

Snohomish County Assessor's Office

Mass Appraisal Report

Residential Neighborhood: REGION 3

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 3

Parcels Appraised: 69,027

Summary Of Value Change:

	2007	2008	Value Change	% Change
Land:	14,857,061,000	14,889,107,800	32,046,800	0.2%
Improvements:	11,405,627,112	10,773,901,559	-631,725,553	-5.5%
Total:	26,262,688,112	25,663,009,359	-599,678,753	-2.3%

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Summary

Appraisal Level and Uniformity

Study Period: January 1 through December 31, 2007

Number of Sales: 3,385

	2007	2008	Change	% Change
Median Ratio:	0.9395	0.9041	-0.0355	-3.8%
Mean Ratio:	0.9415	0.9094	-0.0321	-3.4%
Weighted Mean:	0.9335	0.9014	-0.0321	-3.4%
PRD:	1.0085	1.0089	0.0004	0.0%
COD:	0.0796	0.0614	-0.0182	-22.9%

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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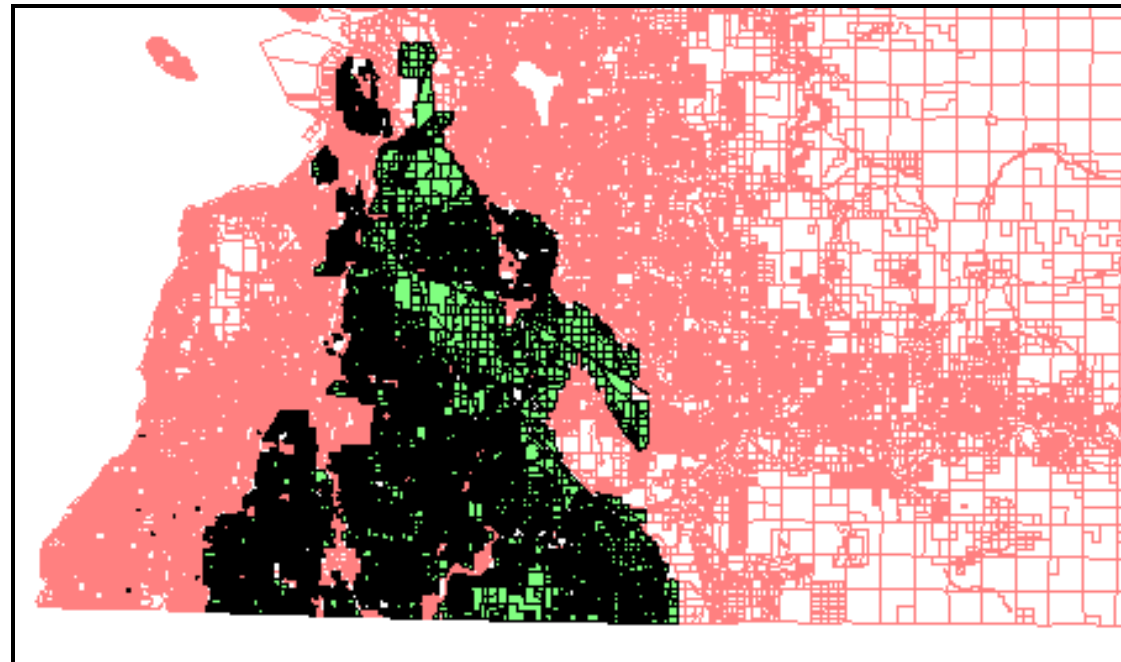


