

2025 STATISTICAL ANALYSIS (5/1/24-4/30/25 sales period)																		
Area	Neighborhood/Plat Code	# Parcels	# Valid Sales	Sample Size	Notes	2024 Modifiers					2025 Modifiers							
BURLINGTON REVAL		8,705	232	2.7%		LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	% Change		
								89.3%	11.04	1.006			94.1%	9.41	1.007	5.4%		
BURLINGTON ALGER RESIDENTIAL	20BALGER	886	11	1.2%		120	212	88.0%	14.57	1.047	137	213	92.6%	14.17	1.051	5.2%		
BURLINGTON BAYHILL CC RESIDENTIAL	20BBAYHLCC	710	39	5.5%		146	153	91.6%	5.42	1.011	142	168	95.5%	5.34	1.009	4.3%		
BURLINGTON BAYVIEW RESIDENTIAL	20BBAYVIEW	719	19	2.6%		141	173	95.9%	11.04	0.996	141	173	95.9%	11.04	0.996	0.0%		
BURLINGTON BOW RESIDENTIAL	20BBOW	892	16	1.8%		134	216	97.1%	14.93	0.979	134	203	94.0%	12.72	0.983	-3.2%		
BURLINGTON CENTRAL RESIDENTIAL	20BCENTRAL	891	37	4.2%		123	186	85.9%	9.86	0.966	146	186	94.3%	9.40	0.998	9.8%		
BURLINGTON EAST RESIDENTIAL	20BEASTBUR	1,353	36	2.7%		132	180	89.9%	11.49	1.008	131	191	93.5%	10.34	1.006	4.0%		
Umbarger tracts	4095	29	1	3.4%		104	104	88.4%	n/a	1.000	104	104	93.6%	n/a	1.000	5.9%		
Homestead Pl (newer yrblts)	4846	42	0	0.0%		96	96	n/a	n/a	n/a	96	96	n/a	n/a	n/a	4.0% EST.		
Maiben Glen (2018, 2019, 2020 new const); over-rated MSG qu	6047	20	2	10.0%		82	82	99.0%	n/a	1.004	78	78	99.8%	n/a	1.004	0.8%		
River's Edge (2018, 2019 new const)	6058	35	1	2.9%		88	88	93.3%	n/a	1.000	86	86	96.6%	n/a	1.000	3.5%		
Maiben Glen div. 3; try to phase out	6067	15	0	0.0%		90	90	n/a	n/a	n/a	90	90	n/a	n/a	n/a	4.0% EST.		
BURLINGTON AGRICULTURAL RESIDENTIAL (2022 - PREV 20BN)	20BURAGRES	929	14	1.5%		120	222	83.1%	14.28	1.000	143	233	92.4%	13.76	1.001	11.2%		
BURLINGTON WEST RESIDENTIAL	20BWESTBUR	524	10	1.9%		112	181	84.7%	7.94	1.004	130	201	94.7%	6.36	1.001	11.8%		
Harvest Edge townhomes	4885	16	1	6.3%		110	110	103.1%	n/a	1.000	95	95	100.4%	n/a	1.000	-2.6%		
BURLINGTON HILL VIEW RESIDENTIAL	21BBURLHIL	86	5	5.8%		114	170	96.4%	10.59	1.069	109	168	93.7%	9.82	1.047	-2.8%		
BURLINGTON SAMISH ISLAND NON-VIEW RESIDENTIAL	20BSAMISH	242	5	2.1%		122	182	86.9%	8.92	1.045	126	211	94.3%	6.45	1.029	8.5%		
BURLINGTON WATERFRONT RESIDENTIAL	22BWFT	373	7	1.9%		117	206	77.6%	16.16	1.057	126	261	89.2%	13.91	1.045	14.9%		
BURLINGTON CONDOMINIUM	23BCONDO	476	19	4.0%		106	173	89.4%	3.23	1.000	118	182	96.3%	2.96	1.000	7.7%		
The Foothills	4211	17	1	5.9%		90	90	93.2%	n/a	1.000	90	90	99.0%	n/a	1.000	6.2%		
Westpoint	4751	36	0	0.0%		135	135	n/a	n/a	n/a	135	135	n/a	n/a	n/a	7.7% EST.		
