

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**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: Various**  
**Prior Appraisal Date: January 1, 2007**  
**Prior Assessment Year/Tax Year: 2007 Assessment / 2008 Tax**

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**Appraisal Area (Neighborhood): All residential neighborhoods**

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**Parcels Appraised: 236,317**

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**Summary Of Value Change:**

	<b>2007</b>	<b>2008</b>	<b>Value Change</b>	<b>% Change</b>
<b>Land:</b>	44,690,033,600	45,076,395,900	386,362,300	0.9%
<b>Improvements:</b>	34,818,690,181	32,904,337,446	-1,914,352,735	-5.5%
<b>Total:</b>	79,508,723,781	77,980,733,346	-1,527,990,435	-1.9%

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**Summary**

**Appraisal Level and Uniformity**

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

**Number of Sales: 10,676**

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	<b>2007</b>	<b>2008</b>	<b>Change</b>	<b>% Change</b>
<b>Median Ratio:</b>	0.9392	0.9049	-0.0344	-3.7%
<b>Mean Ratio:</b>	0.9411	0.9098	-0.0313	-3.3%
<b>Weighted Mean:</b>	0.9294	0.9019	-0.0275	-3.0%
<b>PRD:</b>	1.0126	1.0088	-0.0038	-0.4%
<b>COD:</b>	0.0878	0.0688	-0.0190	-21.7%

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**Data Sources:** All data in this report summarized from pre-certification Residential Characteristics extracts and Abstract Reports dated: **04/25/2008 through 05/03/2008**

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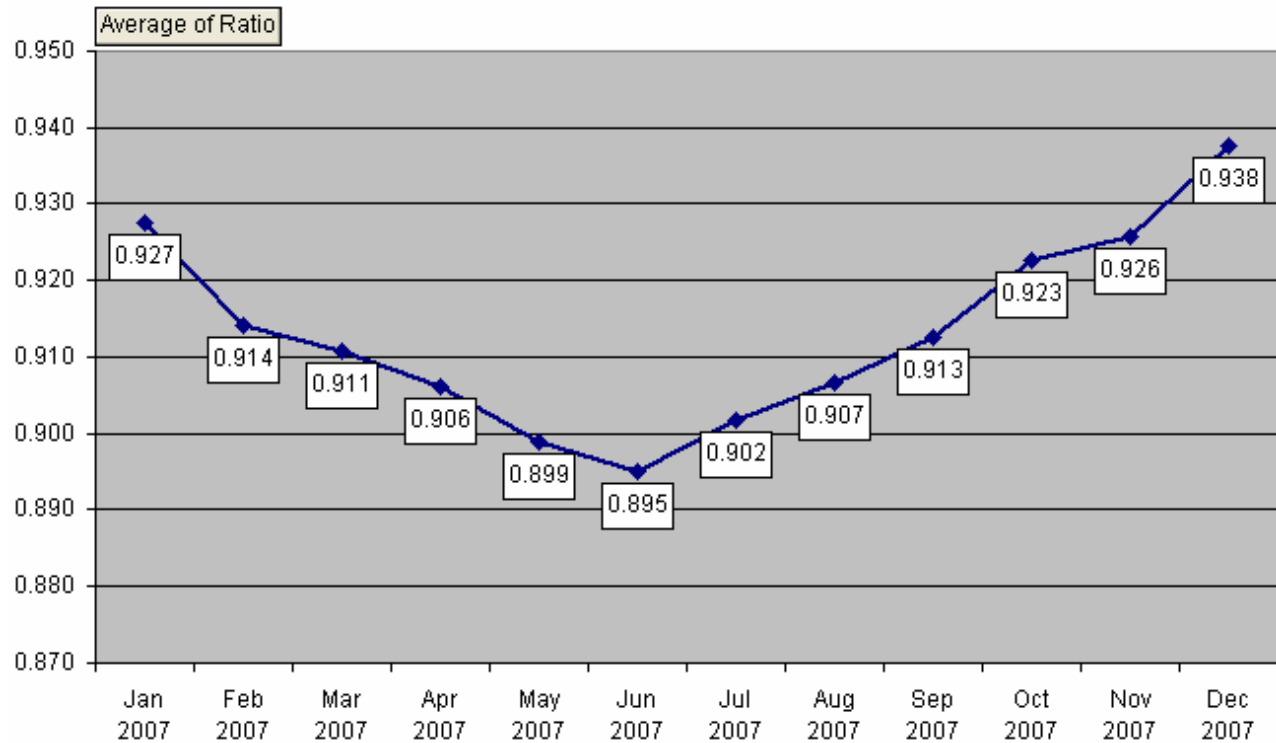
**Summary**

