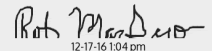


As-Is Value	\$ 475,000
30 Day Quick-Sale Value	\$ 440,000
Cost-to-Cure	\$ 0
As-Repaired Value	\$ 475,000
<b>Subject Overview</b>	
Is the Subject Listed?	No
Bank Owned/REO	No

**Market Overview**

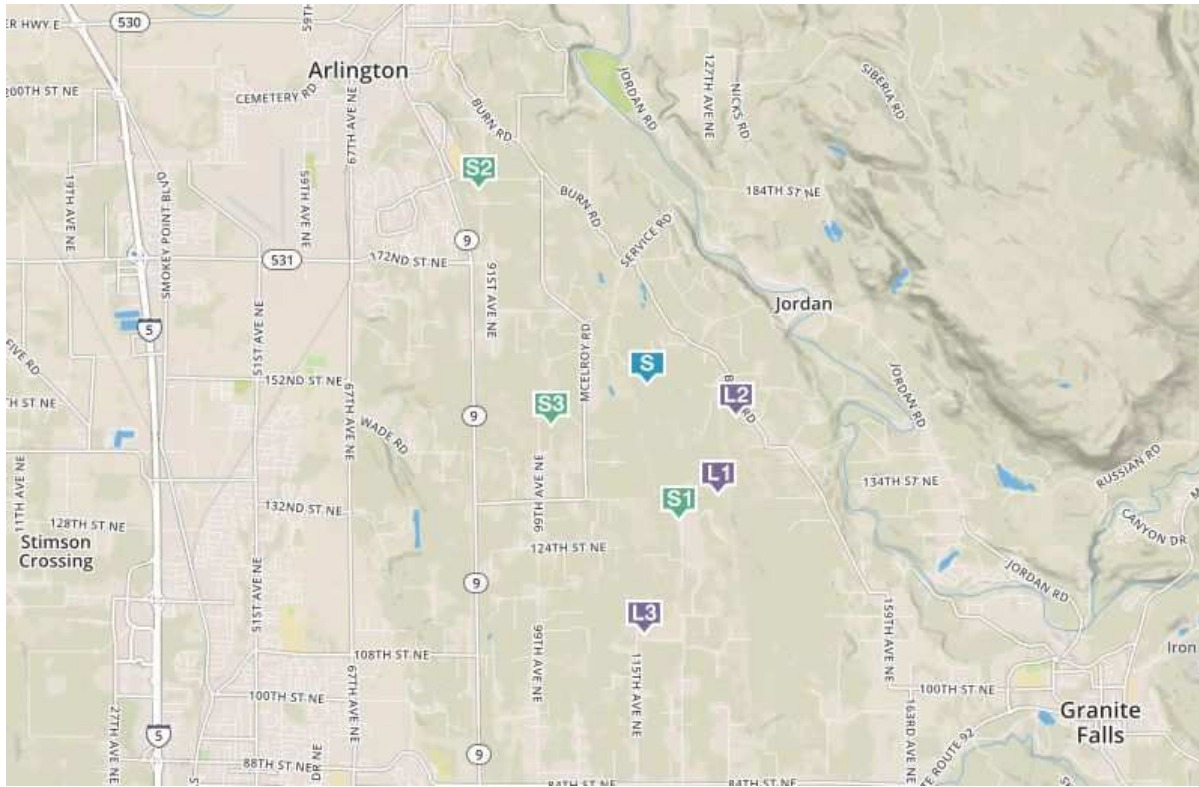
Neighborhood Market Trend	Stable
Overall Market Trend	Stable
Range of Comparable Sales	\$ 445,000 - \$ 480,000
Range of Comparable Listings	\$ 474,900 - \$ 499,000
Market Supply	Normal
Foreclosure Activity	Low