Appraisal Area

Neighborhood Boundary

And Member Parcels

Legend
Red: Parcels
Green: Member Parcels



The map above shows the economic region known as Neighborhood REGION 3 (AKA BMA REGION 3) 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 3 – Central County includes the incorporated cities of Everett and Snohomish, a portion of the City of Bothell, the Town of Brier 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	840	L:	186,609,000	185,420,200	-1,188,800	-0.6%
		B:	49,456,500	47,083,900	-2,372,600	-4.8%
		T:	236,065,500	232,504,100	-3,561,400	-1.5%
Industrial	6	L:	2,554,100	2,379,000	-175,100	-6.9%
		B:	685,000	660,100	-24,900	-3.6%
		T:	3,239,100	3,039,100	-200,000	-6.2%
Commercial	471	L:	688,048,700	686,695,000	-1,353,700	-0.2%
		B:	489,818,612	528,314,359	38,495,747	7.9%
		T:	1,177,867,312	1,215,009,359	37,142,047	3.2%
Residential	60,408	L:	12,724,920,900	12,601,978,100	-122,942,800	-1.0%
		B:	10,699,053,900	10,015,244,700	-683,809,200	-6.4%
		T:	23,423,974,800	22,617,222,800	-806,752,000	-3.4%
Multifamily	861	L:	169,369,000	168,552,400	-816,600	-0.5%
		B:	159,698,400	179,746,400	20,048,000	12.6%
		T:	329,067,400	348,298,800	19,231,400	5.8%
Forest	60	L:	21,284,800	20,611,900	-672,900	-3.2%
		B:	2,790,300	2,585,800	-204,500	-7.3%
		T:	24,075,100	23,197,700	-877,400	-3.6%
Other	6,381	L:	1,064,274,500	1,223,471,200	159,196,700	15.0%
		B:	4,124,400	266,300	-3,858,100	-93.5%
		T:	1,068,398,900	1,223,737,500	155,338,600	14.5%

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**Value Change Summary
By Abstract Group**

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Totals	69,027	L:	14,857,061,000	14,889,107,800	32,046,800	0.2%
		B:	11,405,627,112	10,773,901,559	-631,725,553	-5.5%
		T:	26,262,688,112	25,663,009,359	-599,678,753	-2.3%

- 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	99		
	111-Single Family Residence	53,681	2,794	5.2%
	112-2 Single Family Residences	522	16	3.1%
	113-3 Single Family Residences	12	1	8.3%
	114-4 Single Family Residences	1		
	116-Comon Wall SFR	591	91	15.4%
	117-Manufac Home (Leased Site)	259	1	0.4%
	118-Manufac Home (Owned Site)	1,457	44	3.0%
	119-Manuf Home (MHP)	1,749	110	6.3%
	122-Duplex	790	34	4.3%
	123-Tri-Plex	60	4	6.7%
	124-Four Plex	6		
	130-Mult Family 5-7 units	5		
	141-SFR Condominium Detached	1,525	199	13.0%
	142-SFR Condominium CommonWall	188	36	19.1%
	156-Mobile Park 301Units or more	1		
	175-Religious Residence	3		
	179-Other Group Quarters	2		
	182-Houseboat	1		
	183-Non Residential Structure	293	3	1.0%
	184-Septic System	17	1	5.9%
	186-Septic System & Well	9		
	189-Other Residential	3		
	198-Vacation Cabins	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	241-Logging Camps & Contractor	1		
	242-Sawmills and Planing Mills	1		
	249-Other Lumber & Wood Prod	2		
	339-Other Primary Metal	1		
	349-Other Fabricated Metals	1		
	411-Railroad Transportation	3		
	421-Bus Transportation	1		
	429-Other Motor Vehicle Transp	2		
	431-Airports & Flying fields	2		
	451-Freeways	2		
	454-Arterial Streets	2		
	456-Local Access Streets	36		
	457-Alleys	5		
	459-Other Highway NEC	36		
	461-Automobile Parking (Lot)	6		
	471-Telephone Communication	6		
	473-Radio Communication	1		
	479-Other Communications (NEC)	2		
	481-Electric Utility	37		
	482-Gas Utility	8		
	483-Water Util & Irrig & Stg	26		
	485-Solid Waste disposal	2		
	489-Other utilities, NEC	11		
	492-Transportation Services	1		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	502-Coml Condo Manufacturing	1		
	515-Farm Products (Raw Mtls)	1		
	519-Other Wholesale Trade NEC	2		
	539-Other Retail Trade	1		
	541-Groceries	2		
	542-Meats & Fish	1		
	624-Funeral/Crematory Services	19		
	637-Warehouse/Storage Services	2		
	639-Other Business Services	2		
	641-Automobile Repair Services	3		
	662-Special Const Services	1		
	671-Exec,Legislative,Judicial	2		
	672-Protective Functions	12		
	681-Nursery,Primary,Second Sch	50		
	682-Univ,College,Jr College	6		
	683-Special Training/Schooling	8		
	691-Religious Activities	81		
	692-Welfare/Charitable Service	2		
	699-Other Misc Services	5		
	711-Cultural Activities	1		
	723-Public Assembly	3		
	741-Sports Activities	10		
	742-Playgrounds/Athletic Areas	10		
	745-Trails (Centennial, etal)	13		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	749-Other Recreation	5		
	761-Parks, General Recreation	25		
	762-Parks, Leisure & Ornamenta	3		
	769-Other Parks, NEC	3		
	790 Other Cult. Entertainment	2		
	818-Farms General	27		
	819-Other Agricultural	14		
	822-Animal Husbandry Services	1		
	829-Other Ag Related	2		
	830-Open Space Agriculture	679		
	849-Other Fishery Activities	4		
	850-Mine Claims Mineral Rights	5		
	854-Mining & Quarrying	4		
	880-DF Timber Acres	22		
	881-DF Timber Acres	7		
	889-DF Timber Acres	7		
	890-Other Resource Production	1		
	910-Undeveloped Land	5,593	51	0.9%
	911-Vacant Site/Mobile Park	154		
	914-Vacant Condo Lot	200		
	915-Common Areas	329		
	916-Water Retention Area	47		
	921-Forest Reserve	1		
	931-Rivers,Streams,Creeks	1		

