



Residential & Commercial Revaluation

2019 Annual Report

SEDRO-WOOLLEY

REVALUATION CYCLE 4

**Skagit County Assessor's Office
Mount Vernon, Washington**



Dear Property Owner:

The Assessor's office staff has completed real property physical inspections for the Sedro-Woolley revaluation area, defined as all property within the boundary of the Sedro-Woolley School District. In October 2019, upon completion of the assessment process and new construction inspections, change of value notices were mailed to those property owners whose assessments were affected.

The 2019 Sedro-Woolley Revaluation Annual Report that follows this letter summarizes the real property physical inspections that occurred and the resulting assessments. The information provided in the report is meant to assist the property owner in gaining knowledge regarding the inspection and valuation processes that are utilized by the Skagit County Assessor's Office.

As Skagit County Assessor, I encourage my staff to implement new methodologies in achieving continuous and ongoing improvements to the valuation process, while adhering to our requirement of determining property valuation at fee simple title reflecting its highest and best use, and at its true and fair market value as mandated per RCW 84.40.030. These fair and uniform assessments are fundamental to our property tax system and maintaining effective government services.

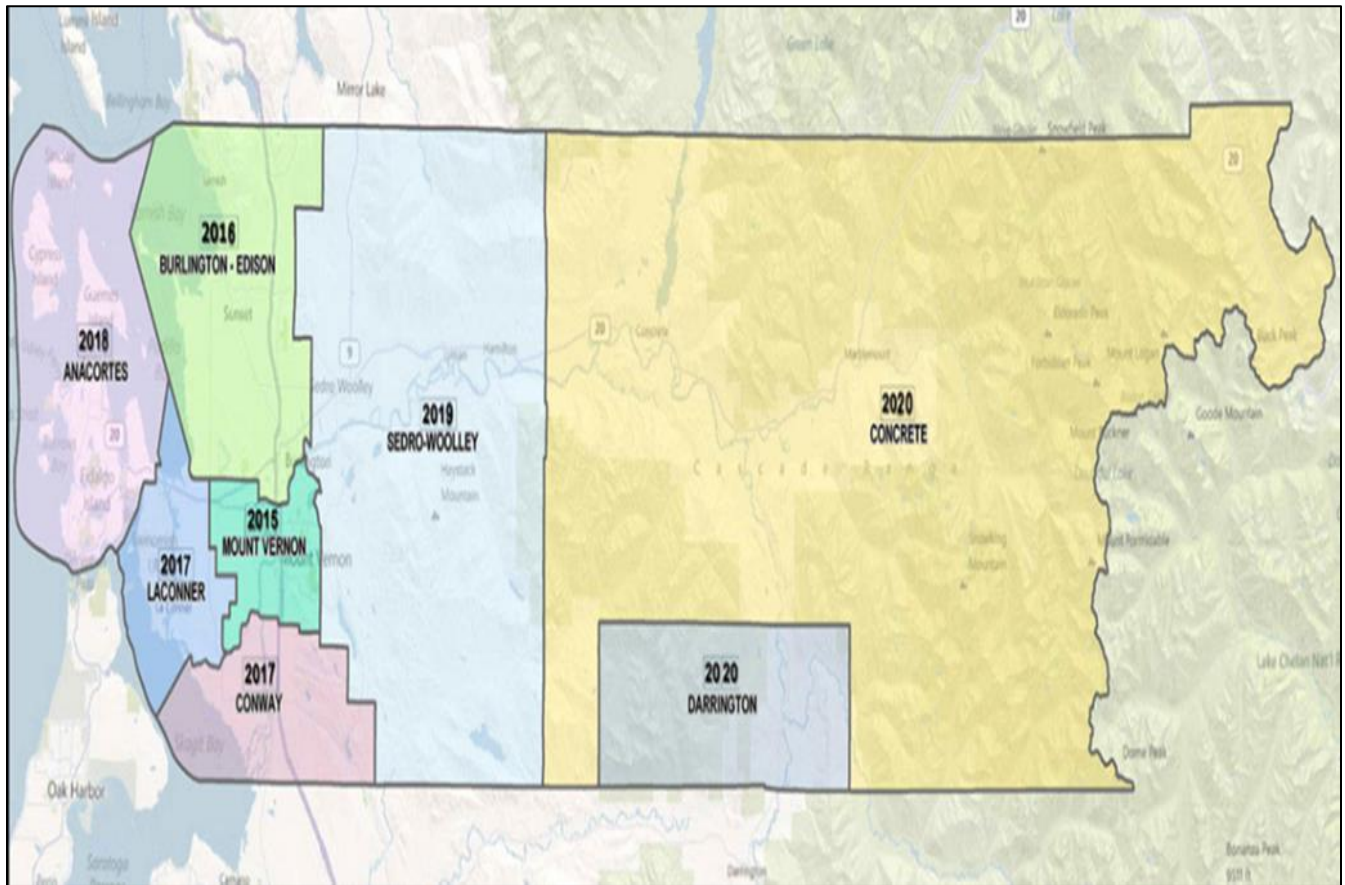
We welcome you to contact us with any questions you may have regarding the assessment process as detailed in the following report and how it relates to your property.

Sincerely,

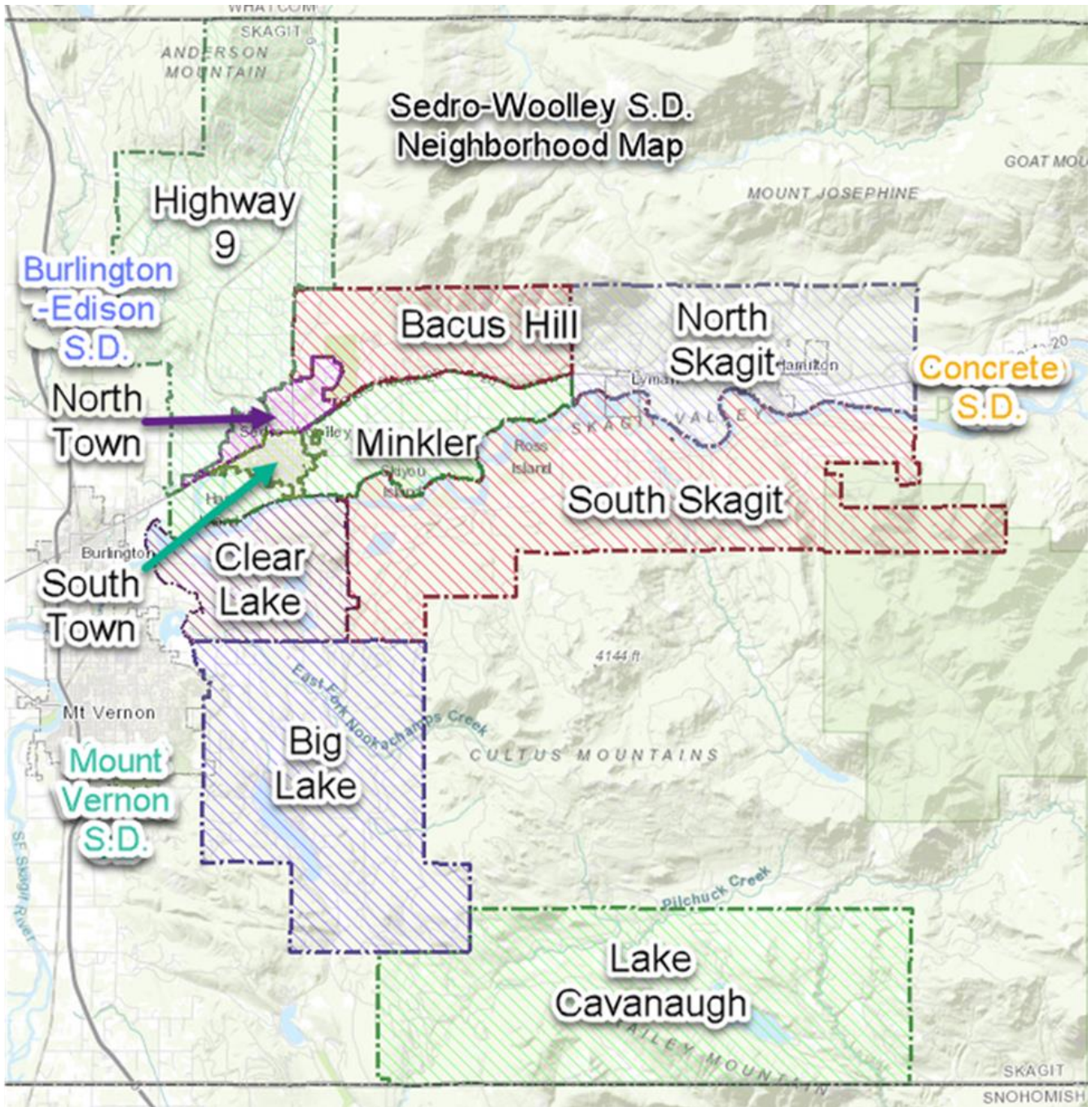
A handwritten signature in cursive script that reads "David M. Thomas".

David M. Thomas
Skagit County Assessor

SKAGIT COUNTY REVALUATION AREAS



SEDRO-WOOLLEY REVALUATION AREA - CYCLE 4



EXECUTIVE SUMMARY

A sample study of a one-year period of valid residential sales within the Sedro-Woolley School District's physical inspection cycle was used in examining the valuation of the properties contained within. In the commercial-industrial market sector, a wider cross-section of valid sales across the entire county are represented due to a smaller population and sample size. Below is a summary analysis of the sales that were used. Please refer to the glossary at the end of this report for statistical definitions.

	SFR		COMMERCIAL	
	Before Reval	After Reval	Before Reval	After Reval
SAMPLE STATISTICS				
Sample Size (n)	542	542	172	172
Mean Assessed Value	\$253,800	\$291,000	\$497,800	\$519,000
Mean Sales Price	\$308,900	\$308,900	\$588,300	\$588,300
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	81.5%	94.4%	85.2%	89.9%
Median Ratio	82.2%	93.5%	83.2%	89.0%
Weighted Mean Ratio	82.2%	94.2%	84.6%	88.3%
UNIFORMITY				
Coefficient of Dispersion (COD)	16.9%	9.6%	17.8%	14.7%
Coefficient of Variation (COV)	24.6%	13.5%	22.9%	21.8%
Price-Related Differential (PRD)	0.99	1.00	1.01	1.02
SAMPLE SIZE EVALUATION				
N (population)	12,679		11,260	
B (acceptable error)	0.05		0.05	
S (estimated from this sample)	0.2000	0.1276	0.1954	0.1976
Recommended minimum sample size	64	26	61	62
Actual sample size	542	542	172	172
Conclusion	Adequate sample	Adequate sample	Adequate sample	Adequate sample
NORMALITY				
Binomial Test				
# ratios below mean	249	293	89	89
# ratios above mean	293	249	83	83
Z-score	1.847008152	1.847008152	0.381246426	0.381246426
Conclusion *no evidence of non-normality	Normal*	Normal*	Normal*	Normal*

Executive Summary Conclusion

The sale ratio analysis is summarized in the above chart. Sale samples indicate normal distributions and the post-revaluation values improve uniformity and equity. The results are therefore considered to provide a reliable representation of fair market value for both market segments, and we recommend posting these values for the 2019 assessment year.

Introduction

This mass appraisal report is a post-revaluation report card on the physical inspection cycle. It is not a fully self-contained appraisal, but rather a summary for the geographic areas identified in the report. The summary statistics apply to the population of sales used as a whole, and are not appropriate to apply to any specific property. While property values in a general geographic area may change by XX% on average, individual properties may increase or decrease at greater or lesser amounts due to changes in specific property characteristics or localized market factors which do not affect the broader geographic area.

Type of Report

This Skagit County Assessor's Mass Appraisal Report is for the geographic area named in this report as required under Standards 6-8, Uniform Standards of Professional Appraisal Practice (USPAP). This document is not intended to be a self-contained documentation of the mass appraisal. Its intent is to summarize the methods and data used, and to guide the reader to other documents or files that were relied upon to perform the mass appraisal. These other documents may include the following:

- Individual property records – contained in the Assessor's property system database (PACS)
- Sales review file – comprised of returned questionnaires
- Cost tables – contained in the Assessor's property system database (PACS)
- Depreciation tables – contained in the Assessor's property system database (PACS)
- Revised Code of Washington (RCW) – Title 84
- Washington Administrative Code (WAC) – WAC 458
- County Assessor's Manual – published by Department of Revenue (DOR), November 2011
- Mass appraisal report – composed of data extracts and sales files
- Uniform Standards of Professional Appraisal Practice (USPAP) – published by the Appraisal Standards Board of the Appraisal Foundation

Appraisal Team

The following Skagit County Assessor's staff participated by varying degrees in all aspects of the 2019-2020 Sedro-Woolley Revaluation, including physical property inspection, land and improvement valuation, cost and depreciation table development, sales verification, and sales and statistical analysis.

Kim Smith, Senior Commercial Appraiser
Andrew Corcoran, Commercial Appraiser
Julie Priest, Senior Residential Appraiser
Richard (Rich) Holtrop, Residential Appraiser III
Ben Dodge, Residential Appraiser II
Timothy (Tim) Light, Residential Appraiser III
Daniel (Danny) Hagen, Residential Appraiser II
Jacob (Jake) Leander, Residential Appraiser I
Christopher (CJ) Rankin, Residential Appraiser II
Douglas (Doug) Webb, Residential Appraiser I
Geoffrey (Geoff) Perkins, Residential Appraiser I
Allyson Oakley, Residential Appraiser I
Brian Herring, Appraiser/Analyst

Client

This mass appraisal report was prepared for David M. Thomas, Skagit County Assessor.

Client Instructions to Appraisers

- Appraise all properties in each physical inspection cycle by the date specified in the approved Skagit County revaluation calendar.
- The appraisals are to be compliant with Revised Code of Washington (RCW), Washington Administrative Code (WAC), Department of Revenue (DOR) guidelines, International Association of Assessing Officers (IAAO) Standard on Ratio Studies (January 2010 edition), IAAO Standard on Mass Appraisal of Real Property, and the Uniform Standards of Professional Appraisal Standards (USPAP) Standard 6: Mass Appraisal, Development and Reporting.
- The appraisals are to be performed using industry-standard mass appraisal techniques, including adjusting sale prices for time when warranted.
- Physical inspections must comply with the revaluation plan approved by the Washington State Department of Revenue. At a minimum, property characteristics will be reviewed by a curbside visit.
- An effort should be made to inspect and review all qualified sales that occurred in the fiscal year surrounding the assessment date. Those qualified sales that are determined to be outliers should be examined as resources allow. In lieu of examination, a sales questionnaire may be mailed to the property owner and/or an internet review performed.
- A written mass appraisal report that is compliant with USPAP Standard 6 must be completed for each of Skagit County's physical inspection cycles.
- The intended use of the appraisals and subsequent report is for the administration of ad valorem property tax assessment.

Intended User(s)

The intended user(s) of this report include the Skagit County Assessor, the Skagit County Board of Equalization, the Skagit County Treasurer, all Skagit County levying authorities, the Washington State Board of Tax Appeals, and the Washington State Department of Revenue. No other users are intended or implied.

Intended Use

The intended use of this report is limited to the administration of ad valorem taxation purposes in accordance with Washington state law and its administrative code. After certification by the Assessor, the concluded values will be used as the basis for assessment of real estate taxes payable in 2020. The information and conclusions contained in this report cannot be relied upon for any other purpose.

Assumptions and Limiting Conditions

1. This revaluation is a mass appraisal assignment resulting in conclusions of market value for ad valorem tax purposes, and no one should rely on this study for any other purpose. The opinion of value on any parcel may not be applicable for any use other than ad valorem taxation.
2. This is a retrospective analysis with an assumed data cut-off date as of the appraisal date specified in this report.
3. Properties are appraised as if free and clear of any and all liens or encumbrances unless otherwise stated.
4. No personal property is included in the value. Fixtures are generally accepted as real property. Business value is personal property and exempt.
5. Responsible ownership and competent property management are assumed.
6. It is assumed there are no hidden conditions of the property, subsoil or structures that render it more or less valuable, unless specifically noted in the property system database.
7. The appraisers are not qualified to detect the existence of potentially hazardous materials that may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. It is assumed that there are no hazardous materials affecting the value of the property, unless specifically identified in the property system database.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws, unless noncompliance has been noted in the property system database.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise noted in the property system database.
10. It is assumed that all required licenses, permits, certificates, consents, easements or other legislative or administrative authority from any local, state or national government, or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based, unless otherwise noted in the property system database.
11. It is assumed that there are no adverse easements, encroachments, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature significantly affecting the value of the property, unless otherwise noted in the property system database.
12. No responsibility is assumed for matters pertaining to legal or title considerations.
13. Fiscal constraints may affect data completeness and accuracy, valuation methods, and valuation accuracy.
14. The Assessor's records are assumed to be correct for the properties appraised.

15. Sales utilized are assumed to be arm's length market transactions based on initial review and validation; fiscal constraints limit the Assessor's ability to verify all transactions beyond this initial sales screening. Secondary sales validation may include the mailing of sales questionnaires, internet research and physical inspection.
16. The subject property is assumed to be buildable, unless otherwise noted in the property system database.
17. It is assumed that the property is unaffected by any federal, state or local sensitive or critical area regulations, unless otherwise noted in the property system database.
18. Maps, aerials and drawings may be included to assist the intended user in visualizing the property; however, no responsibility is assumed as to their accuracy.
19. The value conclusions contained in this report apply to the subject parcels only, and are valid only for assessment purposes. No attempt has been made to relate the conclusions in this report to any other past, present or future revaluation.
20. It is assumed that exposure time for the properties appraised is typical for their market area.
21. It is assumed that the legal descriptions stored in the Assessor's property system database for the properties appraised are correct. No survey or search of title of the properties has been made for this report, and no responsibility for legal matters is assumed.
22. Rental rates, when employed, were calculated in accordance with generally accepted appraisal industry standards.
23. The Skagit County Assessor's office does not employ a sales database that captures property characteristics at the time of sale. Staffing resources preclude the level of sales review that is required to support this activity.
24. Exterior inspections were made of all properties in the physical inspection areas per the revaluation plan approved by the Washington State Department of Revenue. Due to lack of access, some properties did not receive walk-around inspections, nor did improved properties receive interior inspections. An effort was made to either inspect or validate the researched sales.
25. The values reported herein are only valid as of the date of this report. Values of individual properties may change through normal jurisdictional processes.
26. Time adjustments were not made to sales due to lack of activity with which to consider for time trend analysis.
27. Where Appraisal Trainees participated in the appraisal process, they were supervised and their work reviewed by a Washington State Department of Revenue accredited appraiser who ultimately holds accountability for the work performed.