**Comments**

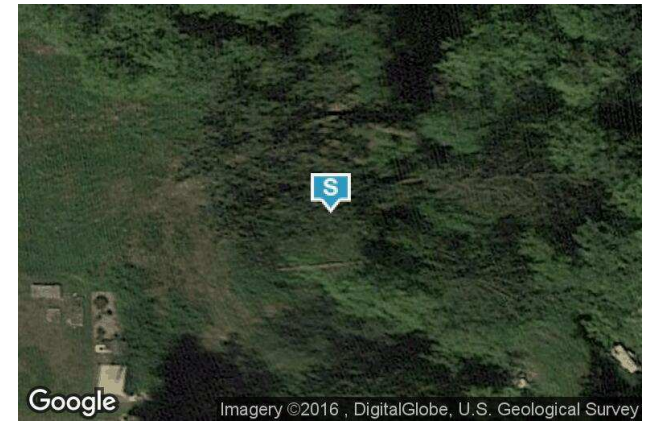
Comps selected for this report are all settled properties within the subjects market area. Comps are good indicators of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current recent sales, under contract sales active listings have been considered. It is assumed that the ...see comments addendum for complete comments		
Agent Name	Rob MacGregor	Signature:
License Number	WA 77411	 <small>12-17-16 1:04 pm</small>
Valuation Date	12/17/2016	

	Subject Property	Sold Comparables				Listed Comparables		
	<div>S</div> 	<div>S1</div> 	<div>S2</div> 	<div>S3</div> 	<div>L1</div> 	<div>L2</div> 	<div>L3</div> 	
Street Address	15303 117th Dr NE Arlington, WA 98223	12928 123rd Ave NE Lake Stevens, WA 98258	8819 186th St NE Arlington, WA 98223	14709 99th Ave NE Arlington, WA 98223	13516 131st Ave NE Lake Stevens, WA 98258	14805 Burn Rd B Arlington, WA 98223	11113 115th Ave NE Lake Stevens, WA 98258	
Proximity to Subject	n/a	1.461 Miles	3 Miles	1.101 Miles	1.367 Miles	0.984 Miles	3 Miles	
Data Source		NWMLS	NWMLS	NWMLS	NWMLS	NWMLS	NWMLS	
Sale Price	n/a	\$ 447,000	\$ 445,000	\$ 480,000	n/a	n/a	n/a	
Sale Date	n/a	08/8/2016	12/15/2016	09/29/2016	n/a	n/a	n/a	
REO/Short Sale	No	No	No	No	No	No	No	
Original List Price	n/a	\$ 450,000	\$ 495,000	\$ 500,000	\$ 529,900	\$ 479,950	\$ 499,000	
Original List Date	n/a	06/30/2016	09/14/2016	08/10/2016	09/10/2016	11/04/2016	10/19/2016	
Current List Price	n/a	n/a	n/a	n/a	\$ 474,900	\$ 479,950	\$ 499,000	
Current List Date	n/a	n/a	n/a	n/a	11/30/2016	11/04/2016	10/19/2016	
Days on Market	n/a	39	92	50	99	44	60	
MLS Number	n/a	969322	1029245	1011973	1027729	1049210	1044229	
Year Built	2006	2001	1991	2008	2004	2016	2004	
Gross Living Area	2,508	2,013	2,229	2,686	2,058	2,254	2,504	
Total Basement Area	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Bed/Bath Count	4 / 3.1	4 / 2.1	4 / 2.00	4 / 2.1	3 / 2.1	4 / 2.1	3 / 2.1	
Site Size	5.280 Acres	4.510 Acres	5.000 Acres	4.668 Acres	5.100 Acres	5.000 Acres	2.564 Acres	
Garage Capacity	3	4	3	3	3	3	3	
As Compared to Subject	n/a	Inferior	Inferior	Similar or Model Match	Inferior	Similar or Model Match	Similar or Model Match	
Property Condition	Average	Average	Average	Average	Average	Average	Average	
Amenities	Porch,Deck	FP,Porch,Deck	FP,Porch,Deck	FP,Porch,Deck	FP,Porch,Deck	FP,Porch,Deck	FP,Porch,Deck	

