



# **Residential & Commercial Revaluation**

## **2023 Annual Report**

**LA CONNER/CONWAY**

**REVALUATION CYCLE 2**

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



Dear Property Owner:

The Skagit County Assessor's office staff has completed real property physical inspections for the La Conner/Conway revaluation area, defined as all property within the boundaries of the La Conner and Conway School Districts. In October 2023, upon completion of the assessment process and new construction inspections, change of value notices were mailed to those property owners whose property assessments were affected.

The 2023 La Conner/Conway Revaluation Annual Report which follows this letter summarizes the real property physical inspections that occurred and the resulting assessments. The information provided in the report is intended to assist the property owner in gaining knowledge regarding the inspection and valuation processes that are utilized by the 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.

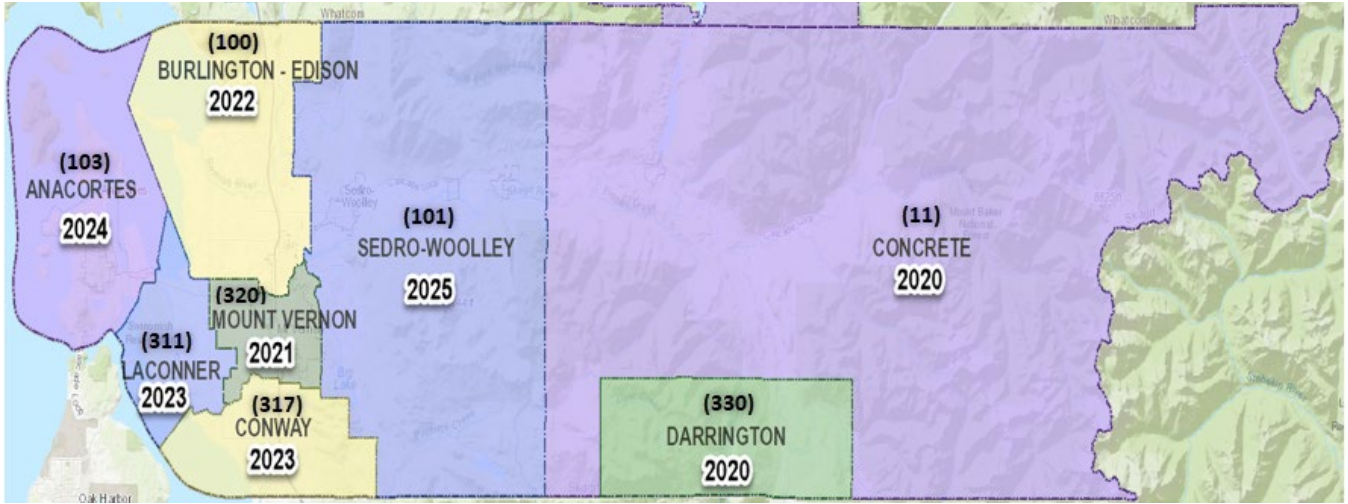
We welcome you to contact us with any questions you may have regarding the assessment process as detailed in the following report and how it relates to your property.

Sincerely,

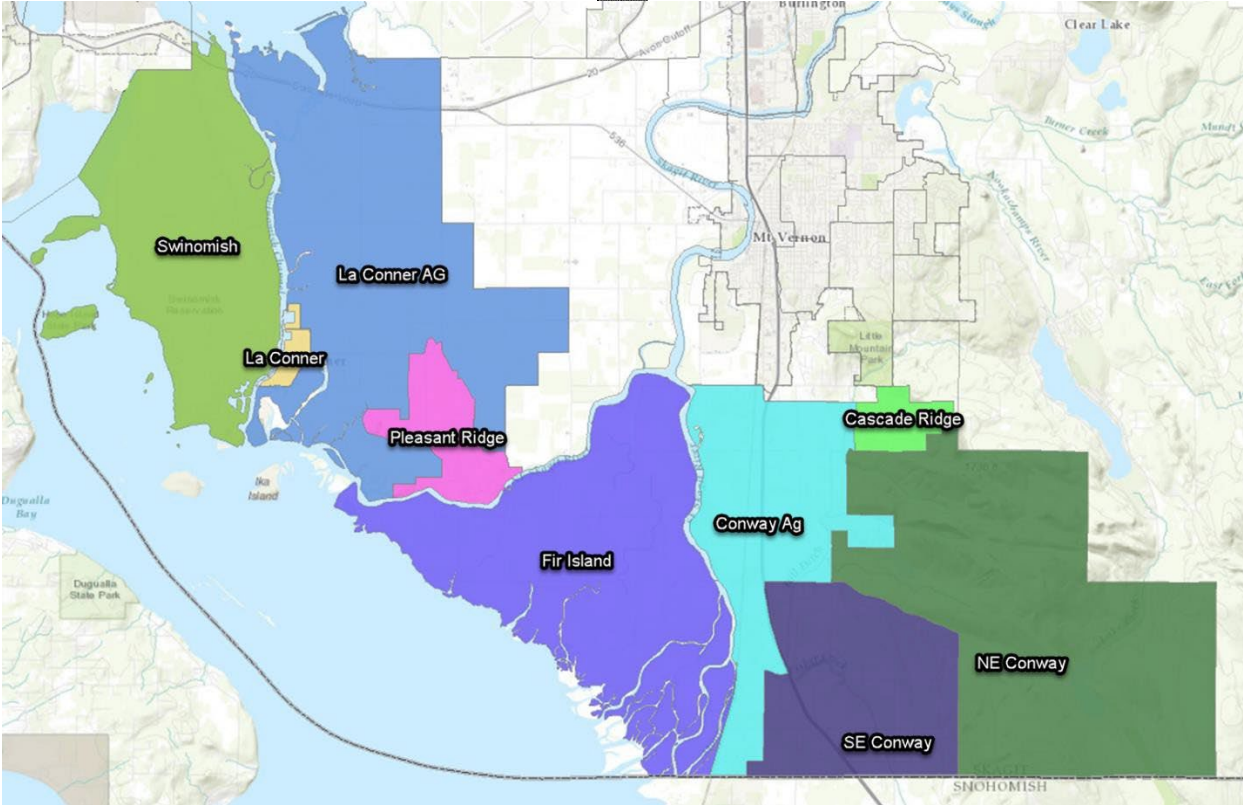
A handwritten signature in black ink, appearing to read "D. Hagen". The signature is stylized and written in a cursive-like font.

Danny Hagen IAAO-P  
Skagit County Assessor

# SKAGIT COUNTY REVALUATION AREAS



**LA CONNER/CONWAY REVALUATION AREA - CYCLE 2**



## EXECUTIVE SUMMARY

A sample study of a one-year period of valid residential sales within the La Conner and Conway school districts 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.

	<b>SFR</b>		<b>COMMERCIAL</b>	
	<b>Before Reval</b>	<b>After Reval</b>	<b>Before Reval</b>	<b>After Reval</b>
<b>SAMPLE STATISTICS</b>				
<b>Sample Size (n)</b>	58	58	197	197
<b>Mean Assessed Value</b>	\$633,500	\$651,700	\$1,021,400	\$1,161,100
<b>Mean Sales Price</b>	\$724,300	\$724,300	\$1,280,000	\$1,280,000
<b>ASSESSMENT LEVEL</b>				
<b>Arithmetic Mean Ratio</b>	90.5%	92.6%	78.9%	91.5%
<b>Median Ratio</b>	89.8%	89.4%	81.4%	94.0%
<b>Weighted Mean Ratio</b>	87.5%	90.0%	79.8%	90.7%
<b>UNIFORMITY</b>				
<b>Coefficient of Dispersion (COD)</b>	18.15%	14.41%	19.53%	13.38%
<b>Coefficient of Variation (COV)</b>	24.74%	19.37%	25.34%	18.72%
<b>Price-Related Differential (PRD)</b>	1.034	1.030	0.990	1.010
<b>SAMPLE SIZE EVALUATION</b>				
<b>N (population)</b>	3,042		6,072	
<b>B (acceptable error)</b>	0.05		0.05	
<b>S (estimated from this sample)</b>	0.2238	0.1794	0.1999	0.1712
<b>Recommended minimum sample size</b>	78	51	63	47
<b>Actual sample size</b>	58	58	197	197
<b>Conclusion</b>	Minimal	OK	OK	OK
<b>NORMALITY</b>				
<b>Binomial Test</b>				
<b># ratios below mean</b>	30	36	93	75
<b># ratios above mean</b>	28	22	104	122
<b>Z-score</b>	1.31306433	1.706983627	0.7124705	3.277364299
<b>Conclusion</b> *no evidence of non-normality	Normal*	Normal*	Normal*	Non-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 2023 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 2023 La Conner/Conway Revaluation, including physical property inspection, land and improvement valuation, cost and depreciation table development, sales verification, and sales and statistical analysis.

Annette DeVoe, Chief Deputy Assessor  
Julie Priest, Senior Residential Appraiser  
Brian Herring, Senior Analyst / Appeals Manager  
Kim Smith, Senior Commercial Appraiser  
Andrew Corcoran, Commercial Appraiser  
Ben Dodge, Residential Appraiser  
Jacob (Jake) Leander, Residential Appraiser

Tim Light, Residential Appraiser  
Clint Lucci, Residential Appraiser  
Allyson Oakley, Residential Appraiser  
Andrew Overland, Residential Appraiser  
Christopher (CJ) Rankin, Residential Appraiser  
Zachary Stringer, Residential Appraiser  
Doug Webb, Analyst / Appraiser

## **Client**

This mass appraisal report was prepared for Danny Hagen, 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 2024. 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, 2023.