Jurisdictional Exception

The mass appraisal must be completed within the time constraints set by statute, and with the work force and financial resources available. As these constraints limit the scope of work performed for the mass appraisal and limit the ability to fully comply with USPAP Standard 6, the jurisdictional exception as provided for in Standard 6 is invoked.

Date of Appraisal

The appraisal date for properties other than new construction is January 1, 2019.

RCW 84.40.020

Assessment date — Average inventory basis may be used — Public inspection of listing, documents, and records.

All real property in this state subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed.

The appraisal date for new construction, those properties that were issued or should have been issued a building permit, is July 31, 2019.

RCW 36.21.080

New construction building permits — When property placed on assessment rolls.

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31 of that year.

Date of Report

The date of this mass appraisal report is December 15, 2019.

Type of Value – Market Value

The basis of all assessments is the true and fair market value of property. True and fair market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65 12/31/65... or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors, which can within reason be said to affect the price in negotiations between a willing purchaser and willing seller, and he must consider all of such factors (AGO 65.66. No. 65, 12/31/65).

Property Rights Appraised – Fee Simple Title

Fee simple title indicates ownership that is absolute and subject to no limitation other than eminent domain, police power, escheat and taxation. (International Association of Assessing Officers, *Glossary for Property Appraisal and Assessment*, Chicago, IAAO, 1997).

REVALUATION PROCESS

Overview

Value changes for both market segments (residential and commercial) in the physically inspected area were the result of a calibrated cost approach. A cost approach was initially performed, whereby the replacement cost new of improvements, less depreciation, was added to the land value. As time allowed and sufficient data was available, an income approach was employed as a second appraisal method for income-producing properties. The initial cost and income approaches were then “calibrated”. Calibration occurs through a sale ratio analysis. This ratio analysis starts with the identification of sales samples and researching them for validity as arm’s length, fair market transactions. The filtered “valid” sales are analyzed by dividing their assessed values by their respective sale prices to produce a sale ratio. If the ratios indicate our values are above or below the corresponding market sale prices, then adjustments are necessarily applied to move closer to 100 percent of the market value. These adjustments, or “modifiers”, are dollar or percentage adjustments applied to land and/or improvement components, and they are grouped by neighborhood, subdivision and/or land class.

Inspection of Properties

RCW 84.41.041

Each county assessor shall cause taxable real property to be physically inspected and valued at least once every six years in accordance with RCW 84.41.030, and in accordance with a plan filed with and approved by the Department of Revenue.

The Sedro-Woolley School District is Region/Cycle 4, the subject of the 2019 real property physical inspection.

Sales Source

The Skagit County Assessor's office utilizes sales obtained from real estate excise tax affidavits filed with the Skagit County Treasurer's office. A query of sales throughout the county was performed for the time period of May 1, 2018 – April 30, 2019, which is the timeframe prescribed by the Washington State Department of Revenue for sales ratio analysis.

Sales Review

Sales are assumed arm’s length transactions based on initial screening in the sales verification process utilizing standards published by the Washington State Department of Revenue.

Sales located in the scheduled physical inspection revaluation area receive, at a minimum, an external inspection. Sales identified as outliers, or located outside of the physical inspection revaluation area, may receive sale questionnaires and/or be scheduled for review. The sales review may include site visits, contact with either the buyer or seller of a sale property, and/or a review of published information on various real estate websites. Time and workforce constraints may limit the level of sales review that can be performed.

Standards and Measurement of Data Accuracy

Current data was verified via field inspection, coded per the Assessor's procedural manual and corrected when necessary. Each sale was verified with the buyer, seller, real estate agent, or tenant when possible.

Certificate of Appraisal

- The appraisers are, at minimum, accredited by the State of Washington Department of Revenue. By signing this report, the appraisers certify that they have the knowledge and expertise to complete this Assessor's Annual Report of Appraisal, with professional assistance if required and disclosed.
- To the best of the appraisers' knowledge and beliefs, all statements and information in this report are true and correct, and the appraisers have not knowingly withheld any significant information.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the appraisers' personal, impartial and unbiased professional analyses, opinions, and conclusions.
- The appraisers have no bias with respect to any property that is the subject of this report, or to the parties involved with this assignment.
- The appraisers' engagement in this assignment is not contingent upon developing or reporting predetermined results.
- The appraisers' compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraisers' analyses, opinions, and conclusions were developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). This report has been prepared in conformity with USPAP.
- Appraisers of the Skagit County Assessor's Office performed the property inspections.

SIGNATURES ON FILE

SEDRO-WOOLLEY RESIDENTIAL REVALUATION REPORT

Area Name:	All Sedro-Woolley residential properties, including condominiums, manufactured homes with land, 2-4 unit multi-family residences, and mobile homes on leased land.
Cycle Number:	4
Parcel Count:	12,679
Previous Physical Inspection:	2013
Effective Date of Appraisal:	January 1, 2019
Date of Physical Inspections:	August 26, 2018 – Sept. 11, 2019
Range of Sale Dates:	May 1, 2018 – April 30, 2019
Number of Valid Sales:	542

Sales Summary

All single-family and 2-4 unit residential sales that were verified as valid and did not have characteristic changes between the dates of sale and appraisal were included in the analysis. A list of the utilized valid sales follows in the individual neighborhood summaries.

Overall Value Sale Price Ratio COD: 9.62%

The Coefficient of Dispersion (COD) is a measure of uniformity; the lower the number the better the uniformity. IAAO Standard 14.2.2 recommends a COD of 15.0 or less for single-family residences. In areas of newer or fairly similar residences, it should be 10.0 or less.

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels as residential. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, both demographic and current development patterns, the existing buildings represent the highest and best use of the property as improved for most properties. The existing use will continue until land value, in its highest and best use, exceeds the sum of the value of the entire property in its existing use and the cost to remove the improvements. In most cases, we find that the current improvements do add value to the property and are therefore the highest and best use. Any opinion not consistent with this is specifically noted in our records and considered in the valuation of the specific parcel.

Interim use: In many instances, a property's highest and best use may change in the near future. For example, an improved residential property may be located near a commercial zone area that is slowly expanding and creating pressure for redevelopment. The use to which the site is currently put until

the redevelopment pressure is too great is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short timeframe.

General Area Boundaries

The Sedro-Woolley School District is generally bounded by Whatcom County to the north, the Concrete School District to the east, Snohomish County to the south, and both Nookachamps Creek (northerly portion) and the Mount Vernon School District (southerly portion) to the west.

Area Description

The Sedro-Woolley Revaluation Area is an expansive group of neighborhoods located in the central portion of Skagit County. This expanse runs along State Route 9 between the northerly and southerly neighboring counties of Whatcom and Snohomish. The Skagit River is a defining feature that flows westerly and splits the Sedro-Woolley revaluation area into northerly and southerly portions. State Route 20 is the major arterial that runs east-west on the north side of the river. The South Skagit Highway transports people east-west on the south side of the river.

The Sedro-Woolley School District is largely rural in nature; 1-5+ acre residential homesites are typical. One exception to this is the relatively urban city of Sedro-Woolley in the westernmost portion of the district, where a higher density of small platted lots exist. The area is also defined by three major lakes: Big Lake, Clear Lake, and Lake Cavanaugh. These provide both recreational and waterfront residential opportunities. The first two are located closer to the Interstate 5 corridor and have a higher proportion of full-time residents, whereas Lake Cavanaugh is located further east and has more of a second/vacation home character. Another major sector of the Sedro-Woolley residential market is mobile home park living. There are 13 parks that include approximately 690 manufactured homes on leased spaces. There are also approximately 170 condominiums and 240 2-4 unit multi-family properties.

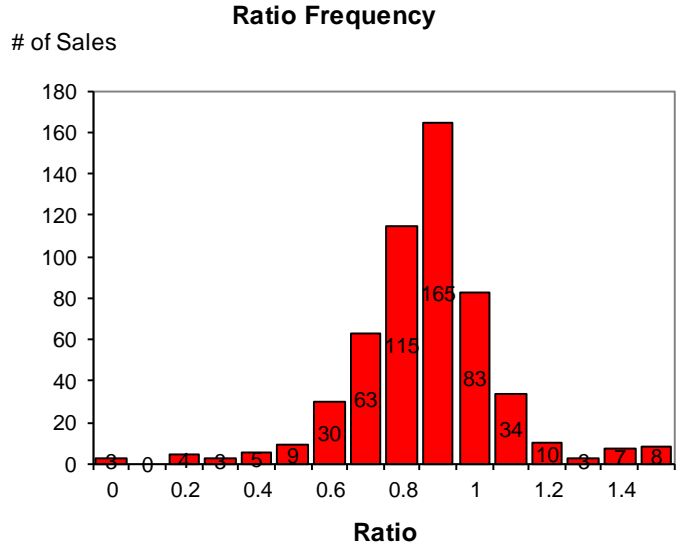
For the 2019 revaluation, a major reclassification of neighborhoods occurred to better define submarkets for assessment purposes. The neighborhood reclassification considered characteristics such as location, predominant land use, age of homes, quality of construction, and the stage in the life cycle of the neighborhood. This allowed for superior analysis of comparable sales data and improved the equity of assessments. The following pages present and summarize sales and assessment information for each of these neighborhoods.

Conclusion and Recommendation

Value changes of single-family residential properties in the physically inspected area were the result of applying current replacement cost tables to the improvements, less depreciation, then combining with a land value. Land values were determined by sales of similar vacant land, or by extracting land value from improved property sales. The resulting value conclusions from this process were then modified, when warranted, based on sales of comparable properties within each plat or neighborhood. The sales sample of the single-family residential market segment indicates a normal distribution, and the post-revaluation values improve uniformity and equity. The results are therefore considered to provide a reliable representation of fair market value, and we recommend posting these values for the 2019 assessment year.

SEDRO-WOOLLEY RESIDENTIAL SALE RATIOS BEFORE REVALUATION

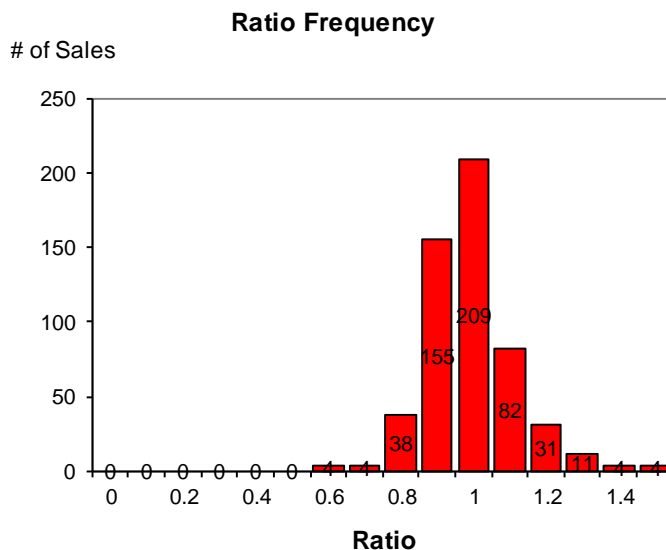
Reval Cycle: 4 - Sedro-Woolley	Appraisal Date: 01/01/2019	Report Date: 12/15/2019	Sales Range: 05/01/2018 - 04/30/2019
Neighborhood: All	Appraiser: All	Property Type: Improved / Vacant Residential	Trend used?: No
SAMPLE STATISTICS			
Sample size (n)	542		
Mean Assessed Value	253,800		
Mean Sales Price	308,900		
Standard Deviation AV	163,796		
Standard Deviation SP	173,488		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.815		
Median Ratio	0.8217		
Weighted Mean Ratio	0.822		
UNIFORMITY			
Lowest ratio	0.0000		
Highest ratio	1.5250		
Coefficient of Dispersion	16.92%		
Standard Deviation	0.2000		
Coefficient of Variation	24.55%		
Price-related Differential	0.99		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.814		
Upper limit	0.833		
95% Confidence: Mean			
Lower limit	0.798		
Upper limit	0.832		
SAMPLE SIZE EVALUATION			
N (population size)	12679		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.2000		
Recommended minimum	64		
Actual sample size	542		
Conclusion	Adequate sample		
NORMALITY			
Binomial Test			
# Ratios below mean	249		
# Ratios above mean	293		
Z-score	1.847008152		
Conclusion	Normal*		
*i.e., no evidence of non-normality			



These figures reflect the ratio of assessed value to sale price after the 2019 revaluation.

SEDRO-WOOLLEY RESIDENTIAL SALE RATIOS AFTER REVALUATION

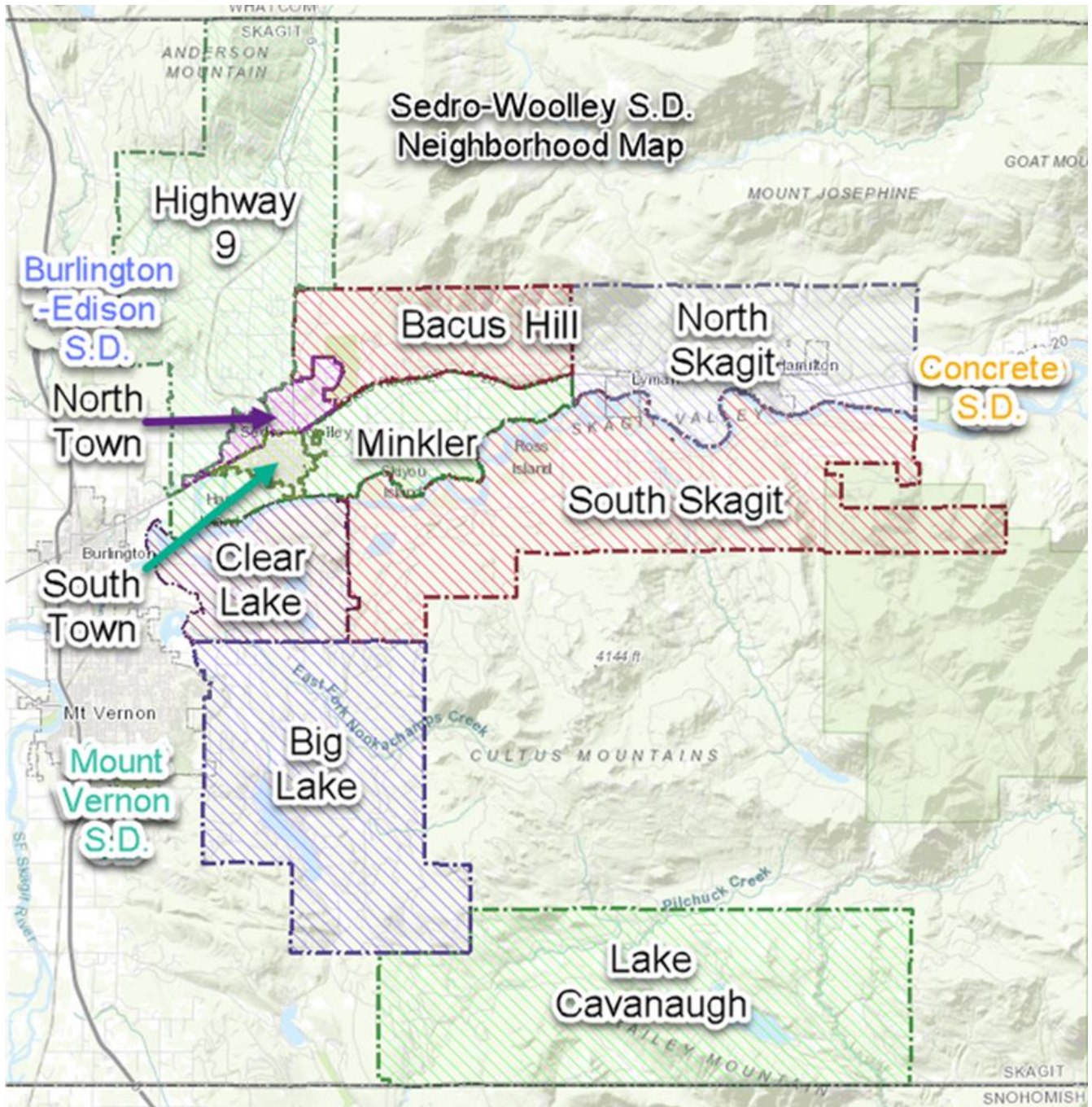
Reval Cycle: 4 - Sedro-Woolley	Appraisal Date: 01/01/2019	Report Date: 12/15/2019	Sales Range: 05/01/2018 - 04/30/2019
Neighborhood: All	Appraiser: All	Property Type: Improved / Vacant Residential	Trend used?: No
SAMPLE STATISTICS			
Sample size (n)	542		
Mean Assessed Value	291,000		
Mean Sales Price	308,900		
Standard Deviation AV	170,747		
Standard Deviation SP	173,488		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.944		
Median Ratio	0.9348		
Weighted Mean Ratio	0.942		
UNIFORMITY			
Lowest ratio	0.5026		
Highest ratio	1.7200		
Coefficient of Dispersion	9.62%		
Standard Deviation	0.1276		
Coefficient of Variation	13.51%		
Price-related Differential	1.00		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.924		
Upper limit	0.945		
95% Confidence: Mean			
Lower limit	0.934		
Upper limit	0.955		
SAMPLE SIZE EVALUATION			
N (population size)	12679		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1276		
Recommended minimum	26		
Actual sample size	542		
Conclusion	Adequate sample		
NORMALITY			
Binomial Test			
# Ratios below mean	293		
# Ratios above mean	249		
Z-score	1.847008152		
Conclusion	Normal*		
*i.e., no evidence of non-normality			



These figures reflect the ratio of assessed value to sale price after the 2019 revaluation.

The sales used in this analysis are a compilation of data from ten geographic sub-areas and two sub-market sectors, referred to as neighborhoods. Individual neighborhood information is broken down in the following pages.