Location Map



Overhead Subject Image



Bird's Eye View



Street View



Subject Property		Proximity	Estimated Value
<b>S</b>	15303 117th Dr NE, Arlington, WA 98223	n/a	\$ 475,000
Sold Comparables		Proximity	Sold Price
<b>S1</b>	12928 123rd Ave NE, Lake Stevens, WA 98258	1.461 mi	\$ 447,000
<b>S2</b>	8819 186th St NE, Arlington, WA 98223	3 mi	\$ 445,000
<b>S3</b>	14709 99th Ave NE, Arlington, WA 98223	1.101 mi	\$ 480,000
Listed Comparables		Proximity	Listed Price
<b>L1</b>	13516 131st Ave NE, Lake Stevens, WA 98258	1.367 mi	\$ 474,900
<b>L2</b>	14805 Burn Rd B, Arlington, WA 98223	0.984 mi	\$ 479,950
<b>L3</b>	11113 115th Ave NE, Lake Stevens, WA 98258	3 mi	\$ 499,000



Sold Comparables

**S1** 12928 123rd Ave NE  
Lake Stevens, WA 98258

**S2** 8819 186th St NE  
Arlington, WA 98223

**S3** 14709 99th Ave NE  
Arlington, WA 98223

MLS Photo



Overhead View



Bird's Eye View





Listed Comparables

**L1** 13516 131st Ave NE  
Lake Stevens, WA 98258



**L2** 14805 Burn Rd B  
Arlington, WA 98223



**L3** 11113 115th Ave NE  
Lake Stevens, WA 98258



MLS Photo

Overhead View

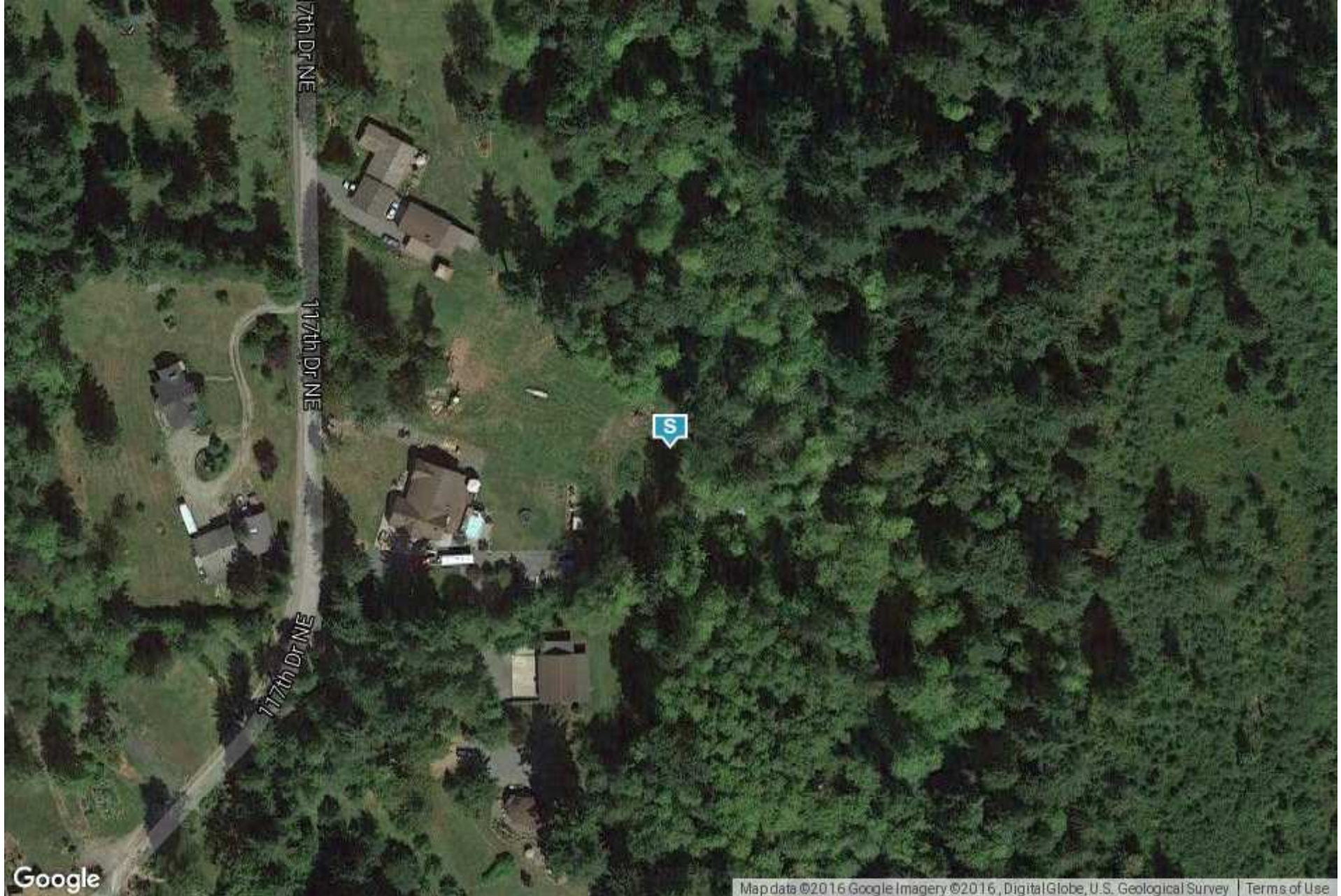


Bird's Eye View





Subject Neighborhood View



**Vendor Comments**

Comps selected for this report are all settled properties within the subjects market area. Comps are good indicators of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current recent sales, under contract sales active listings have been considered. It is assumed that the interior condition of the property is the same as the exterior condition.

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.

Agent Estimated Land Value : \$95,000

Agent Estimated Monthly Rent : \$2,500

**Comparable Comments****Sold Comparable 1**

Inferior gla and lot size; Similar/equal age and bed/bath count; Superior parking.

**Sold Comparable 2**

Inferior gla and age; Similar/equal lot size, bed/bath count and parking.

**Sold Comparable 3**

Superior gla; Inferior lot size; Similar/equal age, bed/bath count and parking.

**Listed Comparable 1**

Inferior gla and bed/bath count; Similar/equal lot size, age and parking.

**Listed Comparable 2**

Inferior gla; Superior age; Similar/equal lot size, bed/bath count and parking.