#### ***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, 2023.

#### ***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, 2023.

### **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 La Conner and Conway School Districts are classified as Region/Cycle 2 and were scheduled for the 2023 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, 2022 – April 30, 2023, 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**

# LA CONNER/CONWAY RESIDENTIAL REVALUATION REPORT

<b>Area Name:</b>	All La Conner / Conway residential properties, including condominiums, manufactured homes with land, 2-4 unit multi-family residences and mobile homes on leased land.
<b>Cycle Number:</b>	2
<b>Parcel Count:</b>	3,186
<b>Previous Physical Inspection:</b>	2017
<b>Effective Date of Appraisal:</b>	January 1, 2023
<b>Date of Physical Inspections:</b>	October 1, 2022 – June 1, 2023
<b>Range of Sale Dates:</b>	May 1, 2022 – April 30, 2023
<b>Number of Valid Sales:</b>	58

## Sales Summary

All single-family residential, 2-4 unit multi-family residential and condominium 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: 14.41%

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 entire La Conner and Conway school districts.

### **Area Description**

The La Conner/Conway revaluation area is in the southwestern portion of Skagit County. It is a diverse area generally bordered to the north by Padilla Bay and Mount Vernon, to the east by the Sedro-Woolley school district, to the south by Snohomish County, and to the west by Skagit and Similk Bays. Within these borders there exists rich farmland, ample saltwater shoreline and the Cascade Mountain foothills. The city of La Conner is the main commercial center and has a population of 968. It is known for its saltwater marina on the Swinomish Channel which gives access to the San Juan Islands and greater Puget Sound. La Conner's art gallery and dining scenes also make this quaint town a magnet for tourism.

A significant feature of this revaluation area is the Swinomish Indian Tribal Community and its federally recognized reservation. As is typical, this tribal reservation has governmental sovereignty and provides its own infrastructure such as public works, police, etc. A 2013 ruling by the Federal 9th Circuit Court of Appeals reaffirmed a previous, but not applied, Supreme Court ruling exempting fee simple ownership of improvements on leased tribal trust land from property tax assessments by Skagit County. Counties in Washington State, including Skagit County, had previously been taxing the improvements on tribal leased land. As a result of this ruling, the Assessor removed approximately 941 properties, mostly in Shelter Bay, from the county tax rolls. A tribal-run ad valorem tax department was created to assess these properties. As a result, the revaluation parcel count has been lower than the physical inspection counts before 2017.

### **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 them with land values. These 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 2023 assessment year.

## Residential Sales Statistics Before the 2023 Revaluation

<b>Reval Cycle:</b> 2 - La Conner-Conway	<b>Appraisal Date:</b> 01/01/2023	<b>Report Date:</b> 12/31/2023	<b>Sales Range:</b> 05/01/2022 - 04/30/2023
<b>Neighborhood:</b> All	<b>Appraiser:</b> All	<b>Property Type:</b> Improved / Vacant Residential	<b>Trend used?:</b> No

### SAMPLE STATISTICS

Sample size (n)	58
Mean Assessed Value	633,500
Mean Sales Price	724,300
Standard Deviation AV	309,015
Standard Deviation SP	346,903

### ASSESSMENT LEVEL

Arithmetic Mean Ratio	0.905
Median Ratio	0.898
Weighted Mean Ratio	0.875

### UNIFORMITY

Lowest ratio	0.2474
Highest ratio	1.4710
Coefficient of Dispersion	18.15%
Standard Deviation	0.2238
Coefficient of Variation	24.74%
Price-related Differential	1.034

### RELIABILITY

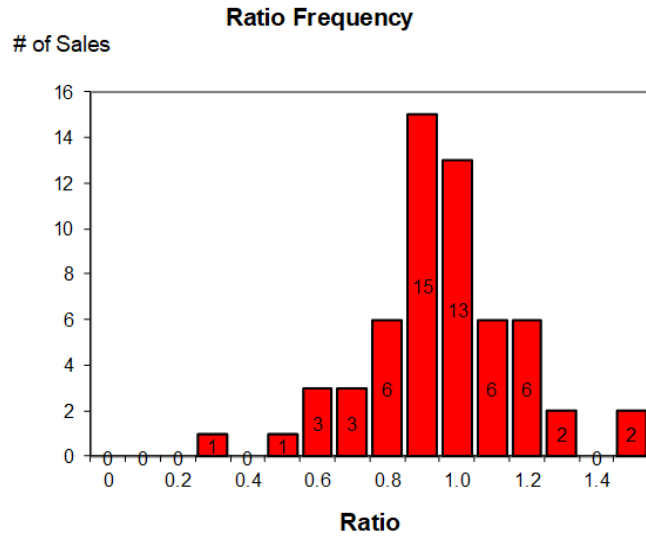
<b>95% Confidence: Median</b>	
Lower limit	0.835
Upper limit	0.939
<b>95% Confidence: Mean</b>	
Lower limit	0.847
Upper limit	0.962

### SAMPLE SIZE EVALUATION

N (population size)	3042
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.2238
Recommended minimum	78
Actual sample size	58
<b>Conclusion</b>	Minimal

### NORMALITY

<b>Binomial Test</b>	
# Ratios below mean	30
# Ratios above mean	28
Z-score	0.131306433
<b>Conclusion</b>	Normal*
*i.e., no evidence of non-normality	



These figures reflect the ratio of assessed value to sale price before the 2023 revaluation.



## Residential Sales Statistics After the 2023 Revaluation

<b>Reval Cycle:</b> 2 - La Conner-Conway	<b>Appraisal Date:</b> 01/01/2023	<b>Report Date:</b> 12/31/2023	<b>Sales Range:</b> 05/01/2022 - 04/30/2023
<b>Neighborhood:</b> All	<b>Appraiser:</b> All	<b>Property Type:</b> Improved / Vacant Residential	<b>Trend used?:</b> No

SAMPLE STATISTICS	
Sample size (n)	58
Mean Assessed Value	651,700
Mean Sales Price	724,300
Standard Deviation AV	289,188
Standard Deviation SP	346,903

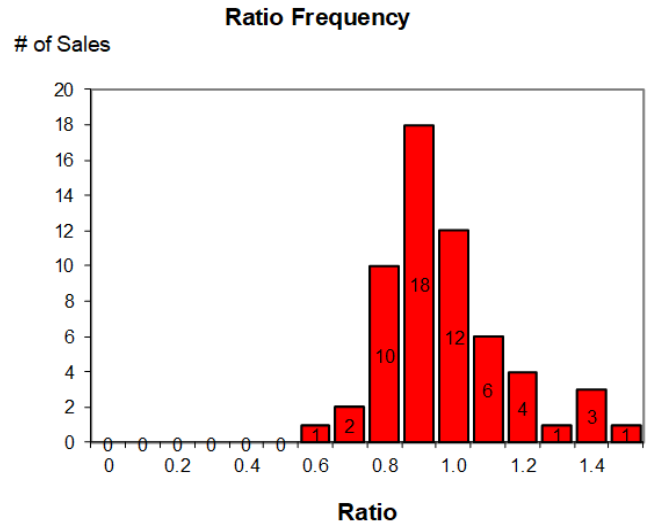
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.926
Median Ratio	0.894
Weighted Mean Ratio	0.900

UNIFORMITY	
Lowest ratio	0.5446
Highest ratio	1.4145
Coefficient of Dispersion	14.41%
Standard Deviation	0.1794
Coefficient of Variation	19.37%
Price-related Differential	1.030

RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.852
Upper limit	0.939
<b>95% Confidence: Mean</b>	
Lower limit	0.880
Upper limit	0.973

SAMPLE SIZE EVALUATION	
N (population size)	3042
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.1794
Recommended minimum	51
Actual sample size	58
<b>Conclusion</b>	Adequate sample