A SEDRO-WOOLLEY REVALUATION AREA - CYCLE 4



The following pages provide more narrowly defined descriptions and sales lists for the ten neighborhood sub-areas depicted above, as well as two sub-market sectors (condominium and two-four-unit multi-family).

NEIGHBORHOOD SUMMARY

Neighborhood:	Bacus Hill
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	256
Sales Sample Size:	14

General Neighborhood Boundaries

- North – Washington State DNR forestlands
- West – Sedro-Woolley city limits and the Northern State complex
- East – Robinson Road extended north
- South – State Route 20

Neighborhood Description

The Bacus Hill neighborhood is generally the area north of State Route 20 and the first neighborhood east of incorporated Sedro-Woolley. More specifically, it includes properties along these three main arterials: North Fruitdale, Helmick and Bacus Roads.

The neighborhood, although located in close proximity to State Route 20 or State Route 9, is somewhat secluded in nature. It is largely sloping hillside terrain with spring-fed creeks and sporadic meadows. Many properties are surrounded by the natural timber growth of the area, some even being at the end of long dirt roads or driveways. Sedro-Woolley is close by, but can be up to a 30-minute drive depending on how far up the hill you're starting from.

This rural area has a diverse blend of housing, ranging from single-wide mobile homes to extravagantly built homes. Most of the properties within the area are single-family dwellings, although some include small farming operations. There are very few commercial properties scattered throughout the neighborhood.

**NEIGHBORHOOD SALES SAMPLE
(BACUS HILL)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWBACUS	28388	RANAE LANE	134596	04/22/2019	\$ 147,500
20SWBACUS	28651	BACUS ROAD	38883	06/28/2018	\$ 222,500
20SWBACUS	28740	BACUS ROAD	123008/123009	11/06/2018	\$ 249,500
20SWBACUS	7261	COKEDALE ROAD	38654	01/17/2019	\$ 350,000
20SWBACUS	25905	HELMICK ROAD	38658	01/11/2019	\$ 369,000
20SWBACUS	7936	RENIC DRIVE	119406	12/17/2018	\$ 400,000
20SWBACUS	7888	RENIC DRIVE	119403	08/07/2018	\$ 430,000
20SWBACUS	7660	RENIC DRIVE	119399	05/11/2018	\$ 450,000
20SWBACUS	7583	PARKER ROAD	38770	08/03/2018	\$ 459,900
20SWBACUS	7540	SUNNY LANE	38749	05/24/2018	\$ 510,000
20SWBACUS	7800	PARKER ROAD	38787	05/21/2018	\$ 550,000
20SWBACUS	7898	VALERIA PLACE	119415	11/15/2018	\$ 585,000
20SWBACUS	7792	RENIC DRIVE	119401	04/28/2019	\$ 620,000
20SWBACUS	27741	STATE ROUTE 20	38842/38833	03/21/2019	\$ 737,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Big Lake
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	1,782
Sales Sample Size:	80

General Neighborhood Boundaries

- North – Gunderson/Fonk Roads
- West – Mount Vernon city limits
- East – Cultus Mountain
- South – Conway School District line (extended east)

Neighborhood Description

The Big Lake neighborhood is located in the southwest portion of the Sedro-Woolley School District. From a north to south perspective, the neighborhood starts just north of Gunderson Road and continues south along Highway 9 until it reaches the Conway School District. West to east, it starts at the Mount Vernon School District and continues east to the foothills of Cultus Mountain.

The namesake of this area is a 536-acre freshwater lake located in the southwest quarter of the neighborhood. With a public dock on the west side of the lake, Big Lake is a popular location for recreation and fishing. The area also contains one small grocery store, a restaurant/tavern, RV parks, an elementary school, an apartment building, a nine-hole golf course, and a 440-acre camp owned by the Boy Scouts of America.

Once a bustling logging town, complete with a mill at the north end of the lake and a railroad to the east, much of the town was destroyed by fire in the early 1900s. Homes were slowly rebuilt but the days of Big Lake being a local logging center were over. In the years since, the area has slowly rebuilt, and is now largely residential. The residential sector is a diverse mix of architectural design, age and quality, with some mobile homes scattered throughout. Lakefront properties range from recreational cabins and small vacation getaways to large and high-value primary residences. There are many view properties with views of Big Lake, Beaver Lake, Cultus Mountain and Mount Baker. The biggest concentration of homes is the planned development of Nookachamps Hills. It is home to 252 lots, and is located on the east side of Highway 9 near Big Lake.

**NEIGHBORHOOD SALES SAMPLE
(BIG LAKE)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWBIGLK		WEST BIG LAKE BOULEVARD	112522	07/17/2018	\$ 15,000
20SWBIGLK		MONTBORNE ROAD	134298	03/21/2019	\$ 85,000
20SWBIGLK	24406	WALKER VALLEY ROAD	30559	06/25/2018	\$ 90,000
20SWBIGLK		STATE ROUTE 9	74625	11/19/2018	\$ 95,000
20SWBIGLK	18382	STATE ROUTE 9	99313	09/13/2018	\$ 95,500
20SWBIGLK	17062	BIG LAKE BOULEVARD	126669	09/17/2018	\$ 107,000
20SWBIGLK		METHOW COURT	130054	10/04/2018	\$ 110,000
20SWBIGLK	22969	METHOW COURT	130055	08/28/2018	\$ 110,000
20SWBIGLK	18736	SULFER SPRINGS ROAD	17928	08/21/2018	\$ 125,000
20SWBIGLK	24171	FLY FISH LANE	127754	05/10/2018	\$ 132,500
20SWBIGLK	22136	LITTLE MOUNTAIN ROAD	29775	05/15/2018	\$ 160,000
22SWBIGLK	18855	BIG LAKE BLVD	130396	04/08/2019	\$ 160,000
20SWBIGLK	18464	STATE ROUTE 9	74722	06/18/2018	\$ 216,000
20SWBIGLK	23701	GUNDERSON ROAD	27760	05/15/2018	\$ 235,000
20SWBIGLK	15046	NOOKACHAMPS ROAD	27616	02/20/2019	\$ 250,000
20SWBIGLK	25277	LAKE CAVANAUGH ROAD	18033	06/08/2018	\$ 270,000
20SWBIGLK	18566	MASON COURT	103676	05/02/2018	\$ 275,000
20SWBIGLK	23449	SHERRY LANE	109278	06/27/2018	\$ 279,000
20SWBIGLK	23602	COOMA PLACE	118544	09/05/2018	\$ 283,000
22SWBIGLK	17722	KINGFISHER COVE LANE	29864	05/31/2018	\$ 299,000
20SWBIGLK	17084	ZOYA DRIVE	109275	10/26/2018	\$ 310,000
20SWBIGLK	20120	CAVANAUGH COURT	108143	01/07/2019	\$ 310,000
20SWBIGLK	17494	WEST BIG LAKE BOULEVARD	29908	12/14/2018	\$ 311,000
22SWBIGLK	19104	SULFER SPRINGS ROAD	69881	06/26/2018	\$ 314,999
20SWBIGLK	17104	ZOYA DRIVE	109276	08/01/2018	\$ 315,000
20SWBIGLK	18653	BLACKBERRY LANE	112775	05/09/2018	\$ 315,000
20SWBIGLK	18512	STATE ROUTE 9	105931	06/05/2018	\$ 325,000
20SWBIGLK	18494	STATE ROUTE 9	103585	05/02/2018	\$ 325,000
20SWBIGLK	15102	NOOKACHAMPS ROAD	27615	06/22/2018	\$ 330,000
20SWBIGLK	18170	STATE ROUTE 9	74734/74648	06/05/2018	\$ 337,000
20SWBIGLK	18175	MONTBORNE ROAD	74609	09/21/2018	\$ 350,000
20SWBIGLK	18024	FIRE MOUNTAIN LANE	120490	03/19/2019	\$ 363,000
20SWBIGLK	24339	LEE ROAD	74612/74613/74614	06/04/2018	\$ 373,500
20SWBIGLK	24529	WISEMAN LANE	118656	08/22/2018	\$ 380,000
20SWBIGLK	18635	WEST LAKEVIEW LANE	102814	08/15/2018	\$ 381,500
20SWBIGLK	24064	WALKER VALLEY ROAD	74623	12/03/2018	\$ 388,000
20SWBIGLK	18307	PETER BURNS ROAD	17887	07/25/2018	\$ 395,000
20SWBIGLK	23101	SAGERS LANE	124617	09/18/2018	\$ 397,000

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWBIGLK	23644	GAVEN DRIVE	121373	03/20/2019	\$ 400,000
20SWBIGLK	22836	KNAPP ROAD	130044	03/18/2019	\$ 415,000
20SWBIGLK	17456	LAKE TERRACE PLACE	29770	07/26/2018	\$ 425,000
20SWBIGLK	18476	CARDINAL LANE	74602	05/17/2018	\$ 435,000
20SWBIGLK	17166	TROUT DRIVE	120772	06/28/2018	\$ 439,500
20SWBIGLK	22869	LAKE TERRACE LANE	29769	03/01/2019	\$ 443,000
20SWBIGLK	17014	TROUT DRIVE	113849	10/24/2018	\$ 446,000
20SWBIGLK	22850	LITTLE MOUNTAIN ROAD	29809	02/01/2019	\$ 460,000
20SWBIGLK	18114	MARIPOSA LANE	103876	09/13/2018	\$ 460,000
22SWBIGLK	18924	SULFER SPRINGS ROAD	69855	08/23/2018	\$ 460,000
20SWBIGLK	18725	STATE ROUTE 9	17926	07/03/2018	\$ 479,000
20SWBIGLK	19145	STATE ROUTE 9	18004	04/09/2019	\$ 487,000
20SWBIGLK	16674	MOUNTAIN VIEW ROAD	27941	12/12/2018	\$ 506,000
20SWBIGLK	23919	NOOKACHAMP HILLS DRIVE	123218	01/14/2019	\$ 515,000
20SWBIGLK	17193	SOCKEYE DRIVE	123241	10/04/2018	\$ 519,500
20SWBIGLK	23798	COPPER RIVER COURT	120761	08/10/2018	\$ 520,000
22SWBIGLK	18828	SULFER SPRINGS ROAD	69865	05/03/2018	\$ 525,000
20SWBIGLK	18198	MONTBORNE ROAD	113677	04/26/2019	\$ 527,500
20SWBIGLK	17194	COHO COURT	113858	11/06/2018	\$ 533,000
20SWBIGLK	24416	NOOKACHAMP HILLS DRIVE	127786	10/17/2018	\$ 540,000
20SWBIGLK	23840	NOOKACHAMP HILLS DRIVE	123207	07/19/2018	\$ 550,000
20SWBIGLK	23809	NOOKACHAMP HILLS DRIVE	120751	10/01/2018	\$ 550,000
20SWBIGLK	17193	SOCKEYE DRIVE	123241	07/02/2018	\$ 555,000
20SWBIGLK	24200	NOOKACHAMP HILLS DRIVE	127735	11/13/2018	\$ 560,000
20SWBIGLK	23871	NOOKACHAMP HILLS DRIVE	123210	11/14/2018	\$ 570,000
20SWBIGLK	23919	NOOKACHAMP HILLS DRIVE	123218	07/31/2018	\$ 578,000
20SWBIGLK	17180	BIG FIR PLACE	127719	02/05/2019	\$ 580,000
20SWBIGLK	23935	NORTH WESTVIEW ROAD	111125	03/12/2019	\$ 590,000
20SWBIGLK	23804	COPPER RIVER COURT	120762	02/01/2019	\$ 598,000
20SWBIGLK	24442	NOOKACHAMP HILLS DRIVE	127785	05/14/2018	\$ 599,000
20SWBIGLK	17074	TROUT DRIVE	113855	09/05/2018	\$ 600,000
20SWBIGLK	18019	MARIPOSA LANE	103858	08/03/2018	\$ 602,100
20SWBIGLK	23887	NOOKACHAMP HILLS DRIVE	123212	12/07/2018	\$ 602,500
20SWBIGLK	24185	NOOKACHAMP HILLS DRIVE	127748	09/27/2018	\$ 615,000
20SWBIGLK	15164	DESCHUTES COURT	130046	05/31/2018	\$ 620,000
22SWBIGLK	18560	WESTVIEW DRIVE	74706	06/29/2018	\$ 625,000
22SWBIGLK	18921	WEST BIG LAKE BOULEVARD	62116	11/01/2018	\$ 638,000
20SWBIGLK	22613	LITTLE MOUNTAIN ROAD	29810	04/26/2019	\$ 724,000
22SWBIGLK	17132	LAKE VIEW BOULEVARD	67108	06/11/2018	\$ 732,000
20SWBIGLK/15ROW	24068	PRISCILLA LANE	124317/127701	03/26/2019	\$ 770,000
22SWBIGLK	23982	NORTH WESTVIEW ROAD	74753	03/04/2019	\$ 775,000
22SWBIGLK	17924/1794	COVE LANE	29945/29944	07/30/2018	\$ 1,325,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Clear Lake
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	717
Sales Sample Size:	30

General Neighborhood Boundaries

North – Skagit River
West – Nookachamps Creek
South – East Fork of Nookachamps Creek/Turner Creek
East – Intersection of Old Day Creek and Morford Roads

Neighborhood Description

The Clear Lake area is a rural community located five miles east of Mount Vernon and three miles south of downtown Sedro-Woolley. It includes a variety of farms, waterfront lots, territorial and lakeview properties, and more standard residential lots. The homes typically range from fair to average quality in the older portion of town, while newer additions in the elevated areas and waterfront are more likely to have higher quality dwellings. The community supports two small markets, an elementary school, tavern, post office and county park. The lake, for which the town is named, is stocked with fish each year prior to the opening of fishing season, and is a gathering spot for locals during the summer months (and New Year's Day morning) to enjoy swimming, boating and a variety of other water activities.

**NEIGHBORHOOD SALES SAMPLE
(CLEAR LAKE)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWCLRLK	12185	STATE ROUTE 9	23277	10/19/2018	\$ 127,000
20SWCLRLK	13042	JANICKI ROAD	30223	06/25/2018	\$ 128,000
20SWCLRLK	23538	WHITING STREET	74812	09/26/2018	\$ 140,000
20SWCLRLK	12383	FRONT STREET	74947	06/11/2018	\$ 195,000
20SWCLRLK	23682	LAKE DRIVE	74968	11/19/2018	\$ 200,000
20SWCLRLK	23781	LAKE DRIVE	74991/74992	08/07/2018	\$ 200,000
20SWCLRLK	13153	JANICKI ROAD	30228	08/22/2018	\$ 200,000
20SWCLRLK	13208	PARKHURST LANE	62167	06/05/2018	\$ 228,000
20SWCLRLK	23553	PRINGLE STREET	74805	09/27/2018	\$ 240,000
20SWCLRLK	12793	HEMLOCK STREET	74799	04/17/2019	\$ 252,000
20SWCLRLK	23522	WHITING STREET	74814	06/04/2018	\$ 260,000
20SWCLRLK	12551	MILL STREET	74926	04/29/2019	\$ 262,500
20SWCLRLK	12436	FRONT STREET	23320	08/17/2018	\$ 270,000
20SWCLRLK	22603	BUCHANAN STREET	23437	06/12/2018	\$ 285,000
20SWCLRLK	12800/1281	HEMLOCK STREET	74855/74861	07/02/2018	\$ 297,000
20SWCLRLK	23636	BARTL AVENUE	74843	08/20/2018	\$ 300,000
20SWCLRLK	13137	BEAVER LAKE ROAD	62243	09/24/2018	\$ 333,000
20SWCLRLK	23347	BUCHANAN STREET	74864	07/23/2018	\$ 345,000
20SWCLRLK	12948	CEDAR STREET	74768	09/04/2018	\$ 350,000
20SWCLRLK	12948	CEDAR STREET	74768	06/11/2018	\$ 360,000
20SWCLRLK	23549	WHITING STREET	74934	04/25/2019	\$ 365,000
20SWCLRLK	13809	STATE ROUTE 9	24545	12/05/2018	\$ 370,000
20SWCLRLK	12700	SAWYER COURT	123373	02/15/2019	\$ 395,450
20SWCLRLK	22607	BUCHANAN STREET	23438	07/05/2018	\$ 406,000
20SWCLRLK	12597	EAST LAKE DRIVE	30114	10/16/2018	\$ 455,000
20SWCLRLK	12883	MAGNOLIA LANE	90159	05/23/2018	\$ 549,000
20SWCLRLK	25248	OLD DAY CREEK ROAD	105833	05/31/2018	\$ 550,000
20SWCLRLK	22648	CHESTNUT PLACE	125669	05/24/2018	\$ 620,000
20SWCLRLK	13238/13240	BUCHANAN LANE	69917	04/09/2019	\$ 910,000
22SWCLRLK	24090	OLD DAY CREEK ROAD	30104	09/09/2018	\$ 850,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Highway 9
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	2,135
Sales Sample Size:	68

General Neighborhood Boundaries

North – Whatcom County
West – Burlington School District line
South – State Route 20, Sedro-Woolley city limits
East – State Route 9, DNR lands

Neighborhood Description

The neighborhood's namesake, Highway (State Route) 9, is a 98-mile long state highway that stretches south from the Canadian border to State Route 522. The neighborhood itself is approximately 22,500 acres in size, and is dominated by timber, agriculture and residential use. It is located north of the city of Sedro-Woolley and extends all the way to the Whatcom County border. The Samish River originates in the northern part of this area between Anderson Mountain and Lyman Hill. It then follows through the Warner Prairie between Humphrey Hill and Butler Hill, and completes its journey emptying into Samish Bay. The Samish River supports runs of five salmon and three trout species. Parson Creek, Swede Creek, Mills Creek, Thunder Creek and Dry Creek are just some of the tributaries that feed Samish River. Bottomless Lake is also located in the Highway 9 neighborhood; it is a 350-foot deep, volcanic lake fed by glacial springs that originate from Mount Baker.

The Highway 9 neighborhood is very rural and mostly populated with single-family residences and manufactured homes. The parcels vary in acreage, but generally are at least one acre in size. The land varies from wooded and private to cleared and open pasture land. The majority of agriculture in this area can be found along Prairie Road, and in the flats between F&S Grade Road and State Route 20. Samish Elementary School (K-6) is the only school in this area. Burlington Northern Railroad runs north-south through this area, along with power lines and natural gas pipelines that affect many of the properties directly along Highway 9.