**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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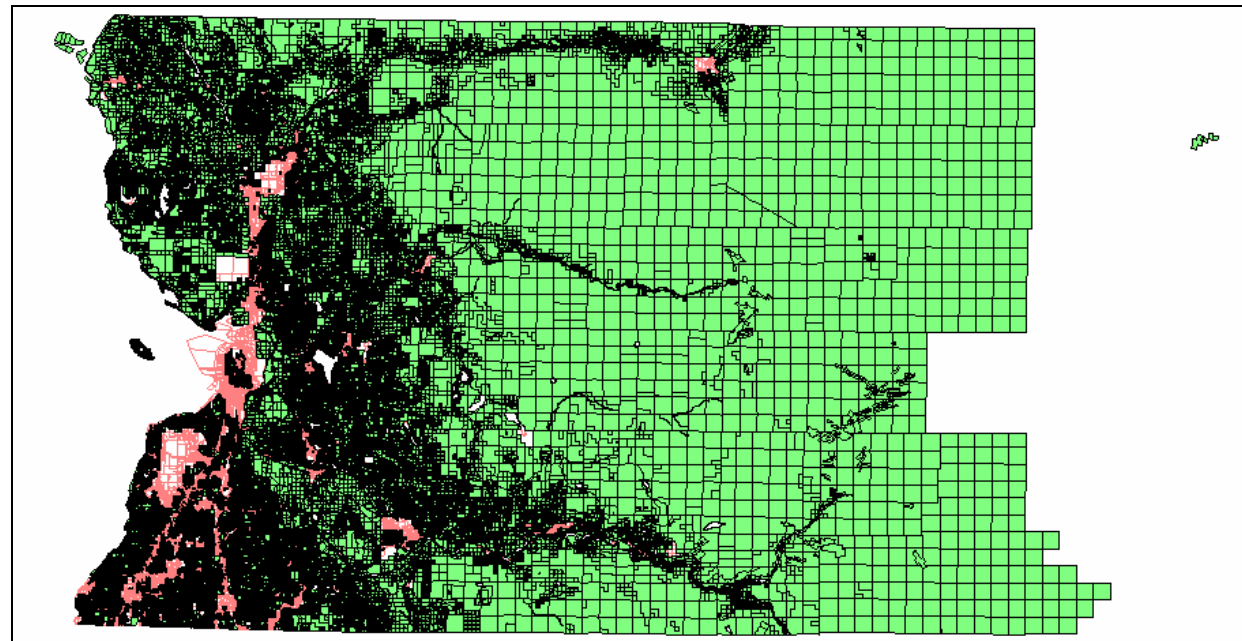


**Appraisal Area**

**Neighborhood Boundary**

**And Member Parcels**

Legend  
**Red:** Parcels  
**Green:** Member Parcels



All non-commercial parcels in Snohomish County. (Map does not display parcel boundaries of federally-owned National Forest land.)