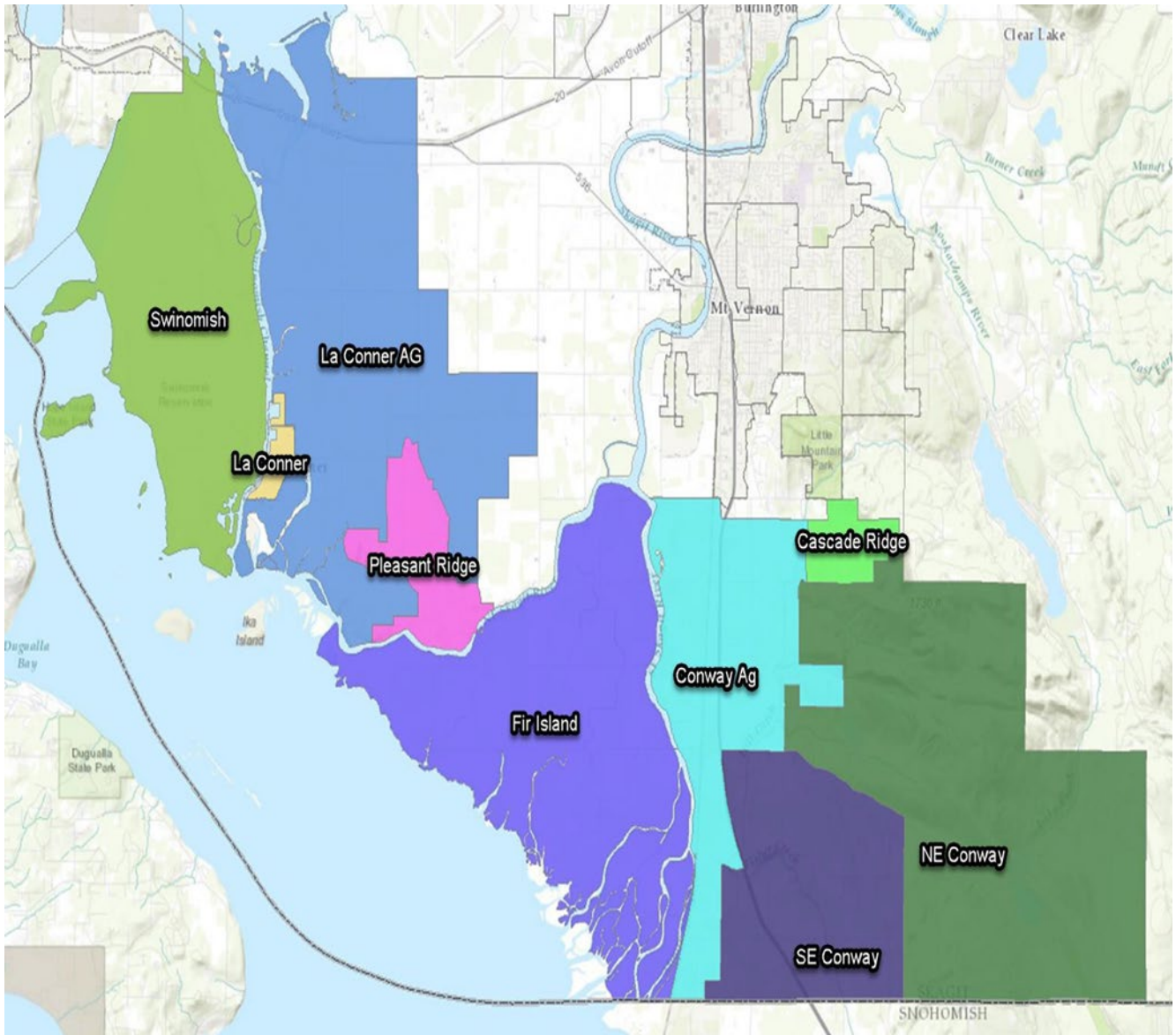
NORMALITY	
<b>Binomial Test</b>	
# Ratios below mean	36
# Ratios above mean	22
Z-score	1.706983627
<b>Conclusion</b>	Normal*
*i.e., no evidence of non-normality	



These figures reflect the ratio of assessed value to sale price after the 2023 revaluation.

The sales used in this analysis are a compilation of data from twenty market segments within the geographic area of the La Conner and Conway school districts. The nine sub-areas depicted in the map below delineate general geographical boundaries and facilitate efficient physical inspection workflow. Each sub-area includes properties from several market segments, also known as neighborhoods. Some neighborhoods are present in more than one sub-area. The primary market segments present in each sub-area are noted at the bottom of each area's description. For the purpose of conciseness, the Fir Island and Conway Ag sub-areas are combined in a single description, as are the Northeast and Southeast Conway sub-areas.

## LA CONNER/CONWAY REVALUATION AREA - CYCLE 2



The following pages provide descriptions and sales lists for the sub-areas depicted above.

## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	La Conner Agricultural Area
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	1,030
<b>Sales Sample Size:</b>	2

### General Neighborhood Boundaries

North – Ovenell Road and Padilla Bay

West – Swinomish Channel

East – Best Road and Beaver Marsh Road

South – North Fork of the Skagit River

### Neighborhood Description

The La Conner agricultural area is located in unincorporated Skagit County between Mount Vernon and the town of La Conner. It contains over 11,000 acres of farmland. Agriculture is one of the primary industries in Skagit County, and certainly its most visible. This area has some of the valley's most productive farmland. Local crops include potatoes, blueberries, raspberries, strawberries, tulips, daffodils, vegetable seeds and various grains. The 500 acres of tulips grown in the county represents 75% of the U.S. commercial production. According to Washington State University statistics, Skagit County produces approximately 8% of the world's spinach seed and 25% of both the world's cabbage and beet seed.

The annual Tulip Festival is a popular, community-wide event occurring in this area. Since 1984 it's been held during the month of April and features millions of tulips in bloom.

Residential dwellings are generally older two-story farmhouses that range from fair to good quality. The highest density of single-family residences is along the Swinomish Channel in the plat of Skagit Beach. Fifty-six of the 74 homes are waterfront. The others have slightly elevated views across the farmland to the east. These are average-to-good quality homes. The busiest period of construction was from the mid-1980s to the mid-90s.

For the purpose of statistical analysis, properties this geographic area fall into four primary market segments: La Conner/Conway Agricultural Land; La Conner Agricultural Residential; La Conner Residential Waterfront; and West County Designated Forest Land.

# NEIGHBORHOOD SALES SAMPLE

## La Conner Agricultural Area

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
22114	11/14/2022	\$ 550,000	\$ 578,000
77784	06/28/2022	\$ 630,000	\$ 546,100

## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	Pleasant Ridge
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	297
<b>Sales Sample Size:</b>	2

### **General Neighborhood Boundaries**

North – Chilberg Lane and Pleasant Ridge Cemetery

West – Dodge Valley Road

East – Rexville Grange Road

South – North Fork Skagit River

### **Neighborhood Description**

This is an oblong elevated area extending 2.7 miles north from the mouth of the Skagit River's North Fork. It is a tableland of glacial till with a general elevation of between 90 and 110 feet. Sitting above the flat farmlands between La Conner and West Mount Vernon, it offers very good terrestrial and marine views in most directions. In the southwest of the area two small forested hills rise above 200 feet.

Single-family residences with one or two stories and outbuildings are typical. Homes range from older single-wide manufactured homes to custom contemporary homes with unique designs. There are several agricultural parcels. This location is 15 minutes from Mount Vernon and 11 minutes from both La Conner and Interstate 5 at Conway.

For the purpose of statistical analysis, properties this geographic area fall into three primary market segments: Pleasant Ridge Residential; La Conner/Conway Agricultural Land; and West County Designated Forest Land.

# NEIGHBORHOOD SALES SAMPLE

## Pleasant Ridge

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
15504	05/09/2022	\$ 1,700,000	\$ 1,978,000
15593	07/07/2022	\$ 985,000	\$ 409,500

## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	La Conner
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	407
<b>Sales Sample Size:</b>	18

### General Neighborhood Boundaries

North – Port of Skagit’s La Conner Marina

West – Swinomish Channel

East – La Conner Whitney Road

South – Pioneer Park

### Neighborhood Description

The town of La Conner is located in western Skagit County on the eastern shore of the Swinomish Channel, which separates the Skagit mainland from Fidalgo Island and the Swinomish Reservation to the west. The area within the town limits encompasses approximately .4 square miles, or 260 acres.

Originally known as Swinomish, the town was first settled in 1867. Two years later the owner of the trading post renamed it La Conner after his wife Louisa Ann. The proximity to water and fertile farmland enabled the town to flourish, and by 1900 it had reached a population of 1,000. Drawn by the unique landscape, artists started to arrive. By the 1970s the town became a popular tourist destination and remains so to this day.

La Conner features the Museum of Northwest Art, the Skagit County Historical Museum, the Pacific Northwest Quilt and Fiber Arts Museum, a boardwalk and several restaurants, art galleries and specialty boutiques. A 24-acre marina with 500 moorage slips and the K-12 school buildings are located within the town’s limits.

Many of the homes were built around the turn of the 20<sup>th</sup> century and have unique craftsmanship. The single-family residences range from fair quality to very good quality. Some of the homes on the town’s hillside have western views overlooking the Swinomish Channel. There are also a few townhouses, condominiums and multi-family residences in the town.

For the purpose of statistical analysis, properties in this area fall into two primary market segments: La Conner Urban Residential and La Conner/Conway 2-4 Family Residential.

## NEIGHBORHOOD SALES SAMPLE

### La Conner

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
74032	05/12/2022	\$ 525,000	\$ 420,900
122297	07/08/2022	\$ 765,000	\$ 736,200
135503	07/15/2022	\$ 760,000	\$ 630,900
123061	08/03/2022	\$ 408,500	\$ 405,500
74409	07/27/2022	\$ 764,000	\$ 623,800
74356	08/22/2022	\$ 495,000	\$ 405,400
114063	09/14/2022	\$ 769,900	\$ 630,900
74406	10/07/2022	\$ 784,900	\$ 623,800
74430	02/01/2023	\$ 680,000	\$ 571,000
99302	02/14/2023	\$ 400,000	\$ 483,500
73989	02/21/2023	\$ 380,000	\$ 410,100
103693	02/17/2023	\$ 556,000	\$ 595,300
74306/105339	03/31/2023	\$ 555,000	\$ 660,800
20910	04/12/2023	\$ 377,000	\$ 300,300
105339	04/13/2023	\$ 150,000	\$ 178,600
122290	04/17/2023	\$ 700,000	\$ 695,100
136016	04/28/2023	\$ 759,900	\$ 188,000
105121	08/05/2022	\$550,000	\$295,300



## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	Swinomish Peninsula
<b>Previous Physical Inspection</b>	2017
<b>Neighborhood Parcel Count:</b>	822
<b>Sales Sample Size:</b>	14

### General Neighborhood Boundaries

The fee simple parcels within the Swinomish Indian Reservation, which is located on the southeast peninsula of Fidalgo Island.

