

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 2

Appraisal Date: January 1, 2008



Summary

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

Appraisal Area (Neighborhood): Region 2

Parcels Appraised: 62,903

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	9,313,255,500	9,787,274,600	474,019,100	5.1%
Improvements:	8,322,099,882	7,691,039,900	-631,059,982	-7.6%
Total:	17,635,355,382	17,478,314,500	-157,040,882	-0.9%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 2,973

	2007	2008	Change	% Change
Median Ratio:	0.9453	0.9033	-0.0420	-4.4%
Mean Ratio:	0.9432	0.9107	-0.0324	-3.4%
Weighted Mean:	0.9361	0.9041	-0.0320	-3.4%
PRD:	1.0076	1.0073	-0.0002	0.0%
COD:	0.0797	0.0659	-0.0138	-17.3%

Data Sources: All data in this report summarized from pre-certification Residential Characteristics extract and Abstract Report dated: **04/25/2008**

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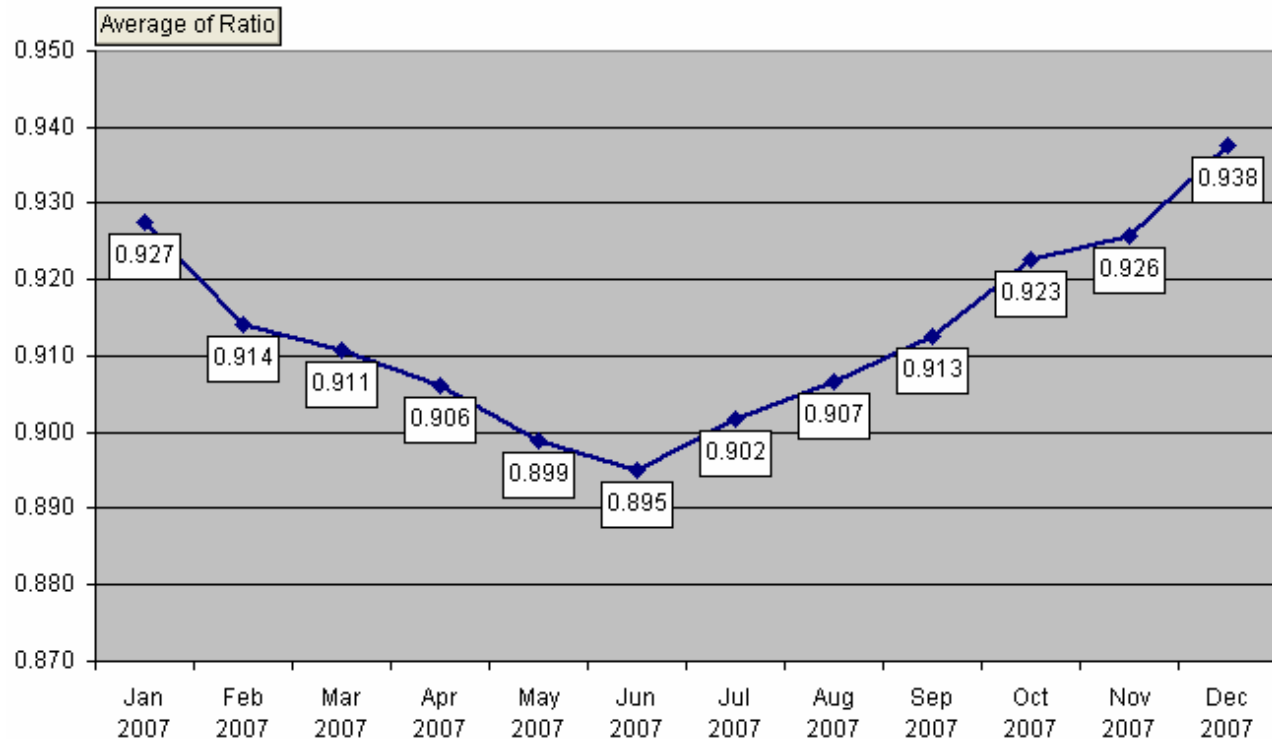
Summary

