Evidence sheet: sales of similar homes

Exhibit A

1234 Sample Street, Everett, Washington 98208

Parcel 99999999999999. Value as of January 1, 2026 (assessment date). Snohomish County.

Assessed value, January 1, 2026	What the 5 sales indicate	My opinion of value
$832,200	**$768,000**	**$768,000**

	My home	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Address	1234 Sample Street	1301 Example Ln	1420 Demo Dr	1555 Pretend Ave	1678 Model Ct	1790 Sample Way
Sold	Valued January 1, 2026	September 2025	October 2025	June 2025	September 2025	July 2025
Sale price		$740,000	$760,118	$749,999	$785,000	$785,000
Living area	2,374 sq ft	2,348 sq ft	2,362 sq ft	2,350 sq ft	2,362 sq ft	2,370 sq ft
Year built	2018	2008	2019	2008	2019	2019
Adjustments						
Market change		-$1,590	-$1,180	-$2,982	-$1,687	-$2,654
Size		+$3,787	+$1,789	+$3,535	+$1,846	+$613
Land		-$1,700	+$8,300	-$1,700	+$8,300	+$8,300
Total adjustment		+$497 (0%)	+$8,909 (1%)	-$1,148 (0%)	+$8,459 (1%)	+$6,259 (1%)
After differences	**$740,497**	**$769,027**	**$748,851**	**$793,459**	**$791,259**	

How these numbers work

Each sale is adjusted to match my home as of January 1, 2026: a sale that is bigger or newer than mine is adjusted down, and one that is smaller or older is adjusted up. The same rates are used for every home. Page 4 explains every adjustment. After adjustment, 5 of the 5 sales are below the county's value of $832,200. Weighted toward the closest matches, the sales point to about $768,000.

Sources: public sales records and the Snohomish County Assessor's 2026 roll (taxes payable 2027). The sales closed between June 2025 and October 2025. Prepared by the owner with AssessmentChecker. Not an appraisal.

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The differences, in plain words

Exhibit A, continued. Every dollar adjustment made to each sale, and why.

Sale 1: 1301 Example Ln

Sold September 2025 for $740,000. 2,348 sq ft, built 2008.

-$1,590	Market change: sold 4 months before January 1, 2026; prices fell about 0.06% a month in this county
+$3,787	Size: theirs 2,348 sq ft vs mine 2,374; about $146 per sq ft
-$1,700	Land: adjusted for the difference in lot size and land
	$740,497 after the differences.

Sale 2: 1420 Demo Dr

Sold October 2025 for $760,118. 2,362 sq ft, built 2019.

-$1,180	Market change: sold 3 months before January 1, 2026; prices fell about 0.06% a month in this county
+$1,789	Size: theirs 2,362 sq ft vs mine 2,374; about $149 per sq ft
+$8,300	Land: adjusted for the difference in lot size and land
	$769,027 after the differences.

Sale 3: 1555 Pretend Ave

Sold June 2025 for $749,999. 2,350 sq ft, built 2008.

-$2,982	Market change: sold 7 months before January 1, 2026; prices fell about 0.06% a month in this county
+$3,535	Size: theirs 2,350 sq ft vs mine 2,374; about $147 per sq ft
-$1,700	Land: adjusted for the difference in lot size and land
	$748,851 after the differences.

Sale 4: 1678 Model Ct

Sold September 2025 for $785,000. 2,362 sq ft, built 2019.

-$1,687	Market change: sold 4 months before January 1, 2026; prices fell about 0.06% a month in this county
+$1,846	Size: theirs 2,362 sq ft vs mine 2,374; about $154 per sq ft
+$8,300	Land: adjusted for the difference in lot size and land
	$793,459 after the differences.

Sale 5: 1790 Sample Way

Sold July 2025 for $785,000. 2,370 sq ft, built 2019.

-$2,654	Market change: sold 6 months before January 1, 2026; prices fell about 0.06% a month in this county
+$613	Size: theirs 2,370 sq ft vs mine 2,374; about $153 per sq ft
+$8,300	Land: adjusted for the difference in lot size and land
	$791,259 after the differences.

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