North – State Route 20

West – Similk Bay and Saratoga Passage

East – Swinomish Channel

South – Skagit Bay

### Neighborhood Description

The Swinomish Reservation is a peninsula located in the western portion of the La Conner School District and on the southeast side of Fidalgo Island. Skagit County assesses the fee simple properties, which amount to 35% of the reservation's area. It's a topographically diverse area of water view properties, quiet beach communities and secluded forest homes. Its proximity to State Route 20 makes the commercial centers of Anacortes, Mount Vernon and I-5 accessible within twenty minutes.

There are three prominent property types in this area. The western waterfront neighborhoods along Snee-Oosh Road include 235 properties with views of the Puget Sound, Fidalgo Island and Whidbey Island. 105 of these are waterfront parcels. The Snee-Oosh, Shorewood and Wagner plats include fair-to-good quality homes built from the 1920s through the 2000s. Many of the unplatted parcels have 100 feet of low bank beach frontage. Included in this general group are the upland sloped parcels with good quality homes and wide views of the bay. Most of the area's new construction and remodeling occurs in this area. The next group is interior properties that comprise a mixture of large timber parcels, multi-acre residential parcels, and small plats consisting of a variety of home styles and qualities. These properties enjoy privacy, but seldom have views. An exception is Kwonesum, a 20-parcel plat with eastern views of the Swinomish Channel, La Conner flats and Cascade Mountains. The last group is Eagles Nest on the south end of the peninsula. The large, elevated parcels and steep terrain in this plat provide unique southern views of the Puget Sound and Skagit River delta. The 16 homes located here have good to excellent construction quality.

For the purpose of statistical analysis, properties in this area fall into four primary market segments: Swinomish Residential; Swinomish Waterfront; Eagles Nest; and West County Designated Forest Land.

# NEIGHBORHOOD SALES SAMPLE

## Swinomish Peninsula

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
65271	06/27/2022	\$2,000,000	\$1,058,900
20655	06/30/2022	\$675,000	\$556,400
69083	08/24/2022	\$554,500	\$517,500
20703	08/30/2022	\$685,000	\$788,600
20857	09/13/2022	\$893,500	\$912,000
69097	11/10/2022	\$480,000	\$446,200
70207	11/21/2022	\$596,500	\$508,700
69199	11/28/2022	\$670,000	\$617,600
69101	12/02/2022	\$540,000	\$510,200
81096	12/13/2022	\$150,000	\$137,500
69205	01/23/2023	\$775,000	\$1,136,600
20350	02/28/2023	\$375,000	\$276,700
69168	03/17/2023	\$1,100,000	\$757,400
70236	04/28/2023	\$1,600,000	\$1,039,300

## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	Fir Island / Conway Agricultural Area
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	1,595
<b>Sales Sample Size:</b>	2

### General Neighborhood Boundaries

North – Hickox Road and North Fork Skagit River

West – North Fork Skagit River and Skagit Bay

East – Hill Ditch and Interstate 5

South – Skagit/Snohomish County line

### Neighborhood Description

This is an agricultural area in the Skagit River delta south of Mount Vernon. It can be broken down into three distinct areas: the town of Conway, the nearby farmland along I-5, and Fir Island, which is west of the Skagit River's south fork.

The town of Conway is an unincorporated community that was first settled in 1873. It contains approximately 50 parcels and includes several commercial operations. Many of the homes were built in the early 1900s. The majority of the residences are one-story structures and are in various conditions. Many have unfinished basements serving as buffers from Skagit River flooding.

The 5,000 acres of farmland surrounding the town sustains dairy, beef, potatoes, berries, and many other crops. Most of the residences here are average quality two-story farmhouses built around the turn of the twentieth century.

Fir Island is a 17 square mile agricultural area bounded by the north and south forks of the Skagit River. Consisting largely of reclaimed marsh and tidelands, it has some of the most fertile farmland in the county. It is protected by a dike and levee system and accessed by a bridge over each fork of the river. It is a scenic locale well-known for viewing migratory birds and for hunting and fishing.

The area consists almost entirely of working agricultural parcels. Residences are found on some large farm parcels and also on small residential parcels that are part of multi-parcel farms. There are also smaller single-family residence parcels in the former villages of Skagit City and Fir. These were developed as 48 and 40 lot plats in 1876 and 1880 when Fir Island was becoming the center of the Skagit County farming community. Today there are just a handful of multi-lot residential parcels in these plats. Typical residences are turn of the 20<sup>th</sup> century farmhouses and Victorian-style homes.

In 1962 the 244-lot plat of Field and Stream Estates was created at Mann's Landing in the southeastern portion of the island. This area is outside the main levee and dike system and lost its bridge access decades

ago. Cabins were once a common sight in the plat, but they are now gone. Although nearly all of the plat parcels are still privately owned, the majority of the southeast portion has been acquired by the Washington State Fish and Wildlife Department and returned to tidal marsh land.

Fir Island includes several bed and breakfasts, a wedding venue, a church, an RV park/marina and a seasonal produce stand.

For the purpose of statistical analysis, properties in this area fall into two primary market segments: La Conner/Conway Agricultural Land and Conway Agricultural Residential.

# NEIGHBORHOOD SALES SAMPLE

## Fir Island / Conway Agricultural Area

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
15993	08/30/2022	\$600,000	\$528,200
15814	04/17/2023	\$342,000	\$423,300

## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	East Conway
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	1,592
<b>Sales Sample Size:</b>	19

### General Neighborhood Boundaries

North – Devil’s Mountain

West – Bulson Road and I-5

East – Leif Erickson Recreation Association/West Big Lake Boulevard

South – Skagit/Snohomish County line

### Neighborhood Description

This is an upland area located in the eastern portion of the Conway School District. It is characterized by the transition from flat agricultural land in the west to the forested slopes of the Cascade foothills in the east.

The area southeast of the town of Conway is uniformly settled and features a variety of single-family residence styles, qualities and ages. Typical residential lot sizes range from five to ten acres. The Conway Elementary school is located here. Minutes away from I-5, it offers a quick trip to local commercial centers and easy access to commutes to the south.

To the northeast of Conway there are four notable lakes, and residential properties are concentrated around two of them. Lake McMurray is the largest with an area of 159 square acres and nearly three miles of shoreline. Full-time residences and semi-improved vacation properties surround most of the lake. There is a variety of building ages, quality and designs. On the north end there are two gated communities, Lake McMurray Estates and Willabelle Estates, which were platted in 1995 and 2005. These neighborhoods have good quality waterfront homes. Lake Sixteen contains a small community on its west side with average quality rambler-style homes, cabins, and older mobile homes. Located on the lake’s northeast shore is the YMCA’s Camp Anderson. Developed in 1994, Cedar Ridge Estates sits on the south end of the lake. It consists of 37 lots with good quality homes on acre-plus parcels, and it includes a private boat launch, dock, and picnic area. Like McMurray, Lake Sixteen has a public boat ramp. West of Lake Sixteen is the sloped development of Hermway Heights with views toward the Puget Sound. Created in the 1960s and 70s it consists of a variety of home styles, such as ramblers, tri-levels and split entries. At 1,200 feet Ten Lake has the highest elevation of the four. It has an area of sixteen square acres and is surrounded by private land with no development. Devil’s Lake is about twice that size and is surrounded by several seasonal cabins on land owned by a single private entity.

The area includes hundreds of designated forest acres on Scott and Devil’s Mountains, and to the southwest and east of Lake McMurray. These timber properties are owned primarily by two private entities and the

Washington Department of Natural Resources. Although seemingly remote, its furthest reaches are no more than fifteen minutes from I-5.

Outside of the plats there are acreage parcels and small hobby farms. Water rights and well restrictions continue to be a concern for some existing homes and new construction. There are a few water-catchment system permits that have been issued in the area as an alternative water source.

For the purpose of statistical analysis, properties this area fall into five primary market segments: Conway Residential; Conway Residential Waterfront; Well-Restricted Residential; West County Designated Forest Land; and Laconner/Conway Agricultural Land.

## NEIGHBORHOOD SALES SAMPLE

### CONWAY EAST

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
17791	05/23/2022	\$620,000	\$631,000
17750	05/26/2022	\$390,000	\$457,000
16695	07/01/2022	\$885,000	\$830,700
108071	07/11/2022	\$1,220,000	\$914,200
17294	07/28/2022	\$1,000,000	\$651,500
16965	09/01/2022	\$448,000	\$374,000
104044	09/09/2022	\$865,000	\$998,500
17662	09/20/2022	\$665,000	\$600,400
130339	10/06/2022	\$1,325,000	\$1,018,200
108068	10/06/2022	\$1,250,000	\$1,006,400
116410	10/12/2022	\$730,000	\$789,900
17009	11/03/2022	\$565,000	\$553,000
72936	11/21/2022	\$415,000	\$323,400
83588	11/23/2022	\$770,000	\$688,400
17392	12/05/2022	\$975,000	\$1,434,200
65667/65674	03/03/2023	\$490,000	\$416,500
128214	03/13/2023	\$739,950	\$643,200
134692	04/21/2023	\$955,000	\$536,000
16654/16660	03/10/2023	\$660,000	\$602,200



## NEIGHBORHOOD SUMMARY

<b>Neighborhood:</b>	Cascade Ridge
<b>Previous Physical Inspection:</b>	2017
<b>Neighborhood Parcel Count:</b>	126
<b>Sales Sample Size:</b>	1

### General Neighborhood Boundaries

North – Hickox Road

West – Cascade Ridge Drive, Cascade Ridge Court, and East Stackpole Road

East – Peregrine Lane and Quail Drive

South – Sandy Creek

### Neighborhood Description

Cascade Ridge is an elevated residential area located three miles southeast of downtown Mount Vernon in unincorporated Skagit County. The large lots and westward sloping terrain provide this neighborhood of upscale homes with views across the Fir Island farmland to the Puget Sound and Olympic Mountains. Proximity to Mount Vernon and I-5 enhances its appeal.