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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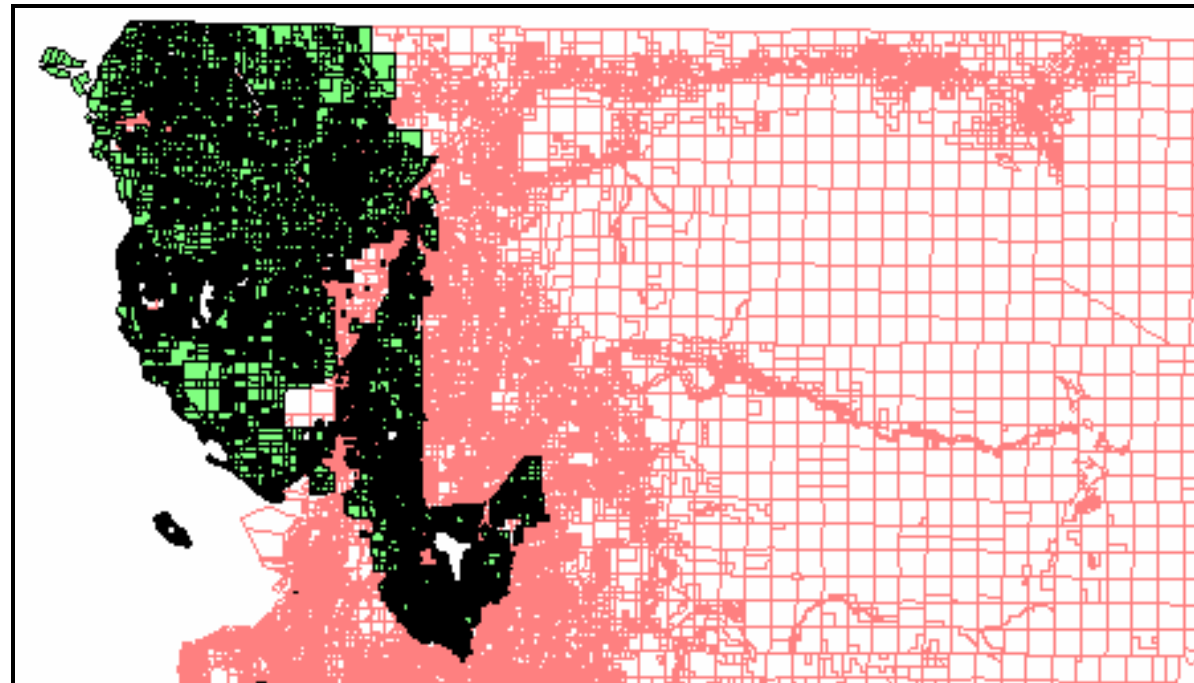


Appraisal Area

Neighborhood Boundary

And Member Parcels

Legend
Red: Parcels
Green: Member Parcels



The map above shows the economic region known as Neighborhood REGION 2 (AKA BMA REGION 2) and its member parcels.

Parcels with residential zoning, which lie within the economic region, are denoted in 'green'.

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Appraisal Area

Neighborhood Description

Region 2 includes the incorporated cities of Arlington, Lake Stevens, Marysville and Stanwood, the Tulalip Tribal Reservation, and the unincorporated areas in between.

