

# APPRAISAL OF REAL PROPERTY



LOCATED AT  
19910 88th Ave W  
Edmonds, WA 98026  
MAPLEWOOD ESTATES BLK 000 D-00 - LOT 2

FOR  
Wedgewood Inc  
2015 Manhattan Beach Blvd, Suite 100  
Redondo Beach, CA 90278

OPINION OF VALUE  
\$745,000

AS OF  
04/11/2023

BY  
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Borrower	Redwood Holdings LLC	File No.	23-0411RHLLC
Property Address	19910 88th Ave W		
City	Edmonds	County	Snohomish
		State	WA
		Zip Code	98026
Lender/Client	Wedgewood Inc		

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Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **19910 88th Ave W** City **Edmonds** State **WA** Zip Code **98026**  
 Borrower **Redwood Holdings LLC** Owner of Public Record **Redwood Holdings LLC** County **Snohomish**  
 Legal Description **MAPLEWOOD ESTATES BLK 000 D-00 - LOT 2**  
 Assessor's Parcel # **005062-000-002-00** Tax Year **2022** R.E. Taxes \$ **5,019**  
 Neighborhood Name **Maplewood** Map Reference **42644** Census Tract **0504.03**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0**  PUD HOA \$ **0**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **Servicing**  
 Lender/Client **Wedgewood Inc** Address **2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90278**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **DOM 0;NWMLS/RealQuest/County Data; Sold 04/05/2023- \$715,000, Recording #202304057070**

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) \_\_\_\_\_  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit				
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit				<b>60 %</b>
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	<b>447</b>	<b>Low</b>	<b>1</b>				<b>5 %</b>
Neighborhood Boundaries <b>Olympic View Dr to the north, 68th Ave W/SR-99 to the east, 212th St</b>		<b>2,110</b>	<b>High</b>	<b>127</b>				<b>10 %</b>
<b>SW/Bowdoin Way to the south, Olympic View Dr/Olympic Ave to the west</b>		<b>900</b>	<b>Pred.</b>	<b>63</b>				<b>15 %</b>
Neighborhood Description <b>Mixed use suburban area with SFR, MFR, commercial, office, retail, and undeveloped tracts. Schools, parks, community shopping all within the immediate area. Adequate access to freeways, major arterials, and employment centers in the greater Snohomish County and King County metropolitan areas.</b>								
Market Conditions (including support for the above conclusions) <b>Primary financing in this market is a combination of FHA/VA and Conventional. Seller participation is minimal. Interest rates have increased from historic lows, with marketing under 3 months.</b>								

Dimensions **Approx 85'x148'**; See Plat Map Area **12632 sf** Shape **Rectangular** View **N;Res;**  
 Specific Zoning Classification **RS8** Zoning Description **Single Family Residential**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe **The highest and best use for the subject property as improved is a single family residence.**

Utilities Public Other (describe) \_\_\_\_\_ Public Other (describe) \_\_\_\_\_ Off-site Improvements - Type Public Private  
 Electricity   Water   Street **Asphalt**    
 Gas   Sanitary Sewer   Alley **None**    
 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **53061C1305F** FEMA Map Date **06/19/2020**  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe \_\_\_\_\_  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe \_\_\_\_\_

Source(s) Used for Physical Characteristics of Property  Appraisal Files  MLS  Assessment and Tax Records  Prior Inspection  Property Owner  
 Other (describe) **Realist/County Data** Data Source for Gross Living Area **Realist/County Data**

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Craw Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input checked="" type="checkbox"/> Fireplace(s) # <b>2</b>	<input type="checkbox"/> None
# of Stories <b>1</b>	<input checked="" type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # <b>0</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck <b>Patio</b>	Driveway Surface <b>Concrete</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls <b>Wood</b>	Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Porch <b>Concrete</b>	<input type="checkbox"/> Garage # of Cars <b>0</b>
Design (Style) <b>Craftsman</b>	Roof Surface <b>Comp</b>	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool <b>None</b>	<input checked="" type="checkbox"/> Carport # of Cars <b>2</b>
Year Built <b>1959</b>	Gutters & Downspouts <b>Metal</b>	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence <b>Metal</b>	<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached
Effective Age (Yrs) <b>21</b>	Window Type <b>Various</b>	<input checked="" type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: <b>6</b> Rooms <b>3</b> Bedrooms <b>1.1</b> Bath(s) <b>1,246</b> Square Feet of Gross Living Area Above Grade				
Additional features (special energy efficient items, etc.) <b>See Supplemental Addendum</b>				

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.). **C4;Per a physical exterior inspection, there was no apparent evidence of significant physical depreciation, nor any functional or external obsolescence noted. No contact information was provided for the borrower. Quality and condition of dwelling was based off the Snohomish County data, Realist, photos from RedFin/Zillow and exterior physical inspection. Overall the property appeared to be in fair to average condition.**

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No  
 If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.



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There are <b>1</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>1,350,000</b> to \$ <b>1,350,000</b>					
There are <b>42</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>511,500</b> to \$ <b>1,600,000</b>					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	19910 88th Ave W Edmonds, WA 98026	20323 87th Ave W Edmonds, WA 98026	7828 201st St SW Edmonds, WA 98026	20903 Woodlake Dr Edmonds, WA 98026	
Proximity to Subject		0.30 miles S	0.60 miles E	0.69 miles SE	
Sale Price	\$	\$ 884,000	\$ 775,000	\$ 715,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 696.61 sq.ft.	\$ 560.78 sq.ft.	\$ 392.43 sq.ft.	
Data Source(s)		NWMLS# 2026726;DOM 31	NWMLS# 2003069;DOM 39	NWMLS# 1990933;DOM 1	
Verification Source(s)		Auditor# - 202303210295	Auditor# - 202210250113	Auditor# - 202209270181	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s03/23;c02/23		s10/22;c10/22	+12,400
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	12632 sf	13504 sf	0	10019 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Craftsman	DT1;Split Entry	0	DT1;Split Entry	0
Quality of Construction	Q4	Q4	-20,000	Q4	
Actual Age	64	59	0	56	0
Condition	C4	C3	-40,000	C3	-40,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.1	6 3 2.0	-14,000	6 3 1.1	-41,000
Gross Living Area	1,246 sq.ft.	1,269 sq.ft.	-6,900	1,382 sq.ft.	-40,800
Basement & Finished Rooms Below Grade	1246sf1246sfwo 2rr0br1.0ba0o	625sf625sfwo 1rr1br0.1ba0o	+62,100 -13,000	1056sf1056sfwo 1rr2br2.0ba0o	+19,000 -41,000
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/None	FWA/None		FWA/None	
Energy Efficient Items	Insulation	Insulation		Insulation	
Garage/Carport	2cp2dw	2gbi2dw	-20,000	1gbi3dw	0
Porch/Patio/Deck	Porch/Deck/Patio	Porch/Deck	0	Porch/Deck/Patio	
Fireplace/Wood Stove	2 Fireplace	2 Fireplace		2 Fireplace	
Other	None	None		None	
NWMLS Market Area/Zip Code	730/98026	730/98026		730/98026	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -51,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -90,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -108,030
Adjusted Sale Price of Comparables		Net Adj. 5.9% Gross Adj. 19.9% \$ 832,200		Net Adj. 11.7% Gross Adj. 19.8% \$ 684,600	Net Adj. 15.1% Gross Adj. 50.3% \$ 606,970
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain					
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.					
Data Source(s) NWMLS/RealQuest/County Data					
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.					
Data Source(s) NWMLS/RealQuest/County Data					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).					
ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Date of Prior Sale/Transfer	04/05/2023				
Price of Prior Sale/Transfer	\$715,000				
Data Source(s)	Realist/County	NWMLS/Realist/County	NWMLS/Realist/County	NWMLS/Realist/County	
Effective Date of Data Source(s)	04/11/2023	04/11/2023	04/11/2023	04/11/2023	
Analysis of prior sale or transfer history of the subject property and comparable sales					
The prior sale of the subject property was unlisted with no contact information for the buyer, seller or any representative. Without any information, I cannot comment on the prior sale compared to the current opinion of market value.					
Summary of Sales Comparison Approach					
The subject and selected sales are multi-level with basement homes located in the same urban market area of Edmonds, WA. These were the most comparable sales available considering the subject's size, age, style, and utility. All were fee simple estates, affected by common amenities and were adjusted for all value influencing dissimilarities. The adjusted values bracket the market value of the subject..					
For additional Sale Comparison Analysis, see Addenda.					
Indicated Value by Sales Comparison Approach \$ 745,000					
Indicated Value by: Sales Comparison Approach \$ 745,000 Cost Approach (if developed) \$ 713,675 Income Approach (if developed) \$					
The sales comparison approach is considered the most reflective of actual market conditions.					
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:					
Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 745,000 as of 04/11/2023, which is the date of inspection and the effective date of this appraisal.					

# Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	19910 88th Ave W Edmonds, WA 98026	20514 78th Pl W Edmonds, WA 98026	7705 191st St SW Edmonds, WA 98026	19711 80th Ave W Edmonds, WA 98026
Proximity to Subject		0.73 miles SE	0.86 miles NE	0.55 miles E
Sale Price	\$	\$ 705,000	\$ 699,950	\$ 695,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 652.78 sq.ft.	\$ 568.14 sq.ft.	\$ 567.81 sq.ft.
Data Source(s)		NWMLS# 1968938;DOM 32	NWMLS# 1982133;DOM 12	NWMLS# 1988744;DOM 2
Verification Source(s)		Auditor# - 202209160355	Auditor# - 202210060658	Auditor# - 202209190146
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		ArmLth Conv:0	ArmLth Conv:0	ArmLth Conv:0
Date of Sale/Time		s09/22;c08/22	s10/22;c08/22	s09/22;c08/22
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	12632 sf	8276 sf	8276 sf	8712 sf
View	N;Res;	N;Res;	N;Res;	N;Res;
Design (Style)	DT1;Craftsman	DT1;Split Entry	DT1;Craftsman	DT1;Craftsman
Quality of Construction	Q4	Q4	Q4	Q4
Actual Age	64	62	65	63
Condition	C4	C3	C3	C3
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 1.1	6 3 1.0	6 3 1.0	6 3 1.1
Gross Living Area	1,246 sq.ft.	1,080 sq.ft.	1,232 sq.ft.	1,224 sq.ft.
Basement & Finished	1246sf1246sfwo	1080sf1080sfwo	728sf728sfwo	744sf0sfwo
Rooms Below Grade	2rr0br1.0ba0o	2rr1br1.0ba0o	2rr0br1.0ba0o	
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FWA/None	FWA/None	FWA/None	FWA/None
Energy Efficient Items	Insulation	Insulation	Insulation	Insulation
Garage/Carport	2cp2dw	1qa1dw	2qbi2dw	1qbi1dw
Porch/Patio/Deck	Porch/Deck/Patio	Porch/Deck/Patio	Porch/Patio	Porch/Decks
Fireplace/Wood Stove	2 Fireplace	1 Fireplace	2 Fireplace	2 Fireplace
Other	None	None	None	Hot Tub
NWMLS Market Area/Zip Code	730/98026	730/98026	730/98026	730/98026
Net Adjustment (Total)		\$ 64,508	\$ 60,876	\$ 100,260
Adjusted Sale Price of Comparables		Net Adj. 9.2% Gross Adj. 28.2%	Net Adj. 8.7% Gross Adj. 25.8%	Net Adj. 14.4% Gross Adj. 31.1%
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	04/05/2023			
Price of Prior Sale/Transfer	\$715,000			
Data Source(s)	Realist/County	NWMLS/Realist/County	NWMLS/Realist/County	NWMLS/Realist/County
Effective Date of Data Source(s)	04/11/2023	04/11/2023	04/11/2023	04/11/2023
Analysis of prior sale or transfer history of the subject property and comparable sales				
Analysis/Comments				

Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	19910 88th Ave W Edmonds, WA 98026	8005 194th Pl SW Edmonds, WA 98026			19108 74th Ave W Lynnwood, WA 98036			18826 88th Ave W Edmonds, WA 98026		
Proximity to Subject		0.59 miles NE			0.98 miles NE			0.63 miles N		
Sale Price	\$	\$ 511,500			\$ 799,950			\$ 947,777		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 445.56 sq.ft.			\$ 579.67 sq.ft.			\$ 534.86 sq.ft.		
Data Source(s)		NWMLS# 2047345;DOM 0			NWMLS# 2042634;DOM 22			NWMLS# 2047840;DOM 6		
Verification Source(s)		Auditor# - 202303170330			Auditor# - N/A			Auditor# - N/A		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment			
Sales or Financing Concessions		Estate Cash;0		Listing UNK;0		Listing UNK;0				
Date of Sale/Time		s03/23;Unk		c04/23		c04/23				
Location	N;Res;	N;Res;		A;SchlZn;	+17,000	A;BsvRd;	+17,000			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	12632 sf	4356 sf	+148,038	9148 sf	0	12197 sf	0			
View	N;Res;	N;Res;		N;Res;		N;Res;				
Design (Style)	DT1;Craftsman	DT1;Split Entry	0	DT1;Craftsman		DT1;Craftsman				
Quality of Construction	Q4	Q4		Q4		Q4	-20,000			
Actual Age	64	46	0	63	0	52	0			
Condition	C4	C4		C4		C3	-40,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	6 3 1.1	5 2 2.0	+26,000	7 4 1.1	-27,000	6 3 2.0	-14,000			
Gross Living Area	1,246 sq.ft.	1,148 sq.ft.	+29,400	1,380 sq.ft.	-40,200	1,772 sq.ft.	-157,800			
Basement & Finished	1246sf1246sfwo	768sf768sfwo	+47,800	1380sf1380sfwo	-13,400	875sf875sfwo	+37,100			
Rooms Below Grade	2rr0br1.0ba0o	2rr0br0.1ba0o	+14,000	2rr2br1.0ba1o	0	1rr1br1.0ba0o	-27,000			
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/None				
Energy Efficient Items	Insulation	Insulation		Insulation		Insulation				
Garage/Carport	2cp2dw	2qa2dw	-20,000	1qa1dw	0	2qbi2dw	-20,000			
Porch/Patio/Deck	Porch/Deck/Patio	Porch/Deck	0	Porch/Deck/Patio		Porch/Deck/Patio				
Fireplace/Wood Stove	2 Fireplace	2 Fireplace		2 Fireplace		2 Fireplace				
Other	None	None		2nd Kitchen	-25,000	None				
NWMLS Market Area/Zip Code	730/98026	730/98026		730/98036	+38,798	730/98026				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 245,238	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -49,802	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -224,700			
Adjusted Sale Price of Comparables		Net Adj. 47.9% Gross Adj. 55.8%	\$ 756,738	Net Adj. 6.2% Gross Adj. 20.2%	\$ 750,148	Net Adj. 23.7% Gross Adj. 35.1%	\$ 723,077			

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer	04/05/2023			
Price of Prior Sale/Transfer	\$715,000			
Data Source(s)	Realist/County	NWMLS/Realist/County	NWMLS/Realist/County	NWMLS/Realist/County
Effective Date of Data Source(s)	04/11/2023	04/11/2023	04/11/2023	04/11/2023

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

See Supplemental Addendum

ADDITIONAL COMMENTS

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Land sales, if available, and/or extraction of land

values from comparable sales were used to determine land values (allocation method).

COST APPROACH

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	521,000
Source of cost data	Marshall & Swift		DWELLING	1,246 Sq.Ft. @ \$ 110.00	= \$ 137,060
Quality rating from cost service	Avg	Effective date of cost data 2020	Below Grade	1,246 Sq.Ft. @ \$ 65.00	= \$ 80,990
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
Marshall & Swift data, along with local builder estimates, were used to cost figures. Higher site values are typical in this market area. Site values in this market area will often approach a range of 65-85% of total value, depending upon neighborhood and view amenity.			Garage/Carport	360 Sq.Ft. @ \$ 20.00	= \$ 7,200
			Total Estimate of Cost-New		= \$ 225,250
			Less Physical		
			Depreciation	67,575	= \$( 67,575)
			Depreciated Cost of Improvements		= \$ 157,675
			"As-is" Value of Site Improvements		= \$ 35,000
Estimated Remaining Economic Life (HUD and VA only) 49 Years			INDICATED VALUE BY COST APPROACH		= \$ 713,675

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$

X Gross Rent Multiplier

= \$

Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases

Total number of units

Total number of units sold

Total number of units rented

Total number of units for sale

Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No If Yes, date of conversion

Does the project contain any multi-dwelling units?  Yes  No Data Source(s)

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

# Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. 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 this appraisal report whether any portion of 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.
3. 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, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
5. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.



# Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report

Loan No. 53080  
File # 23-0411RHLLC

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

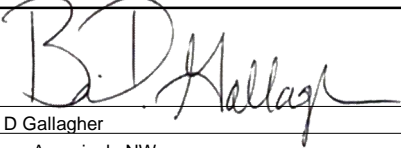
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- This appraisal report complies 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 at the time this appraisal report was prepared.
- If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a [esign.alamode.com/verify/this-appraisal/Serial:9D27B620](https://esign.alamode.com/verify/this-appraisal/Serial:9D27B620) delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Brianna D Gallagher  
 Company Name Appraisals NW  
 Company Address 15015 54th Pl W  
Edmonds, WA 98026  
 Telephone Number 206-293-8253  
 Email Address gallagher.briannad@gmail.com  
 Date of Signature and Report 04/14/2023  
 Effective Date of Appraisal 04/11/2023  
 State Certification # 20110926  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State WA  
 Expiration Date of Certification or License 02/10/2024

ADDRESS OF PROPERTY APPRAISED  
19910 88th Ave W  
Edmonds, WA 98026  
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 745,000

LENDER/CLIENT  
 Name Clear Capital  
 Company Name Wedgewood Inc  
 Company Address 2015 Manhattan Beach Blvd, Suite 100,  
Redondo Beach, CA 90278  
 Email Address \_\_\_\_\_

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company Name \_\_\_\_\_  
 Company Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_  
 Email Address \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_

**SUBJECT PROPERTY**

Did not inspect exterior of subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

Market Conditions Addendum to the Appraisal Report

Loan No. 53080

File No. 23-0411RHLLC

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **19910 88th Ave W** City **Edmonds** State **WA** ZIP Code **98026**

Borrower **Redwood Holdings LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	32	4	6	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.33	1.33	2.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	Not Available	Not Available	1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	Not Available	Not Available	0.5	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	932,500	1,005,000	918,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	8	23	7	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	897,750	1,047,500	925,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	7	33	19	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	103.9	95.9	99.2	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining

Seller-(developer, builder, etc.)paid financial assistance prevalent?  Yes  No  
 Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions continue to be a minor factor. When they occur, they consist of the seller paying a portion of the costs and are usually less than 3%.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**Foreclosure sales exist, but they are not a major factor. They do influence selling by offering lower priced alternatives; however, these are usually in inferior condition.**

Cite data sources for above information. **NWMLS/RealQuest**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
**NWMLS doesn't provide the data where noted as "Not Available" in the above grid.  
 Per the above data, for homes (within 1.0 mile radius) comparable to the subject over the selected time periods, volumes and prices are declining. It should be noted this sample group includes multiple market areas and a wide value range.**

A broader analysis of comparables in the subject's market area, zip code 98026, shows the following trends (March 2022-2023):  
 - Median Sale Price: +4.7% - Pending Sales: -47.4% - Months Supply Inventory (Pending): +400.0%  
 - Homes for Sale: +100.0% - Closed Sales: -38.2% - Months Supply Inventory (Closed): +450.0%  
 - Median Days on Market: +114.3% - Median Percent List Price: 100.0%, -2.6% - Median Sale Price Per Square Foot: \$341/sf, -2.8%  
**Research is based on available NWMLS data from the prior 12 month period. See Graph Addenda.**

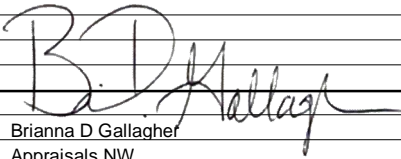
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:9D27B620

Signature   
 Appraiser Name **Brianna D Gallagher**  
 Company Name **Appraisals NW**  
 Company Address **15015 54th Pl W, Edmonds, WA 98026**  
 State License/Certification # **20110926** State **WA**  
 Email Address **gallagher.briannad@gmail.com**

Signature  
 Supervisory Appraiser Name  
 Company Name  
 Company Address  
 State License/Certification #  
 Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

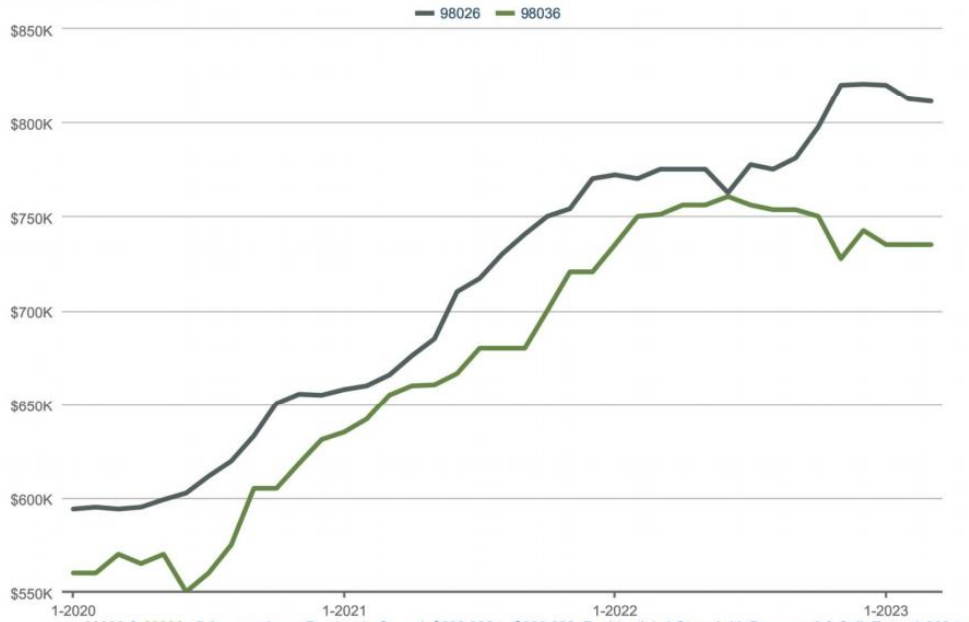
APPRAISER

**Brianna Gallagher**  
Appraisals NW LLC

Office: (206) 293-8253  
Cell: (206) 293-8253  
[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Median Sales Price**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

Each data point is 12 months of activity. Data is from April 14, 2023.

All data from Northwest Multiple Listing Service®. InfoSparks © 2023 ShowingTime.

*BD Heritage*

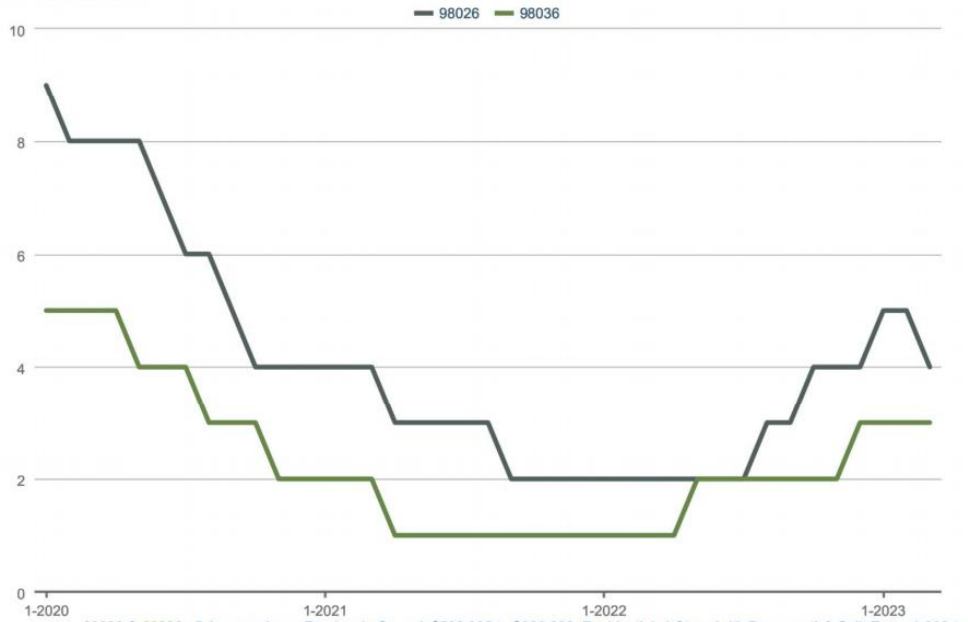
Serial# 9D27B620  
[esign.alamode.com/verify](http://esign.alamode.com/verify)

**Brianna Gallagher**  
Appraisals NW LLC

Office: (206) 293-8253  
Cell: (206) 293-8253  
[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Homes for Sale**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

Each data point is 12 months of activity. Data is from April 14, 2023.