BURLINGTON DEVELOPMENT ACREAGE	26BUDEVA	32	0	0.0%		100	150	N/A	N/A	N/A	100	150	N/A	N/A	N/A	0.0%		
BURLINGTON EXCESS LAND	27BUXSLAND	161	1	0.6%		100	100	42.6%	N/A	1.000	105	105	44.7%	N/A	1.000	4.9%		
BURLINGTON 2-4 FAMILY (As-built)	30BMF	188	4	2.1%		186	157	83.6%	5.98	0.994	211	180	95.3%	5.97	0.994	14.0%		
BURLINGTON MOBILES ONLY ON LEASED LAND (Outside mobi	44BMBLONLY	106	1	0.9%		100	80	115.4%	N/A	1.000	100	69	99.4%	N/A	1.000	-13.9%		
BURLINGTON MOBILE HOME PARKS (2022)	44BPARKMH	137	8	5.8%		100	120	56.6%	18.10	1.059	100	120	62.2%	17.99	1.059	9.9%		
Bayview MH Park (est. accidentally in 2021)	Bayview	35	4	11.4%		100	120	53.4%	n/a	1.052	100	132	58.7%	n/a	1.052	9.9%		
Burlington Hill Estates MH Park (est. 2022)	9002 (Burl. Hill Estates)	32	2	6.3%		100	112	62.0%	n/a	0.999	100	123	68.1%	n/a	0.999	9.8%		
Country Court MH Park (est. 2022)	Country Court	48	1	2.1%		100	85	90.5%	n/a	1.000	100	93	99.0%	n/a	1.000	9.4%		
Laird Pl. MH Park (est. 2022)	Laird Pl	22	1	4.5%		100	105	40.8%	n/a	1.000	100	115	44.8%	n/a	1.000	9.8%		

						2024 Modifiers					2025 Modifiers					% Change
Area	Neighborhood/Plat Code	# Parcels	# Sales	Sample Size	Notes	LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	
LA CONNER/CONWAY REVAL		3,150	69	2.2%				87.3%	14.64	1.022			92.4%	12.45	1.02	5.8%
LA CONNER																
LACONNER AG RESIDENTIAL (Formerly 20LCRURAL; INCL RIVE	20LCAGRES	164	3	1.8%		100	145	80.0%	13.13	1.061	107	174	92.1%	11.30	1.049	15.1%
LACONNER PLEASANT RIDGE RESIDENTIAL	20LCPLEAS	190	2	1.1%		120	165	98.2%	7.06	1.044	120	165	97.7%	5.96	1.037	-0.5%
LACONNER URBAN RESIDENTIAL	20LCURBAN	375	15	4.0%		117	169	87.4%	14.05	1.027	119	188	92.7%	13.46	1.028	6.1%
Snapdragon-new, high-end, BYK, exceptnL view homes (est. 202	Snapdragon	7	1	14.3%	(recom	120	120	94.9%	0.00	1.000	114	114	92.7%	n/a	1.028	-2.3%
LACONNER WATERFRONT (SALTWATER)	22LCWFT	75	3	4.0%		109	188	74.7%	18.25	1.034	116	247	85.9%	17.50	1.031	15.0%
SHELTER BAY RESIDENTIAL	20SHELT	44	2	4.5%		104	173	88.2%	7.12	1.001	116	181	94.9%	6.98	1.001	7.6%
EAGLES NEST VIEW RESIDENTIAL	21ENEST	21	0	0.0%		100	138	N/A	N/A	N/A	100	138	N/A	N/A	N/A	0.0%
SWINOMISH FEE RESIDENTIAL	20SWIN	326	4	1.2%		125	197	87.8%	11.40	1.066	128	231	94.9%	1.48	1.005	8.1%
SWINOMISH FEE WATERFRONT	22SWINWFT	115	3	2.6%		110	254	91.6%	8.82	1.001	117	255	94.6%	8.44	1.001	3.3%
LACONNER CONDO	23LCCONDO	40	2	5.0%		102	192	70.2%	0.65	1.000	102	192	92.7%	0.64	1.000	32.1%
Maple View (est. 2022)	6090	4	0	0.0%		165	165	n/a	n/a	n/a	165	165	n/a	n/a	n/a	0.0%
Tilinghast (Air B n B transient condos by zoning - est. 2025)	6080	5	2	40.0%		100	100	70.2%	n/a	1.000	132	132	92.7%	n/a	1.000	32.1%
LACONNER/CONWAY EXCESS LAND (Unrelated to a homesite)	27LCXSLAND	132	1	0.8%		100	100	73.9%	0.00	1.000	110	100	81.3%	0.00	1.000	10.0%
LACONNER/CONWAY 2-4 FAMILY (As-built and conversions)	30LCCONMF	14	1	7.1%		110	116	69.3%	0.00	1.000	136	144	86.6%	0.00	1.000	25.0%
LACONNER SOUTHFIELD LAND ONLY	20LCSFLD	14	0	0.0%		100	100	N/A	N/A	N/A	100	100	N/A	N/A	N/A	0.0%
LACONNER SOUTHFIELD IMPS ON LEASED LAND-INVALID SAL	40LCSFLD	14	0	0.0%		100	161	N/A	N/A	N/A	100	161	N/A	N/A	N/A	0.0%
LACONNER MOBILE HOME ONLY ON LEASED LAND-INVALID SA	44LCMBLOLY	33	0	0.0%		100	77	N/A	N/A	N/A	100	77	N/A	N/A	N/A	0.0%
CONWAY																
CONWAY AG RESIDENTIAL	20CONAGRES	333	6	1.8%		106	177	87.1%	17.11	1.032	119	182	91.9%	16.34	1.031	5.5%
CONWAY RURAL RESIDENTIAL	20CONWAY	910	25	2.7%		107	191	89.4%	14.88	1.020	107	199	92.4%	14.76	1.015	3.4%
Cascade Highlands (est. 2024)	6063	38	4	10.5%		105	105	90.5%	n/a	1.056	105	105	93.5%	n/a	1.048	3.3%
Saratoga Passage View (est. 2024)	4986	25	3	12.0%		120	120	77.8%	n/a	1.016	130	130	86.2%	n/a	1.004	10.8%
CONWAY WATERFRONT	22CONWFT	121	0	0.0%		100	217	N/A	N/A	N/A	100	217	N/A	N/A	N/A	0.0%
