

APPRAISAL OF



Condominium Unit

LOCATED AT:

7012 116th Ave NE #D  
Kirkland, WA 98033

FOR:

Christine Moyer  
1210 Kirkland Ave  
Kirkland, WA, 98033

AS OF:

October 11, 2024

APPRAISED VALUE:

\$570,000

BY:

Jason French  
Certified Residential Appraiser

Evergreen Appraisal Group

INDIVIDUAL CONDOMINIUM UNIT APPRAISAL REPORT

File No. EVE24330

SUBJECT	Property Address <b>7012 116th Ave NE</b>				City <b>Kirkland</b>		State <b>WA</b>		Zip Code <b>98033</b>				
	Legal Description <b>See Attached Addendum.</b>				County <b>King</b>		Unit No. <b>D</b>						
	Assessor's Parcel No. <b>942990-0130</b>				Tax Year <b>2024</b>		R.E. Taxes <b>\$4,460.00</b>		Special Assessments <b>\$ 0.00</b>				
	Project Name/Phase No. <b>Willow Run</b>				Map Reference <b>TB 536 F4</b>		Census Tract <b>226.04</b>						
	Borrower <b>N/A</b>				Current Owner <b>Robert Moyer, Christine Moyer</b>		Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant						
	Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold				Monthly Home Owners' Association Unit Charge \$ <b>418.36</b>								
	Sales Price \$				Date of Sale		Description and \$ amount of loan charges/concessions to be paid by seller						
	Lender/Client <b>Christine Moyer</b>				Address <b>1210 Kirkland Ave, Kirkland, WA 98033</b>								
	Appraiser <b>Jason French</b>				Address <b>11410 NE 124th St, #272, Kirkland, WA 98033</b>								
	NEIGHBORHOOD	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant single family occupancy		Single family housing PRICE \$ (000) AGE (yrs)		Predominant condominium occupancy		Condominium housing PRICE \$ (000) AGE (yrs)			
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant		1110 Low 0		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant		264 Low 0					
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input type="checkbox"/> Vacant(0-5%) <input type="checkbox"/> Vacant(over 5%)		3595 High 75		<input type="checkbox"/> Vacant(0-5%) <input type="checkbox"/> Vacant(over 5%)		3500 High 62					
Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Predominant						Predominant					
Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply		1900 30						940 30					
Marketing time <input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.													
Present land use %: One Family <b>65</b> , 2-4 Family <b>5</b> , Apartments <b>5</b> , Condominium <b>5</b> , Commercial <b>10</b> , Industrial <b></b> , Vacant <b>10</b> , Other <b></b> .													
Land use change: <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process to <b></b>													
<b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>													
Neighborhood boundaries and characteristics: <b>North: NE 85th St; South: Hwy 520; West: Lake Washington; East: 124th Ave NE</b>													
SITE	Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): <b>See Attached Addendum.</b>												
	Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - - such as data on competitive properties for sale in the project and neighborhood, description of the prevalence of sales and financing concessions, etc.): <b>The subject market area shows good availability of money supply, at what are considered reasonable to high rates and discounts.</b>												
	<b>Market concessions of 1 to 3 percent of a homes purchase price are typical. Homes in the subject area are in reasonable supply with a marketing time of under 3 months.</b>												
PROJECT IMPROVEMENTS	Specific zoning classification and description <b>RM 3.6 Residential/Multi Family</b>						Topography <b>Basically Level</b>						
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning						Size <b>2.32 Ac</b>						
	Highest & best use as improved <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)						Density <b>12.94 Units/Acre</b>						
	Utilities Public Other		Off-site Improvements Type		Public Private		View <b>Pastoral</b>						
	Electricity <input checked="" type="checkbox"/>		Street <b>Asphalt</b>		<input checked="" type="checkbox"/>		Drainage <b>Appears Adequate</b>						
	Gas <input type="checkbox"/>		Curb/gutter <b>Concrete</b>		<input checked="" type="checkbox"/>		Apparent easements <b>None Noted</b>						
	Water <input checked="" type="checkbox"/>		Sidewalk <b>Concrete</b>		<input checked="" type="checkbox"/>		FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
	Sanitary sewer <input checked="" type="checkbox"/>		Street lights <b>Electric</b>		<input checked="" type="checkbox"/>		FEMA Zone <b>X</b> Map Date <b>8/19/2020</b>						
	Storm sewer <input checked="" type="checkbox"/>		Alley <b>None</b>		<input type="checkbox"/>		FEMA Map No. <b>530081-0366H</b>						
	Comments(apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): <b>No adverse site conditions were noted at the time of inspection.</b>												
SUBJECT UNIT	No. of Stories <b>3</b>		Exterior Walls <b>Wood</b>		If Project Completed:		If Project Incomplete:		Subject Phase:				
	No. of Elevator(s) <b>0</b>		Roof Surface <b>Comp</b>		Total No. of Phases <b>1</b>		Total No. of Planned Phases		Total No. of Units				
	Existing/Proposed <b>Exist</b>		Total No. Parking <b>60</b>		Total No. of Units <b>30</b>		Total No. of Planned Units		Total No. of Units Completed				
	If conversion, orig. use		Ratio(spaces/units) <b>2</b>		Total No. of Units for Sale <b>0</b>		Total No. of Units for Sale		Total No. of Units for Sale				
	Date of Conversion		Type <b>Gar,Unc</b>		Total No. of Units Sold <b>30</b>		Total No. of Units Sold		Total No. of Units Sold				
	Age (Yrs.) <b>45</b>		Guest Parking <b>5</b>		Total No. of Units Rented		Total No. of Units Rented		Total No. of Units Rented				
	Effective Age(Yrs.) <b>20</b>				Data Source <b>Realist</b>		Data Source		Data Source				
	Project Type: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Midrise <input type="checkbox"/> Highrise <input type="checkbox"/>												
	Condition of the project, quality of construction, unit mix, appeal to market, etc.: <b>Project is in average condition, is of average quality construction, consists of 1 and 2 bedroom units, all with average to good market appeal.</b>												
	Are the heating and cooling for the individual units separately metered? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe and comment on compatibility to other projects in market area and market acceptance: <b></b>												
Describe common elements and recreational facilities: <b>Grounds, exterior of buildings.</b>													
Are the common elements completed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is the Builder/Developer in control of the Home Owners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No													
Are any common elements leased to or by the Home Owners' Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, attach addendum describing rental terms and options.													
COMMENTS	ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
	Basement												
	Level 1		1	1	1				1	1			764
	Level 2					1							155
													0
	Finished area above grade contains: <b>5 Rooms; 1 Bedroom(s); 1.00 Bath(s); 919 Square Feet of Gross Living Area For Unit</b>												
	GENERAL DESCRIPTION		HEATING		KITCHEN EQUIP.		AMENITIES		CAR STORAGE		INSULATION		
	Floor No. <b>2</b>		Type <b>Wall</b>		Refrigerator <input checked="" type="checkbox"/>		Fireplace(s)# <b>1</b> <input checked="" type="checkbox"/>		None <input type="checkbox"/>		Roof <b>Cncl'd</b> <input checked="" type="checkbox"/>		
	No. of Levels <b>2</b>		Fuel <b>Elec</b>		Range/Oven <input checked="" type="checkbox"/>		Patio <input type="checkbox"/>		Garage <input checked="" type="checkbox"/>		Ceiling <b>Cncl'd</b> <input checked="" type="checkbox"/>		
	INTERIOR Materials/Condition		Condition <b>Avg</b>		Disposal <input checked="" type="checkbox"/>		Balcony <input type="checkbox"/>		No. of Cars <b>1</b>		Walls <b>Cncl'd</b> <input checked="" type="checkbox"/>		
Flooring <b>Tile,Carpet/Good</b>		COOLING		Dishwasher <input checked="" type="checkbox"/>		Deck <b>Deck</b> <input checked="" type="checkbox"/>		Open <input checked="" type="checkbox"/>		Floor <b>Cncl'd</b> <input checked="" type="checkbox"/>			
Walls <b>Drywall/Good</b>		Central		Fan/Hood <input checked="" type="checkbox"/>		Porch <b>Wood</b> <input checked="" type="checkbox"/>		No. of Cars <b>1</b>		None <b>Cncl'd</b> <input checked="" type="checkbox"/>			
Bath Floor <b>Tile/Good</b>		Other <b>Split</b>		Microwave <input checked="" type="checkbox"/>		Fence <input type="checkbox"/>		Parking Space No. <b>D</b>		Unknown <input type="checkbox"/>			
Bath Wainscot <b>Tile/Good</b>		Condition <b>Good</b>		Washer/Dryer <input checked="" type="checkbox"/>		<input type="checkbox"/>		Assigned/Owned <b>Own</b>		<input type="checkbox"/>			
Condition of the unit, depreciation, repairs needed, quality of construction, remodeling/modernization, additional features (special energy efficient items, etc.): <b>See Attached Addendum.</b>													
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: <b></b>													