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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	1,133	L:	276,583,200	289,576,900	12,993,700	4.7%
		B:	97,450,500	88,701,800	-8,748,700	-9.0%
		T:	374,033,700	378,278,700	4,245,000	1.1%
Industrial	6	L:	3,277,800	3,340,600	62,800	1.9%
		B:	797,400	770,900	-26,500	-3.3%
		T:	4,075,200	4,111,500	36,300	0.9%
Commercial	495	L:	225,929,000	239,992,000	14,063,000	6.2%
		B:	373,144,282	372,861,500	-282,782	-0.1%
		T:	599,073,282	612,853,500	13,780,218	2.3%
Residential	50,198	L:	7,505,919,700	7,763,344,500	257,424,800	3.4%
		B:	7,656,014,300	7,016,336,200	-639,678,100	-8.4%
		T:	15,161,934,000	14,779,680,700	-382,253,300	-2.5%
Multifamily	940	L:	150,057,600	155,926,200	5,868,600	3.9%
		B:	176,643,600	197,355,300	20,711,700	11.7%
		T:	326,701,200	353,281,500	26,580,300	8.1%
Forest	318	L:	29,840,700	31,244,100	1,403,400	4.7%
		B:	14,328,000	12,473,800	-1,854,200	-12.9%
		T:	44,168,700	43,717,900	-450,800	-1.0%
Other	9,813	L:	1,121,647,500	1,303,850,300	182,202,800	16.2%
		B:	3,721,800	2,540,400	-1,181,400	-31.7%
		T:	1,125,369,300	1,306,390,700	181,021,400	16.1%

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**Value Change Summary
By Abstract Group**

Property Class	Number of Parcels		2007 Certified Total Value	2008 Calculated Total Value	Value Change	% Change
Totals	62,903	L:	9,313,255,500	9,787,274,600	474,019,100	5.1%
		B:	8,322,099,882	7,691,039,900	-631,059,982	-7.6%
		T:	17,635,355,382	17,478,314,500	-157,040,882	-0.9%

- 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	177		
	111-Single Family Residence	40,143	2,348	5.8%
	112-2 Single Family Residences	468	12	2.6%
	113-3 Single Family Residences	20		
	114-4 Single Family Residences	2		
	115-5+ Single Family Residence	3	1	33.3%
	116-Comon Wall SFR	319	33	10.3%
	117-Manufac Home (Leased Site)	1,462	3	0.2%
	118-Manufac Home (Owned Site)	2,753	97	3.5%
	119-Manuf Home (MHP)	1,774	117	6.6%
	122-Duplex	913	22	2.4%
	123-Tri-Plex	18	1	5.6%
	124-Four Plex	6	1	16.7%
	130-Mult Family 5-7 units	3		
	141-SFR Condominium Detached	1,447	142	9.8%
	142-SFR Condominium CommonWall	527	61	11.6%
	143-SFR Condominium MFR	6		
	150-Mobile Park 1-20 Units	1		
	179-Other Group Quarters	1		
	183-Non Residential Structure	741	4	0.5%
	184-Septic System	70	2	2.9%
	185-Well	1		
	186-Septic System & Well	64		
	187-Non Res Structure Condo	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	189-Other Residential	179		
	198-Vacation Cabins	41	1	2.4%
	211-Meat Products	1		
	218-Beverage	1		
	249-Other Lumber & Wood Prod	1		
	344-Transportation Equipment	2		
	351-Engineering, Lab & Science	1		
	411-Railroad Transportation	6		
	422-Motor Freight Transport.	1		
	429-Other Motor Vehicle Transp	2		
	439-Other Aircraft Transport	1		
	441-Marine Terminals	1		
	451-Freeways	10		
	456-Local Access Streets	45		
	457-Alleys	1		
	459-Other Highway NEC	24		
	461-Automobile Parking (Lot)	6		
	471-Telephone Communication	7		
	473-Radio Communication	1		
	479-Other Communications (NEC)	2		
	481-Electric Utility	14		
	482-Gas Utility	21		
	483-Water Util & Irrig & Stg	22		
	484-Sewage Disposal	9		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	485-Solid Waste disposal	3		
	489-Other utilities, NEC	18		
	499-Other Transp, Comm, Util.	4		
	521-Lumber & Other Bldg Mtls.	2		
	539-Other Retail Trade	1		
	541-Groceries	5		
	569-Other Retail Trade	1		
	582-Drinking Places	1		
	599-Other Retail Trade	1		
	624-Funeral/Crematory Services	22		
	637-Warehouse/Storage Services	1		
	641-Automobile Repair Services	2		
	649-Other Repair Services	1		
	662-Special Const Services	1		
	672-Protective Functions	16		
	681-Nursery,Primary,Second Sch	43		
	682-Univ,College,Jr College	4		
	683-Special Training/Schooling	1		
	691-Religious Activities	62		
	692-Welfare/Charitable Service	1		
	699-Other Misc Services	7		
	711-Cultural Activities	2		
	723-Public Assembly	4		
	731-Fairgrounds & Amusement Pk	1		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	741-Sports Activities	2		
	742-Playgrounds/Athletic Areas	4		
	743-Swimming Areas	1		
	744-Marinas	3		
	745-Trails (Centennial, etal)	56		
	749-Other Recreation	8		
	751-Resorts	3		
	752-Group & Organized camps	3		
	761-Parks, General Recreation	32		
	762-Parks, Leisure & Ornamenta	2		
	769-Other Parks, NEC	1		
	790 Other Cult. Entertainment	1		
	816-Farms & Ranches	1		
	818-Farms General	29		
	819-Other Agricultural	1		
	822-Animal Husbandry Services	1		
	829-Other Ag Related	1		
	830-Open Space Agriculture	954		
	842-Fishery Services	1		
	850-Mine Claims Mineral Rights	7		
	854-Mining & Quarrying	9		
	880-DF Timber Acres	200		
	881-DF Timber Acres	34		
	889-DF Timber Acres	24		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	890-Other Resource Production	2		
	910-Undeveloped Land	9,008	128	1.4%
	911-Vacant Site/Mobile Park	337		
	914-Vacant Condo Lot	52		
	915-Common Areas	203		
	916-Water Retention Area	62		
	919-Trans Development Rights	49		
	931-Rivers,Streams,Creeks	4		
	932-Lakes	12		
	933-Bays or Lagoons	1		
	934-Oceans & Seas	1		
	939-Other Water Areas	61		
	940-Open Space General	148		
	950-Open Space Timber	60		
	999-Seg/Merge in Process	2		
	Grand Total	62,903	2,973	4.7%