CONWAY CASCADE RIDGE	20CONCAS	88	2	2.3%		100	140	94.5%	1.70	0.997	101	140	94.5%	1.70	0.997	0.0%
CONWAY NORWAY PARK-INVALID SALES	40NORWAY	129	0	0.0%		100	100	N/A	N/A	N/A	100	100	N/A	N/A	N/A	0.0%
CONWAY MOBILE ONLY ON LEASED LAND-INVALID SALES	44CONMBL	12	0	0.0%		100	100	N/A	N/A	N/A	100	100	N/A	N/A	N/A	0.0%

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Area	Neighborhood/Plat Code	# Parcels	# Sales	Sample Size	Notes	LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	% Change
ANACORTES REVAL		12,289	378	3.1%				92.3%	10.83	1.013			93.9%	9.08	1.010	1.7%
ANACORTES CENTRAL RESIDENTIAL	20ACENTRAL	1,553	46	3.0%		100	135	93.1%	7.42	1.016	102	137	94.7%	7.30	1.016	1.7%
ANACORTES NORTH RESIDENTIAL (North of Oakes Ave)	20ANORTH	1,014	29	2.9%		106	139	90.6%	11.81	1.052	107	150	93.5%	10.59	1.044	3.2%
San Juan Passage (Est. 2025)	4974, 6000,6004,6010,6014	99	3	3.0%		100	100	103.1%	n/a	1.000	87	87	94.7%	n/a	1.000	-8.1%
ANACORTES NORTHERN PACIFIC RESIDENTIAL	20ANP	973	34	3.5%		109	130	93.0%	8.96	0.991	112	130	94.2%	8.71	0.996	1.3%
ANACORTES SOUTH RESIDENTIAL	20ASOUTH	1,573	48	3.1%		107	107	86.6%	6.20	1.005	119	118	95.6%	6.09	1.003	10.4%
Fir Crest	4843	40	1	2.5%		95	95	88.1%	n/a	1.000	95	95	96.1%	n/a	1.000	9.1%
Haddon Rd PUD	6054	13	2	15.4%		88	88	84.8%	n/a	1.001	91	91	95.7%	n/a	1.001	10.4%
ANACORTES SKYLINE RESIDENTIAL	20ASKY	1,611	67	4.2%		100	131	92.7%	9.22	1.003	102	132	94.2%	9.13	1.002	1.6%
ANACORTES SKYLINE WATERFRONT RESIDENTIAL	22ASKY	116	1	0.9%		100	170	95.9%	0.00	1.000	100	170	95.9%	0.00	1.000	0.0%
FIDALGO RESIDENTIAL SOUTHEAST	20FIDALGO	1,264	38	3.0%		112	141	96.7%	10.57	1.013	103	140	93.9%	9.78	1.003	-2.9%
FIDALGO RESIDENTIAL WEST (Est. 2024 reval)	20FIDALGOW	872	17	1.9%		106	135	101.9%	15.17	1.016	95	125	93.4%	15.23	1.020	-8.3%
FIDALGO WATERFRONT RESIDENTIAL	22FIDALGO	675	11	1.6%		109	134	82.5%	15.01	1.035	108	168	92.2%	13.50	1.029	11.8%
GUEMES HOLIDAY HIDEAWAY - (Est. 2018-'19 from 20GUEMES	20HH	283	3	1.1%		100	126	75.2%	35.27	1.149	102	155	82.6%	32.86	1.130	9.8%
GUEMES NON-VIEW RESIDENTIAL	20GUEMES	541	5	0.9%		100	159	103.7%	15.58	0.930	96	132	92.2%	10.71	0.974	-11.1%
GUEMES WATERFRONT	22GUEMES	448	8	1.8%		109	170	105.7%	13.34	1.033	94	157	92.9%	12.80	1.033	-12.1%
ANACORTES UNSERVICED ISLANDS RESIDENTIAL	20ANAISLE	61	2	3.3%		100	130	62.7%	27.31	1.184	102	165	72.1%	20.73	1.139	15.0%
ANACORTES UNSERVICED ISLANDS WATERFRONT	22ANAISLE	151	3	2.0%		105	151	72.9%	5.17	1.026	107	209	83.7%	4.51	1.024	14.8%
ANACORTES CONDO-MODERATE	23ACONDO	612	32	5.2%		100	130	93.5%	9.25	1.011	106	138	94.3%	4.37	1.005	0.9%
Ocean Park Estates	4467	11	0	0.0%		87	87	n/a	n/a	n/a	87	87	n/a	n/a	n/a	.5% est.
Shoretime	4838	8	0	0.0%		90	90	n/a	n/a	n/a	90	90	n/a	n/a	n/a	.5% est.
Mariner's Ridge Villas & Mariner's Ridge (2023)	4877, 4894, 4959	42	5	11.9%		83	83	98.9%	n/a	1.002	77	77	95.2%	n/a	1.002	-3.7%
Interbay (est. 2025)	4365	12	2	16.7%		100	100	79.9%	n.V/a	0.996	110	110	91.1%	n/a	0.995	14.0%
View Ridge Villas (est. 2025)	4944	30	30	100.0%		100	100	110.0%	n/a	1.001	87	87	99.1%	n/a	1.001	-9.9%
Residence at Storvik Park	4982	18	0	0.0%		74	74	n/a	n/a	n/a	74	74	n/a	n/a	n/a	.5% est.
Jacob's Meadow (est. 2025)	6050	15	2	13.3%		100	100	101.4%	n/a	1.000	91	91	96.5%	n/a	1.000	-4.8%
Elevation 31 (2023)	6092	14	1	7.1%		91	91	86.5%	n/a	1.000	97	97	95.3%	n/a	1.000	10.2%
Skagit Commons (2023)	6094	30	1	3.3%		83	83	95.1%	n/a	1.000	80	80	95.6%	n/a	1.000	0.9%
Causland Park (est. 2025)	4857, 4874	10	2	20.0%		100	100	115.5%	n/a	1.000	84	84	100.0%	n/a	1.000	-13.4%
Ridge	4678, 4693, 4711	25	0	0.0%		90	90	n/a	n/a	n/a	90	90	n/a	n/a	n/a	.5% est.
Portalis, Portalis West Townhomes	4937, 6016	18	0	0.0%		91	91	n/a	n/a	n/a	91	91	n/a	n/a	n/a	.5% est.