Fifty-four of the 103 parcels are located in two plats developed in the 1990s. The fourteen lots of Cascade Ridge Court range from 2.5 acres to 4.9 acres. Cascade Ridge PUD includes 40 parcels. There are thirty-two parcels in the lower portion where the slope is uniform. These have a median of 2.35 acres. The upper portion, where the contours are more varied, include 8 parcels. These range from 4 to 8.5 acres. This plat also includes 61 acres of open space.

At the top of Cascade Ridge Drive the gated roads of Alderbrook Lane and Redstone Way include ten building sites. Six of them have residences. These properties are surrounded by designated timber properties that extend southeastward to Scott and Devil's Mountains.

For the purpose of statistical analysis, properties this area fall into two primary market segments: Cascade Ridge Residential and West County Designated Forest Land.

# NEIGHBORHOOD SALES SAMPLE

## CASCADE RIDGE

<b>Parcel Number</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>2022 Assessed Value</b>
108103	10/17/2022	\$760,000	\$693,700

## **2023 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 2023 revaluation, physical inspections and subsequent re-appraisals occurred in the La Conner and Conway school districts. 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**

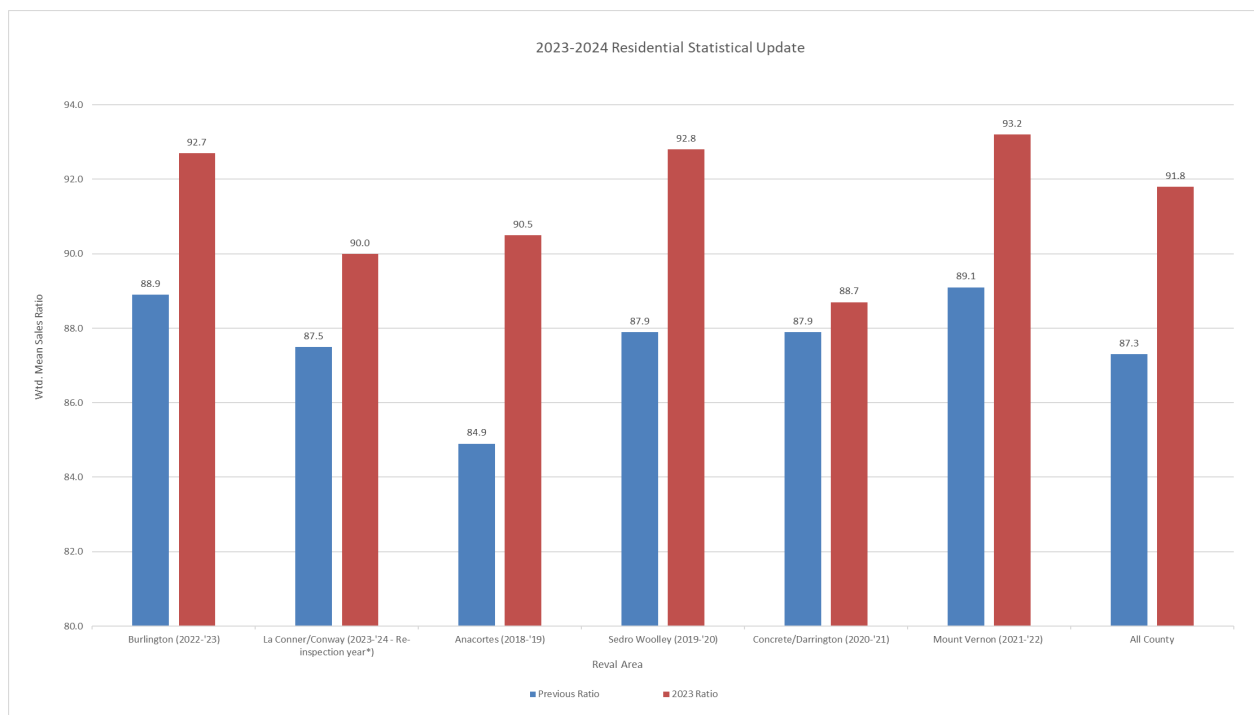
A sale ratio study identifies all valid market transactions for a neighborhood grouping, computes the sale ratios (assessed value/sale price), and applies statistical analysis to conclude a weighted mean ratio. The weighted mean ratio is the measure that is statistically adjusted to a desired percentage. 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.

### **2023 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, 2022 through April 30, 2023 (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 this study's sales period. 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 70s to low 80s percent range. Value increases were required across all regions to produce ratios in the desired low to mid 90 percent range. It is noted that the second largest increase occurred in the Burlington-Edison 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.

<b>Statistical Summary of Residential Weighted Mean Sale Ratios</b>						
<b>Region (Last inspection, baseline appraisal yr)</b>	<b>Parcel Count</b>	<b># of Sales</b>	<b>Sale Sample Size</b>	<b>Previous Ratio</b>	<b>2023 Ratio</b>	<b>% Change</b>
Burlington (2022-'23)	8,686	280	3.2%	88.9	92.7	4.3%
La Conner/Conway (2023-4 Re-inspection year*)	3,186	60	1.9%	87.5	90.0	2.9%*
Anacortes (2018-'19)	12,514	449	3.6%	84.9	90.5	6.6%
Sedro Woolley (2019-'20)	12,708	482	3.8%	87.9	92.8	5.6%
Concrete/Darrington (2020-'21)	4,799	183	3.8%	87.9	88.7	0.9%
Mount Vernon (2021-'22)	12,636	506	4.0%	89.1	93.2	4.6%
All County	54,529	1,960	3.6%	87.3	91.8	5.2%



## Conclusion

The “before” and “after” results indicate an 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. Minor exceptions to this general statement were the result of higher CODs (coefficients of dispersion). We recommend posting these residential property assessments for the 2023 assessment year.

## 2023 COMMERCIAL/INDUSTRIAL REVALUATION REPORT

<b>Inspection Neighborhood:</b>	All La Conner / Conway commercial, industrial and 5+ unit, multi-family properties were inspected and revalued.
<b>Previous Physical Inspection:</b>	2017
<b>La Conner / Conway Commercial Neighborhood Parcel Count:</b>	275
<b>Skagit County Commercial Neighborhood Parcel Count:</b>	6,072
<b>Number of Valid Commercial La Conner / Conway Sales: (1 year period)</b>	9
<b>Number of valid Skagit County sales - (1 year period):</b>	197

### Sales Summary

There were a total of 9 valid, arm's length sales of commercial properties in the La Conner / Conway school districts over the prior year. 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. In total, approximately 197 sales of commercial/industrial properties in Skagit County were analyzed for purposes of statistical adjustments.

### Overall Value Sale Price Ratio COD: 13.4%

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 Neighborhood Boundaries**

This neighborhood includes all La Conner / Conway commercial, industrial, and 5+ unit multi-family properties, and is therefore not confined by any geographic boundaries other than the La Conner and Conway school district boundaries that define this revaluation cycle.

### **Neighborhood Description**

La Conner is a town in Skagit County, Washington, United States. It is included in the Mount Vernon–Anacortes, Washington Metropolitan Statistical Area. La Conner's Rainbow bridge connects La Conner to Fidalgo Island which includes, the gated Shelter Bay Community, the Swinomish reservation, and the city of Anacortes. The center of town—roughly bounded by 2nd, Morris and Commercial Sts., and Swinomish Channel—is a historic district, listed on the National Register of Historic Places (NRHP).

La Conner is located at the edge of the largest tulip-growing region in the world, the Skagit Valley. In Spring, the local fields are filled with ribbons of color as the valley hosts the annual Tulip Festival the entire month of April. The protected farmland around the town is said to be some of the richest in the world, and the region grows everything from strawberries to wheat, with many local farmstands selling their wares on the highways and in town.

Conway is a census-designated place (CDP) in Skagit County, Washington, United States. It is included in the Mount Vernon–Anacortes, Washington Metropolitan Statistical Area.

As of the census of 2021, there were 1,061 people, 531 households, and 323 families residing in the town of La Conner. For Conway, there were 45 people, 45 households, and no families residing in the census-designated place.

Situated on the delta near the mouth of the Skagit River, La Conner was founded in the early 1860's and is Skagit County's oldest community. First settled by non-natives just after the Civil War, in 1869, John Conner purchased the trading post built by John Hayes, another early settler, on the west side of the Swinomish Slough and established a post office. In 1869, all the Town plus 70 acres was deeded to John Conner, and the town's original name of Swinomish was changed to La Conner in 1870. La Conner was briefly the county seat before Mount Vernon.

Today, La Conner includes the Swinomish Tribal Community, Shelter Bay residents from across the Channel, fishermen, farmers, artists, and carpenters - a diverse mix of cultures and educational backgrounds. Since the 1970's, the area has become a tourist destination with many original buildings restored and now housing retail shops, restaurants and museums. The Museum of Northwest Art showcases a permanent collection of northwest artists, as well as revolving shows throughout the year. The town is also home to the Skagit Historical Museum, and the Quilt Museum, located in one of the oldest homes in town, the Gaches Mansion. The annual Tulip Festival draws visitors from around the world.