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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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
21 Designated Forest	37		
22 Open Space Forest	40		
23 Open Space General	58		
24 Open Space Ag	338		
25 Designated Forest	113		
41 Septic Site	9		
42 Septic Site	53	2	3.8%
43 Septic Site	12		
46 Spt/Well Site	658	23	3.5%
53 Campsite	64	3	4.7%
54 No Perk	292	8	2.7%
56 Spt/Wtr Acreage	1		
57 Other Acreage Type	6,018	129	2.1%
65 Topo Problems I	290		
66 Topo Problems II	92		
68 Misc Land	160	1	0.6%
81 Tidelands	15		
83 Swamp	16		
84 Pipeline Easement	15		
86 Utility Easement (P/L)	24	1	4.2%
94 Commercial	1		
9V View Homesite	70	3	4.3%
A1 Sewer Fair NH	1,740	84	4.8%
A2 Sewer Avg Older Mixed NH	3,507	175	5.0%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
A3 Sewer Avg Homogeneous NH	21,258	1,526	7.2%
A4 Sewer Average Plus NH	1,030	51	5.0%
A6 Sewer Good Homogenous NH	106	4	3.8%
AG AG-10 FHZ	581	1	0.2%
B1 Septic Fair NH	219	13	5.9%
B2 Septic Average Mixed NH	7,881	299	3.8%
B3 Septic - Access DNA Devlpm	235	2	0.9%
B4 Septic Average NH	3,137	96	3.1%
B5 Septic UGA	902	15	1.7%
B6 Septic Good Homogenous NH	1,405	83	5.9%
B7 Septic VG NH	188	35	18.6%
C Contiguous	12		
C2 SFR Condo Det Avg NH -141	1,487	142	9.5%
C4 Condo Cmnwall@LivArea - 142	497	61	12.3%
C5 Condo Cmnwall@Gar UC 142	45	6	13.3%
C6 SFR Commonwall - UC 116	297	28	9.4%
C9 Exception Condo Plat	10		
CA Common Areas	419		
Contiguous - less than 1 acre	602	1	0.2%
FL Lake Front	33	2	6.1%
LF Land detail not used	110		
LL Land Type Not Defined	2		
N/A	4,454	122	2.7%
PDR TDR & Lot Status Certs	49		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
R1 Recreational Lot	43		
SC SrCit Residual Contiguous	68		
U1 Waterfront I	168	10	6.0%
U2 Waterfront II	195	6	3.1%
U3 Waterfront III	159	4	2.5%
U4 Waterfront IV	84	1	1.2%
U5 Waterfront V	180	3	1.7%
U6 Waterfront VI	150	1	0.7%
U7 Waterfront VII	176	3	1.7%
U8 Waterfront VIII	451	4	0.9%
UD Undevelopable Land	984		
V1 View/Wtrfrt Type I	60		
V2 View/Wtrfrt Type II	164	9	5.5%
V3 View/Wtrfrt Type III	40		
V4 View/Wtrfrt Type IV	174	2	1.1%
V5 View/Wtrfrt Type V	32		
V6 View/Wtrfrt Type VI	334	1	0.3%
V7 View/Wtrfrt Type VII	18		
V8 View/Wtrfrt Type VIII	120	3	2.5%
W1 Wtrfrt/View Type I	115	5	4.3%
W2 Wtrfrt/View Type II	84	1	1.2%
W3 Wtrfrt/View Type III	145	3	2.1%
W4 Wtrfrt/View Type IV	18		
W5 Wtrfrt/View Type V	257		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
W6 Wtrfrt/View Type VI	51	1	2.0%
W7 Wtrfrt/View Type VII	17		
W8 Wtrfrt/View Type VIII	34		
Grand Total	62,903	2,973	4.7%