ANACORTES VISTA TOO MOBILE HOME	24ANAVISTA	43	3	7.0%		120	148	103.7%	3.22	1.000	113	133	96.2%	3.13	1.000	-7.2%
ANACORTES SKYLINE MOBILE HOME	24ASKY	145	8	5.5%		116	159	85.4%	18.58	0.988	121	171	91.1%	18.27	0.993	6.7%
ANACORTES PLANNED UNIT DEVELOPMENT	25APUD	161	16	9.9%		139	134	93.3%	7.18	1.011	138	137	94.8%	4.17	1.007	1.6%
Creekside Village (est. 2023)	4524, 4536, 4557, 4569, 4602	74	6	8.1%		100	100	91.2%	n/a	1.013	100	100	93.0%	n/a	1.013	2.0%
Forest Ridge (est. 2023)	4764, 4811	32	1	3.1%		82	82	81.8%	n/a	1.000	91	91	91.6%	n/a	1.000	12.0%
Cedar Springs (est. 2023)	4768	28	3	10.7%		103	103	108.9%	n/a	1.003	96	96	100.3%	n/a	1.003	1.6%
The Crossings (est. 2024)	6099	18	6	33.3%		105	105	91.1%	n/a	1.000	108	108	94.8%	n/a	1.000	4.1%
ANACORTES 2-4 FAMILY (As-built and conversions)	30AMF	193	7	3.6%		125	118	96.3%	6.37	1.002	125	115	95.3%	6.47	1.002	-1.0%
ANACORTES MOBILES ONLY ON LEASED LAND	44AMOBONLY	10	1	10.0%		100	100	86.3%	0.00	1.000	100	100	86.3%	0.00	1.000	0.0%

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SEDRO WOOLLEY		12,694	380	3.0%				85.5%	14.05	1.007			93.0%	9.42	1.004	8.8%
SEDRO WOOLLEY RECREATIONAL	10SWREC	115	2	1.7%		147	179	86.2%	3.99	0.985	100	130	93.3%	2.10	0.992	8.2%
Heart O' the Skagit (est. in 2025)	3923	36	2	5.6%		100	100	86.2%	n/a	0.985	100	100	93.3%	n/a	0.992	8.2%
SEDRO WOOLLEY RESIDENTIAL BACUS HILL (20SWRURAL prior to 2025)	20SWBACUS	254	4	1.6%		119	207	92.3%	8.80	0.951	100	115	98.8%	6.49	0.974	7.0%
SEDRO WOOLLEY RESIDENTIAL HWY 9 (20SWRURAL prior to 2025)	20SWHWY9	2,155	48	2.2%		172	213	86.8%	14.64	1.003	106	130	93.3%	11.77	1.002	7.5%
Rolling Ridge Estates	3987,4522,4543,4596,4607	63	1	1.6%		82	82	80.1%	n/a	1.000	85	85	85.3%	n/a	1.000	6.5%
Avalon Hts - (slow phase out - only 11 parcels)	4939	11	0	0.0%	slowly	80	100	n/a	n/a	n/a	82	100	n/a	n/a	n/a	7.6% est.
SEDRO WOOLLEY RESIDENTIAL MINKLER (20SWRURAL prior to 2025)	20SWMINKLER	575	7	1.2%		151	221	89.3%	18.11	0.990	110	127	90.9%	18.61	0.991	1.8%
SEDRO WOOLLEY RESIDENTIAL NORTH SKAGIT (LYMAN/HAMILTON)	20SWNSKAGT	1,049	21	2.0%		162	193	82.5%	12.63	0.988	110	127	93.1%	8.51	0.995	12.8%
Elk Run Estates mobile home nbrhd	4619	19	0	0.0%		143	143	n/a	n/a	n/a	143	143	n/a	n/a	n/a	15.0% est.
Birdsview Est. (est. 2025)	4997	27	3	11.1%		100	100	87.4%	n/a	1.005	97	97	92.8%	n/a	1.010	6.2%
SEDRO WOOLLEY RESIDENTIAL SOUTH SKAGIT (20SWRURAL prior to 2025)	20SWSSKAGT	415	7	1.7%		185	181	82.1%	6.33	1.010	100	131	94.2%	11.42	1.073	14.7%
SEDRO WOOLLEY RESIDENTIAL NORTH TOWN (20SWURBAN prior to 2025)	20SWNTOWN	1,689	102	6.0%		162	202	81.9%	12.28	1.010	109	124	93.0%	4.99	0.998	13.6%
Sauk Mtn View Estates North, phase 1 Wildflower	4813-townhome lots	61	8	13.1%		109	109	91.3%	n/a	1.002	106	106	93.1%	n/a	1.001	2.0%
Madiung-Kirkpatrick, Mountain View Est.	4408,4539	80	1	1.3%		109	109	96.4%	n/a	1.000	100	100	93.4%	n/a	1.000	-3.1%
Hogg Subdivision	4689	29	3	10.3%		110	110	92.3%	n/a	1.002	102	102	94.1%	n/a	1.003	2.0%
Ankney Heights	4779	29	1	3.4%		94	94	85.1%	n/a	1.000	100	100	94.5%	n/a	1.000	11.0%
Sauk Mtn View Estates phase 2 (2023)	4829	25	1	4.0%		108	108	96.2%	n/a	1.000	100	100	96.3%	n/a	1.000	0.1%
Sauk Mtn View Estates North, phases 4, 5, 3 (re-est. 2025)	4865 (newer), 6009, 6033	122	3	2.5%		100	100	91.2%	n/a	1.002	95	95	93.5%	n/a	1.002	2.5%
Arbor Glen	6064	19	1	5.3%		85	85	90.1%	n/a	1.000	85	85	93.3%	n/a	1.000	3.6%
Jones Estates (est. 2024)	6066	63	5	7.9%		94	94	90.4%	n/a	1.000	89	89	93.1%	n/a	1.000	3.0%
Woodrow Place	6069	7	0	0.0%		98	98	n/a	n/a	n/a	98	98	n/a	n/a	n/a	13.6%
Garden Meadows (est. 2023)	6088	26	2	7.7%		94	94	94.8%	n/a	n/a	85	85	93.3%	n/a	1.000	-1.6%
Bucko Estates (est. 2024)	6101	28	11	39.3%		95	95	85.3%	n/a	1.001	92	92	93.4%	n/a	0.999	9.5%
SEDRO WOOLLEY RESIDENTIAL SOUTH TOWN (20SWURBAN prior to 2025)	20SWSTOWN	1,859	71	3.8%		177	222	86.0%	17.19	1.039	100	145	91.7%	13.50	1.019	6.6%
SEDRO WOOLLEY RESIDENTIAL BIG LAKE (20SWLAKE/21SWLAKE)	20SWBIGLK	1,425	38	2.7%		148	175	90.2%	10.73	1.006	100	116	93.6%	9.79	1.009	3.8%
Nookachamps Hills (est. 2025)	4722, 4821, 4868, 4963	250	12	4.8%		100	100	89.1%	n/a	1.043	100	100	93.5%	n/a	1.030	4.9%
Big Lake West Side Creek (est. 2022???)	Blwsc	15	0	0.0%	19 also	75	75	n/a	n/a	n/a	77	77	n/a	n/a	n/a	3.9% est.