Most of the residential homes in this area are stick-built, single-family residences, although they are accompanied by quite a few manufactured homes as well. With land being abundant, rambler homes are the most common style in the flats, while one-story designs with basements are also common in areas with naturally occurring slopes. Most properties have some territorial views, while some of the properties located in the hills have expansive views. Many different types and qualities of outbuildings are also found throughout this area. These outbuildings are used for farming, storage, small home businesses, and even living area.

NEIGHBORHOOD SALES SAMPLE (HIGHWAY 9)

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWHWY9	23195	EAST JONES STREET	36382	12/06/2018	\$ 90,000
20SWHWY9	20675	ECHO HILL ROAD	49700	02/22/2019	\$ 97,500
20SWHWY9		COLLINS ROAD	125365	10/02/2018	\$ 135,000
20SWHWY9	4770	STATE ROUTE 9	49903	11/30/2018	\$ 157,000
20SWHWY9	22788	GRIP ROAD	36179	02/06/2019	\$ 160,000
20SWHWY9	21070	WILDWOOD PLACE	50148	07/18/2018	\$ 165,000
20SWHWY9	7307	UNION SQUARE LANE	36289	11/01/2018	\$ 180,000
20SWHWY9	24846	TENNESON ROAD	51190	07/09/2018	\$ 190,000
20SWHWY9/44SWRURMH	23301	JONES ROAD	36375/36377	03/08/2019	\$ 196,000
20SWHWY9	3967	SAJE LANE	49796	07/26/2018	\$ 197,000
20SWHWY9	20085	ECHO HILL ROAD	105432	01/15/2019	\$ 200,000
20SWHWY9	20802	ECHO HILL ROAD	49738	08/01/2018	\$ 200,000
20SWHWY9	9428	ADRIAN LANE	118953	07/24/2018	\$ 208,000
20SWHWY9	23018	CONCORD LANE	36312	10/10/2018	\$ 217,000
20SWHWY9	23678	HATHAWAY ROAD	49806	10/24/2018	\$ 217,500
20SWHWY9/44SWRURMH	23322	NATURE VIEW DRIVE	50788/126896	07/02/2018	\$ 224,500
20SWHWY9	7779	FREDERICKSON ROAD	120877	03/29/2019	\$ 225,000
20SWHWY9	10624	VISTA VIEW DRIVE	67784	01/04/2019	\$ 246,000
20SWHWY9	4593	LOIS LANE	82961	05/18/2018	\$ 269,000
20SWHWY9	10663	VISTA VIEW DRIVE	67792	08/24/2018	\$ 269,500
20SWHWY9	6038	STATE ROUTE 9	35449	06/22/2018	\$ 270,000
20SWHWY9	5221	TALON COURT	106903	07/16/2018	\$ 275,000
20SWHWY9	5058	STATE ROUTE 9	50759	07/06/2018	\$ 279,900
20SWHWY9	20163	PRAIRIE ROAD	35754	08/15/2018	\$ 284,000
20SWHWY9	5212	AERIE LANE	106909	03/12/2019	\$ 285,000
20SWHWY9	23129	JONES ROAD	36388	08/07/2018	\$ 290,000
20SWHWY9	7120	FRUITDALE ROAD	105930	05/17/2018	\$ 292,000
20SWHWY9	22492	GRIP ROAD	35618	08/25/2018	\$ 294,500
20SWHWY9	23117	JONES ROAD	36387	02/05/2019	\$ 295,000
20SWHWY9	7671	DELVAN HILL ROAD	36143	07/20/2018	\$ 295,000
20SWHWY9	22269	GRIP ROAD	50746/50745	09/09/2018	\$ 300,000
20SWHWY9	3939	STATE ROUTE 9	49874	08/28/2018	\$ 315,000

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWHWY9	5943	FRUITDALE ROAD	51149	04/11/2019	\$ 323,000
20SWHWY9	7735	STATE ROUTE 9	38620	12/03/2018	\$ 325,000
20SWHWY9	19910	DOUBLE CREEK LANE	50333	08/07/2018	\$ 325,000
20SWHWY9	22085	GRIP ROAD	50726	04/05/2019	\$ 327,000
20SWHWY9	9369	PROSPECT STREET	67653	07/20/2018	\$ 345,000
20SWHWY9	10152	RIDGE PLACE	68557/119010	07/02/2018	\$ 345,000
20SWHWY9	7270	FRUITDALE ROAD	38588	04/08/2019	\$ 350,000
20SWHWY9	21243	PLAZA DRIVE	67758	10/25/2018	\$ 357,500
20SWHWY9	9275	PROSPECT STREET	67659	04/08/2019	\$ 367,000
20SWHWY9	4950	IDA DRIVE	81591	07/31/2018	\$ 370,000
20SWHWY9	10308	RIDGE PLACE	83754	11/21/2018	\$ 375,000
20SWHWY9	9390	PROSPECT STREET	67639	04/26/2019	\$ 380,000
20SWHWY9	23391	BASSETT ROAD	36465	12/07/2018	\$ 380,000
20SWHWY9	4558	LOIS LANE	82947	08/09/2018	\$ 385,000
20SWHWY9	4841	IDA DRIVE	81584	09/12/2018	\$ 390,000
20SWHWY9	22372	GRIP ROAD	35581	06/26/2018	\$ 399,000
20SWHWY9	22913	MOSIER ROAD	80725	07/27/2018	\$ 410,000
20SWHWY9	7107	HAYES LANE	36254	08/16/2018	\$ 415,000
20SWHWY9	23545	MOSIER ROAD	35575	09/05/2018	\$ 424,950
20SWHWY9	24051	MANGAT LANE	127889	07/12/2018	\$ 425,000
20SWHWY9	23076	IDA LANE	96042	01/21/2019	\$ 429,950
20SWHWY9	3310	ALGER MOUNTAIN ROAD	49706	08/17/2018	\$ 430,000
20SWHWY9	22909	MOSIER ROAD	80726	05/18/2018	\$ 435,000
20SWHWY9	23425	MOSIER ROAD	35540	04/01/2019	\$ 438,000
20SWHWY9	21068	PRAIRIE ROAD	50142	08/09/2018	\$ 449,000
20SWHWY9	6672	STATE ROUTE 9	35562	12/28/2018	\$ 455,000
20SWHWY9	23547	MOSIER ROAD	133643/133646/133644/133645	09/11/2018	\$ 479,000
20SWHWY9	22729	NATURE VIEW DRIVE	50687	07/17/2018	\$ 489,000
20SWHWY9	24295	WILLIDA LANE	38641	08/14/2018	\$ 500,000
20SWHWY9	4914	WILDLIFE ACRES LANE	50235	09/07/2018	\$ 500,000
20SWHWY9	22777	NATURE VIEW DRIVE	50689	04/29/2019	\$ 505,000
20SWHWY9	21298	CLARA PLACE	102148	12/11/2018	\$ 508,000
20SWHWY9	8159	AVERY LANE	114997	12/12/2018	\$ 537,500
20SWHWY9	24110	MARTIN ROAD	51049	05/18/2018	\$ 575,000
20SWHWY9	7445	AVALON HEIGHTS WAY	126690	09/21/2018	\$ 750,000
20SWHWY9	7516	AVALON HEIGHTS WAY	126688	05/07/2018	\$ 837,500

NEIGHBORHOOD SUMMARY

Neighborhood:	Lake Cavanaugh
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	837
Sales Sample Size:	13

General Neighborhood Boundaries

North – Cultus Mountain
West – Conway School District line
South – Skagit County/Snohomish County line
East – Concrete School District line

Neighborhood Description

The Lake Cavanaugh neighborhood is located in the south central part of Skagit County, and is made up of a lake community, rural residences on acreage, and timber land. The lake itself is accessed from the north via Lake Cavanaugh Road, and from the south via Deer Creek Road. Both are two-lane roads with the non-lakefront, residential parcels located along Lake Cavanaugh Road. These homes, that are located off of Lake Cavanaugh Road on the way to the lake, range from manufactured homes to single-family residences with outbuildings. These rural homes are nestled in the wooded hills and mountains that are actively being logged.

Lake Cavanaugh proper has homes that range widely from relatively old, small rustic cabins to larger, contemporary and newly built homes. While some of the back lots have access to the lake, most do not. This contributes to the large difference in value between the waterfront properties and the back lots. The waterfront properties are becoming more sought after, with very few vacant lots available. The result is that many of the old smaller cabins are being purchased and demolished to make room for new builds on the property. The result is that there has been a drastic increase in land values recently.

Due to Lake Cavanaugh's distance from Interstate 5, the majority of the properties in the lake community are second homes and vacation properties, as opposed to full-time residences whose owners commute to their employment. The southern end of the lake has a volunteer fire department, a small real estate office, and a public boat launch that is the only public access to the lake.

**NEIGHBORHOOD SALES SAMPLE
(LAKE CAVANAUGH)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWLKCAV	34164	SOUTH SHORE DRIVE	66699	08/09/2018	\$ 78,500
20SWLKCAV	33124	SOUTH SHORE DRIVE	66964/66963	06/11/2018	\$ 225,000
22SWLKCAV	33859	SOUTH SHORE DRIVE	66592	03/12/2019	\$ 290,000
20SWLKCAV	21851	PETER BURNS ROAD	18213	02/22/2019	\$ 299,000
22SWLKCAV	33558	CLIFF ROAD	66922	08/03/2018	\$ 300,000
22SWLKCAV	33923	SOUTH SHORE DRIVE	66586/66720	08/14/2018	\$ 350,000
22SWLKCAV	33648	BAMBOO LANE	66287	09/27/2018	\$ 375,000
22SWLKCAV/20SWLKCAV	34495	SOUTH SHORE DRIVE	66529/66670	10/22/2018	\$ 529,900
22SWLKCAV	33001	SOUTH SHORE DRIVE	66799	09/04/2018	\$ 550,000
22SWLKCAV	34047	SOUTH SHORE DRIVE	66574	09/09/2018	\$ 775,000
22SWLKCAV	33806/33807	NORTH SHORE DRIVE	66304/66347	06/22/2018	\$ 850,000
22SWLKCAV/20SWLKCAV	34046	NORTH SHORE DRIVE	66330/66372	03/06/2019	\$ 868,000
22SWLKCAV	33131	SOUTH SHORE DRIVE	66787	08/24/2018	\$ 1,170,750

NEIGHBORHOOD SUMMARY

Neighborhood:	Minkler
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	575
Sales Sample Size:	8

General Neighborhood Boundaries

North – State Route 20
West – Burlington-Edison School District
South – Skagit River
East – Robinson Road

Neighborhood Description

The Minkler neighborhood is comprised of parcels on acreage located south of incorporated Sedro-Woolley, often supporting farming and ranching. These parcels generally have a single-family residence surrounded by various outbuildings needed to support the working nature of the farms. Many of the improved parcels are surrounded by contiguous empty parcels used for farming or to support livestock grazing. Some of the properties also have a secondary living space or a manufactured home used to house either tenants or field hands and their families.

The overall feeling of this neighborhood is rural in nature. Approximately 400 elk call this area home, which has caused friction with the farmers and ranchers because of the competition for resources they present to the domestic animals, as well as the damage they do to the fencing and crops in the area. It is estimated that the elk have done approximately \$1.4 million of damage in 2019.

A portion of Sterling Road is a standout from the rural norm in the neighborhood. This area has single-family residences on smaller lots that resemble incorporated Sedro-Woolley more than it resembles the rest of the neighborhood. Another standout is Janicki Cove, which is a community of recreation lots located on the Skagit River. This community has only one or two permanent residences, with the rest of the parcels occupied by recreational vehicles and, at most, a single, small multi-purpose shed. Much of this neighborhood is susceptible to flooding from the Skagit River, and this is the factor that limits the utility of some parcels more than others.

**NEIGHBORHOOD SALES SAMPLE
(MINKLER)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWMINKLR	29677	LYMAN HAMILTON HIGHWAY	38993	07/11/2018	\$ 210,000
20SWMINKLR	22677	RHODES ROAD	37693	01/09/2019	\$ 220,000
20SWMINKLR	8057	NICHOLSON ROAD	41589	05/08/2018	\$ 259,500
20SWMINKLR	10583	STERLING ROAD	37773	11/20/2018	\$ 280,000
20SWMINKLR	10863	STERLING ROAD	37719/37721	08/03/2018	\$ 334,000
20SWMINKLR	24756	CHASE ROAD	64361	12/27/2018	\$ 357,000
20SWMINKLR	9419	SOREN ROAD	67915/67912	12/17/2018	\$ 465,000
20SWMINKLR	25317	HOEHN ROAD	40014	07/03/2018	\$ 589,900

NEIGHBORHOOD SUMMARY

Neighborhood:	North Skagit
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	992
Sales Sample Size:	33

General Neighborhood Boundaries

North – Sierra Pacific timberlands
West – Robinson Road extended north
South – Skagit River
East – Lusk Road and Windsong Road

Neighborhood Description

The North Skagit neighborhood is located in the most easterly portion of the Sedro-Woolley School District, starting seven miles east of Sedro-Woolley proper and continuing east along State Route 20. It is primarily a rural bedroom community of the Interstate 5 corridor, which is approximately 20 miles and 30 minutes away. The unincorporated areas of this neighborhood have a mixture of single-family residences located on small town, riverfront and recreational lots, as well as larger acreage properties. Small hobby farms co-exist with large agricultural enterprises, including an operating dairy, Wilcox Farms poultry farm, a large 800+ acre blueberry farm, buffalo and cattle ranches, and several marijuana grow operations. Much of the acreage found in this area is lower and is prone to flooding during the wet seasons. There are thousands of acres of Sierra Pacific timberlands on higher ground to the north that produce large amounts of timber and supply the local Reman lumber mill and Timber Mantels custom fireplace mantels.

There are two small incorporated communities. The town of Lyman arrives first when travelling east along State Route 20; it consists of mostly single-family dwellings and a handful of small businesses, including a gas station, coffee shop and two restaurants. Lyman also features an elementary school, a park and local cemetery. Established in 1877 and incorporated in 1891, the town of Hamilton is further east and has a population of 301 (2010 U.S. census), 67 single-family residences and limited commercial activity in the form of a tavern, restaurant/store, and church. Hamilton has struggled with its incorporated status due to its small size and flooding history. A good majority of homes are in the Skagit River floodway and have raised foundations from past FEMA subsidies, while some have been bought out by the agency and totally destroyed. New construction in the floodway portions of Hamilton is prohibited. Flood recovery and rebuilding has attempted to move the town further north of its current location. The latest movement has been the non-profit Forterra purchase of 40 acres of higher ground north of State Route 20 to relocate residents and businesses.

There is some larger commercial activity in the neighborhood and it provides a bulk of the area's employment: Janicki Industries, Miles Sand and Gravel, and the Sierra Pacific shop/office/yard.

**NEIGHBORHOOD SALES SAMPLE
(NORTH SKAGIT)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWNSKAGT	589	PETTIT STREET	73893/73894	03/07/2019	\$ 53,000
20SWNSKAGT	321	RAILROAD AVENUE	73683	06/18/2018	\$ 90,000
20SWNSKAGT	7411	WINDSONG LANE	127537	01/02/2019	\$ 95,000
20SWNSKAGT	36183	OHARA ROAD	42943	01/25/2019	\$ 170,000
20SWNSKAGT	8168	MAPLE AVENUE	41391	05/25/2018	\$ 180,000
20SWNSKAGT	8190	LYMAN AVENUE	74568	06/27/2018	\$ 185,000
20SWNSKAGT	8578	LUSK ROAD	42880	09/10/2018	\$ 197,500
20SWNSKAGT	8224	DAVIS LANE	41496	05/17/2018	\$ 198,000
20SWNSKAGT	31495	FIRST STREET	41476/74530	08/30/2018	\$ 209,500
20SWNSKAGT	612	SHILOH LANE	105050	05/04/2018	\$ 220,000
20SWNSKAGT	7721	CABIN CREEK ROAD	41021	01/08/2019	\$ 221,000
20SWNSKAGT	8312	MAIN STREET	41357	10/03/2018	\$ 224,000
20SWNSKAGT	7695	MEDFORD ROAD	67272	09/27/2018	\$ 229,000
20SWNSKAGT	31513	PREVEDELL LANE	41482	01/03/2019	\$ 230,000
20SWNSKAGT	720	CUMBERLAND STREET	73736/73737	08/27/2018	\$ 230,000
20SWNSKAGT	35896	SHANGRI-LA DRIVE	68995	07/26/2018	\$ 245,000
20SWNSKAGT	8251	MAPLE AVENUE	41434	04/01/2019	\$ 252,500
20SWNSKAGT	7936	SLATE LANE	102173	02/12/2019	\$ 257,500
20SWNSKAGT	8180	MAPLE AVENUE	41390	10/29/2018	\$ 260,000
20SWNSKAGT	608	SHILOH LANE	105048	02/07/2019	\$ 265,000
20SWNSKAGT	31442	PREVEDELL ROAD	41331	07/05/2018	\$ 266,000
20SWNSKAGT	37721	CAPE HORN ROAD	42844	06/25/2018	\$ 275,000
20SWNSKAGT	31514	FIRST STREET	74533/41388	03/29/2019	\$ 283,750
20SWNSKAGT	37607	CAPE HORN ROAD	42847	08/09/2018	\$ 300,000
20SWNSKAGT	7620	WINDSONG LANE	127533	06/25/2018	\$ 340,000
20SWNSKAGT	34215	HAMILTON CEMETERY ROAD	67264	04/10/2019	\$ 365,000
20SWNSKAGT	31086	WEST MAIN STREET	118092	06/28/2018	\$ 385,000
20SWNSKAGT	32947	HAMILTON CEMETERY ROAD	40915	10/31/2018	\$ 392,000
20SWNSKAGT	35693	LYMAN HAMILTON HIGHWAY	41148/41147	07/24/2018	\$ 410,000
20SWNSKAGT	32266	CARPENTER ROAD	40847	03/19/2019	\$ 425,000
20SWNSKAGT	7692	CABIN CREEK ROAD	103594	09/05/2018	\$ 430,000
20SWNSKAGT	8123	COYOTE SPRINGS LANE	130289	09/18/2018	\$ 495,000
20SWNSKAGT	34753	WALDERS ROAD	41064/41077	03/15/2019	\$ 650,000

NEIGHBORHOOD SUMMARY

Neighborhood:	North Town
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	1,475
Sales Sample Size:	106

General Neighborhood Boundaries

North – East Jones Road
West – Collins Road
South – State Route 20
East – North Fruitdale Road

Neighborhood Description

The North Town neighborhood designation of Sedro-Woolley is a mix of residential property types, including older and newer tract homes, multi-family homes and mobile home parks. There are areas of transition where small farms and larger parcels are now being sub-divided into platted developments. A recent Skagit Valley Herald article reported growth being a dominant theme in Sedro Woolley. Since 2013, there has been a dramatic increase in housing developments, with an emphasis on multi-family housing such as townhomes and apartments.