Freddie Mac Form 465 10-94

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Fannie Mae Form 1073 10-94

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File No. EVE24330

PROJECT ANALYSIS

Unit Charge \$ 418.36 per mo. x 12 = \$ 5,020 per yr. Annual Assessment charge per year/square feet of gross living area = \$ 5.46

Is the project subject to ground rent? ☐ Yes ☐ No If yes, \$ per year.

Utilities included in unit charge: ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☐ Water ☐ Sewer

Note any fees, other than regular HOA charges, for use of facilities

Compared to other competitive projects of similar quality and design, the subject unit charge appears: ☐ High ☒ Typical ☐ Low

To properly maintain the project and provide the services anticipated, the budget appears: ☒ Adequate ☐ Inadequate ☐ Unknown

Management Group: ☐ Home Owners' Association ☐ Developer ☐ Management Agent (Identify)

Quality of management and its enforcement of Rules and Regulations based on general appearance of project appears: ☒ Adequate ☐ Inadequate

Special or unusual characteristics in the Condominium Documents or other information known to the appraiser that would affect marketability (if none, so state)

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
Address, Unit #, and Project Name	7012 116th Ave N Willow Run	7016 116th Ave NE, #D Willow Run			7014 116th Ave NE #C Willow Run			211 Kirkland Ave #314 Kirkland Central		
Proximity to Subject		0.03 miles NW			0.01 miles NW			1.00 miles NW		
Sales Price	\$	\$ 612,000			\$ 625,000			\$ 657,000		
Price/Gross Liv. Area	\$ 0.00	\$ 511.71			\$ 680.09			\$ 832.70		
Data and/or Verification Sources		Realist/MLS#2177374/Visual King County, Agent			Realist/MLS#1887817/Visual King County, Agent			Realist/MLS#2210054/Visual King County, Agent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions		Arm Lth;Conv \$0			Arm Lth;Conv \$0			Arm Lth;Conv \$0		
Date of Sale/Time		2/16/2024			3/16/2022			4/19/2024		
Location	Suburban	Suburban			Suburban			Suburban		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
HOA Mo. Assessment	\$418.36	\$459.00			\$418.36			\$465.00		
Common Elements and Rec. Facilities	Grounds	Grounds			Grounds			Gym		
Project Size/Type	30/Condo	30/Condo			30/Condo			110/Midrise		
Floor Location	2nd	2nd			2nd			3rd		
View	Pastoral	Pastoral			Pastoral			Pastoral		
Design and Appeal	Twndhome/Good	Twndhome/Good			Twndhome/Good			Flat/Good		
Quality of Construction	Average	Average			Average			Good -32,850		
Age	45 Years	45 Years			45 Years			18 Years		
Condition	Good	Good			Good			Good		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count 150	5 1 1.00	5 2 2.00	-8,000		5 1 1.00			5 1 1.00		
Gross Living Area	919 Sq. Ft.	1,196 Sq.Ft.	-41,550		919 Sq.Ft.	0		789 Sq.Ft.	19,500	
Basement & Finished Rooms Below Grade										
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Elec Wall Split	Elec Wall	4,000		Elec Wall	4,000		Elec Wall	4,000	
Energy Efficient Items	None	None			None			None		
Car Storage	G:1 /O:1	G:1 /O:1			G:1 /O:1			G;1		
Balcony, Patio, Fireplace(s), etc.	Deck,Porch 1 Fireplace	Deck,Porch 1 Fireplace			Deck,Porch 1 Fireplace			Similar 1 Fireplace		
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 45,550		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 9,350	
Adjusted Sales Price of Comparable		Gross: 8.8% Net: -7.4%	\$ 566,450		Gross: 0.6% Net: 0.6%	\$ 629,000		Gross: 8.6% Net: -1.4%	\$ 647,650	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	2/11/2015 \$236,000 King County	None in past year	None in past year	None in past year

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:  
There is no other listing or sale of the subject property in the last 36 months per MLS and County Records.

RECONCILIATION

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 570,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

INDICATED VALUE BY COST APPROACH (Attach If Applicable) \$

This appraisal is made ☒ "as is" ☐ subject to the repairs, alterations, inspections, or conditions listed below ☐ subject to completion per plans and specifications.

Conditions of Appraisal: Appraisal is intended for use in a marriage dissolution, and is not intended for any other use.

Final Reconciliation: See Attached Addendum.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised ).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 10/11/2024

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 570,000 .

APPRaiser: SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature Jason French

Name Jason French

Date Report Signed 10/22/2024

State Certification # 1701310 State WA

Or State License # State

Signature

Name

Date Report Signed

State Certification # State

Or State License # State

☐ Did ☐ Did Not Inspect Property



ADDENDUM

Borrower: N/A		File No.: EVE24330	
Property Address: 7012 116th Ave NE		Case No.:	
City: Kirkland	State: WA	Zip: 98033	
Lender: Christine Moyer			

SITE: The subject improvements are in place (physically possible), comply with the County's Master Growth Plan and with current zoning (legally permissible), fall within the range of values within the subject's market (financially feasible), and enjoy the continued strength of the single family market (maximally productive). Based on these factors, the Highest and Best Use of the subject property is, as improved.

To the best of my ability and knowledge this appraisal was done according to the UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE and the PRINCIPLES OF APPRAISAL PRACTICE AND CODE OF ETHICS of the APPRAISAL INSTITUTE and the AMERICAN SOCIETY of APPRAISERS.

PERSONAL PROPERTY:  
Any personal property involved in the transaction have been excluded from valuation of the real property. Should a transaction which includes personal property of sufficient value to affect the market value of the real property be evident, a separate assessment of the personal property, fixtures, or intangible items will be included with report as a separate valuation.

COMMENTS ON SIGNATURES: Signatures in this report may be electronic, requiring a password from each signor. These signatures are valid as authentic, and conform to USPAP guidelines.

COMMENTS ON PHOTOS: The digital photos of the subject property in this report are original photos that were taken at the time of inspection and have not been altered or enhanced in any way.

COMMENTS ON SALES COMPARISON:  
Paired sales have been analysed in making adjustments for factors of dissimilarity. Other general adjustments are based on several thousand reports completed in our office to estimate what a typical purchaser will pay for differences in similarity between the subject and any comparable property. We have, in addition had extensive conversations with builders, realtors, and related professionals in order to establish trends in building and marketing.

LIMITATIONS AND INSPECTIONS:  
The appraiser assumes the purchaser or homeowner is aware that (1) this appraisal on the subject property does not serve as a warranty on the condition of the property, (2) it is the responsibility of the purchaser to examine the property carefully and to take all necessary precautions before signing a purchase contract, and (3) the estimate for repairs is a non-warranted opinion of the appraiser unless otherwise stated.

COMMENTS ON ADJUSTMENTS:  
  
Quality: Comparables #3 and #4 are newer condominiums and have superior quality and are adjusted -5% for such based on paired sales analysis versus past sales in the subject complex.

Age: Comparables are adjusted \$10,000 per year for the market reaction to newer homes, and considers physical and functional depreciation since new.

Bathroom Count: Bathroom count is adjusted at \$2,000 per fixture based on an estimated cost new since bathrooms tend to retain value in the marketplace.

Square Footage: An adjustment of \$150 per square foot was made for living space which is typical for homes of this quality and age.