SEDRO WOOLLEY RESIDENTIAL CLEAR LAKE (20SWLAKE/21SWLAKE)	20SWCLRLK	767	19	2.5%		179	184	86.8%	11.11	1.004	100	127	93.6%	8.76	0.996	7.8%
SEDRO WOOLLEY RESIDENTIAL LAKE CAVANAUGH (20SWLAKE)	20SWLKCAV	345	9	2.6%		182	185	71.4%	1.05	1.004	104	148	82.1%	17.61	1.053	15.0%
SEDRO WOOLLEY RESIDENTIAL WATERFRONT BIG LAKE (22SWLAKE)	22SWBIGLK	410	10	2.4%		147	265	85.6%	11.12	1.028	118	174	93.6%	8.92	1.020	9.3%
Big Lake West Side Creek (est. 2022???)	Blwsc	19	1	5.3%	15 also	75	75	78.5%	n/a	1.000	77	77	86.8%	n/a	1.000	10.6%
SEDRO WOOLLEY RESIDENTIAL WATERFRONT CLEAR LAKE (22SWLAKE)	22SWCLRLK	36	0	0.0%		116	140	N/A	N/A	N/A	100	130	N/A	N/A	N/A	0.0%
SEDRO WOOLLEY RESIDENTIAL WATERFRONT LAKE CAVANAUGH (22SWLAKE)	22SWLKCAV	495	7	1.4%		116	279	98.9%	9.60	0.992	100	163	94.3%	6.90	0.997	-4.7%
SEDRO WOOLLEY CONDOMINIUM	23SWCONDO	178	6	3.4%		174	192	92.1%	4.36	1.004	100	132	95.8%	1.75	1.001	4.0%
Brickyard Townhomes	6074	6	1	16.7%		93	93	90.3%	n/a	1.000	90	90	97.3%	n/a	1.000	7.8%
Cascade Palms (est. 2025)	4903, 4931, 4956, 8042, 8059	32	2	6.3%		100	100	98.9%	n/a	1.000	93	93	97.9%	n/a	1.000	-1.0%
SEDRO WOOLLEY DEVELOPMENT ACREAGE (DEL. IN 2025 REVAL)	26SWDEVA	0	0	#DIV/0!		151	151									0.0%
SEDRO WOOLLEY EXCESS LAND (DEL. IN 2025 REVAL)	27SWXSLAND	0	0	#DIV/0!		114	100									#DIV/0!
SEDRO WOOLLEY MULTI-FAMILY 2-4 UNIT (AS-BUILT AND CONVERSION)	30SWMF	245	4	1.6%		222	178	83.5%	8.12	1.003	103	132	94.8%	8.59	1.003	13.5%
SEDRO WOOLLEY MOBILE ONLY - IN A PARK	44SWPARKMH	542	24	4.4%		100	175	78.4%	22.91	1.001	100	120	85.5%	19.52	0.996	9.1%
Lower tier Parks that adjust together	Cedar, Mobile, Sedro	99	2	2.0%		100	82	79.6%	n/a	1.262	100	82	80.8%	n/a	1.323	1.5%
Mid-tier Parks that adjust together	ple, Parkwood, 9004-Velling Court	137	3	2.2%		100	124	62.4%	n/a	1.026	100	97	68.4%	n/a	1.032	9.6%
Van (previously mid-tier grouping)	Van	74	7	9.5%		100	135	80.8%	n/a	0.991	100	111	89.0%	n/a	0.987	10.1%
4665-Skagit Valley View (previously upper tier grouping)	4665-Skagit Valley View	49	4	8.2%		100	121	86.2%	n/a	0.855	100	105	94.6%	n/a	0.854	9.7%
8009-Carriage Est. (previously upper tier grouping)	8009-Carriage Est.	63	5	7.9%		100	121	77.4%	n/a	1.011	100	100	85.1%	n/a	1.009	9.9%
Valley View (previously upper tier grouping)	9000,9003	104	2	1.9%		100	121	63.4%	n/a	1.038	100	98	69.5%	n/a	1.013	9.6%
Eikelberry (Unique Mobile Park not in tiers)	Eikelberry	10	1	10.0%		100	100	52.4%	n/a	1.000	100	105	57.7%	n/a	1.000	10.1%
SEDRO WOOLLEY MOBILE ONLY - OUTSIDE OF A PARK (estab. 1944)	44SWRURMH	140	1	0.7%		100	104	41.0%	0.00	1.000	100	83	44.8%	N/A	1.000	9.3%

						2024 Modifiers					2025 Modifiers					
Area	Neighborhood/Plat Code	# Parcels	# Sales	Sample Size	Notes	LAND	IMPS	New Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	% Change
CONCRETE		4,806	189	3.9%				86.3%	20.63	1.010			91.2%	17.53	1.014	5.7%
CONCRETE RECREATION	10CCREC	242	5	2.1%		155	149	73.9%	16.20	1.091	173	228	85.0%	13.41	1.072	15.0%
Skagit River Colony, Skagit Steelhead	4011, 4012	86	4	4.7%	parcel	105	105	73.8%	n/a	1.114	100	100	85.2%	n/a	1.09	15.4%
CONCRETE CASCADE RIVER PARK RECREATION	10CCCRP	437	17	3.9%		142	243	83.3%	25.64	0.951	144	237	91.1%	14.66	1.002	9.4%
CONCRETE LAKE TYEE RECREATION	10CCTYEE	889	47	5.3%		146	165	93.2%	17.29	1.038	146	165	94.3%	14.97	1.04	1.2%
CONCRETE RESIDENTIAL CAPE HORN	20CCCHORN	530	16	3.0%		167	258	81.2%	24.85	0.907	197	275	91.0%	16.7	0.971	12.1%