The neighborhood also contains a good mix of easily accessible medical offices, banks, restaurants and shopping facilities. The SWIFT (Sedro-Woolley Innovation for Tomorrow) Center has transformed the former Northern State Hospital site; it contains Sedron Technologies, Cascades Job Corps College and Career Academy, Pioneer Center North, and the North Sound Evaluation and Treatment Center. The Northern State complex also offers recreational opportunities, such as a disc golf course, and its namesake trail that connects with the Fruitdale/McGarigle Roads and State Route 20, two other public, sared use paths.

**NEIGHBORHOOD SALES SAMPLE
(NORTH TOWN)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWNTOWN	1481	GATEWAY HEIGHTS LOOP	131086	11/01/2018	\$ 55,500
20SWNTOWN	1471	WEST GATEWAY HEIGHTS LOOP	133179	10/25/2018	\$ 58,600
20SWNTOWN	438	LONGTIME LANE	36362	07/05/2018	\$ 62,000
20SWNTOWN		ALDERWOOD LANE	39288/82170	07/30/2018	\$ 105,500
20SWNTOWN	329	COOK ROAD	77389	05/04/2018	\$ 160,050
20SWNTOWN	1601	WILDFLOWER WAY	120355	05/23/2018	\$ 205,000
20SWNTOWN	1555	WILDFLOWER WAY	120356	04/18/2019	\$ 206,000
20SWNTOWN	1805	WILDFLOWER WAY	120338	05/29/2018	\$ 210,000
20SWNTOWN	906	MCGARIGLE ROAD	76362	10/29/2018	\$ 215,000
20SWNTOWN	1505	WILDFLOWER WAY	120360	09/19/2018	\$ 220,000
20SWNTOWN	1750	STARFLOWER LANE	120308	11/26/2018	\$ 222,000
20SWNTOWN	1530	WILDFLOWER WAY	120324	01/29/2019	\$ 223,000
20SWNTOWN	1606	WILDFLOWER WAY	120352	11/08/2018	\$ 223,650
20SWNTOWN	1720	SWEET CICELY LANE	120319	07/18/2018	\$ 225,000
20SWNTOWN	1027	FRUITDALE ROAD	39347	01/16/2019	\$ 235,000
20SWNTOWN	833	SAPP ROAD	77800	05/18/2018	\$ 237,000
20SWNTOWN	440	WINTER LANE	114882	02/26/2019	\$ 238,595
20SWNTOWN	1002	COOK ROAD	37204	03/21/2019	\$ 240,000
20SWNTOWN	1231	INDEPENDENCE BOULEVARD	80695	06/14/2018	\$ 245,000
20SWNTOWN	1460	VECCHIO COURT	121314	01/21/2019	\$ 254,000
20SWNTOWN	441	SPRING LANE	116093	02/06/2019	\$ 255,000
20SWNTOWN	1452	VECCHIO COURT	121316	06/18/2018	\$ 259,000
20SWNTOWN	1024	COOK ROAD	37207	04/30/2019	\$ 260,000
20SWNTOWN	1229	ARREZO DRIVE	122938	05/23/2018	\$ 265,000
20SWNTOWN	1231	ARREZO DRIVE	122939	06/07/2018	\$ 265,000
20SWNTOWN	901	SUMMER MEADOWS COURT	106984	01/29/2019	\$ 265,000
20SWNTOWN	300	HAWTHORNE STREET	76844	01/22/2019	\$ 267,500
20SWNTOWN	1223	ARREZO DRIVE	122935	08/29/2018	\$ 268,000
20SWNTOWN	1431	PORTOBELLO AVENUE	120667	05/22/2018	\$ 273,000
20SWNTOWN	421	ROHRER LOOP	119295	07/02/2018	\$ 275,000
20SWNTOWN	1508	VECCHIO COURT	121309	11/14/2018	\$ 277,950
20SWNTOWN	933	SUMMER MEADOWS COURT	106992	05/11/2018	\$ 278,400
20SWNTOWN	405	SPRING LANE	114866	08/13/2018	\$ 279,900

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWNTOWN	1000	FRUITDALE ROAD	130449	10/15/2018	\$ 280,000
20SWNTOWN	1468	VECCHIO COURT	121312	03/11/2019	\$ 281,000
20SWNTOWN	433	ROHRER LOOP	119293	07/26/2018	\$ 282,000
20SWNTOWN	403	SPRING LANE	114865	06/01/2018	\$ 282,900
20SWNTOWN	415	SPRING LANE	114871	10/17/2018	\$ 283,750
20SWNTOWN	406	SPRING LANE	114847	02/19/2019	\$ 284,900
20SWNTOWN	812	LUCAS DRIVE	78726	12/14/2018	\$ 284,950
20SWNTOWN	451	SPRING LANE	116098	09/12/2018	\$ 286,000
20SWNTOWN	410	SPRING LANE	114849	02/12/2019	\$ 287,211
20SWNTOWN	713	CULTUS MOUNTAIN ROAD	90609	07/26/2018	\$ 290,000
20SWNTOWN	206	GARDEN OF EDEN ROAD	37196	09/19/2018	\$ 290,000
20SWNTOWN	117	CENTRAL STREET	37481	12/21/2018	\$ 290,000
20SWNTOWN	283	KLINGER STREET	124471	04/05/2019	\$ 290,500
20SWNTOWN	475	SPRING LANE	114875	10/15/2018	\$ 293,000
20SWNTOWN	293	KLINGER STREET	124466	06/26/2018	\$ 295,000
20SWNTOWN	460	MEADOW PLACE	116067	12/19/2018	\$ 295,000
20SWNTOWN	309	COATES LANE	110926	06/21/2018	\$ 296,250
20SWNTOWN	926	PRESIDIO PLACE	107007	02/22/2019	\$ 296,529
20SWNTOWN	923	PRESIDIO PLACE	107020	09/21/2018	\$ 297,285
20SWNTOWN	290	KLINGER STREET	124426	10/26/2018	\$ 299,900
20SWNTOWN	1404	GATEWAY HEIGHTS LOOP	131093	06/27/2018	\$ 300,000
20SWNTOWN	297	LEWIS PLACE	124456	11/20/2018	\$ 300,000
20SWNTOWN	426	SPRING LANE	116078	06/08/2018	\$ 300,000
20SWNTOWN	822	EVANS DRIVE	76327	11/07/2018	\$ 300,000
20SWNTOWN	306	SAPP ROAD	36353	02/13/2019	\$ 300,000
20SWNTOWN	939	SUMMER MEADOWS COURT	107024	08/13/2018	\$ 300,100
20SWNTOWN	1260	ARREZO DRIVE	122920	04/23/2019	\$ 303,850
20SWNTOWN	691	BRICKYARD BOULEVARD	102146	05/17/2018	\$ 304,000
20SWNTOWN	914	PRESIDIO PLACE	107010	09/26/2018	\$ 305,000
20SWNTOWN	811	JOHN LINER ROAD	76331	04/29/2019	\$ 305,000
20SWNTOWN	1234	INDEPENDENCE BOULEVARD	80669	06/20/2018	\$ 305,000
20SWNTOWN	1537	GATEWAY HEIGHTS LOOP	131067	03/26/2019	\$ 308,500
20SWNTOWN	1526	GATEWAY HEIGHTS LOOP	131104	12/18/2018	\$ 310,000
20SWNTOWN	280	KLINGER STREET	124421	11/27/2018	\$ 310,000
20SWNTOWN	827	JOHN LINER ROAD	76320	03/26/2019	\$ 310,000
20SWNTOWN	732	BRICK LANE	102093	07/20/2018	\$ 310,000

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWNTOWN	1553	EAST GATEWAY HEIGHTS LOOP	133154	08/28/2018	\$ 313,000
20SWNTOWN	1622	GATEWAY HEIGHTS PLACE	133156	08/10/2018	\$ 315,000
20SWNTOWN	331	HELEN STREET	124445	06/21/2018	\$ 315,000
20SWNTOWN	1616	GATEWAY HEIGHTS PLACE	133159	07/20/2018	\$ 318,000
20SWNTOWN	337	HELEN STREET	124443	08/06/2018	\$ 319,900
20SWNTOWN	1419	GATEWAY HEIGHTS LOOP	131058	01/09/2019	\$ 325,000
20SWNTOWN	1502	PORTOBELLO AVENUE	123090	07/30/2018	\$ 325,000
20SWNTOWN	1105	FRUITDALE ROAD	39377	11/19/2018	\$ 325,000
20SWNTOWN	709	ORTH WAY	81617	09/13/2018	\$ 325,100
20SWNTOWN	1103	NORTH TOWNSHIP STREET	109042	06/18/2018	\$ 330,000
20SWNTOWN	1543	GATEWAY HEIGHTS LOOP	131070	04/19/2019	\$ 332,000
20SWNTOWN	1607	GATEWAY HEIGHTS LOOP	131073	05/03/2018	\$ 332,500
20SWNTOWN	1560	PORTOBELLO AVENUE	131047	04/29/2019	\$ 337,000
20SWNTOWN	1408	GATEWAY HEIGHTS LOOP	131095	07/18/2018	\$ 339,000
20SWNTOWN	1416	GATEWAY HEIGHTS LOOP	131099	05/08/2018	\$ 339,000
20SWNTOWN	1410	GATEWAY HEIGHTS LOOP	131096	07/18/2018	\$ 339,000
20SWNTOWN	1402	GATEWAY HEIGHTS LOOP	131092	12/11/2018	\$ 339,900
20SWNTOWN	1412	GATEWAY HEIGHTS LOOP	131097	10/19/2018	\$ 340,000
20SWNTOWN	1487	GATEWAY HEIGHTS LOOP	131083	04/22/2019	\$ 340,000
20SWNTOWN	710	BRICKYARD BOULEVARD	102127	08/31/2018	\$ 343,500
20SWNTOWN	1586	GATEWAY HEIGHTS LOOP	131090	01/14/2019	\$ 344,500
20SWNTOWN	1480	WEST GATEWAY HEIGHTS LOOP	133169	11/19/2018	\$ 349,500
20SWNTOWN	1476	WEST GATEWAY HEIGHTS LOOP	133171	01/07/2019	\$ 349,500
20SWNTOWN	1478	WEST GATEWAY HEIGHTS LOOP	133170	11/27/2018	\$ 349,500
20SWNTOWN	215	CARTER STREET	39559	10/26/2018	\$ 349,500
20SWNTOWN	1418	GATEWAY HEIGHTS LOOP	131100	07/18/2018	\$ 350,000
20SWNTOWN	1406	GATEWAY HEIGHTS LOOP	131094	07/18/2018	\$ 355,000
20SWNTOWN	1590	GATEWAY HEIGHTS LOOP	131088	10/18/2018	\$ 356,500
20SWNTOWN	920	ALDERWOOD LANE	82163	11/13/2018	\$ 357,500
20SWNTOWN	1592	GATEWAY HEIGHTS LOOP	131087	07/25/2018	\$ 359,000
20SWNTOWN	816	ORTH WAY	81605	04/16/2019	\$ 374,950
20SWNTOWN	217	BALL STREET	76348	12/06/2018	\$ 379,500
20SWNTOWN	334	SAPP ROAD	36349	10/25/2018	\$ 385,000
20SWNTOWN	8854	GARDEN OF EDEN ROAD	36677	10/18/2018	\$ 405,000
20SWNTOWN	392	CARTER STREET	39572	09/21/2018	\$ 410,000
20SWNTOWN	302	LONGTIME LANE	118259	10/27/2018	\$ 546,000
20SWNTOWN	313	LONGTIME LANE	118263	10/02/2018	\$ 624,900

NEIGHBORHOOD SUMMARY

Neighborhood:	South Skagit
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	378
Sales Sample Size:	16

General Neighborhood Boundaries

- North – Skagit River
- West – Morford Road and State Route 9
- South – WA State DNR and Weyerhaeuser timberlands
- East – Mileposts 15-16; Concrete School District westerly boundary

Neighborhood Description

This neighborhood is located on the south side of the Skagit River, extending eastward along the South Skagit Highway from State Route 9 to just past Milepost 15 to the westerly Concrete School District boundary. It also extends southward up Old Day Creek Road to the area surrounding Judy Reservoir. Most of the properties are unplatted or short-platted parcels of small acreage, either vacant or improved with single-family residences. In the more easterly portion, particularly around the Day Creek community, there are some larger acreage agricultural operations. These properties, due to their large open acreages, tend to have sweeping territorial views. Many properties situated on the south side of the South Skagit Highway gain elevation up into the foothills, and this offers mountain views to the southerly cleared timberlands or to the foothills north of the Skagit River and Mount Baker beyond. The Judy Reservoir area, particularly the Panorama Plateau development, also has pleasant northerly mountain views.

The neighborhood character is almost exclusively residential and agricultural; there is virtually no commercial activity. There are only remnants of a shuttered gas station/market in Day Creek. All goods and services are located in Clear Lake and Sedro Woolley to the west and Concrete to the east. The only other non-residential uses in this largely rural neighborhood are a few churches and fire stations scattered throughout, two large chicken farms, and large scale commercial timberlands. Recreation in the area includes general outdoor activities such as hiking, fishing and hunting.

**NEIGHBORHOOD SALES SAMPLE
(SOUTH SKAGIT)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWSSKAGT	11602	PANORAMA DRIVE	40560	10/02/2018	\$ 82,500
20SWSSKAGT	10813	POTTS ROAD	42056	07/26/2018	\$ 169,000
20SWSSKAGT	26247	PANORAMA PLACE	133230	08/09/2018	\$ 170,000
20SWSSKAGT	30709	SOUTH SKAGIT HIGHWAY	42071	11/20/2018	\$ 194,500
20SWSSKAGT	26821	OLD DAY CREEK ROAD	108854	01/14/2019	\$ 200,700
20SWSSKAGT	31912	SOUTH SKAGIT HIGHWAY	41995	04/03/2019	\$ 215,000
20SWSSKAGT	30634	SOUTH SKAGIT HIGHWAY	42113	10/22/2018	\$ 228,500
20SWSSKAGT	32289	SOUTH LYMAN FERRY ROAD	41806	10/01/2018	\$ 255,000
20SWSSKAGT	32943	BERRY LANE	41769	09/24/2018	\$ 332,500
20SWSSKAGT	26633	PANORAMA PLACE	40549	07/20/2018	\$ 338,750
20SWSSKAGT	32905	BERRY LANE	41768	06/11/2018	\$ 342,000
20SWSSKAGT	26901	PANORAMA COURT	40559/40570	07/13/2018	\$ 450,000
20SWSSKAGT	26248	PANORAMA PLACE	40562	07/19/2018	\$ 458,500
20SWSSKAGT	10186	WARFIELD ROAD	42001	09/09/2018	\$ 560,000
20SWSSKAGT	26249	PANORAMA PLACE	40544	03/15/2019	\$ 699,000
20SWSSKAGT	26249	PANORAMA PLACE	40544	03/15/2019	\$ 742,500

NEIGHBORHOOD SUMMARY

Neighborhood:	South Town
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	1,852
Sales Sample Size:	111

General Neighborhood Boundaries

North – State Route 20
West – City Limits
South – Skagit River
East – City Limits

Neighborhood Description

The South Town neighborhood of Sedro-Woolley is home to a variety of residential, commercial and industrial properties, including the historic downtown. Whether you are looking for aerospace technology, logging equipment, a good meal or even a rodeo, South Town Sedro-Woolley has it all. The downtown area on Metcalf Street is lined with old streetlamps and beautiful old buildings giving it an old-time charm.

The neighborhood housing market is comprised mainly of higher-density, more affordable, older homes. Due to the affordability of homes, there has been a significant upward trend in people locating here, which has created high demand and upward pressure on home values. Due to the age of the neighborhood and the current high density, there is limited single-family residential new construction. The majority of new construction appears to be in the multi-family segment around the neighborhood's fringe, or as a replacement to single-family properties where zoning allows.