Garage/Carport: Garage stalls are adjusted at \$15,000 per stall based on paired sales analysis studies.

Fireplace: Fireplaces are adjusted at \$2,000 per unit based on paired sales analysis studies.

ALL ADJUSTMENTS WERE ROUNDED AND MADE TO REFLECT ESTIMATED MARKET REACTIONS.

**Legal Description**  
7012 D WILLOW RUN CONDOMINIUM PCT UND INT 3.090421 PLAT BLOCK: PLAT LOT:

**Neighborhood Market Factors**  
Subject is located in the Houghton neighborhood of Kirkland. The subject has convenient access to community support services, shopping, restaurants, public schools, and city amenities, all of which are within a 2 mile radius. Access to arterials and freeways is good. Downtown Seattle is 25 minutes South West and is the major employment center for the area. Subject is walking or biking distance to Google campus, a major employer for the area, and Microsoft is a short drive from the subject. Market appeal for the subject area is good.

**Condition of the unit**  
Subject is in good condition overall. Kitchen has a remodel of approximately 10 years and has stainless steel appliances, wood cabinets, slab granite counters. Bath room also is remodeled in a similar time, and has tile floors, tile shower, slab granite counter, vessel sink. Stairs have custom metal railing. Closet have built in drawers. Fire place in the living room is a wood burning unit. There is a storage area accessed from the den, and it is not living space as it is too short. Garage has electric door opener. There is a territorial and pastoral view from the subject unit.

**Comments on Sales Comparison**  
Comparable #1 is the most recent sale in the subject complex and is a superior two bedroom unit. Comparable #2 is the most recent model match unit and is a dated sale from 2022 and is not adjusted for being a dated sale as there is no measurable change in prices since that time. Comparables #3 through #5 are recent sales in nearby competing complexes.

ADDENDUM

Borrower: N/A		File No.: EVE24330	
Property Address: 7012 116th Ave NE		Case No.:	
City: Kirkland	State: WA		Zip: 98033
Lender: Christine Moyer			

Adjusted sales price range of comparables #1 through #5 is from \$516,950 to \$647,650. Most weight is given to comparable #1 as it is the most recent sale in the subject complex and adjusts to \$566,450, rounded to \$570,000 as the subjects estimated market value. See addendum for an explanation of all adjustments.

Final Reconciliation

Most consideration is given to the Sales Comparison Approach which reflects a greater accuracy in analyzing buyers and sellers reactions in the marketplace. The cost and income approaches to value are not relevant in this analysis of the subjects estimated market value as it is not how buyers of residences in the subject area value their purchases, and were thus not used.

Borrower: N/A

Property Address: 7012 116th Ave NE #D

City: KirklandCounty: KingState: WAZip Code: 98033

Lender/Client: Christine Moyer

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:

☒ Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.

I have no bias with respect to the property or the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or 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.

My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

☐ I have NOT made a personal inspection of the property that is the subject of this report.

☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:


MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

☒ A reasonable marketing time for the subject property is 60 day(s) utilizing market conditions pertinent to the appraisal assignment.

☒ A reasonable exposure time for the subject property is 60 day(s).

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: 

Name: Jason French

Date Signed: 10/22/2024

State Certification #: 1701310

or State License #:

or Other (describe): State #:

State: WA

Expiration Date of Certification or License: 07/05/2025

Effective Date of Appraisal: October 11, 2024

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.




APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 7012 116th Ave NE #D, Kirkland, WA 98033

APPRAISER:

Signature:   
Name: Jason French  
Date Signed: 10/22/2024  
State Certification #: 1701310  
or State License #:   
State: WA  
Expiration Date of Certification or License: 07/05/2025

SUPERVISORY APPRAISER (only if required)

Signature:   
Name:   
Date Signed:   
State Certification #:   
or State License #:   
State:   
Expiration Date of Certification or License:

☐ Did ☐ Did Not Inspect Property

Certified Residential Appraiser

## DIMENSION LIST ADDENDUM

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		

<b>GROSS BUILDING AREA (GBA)</b>		<u>919</u>
<b>GROSS LIVING AREA (GLA)</b>		<u>919</u>
<b>Area(s)</b>	<b>Area</b>	<b>% of GLA      % of GBA</b>
Living	<u>919</u>	<u>100.00</u>
Level 1	<u>764</u>	<u>83.13</u> <u>83.13</u>
Level 2	<u>155</u>	<u>16.87</u> <u>16.87</u>
Level 3	_____	_____
Other	_____	_____
<b>Basement</b>	<b>GBA</b> <input type="checkbox"/>	_____
<b>Garage</b>	<input type="checkbox"/>	<u>289</u> _____
<b>Other</b>	<input type="checkbox"/>	<u>36</u> _____

Area Measurements					Area Type							
Measurements		Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.		Garage	
<u>6.79</u>	x	<u>3.39</u>	x	<u>2.00</u> = <u>11.52</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>22.20</u>	x	<u>4.80</u>	x	<u>1.00</u> = <u>106.56</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>27.00</u>	x	<u>8.00</u>	x	<u>1.00</u> = <u>216.00</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>20.10</u>	x	<u>8.00</u>	x	<u>1.00</u> = <u>160.80</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>17.40</u>	x	<u>3.90</u>	x	<u>1.00</u> = <u>67.86</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>14.40</u>	x	<u>14.00</u>	x	<u>1.00</u> = <u>201.60</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>14.00</u>	x	<u>10.60</u>	x	<u>1.00</u> = <u>148.40</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>2.60</u>	x	<u>2.50</u>	x	<u>1.00</u> = <u>6.50</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<u>24.30</u>	x	<u>10.30</u>	x	<u>1.00</u> = <u>250.29</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<u>10.50</u>	x	<u>3.70</u>	x	<u>1.00</u> = <u>38.85</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
_____	x	_____	x	_____ = _____	<input type="checkbox"/>							