CONCRETE RESIDENTIAL EAST PROPERTY	20CCEAST	688	20	2.9%		180	227	86.7%	18.06	1.006	199	230	91.0%	16.68	1.011	5.0%
CONCRETE RESIDENTIAL SAUK RIVER	20CCSAUK	115	2	1.7%		119	242	60.6%	1.84	1.006	134	270	69.6%	0.04	1.000	14.9%
CONCRETE RESIDENTIAL LOT (NOW IN TOWN ONLY)	20CCLOT	435	18	4.1%		173	277	96.3%	19.23	0.993	161	254	91.0%	17.78	1.006	-5.5%
CONCRETE RESIDENTIAL WEST PROPERTY	20CCWEST	1,055	54	5.1%		140	227	82.7%	20.61	1.001	164	255	91.0%	20.01	1.001	10.0%
Cedargrove on the Skagit (del. 2024, re-est. 2025)	3877	179	10	5.6%	parcels	100	100	79.4%	n/a	1.148	96	96	85.6%	n/a	1.145	7.8%
Preseeintin Creek Wilderness (est. 2023)	3968, 3969	66	1	1.5%		106	106	73.1%	n/a	1.000	108	108	83.8%	n/a	1.000	14.6%
Wilderness Village, Pressentin Ranch	4208, 4614, 4839	95	6	6.3%	parcels	85	85	78.3%	n/a	0.872	87	87	89.6%	n/a	0.864	14.4%
Forest Park Estates (est. 2022)	4980	32	10	31.3%		85	85	89.2%	n/a	0.992	80	80	94.2%	n/a	0.991	5.6%
CONCRETE RESIDENTIAL RIVERFRONT PROPERTY WEST	22CCWRIV	145	7	4.8%		168	209	97.5%	9.22	0.992	172	194	94.3%	7.63	0.996	-3.3%
Cedargrove on the Skagit (del. 2024, re-est. 2025)	3877	27	2	7.4%	parcels	100	100	100.0%	n/a	0.992	96	96	93.6%	n/a	0.993	-6.4%
Wilderness Village, Pressentin Ranch	4208, 4332, 4614, 4839	33	1	3.0%	parcels	85	85	90.2%	n/a	1.000	87	87	94.5%	n/a	1.000	4.8%
CONCRETE RESIDENTIAL RIVERFRONT PROPERTY EAST	22CCERIV	74	2	2.7%		160	187	94.2%	44.85	0.927	167	169	91.0%	41.87	0.932	-3.4%
CONCRETE EXCESS LAND (Unaffiliated w/ a homesite)	27CCXSLAND	94	1	1.1%		105	100	61.3%	0.00	1.000	110	100	64.0%	0.00	1.000	0.0%
CONCRETE 2-4 FAMILY RESIDENTIAL	30CCMF	5	0	0.0%		110	110	N/A	N/A	N/A	110	110	N/A	N/A	N/A	0.0%
CONCRETE MOBILE ONLY - IN AND OUT OF PARKS	44CONCMH	97	0	0.0%		100	75	N/A	N/A	N/A	100	75	N/A	N/A	N/A	0.0%

						2024 Modifiers					2025 Modifiers					% Change
Area	Neighborhood/Plat Code	# Parcels	# Sales	Sample Size	Notes	LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	
MOUNT VERNON		12,702	493	3.9%				90.2%	8.08	1.013			94.5%	6.84	1.010	
MTVERNON URBAN RESIDENTIAL CENTRAL	20MVCENTRL	991	41	4.1%		191	223	97.2%	7.82	0.994	191	207	94.7%	6.85	0.999	-2.6%
Widnor Drive MH Nbrhd (2022)	3771	39	3	7.7%		110	110	78.1%	n/a	1.011	130	130	93.9%	n/a	1.011	20.2%
Kulshan Landing Short Plat (est. 2024)	Kulshan	8	1	12.5%	based	90	60	104.0%	na	1.000	90	62	99.8%	n/a	1.000	-4.0%
MT VERNON RESIDENTIAL EAGLEMONT	20MVEAGLEM	232	9	3.9%		115	174	96.3%	5.89	0.985	115	172	95.1%	5.86	0.986	-1.2%
MT VERNON RESIDENTIAL EAST RURAL 2021	20MVERURAL	138	2	1.4%		156	188	75.8%	6.60	1.005	208	192	87.2%	5.27	1.004	15.0%
MT VERNON RESIDENTIAL SKAGIT HIGHLANDS	20MVHIGHLD	1,200	71	5.9%		159	163	86.5%	5.65	1.067	175	165	93.4%	4.59	1.040	8.0%
Cedar Heights PUD Ph.s 1 & 2, & West	4904, 4917, 4929	259	17	6.6%		122	122	96.0%	n/a	1.002	116	116	97.2%	n/a	1.002	1.3%
Woodside PUD 1-5 (initial phases)	6038, 6048	112	4	3.6%		107	107	95.4%	n/a	1.004	105	105	97.6%	n/a	1.004	2.3%
Woodside PUD 6-9 (newer phases)	6059, 6070	57	1	1.8%		119	119	86.6%	n/a	1.000	120	120	90.9%	n/a	1.000	5.0%
Highpoint Est. (est. 2025)	6108	49	4	8.2%		100	100	60.2%	n/a	1.193	115	115	77.3%	n/a	1.121	28.4%
MT VERNON RESIDENTIAL HILLCREST	20MVHILCRE	1,097	32	2.9%		182	186	88.0%	10.03	1.000	202	192	93.9%	9.71	1.001	6.7%
Hillcrest Landing	6012	29	0	0.0%		91	91	n/a	n/a	n/a	91	91	n/a	n/a	n/a	6.1% est.