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Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	939-Other Water Areas	39		
	940-Open Space General	120		
	950-Open Space Timber	24		
	Grand Total	69,027	3,385	4.9%

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
21 Designated Forest	9		
22 Open Space Forest	5		
23 Open Space General	57		
24 Open Space Ag	341		
25 Designated Forest	19		
26 Ag 10 / FHA	10		
27 Sewered Site	698	33	4.7%
28 Sewered Site	995	45	4.5%
29 Sewered Site	1,259	105	8.3%
3 Sewered Site	1,505	167	11.1%
33 Septic Site	1,265	41	3.2%
4 Septic Site	297	17	5.7%
41 Septic Site	98	3	3.1%
43 Septic Site	4		
46 Spt/Well Site	166	3	1.8%
54 No Perk	157	4	2.5%
55 Sewered Acreage	207	3	1.4%
56 Spt/Wtr Acreage	1,267	18	1.4%
57 Other Acreage Type	1,187	19	1.6%
58 Other Acreage Type	79	1	1.3%
59 Other Acreage Type	275	6	2.2%
6 Exception	510	43	8.4%
61 Exception	591	86	14.6%
62 Exception	215	12	5.6%

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Neighborhood Profile

Neighborhood Profile By Land Type	Land Type	Parcel Count	Sold Parcels	% Sold
	63 Exception	58	7	12.1%
	65 Topo Problems I	141	1	0.7%
	66 Topo Problems II	245		
	68 Misc Land	1		
	84 Pipeline Easement	1		
	86 Utility Easement (P/L)	71		
	A1 Sewer Fair NH	261	10	3.8%
	A2 Sewer Avg Older Mixed NH	15,504	687	4.4%
	A3 Sewer Avg Homogeneous NH	13,656	691	5.1%
	A4 Sewer Average Plus NH	6,246	469	7.5%
	A5 Sewer Good Older Mixd NH	884	35	4.0%
	A6 Sewer Good Homogenous NH	2,229	188	8.4%
	A7 Sewer Very Good NH	66	7	10.6%
	AG AG-10 FHZ	670		
	B1 Septic Fair NH	242	11	4.5%
	B2 Septic Average Mixed NH	5,942	200	3.4%
	B3 Septic - Access DNA Devlpm	981	26	2.7%
	B4 Septic Average NH	3,084	70	2.3%
	B5 Septic UGA	298	2	0.7%
	B6 Septic Good Homogenous NH	133	4	3.0%
	B7 Septic VG NH	136	8	5.9%
	C Contiguous	5		
	C1 SFR CondoDet Fair NH UC 141	106	20	18.9%
	C2 SFR Condo Det Avg NH -141	866	82	9.5%