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: October 11, 2024  
Appraised Value: \$ 570,000



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE

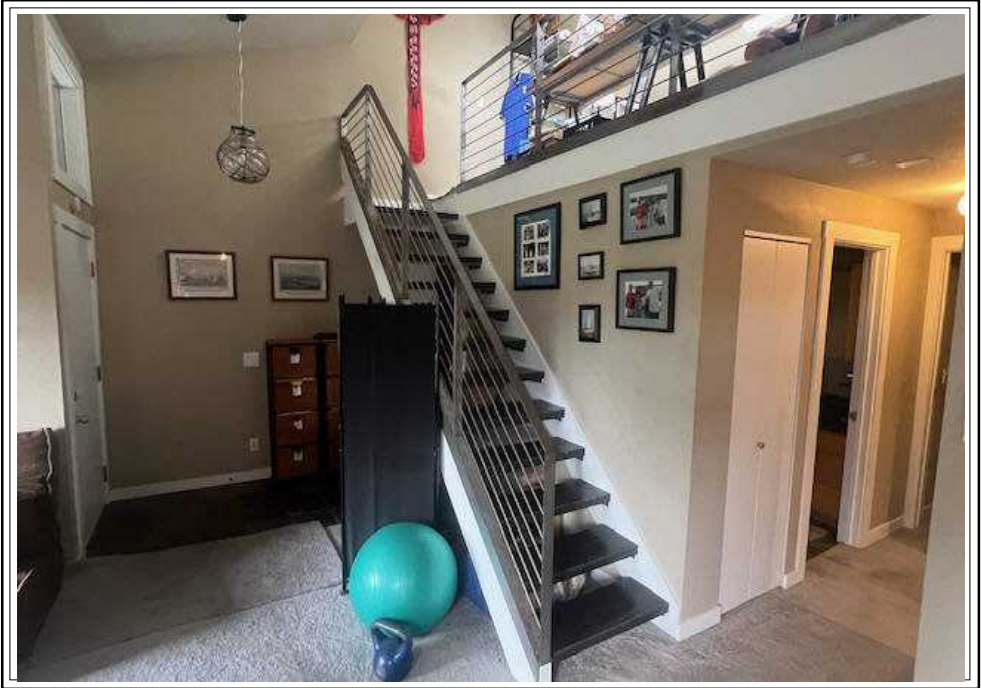


ADDITIONAL SUBJECT PHOTOS

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



Living room



Stairs



Kitchen

ADDITIONAL SUBJECT PHOTOS

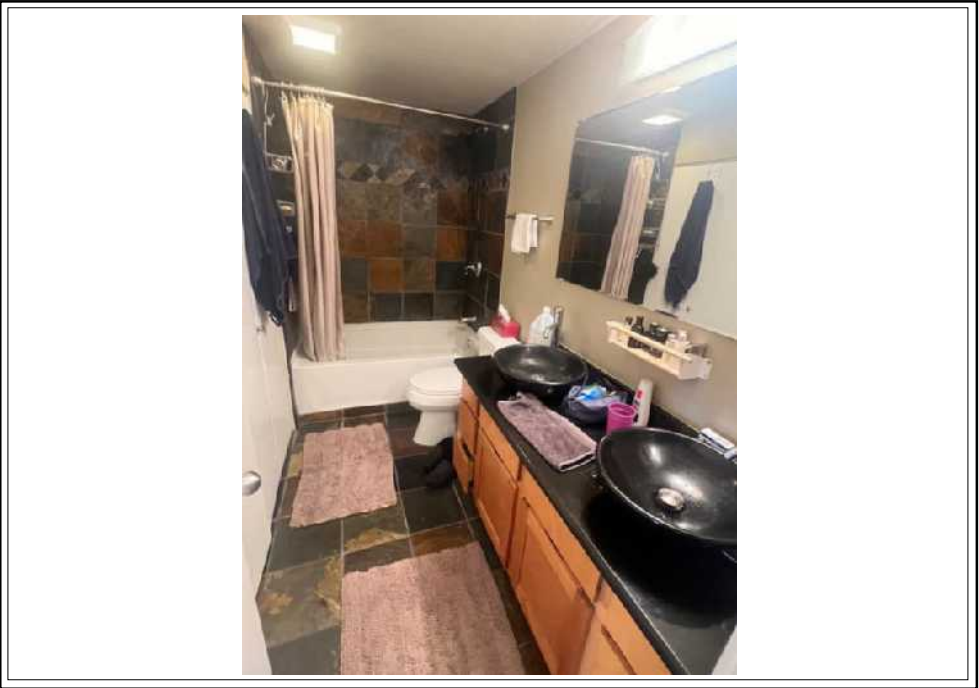
Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