**NEIGHBORHOOD SALES SAMPLE
(SOUTH TOWN)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWSTOWN	406	REED STREET	76707	10/23/2018	\$ 110,000
20SWSTOWN	244##	STATE STREET	39897	05/02/2018	\$ 130,000
20SWSTOWN	405	MOORE STREET	76782	04/23/2019	\$ 130,000
20SWSTOWN	1610	5TH STREET	75581	09/07/2018	\$ 158,500
20SWSTOWN	521	NELSON STREET	75281	08/01/2018	\$ 171,991
20SWSTOWN	941	STERLING STREET	76137	06/21/2018	\$ 190,000
20SWSTOWN	820	ALEXANDER STREET	75630	10/10/2018	\$ 190,000
20SWSTOWN	1113	TALCOTT STREET	76025	02/25/2019	\$ 205,000
20SWSTOWN	230	NORTHERN AVENUE	77527	07/17/2018	\$ 210,000
20SWSTOWN	721	STATE STREET	75711	08/30/2018	\$ 215,000
20SWSTOWN	907	NELSON STREET	76055	09/09/2018	\$ 219,950
20SWSTOWN	530	JAMESON STREET	75378	07/18/2018	\$ 220,000
20SWSTOWN	1125	STATE STREET	75767	06/11/2018	\$ 229,500
20SWSTOWN	405	FERRY STREET	120729	07/23/2018	\$ 231,750
20SWSTOWN	722	TALCOTT STREET	75835	07/31/2018	\$ 232,000
20SWSTOWN	24340	POLTE ROAD	39553	10/18/2018	\$ 232,000
20SWSTOWN	106	TALCOTT STREET	75888	03/04/2019	\$ 235,000
20SWSTOWN	915	JAMESON AVENUE	76098	07/09/2018	\$ 235,000
20SWSTOWN	801	TOWNSHIP STREET	39500	12/27/2018	\$ 235,000
20SWSTOWN	1005	TALCOTT STREET	76013	08/02/2018	\$ 236,000
20SWSTOWN	413	MURDOCK STREET	76715	09/19/2018	\$ 238,000
20SWSTOWN	725	FIDALGO STREET	112714	07/24/2018	\$ 238,000
20SWSTOWN	1008	JAMESON AVENUE	76083	08/21/2018	\$ 240,000
20SWSTOWN	406	PUGET STREET	76723	10/15/2018	\$ 240,000
20SWSTOWN	1604	TOWNSHIP STREET	75627	01/24/2019	\$ 240,000
20SWSTOWN	623	DEAN DRIVE	76456	07/06/2018	\$ 240,000
20SWSTOWN	24318	WICKER ROAD	39802	04/23/2019	\$ 244,950
20SWSTOWN	24698	ORCHARD LANE	81435	04/03/2019	\$ 245,000
20SWSTOWN	737	TALCOTT STREET	75984	12/21/2018	\$ 245,000
20SWSTOWN	602	REED STREET	113443	06/20/2018	\$ 245,000
20SWSTOWN	717	HAINES STREET	76603	06/18/2018	\$ 248,000
20SWSTOWN	712	DUNLOP STREET	130217	08/20/2018	\$ 249,000
20SWSTOWN	501	CENTRAL STREET	77137	12/19/2018	\$ 249,000
20SWSTOWN	415	STATE STREET	75670	12/28/2018	\$ 250,000
20SWSTOWN	213	REED STREET	76776	06/26/2018	\$ 250,000

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWSTOWN	308	REED STREET	76747	09/18/2018	\$ 250,000
20SWSTOWN	310	STERLING STREET	75573	01/02/2019	\$ 250,000
20SWSTOWN	710	BALL STREET	77037	09/13/2018	\$ 250,000
20SWSTOWN	311	PUGET STREET	76740	06/24/2018	\$ 255,000
20SWSTOWN	202	CENTRAL STREET	76772	02/22/2019	\$ 255,000
20SWSTOWN	621	NELSON STREET	75296	09/11/2018	\$ 255,000
20SWSTOWN	429	JAMESON AVENUE	75442	02/11/2019	\$ 256,000
20SWSTOWN	836	JAMESON AVENUE	75332	02/04/2019	\$ 256,000
20SWSTOWN	519	W STATE STREET	77012	03/27/2019	\$ 256,500
20SWSTOWN	424	REED STREET	76710	12/19/2018	\$ 257,000
20SWSTOWN	810	JAMESON AVENUE	75335	10/26/2018	\$ 259,000
20SWSTOWN	400	JAMESON AVENUE	75401	01/30/2019	\$ 259,000
20SWSTOWN	609	VIRGINIA AVENUE	76462	08/07/2018	\$ 260,000
20SWSTOWN	606	STATE STREET	37455	08/03/2018	\$ 260,000
20SWSTOWN	702	ALEXANDER STREET	75620	07/03/2018	\$ 262,000
20SWSTOWN	1917	7TH STREET	76269	09/13/2018	\$ 262,300
20SWSTOWN	1210	HEATHER LANE	81500	09/07/2018	\$ 262,500
20SWSTOWN	418	NELSON STREET	75958	12/28/2018	\$ 263,500
20SWSTOWN	320	PUGET STREET	76735	04/15/2019	\$ 264,000
20SWSTOWN	1105	DEAN DRIVE	76475	04/17/2019	\$ 265,000
20SWSTOWN	1504	7TH STREET	75529	03/06/2019	\$ 265,715
20SWSTOWN	720	HAINES STREET	76615	04/11/2019	\$ 266,100
20SWSTOWN	622	FIDALGO STREET	75470	10/09/2018	\$ 266,600
20SWSTOWN	723	FIDALGO STREET	75514	10/26/2018	\$ 268,000
20SWSTOWN	724	WARNER STREET	75720	09/28/2018	\$ 270,000
20SWSTOWN	1327	E STATE STREET	77244	10/02/2018	\$ 270,000
20SWSTOWN	929	WILLARD COURT	77243	05/23/2018	\$ 270,000
20SWSTOWN	313	W STATE STREET	77345	12/07/2018	\$ 270,000
20SWSTOWN	1320	RAILROAD AVENUE	76314	07/23/2018	\$ 270,000
20SWSTOWN	802	NELSON STREET	75996	04/19/2019	\$ 271,000
20SWSTOWN	750	BINGHAM PLACE	77959	10/24/2018	\$ 272,000
20SWSTOWN	220	TALCOTT STREET	117238	03/12/2019	\$ 273,000
20SWSTOWN	823	GREENSTREET BOULEVARD	76443	11/21/2018	\$ 274,000
20SWSTOWN	1016	STERLING STREET	79546	02/20/2019	\$ 274,000
20SWSTOWN	500	FIDALGO STREET	75462	07/03/2018	\$ 275,000

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
20SWSTOWN	1605	11TH PLACE	79550	06/22/2018	\$ 275,000
20SWSTOWN	24347	WICKER ROAD	119158	03/04/2019	\$ 278,100
20SWSTOWN	1111	METCALF STREET	75916	11/12/2018	\$ 279,000
20SWSTOWN	615	DEAN DRIVE	76453	05/04/2018	\$ 279,200
20SWSTOWN	24649	DIANE LANE	81476	04/19/2019	\$ 282,000
20SWSTOWN	729	BENNETT STREET	75345	12/14/2018	\$ 282,500
20SWSTOWN	1217	TOWNSHIP STREET	76067	07/18/2018	\$ 285,000
20SWSTOWN	949	FIDALGO STREET	76120	05/22/2018	\$ 285,000
20SWSTOWN	738	BINGHAM PLACE	77962	04/03/2019	\$ 285,000
20SWSTOWN	24590	WICKER ROAD	123078	08/20/2018	\$ 285,000
20SWSTOWN	429	TALCOTT STREET	75953	09/04/2018	\$ 289,000
20SWSTOWN	1201	JAMESON STREET	118946	12/21/2018	\$ 289,250
20SWSTOWN	1210	WARNER STREET	132220	05/29/2018	\$ 289,900
20SWSTOWN	614	GREENSTREET	76450	03/22/2019	\$ 290,000
20SWSTOWN	502	JAMESON AVENUE	75384	09/28/2018	\$ 294,000
20SWSTOWN	9319	CLAYBROOK ROAD	39580	12/05/2018	\$ 295,000
20SWSTOWN	930	STATE STREET	39499	11/15/2018	\$ 297,500
20SWSTOWN	315	HAINES STREET	76761	05/25/2018	\$ 300,000
20SWSTOWN	618	FIDALGO STREET	75471	06/19/2018	\$ 300,000
20SWSTOWN	1101	RHODES ROAD	37697	03/15/2019	\$ 307,000
20SWSTOWN	727	BENNETT STREET	75344	04/12/2019	\$ 307,500
20SWSTOWN	618	VIRGINIA AVENUE	39814	08/24/2018	\$ 310,000
20SWSTOWN	718	JENNINGS STREET	120804	11/09/2018	\$ 313,000
20SWSTOWN	304	HAINES STREET	117836	02/08/2019	\$ 315,000
20SWSTOWN	24542	WICKER ROAD	64926	06/18/2018	\$ 317,000
20SWSTOWN	1404	7TH STREET	75469	05/10/2018	\$ 320,000
20SWSTOWN	1001	SIXTH STREET	75822	08/06/2018	\$ 322,000
20SWSTOWN	805	CHESTER AVENUE	76498	02/21/2019	\$ 325,000
20SWSTOWN	216	REED STREET	76790	07/25/2018	\$ 339,000
20SWSTOWN	709	MARSHALL STREET	76218/76217	06/19/2018	\$ 341,500
20SWSTOWN	302	W BENNETT STREET	77291	08/21/2018	\$ 344,200
20SWSTOWN	415	WARNER STREET	114182	07/05/2018	\$ 345,000
20SWSTOWN	108	ABBOTT'S ALLEY	77546	03/08/2019	\$ 350,000
20SWSTOWN	940	STERLING STREET	76125	02/22/2019	\$ 358,000
20SWSTOWN	1007	STERLING STREET	79555	11/08/2018	\$ 365,000
20SWSTOWN	117	ABBOTT'S ALLEY	134454	04/19/2019	\$ 370,000
20SWSTOWN	118	ABBOTT'S ALLEY	134456	04/02/2019	\$ 377,500
20SWSTOWN	9694	GLADSDO LANE	39893	03/10/2019	\$ 379,000
20SWSTOWN	318	WOODWORTH STREET	77433	05/29/2018	\$ 385,000
20SWSTOWN	1005	STATE STREET	75752	05/21/2018	\$ 428,000
20SWSTOWN	933	WICKER ROAD	39492	10/24/2018	\$ 440,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Sedro Woolley Condominium
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	171
Sales Sample Size:	10

General Neighborhood Boundaries

All of the Sedro-Woolley School District

Neighborhood Description

Sedro-Woolley's Condominium market sector is mostly located close to downtown Sedro-Woolley, with easy access to State Route 20. Of the six main complexes, two are owned by single entities and operated as rentals. Three of the others have been built since the mid-2000s and have shown strong price appreciation. Klinger Estates (40 units), Cascade Palms (32 units), and Thyme Square (24 units) include single and two story units within duplex, four-plex and five-plex designs. These units have between 1,300 and 1,500 square feet, and recent prices range from \$219,000 to \$260,000.

**NEIGHBORHOOD SALES SAMPLE
(SEDRO WOOLLEY CONDOMINIUM)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
23SWCONDO	701	CASCADE PALMS COURT	123138	12/21/2018	\$ 219,000
23SWCONDO	150	TOWNSHIP STREET	123749	12/19/2018	\$ 229,000
23SWCONDO	314	HELEN STREET	124500	08/09/2018	\$ 240,000
23SWCONDO	340	HELEN STREET	124473	05/29/2018	\$ 245,000
23SWCONDO	342	HELEN STREET	124474	08/07/2018	\$ 250,000
23SWCONDO	300	HELEN STREET	124493	02/28/2019	\$ 250,600
23SWCONDO	336	HELEN STREET	124484	04/05/2019	\$ 257,000
23SWCONDO	334	HELEN STREET	124485	02/05/2019	\$ 257,000
23SWCONDO	188	NORTH TOWNSHIP STREET	123734	09/04/2018	\$ 258,500
23SWCONDO	168	TOWNSHIP STREET	123737	04/04/2019	\$ 260,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Sedro Woolley 2-4 Unit Multi-family
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	239
Sales Sample Size:	8

General Neighborhood Boundaries

All of the Sedro Woolley School District

Neighborhood Description

There are 239 2-4 unit multi-family parcels in Sedro-Woolley. Most of these are as-built duplexes, but there are several dozen three and four-unit complexes. They are concentrated in several small multi-family subdivisions that are north, west and south of the city center. Typically, these were built in the 1990s through the early 2010s. There are also many as-built duplexes, and single to multi-family conversions scattered throughout the older residential neighborhoods south of Ferry Street. Units range from 900 to 1,200 square feet, and monthly rents are generally \$900 to \$1,100/unit.

**NEIGHBORHOOD SALES SAMPLE
(SEDRO WOOLLEY 2-4 UNIT MULTI-FAMILY)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
30SWMF	225	NORTH REED STREET	126138	09/12/2018	\$ 88,000
30SWMF	9136	RAINBOW LANE	80305	08/27/2018	\$ 280,000
30SWMF	504	FERRY STREET	76585	03/11/2019	\$ 299,000
30SWMF	604-606	HYATT STREET	111798	05/17/2018	\$ 355,000
30SWMF	590-592	LOWELL COURT	114021	10/16/2018	\$ 375,000
30SWMF	620-22	NORTH TOWNSHIP STREET	36496	06/15/2018	\$ 384,000
30SWMF	303/305/307/309	WOODWORTH STREET	77436	05/29/2018	\$ 800,000
30SWMF/20SWNTOWN	203/205/207/211/213	MURDOCK STREET	133384/133382/76860/133383	07/03/2018	\$ 1,580,000

NEIGHBORHOOD SUMMARY

Neighborhood:	Sedro-Woolley Mobile Home Park
Previous Physical Inspection:	2013
Neighborhood Parcel Count:	687
Sales Sample Size:	40

General Neighborhood Boundaries

All mobile home parks listed in this summary are within the Sedro-Woolley city limits or within 1.5 miles thereof.

- North – Eikelberry Park on Bassett Road is the northernmost park
- West – Maple Lane Park on Maple Street is the westernmost park
- East – Cedar Lane Park on Peavey Road is the easternmost park
- South – Sedro-Woolley Park on Curtis Street is the southernmost park

Neighborhood Description

The mobile home parks of Sedro-Woolley are mostly situated throughout the city limits. Carriage Court is located on the north side of State Route 20 heading east out of town. Velling, Mobile, Parkwood, and Lazy Acres Parks are located on Wicker Road. Valley View and Skagit Valley View Parks are on North Reed Street. Sedro-Woolley Park can be found on Curtis Street, while just to the west one can find Maple Lane Park.

There are a few exceptions of parks lying just outside the city's boundaries. Van Fleet's Park is on the corner of Fruitdale and Minkler Roads, while Cedar Lane Park is about 1.5 miles east of there on Minkler Road. Finally, Eikelberry Park is just north of town on Basset Road.

All the mobile parks in the area have full utility hook-ups. The parks located within city limits are walking distance from a variety of amenities, including schools, restaurants and parks. The parks outside city limits are just a short drive from those same amenities.

The parks are designed to accommodate mobile and manufactured-style housing. The housing itself encompasses a wide spectrum of quality, design, age and condition. There are some higher-end parks that contain new single and double-wide homes that are very well-maintained. At the other end of the spectrum are parks with homes that were built as far back as the seventies and have received limited maintenance.

**NEIGHBORHOOD SALES SAMPLE
(SEDRO WOOLLEY MOBILE HOME PARK)**

NEIGHBORHOOD	STREET #	STREET	PARCEL #'S	SALE DATE	SALE PRICE
44SWPARKMH	1121	CURTIS STREET	37554	08/13/2018	\$ 5,000
44SWPARKMH	24443	WICKER ROAD	39610	06/25/2018	\$ 6,500
44SWPARKMH	8878	PEAVEY ROAD	67850	05/24/2018	\$ 8,000
44SWPARKMH	8878	PEAVEY ROAD	67850	06/01/2018	\$ 8,000
44SWPARKMH	24443	WICKER ROAD	39639	12/17/2018	\$ 8,050
44SWPARKMH	24892	MINKLER ROAD	39930	05/17/2018	\$ 9,500
44SWPARKMH	24919	HOEHN ROAD	39995	05/23/2018	\$ 10,000
44SWPARKMH	24356	WICKER ROAD	39879	06/01/2018	\$ 15,000
44SWPARKMH	23413	BASSETT ROAD	36448	06/28/2018	\$ 17,000
44SWPARKMH	24892	MINKLER ROAD	122790	11/19/2018	\$ 20,000
44SWPARKMH	24443	WICKER ROAD	39646	06/07/2018	\$ 25,000
44SWPARKMH	24443	WICKER ROAD	39669	08/16/2018	\$ 28,000
44SWPARKMH	1121	CURTIS STREET	37568	04/25/2019	\$ 30,000
44SWPARKMH	8401	EIKLEBERRY COURT	36459	08/30/2018	\$ 32,000
44SWPARKMH	24443	WICKER ROAD	39591	06/04/2018	\$ 35,000
44SWPARKMH	24919	HOEHN ROAD	40001	09/21/2018	\$ 35,000
44SWPARKMH	24443	WICKER ROAD	134416	09/14/2018	\$ 39,000
44SWPARKMH	700	REED STREET	132681	06/18/2018	\$ 40,000
44SWPARKMH	24892	MINKLER ROAD	39937	07/18/2018	\$ 50,000
44SWPARKMH	600	REED STREET	125902	09/28/2018	\$ 50,000
44SWPARKMH	600	REED STREET	105389	01/03/2019	\$ 53,900
44SWPARKMH	9403	PIERCE LANE	39714	11/30/2018	\$ 54,000
44SWPARKMH	8878	PEAVEY ROAD	134406	09/28/2018	\$ 55,000
44SWPARKMH	8878	PEAVEY ROAD	67846	09/14/2018	\$ 55,000
44SWPARKMH	8878	PEAVEY ROAD	134407	11/09/2018	\$ 55,000
44SWPARKMH	8878	PEAVEY ROAD	134406	04/25/2019	\$ 57,500
44SWPARKMH	600	REED STREET	105422	11/29/2018	\$ 60,000
44SWPARKMH	898	CARRIAGE COURT	108502	09/04/2018	\$ 60,000
44SWPARKMH	700	REED STREET	105544	10/29/2018	\$ 60,000
44SWPARKMH	700	REED STREET	105520	07/18/2018	\$ 60,000
44SWPARKMH	700	REED STREET	105516	09/04/2018	\$ 65,000
44SWPARKMH	600	REED STREET	108690	05/15/2018	\$ 68,000
44SWPARKMH	600	REED STREET	125278	07/27/2018	\$ 75,000
44SWPARKMH	903	CARRIAGE COURT	108467	02/28/2019	\$ 80,000
44SWPARKMH	916	CARRIAGE COURT	108520	08/24/2018	\$ 80,000
44SWPARKMH	889	CARRIAGE COURT	108470	05/30/2018	\$ 86,000
44SWPARKMH	864	CARRIAGE COURT	118921	08/03/2018	\$ 97,500
44SWPARKMH	700	REED STREET	105556	04/26/2019	\$ 104,000
44SWPARKMH	880	CARRIAGE COURT	108493	10/12/2018	\$ 115,500
44SWPARKMH	927	CARRIAGE COURT	108455	10/16/2018	\$ 139,500

2019 - 2020 STATISTICAL ANALYSIS AND UPDATE (RESIDENTIAL)

For property tax assessment purposes, state law requires a physical, on-site inspection to occur at a minimum frequency of six years for every property in the county. To achieve this, Skagit County has been divided into six revaluation regions/cycles that correspond with school district boundaries. In this year's 2019-2020 revaluation, physical inspections and subsequent re-appraisals occurred in the Sedro-Woolley School District. The main body of this report, presented in the preceding pages, is the revaluation report for this physical inspection cycle for residential properties. The remaining five regions, that were not physically inspected and re-appraised, were reviewed and re-valued based on a broader statistical analysis of sales ratios; this analysis is described below.