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	18,583	913	4.9%
12 - 1 Story Basement	2,979	98	3.3%
14 - 1 1/2 Story	1,579	65	4.1%
15 - 1 1/2 Story Basement	626	18	2.9%
17 - 2 Story	11,762	1,126	9.6%
18 - 2 Story Basement	1,121	35	3.1%
20 - 2+ Story	45	1	2.2%
21 - 2+ Story Basement	23		
23 - Split Entry	4,732	256	5.4%
24 - Tri Level	2,027	108	5.3%
26 - Quad Level	13	1	7.7%
27 - Multi Level	5	1	20.0%
71 - DW Manufactured Home	3,608	166	4.6%
72 - DWB Manufactured Home	12		
74 - SW Manufactured Home	2,030	47	2.3%
77 - TW Manufactured Home	142	3	2.1%
96 - Geodesic Dome	8		
N/A	13,608	135	1.0%
Grand Total	62,903	2,973	4.7%

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	83		
	25 Low	601	14	2.3%
	35 Fair	3,495	148	4.2%
	41 Average Minus	3,473	308	8.9%
	45 Average	31,181	1,739	5.6%
	49 Average Plus	5,484	381	6.9%
	55 Good	4,171	203	4.9%
	65 Very Good	758	42	5.5%
	75 Excellent	49	3	6.1%
	N/A	13,608	135	1.0%
	Grand Total	62,903	2,973	4.7%

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	85	1	1.18%
1900 - 1909	378	14	3.70%
1910 - 1919	624	20	3.21%
1920 - 1929	1,054	36	3.42%
1930 - 1939	818	26	3.18%
1940 - 1949	1,107	37	3.34%
1950 - 1959	1,730	57	3.29%
1960 - 1969	4,720	170	3.60%
1970 - 1979	6,954	269	3.87%
1980 - 1989	6,384	243	3.81%
1990 - 1999	14,284	733	5.13%
2000 to the present	11,152	1,232	11.05%
N/A	13,613	135	0.99%
Grand Total	62,903	2,973	4.7%