Kitchen



Kitchen



Bath room



ADDITIONAL SUBJECT PHOTOS

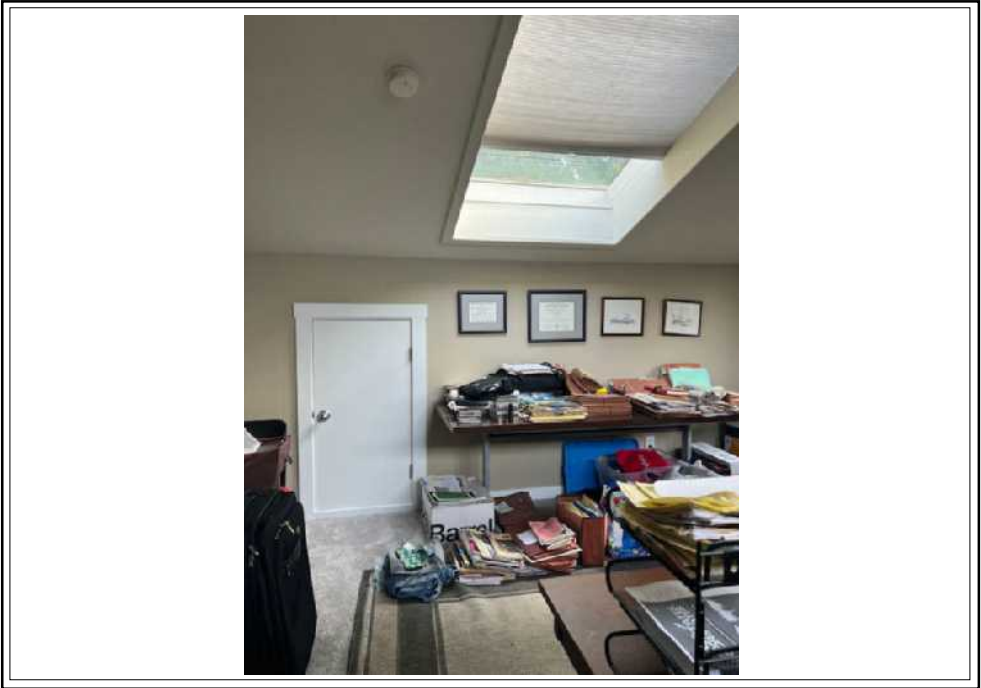
Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



Bed room



Utility



Den

ADDITIONAL SUBJECT PHOTOS

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



View



Living room from above



Split AC unit



Garage



Water heater



Deck and AC condenser



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		



COMPARABLE SALE #1

7016 116th Ave NE, #D  
Willow Run  
Sale Date: 2/16/2024  
Sale Price: \$ 612,000



COMPARABLE SALE #2

7014 116th Ave NE #C  
Willow Run  
Sale Date: 3/16/2022  
Sale Price: \$ 625,000



COMPARABLE SALE #3

211 Kirkland Ave #314  
Kirkland Central  
Sale Date: 4/19/2024  
Sale Price: \$ 657,000



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A	File No.: EVE24330
Property Address: 7012 116th Ave NE	Case No.:
City: Kirkland	State: WA Zip: 98033
Lender: Christine Moyer	