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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	3,205	L:	765,377,500	779,842,400	14,464,900	1.9%
		B:	275,575,500	260,221,200	-15,354,300	-5.6%
		T:	1,040,953,000	1,040,063,600	-889,400	-0.1%
Industrial	17	L:	6,495,800	6,367,500	-128,300	-2.0%
		B:	1,911,300	1,774,700	-136,600	-7.1%
		T:	8,407,100	8,142,200	-264,900	-3.2%
Commercial	2,019	L:	1,730,387,500	1,737,965,100	7,577,600	0.4%
		B:	1,300,607,881	1,341,224,246	40,616,365	3.1%
		T:	3,030,995,381	3,079,189,346	48,193,965	1.6%
Residential	193,666	L:	37,172,543,100	37,140,731,100	-31,812,000	-0.1%
		B:	32,581,859,800	30,589,789,000	-1,992,070,800	-6.1%
		T:	69,754,402,900	67,730,520,100	-2,023,882,800	-2.9%
Multifamily	3,022	L:	547,468,000	552,031,500	4,563,500	0.8%
		B:	572,879,700	639,028,200	66,148,500	11.5%
		T:	1,120,347,700	1,191,059,700	70,712,000	6.3%
Forest	2,039	L:	120,448,000	123,586,900	3,138,900	2.6%
		B:	70,515,700	66,009,000	-4,506,700	-6.4%
		T:	190,963,700	189,595,900	-1,367,800	-0.7%
Other	32,349	L:	4,347,313,700	4,735,871,400	388,557,700	8.9%
		B:	15,340,300	6,291,100	-9,049,200	-59.0%
		T:	4,362,654,000	4,742,162,500	379,508,500	8.7%

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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	236,317	L:	44,690,033,600	45,076,395,900	386,362,300	0.9%
		B:	34,818,690,181	32,904,337,446	-1,914,352,735	-5.5%
		T:	79,508,723,781	77,980,733,346	-1,527,990,435	-1.9%

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**

<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	479		
	111-Single Family Residence	162,042	8319	5.1%
	112-2 Single Family Residences	1,648	41	2.5%
	113-3 Single Family Residences	64	1	1.6%
	114-4 Single Family Residences	8		
	115-5+ Single Family Residence	10	1	10.0%
	116-Comon Wall SFR	1,631	198	12.1%
	117-Manufac Home (Leased Site)	3,049	9	0.3%
	118-Manufac Home (Owned Site)	8,988	313	3.5%
	119-Manuf Home (MHP)	6,573	417	6.3%
	122-Duplex	2,874	103	3.6%
	123-Tri-Plex	118	6	5.1%
	124-Four Plex	18	1	5.6%
	130-Mult Family 5-7 units	12		
	141-SFR Condominium Detached	4,872	650	13.3%
	142-SFR Condominium CommonWall	1,256	152	12.1%
	143-SFR Condominium MFR	9	2	22.2%
	150-Mobile Park 1-20 Units	5		
	156-Mobile Park 301Units or more	1		
	173-Dormitory	1		
	175-Religious Residence	5		
	179-Other Group Quarters	4		
	182-Houseboat	1		
	183-Non Residential Structure	1,770	27	1.5%

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**Neighborhood Profile**

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	184-Septic System	155	8	5.2%
	185-Well	50	7	14.0%
	186-Septic System & Well	121	3	2.5%
	187-Non Res Structure Condo	21	2	9.5%
	189-Other Residential	190		
	198-Vacation Cabins	729	15	2.1%
	211-Meat Products	2		
	218-Beverage	1		
	241-Logging Camps & Contractor	1		
	242-Sawmills and Planing Mills	2		
	249-Other Lumber & Wood Prod	4		
	326-Concrete;Gypsum;Plaster	2		
	339-Other Primary Metal	1		
	344-Transportation Equipment	2		
	349-Other Fabricated Metals	1		
	351-Engineering, Lab & Science	1		
	411-Railroad Transportation	181		
	421-Bus Transportation	1		
	422-Motor Freight Transport.	2		
	429-Other Motor Vehicle Transp	5		
	431-Airports & Flying fields	3		
	439-Other Aircraft Transport	1		
	441-Marine Terminals	1		
	451-Freeways	24		



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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	453-Parkways	1		
	454-Arterial Streets	6		
	456-Local Access Streets	195		
	457-Alleys	8		
	459-Other Highway NEC	153		
	461-Automobile Parking (Lot)	21		
	471-Telephone Communication	22		
	473-Radio Communication	4		
	479-Other Communications (NEC)	5		
	481-Electric Utility	94		
	482-Gas Utility	40		
	483-Water Util & Irrig & Stg	86		
	484-Sewage Disposal	14		
	485-Solid Waste disposal	11		
	489-Other utilities, NEC	38		
	491-Oth Pipeline Right-of-Way	3		
	492-Transportation Services	1		
	499-Other Transp, Comm, Util.	5		
	502-Coml Condo Manufacturing	1		
	511-Motor Vehicle & Auto Equip	1		
	515-Farm Products (Raw Mtls)	1		
	519-Other Wholesale Trade NEC	2		
	521-Lumber & Other Bldg Mtls.	2		
	539-Other Retail Trade	2		