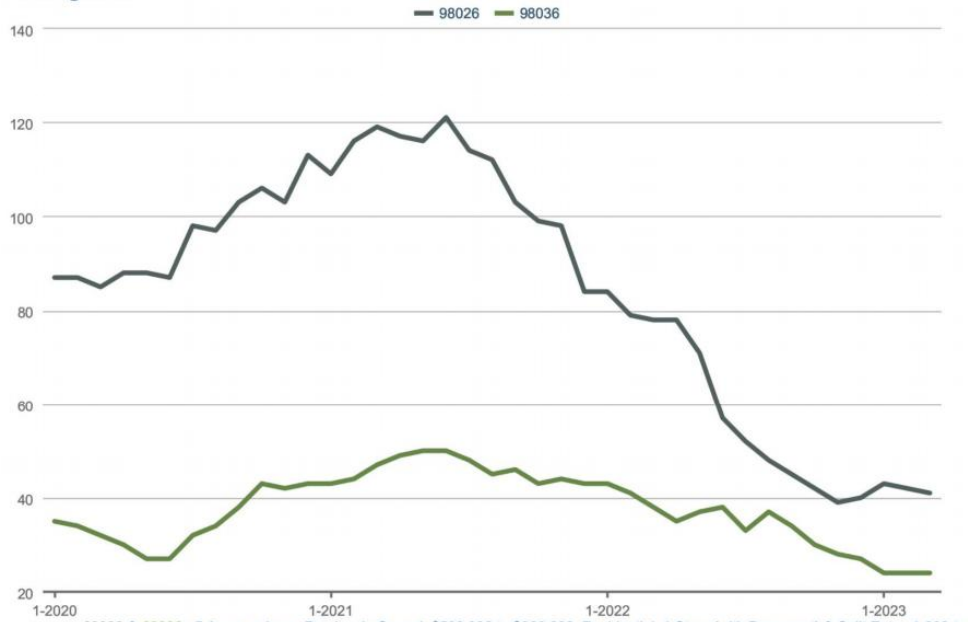
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[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Pending Sales**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

Each data point is 12 months of activity. Data is from April 14, 2023.

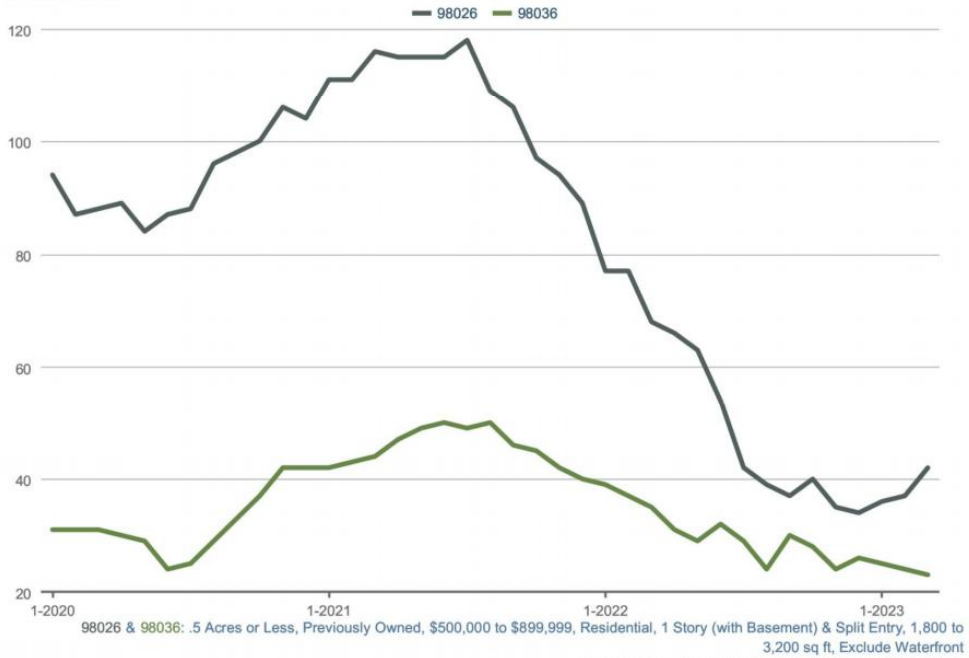
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**Closed Sales**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront  
Each data point is 12 months of activity. Data is from April 14, 2023.  
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**Brianna Gallagher**  
Appraisals NW LLC

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[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Median Days on Market**



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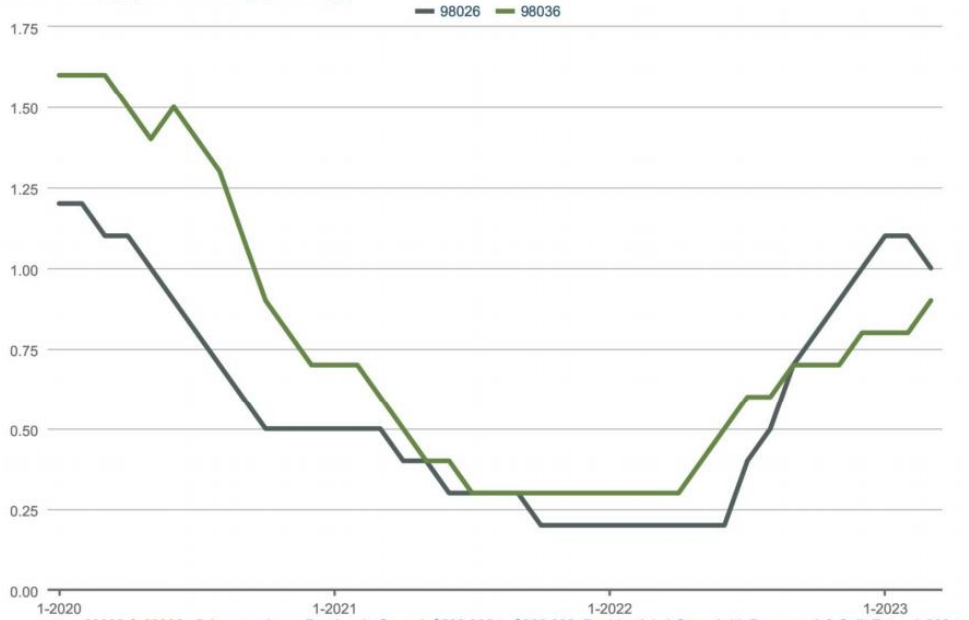


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Office: (206) 293-8253  
Cell: (206) 293-8253  
[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Months Supply of Inventory (Pending)**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

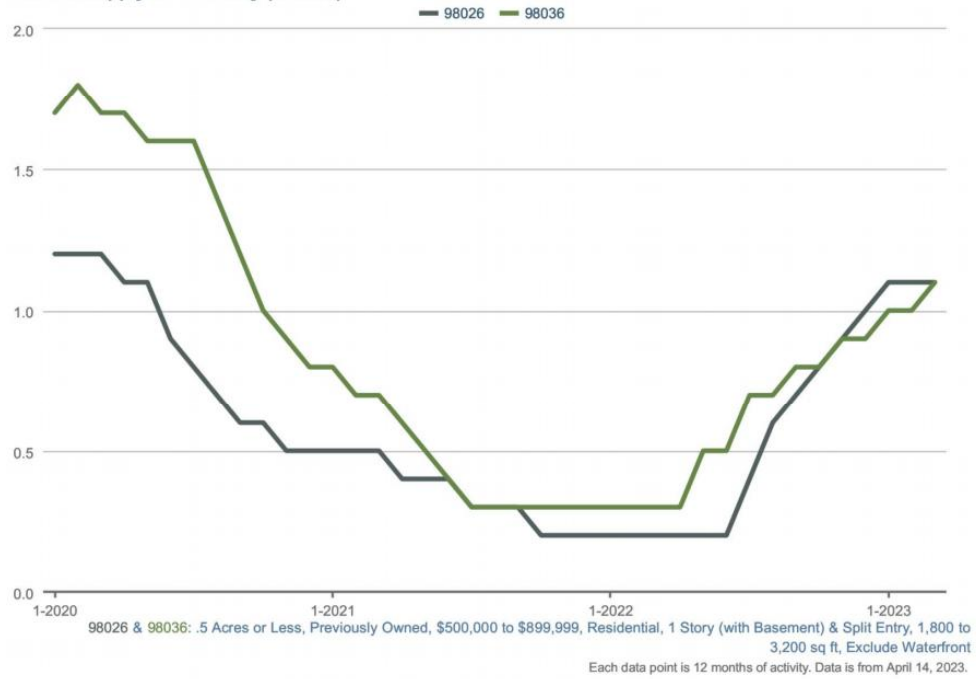
Each data point is 12 months of activity. Data is from April 14, 2023.  
All data from Northwest Multiple Listing Service®. InfoSparks © 2023 ShowingTime.