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	13,612	136	1.0%
	1 - 499	607	4	0.7%
	500 - 749	1,238	31	2.5%
	750 - 999	3,233	161	5.0%
	1000 - 1249	7,075	364	5.1%
	1250 - 1499	8,372	489	5.8%
	1500 - 1749	8,672	488	5.6%
	1750 - 1999	6,648	389	5.9%
	2000 - 2249	4,904	292	6.0%
	2250 - 2499	2,960	221	7.5%
	2500 - 2749	2,081	168	8.1%
	2750 - 2999	1,251	85	6.8%
	3000 - 3249	778	65	8.4%
	3250 - 3499	470	23	4.9%
	3500 - 3749	363	32	8.8%
	3750 - 3999	200	7	3.5%
	4000 - 4249	126	6	4.8%
	4250 - 4499	90	3	3.3%
	4500 - 4749	64	5	7.8%
	4750 - 4999	41	1	2.4%
	5000 - Over	118	3	2.5%
	Grand Total	62,903	2,973	4.7%

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	908,236,000	877,185,100
Total Sales Price	970,226,033	970,226,033
Average Assessed Value	305,495	295,050
Average Sales Price	326,346	326,346
Number in Sample	2,973	2,973
Median Ratio	0.9453	0.9033
Mean (Average) Ratio	0.9432	0.9107
Weighted Mean (S.W.A.) Ratio	0.9361	0.9041
Regression Index (P.R.D.)	1.0076	1.0073
Coefficient of Dispersion (C.O.D.)	0.0797	0.0659

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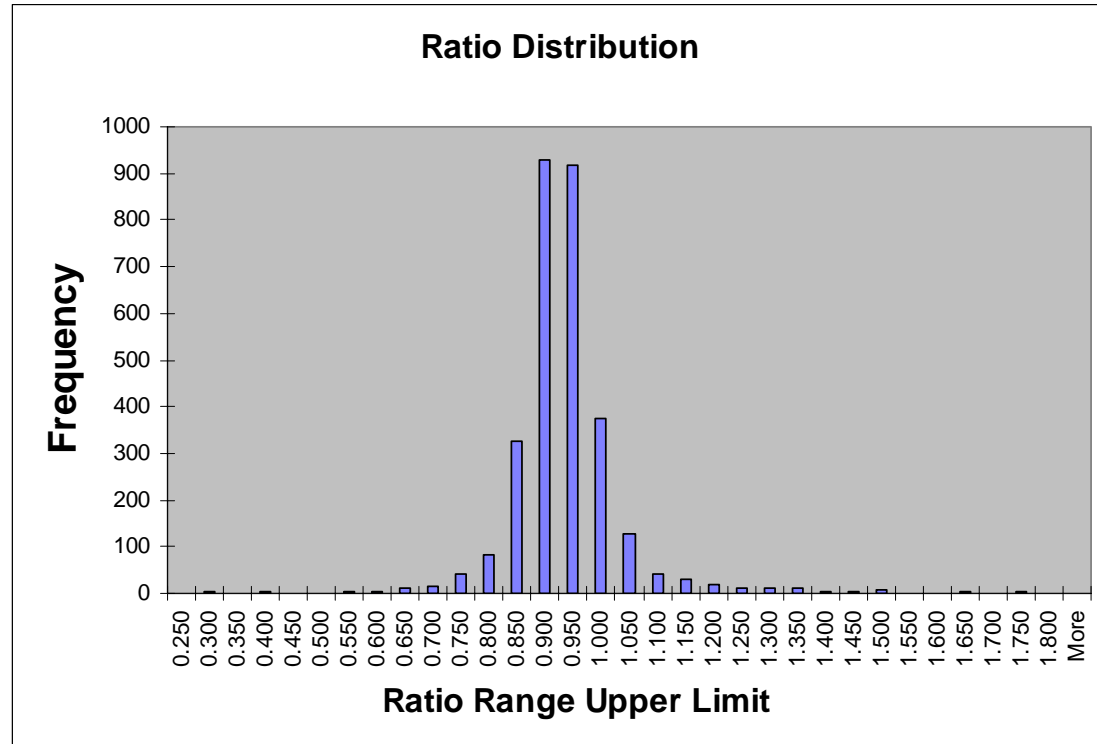