### **Economic Trends**

Skagit County is best known for its agriculture, however in 2019 the U.S. Bureau of Economic Analysis (BEA) estimated that manufacturing was the largest contributor to county real gross domestic product (GDP). Manufacturing accounted for 30.0 percent of total GDP for the Mount Vernon – Anacortes MSA. Agriculture, forestry, fishing and hunting accounted for 5.1 percent of GDP.

Like the national economy, Skagit County’s largest job-providing sector is the private service-providing sector, making up about 56.3 percent of total nonfarm employment in 2021. This share of employment has not changed substantially over the past several years. Goods providing sectors made up 20.7 percent and government employers (including K-12 education) provided 23.0 percent of total nonfarm employment.

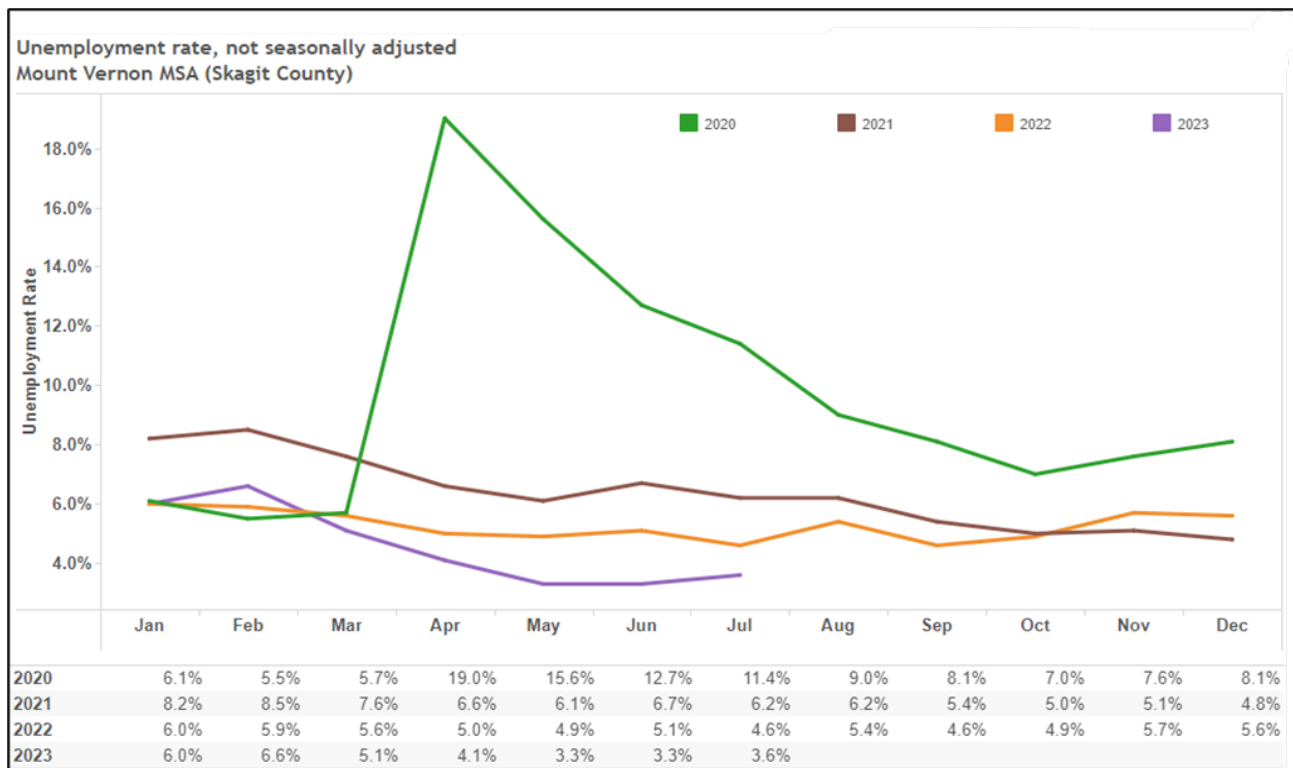
The county has some heavy industry including oil refineries in Anacortes and several manufacturers that support the marine and aerospace industries, food manufacturing and other niche manufacturing businesses that contribute to a fairly well-rounded economy.

### Employment Trends

Skagit County’s unemployment rate tends to be higher than both the state and the nation in any given moment in time, but the overall trends track closely with the state. During the COVID-19 pandemic-induced recession, Skagit County’s unemployment peaked at 18.8 percent, then rapidly dropped to the 6.0 percent range throughout 2020 and 2021. As of March 2022, the unemployment rate was 6.0 percent.

In 2021, the Skagit County labor force averaged 61,943 workers, of which 58,039 were counted among the employed and 3,904 were unemployed.

Source: Employment Security Department



**Employment and unemployment, not seasonally adjusted  
Mount Vernon MSA (Skagit County)**

	2023		2022	
	June	May	June	May
Civilian Labor Force	62,520	61,488	61,615	61,175
Employment	60,485	59,463	58,503	58,155
Unemployment	2,035	2,025	3,112	3,020
Unemployment Rate	3.3%	3.3%	5.1%	4.9%

**Skagit County Top Employers: 2021**

2021 Rank	2020 Rank	Company Name	2021 Total Headcount
1	1	Skagit Regional Health	2256
2	2	Mount Vernon School District	1147†
3	3	Draper Valley Farms	1038†
4	6	Janicki	751
5	4	Skagit County Government	714
6	8	Shell Puget Sound Refinery	600
7	7	Sedro Woolley School District	489†
8	9	Skagit Valley Casino Resort	450**
9	10	Burlington Edison School District	435†
10	11	Swinomish Casino	398.5†
11	13	Tesoro Refinery	390†
12	-	Skagit Valley College	374
13	12	Fred Meyer	350
14	16	Peace Health United General Medical Center	349**
15	5	Island Hospital	309
16	-	Washington State Department of Transportation	237
17	-	Hexcel	225
18	14	Skagit Horticulture LLC (Formerly Skagit Gardens)	200**
19		Haggen	175
20	15	Dakota Creek Industries Inc.	166
21	-	Skagit Valley Food Coop	158
22	19	PACCAR Technical Center	150**

\*Based on 2019 numbers

†Based on 2020 numbers

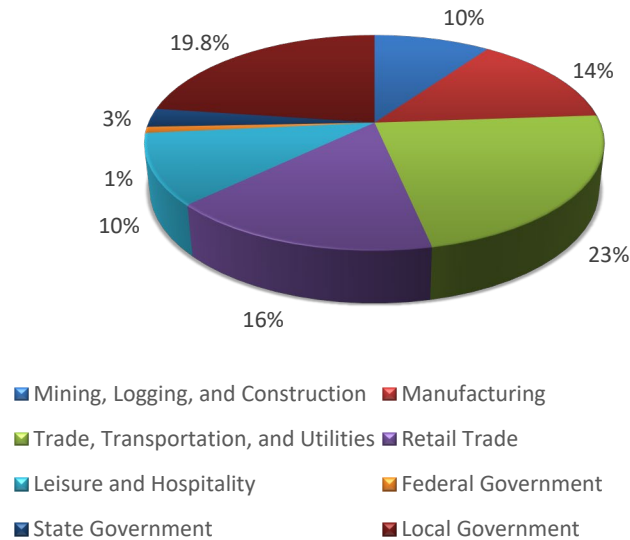
\*\*Estimated from 3<sup>rd</sup> party sources.

*Not all companies contacted agree to have their employment numbers published. If an omission is believed to have occurred, or if you have questions about this list, please contact the Center for Economic and Business Research at Western Washington University by phone at 360-650-3909 or by e-mail at cebr@wwu.edu.*

*Source: The Center for Economic and Business Research (CEBR) at Western Washington University.*



## Skagit County Labor Force, 2021 avgs.



### Summary

In the lead up to the pandemic-induced recession of 2020, Skagit County had experienced several years of growth reflected in each major industry sector. The sudden downturn affected Skagit County to a greater extent than either Washington state or the nation. From 2019 to 2020, Skagit County total nonfarm employment dropped by 4,200 or 7.9 percent; for comparison, Washington state and the U.S. total nonfarm employment dropped by 5.4 and 5.8 percent respectively. All major industry sectors saw net losses in 2020.

From 2020 to 2021, Skagit County employment began to rebound. Total nonfarm employment expanded by 800 jobs or 1.6 percent. Job losses in manufacturing continued into 2021, and construction neither added nor shed jobs. Service-providing industries collectively recovered 700 jobs with the largest gains attributable to the industry sector that had suffered the deepest losses: leisure and hospitality.

Skagit County employment appears to be recovering from the brief but impactful COVID-19 recession for the most part, however each industry sector remains below pre-pandemic levels. This is not new for Skagit County. Skagit County lagged behind the state in recovery from the Great Recession and, true to form, is lagging behind the statewide recovery today.

### Conclusion and Recommendation

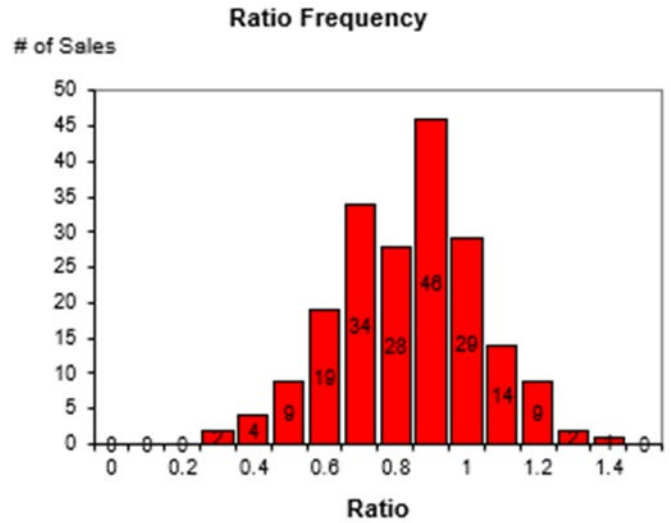
Value changes for the commercial market sector in the physically inspected La Conner / Conway revaluation area were the result of applying current replacement cost tables to the improvements, deducting depreciation, and adding the current land value. As resources and available data allowed, an income approach was reviewed as a test of reasonableness. Values resulting from this process were then modified as warranted, based on sales of comparable properties within the respective property type.