Sale Ratio Statistical Analysis

A sale ratio study identifies all valid market transactions for a neighborhood grouping, computes the sale ratios (assessed value/sale price), and applies statistical analysis to conclude a weighted mean ratio. The weighted mean ratio is the measure that is statistically adjusted to a desired percentage. State law mandates that assessments are equal to 100 percent of true and fair market value. However, due to the nature and constraints of mass appraisal and the realities of statistics, it is impossible to achieve a 100 percent overall ratio without many properties being above that threshold. Therefore, a desired overall sale ratio typically falls in the mid 90 percent range to allow for a normal statistical distribution above and below that range, while minimizing any outliers falling above 100 percent.

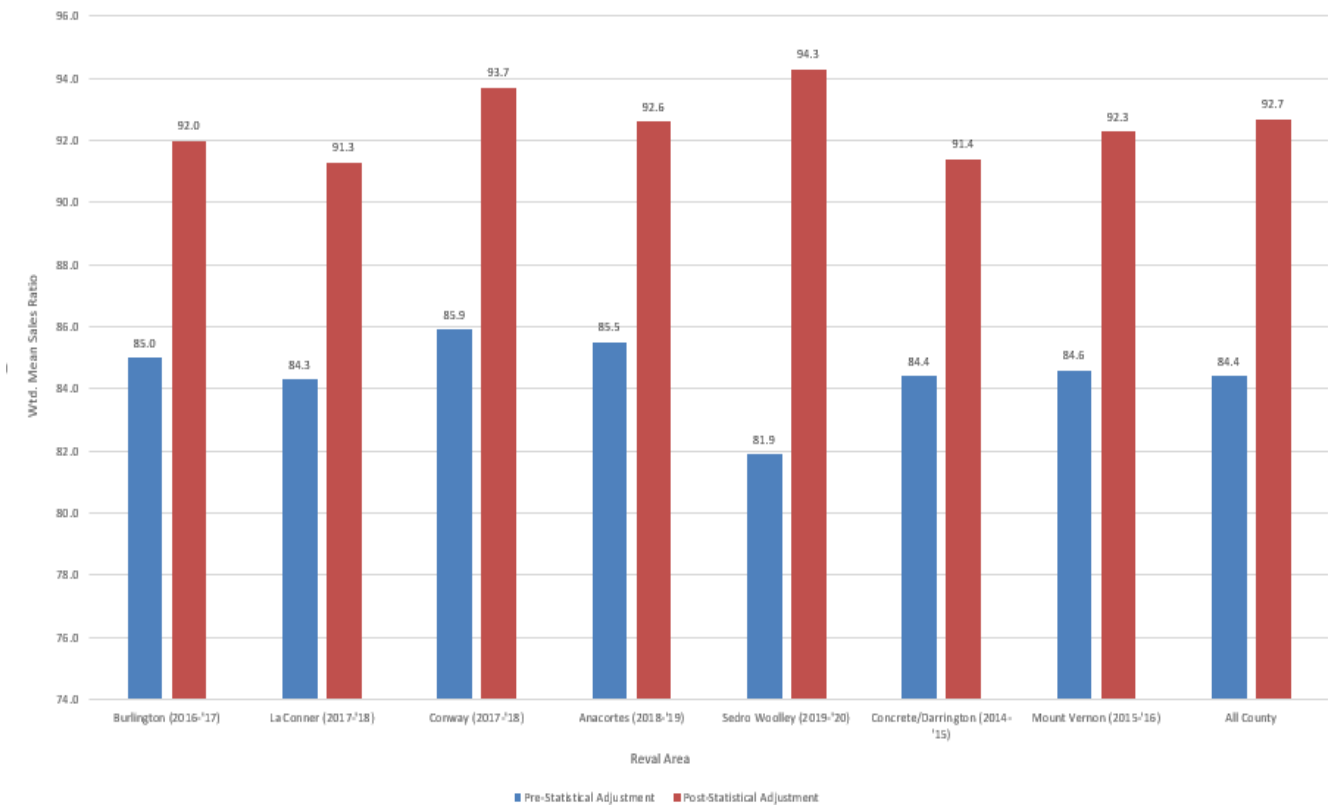
This statistical updating is used to equalize neighborhoods within a given region. The process also serves to equalize the county's six regions relative to each other. An additional and valuable use of the sale ratio study is to calibrate and fine-tune our valuation tables and models for future appraisal cycles.

2019-2020 Sale Ratio Study

A query of sales for all property types throughout the county, including single-family, condominium, and 2-4 unit multi-family properties was performed for the time period of May 1, 2018 through April 30, 2019 (the timeframe prescribed by the Washington State Department of Revenue). Individual neighborhoods were modified mostly upward, but occasionally downward based on the weighted mean of their sale ratios to equalize them in the low to mid-90 percentile range. The individual neighborhoods join together to produce a weighted mean for each region. The local real estate market has experienced significant appreciation over the past several years and that trend continued in 2019. The charts below show these regional weighted means "before" statistical updates (blue figures), and "after" statistical updates (red figures); one can see that all six of the assessment regions initially had assessed to sale ratios in the mid 80 percent range. Value increases were required across all regions to produce ratios in the desired low to mid 90 percent range. (It is recognized that the largest increase occurred in the Sedro-Woolley School District, which was this year's re-inspection and re-appraisal year. This is a typical occurrence for the region being re-inspected because the previous inspections and corresponding property data is the most out of date. Similarly, the post-adjustment weighted mean is typically the highest because of the most recent inspections and higher accuracy and confidence level in the property data.

Statistical Summary of Residential Weighted Mean Sale Ratios						
Region - Residential only (Last inspection/appraisal)	Parcel Count	# of Sales	Sale Sample Size	Pre-Statistical Adjustment	Post-Statistical Adjustment	% Change
Burlington (2016-'17)	8,641	345	4.0%	85.0	92.0	8.2%
La Conner (2017-'18)	1,696	34	2.0%	84.3	91.3	8.3%
Conway (2017-'18)	1,492	27	1.8%	85.9	93.7	9.1%
Anacortes (2018-'19)	12,367	549	4.4%	85.5	92.6	8.3%
Sedro Woolley (2019-'20)	12,679	551	4.3%	81.9	94.3	15.1%
Concrete/Darrington (2014-'15)	4,729	149	3.2%	84.4	91.4	8.3%
Mount Vernon (2015-'16)	12,791	766	6.0%	84.6	92.3	9.1%
All County	54,395	2,421	4.5%	84.4	92.7	9.8%

2019-2020 Statistical Update



Conclusion

The “before” and “after” results indicate a vast improvement and subsequent equalization of the weighted mean ratios to the desired lower 90 percent range for the residential segment of Skagit County’s six revaluation regions. We recommend posting these residential property assessments for the 2019 assessment year.

SKAGIT COUNTY COMMERCIAL/INDUSTRIAL REVALUATION REPORT

Inspection Neighborhood: All Sedro-Woolley commercial, industrial and 5+ unit, multi-family properties were inspected and revalued

Previous Physical Inspection: 2013

**Sedro Woolley
Neighborhood Parcel Count:** 904 (Includes 349 exempt parcels)

**Number of Valid
Sedro Woolley Sales:** 16

Skagit County Parcel Count: 11,260

**Number of Valid Skagit
County Sales:** 172

Sales Summary

There were a total of 16 valid, arm's length sales of properties in the Sedro-Woolley School District that could be considered for statistical analysis. Similarly, county-wide sales of commercial, industrial and 5+ unit, multi-family properties that were verified as valid and did not have characteristic changes between the date of sale and the date of appraisal were also included in the analysis. Additional sales occurred, but were invalidated as non-market transactions for various reasons.

Overall Value Sale Price Ratio COD: 14.72%

The Coefficient of Dispersion (COD) is a measure of uniformity; the lower the number the better the uniformity. IAAO Standard 14.2.2 recommends a COD for income-producing properties of 20.0 or less (15.0 or less in larger, urban jurisdictions).

Highest and Best Use Analysis

As if vacant: Market analysis of this area, together with current zoning and current anticipated use patterns, indicate the highest and best use of the majority of the appraised parcels are not single-family residential; rather they are commercial, industrial, or 5+ unit, multi-family uses. Any opinion not consistent with this is specifically noted in our records, and considered in the valuation of the specific parcel.

As if improved: Based on neighborhood trends, demographics and current development patterns, the existing buildings represent the highest and best use of most sites. The existing use will continue until land value, in its highest and best use, exceeds the sum of the value of the entire property in its existing use plus the cost to remove the improvements. In most cases, the current improvements do add value to the property, and are therefore the highest and best use of the property as improved.

Interim use: In many instances a property's highest and best use may change in the foreseeable future. A tract of land at the edge of a city might not be ready for immediate development, but current growth trends may suggest that the land should be developed in a few years. The use to which the site is put until it is ready for its future highest and best use is called an interim use. Thus, interim uses are current highest and best uses that are likely to change in a relatively short amount of time.

General Sedro-Woolley Neighborhood Boundaries

The northern boundary of the Sedro-Woolley School District is the Whatcom County line; the southern boundary is the Snohomish County line; the Mount Vernon, Burlington and Conway school districts define the western boundary; and the Concrete School district defines the boundary to the east.

The primary market in the Sedro-Woolley revaluation area is the historic city of Sedro-Woolley. The city, known as the "Gateway to the Cascades", is located on the western edge of the Cascade Mountain range. It lies along the banks of the Skagit River and is situated north of Seattle and south of Bellingham. It is located along State Route 20 about six miles east of Interstate 5 and the city of Burlington. The area also encompasses the towns of Lyman and Hamilton to the east along State Route 20, and Clear Lake, Big Lake and Lake Cavanaugh to the south along State Route 9.

Area Description

Manufacturing, health care, agriculture, forestry and tourism drive the local economy. Major employers in the Sedro Woolley area include: United General Hospital, Janicki Industries, Snelson Companies, Life Care Center of Skagit Valley, Cascades Job Corps Center, WA Department of Natural Resources, and the Sedro-Woolley School District. Similar to the rest of Skagit County, the Sedro-Woolley area was impacted by the recession a decade ago, but there are positive signs of recovery. The average Sedro-Woolley unemployment rate in 2010 was 10.7 percent, but steadily fell to 8.7 percent in 2013 and to 5.7 percent by 2019.

Neighborhood Descriptions

Central Business District

The downtown area is the heart of Sedro Woolley's commercial core. Most of the traditional central business district is in the historic "Old Town" area, and is located between the Burlington Northern Railroad to the west and Puget Street to the east, and between the Burlington Northern Railroad to the north and State Street to the south. This area is the site of many of Sedro Woolley's historic buildings, including the Livermore Ford building built in 1915, the Bingham-Holland building built in 1905 and the Schneider building built in 1914. The area has a good mix of retail, offices, banks, restaurants and gathering places.

The downtown commercial area extends for several blocks in all directions in a secondary market beyond the downtown core. Commercial businesses are gradually making in-roads into residential areas in these transitional areas. BYK Construction completed the Downtown 48 apartment building, which opened to residents in January 2018, and also re-opened the former Marketplace Foods grocery store, which had been closed for roughly a decade, as a Food Pavilion in 2019.

State Route 20 and Outlying Areas

This area follows State Route 20 as it travels in a northeasterly direction for nearly 20 miles from the western edge at District Line Road all the way to the eastern edge of the town of Hamilton. Along this highway, commercial and industrial properties are located, including restaurants, motels, offices, retail, storage and manufacturing facilities and PeaceHealth United General Medical Center. The former Northern State Hospital is being re-developed by the Port of Skagit as the Sedro-Woolley Innovation for Tomorrow (SWIFT) Center, with Frontier Communications Northwest, Inc., Janicki Bioenergy, Pioneer Human Services, Telecare Mental Health Services of Washington, Inc., and the U.S. Department of Labor/Cascades Job Corps among the initial tenants.

The outlying areas include the commercial and industrial developments in the small towns located within the Sedro-Woolley School District, including the towns of Lyman, Hamilton, Big Lake and Clear Lake. This area also includes isolated commercial properties that are scattered throughout the district, such as small stores, garages, taverns, fire stations, schools, churches and storage facilities.

Industrial Area

There are five main industrial areas located within the Sedro Woolley School District. The 34-acre Sea-Land property dominates the northwest sector of the downtown area. This is the site of the old Skagit Steel and Iron Works that was a major supplier of machinery and parts for the logging and railroad industries in the early 1900's, and was a supplier of machinery and ammunition for the military during World War II. These days the site is home to a diverse group of tenants, including boat builders, logging suppliers, and custom metal and composite fabricators.

Just southwest of this site lies a 21-acre parcel that is zoned for industrial development. The Sunset Industrial Park, established in 1994, is an area of mixed industrial and commercial use. It is home to Snelson Companies, Inc., an international pipeline contractor that started as a local family-owned plumbing business in 1946, and Seven Sisters, Inc., an electrical contracting firm. A car wash, self-storage facility and the Riverside Health Club are also located within the park.

The third industrial area is located on the southern edge of the city; it includes the Rothenbuhler Engineering (Jan R Corporation) site and the old Goodyear Nelson hardwood mill site (now White Pass Investments). The 23-acre former lumber mill site is gradually being renovated, and its tenants currently include boat builders, machinists and a propane supplier.

The fourth industrial area is located on the eastern edge of the city and includes the main campus of Janicki Industries, one of the largest employers in the area with about 785 employees in 2018. Janicki Industries has expanded its composite fabrication and CNC machining capabilities into diverse, international markets, including aerospace, defense, transportation and clean energy. The innovative company was instrumental in the development of the rigid, carbon fiber wing for the America's Cup sailboat, Oracle.

The final major industrial area is the Punkin Center site. In 2009 Janicki Industries expanded into a state-of-the-art, 154,000 square foot, composite mold design and manufacturing facility that houses two CNC five-axis milling machines. Janicki added a second 45,000 square foot facility in 2012, and a third 91,000 square foot facility in 2019, which they estimate may require up to an additional 300 employees over the next few years. The 105-acre site is located just south of State Route 20 in the town of Hamilton.

Conclusion

The commercial segment of the Sedro-Woolley market was valued by a cost approach similar to the residential sector. As time and available data allowed, an income approach was applied for some properties as an alternative valuation method and test of reasonableness. Values were also modified, as warranted, based on a sale ratio study of comparable commercial properties. Commercial properties in the Sedro-Woolley School District receiving additional statistical adjustment, either upward or downward, during this process included 5-10 unit multi-family properties, commercial land, taverns and retail.

Additional statistical adjustments were considered for commercial properties throughout the county as warranted, based on our market analysis of 172 valid sales. Property types receiving adjustment during this process included multi-family, commercial land (Anacortes, Burlington and Mount Vernon), offices (Anacortes, Burlington, La Conner and Mount Vernon), retail (Anacortes, Burlington, La Conner and Mount Vernon), regional shopping (Burlington), garage/auto repair (Mount Vernon) and moorages (Anacortes).

The “before-revaluation” and “after-revaluation” analyses are summarized on the following pages. Additionally, all the sales that were utilized in these sale ratio analyses follow thereafter.

In conclusion, this year’s re-inspection cycle and subsequent revaluation of the Sedro-Woolley commercial/industrial sector produced a higher sale ratio weighted mean closer to 100 percent of true and fair market value. The same can be said for the statistical adjustments that were applied throughout the entire county’s commercial/industrial properties. Additionally, the coefficient of dispersion for the entire county (the primary measure of the variation between individual sale ratios) dropped from 17.82 percent to 14.72 percent. This indicates our analyses and adjustments were successful in producing a tighter and more uniform assessment with less variation within our sale sampling. These two outcomes indicate positive measures of assessment, and therefore we recommend posting our concluded commercial/industrial assessed values for the 2019 assessment year.

BEFORE-REVALUATION COMMERCIAL/INDUSTRIAL SALES ANALYSIS

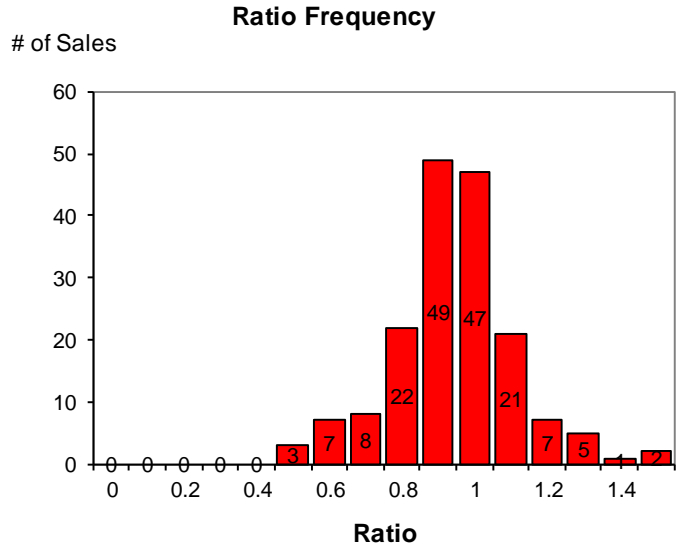
Reval Cycle: 4 - Sedro-Woolley	Appraisal Date: 01/01/2019	Report Date: 12/15/2019	Sales Range: 05/01/2018 - 04/30/2019
Neighborhood: All-County Commercial	Appraiser: KS, AC	Property Type: Commercial/Industrial	Trend used?: No
SAMPLE STATISTICS			
Sample size (n)	172		
Mean Assessed Value	497,800		
Mean Sales Price	588,300		
Standard Deviation AV	814,317		
Standard Deviation SP	1,015,579		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.852		
Median Ratio	0.8323		
Weighted Mean Ratio	0.846		
UNIFORMITY			
Lowest ratio	0.3124		
Highest ratio	1.5612		
Coefficient of Dispersion	17.82%		
Standard Deviation	0.1954		
Coefficient of Variation	22.93%		
Price-related Differential	1.01		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.800		
Upper limit	0.876		
95% Confidence: Mean			
Lower limit	0.823		
Upper limit	0.881		
SAMPLE SIZE EVALUATION			
N (population size)	11260		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1954		
Recommended minimum	61		
Actual sample size	172		
Conclusion	Adequate sample		
NORMALITY			
Binomial Test			
# Ratios below mean	89		
# Ratios above mean	83		
Z-score	0.381246426		
Conclusion	Normal*		
*i.e., no evidence of non-normality			

Ratio	# of Sales
0.4	2
0.5	5
0.6	7
0.7	18
0.8	41
0.9	36
1.0	31
1.1	15
1.2	9
1.3	6
1.4	2

These figures reflect the ratio of assessed value to sale price after the 2019 revaluation.