Performance Analysis

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	784,524,700	751,465,500
Total Sales Price	832,845,374	832,845,374
Average Assessed Value	334,125	320,045
Average Sales Price	354,704	354,704
Number in Sample	2,348	2,348
Median Ratio	0.9496	0.9009
Mean (Average) Ratio	0.9499	0.9072
Weighted Mean (S.W.A.) Ratio	0.9420	0.9023
Regression Index (P.R.D.)	1.0084	1.0054
Coefficient of Dispersion	0.0613	0.0543

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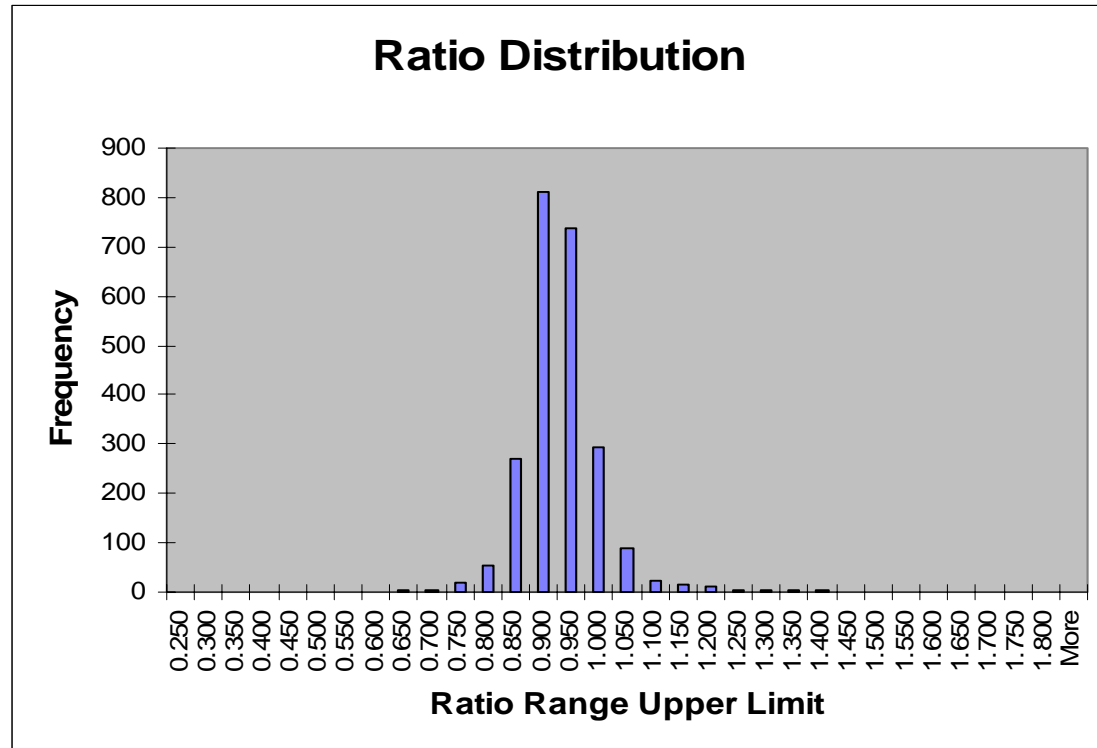


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2007



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Qualified Sales

Qualified sales are listed in the neighborhood reports.