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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	541-Groceries	11		
	542-Meats & Fish	1		
	569-Other Retail Trade	1		
	582-Drinking Places	1		
	599-Other Retail Trade	2		
	615-Real Estate Services	1		
	624-Funeral/Crematory Services	67		
	637-Warehouse/Storage Services	4		
	639-Other Business Services	5		
	641-Automobile Repair Services	5		
	649-Other Repair Services	2		
	659-Other Professional Service	1		
	661-General Contract Const	1		
	662-Special Const Services	2		
	671-Exec,Legislative,Judicial	3		
	672-Protective Functions	43		
	674-Correctional Institutions	2		
	675-Military Base/Reservation	1		
	681-Nursery,Primary,Second Sch	158		
	682-Univ,College,Jr College	15		
	683-Special Training/Schooling	12		
	691-Religious Activities	273		
	692-Welfare/Charitable Service	4		
	699-Other Misc Services	18		

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### Neighborhood Profile

Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	711-Cultural Activities	6		
	719-Other Cultural Activities	1		
	721-Entertainment Assembly	1		
	722-Sports Assembly	1		
	723-Public Assembly	12		
	729-Other Public Assembly	4		
	731-Fairgrounds & Amusement Pk	1		
	741-Sports Activities	14		
	742-Playgrounds/Athletic Areas	27		
	743-Swimming Areas	2		
	744-Marinas	6		
	745-Trails (Centennial, etal)	122		
	749-Other Recreation	25		
	751-Resorts	7		
	752-Group & Organized camps	17		
	761-Parks, General Recreation	163		
	762-Parks, Leisure & Ornamenta	10		
	769-Other Parks, NEC	9		
	790 Other Cult. Entertainment	8		
	813-Farms Field Crops	1		
	816-Farms & Ranches	3		
	817-Farms Poultry	3		
	818-Farms General	71		
	819-Other Agricultural	17		

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<b>Neighborhood Profile By Property Class</b>	<b>Property Class / Use Code</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	822-Animal Husbandry Services	2		
	829-Other Ag Related	5		
	830-Open Space Agriculture	2,602		
	841-Fisheries & Marine Product	1		
	842-Fishery Services	4		
	849-Other Fishery Activities	7		
	850-Mine Claims Mineral Rights	184		
	853-Crude Petroleum	3		
	854-Mining & Quarrying	45		
	855-Mining Sevices	4		
	880-DF Timber Acres	1,483		
	881-DF Timber Acres	179		
	889-DF Timber Acres	105		
	890-Other Resource Production	7		
	910-Undeveloped Land	28,179	401	1.4%
	911-Vacant Site/Mobile Park	1,773		
	914-Vacant Condo Lot	383		
	915-Common Areas	906		
	916-Water Retention Area	182		
	919-Trans Development Rights	49		
	921-Forest Reserve	229		
	922-Nonreserve Forests	53		
	931-Rivers,Streams,Creeks	17		
	932-Lakes	13		

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Neighborhood Profile By Property Class	Property Class / Use Code	Parcel Count	Sold Parcels	% Sold
	933-Bays or Lagoons	33		
	934-Oceans & Seas	1		
	939-Other Water Areas	267		
	940-Open Space General	508		
	950-Open Space Timber	272		
	999-Seg/Merge in Process	2		
	<b>Grand Total</b>	<b>236,317</b>	<b>10,676</b>	<b>4.5%</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.