AFTER -REVALUATION COMMERCIAL/INDUSTRIAL SALES ANALYSIS

Reval Cycle: 4 - Sedro-Woolley	Appraisal Date: 01/01/2019	Report Date: 12/15/2019	Sales Range: 05/01/2018 - 04/30/2019
Neighborhood: All-County Commercial	Appraiser: KS, AC	Property Type: Commercial/Industrial	Trend used?: No
SAMPLE STATISTICS			
Sample size (n)	172		
Mean Assessed Value	519,000		
Mean Sales Price	588,300		
Standard Deviation AV	833,958		
Standard Deviation SP	1,015,579		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.898		
Median Ratio	0.8895		
Weighted Mean Ratio	0.882		
UNIFORMITY			
Lowest ratio	0.4083		
Highest ratio	2.2320		
Coefficient of Dispersion	14.72%		
Standard Deviation	0.1976		
Coefficient of Variation	22.01%		
Price-related Differential	1.02		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.858		
Upper limit	0.915		
95% Confidence: Mean			
Lower limit	0.868		
Upper limit	0.927		
SAMPLE SIZE EVALUATION			
N (population size)	11260		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1976		
Recommended minimum	62		
Actual sample size	172		
Conclusion	Adequate sample		
NORMALITY			
Binomial Test			
# Ratios below mean	89		
# Ratios above mean	83		
Z-score	0.381246426		
Conclusion	Normal*		
*i.e., no evidence of non-normality			



These figures reflect the ratio of assessed value to sale price after the 2019 revaluation.

ALL-COUNTY COMMERCIAL/INDUSTRIAL SALES

PARCEL #'S	NEIGHBORHOOD	USE CODE	SALE DATE	ADJ. SALE PRICE
MULTI-FAMILY 5-10 UNITS				
130783	50ANAMF	130	04/12/2019	\$ 400,000
45097	50CONCMF	130	05/08/2018	\$ 312,000
28883	50MVMF	130	07/06/2018	\$ 800,000
26919	50MVMF	130	05/02/2018	\$ 907,000
29081/29150	50MVMF	130	11/28/2018	\$ 1,600,000
77435/133583/133584	50SWMF	130	03/13/2019	\$ 998,400
77539	50SWMF	130	01/22/2019	\$ 555,000
MULTI-FAMILY 11-20 UNITS				
71518	51BURLMF	130	10/10/2018	\$ 915,000
MULTI-FAMILY 21+ UNITS				
26915	52MVMF	130	09/14/2018	\$ 6,292,800
COMMERCIAL LAND				
55164	6L1ANA	911	04/02/2019	\$ 430,000
71624	6L1BURL	911	05/03/2018	\$ 139,000
127416/127417	6L1BURL	910	12/12/2018	\$ 885,000
70105/70106	6L1BURL	690	10/26/2018	\$ 1,000,000
26693	6L1MV	111	03/05/2019	\$ 352,500
126615/126619	6L1MV	910	06/08/2018	\$ 450,000
127852	6L1MV	910	11/15/2018	\$ 480,000
127851	6L1MV	910	12/05/2018	\$ 530,000
29311/29312/29265	6L1MV	910	02/14/2019	\$ 1,300,000
77514	6L1SW	911	05/25/2018	\$ 120,000
39525	6L1SW	690	11/05/2018	\$ 290,000
MISC COMMERCIAL				
116197	6M14LACC	500	10/10/2018	\$ 90,000
37446/37447	6M14SW	690	12/20/2018	\$ 299,500
MOBILE HOME PARK/RV PARK				
114165/114166/114167/114168/114169/62267	6M2BURL	150	08/15/2018	\$ 1,275,000
GENERAL OFFICE				
83316	6O2ANA	610	12/12/2018	\$ 250,000
126547	6O2ANA	590	10/29/2018	\$ 413,925
32936	6O2ANA	630	06/28/2018	\$ 650,000
83313/83314/83315	6O2ANA	610	12/13/2018	\$ 800,000
55257	6O2ANA	650	09/04/2018	\$ 800,000
32933	6O2ANA	690	03/27/2019	\$ 935,000
72659	6O2BURL	690	10/23/2018	\$ 460,000
71990	6O2BURL	690	12/21/2018	\$ 613,000
82939	6O2BURL	690	11/07/2018	\$ 1,330,000
53442	6O2MV	690	02/05/2019	\$ 250,000
25886	6O2MV	690	06/01/2018	\$ 2,050,000
112693	6O2SW	650	02/21/2019	\$ 125,000

PARCEL #'S	NEIGHBORHOOD	USE CODE	SALE DATE	ADJ. SALE PRICE
MEDICAL/DENTAL OFFICE				
24005	605BURL	650	06/22/2018	\$ 538,600
26893	605MV	650	03/20/2019	\$ 575,000
132486	605MV	690	07/31/2018	\$ 625,000
53046	605MV	650	02/15/2019	\$ 650,000
26856	605MV	650	05/15/2018	\$ 685,000
26876	605MV	650	08/02/2018	\$ 772,500
82036	605MV	650	07/25/2018	\$ 2,500,000
76170/76637	605SW	650	12/20/2018	\$ 301,000
OFFICE CONDOMINIUM				
125270/125271/125272	607ANA	690	08/27/2018	\$ 2,500,000
BANK				
122960	609BURL	610	02/27/2019	\$ 2,045,000
25882	609MV	690	10/18/2018	\$ 1,150,000
RESTAURANT				
47960	6R10BURL	580	02/25/2019	\$ 775,000
TAVERN				
126369	6R13SW	540	07/16/2018	\$ 80,000
77467	6R13SW	540	07/13/2018	\$ 300,000
GENERAL RETAIL				
55153	6R1ANA	620	10/22/2018	\$ 235,000
19616	6R1ANA	580	07/31/2018	\$ 250,000
128019	6R1ANA	590	05/24/2018	\$ 250,000
126546	6R1ANA	620	12/19/2018	\$ 291,065
58068	6R1ANA	620	03/20/2019	\$ 292,500
57341	6R1ANA	590	08/22/2018	\$ 363,000
57221	6R1ANA	620	06/06/2019	\$ 400,000
55070/55072/55073	6R1ANA	620	08/21/2018	\$ 1,150,000
104516	6R1BURL	690	08/10/2018	\$ 2,800,000
122961	6R1BURL	690	04/09/2019	\$ 3,930,000
43759/43690	6R1CONC/6L1CON	910	11/06/2018	\$ 266,250
72925	6R1LACC	570	11/30/2018	\$ 237,000
67550/67551/67588	6R1MV	590	11/15/2018	\$ 180,000
54205	6R1MV	620	01/24/2019	\$ 239,500
54834	6R1MV	590	12/07/2018	\$ 350,000
52024	6R1MV	570	07/25/2018	\$ 479,000
52001/52006	6R1MV	530	05/02/2018	\$ 500,000
52031	6R1MV	570	09/26/2018	\$ 615,000
116890	6R1MV	690	06/25/2018	\$ 1,350,000
25759/25760/25785	6R1MV	690	08/27/2018	\$ 1,810,000
77453	6R1SW	740	07/30/2018	\$ 380,000
76161	6R1SW	540	07/13/2018	\$ 525,000
77480/77481/77484/77491	6R1SW	690	03/26/2019	\$ 1,200,000

PARCEL #'S	NEIGHBORHOOD	USE CODE	SALE DATE	ADJ. SALE PRICE
NEIGHBORHOOD SHOPPING CENTER				
112833	6R4BURL	590	06/27/2018	\$ 3,700,000
SERVICE STATION				
80422/80423	6R6MV	690	11/16/2018	\$ 500,000
GARAGE/AUTO REPAIR				
26559	6R7MV	640	06/27/2018	\$ 395,000
26242	6R7MV	640	12/14/2018	\$ 1,200,000
28632	6R7MV	640	05/31/2018	\$ 2,334,000
24750	6R7SW	640	06/01/2018	\$ 190,000
AUTO SALES/SERVICE FACILITIES				
71474/71475	6R9BURL/6R7BUR	640	02/04/2019	\$ 435,000
INDUSTRIAL BUILDING				
62846	7I2BURL	250	03/07/2019	\$ 8,545,750
CONDO WAREHOUSE				
127606	7I3ANA	500	12/03/2018	\$ 105,500
131848	7I3ANA	500	09/07/2018	\$ 130,000
134000	7I3ANA	500	05/10/2018	\$ 139,950
133136	7I3ANA	500	05/14/2018	\$ 147,950
127027	7I3ANA	500	07/12/2018	\$ 155,000
133991/133992	7I3ANA	500	05/29/2018	\$ 283,950
133138/133139	7I3ANA	500	05/23/2018	\$ 295,900
WAREHOUSE/DISTRIB BLDG				
81258	7I6BURL	690	08/28/2018	\$ 562,500
83467	7I6BURL	690	05/15/2018	\$ 710,000
24185	7I6BURL	690	05/14/2018	\$ 900,000
127095	7I6BURL	590	01/17/2019	\$ 2,530,000
22492	7I6MV	690	02/26/2019	\$ 1,018,000
29593/113736	7I6MV	690	12/18/2018	\$ 3,556,900
105287/105288	7I6SW	640	07/24/2018	\$ 950,000
INDUSTRIAL LAND				
119968	7L2ANA	910	08/15/2018	\$ 450,000
122073	7L2BURL	911	06/15/2018	\$ 438,985
105294	7L2SW	660	10/25/2018	\$ 150,000
HANGAR ON LEASED LAND				
129740	7LL3BURL	430	08/22/2018	\$ 57,000
129770	7LL3BURL	430	11/09/2018	\$ 70,000
129758	7LL3BURL	430	02/06/2019	\$ 140,600
134419	7LL3BURL	430	10/01/2018	\$ 214,895
129778	7LL3BURL	430	11/10/2018	\$ 230,000
134419	7LL3BURL	430	11/08/2018	\$ 250,000
123287	7LL3BURL	430	08/08/2018	\$ 275,000
129730	7LL3CONC	430	01/08/2019	\$ 140,000
129681	7LL3CONC	430	05/14/2018	\$ 195,000

PARCEL #'S	NEIGHBORHOOD	USE CODE	SALE DATE	ADJ. SALE PRICE
MOORAGES				
82272	13AANAMAR	970	09/17/2018	\$ 51,810
82374	13AANAMAR	970	07/02/2018	\$ 57,000
82342	13AANAMAR	970	05/14/2018	\$ 59,950
82297	13AANAMAR	970	09/25/2018	\$ 75,000
82848	13AANAMAR	970	10/18/2018	\$ 95,000
82478	13AANAMAR	970	05/30/2018	\$ 120,000
82244	13AANAMAR	970	07/17/2018	\$ 120,000
82486	13AANAMAR	970	05/17/2018	\$ 125,000
82690	13AANAMAR	970	02/05/2019	\$ 125,000
82234	13AANAMAR	970	08/02/2018	\$ 130,000
82427	13AANAMAR	970	03/27/2019	\$ 150,000
82490	13AANAMAR	970	12/20/2018	\$ 155,000
82212	13AANAMAR	970	06/12/2018	\$ 175,000
82223	13AANAMAR	970	08/13/2018	\$ 185,000
82197	13AANAMAR	970	04/23/2019	\$ 240,000
82325	13AANAMAR	970	03/11/2019	\$ 280,000
79302	13AANCHRCV	970	12/07/2018	\$ 107,850
79225	13AANCHRCV	970	07/30/2018	\$ 130,000
79252	13AANCHRCV	970	07/17/2018	\$ 130,000
79216	13AANCHRCV	970	07/24/2018	\$ 150,000
79219	13AANCHRCV	970	10/15/2018	\$ 150,000
79242	13AANCHRCV	970	05/30/2018	\$ 150,000
79244	13AANCHRCV	970	12/28/2018	\$ 153,000
79305	13AANCHRCV	970	04/10/2019	\$ 159,500
79172	13AANCHRCV	970	06/08/2018	\$ 207,500
79179	13AANCHRCV	970	07/30/2018	\$ 215,000
102521	13AFIDALGO	970	02/13/2019	\$ 209,150
102487	13AFIDALGO	970	05/31/2018	\$ 300,000
102475	13AFIDALGO	970	05/01/2018	\$ 325,000
102579	13AFIDALGO	970	10/12/2018	\$ 368,750
60227	13ASKY17	970	02/22/2019	\$ 50,000
60094	13ASKY17	970	01/30/2019	\$ 58,000
60093	13ASKY17	970	10/11/2018	\$ 60,000
60103	13ASKY17	970	02/05/2019	\$ 61,000
60107	13ASKY17	970	07/05/2018	\$ 65,000
60106	13ASKY17	970	02/26/2019	\$ 65,000
60214	13ASKY17	970	10/03/2018	\$ 75,000
60161	13ASKY17	970	12/17/2018	\$ 100,000
60184	13ASKY17	970	06/12/2018	\$ 110,000
60147	13ASKY17	970	06/12/2018	\$ 110,000
60188	13ASKY17	970	10/25/2018	\$ 115,000
60134	13ASKY17	970	06/28/2018	\$ 120,000
60150	13ASKY17	970	09/25/2018	\$ 120,000
60149	13ASKY17	970	02/26/2019	\$ 125,000
60213	13ASKY17	970	10/03/2018	\$ 322,000

PARCEL #'S	NEIGHBORHOOD	USE CODE	SALE DATE	ADJ. SALE PRICE
60288	13ASKY18	970	10/09/2018	\$ 54,000
60352	13ASKY18	970	01/29/2019	\$ 63,500
60370	13ASKY18	970	03/25/2019	\$ 63,500
60269	13ASKY18	970	03/20/2019	\$ 65,000
60291	13ASKY18	970	03/06/2019	\$ 95,000
60331	13ASKY18	970	05/09/2018	\$ 117,000
60333	13ASKY18	970	06/22/2018	\$ 118,000
60330	13ASKY18	970	06/28/2018	\$ 119,000
60327	13ASKY18	970	08/01/2018	\$ 119,500
60267	13ASKY18	970	04/29/2019	\$ 175,000
83002	13ASKY22+	970	07/24/2018	\$ 99,000
83046	13ASKY22+	970	05/31/2018	\$ 145,000
83041	13ASKY22+	970	12/17/2018	\$ 150,000
83050	13ASKY22+	970	04/09/2019	\$ 150,000
83019	13ASKY22+	970	09/26/2018	\$ 170,000
83008	13ASKY22+	970	08/07/2018	\$ 180,000
100134	13ASKY22+	970	12/07/2018	\$ 190,000
82980	13ASKY22+	970	01/04/2019	\$ 220,000
100135	13ASKY22+	970	11/21/2018	\$ 225,000
100257	13ASKY22+	970	12/27/2018	\$ 260,000
111451	13ASLIPS	970	07/06/2018	\$ 140,000

GLOSSARY

Measures of Central Tendency

- **Mean** – the average value or ratio.
Sum of the values, divided by the sample size.
More affected by extreme values than the median.
- **Median** – the midpoint, middle value or ratio.
If the number of data items is even, then the median is the midpoint between the two middle values.
- **Weighted Mean** – an aggregate ratio, weighs each ratio in proportion to its sale price.
Sum of assessed values divided by the sum of sale prices.

Measures of Uniformity

- **Standard Deviation** – square root of the variance, assuming a normal data distribution.
Approx. 68% will lie within +/- one standard deviation of the mean.
Approx. 95% will lie within +/- two standard deviations of the mean.
Approx. 99% will lie within +/- three standard deviations of the mean.
- **Price Related Differential (PRD)** – calculated by dividing the mean by the weighted mean.
PRD > 1.03 indicates relative under appraisal of higher value parcels (assessment regressivity).
PRD < 0.98 indicates relative over appraisal of higher value parcels (assessment progressivity).
- **Coefficient of Dispersion (COD)** – represents the average percent difference from the median.
The most widely used measure of uniformity in ratio studies.
IAAO Standards are:
10.0 or less for properties in newer, relatively homogeneous areas.
15.0 or less for properties in older, heterogeneous areas.
20.0 or less for vacant land.
- **Coefficient of Variation (COV)** – standard error divided by the mean of the dependent variable.
It expresses the standard deviation as a percentage, making comparison among groups easier.
Approx. 68% will lie within one COV% of the mean ratio.
Approx. 95% will lie within two COV% of the mean ratio.
Approx. 99% will lie within three COV% of the mean ratio.

Source: Pierce County Department of Assessments

GLOSSARY (Continued)

IAAO Standards

14.2.2 Uniformity among Single-Family Residential Properties

The COD for single-family homes and condominiums should be 15.0 or less. In areas of newer or fairly similar residences it should be 10.0 or less.

14.2.3 Uniformity among Income-Producing Properties

The COD for income-producing properties should be 20.0 or less. In larger, urban jurisdictions it should be 15.0 or less.

14.2.4 Uniformity among Unimproved Properties

The COD for vacant land should be 20.0 or less.

14.2.5 Uniformity among Rural Residential and Seasonal Properties

The COD for heterogeneous rural residential properties and seasonal homes should be 20.0 or less.

14.2.6 Uniformity among Other Properties

Target CODs for special-purpose real property and personal property should reflect the nature of the properties involved, market conditions, and the availability of reliable market indicators.

14.2.7 Vertical Equity

PRDs should be between 0.98 and 1.03. The reason this range is not centered on 1.00 relates to an inherent upward bias in the arithmetic mean (numerator in the PRD) that does not equally affect the weighted mean (denominator in the PRD). When samples are small, have high dispersion, or include properties with extreme values, the PRD may not provide an accurate indication of assessment regressivity or progressivity. Similar considerations apply to special-purpose real property and to personal property. It is good practice to perform an appropriate statistical test for price-related biases before concluding that they exist.