

January 1, 2026

Re: Reconsideration of Value - 456 Oak Avenue, Seattle, WA 98102

Dear John Smith,

Original Appraised Value: \$450,000
Revised Appraised Value: \$475,000
Value Increase: \$25,000 (5.56%)

Basis for Adjustment:

After reviewing the additional comparable properties you provided, I conducted

Supporting Comparable Properties:

Address	Sale Price	Sale Date	Sq Ft	Distance
789 Elm Street	\$472,000	Nov 30, 2025	2,100	0.3 miles
321 Pine Avenue	\$478,500	Dec 5, 2025	2,150	0.5 miles
555 Maple Drive	\$469,000	Dec 10, 2025	2,050	0.4 miles