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

This year's revaluation of the commercial/industrial sector produced a higher sale ratio weighted mean closer to 100 percent of true and fair market value, increasing from 79.8 percent to 90.7 percent. Additionally, the coefficient of dispersion for the entire county (the primary measure of the variation between individual sale ratios) dropped from 19.53 percent to 13.38 percent. Overall, the commercial market sector 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 2023 assessment year.

**BEFORE-REVALUATION COMMERCIAL/INDUSTRIAL SALES ANALYSIS**

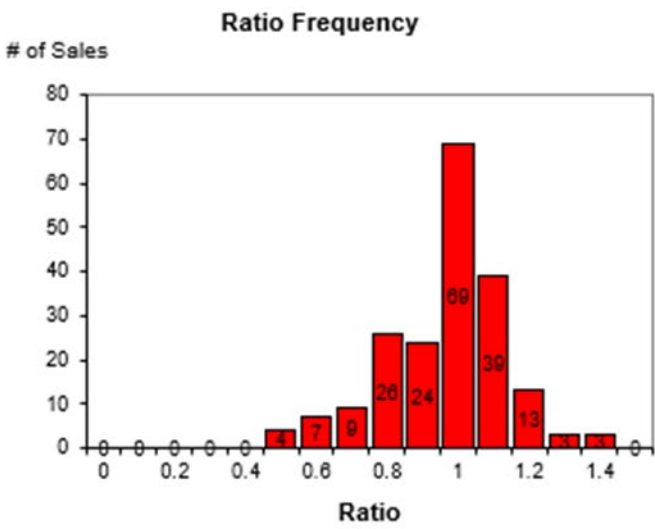
<b>Reval Cycle:</b> 2 - LaConner	<b>Appraisal Date:</b> 01/01/2023	<b>Report Date:</b> 09/06/2023	<b>Sales Range:</b> 05/01/2022 - 04/30/2023
<b>Neighborhood:</b> BURLINGTON	<b>Appraiser:</b> AC / KMS	<b>Property Type:</b> Commercial / Industrial	<b>Trend used?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	197		
Mean Assessed Value	1,021,400		
Mean Sales Price	1,280,000		
Standard Deviation AV	2,436,433		
Standard Deviation SP	2,918,834		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.789		
Median Ratio	0.814		
Weighted Mean Ratio	0.798		
<b>UNIFORMITY</b>			
Lowest ratio	0.2504		
Highest ratio	1.3148		
Coefficient of Dispersion	19.53%		
Standard Deviation	0.1999		
Coefficient of Variation	25.34%		
Price-related Differential	0.99		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.766		
Upper limit	0.841		
<b>95% Confidence: Mean</b>			
Lower limit	0.761		
Upper limit	0.817		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	6072		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1999		
Recommended minimum	63		
Actual sample size	197		
Conclusion	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean	93		
# ratios above mean	104		
Z-score	0.7124705		
Conclusion	Normal*		
*i.e., no evidence of non-normality			



These figures reflect the ratio of assessed value to sales price before the 2023 revaluation.

## AFTER-REVALUATION COMMERCIAL/INDUSTRIAL SALES ANALYSIS

<b>Reval Cycle:</b> 2 - LaConner	<b>Appraisal Date:</b> 01/01/2023	<b>Report Date:</b> 09/06/2023	<b>Sales Range:</b> 05/01/2022 - 04/30/2023
<b>Neighborhood:</b> BURLINGTON	<b>Appraiser:</b> AC / KMS	<b>Property Type:</b> Commercial / Industrial	<b>Trend used?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	197		
Mean Assessed Value	1,161,100		
Mean Sales Price	1,280,000		
Standard Deviation AV	2,570,417		
Standard Deviation SP	2,918,834		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.915		
Median Ratio	0.940		
Weighted Mean Ratio	0.907		
<b>UNIFORMITY</b>			
Lowest ratio	0.4008		
Highest ratio	1.3450		
Coefficient of Dispersion	13.38%		
Standard Deviation	0.1712		
Coefficient of Variation	18.72%		
Price-related Differential	1.01		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.928		
Upper limit	0.955		
<b>95% Confidence: Mean</b>			
Lower limit	0.891		
Upper limit	0.938		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	6072		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1712		
Recommended minimum	47		
Actual sample size	197		
<b>Conclusion</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean	75		
# ratios above mean	122		
Z-score	3.277364299		
<b>Conclusion</b>	Non-normal		
*i.e., no evidence of non-normality			



These figures reflect the ratio of assessed value to sales price after the 2023 revaluation.

## ALL-COUNTY COMMERCIAL/INDUSTRIAL SALES

PARCEL ID	NEIGHBORHOOD	USE CODE	ADJUSTED SALE PRICE	SALE DATE
<b>MULTIFAMILY 11-20 UNITS</b>				
55026, 55027	51ANAMF	130	1,500,000	08/09/2022
25808	51MVMF	130	2,330,000	05/18/2022
53074	51MVMF	130	1,500,000	10/8/2021
25808	51MVMF	130	2,330,000	5/18/2022
<b>MULTIFAMILY 21+ UNITS</b>				
77368	52SWMF	130	7,050,000	06/14/2022
117983	52BURLMF	130	32,379,530	4/27/2022
38164/38165	52BURLMF	130	4,500,000	5/27/2021
<b>COMMERCIAL LAND</b>				
99468	6L1BURL	910	625,000	08/01/2022
122393	6L1BURL	690	2,000,000	09/27/2022
24255	6L1BURL	911	875,000	10/07/2022
116579	6L1BURL	911	3,495,000	11/04/2022
43651	6L1CONC	911	75,000	03/16/2023
118175, 130319	6L1MV	911	115,000	06/10/2022
25690	6L1MV	911	275,000	08/04/2022
29288	6L1MV	911	750,000	08/05/2022
26239	6L1MV	670	385,000	10/13/2022
25781, 25795	6L1MV	911	475,000	03/14/2023
128438	6L1MV	910	27,000	06/01/2023
76804, 76805, 76806, 76857	6L1SW	111, 911	1,260,000	06/09/2022
77514	6L1SW	911	145,000	02/27/2023
75664	6L1SW	910	135,000	06/01/2023
<b>MHP/ RV PARK</b>				
24138, 24141, 24142, 105317, 105621, 132682	6M2BURL	150	5,275,000	06/14/2022
39908	6M2SW	150	7,500,000	5/26/2021
<b>HOTEL/MOTEL</b>				
56613	6M5ANA	160	2,775,000	07/25/2022
33029	6M5ANA	160	4,400,000	04/17/2023
72728	6M5BURL	160	2,950,000	2/17/2022
45915/45909/46172	6M5CONC/6L1CONC	160/460	1,050,000	6/11/2021
74009/74136	6M5LACC	160	3,010,000	11/30/2021
<b>GENERAL OFFICE</b>				
55001	6O2ANA	610	755,000	06/15/2022
72550	6O2BURL	650	490,000	06/01/2022
71963	6O2BURL	690	650,000	04/05/2023
23814	6O2BURL	660	1,066,056	06/08/2023
24952	6O2MV	650	519,000	03/14/2023
25849	6O2MV	650	1,145,000	06/21/2022
24021, 24027	6O2MV	690	5,800,000	06/22/2022
54838	6O2MV	630	650,000	06/28/2022
26664, 52184	6O2MV	650	450,000	08/17/2022
26881	6O2MV	690	415,000	08/18/2022
29333, 29508, 29509	6O2MV	690	1,800,000	10/03/2022
76926, 76927	6O2SW	650	550,000	05/27/2022
75650	6O2SW	610	457,500	06/09/2022
64952	6O2SW	690	200,000	08/18/2022
77547	6O2SW	650	375,000	01/27/2023
<b>MEDICAL/DENTAL OFFICE</b>				
71908	6O5BURL	650	375,000	03/13/2023
62557	6O5BURL	650	760,000	01/19/2023
118703	6O5MV	650	8,800,000	08/25/2022
74331	6O5LAC	650	940,000	3/16/2022
26120	6O5MV	650	1,650,000	5/27/2021
135874/135876/135877/135875	6O5MV	650	3,400,000	1/2/2021, 12/28/21
52829	6O5MV	650	406,000	12/20/2021