MT VERNON RESIDENTIAL HILLTOP	20MVHILLTP	612	29	4.7%		175	174	91.7%	4.86	0.998	212	176	95.6%	4.13	0.999	4.3%
Montreaux Ph 2	6062	41	6	14.6%		119	119	93.0%	n/a	1.001	112	112	95.7%	n/a	1.002	2.9%
Twin Brooks 55+	23, 6029, 6035, 6039, 6040, 6051	88	6	6.8%		89	89	96.1%	n/a	0.998	82	82	96.0%	n/a	0.999	-0.1%
MT VERNON URBAN RESIDENTIAL NORTH	20MVNORTH	1,529	68	4.4%		161	185	89.4%	6.26	1.000	171	195	95.2%	5.65	1.002	6.7%
TJ Townhouses	4769	34	2	5.9%		105	105	78.8%	n/a	0.999	115	115	93.9%	n/a	1.000	19.2%
The Meadow Ph's 1, 2	4629, 4638	84	4	4.8%		104	104	86.5%	n/a	1.001	106	106	95.1%	n/a	1.001	9.9%
Bakerview West (2021)	4719	48	3	6.3%		107	107	83.7%	n/a	1.002	112	112	95.0%	n/a	1.002	13.5%
Eastwind MH nbrhd	4384	69	4	5.8%		116	116	88.8%	n/a	1.000	117	117	94.8%	n/a	1.000	6.8%
College Hts. (2022)	3713	44	0	0.0%		91	91	n/a	n/a	n/a	91	91	n/a	n/a	n/a	6.1% est.
North Hill PUD (2021), Highland Greens 3, 1, 1A (del 2025)	4855, 6018, 6053, 6065	166	7	4.2%		97	97	87.8%	n/a	0.998	100	100	94.4%	n/a	0.998	7.5%
Deol Estates (2022)	6076	11	1	9.1%		93	93	97.3%	n/a	1.000	87	87	95.1%	n/a	1.000	-2.3%
Trumpeter I (2023)	4371	80	5	6.3%		95	95	90.8%	n/a	1.000	96	96	95.4%	n/a	1.000	5.1%
MT VERNON RESIDENTIAL RIVERSIDE	20MVRIVSID	631	23	3.6%		209	219	93.7%	8.59	1.004	206	224	94.4%	8.61	1.003	0.7%
MT VERNON RURAL RESIDENTIAL	20MVRURAL	1,299	31	2.4%		158	196	89.1%	11.16	1.029	160	209	93.7%	11.06	1.026	5.2%
MT VERNON URBAN SOUTH CENTRAL	20MVSOCENT	1,118	34	3.0%		171	200	91.6%	9.02	0.997	188	206	94.2%	7.15	1.000	2.8%
Digby Hts Amended & Phases 1, 2, 3	4900, 4984, 6001, 6002	173	3	1.7%		87	87	98.6%	n/a	0.995	79	79	94.7%	n/a	0.995	-4.0%
Little Mtn Add 1 & 2	4566, 4601	94	4	4.3%		105	105	83.6%	n/a	1.000	109	109	94.2%	n/a	1.000	12.7%
Maddox Crk Ph 1	4681	69	1	1.4%		80	80	71.7%	n/a	1.000	90	90	84.9%	n/a	1.000	18.4%
Eastgate South	4881	27	0	0.0%		90	90	n/a	n/a	n/a	90	90	n/a	n/a	n/a	2.1% est.
Big Fir North Ph's 1 & 2 & Big Fir South, East Village (2022)	4922, 4936, 6019, 6081	89	6	6.7%		92	92	101.2%	n/a	1.002	83	83	94.9%	n/a	1.002	-6.2%
MT VERNON URBAN SOUTHWEST	20MVSOWEST	753	20	2.7%		197	218	93.1%	9.54	1.014	185	226	94.2%	9.78	1.013	1.2%
MT VERNON SUBURBAN RESIDENTIAL	20MVSUBRBN	526	12	2.3%		132	188	91.6%	8.09	0.990	147	189	94.6%	7.36	0.992	3.3%
MT VERNON THUNDERBIRD	20MVTBIRD	658	23	3.5%		147	188	92.0%	8.34	1.009	149	200	95.0%	8.15	1.008	3.3%
MT VERNON RESIDENTIAL CONDO	23MVCONDO	523	39	7.5%		153	188	88.8%	7.97	1.000	175	204	96.0%	4.02	1.002	8.1%
Fellman	4398	10	0	0.0%		111	111	n/a	n/a	n/a	111	111	n/a	n/a	n/a	9.0% est.