**Brianna Gallagher**  
Appraisals NW LLC

Office: (206) 293-8253  
Cell: (206) 293-8253  
[gallagher.briannad@gmail.com](mailto:gallagher.briannad@gmail.com)



**Months Supply of Inventory (Closed)**



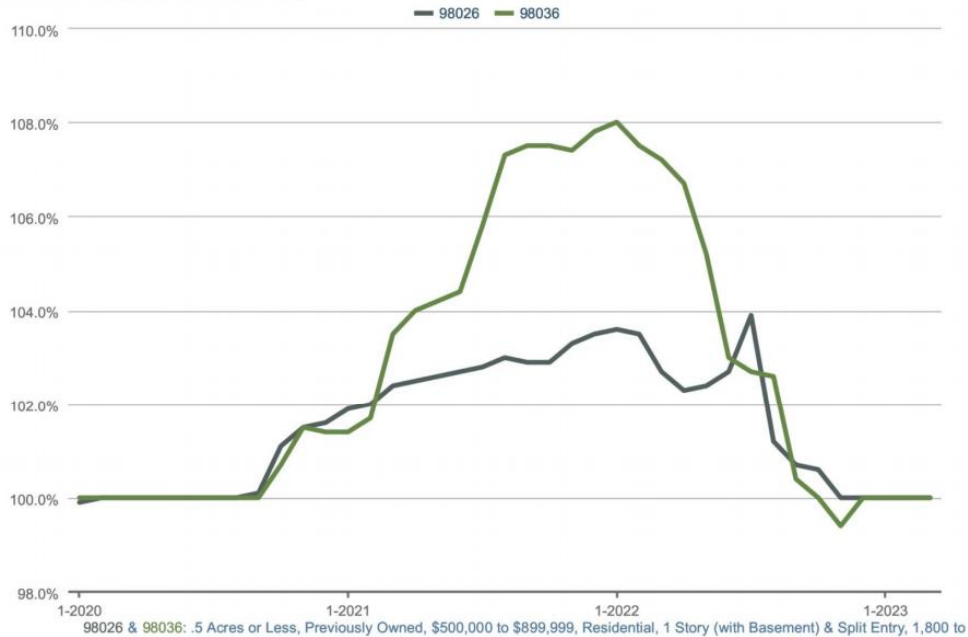
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**Median Percent of Last List Price**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

Each data point is 12 months of activity. Data is from April 14, 2023.

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*BD Heritage*

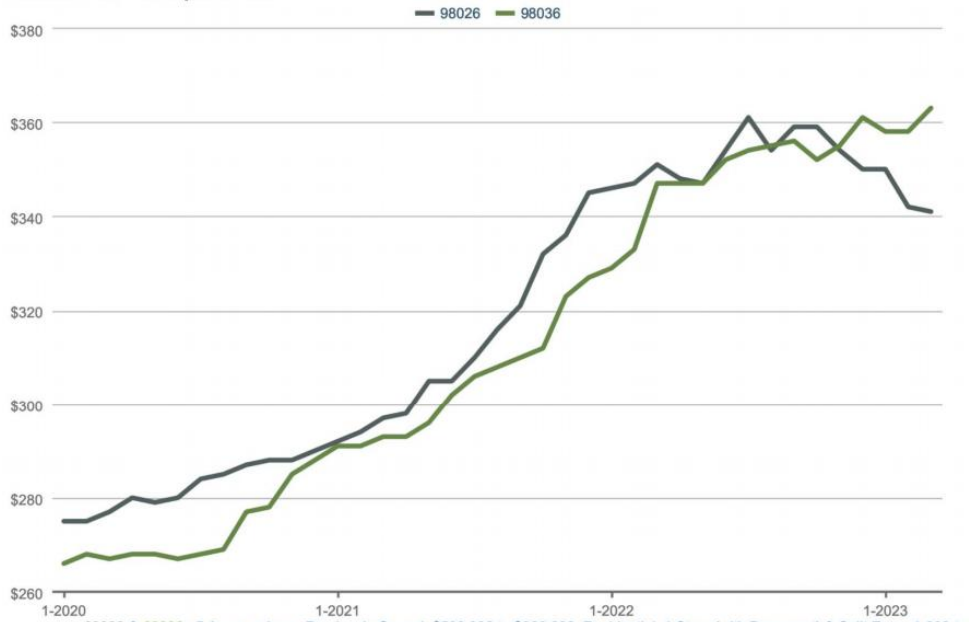
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**Median Price Per Square Foot**



98026 & 98036: .5 Acres or Less, Previously Owned, \$500,000 to \$899,999, Residential, 1 Story (with Basement) & Split Entry, 1,800 to 3,200 sq ft, Exclude Waterfront

Each data point is 12 months of activity. Data is from April 14, 2023.

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## Local Market Update – March 2023

A Research Tool Provided by Northwest Multiple Listing Service®



# 98026

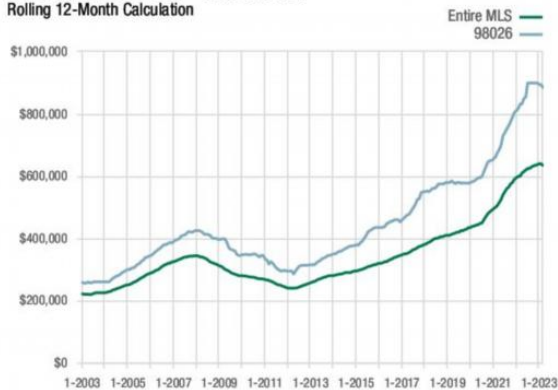
Residential	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
<b>Key Metrics</b>						
New Listings	50	34	- 32.0%	101	66	- 34.7%
Pending Sales	43	24	- 44.2%	86	74	- 14.0%
Closed Sales	34	37	+ 8.8%	86	68	- 20.9%
Days on Market Until Sale	6	44	+ 633.3%	11	44	+ 300.0%
Median Sales Price*	\$975,000	<b>\$720,000</b>	- 26.2%	\$972,500	<b>\$747,500</b>	- 23.1%
Average Sales Price*	\$1,045,875	<b>\$982,472</b>	- 6.1%	\$1,074,856	<b>\$951,051</b>	- 11.5%
Percent of List Price Received*	115.5%	<b>99.4%</b>	- 13.9%	112.8%	<b>98.7%</b>	- 12.5%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	0.4	<b>0.8</b>	+ 100.0%	—	—	—

Condo	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
<b>Key Metrics</b>						
New Listings	23	16	- 30.4%	51	27	- 47.1%
Pending Sales	24	11	- 54.2%	48	32	- 33.3%
Closed Sales	19	13	- 31.6%	31	28	- 9.7%
Days on Market Until Sale	5	20	+ 300.0%	5	30	+ 500.0%
Median Sales Price*	\$450,000	<b>\$495,000</b>	+ 10.0%	\$450,000	<b>\$407,500</b>	- 9.4%
Average Sales Price*	\$516,744	<b>\$501,650</b>	- 2.9%	\$504,384	<b>\$487,669</b>	- 3.3%
Percent of List Price Received*	111.6%	<b>99.0%</b>	- 11.3%	110.9%	<b>99.0%</b>	- 10.7%
Inventory of Homes for Sale	3	9	+ 200.0%	—	—	—
Months Supply of Inventory	0.2	<b>0.8</b>	+ 300.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

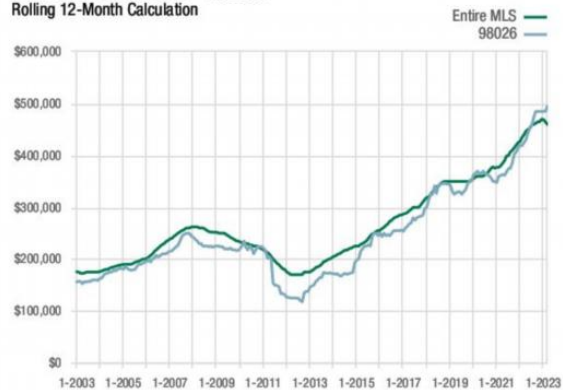
### Median Sales Price - Residential

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of April 3, 2023. All data from Northwest Multiple Listing Service®. Report © 2023 ShowingTime.