COMPARABLE SALE #4

375 Kirkland Ave #107  
The Boulevard  
Sale Date: 10/2/2024  
Sale Price: \$ 600,000

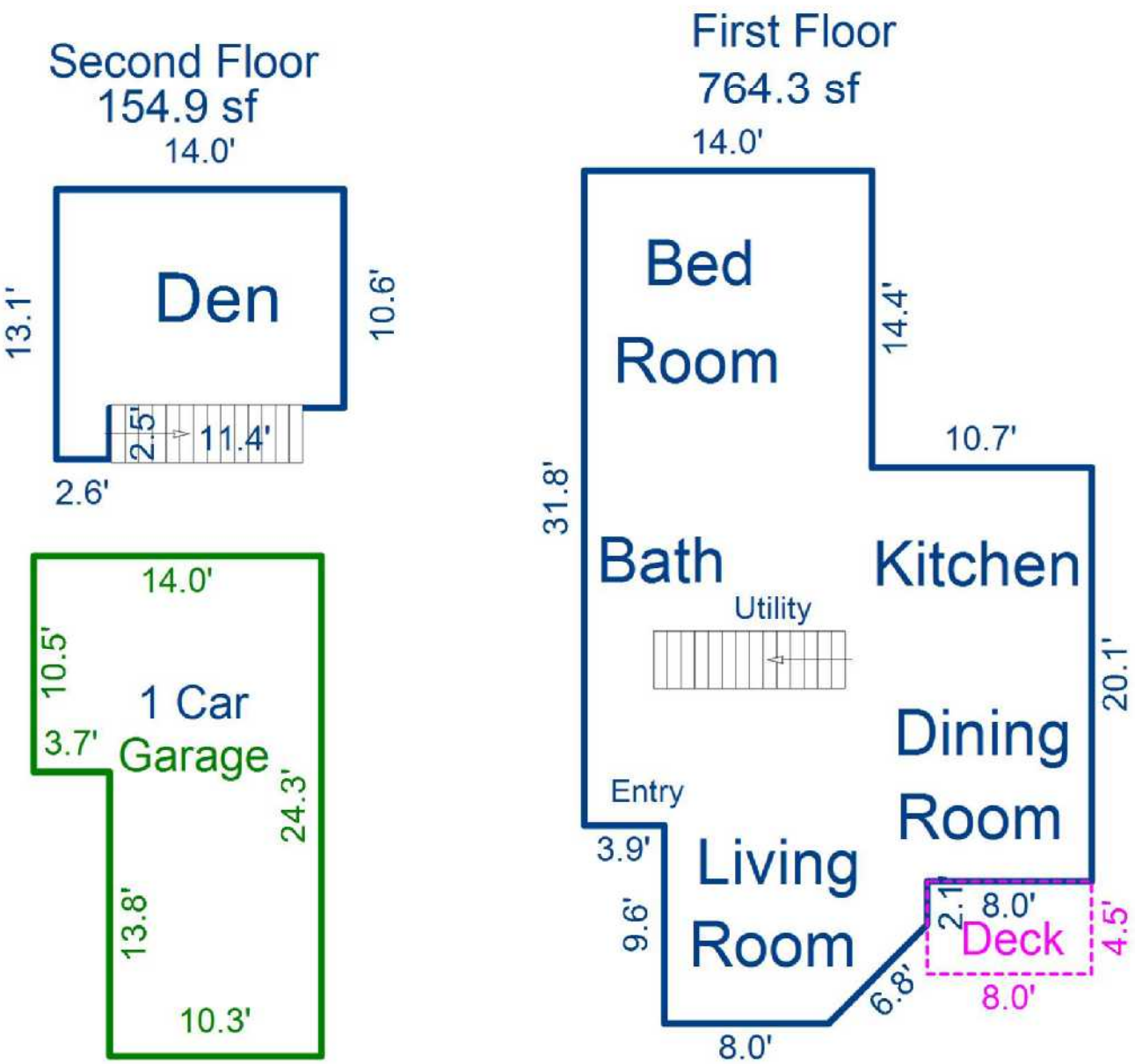


COMPARABLE SALE #5

201 2nd St S, #407  
Sunset East  
Sale Date: 8/8/2024  
Sale Price: \$ 460,000

FLOORPLAN SKETCH

Borrower: N/A		File No.: EVE24330	
Property Address: 7012 116th Ave NE		Case No.:	
City: Kirkland		State: WA	Zip: 98033
Lender: Christine Moyer			