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
C3 SFR Condo Det Avg+ NH-141	47	14	29.8%
C4 Condo Cmnwall@LivArea - 142	216	30	13.9%
C5 Condo Cmnwall@Gar UC 142	14		
C6 SFR Commonwall - UC 116	677	75	11.1%
C7 SFR Commonwall Good Nbhd	223	9	4.0%
C9 Exception Condo Plat	33		
CA Common Areas	384		
Contiguous - less than 1 acre	591		
LF Land detail not used	10		
N/A	2,292	110	4.8%
R2 Recreational Lot Wtrf	2		
R3 Spt/Well Site	11		
SC SrCit Residual Contiguous	11		
U1 Waterfront I	60	4	6.7%
U2 Waterfront II	73	3	4.1%
U3 Waterfront III	127	1	0.8%
U4 Waterfront IV	47	2	4.3%
U5 Waterfront V	17		
U6 Waterfront VI	40	1	2.5%
UD Undevelopable Land	577		
V1 View/Wtrfrt Type I	66	1	1.5%
V2 View/Wtrfrt Type II	81	6	7.4%
V3 View/Wtrfrt Type III	33		
V4 View/Wtrfrt Type IV	55		

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Neighborhood Profile

**Neighborhood Profile By
Land Type**

Land Type	Parcel Count	Sold Parcels	% Sold
V5 View/Wtrfrt Type V	73	1	1.4%
V6 View/Wtrfrt Type VI	67	1	1.5%
V7 View/Wtrfrt Type VII	23		
V8 View/Wtrfrt Type VIII	88	1	1.1%
W1 Wtrfrt/View Type I	24		
W2 Wtrfrt/View Type II	11	2	18.2%
W3 Wtrfrt/View Type III	11		
W6 Wtrfrt/View Type VI	1		
Grand Total	69,027	3,385	4.9%

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	15,786	634	4.0%
12 - 1 Story Basement	4,519	162	3.6%
14 - 1 1/2 Story	1,951	92	4.7%
15 - 1 1/2 Story Basement	1,608	76	4.7%
17 - 2 Story	21,015	1,677	8.0%
18 - 2 Story Basement	1,685	107	6.4%
20 - 2+ Story	114	28	24.6%
21 - 2+ Story Basement	66	2	3.0%
23 - Split Entry	6,950	258	3.7%
24 - Tri Level	3,694	138	3.7%
26 - Quad Level	14		
27 - Multi Level	3		
71 - DW Manufactured Home	2,293	108	4.7%
72 - DWB Manufactured Home	9		
74 - SW Manufactured Home	1,002	43	4.3%
75 - SWB Manufactured Home	1		
77 - TW Manufactured Home	51	1	2.0%
96 - Geodesic Dome	4		
N/A	8,262	59	0.7%
Grand Total	69,027	3,385	4.9%

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
	15 Sub Standard	13		
	25 Low	427	11	2.6%
	35 Fair	3,577	163	4.6%
	41 Average Minus	824	56	6.8%
	45 Average	36,034	1,647	4.6%
	49 Average Plus	11,328	797	7.0%
	55 Good	6,993	529	7.6%
	65 Very Good	1,493	120	8.0%
	75 Excellent	76	3	3.9%
	N/A	8,262	59	0.7%
	Grand Total	69,027	3,385	4.9%

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
1899 & older	206	8	3.88%
1900 - 1909	1,025	44	4.29%
1910 - 1919	1,685	91	5.40%
1920 - 1929	2,236	112	5.01%
1930 - 1939	1,001	39	3.90%
1940 - 1949	1,758	67	3.81%
1950 - 1959	2,670	100	3.75%
1960 - 1969	7,082	237	3.35%
1970 - 1979	9,655	362	3.75%
1980 - 1989	11,375	422	3.71%
1990 - 1999	10,055	457	4.55%
2000 to the present	12,013	1,387	11.55%
N/A	8,266	59	0.71%
Grand Total	69,027	3,385	4.9%