*BD Heritage*

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## Local Market Update – March 2023

A Research Tool Provided by Northwest Multiple Listing Service®



# 98036

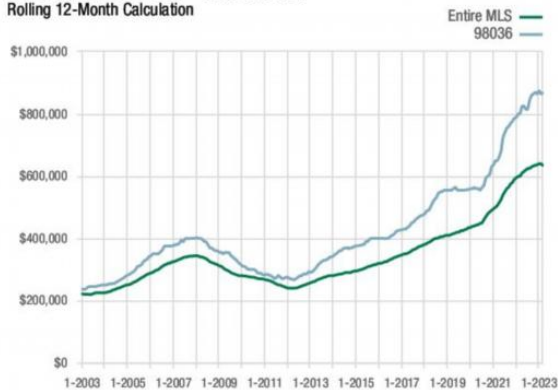
Residential Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	29	26	- 10.3%	75	53	- 29.3%
Pending Sales	30	18	- 40.0%	69	58	- 15.9%
Closed Sales	21	24	+ 14.3%	49	60	+ 22.4%
Days on Market Until Sale	6	40	+ 566.7%	6	32	+ 433.3%
Median Sales Price*	\$925,000	<b>\$899,998</b>	- 2.7%	\$935,000	<b>\$899,998</b>	- 3.7%
Average Sales Price*	\$955,474	<b>\$964,843</b>	+ 1.0%	\$969,236	<b>\$903,917</b>	- 6.7%
Percent of List Price Received*	114.0%	<b>100.5%</b>	- 11.8%	116.0%	<b>100.0%</b>	- 13.8%
Inventory of Homes for Sale	7	22	+ 214.3%	—	—	—
Months Supply of Inventory	0.2	0.7	+ 250.0%	—	—	—

Condo Key Metrics	March			Year to Date		
	2022	2023	% Change	Thru 3-2022	Thru 3-2023	% Change
New Listings	10	4	- 60.0%	25	8	- 68.0%
Pending Sales	10	4	- 60.0%	22	12	- 45.5%
Closed Sales	6	6	0.0%	18	17	- 5.6%
Days on Market Until Sale	4	45	+ 1,025.0%	10	48	+ 380.0%
Median Sales Price*	\$1,021,000	<b>\$366,000</b>	- 64.2%	\$454,750	<b>\$430,000</b>	- 5.4%
Average Sales Price*	\$898,667	<b>\$424,167</b>	- 52.8%	\$624,272	<b>\$589,411</b>	- 5.6%
Percent of List Price Received*	118.6%	<b>102.4%</b>	- 13.7%	109.4%	<b>99.8%</b>	- 8.8%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	0.3	0.1	- 66.7%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

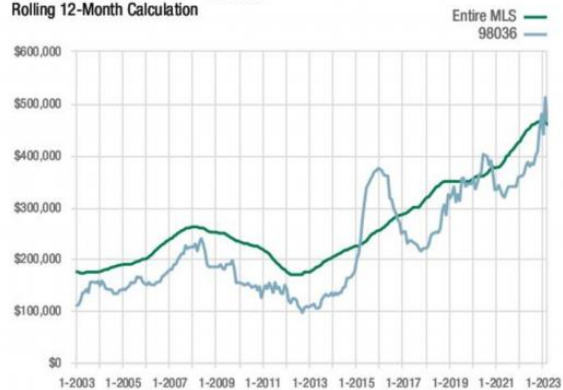
### Median Sales Price - Residential

Rolling 12-Month Calculation



### Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of April 3, 2023. All data from Northwest Multiple Listing Service®. Report © 2023 ShowingTime.

*BDH*

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Supplemental Addendum

File No. 23-0411RHLLC

Borrower	Redwood Holdings LLC						
Property Address	19910 88th Ave W						
City	Edmonds	County	Snohomish	State	WA	Zip Code	98026
Lender/Client	Wedgewood Inc						

**URAR: Additional Comments- Sales Comparison Approach Analysis cont:**

**Subject Notes (Room Locations)-** \*\*Without an interior inspection, the location of bedrooms and bathrooms for the subject property was estimated per what is typical for this style of home in this market area\*\*

**Comparable Selection Criteria:**

- Style - Multi-level with Basement Homes
- Age - +/-20 years
- Distance - 1.0 mile radius
- GLA - +/- 25%
- Sale Date - < 365 days

**1. Market Area-** The market area for the appraisal included the subject's immediate neighborhood and other competitive neighborhoods in the Edmonds, WA area that compete with the subject's buying segment. All comparables are within an approximate 1.0 mile radius of the subject property.

The subject and comparable sales 1-7 & 9 were located in NWMLS market area 730 and zip code 98026. Comparable 8 was located in NWMLS market area 730 and zip code 98036. Over the prior three year period, zip code 98026 has had an average median sale price of +4.85% over zip code 98036. Adjustments have been made accordingly, see first Graph Addenda.

**2. Conditions of Sale - N/A**

**3. Date of Sale/Time Adjustments -** If any, were developed from available market data provided by NWMLS. No time adjustments made for comparables contracted or sold within prior 90 days; nor if there is less than a +/-1.0% change. Comparable 2 was adjusted at +1.6%. Comparable 3 was adjusted at +3.8%. Comparables 4-6 were adjusted at +4.6%. See first Graph Addenda.

**4. Location -** The subject and comparables 1-7 were are located on residential streets with minimal road/traffic noise and nuisances. Comparable 8 was located within a school zone with moderate road/traffic noise and nuisances. Comparable 9 was located on a semi-busy road with moderate road/traffic noise and nuisances.

Location adjustment was derived from Non-Paired Sales Analysis using NWMLS listings #2027214 (20104 81st Ave W, Edmonds) and #2029082 (19115 Dellwood Dr, Edmonds).

**5. Site -** Site adjustment of \$33.00/sf was derived from the land sales included in this report. These closed sales provided a range of \$15.37/sf - \$48.52/sf; with an average of \$34.24/sf and a median of \$32.84/sf. Site adjustments were made for any difference that exceeded +/-30% of the subject's site size.

**6. View - N/A.** The subject and all comparable sales has residential views.

**7. Age - N/A.** Any necessary age adjustments were accounted for in the condition adjustments.

**8. Condition/Quality -** The subject and comparables 3, 7 & 8 were rated C4/Q4 as there was minor deferred maintenance and physical depreciation due to normal wear and tear. The dwellings have been adequately maintained with minimal to various updates/renovations. The workmanship met acceptable standards with materials and finishes throughout the dwellings being equivalent to "stock or builder grade".

Comparables 1, 2, 4-6 & 9 were rated C3/Q4 as there was limited deferred maintenance and physical depreciation due to normal wear and tear. The dwellings have been well maintained with various to numerous updates/renovations. The workmanship met acceptable standards with materials and finishes throughout the dwellings being of above or equivalent to "stock or builder grade".

Comparables 1 & 9 had quality of construction that was aligned with a Q4 rating. However, they still received negative adjustments as they were considered superior when compared to the subject property.

**9. Adjustments -** Adjustments derived from a combination of Paired Sales Analysis, Market Extraction, and Group Sales Analysis. Group Sales Analysis was developed from available market data, using the same search parameters as the comparables. Adjustment amounts:

- Bedroom: \$40,000 (2 --> 3 bedrooms); \$27,000 (3 --> 4 bedrooms); No significant added value beyond 4 bedrooms
- Bathroom: \$28,000, \$14,000 half bath; No significant added value beyond 3.0 baths
- Fireplace: \$0; No significant added value beyond 1 fireplace
- Square Footage: \$300/sf above grade; \$100/sf below grade finished; \$50/sf below grade unfinished
- Parking: \$10,000/carport stall; \$20,000/garage stall
- 2nd Kitchen: \$25,000
- Deck/Patio: \$0; No significant added value when at least present
- Hot Tub: \$18,000

**\*\*No recently sold comparable sales could be found with a carport amenity like the subject property. It is in fact a carport and not a garage as there is an opening along the side and the rear.**

**10. Sales Comparison Approach (SCA) Guidelines -** Recently sold comparables were limited. Comparables utilized in the sales grid bracket the subject's amenities and features- quality of construction, condition of dwelling, bedroom/bathroom count, gross living area (GLA), other amenities, site size, etc. Due to there being no "ideal comparable" SCA guidelines were exceeded.



