007	V	255,000.00	0.51
32071800100900	111	46	1979	14	45	1,552.00	298,600.00	5/23/2007	I	330,000.00	0.90
32072900201000	910	57					128,900.00	7/3/2007	V	132,740.00	0.97
32072900301700	111	57	1979	14	25	838.00	230,000.00	9/18/2007	I	249,950.00	0.92
32051400302100	111	57	1970	11	35	932.00	250,500.00	4/12/2007	I	270,000.00	0.93
32051400401200	111	57	2006	11	55	2,410.00	499,400.00	4/9/2007	I	538,500.00	0.93
32052400200600	118	57	1997	71	55	1,809.00	318,100.00	12/11/2007	I	324,362.00	0.98
32061800101900	111	57	1971	17	45	2,332.00	416,300.00	5/1/2007	I	474,000.00	0.88

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**Qualified Sales**

<b>Parcel Number</b>	<b>Use Code</b>	<b>Land Type</b>	<b>Year Built</b>	<b>Style</b>	<b>Grade</b>	<b>Total Living Area</b>	<b>Total Value</b>	<b>Sale Date</b>	<b>V/I</b>	<b>Sales Price</b>	<b>Post Reval Ratio</b>
32061800400500	111	46	1927	24	35	2,908.00	202,700.00	2/21/2007	I	215,000.00	0.94
32062000101800	910	57					103,500.00	1/23/2007	V	102,500.00	1.01
32062000202000	910	57					103,500.00	7/17/2007	V	110,000.00	0.94
32072000200205	117	N/A	1989	71	45	1,352.00	40,700.00	8/19/2007	I	30,000.00	1.36