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
14 US Forest Land	1,546		
21 Designated Forest	578		
22 Open Space Forest	137		
23 Open Space General	211		
24 Open Space Ag	1,110		
25 Designated Forest	502		
26 Ag 10 / FHA	10		
27 Sewered Site	6,345	258	4.1%
28 Sewered Site	1,968	88	4.5%
29 Sewered Site	2,471	218	8.8%
3 Sewered Site	1,505	167	11.1%
33 Septic Site	2,549	105	4.1%
4 Septic Site	360	21	5.8%
41 Septic Site	416	21	5.0%
42 Septic Site	302	16	5.3%
43 Septic Site	29		
46 Spt/Well Site	2,242	89	4.0%
47 Spt/Well Site	49	1	2.0%
53 Campsite	91	5	5.5%
54 No Perk	732	14	1.9%
55 Sewered Acreage	347	6	1.7%
56 Spt/Wtr Acreage	1,441	23	1.6%
57 Other Acreage Type	16,553	385	2.3%
58 Other Acreage Type	128	1	0.8%

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
59 Other Acreage Type	799	40	5.0%
6 Exception	811	54	6.7%
61 Exception	860	116	13.5%
62 Exception	361	15	4.2%
63 Exception	236	12	5.1%
65 Topo Problems I	1,203	2	0.2%
66 Topo Problems II	778	2	0.3%
67 Remote/No Power	13		
68 Misc Land	174	1	0.6%
81 Tidelands	209		
83 Swamp	16		
84 Pipeline Easement	19		
86 Utility Easement (P/L)	181	1	0.6%
94 Commercial	1		
9V View Homesite	70	3	4.3%
A1 Sewer Fair NH	6,071	295	4.9%
A2 Sewer Avg Older Mixed NH	36,651	1614	4.4%
A3 Sewer Avg Homogeneous NH	41,821	2567	6.1%
A4 Sewer Average Plus NH	12,262	779	6.4%
A5 Sewer Good Older Mixd NH	1,797	62	3.5%
A6 Sewer Good Homogenous NH	4,957	316	6.4%
A7 Sewer Very Good NH	1,718	120	7.0%
A8 Sewer Excellent NH	104	6	5.8%
A9 Exception Plat	83	3	3.6%

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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
AG AG-10 FHZ	1,642	3	0.2%
B1 Septic Fair NH	3,152	175	5.6%
B2 Septic Average Mixed NH	17,437	652	3.7%
B3 Septic - Access DNA Devlpm	2,571	73	2.8%
B4 Septic Average NH	10,725	314	2.9%
B5 Septic UGA	1,499	22	1.5%
B6 Septic Good Homogenous NH	2,835	241	8.5%
B7 Septic VG NH	1,001	59	5.9%
B9 Slide Damg'd	21		
C Contiguous	28		
C1 SFR CondoDet Fair NH UC 141	313	50	16.0%
C2 SFR Condo Det Avg NH -141	3,584	387	10.8%
C3 SFR Condo Det Avg+ NH-141	509	103	20.2%
C4 Condo Cmnwall@LivArea - 142	1,223	148	12.1%
C5 Condo Cmnwall@Gar UC 142	76	6	7.9%
C6 SFR Commonwall - UC 116	1,416	128	9.0%
C7 SFR Commonwall Good Nbhd	223	9	4.0%
C9 Exception Condo Plat	191	42	22.0%
CA Common Areas	1,325		
Contiguous - less than 1 acre	2,402	1	0.0%
FK Creek Front	106	4	3.8%
FL Lake Front	33	2	6.1%
FR Riverfront	176	9	5.1%
LF Land detail not used	656		



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**Neighborhood Profile**

**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
LL Land Type Not Defined	3		
MN Mining	163		
N/A	12,464	426	3.4%
PDR TDR & Lot Status Certs	49		
R1 Recreational Lot	882	6	0.7%
R2 Recreational Lot Wtrf	403	11	2.7%
R3 Spt/Well Site	192	1	0.5%
R4 Spt/Well Site	134		
R5 Spt/Well Site	103		
R6 Spt/Well Site	142	3	2.1%
SC SrCit Residual Contiguous	171		
U1 Waterfront I	645	26	4.0%
U2 Waterfront II	762	15	2.0%
U3 Waterfront III	448	6	1.3%
U4 Waterfront IV	177	4	2.3%
U5 Waterfront V	303	6	2.0%
U6 Waterfront VI	239	3	1.3%
U7 Waterfront VII	182	3	1.6%
U8 Waterfront VIII	485	4	0.8%
UD Undevelopable Land	3,264		
V1 View/Wtrfrt Type I	1,527	73	4.8%
V2 View/Wtrfrt Type II	1,482	69	4.7%
V3 View/Wtrfrt Type III	1,001	40	4.0%
V4 View/Wtrfrt Type IV	1,195	34	2.8%