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	8,266	59	0.7%
	1 - 499	115	1	0.9%
	500 - 749	837	33	3.9%
	750 - 999	3,600	186	5.2%
	1000 - 1249	5,405	243	4.5%
	1250 - 1499	7,339	346	4.7%
	1500 - 1749	8,943	463	5.2%
	1750 - 1999	8,509	405	4.8%
	2000 - 2249	7,720	373	4.8%
	2250 - 2499	5,786	358	6.2%
	2500 - 2749	4,541	308	6.8%
	2750 - 2999	2,933	208	7.1%
	3000 - 3249	1,992	176	8.8%
	3250 - 3499	1,325	130	9.8%
	3500 - 3749	689	38	5.5%
	3750 - 3999	324	21	6.5%
	4000 - 4249	242	16	6.6%
	4250 - 4499	141	9	6.4%
	4500 - 4749	95	7	7.4%
	4750 - 4999	56	1	1.8%
	5000 - Over	169	4	2.4%
	Grand Total	69,027	3,385	4.9%

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	1,334,396,600	1,288,462,300
Total Sales Price	1,429,468,095	1,429,468,095
Average Assessed Value	394,209	380,639
Average Sales Price	422,295	422,295
Number in Sample	3,385	3,385
Median Ratio	0.9395	0.9041
Mean (Average) Ratio	0.9415	0.9094
Weighted Mean (S.W.A.) Ratio	0.9335	0.9014
Regression Index (P.R.D.)	1.0085	1.0089
Coefficient of Dispersion (C.O.D.)	0.0796	0.0614

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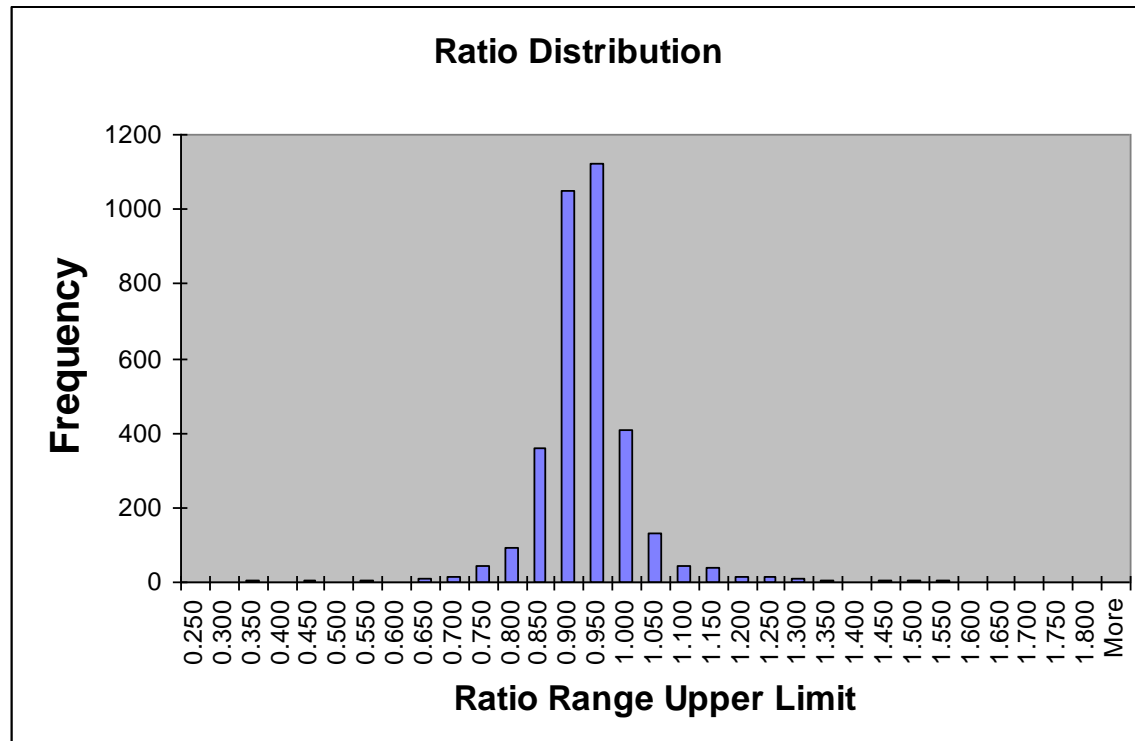