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Supplemental Addendum

File No. 23-0411RHLLC

Borrower	Redwood Holdings LLC						
Property Address	19910 88th Ave W						
City	Edmonds	County	Snohomish	State	WA	Zip Code	98026
Lender/Client	Wedgewood Inc						

**11. Reconciliation** - Comparables were ranked from strongest to weakest in the following order, with a combination of net/gross adjustments, date of sale, location, and overall similarity being the main influences:

- Comparable 7: highest net/gross adjustments, similar quality/condition, same bathroom count, approx 0.59 mile proximity to subject, March 2023 sale
  - Comparable 5: lower net/gross adjustments, similar quality/age/above grade GLA, same bedroom count, approx 0.86 mile proximity to subject, October 2022 sale
  - Comparable 2: median net adjustments, lower gross adjustments, similar quality/site size & utility, approx 0.60 mile proximity to subject, October 2022 sale
  - Comparable 8: lower net/gross adjustments, similar quality/condition/age/site size & utility, same bathroom count, approx 0.98 mile proximity to subject, April 2023 pending listing
  - Comparable 6: higher net/gross adjustments, similar quality/age/above grade GLA, same bedroom count, approx 0.55 mile proximity to subject, September 2022 sale
  - Comparable 1: lowest net/gross adjustments, similar site size & utility/above grade GLA, same bathroom count, superior quality/condition, approx 0.30 mile proximity to subject, March 2023 sale
  - Comparable 3: higher net/gross adjustments, similar quality/condition/site size & utility, approx 0.69 mile proximity to subject, September 2022 sale
  - Comparable 4: lower net adjustments, median gross adjustments, similar quality/age, approx 0.73 mile proximity to subject, September 2022 sale
- \*\*Comparable 9 was given the least amount of weight/consideration due to not being an ideal comparable active/pending listing, nor a closed sale as of the effective date of this appraisal assignment

**12. One Unit Housing Predominant Price** - The subject's market value was below the predominant neighborhood value due to its condition and lack of recent updates/renovations. This has no adverse affect on marketability. It is not considered to be an under improvement for the market area.



## Supplemental Addendum

File No. 23-0411RHLLC

Borrower	Redwood Holdings LLC						
Property Address	19910 88th Ave W						
City	Edmonds	County	Snohomish	State	WA	Zip Code	98026
Lender/Client	Wedgewood Inc						

**ADDITIONAL INFORMATION**

**1. Other Land Use** - Parks, schools and undeveloped areas; none of which have an adverse effect on the value or the marketability of the subject.

**2. Utilities/Mechanicals** - Washington State building code (WAC 51-56-0500) states; "water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strappings shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a distance of not less than four (4) inches (102 mm) shall be maintained from the controls to the strapping."

**3. Smoke Detectors and CO Detectors** - Washington State law (RCW 19.27.530) requires carbon monoxide alarms to be installed in new residences. As of January 1, 2013, carbon monoxide alarms are required in existing apartments, condominiums, hotels, motels, and single-family residences; with some exceptions. Owner-occupied single-family residences, legally occupied before July 26, 2009, are not required to have carbon monoxide alarms until they are sold.

Washington building code (WAC 212-10) has required smoke alarms in all dwellings since 1973. The requirements for locations and types of alarms have been updated since then to provide additional protection. These additional requirements go into effect based on the year the home was built, or had a significant renovation.

\*\*Without an interior inspection the appraiser could not verify the presence, nor compliance, of comments #2 & 3 above. Appraiser also could not verify whether all utilities were on and in proper working order at the time of inspection.

**4. ANSI Declaration/Square Footage** - Finished square footage calculations for this dwelling were taken from Snohomish County records as no interior inspection or exterior measurements were required per the scope of work for this appraisal assignment. Finished square footage calculations may include unfinished areas, or openings in floors not associated with stairs, or openings in floors exceeding the area of associated stairs. Snohomish County records show total finished square footage of 2,492 square feet (1,246 square feet both above and below grade) with 3 bedrooms and 2.1 baths.

**5.** There is no source to identify comparable sale financial concessions.

**6.** The income approach was not deemed necessary for credible assignment results; therefore, it is not developed.

**7. Cost Approach comments:**

At the request of the client, the appraisal developed the Cost Approach as an analysis to support the opinion of the property's market value. However, minimal weight/consideration was given to the Cost Approach in the final reconciliation of the opinion of market value. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purposes of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate be inferred from this report. Finally, the Cost Approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor, materials, changes in building codes, and/or governmental regulations and requirements. It should also be noted that an additional 25% was added to the cost approach (price per square foot) as data sources are not update/reflect current local prices and costs.

**8.** No personal property was considered in the reconciliation process for the final opinion of market value.

**9. Highest and Best Use** - The subject's highest and best use as improved is a single family residence as of the effective date for this appraisal assignment. As currently improved the subject site is physically possible, financially feasible, and economically viable.

**10.** I have performed no 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.

**11.** I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery, and Enforcement Act of 1989, (12 U.S.C.3331 et seq.) and any implementing regulations.

**12.** The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this assignment for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of the appraisal report form, and Definition of Market Value. No additional Intended Users are identified for this assignment.

**13.** The completed appraisal report contains 1- 50 pgs. in total for this assignment; if any pages are missing, the report is considered incomplete. Any revisions or updates are not included.

**14. Limitations and Inspection** - The appraiser is not a home inspector, and this appraisal report is not a home inspection. The appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.










**15. Assumptions - 1)Title** - The appraiser assumes the property's title is good and marketable, and will render no opinions about the quality of title. The appraiser did not consider either an adverse or a beneficial market response on the title due to any condition/easement on the property as a result. **2)Sub-soil** - The appraisal assumes there are no hidden or unapparent conditions of the soil or sub-soil that would render it more or less valuable.