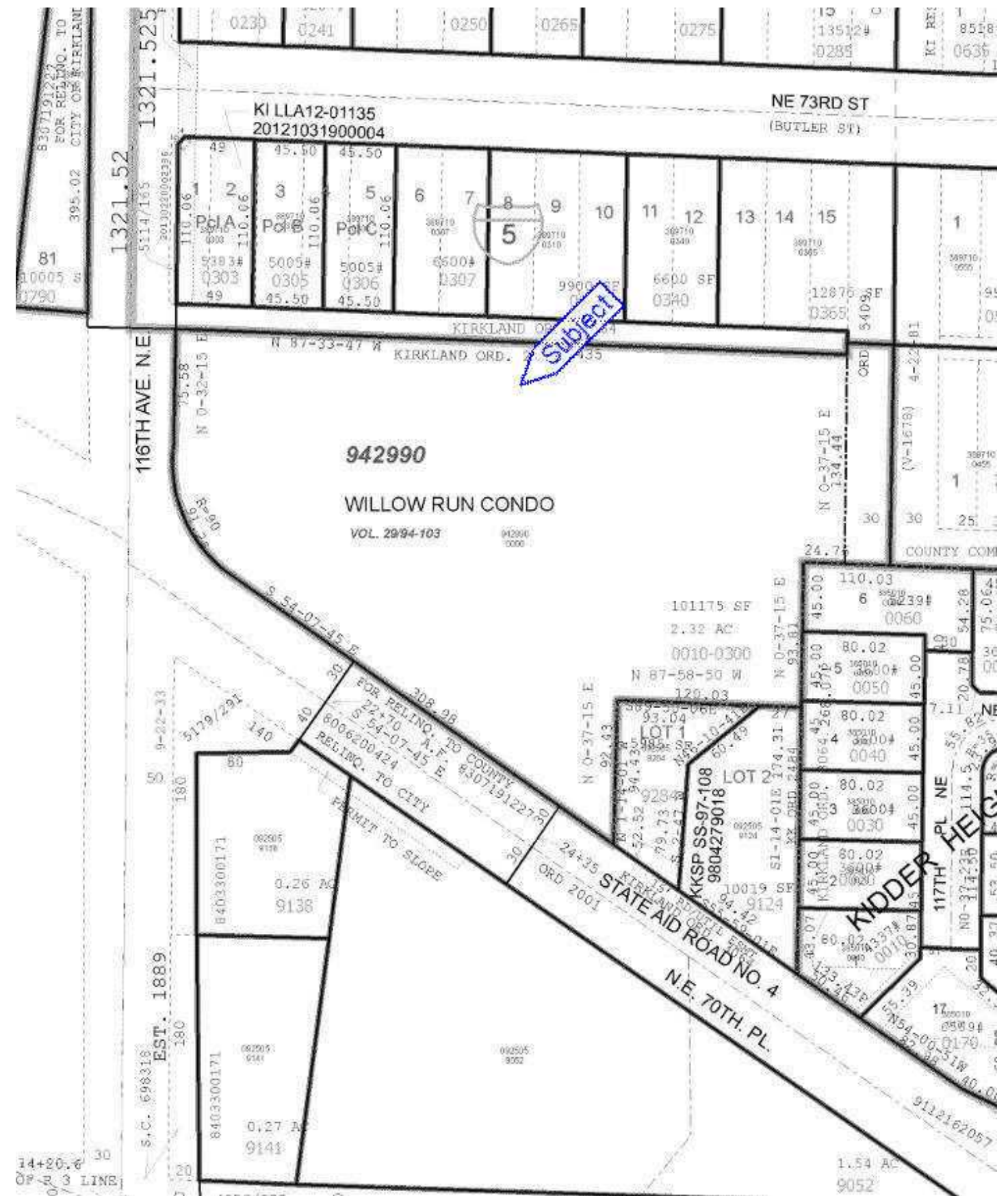


AREA CALCULATIONS SUMMARY						Sketch by ApexSketch					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area	
GLA1	First Floor	1.0	764.3	129.4	764.3	First Floor	0.5 x	6.8 x	3.4 =	11.5	
GLA2	Second Floor	1.0	154.9	54.2	154.9			22.2 x	4.8 =	106.6	
GAR	Garage	1.0	289.1	76.6	289.1			27.0 x	8.0 =	216.0	
P/P	Deck	1.0	36.0	25.0	36.0			20.1 x	8.0 =	160.8	
								17.4 x	3.9 =	67.9	
								14.4 x	14.0 =	201.6	
						Second Floor		14.0 x	10.6 =	148.4	
								2.6 x	2.5 =	6.5	