Performance Analysis

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	1,162,166,300	1,121,672,700
Total Sales Price	1,244,082,734	1,244,082,734
Average Assessed Value	415,951	401,458
Average Sales Price	445,269	445,269
Number in Sample	2,794	2,794
Median Ratio	0.9395	0.9045
Mean (Average) Ratio	0.9419	0.9091
Weighted Mean (S.W.A.) Ratio	0.9342	0.9016
Regression Index (P.R.D.)	1.0083	1.0084
Coefficient of Dispersion	0.0712	0.0562

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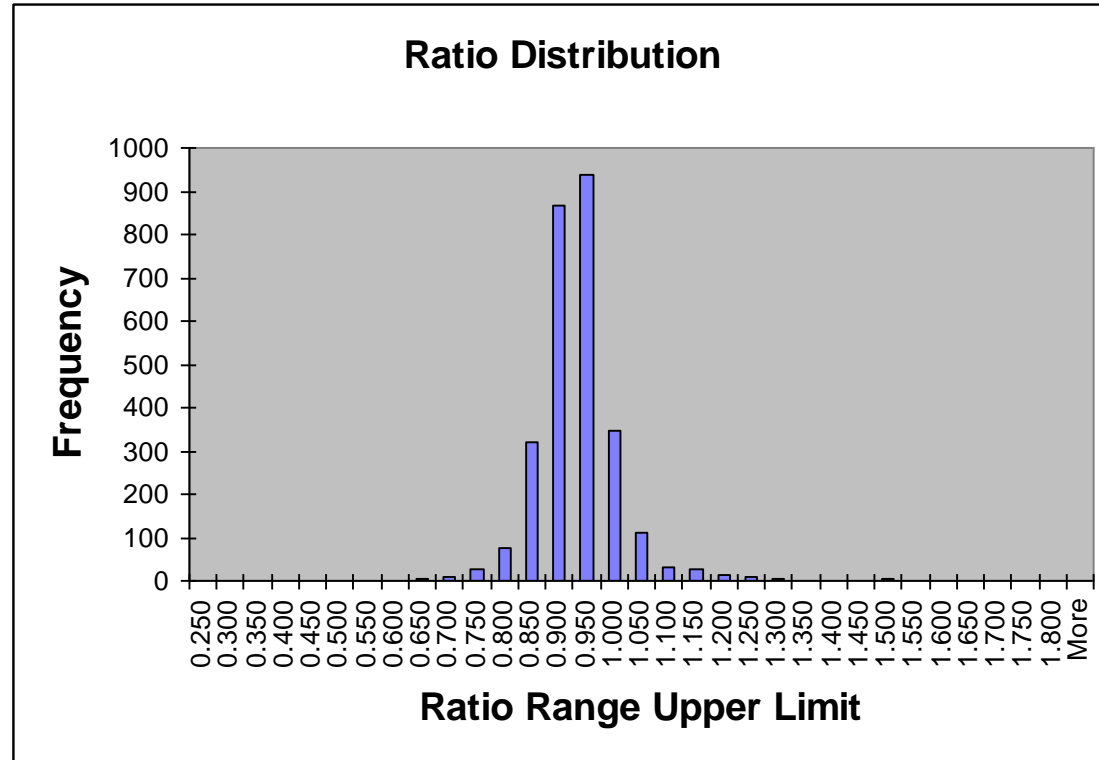


Performance Analysis

Ratio Distribution Histogram

Use Code 111

Sales Dated 2007



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Qualified Sales

Qualified sales are listed in the neighborhood reports.