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**Neighborhood Profile By  
Land Type**

<b>Land Type</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
V5 View/Wtrfrt Type V	785	20	2.5%
V6 View/Wtrfrt Type VI	1,116	17	1.5%
V7 View/Wtrfrt Type VII	319	15	4.7%
V8 View/Wtrfrt Type VIII	772	25	3.2%
W1 Wtrfrt/View Type I	183	6	3.3%
W2 Wtrfrt/View Type II	152	4	2.6%
W3 Wtrfrt/View Type III	172	4	2.3%
W4 Wtrfrt/View Type IV	51		
W5 Wtrfrt/View Type V	257		
W6 Wtrfrt/View Type VI	52	1	1.9%
W7 Wtrfrt/View Type VII	17		
W8 Wtrfrt/View Type VIII	64		
<b>Grand Total</b>	<b>236,317</b>	<b>10,676</b>	<b>4.5%</b>

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

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**Neighborhood Profile**

**Neighborhood Profile By  
House Type**

<b>House Type / Stories</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
11 - 1 Story	61,268	2713	4.4%
12 - 1 Story Basement	15,433	538	3.5%
14 - 1 1/2 Story	5,900	245	4.2%
15 - 1 1/2 Story Basement	3,274	129	3.9%
17 - 2 Story	52,501	4128	7.9%
18 - 2 Story Basement	5,564	264	4.7%
20 - 2+ Story	502	118	23.5%
21 - 2+ Story Basement	140	6	4.3%
23 - Split Entry	20,788	935	4.5%
24 - Tri Level	9,627	403	4.2%
26 - Quad Level	57	1	1.8%
27 - Multi Level	15	1	6.7%
71 - DW Manufactured Home	11,893	538	4.5%
72 - DWB Manufactured Home	37		
74 - SW Manufactured Home	5,626	187	3.3%
75 - SWB Manufactured Home	1		
77 - TW Manufactured Home	401	10	2.5%
96 - Geodesic Dome	28	1	3.6%
N/A	43,262	459	1.1%
<b>Grand Total</b>	<b>236,317</b>	<b>10676</b>	<b>4.5%</b>

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	445	7	1.6%
	25 Low	2,896	83	2.9%
	35 Fair	15,731	675	4.3%
	41 Average Minus	7,150	571	8.0%
	45 Average	111,218	5,381	4.8%
	49 Average Plus	29,218	1,902	6.5%
	55 Good	20,695	1,201	5.8%
	65 Very Good	5,315	376	7.1%
	75 Excellent	387	21	5.4%
	N/A	43,262	459	1.1%
	<b>Grand Total</b>	<b>236,317</b>	<b>10,676</b>	<b>4.5%</b>

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

## Snohomish County Assessor's Office

### Mass Appraisal Report

Residential Neighborhood: All Residential Neighborhoods

Appraisal Date: January 1, 2008



### Neighborhood Profile

#### Neighborhood Profile By Year Built Range

Year Built Range	Parcel Count	Sold Parcels	% Sold
1899 & older	344	9	2.62%
1900 - 1909	1,866	71	3.80%
1910 - 1919	2,997	127	4.24%
1920 - 1929	4,508	175	3.88%
1930 - 1939	3,024	103	3.41%
1940 - 1949	5,640	210	3.72%
1950 - 1959	14,713	565	3.84%
1960 - 1969	24,606	892	3.63%
1970 - 1979	29,768	1,101	3.70%
1980 - 1989	30,060	1,142	3.80%
1990 - 1999	40,137	1,876	4.67%
2000 to the present	35,382	3,946	11.15%
N/A	43,272	459	1.06%
<b>Grand Total</b>	<b>236,317</b>	<b>10,676</b>	<b>4.5%</b>