Net LIVABLE						8 total items	(rounded)				919



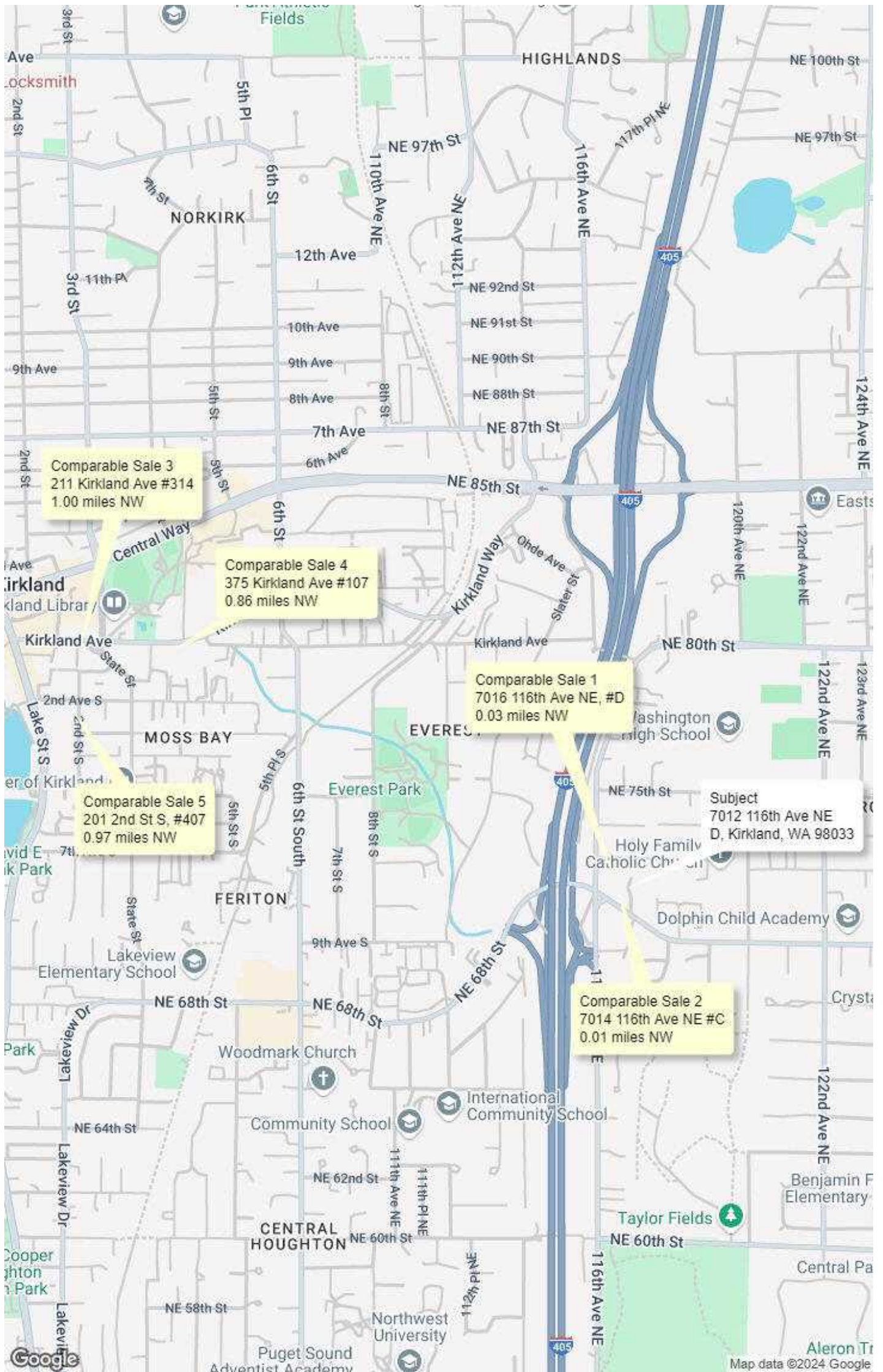
PLAT MAP

Borrower: N/A	File No.: EVE24330
Property Address: 7012 116th Ave NE	Case No.:
City: Kirkland	State: WA
Lender: Christine Moyer	Zip: 98033





Borrower: N/A	File No.: EVE24330
Property Address: 7012 116th Ave NE	Case No.:
City: Kirkland	State: WA Zip: 98033
Lender: Christine Moyer	



COPY OF LICENSE/CERTIFICATION

Borrower: N/A		File No.: EVE24330
Property Address: 7012 116th Ave NE		Case No.:
City: Kirkland	State: WA	Zip: 98033
Lender: Christine Moyer		