Viewmont	4409	24	1	4.2%		142	142	101.3%	n/a	1.000	124	124	98.5%	n/a	1.000	-2.8%
Vernon Heights (est. 2022)	4635	11	2	18.2%		106	106	95.2%	n/a	1.000	100	100	99.3%	n/a	1.000	4.3%
Home Court (est. 2022)	4720	14	1	7.1%		107	107	92.4%	n/a	1.000	102	102	97.5%	n/a	1.000	5.5%
Courtyard Gardens	4726	8	2	25.0%		97	97	78.5%	n/a	1.015	100	100	89.7%	n/a	1.015	14.3%
Division Street Village	4910	16	2	12.5%		112	112	103.6%	n/a	1.000	96	96	98.5%	n/a	1.000	-4.9%
Northridge Estates	4417	69	4	5.8%		93	93	74.5%	n/a	1.004	100	100	89.7%	n/a	1.003	20.4%
Deer Runn	4368	28	5	17.9%		113	113	86.0%	n/a	1.001	113	113	98.4%	n/a	1.001	14.4%
Maddox Highlands Ph's 1, 2	4773, 4798	23	2	8.7%	maybe	94	94	94.4%	n/a	1.001	88	88	97.4%	n/a	1.001	3.2%
Ridge at Maddox Creek Ph's 1, 2	4822, 4852	60	2	3.3%	maybe	97	97	91.0%	n/a	0.999	95	95	98.8%	n/a	0.999	8.6%
Creekside	4740	8	1	12.5%		108	108	91.3%	n/a	1.000	106	106	98.9%	n/a	1.000	8.3%
Park Lane (est. 2022)	4869, 4934	17	1	5.9%		96	96	86.2%	n/a	1.000	100	100	99.2%	n/a	1.000	15.1%
Alpine Crest	4835	16	1	6.3%		75	75	80.0%	n/a	1.000	80	80	91.7%	n/a	1.000	14.6%
North Hill	32, 4978, 4979, 6027, 6071, 6095	22	2	9.1%		83	83	101.6%	n/a	1.001	75	75	98.9%	n/a	1.001	-2.7%
Eagle Ridge Fairway (est. 2025)	4804	20	4	20.0%		100	100	95.0%	n/a	1.000	97	97	99.1%	n/a	1	4.3%
Stonebridge (est. 2023)	4775	54	6	11.1%		102	102	86.8%	n/a	0.996	102	102	94.6%	n/a	0.996	9.0%
MT VERNON DEVELOPMENT LAND	26MVDEVA	90	1	1.1%		183	180	95.5%	0.00	1.000	183	180	95.5%	0.00	1.000	0.0%
MT VERNON EXCESS LAND (unaffiliated w/ homesite)	27MVXSLAND	37	0	0.0%		105	105	N/A	N/A	N/A	105	105	N/A	N/A	N/A	0.0%

Area	Neighborhood Code	# Parcels	# Sales	Sample Size	Notes	LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	% Change
MOUNT VERNON (CONTD.)								90.2%	8.08	1.013			94.5%	6.84	1.010	4.8%
MT VERNON 2-4 FAMILY (as built & conversions)	30MVMF	372	12	3.2%		160	190	82.2%	7.36	1.007	162	245	94.5%	6.43	1.003	15.0%
Spring Tree (est. 2022)	4541	28	0	0.0%		92	92	n/a	n/a	n/a	92	92	n/a	n/a	n/a	13.8% est.
MOUNT VERNON RESIDENTIAL LEASED LOT (2024)	20MVLEASED (EST. 2024)	16	0	0.0%		142	100	N/A	N/A	N/A	142	100	N/A	N/A	N/A	0.0%
MOUNT VERNON RSDTL IMPS ON LEASED LOT (2024)	40MVRRES	16	2	12.5%		100	160	30.2%	0.08	1.000	100	160	30.2%	0.08	1.000	0.0%
MT VERNON MOBILES ONLY ON LEASED LAND (Inside of parks (*Similar, smaller, lower-quality parks))	44MVPARKMH	832	44	5.3%		100	130	77.2%	31.11	1.047	100	135	78.9%	29.35	1.043	2.2%
*Aiken mobile park	Aiken	29	0	0.0%		100	115	n/a	n/a	n/a	100	115	n/a	n/a	n/a	0.0%
*Eagle mobile park	Eagle's	39	0	0.0%		100	65	n/a	n/a	n/a	100	65	n/a	n/a	n/a	0.0%
*Evergreen mobile park	Evergreen	34	3	8.8%		100	80	41.4%	n/a	1.097	100	84	45.2%	n/a	1.098	9.2%
*Kurth mobile park	Kurth	15	0	0.0%		100	100	n/a	n/a	n/a	100	100	n/a	n/a	n/a	0.0%
*Mountain View Estates mobile park	Mountain	42	2	4.8%		100	143	58.1%	n/a	1.505	100	145	61.1%	n/a	1.505	5.2%
*Pacific Place mobile park	Pacific	21	1	4.8%		100	121	32.8%	n/a	1.000	100	128	36.0%	n/a	1.000	9.8%
*Parkside Terrace mobile park	Parkside	8	0	0.0%		100	65	n/a	n/a	n/a	100	65	n/a	n/a	n/a	0.0%
Colonial Park mobile park	Colonial	123	8	6.5%		100	84	59.3%	n/a	1.331	100	85	62.3%	n/a	1.331	5.1%
Little Mountain mobile park	Little	120	9	7.5%		100	157	88.9%	n/a	1.013	100	155	91.1%	n/a	1.013	2.5%
Park Village mobile park	Park	126	12	9.5%		100	164	80.9%	n/a	1.084	100	155	79.4%	n/a	1.084	-1.9%
Skagit Valley Mobile Manor mobile park	Skagit	172	3	1.7%		100	86	99.6%	n/a	1.084	100	75	90.2%	n/a	1.037	-9.4%
Viewmont mobile park	Viewmont	96	5	5.2%		100	105	56.0%	n/a	1.180	100	111	61.5%	n/a	1.179	9.8%
MT VERNON MOBILES ONLY ON LEASED LAND (Outside of park	44MVRURMH	32	0	0.0%		100	105	N/A	N/A	N/A	100	105	N/A	N/A	N/A	0.0%

		# Parcels	# Valid Sales	Sample Size		Initial Ratio			COD	PRD	New Ratio			COD	PRD	% Change
ALL 6 REVALS		54,346	1,741	3.2%		89.5%			12.38	1.005	93.7%			9.89	1.007	4.7%
						2024 Modifiers					2025 Modifiers					
Area	Neighborhood Code	Parcel Count	# Sales	Sample Size		LAND	IMPS	Initial Ratio	COD	PRD	LAND	IMPS	New Ratio	COD	PRD	% Change
All-County																
West County recreational	10WCREC					100	100				100	100				
All County tidelands	11TIDE					100	100				100	100				
All County oyster beds	12OYSTER					100	100				100	100				
All county floodway	14FLOOD					100	100				100	100				
All County right of way (private)	15ROW					100	100				100	100				
All County mineral rights	16MINERAL					100	100				100	100				
All County well-restricted residential	20WELLRES					100	100				100	100				
All County common area	27COMAREA					100	100				100	100				
East County non-classified timber	83EAST					100	100				100	100				
West County non-classified timber	83WEST					100	100				100	100				
East County classified timber	84EAST					100	100				100	100				
West County classified timber	84WEST					100	100				100	100				
All County open space	85OS					100	100				100	100				