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

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**



**Neighborhood Profile**

<b>Neighborhood Profile By Total Living Area Range</b>	<b>Total Living Area Range</b>	<b>Parcel Count</b>	<b>Sold Parcels</b>	<b>% Sold</b>
	N/A	43,284	461	1.1%
	1 - 499	1,771	29	1.6%
	500 - 749	4,216	144	3.4%
	750 - 999	12,191	582	4.8%
	1000 - 1249	21,970	1,101	5.0%
	1250 - 1499	26,803	1,343	5.0%
	1500 - 1749	29,271	1,498	5.1%
	1750 - 1999	26,059	1,353	5.2%
	2000 - 2249	21,694	1,126	5.2%
	2250 - 2499	15,277	886	5.8%
	2500 - 2749	11,625	716	6.2%
	2750 - 2999	7,565	451	6.0%
	3000 - 3249	5,255	409	7.8%
	3250 - 3499	3,410	272	8.0%
	3500 - 3749	2,167	128	5.9%
	3750 - 3999	1,167	58	5.0%
	4000 - 4249	793	46	5.8%
	4250 - 4499	495	19	3.8%
	4500 - 4749	353	22	6.2%
	4750 - 4999	233	9	3.9%
	5000 - Over	718	23	3.2%
	<b>Grand Total</b>	<b>236,317</b>	<b>10,676</b>	<b>4.5%</b>

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

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**

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**Performance Analysis**

**Performance Analysis**

**All Sales**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	3,819,379,300	3,706,287,600
Total Sales Price	4,109,459,906	4,109,459,906
Average Assessed Value	357,754	347,161
Average Sales Price	384,925	384,925
Number in Sample	10,676	10,676
Median Ratio	0.9392	0.9049
Mean (Average) Ratio	0.9411	0.9098
Weighted Mean (S.W.A.) Ratio	0.9294	0.9019
Regression Index (P.R.D.)	1.0126	1.0088
Coefficient of Dispersion (C.O.D.)	0.0878	0.0688