PARCEL ID	NEIGHBORHOOD	USE CODE	ADJUSTED SALE PRICE	SALE DATE
<b>MEDICAL/DENTAL OFFICE (cont.)</b>				
114427/121639	605MV/6I1MV	650/460	8,800,000	9/28/2021
129810	605SW	650	6,950,000	12/20/2021
<b>OFFICE CONDO</b>				
109129	607ANA	690	870,000	05/26/2023
109131	607ANA	690	1,550,000	5/20/2021
<b>RESTAURANT</b>				
54980	6R10ANA	580	485,000	10/31/2022
54961, 54962 / 52206, 52208	6R10ANA /6R10MV	460, 580	2,009,950	11/10/2022
71564, 71565	6R10BURL	460, 580	888,000	11/28/2022
128797	6R10BURL	580	27,000	09/30/2022
135349	6R10LACC	580	535,000	10/27/2022
52007	6R10MV	580	275,000	06/13/2022
53971	6R10MV	580	570,000	05/27/2022
52053	6R10MV	580	561,300	01/27/2023
<b>TAVERN</b>				
41358	6R13SW	580	365,000	06/20/2022
75644	6R13SW	580	650,000	08/17/2022
43640	6R13CONC	580	150,000	5/27/2021
52035	6R13MV	580	345,000	11/8/2021
<b>GENERAL RETAIL</b>				
19219, 19289	6R1ANA	530	1,500,000	01/31/2023
133588	6R1ANA	590	600,000	09/14/2022
57228, 57229	6R1ANA	550	1,200,000	09/29/2022
57220	6R1ANA	590	800,000	05/25/2023
111723	6R1BURL	520	1,550,000	08/25/2022
72044	6R1BURL	590	530,000	10/31/2022
24261	6R1BURL	560	630,000	02/17/2023
82937	6R1BURL	660	785,000	04/17/2023
72065	6R1BURL	620	441,235	05/18/2023
70507	6R1CONC	690	190,000	02/03/2023
74459	6R1LACC	530	1,100,000	01/19/2023
74185	6R1LACC	690	170,000	12/20/2022
74121	6R1LACC	560	365,000	03/07/2023
21770	6R1MV	590	450,000	06/09/2022
52047	6R1MV	580	480,000	06/10/2022
21698	6R1MV	590	650,000	07/26/2022
25918	6R1MV	530	2,300,000	07/27/2022
52017	6R1MV	590	203,000	08/26/2022
67446, 67447	6R1MV	590	1,700,000	09/29/2022
106656	6R1MV	530	2,000,000	10/28/2022
28940	6R1MV	590	150,000	05/23/2023
76158, 77521	6R1SW	690	600,000	01/30/2023
<b>CONVENIENCE STORE</b>				
21180, 21181	6R39LACC	540	7,000,000	12/09/2022
52231	6R39MV	540	430,000	06/13/2022
56552/58012	6R39ANA	540	250,000	1/31/2022
42311/42312/42335/42336	6R39CONC/6L1CONC	540/910	585,000	2/24/2022
22430	6R39MV	540	600,000	9/23/2021
37349	6R39SW	540	1,000,000	6/28/2021
<b>GARAGE/AUTO REPAIR</b>				
57332	6R7ANA	640	375,000	12/15/2022
72006	6R7BURL	690	799,000	05/16/2023
21704, 21705	6R7MV	550	675,000	06/27/2022
26152	6R7MV	640	915,000	5/26/2021
<b>INDUSTRIAL BUILDING</b>				
118502	7I2BURL	340	1,900,000	03/09/2023

PARCEL ID	NEIGHBORHOOD	USE CODE	ADJUSTED SALE PRICE	SALE DATE
<b>INDUSTRIAL BUILDING (cont.)</b>				
72188, 72189, 72739	7I2BURL	660	2,270,000	04/10/2023
52819	7I2MV	240	1,060,000	06/27/2022
39446	7I2SW	690	925,000	06/01/2023
105295, 105296	7I2SW	660	1,356,941	01/11/2023
<b>CONDOMINIUM WAREHOUSE</b>				
129898	7I3ANA	500	150,000	11/29/2022
129856, 129857	7I3ANA	500	2,450,000	12/05/2022
136755	7I3ANA	690	350,000	04/25/2023
127026	7I3ANA	500	250,000	01/12/2023
129856	7I3ANA	500	1,853,000	02/24/2023
136757	7I3ANA	690	350,000	04/14/2023
136756	7I3ANA	690	225,000	04/25/2023
136759	7I3ANA	690	350,000	02/10/2023
136760	7I3ANA	690	275,000	02/10/2023
136758	7I3ANA	690	275,000	01/27/2023
<b>SELF STORAGE</b>				
39548, 133765	7I4SW	690	13,990,000	04/17/2023
41544/99919	7I4SW	690	7,997,000	10/11/2021
<b>WAREHOUSE/ DISTRIBUTION BLDGS</b>				
58072	7I6ANA	690	365,000	01/04/2023
24145, 24146, 24168, 24170, 24171, 24179	7I6BURL	340	3,700,000	04/28/2023
23564	7I6BURL	590	1,200,000	07/08/2022
112904	7I6BURL	650	2,000,000	08/30/2022
23533, 23540, 101168	7I6BURL	690	5,050,000	05/19/2023
29341	7I6MV	590	1,400,000	01/23/2023
100062	7I6SW	530	520,000	05/04/2022
<b>INDUSTRIAL LAND</b>				
132581, 132583, 133929	7L2BURL	911	3,281,250	12/01/2022
127386	7L2BURL	910	2,286,900	01/10/2023
132583	7L2BURL	911	900,000	02/13/2023
19670, 19673	7L2LACC	510	2,850,000	06/28/2022
21338	7L2MV	910	1,850,000	06/14/2022
105294	7L2SW	660	225,000	01/10/2023
<b>HANGAR ON LEASED LAND</b>				
129753	7LL3BURL	430	90000	09/20/2022
129815	7LL3BURL	430	200000	10/19/2022
129736	7LL3BURL	430	100000	01/25/2023
129748	7LL3BURL	430	250000	02/28/2023
129758	7LL3BURL	430	488398	03/01/2023
129771	7LL3BURL	430	250000	03/15/2023
128803	7LL3CONC	430	130000	11/25/2022
<b>MOORAGE</b>				
82493	13AANAMAR	970	125,000	05/20/2022
82492	13AANAMAR	970	200,000	06/14/2022
82452	13AANAMAR	970	245,000	06/16/2022
82692	13AANAMAR	970	220,000	06/25/2022
82488	13AANAMAR	970	195,000	08/16/2022
82672	13AANAMAR	970	235,000	09/08/2022
82285	13AANAMAR	970	81,000	09/09/2022
82295	13AANAMAR	970	75,000	09/09/2022
82220	13AANAMAR	970	260,000	10/17/2022
82694	13AANAMAR	970	225,000	11/08/2022
82229	13AANAMAR	970	245,000	02/21/2023
82700	13AANAMAR	970	190,000	03/01/2023
82698	13AANAMAR	970	180,000	03/30/2023
79174	13AANCHRCV	970	295,000	06/14/2022

PARCEL ID	NEIGHBORHOOD	USE CODE	ADJUSTED SALE PRICE	SALE DATE
<b>MOORAGE (cont.)</b>				
79232	13AANCHRCV	970	210,000	08/03/2022
79278	13AANCHRCV	970	205,000	08/03/2022
79308	13AANCHRCV	970	240,000	10/03/2022
79312	13AANCHRCV	970	250,000	10/13/2022
79189	13AANCHRCV	970	295,000	10/25/2022
79195	13AANCHRCV	970	295,000	11/18/2022
79168	13AANCHRCV	970	250,000	11/22/2022
79307	13AANCHRCV	970	230,000	02/16/2023
79296	13AANCHRCV	970	190,000	03/03/2023
79291	13AANCHRCV	970	185,000	03/20/2023
79247	13AANCHRCV	970	210,000	03/31/2023
79285	13AANCHRCV	970	180,000	04/11/2023
79206	13AANCHRCV	970	220,000	05/23/2023
79284	13AANCHRCV	970	180,000	05/23/2023
79256	13AANCHRCV	970	220,000	05/25/2023
79174	13AANCHRCV	970	295,000	06/05/2023
79185	13AANCHRCV	970	315,000	06/10/2023
79317	13AANCHRCV	970	275,000	10/21/2022
102528	13AFIDALGO	970	325,000	05/18/2022
102536	13AFIDALGO	970	325,000	06/10/2021
60207	13ASKY17	970	85,000	06/24/2022
60114	13ASKY17	970	110,000	08/09/2022
60217	13ASKY17	970	130,000	10/19/2022
60191	13ASKY17	970	165,000	10/25/2022
60196	13ASKY17	970	125,000	11/01/2022
60141	13ASKY17	970	160,000	03/03/2023
60359	13ASKY18	970	80,000	05/23/2022
60272	13ASKY18	970	75,000	06/27/2022
60319	13ASKY18	970	155,000	10/14/2022
60324	13ASKY18	970	155,000	02/20/2023
60348	13ASKY18	970	80,000	03/08/2023
60280	13ASKY18	970	75,000	04/03/2023
60246	13ASKY18	970	76,000	04/13/2023
60321	13ASKY18	970	195,000	04/17/2023
60385	13ASKY18	970	79,000	04/25/2023
83024	13ASKY22+	970	231,000	05/24/2022
83051	13ASKY22+	970	200,000	05/25/2022
83043	13ASKY22+	970	192,500	08/10/2022
83022	13ASKY22+	970	235,000	09/15/2022
100172	13ASKY22+	970	170,000	10/17/2022
83042	13ASKY22+	970	190,000	03/16/2023
83003	13ASKY22+	970	175,000	04/24/2023
100222	13ASKY22+	970	125,000	04/25/2023
82973	13ASKY22+	970	340,000	05/23/2023
100187	13ASKY22+	970	130,000	05/25/2023
100192	13ASKY22+	970	125,000	06/08/2023
83050	13ASKY22+	970	202,000	06/12/2023
124831	13LACSLIPS	970	375,000	11/30/2022



# 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.