**Listed Comparable 3**

Similar/equal gla, age and parking; Inferior lot size and bed/bath count.

### Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Occupied
Subject Visible From Street	Yes
Design Style	Contemporary
Style Typical of Neighborhood	Yes
Exterior Color	Brown
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Attached Garage
Garage/Carport Capacity	3

### Property Condition

Exterior Property Condition	C4 - Average
Condition Relative to Adjacent Properties	Similar
Boarded Home	No
Winterized Home	No
Property Under Construction or Renovation	No
Siding Type	Wood
Siding Condition	Good
Roof Type	Composition shingle
Roof Condition	Good

### Tax Assesment

Assessed Value	\$ 415,600
Annual Property Taxes	\$ 5,296

### Homeowners Association

Condo or Association	No
Association Contact Name	
Association Contact Phone	
Fee	
Current	
Fee Delinquent	
This Fee Includes	

### Neighborhood Valuation Drivers

Neighborhood Type	Rural	Railroad Tracks	No
Neighborhood Condition	Good	Airport/Flightpath	No
Foreclosure Activity	Low	Waste Management Facilities	No
Vandalized Home	No	Gated Community	No
Boarded Homes	No	Community Pool/Park	No
Audible Freeway/Highway Noise	No	Nearby Schools	Good
Overhead Powerlines	No	Visible Debris	No
Commercial Uses	No	Other	none

### Subject Valuation Drivers

Waterfront View	No	Other	none
Golf Course View	No		

### Structural Assessment

Structural Damage	No	Evidence of Fire Damage	No
Broken Doors/Windows	No	Evidence of Flood/Water Damage	No
Major Cracks in Foundation/Walls	No	Evidence of Roof Damage	No
Evidence of Condemnation	No	Evidence of Natural Disaster	No

### Repairs

Summarize all repairs needed to bring this property from its present as is condition to average for the neighborhood. Check those repairs you recommend that we perform for successful marketing of the property.

Estimated Total of All Repairs	\$ 0	Estimated Days to Complete Repairs	

### Comments

Subject is in average condition with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition.

Agent Name Rob MacGregor	License Number WA 77411	Inspection Date 12/17/2016
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Subject Front View



Street Scene (Left)



Subject Left Profile



Street Scene (Right)



Subject Right Profile



Subject Address