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**

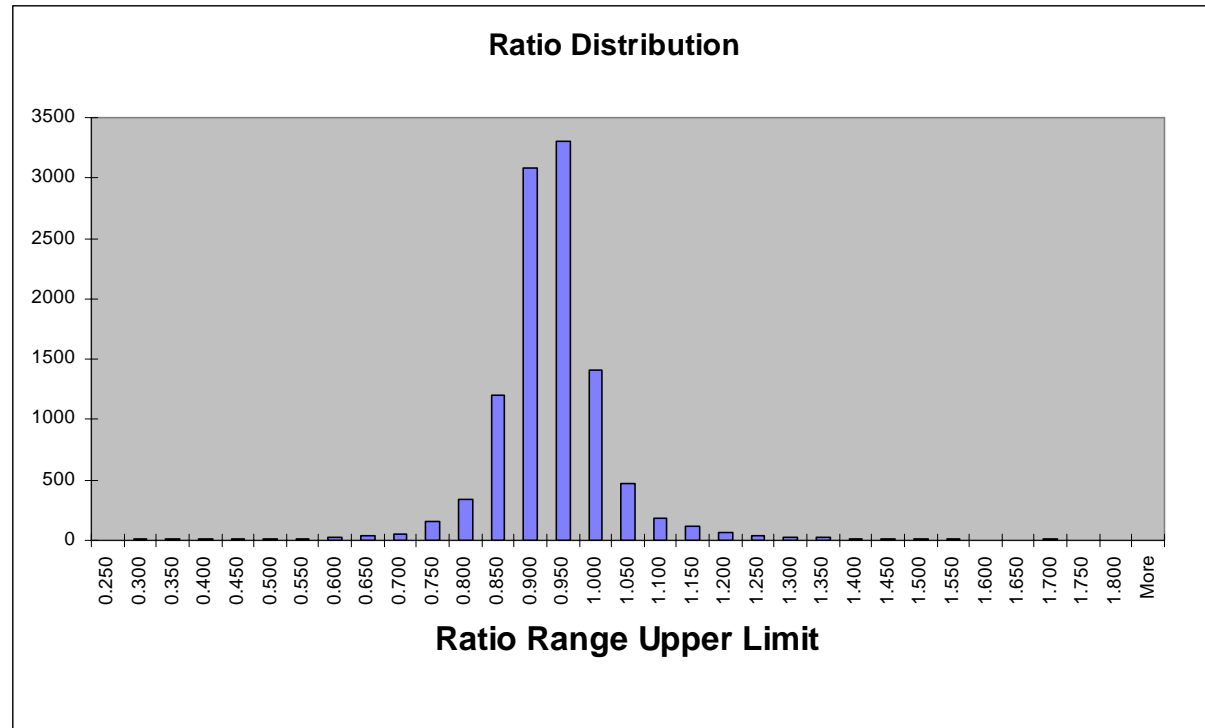


**Performance Analysis**

**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



**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**

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**Performance Analysis**

**Performance Analysis  
Use Code 111**

<b>Item</b>	<b>2007</b>	<b>2008</b>
Total Assessed Value	3,256,287,400	3,151,764,300
Total Sales Price	3,493,439,253	3,493,439,253
Average Assessed Value	391,428	378,863
Average Sales Price	419,935	419,935
Number in Sample	8,319	8,319
Median Ratio	0.9402	0.9039
Mean (Average) Ratio	0.9413	0.9084
Weighted Mean (S.W.A.) Ratio	0.9321	0.9022
Regression Index (P.R.D.)	1.0099	1.0069
Coefficient of Dispersion	0.0714	0.0580

**Snohomish County Assessor's Office**

**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**

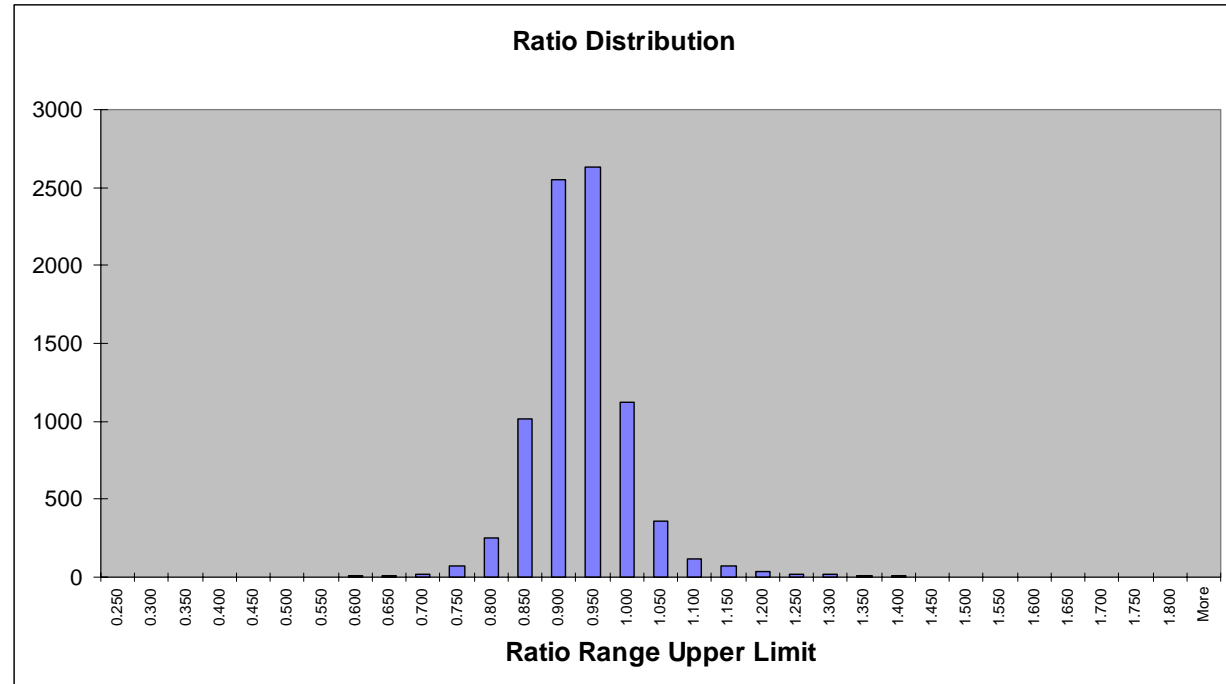


**Performance Analysis**

**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

**Snohomish County Assessor's Office**

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**Mass Appraisal Report**

**Residential Neighborhood: All Residential Neighborhoods**

**Appraisal Date: January 1, 2008**

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**Qualified Sales**

Qualified sales are included in the neighborhood reports.