# Comparable Sales List

Distance	#	MLS	Stat	Type	Address	Area	City	State	List/Sell \$	CDOMBs	Bkhs	SF	Stat Date	
<input type="checkbox"/>	0.6 mi	1	2047840	P	RESI	18826 88th Ave W	730	Edmonds	WA	\$947,777	6 4	2,25	2,647	04/04/2023
<input type="checkbox"/>	1.0 mi	2	2042634	P	RESI	19108 74th Ave W	730	Lynnwood	WA	\$799,950	22 6	2.25	2,760	04/01/2023
<input type="checkbox"/>	0.3 mi	3	2026726	S	RESI	20323 87th Ave W	730	Edmonds	WA	\$884,000	31 4	2.25	1,942	03/22/2023
<input type="checkbox"/>	0.6 mi	4	2047345	S-UL	RESI	8005 194th Place SW	730	Edmonds	WA	\$511,500	0 2	2.25	1,916	03/21/2023
<input type="checkbox"/>	0.7 mi	5	2031004	S	RESI	18831 83rd Ave W	730	Edmonds	WA	\$1,309,950	153 4	2.75	2,704	03/17/2023
<input type="checkbox"/>	0.6 mi	6	2035125	S	RESI	19012 88th Ave W	730	Edmonds	WA	\$1,300,000	7 5	2.75	2,904	03/17/2023
<input type="checkbox"/>	0.5 mi	7	2027214	S	RESI	20104 81st Ave W	730	Edmonds	WA	\$886,000	3 4	1.75	1,968	03/01/2023
<input type="checkbox"/>	0.9 mi	8	2029082	S	RESI	19115 Dellwood Dr	730	Edmonds	WA	\$950,000	129 4	2.5	1,872	02/15/2023
<input type="checkbox"/>	0.8 mi	9	2000062	S	RESI	934 Edmonds	730	Edmonds	WA	\$1,110,000	28 4	2.5	1,967	01/06/2023
<input type="checkbox"/>	0.6 mi	10	2023782	S-UL	RESI	8610 Main St	730	Edmonds	WA	\$900,000	0 4	2.75	1,900	12/24/2022
<input type="checkbox"/>	0.8 mi	11	1997443	S	RESI	9137 186th Place SW	730	Edmonds	WA	\$1,180,000	116 5	3	3,192	11/17/2022
<input type="checkbox"/>	0.6 mi	12	2003069	S	RESI	7828 201st St SW	730	Edmonds	WA	\$775,000	39 5	3.25	2,438	10/25/2022
<input type="checkbox"/>	0.8 mi	13	2006941	S-UL	RESI	21014 Woodlake Dr	730	Edmonds	WA	\$900,000	0 4	2.5	2,044	10/12/2022
<input type="checkbox"/>	0.9 mi	14	1982133	S	RESI	7705 191st St SW	730	Edmonds	WA	\$699,950	12 3	2	1,978	10/08/2022
<input type="checkbox"/>	0.6 mi	15	1987872	S	RESI	8706 Main St	730	Edmonds	WA	\$897,250	20 3	1.75	2,620	10/08/2022
<input type="checkbox"/>	0.7 mi	16	1990933	S	RESI	20903 Woodlake Dr	730	Edmonds	WA	\$715,000	1 4	1.75	2,362	09/28/2022
<input type="checkbox"/>	0.6 mi	17	1950351	S	RESI	7922 196th Place SW	730	Edmonds	WA	\$935,000	83 3	2.25	2,000	09/21/2022
<input type="checkbox"/>	0.6 mi	18	1988744	S	RESI	19711 80th Ave W	730	Edmonds	WA	\$695,000	2 3	1.5	1,874	09/19/2022
<input type="checkbox"/>	0.7 mi	19	1968938	S	RESI	20514 78th Place W	730	Edmonds	WA	\$705,000	32 4	1.75	2,160	09/16/2022
<input type="checkbox"/>	0.5 mi	20	1971757	S	RESI	20302 81st Ave W	730	Edmonds	WA	\$889,000	8 4	2.75	2,836	08/25/2022
<input type="checkbox"/>	0.2 mi	21	1955428	S	RESI	8704 196th St SW	730	Edmonds	WA	\$676,675	40 4	1.5	2,918	08/24/2022
<input type="checkbox"/>	0.6 mi	22	1974185	S	RESI	19220 80th Place W	730	Edmonds	WA	\$937,000	5 3	2.5	1,894	08/23/2022
<input type="checkbox"/>	0.9 mi	23	1874110	S	RESI	9325 Bowdoin Wy	730	Edmonds	WA	\$850,000	182 5	2.25	3,058	08/20/2022
<input type="checkbox"/>	0.8 mi	24	1960704	S	RESI	18823 81st Ave W	730	Edmonds	WA	\$825,000	13 4	2.5	1,962	08/16/2022
<input type="checkbox"/>	0.9 mi	25	1964198	S	RESI	18522 85th Ave W	730	Edmonds	WA	\$1,220,000	4 4	2.5	2,802	08/12/2022
<input type="checkbox"/>	0.8 mi	26	1963689	S	RESI	20716 78th Place W	730	Edmonds	WA	\$1,200,000	4 4	2.75	2,370	07/27/2022
<input type="checkbox"/>	0.4 mi	27	1953508	S	RESI	19620 81st Place W	730	Edmonds	WA	\$855,000	25 5	2.75	2,258	07/19/2022
<input type="checkbox"/>	1.0 mi	28	1930786	S	RESI	7125 197th St SW	730	Lynnwood	WA	\$1,100,000	18 4	2.5	2,775	07/07/2022
<input type="checkbox"/>	1.0 mi	29	1938423	S	RESI	19001 75th Ave W	730	Lynnwood	WA	\$918,000	17 3	1.75	1,819	06/28/2022
<input type="checkbox"/>	0.7 mi	30	1944947	S	RESI	18806 86th Place W	730	Edmonds	WA	\$1,300,000	4 4	2.5	2,838	06/27/2022
<input type="checkbox"/>	0.4 mi	31	1936499	S	RESI	8522 204th St SW	730	Edmonds	WA	\$979,950	3 4	2.25	2,892	06/15/2022
<input type="checkbox"/>	0.4 mi	32	1929289	S	RESI	19305 89th Place W	730	Edmonds	WA	\$1,299,950	5 4	2.25	2,656	06/14/2022
<input type="checkbox"/>	0.4 mi	33	1926531	S	RESI	8308 203rd Place SW	730	Edmonds	WA	\$935,000	10 4	2.5	2,324	06/10/2022
<input type="checkbox"/>	0.6 mi	34	1920929	S	RESI	7921 198th St SW	730	Edmonds	WA	\$1,100,000	9 5	3	2,795	06/10/2022
<input type="checkbox"/>	1.1 mi	35	1924424	S	RESI	8200 215th St SW	730	Edmonds	WA	\$930,000	5 4	2.25	1,844	06/01/2022
<input type="checkbox"/>	0.7 mi	36	1906043	S	RESI	1514 9th Ave N	730	Edmonds	WA	\$1,440,000	6 4	2.5	2,664	05/10/2022
<input type="checkbox"/>	0.7 mi	37	1903754	S	RESI	20410 78th Place W	730	Edmonds	WA	\$715,000	6 4	1.75	2,104	05/10/2022
<input type="checkbox"/>	0.7 mi	38	1904393	S	RESI	18831 83rd Ave W	730	Edmonds	WA	\$1,090,000	8 5	2.25	3,198	05/06/2022
<input type="checkbox"/>	1.0 mi	39	1913931	S	RESI	8801 Bowdoin Wy	730	Edmonds	WA	\$1,015,000	5 4	3	2,658	05/05/2022
<input type="checkbox"/>	0.4 mi	40	1894511	S	RESI	19833 82nd Place W	730	Edmonds	WA	\$800,000	12 3	1.5	1,826	04/22/2022
<input type="checkbox"/>	0.5 mi	41	1906321	S	RESI	19114 88th Ave W	730	Edmonds	WA	\$1,600,000	1 5	2.5	2,592	04/20/2022
<input type="checkbox"/>	1.1 mi	42	1903774	S	RESI	7214 192nd Place SW	730	Lynnwood	WA	\$1,000,000	5 4	2.5	2,150	04/20/2022
<input type="checkbox"/>	0.9 mi	43	1904820	S	RESI	19115 Dellwood Dr	730	Edmonds	WA	\$820,000	2 3	1.75	1,872	04/12/2022

Status is one of 'Active', 'Contingent'  
 Status is 'Pending BU Requested'  
 Contractual Date is 4/11/2023 to 10/13/2022  
 Status is 'Pending Feasibility'  
 Contractual Date is 4/11/2023 to 10/13/2022  
 Status is 'Pending Inspection'  
 Contractual Date is 4/11/2023 to 10/13/2022  
 Status is 'Pending Short Sale'  
 Contractual Date is 4/11/2023 to 10/13/2022  
 Status is 'Pending'  
 Contractual Date is 4/11/2023 to 10/13/2022  
 Status is 'Sold'  
 Contractual Date is 4/11/2023 to 4/11/2022  
 Sale Type is one of 'MLS', 'FSBO or Other MLS', 'Seller Representation Agreement'  
 Property Sub Type is 'Residential'  
 Latitude, Longitude is around 47.82, -122.35  
 State Or Province is 'Washington'  
 Square Footage is 1800 to 3200  
 Year Built is 1939 to 1979  
 Status is not 'Incomplete'  
 Style Code is one of '13 - Tri-Level', '14 - Split Entry', '15 - Multi Level', '16 - 1 Story w/Bsmnt.', '17 - 1 1/2 Stry w/Bsmnt', '18 - 2 Stories w/Bsmnt'  
 View is not one of 'Bay', 'Canal', 'Lake', 'Mountain', 'Ocean', 'River', 'Sea', 'Sound', 'Strait'

		Criteria	Map	Results
Previous	Next	1-11 of 11	Checked 0	All · None · Page
		Return to Single Line	Display	Thumbnail
		at	25	per page
<input type="checkbox"/>		<b>5216 200th St SW, Lynnwood, WA 98036</b> MLS#: 1988208 Status: A Stat Dt: 02/23/2023 L Price: \$975,000 Area: 730 Lot #: 4 O Price: \$975,000 Lot Size: .320 ac/40,075 sf Pr/Lot SF: \$24.33 CDOM: 235 Sub Prop: Vacant Land Office: The Preview Group Style: 40 - Res-Less thn 1 Ac Broker: Greg Perry Cmnty: Lynnwood Co Office: The Preview Group Project: Co-Broker: Josh Davis Lot Dtls: Curbs, Paved Street, Sidewalk		
<input type="checkbox"/>		<b>17117 76th Ave W, Edmonds, WA 98026</b> MLS#: 1998846 Status: A Stat Dt: 01/11/2023 L Price: \$425,000 Area: 730 Lot #: 2 O Price: \$425,000 Lot Size: .360 ac/15,682 sf Pr/Lot SF: \$27.10 CDOM: 187 Sub Prop: Vacant Land Office: Skyline Properties, Inc. Style: 40 - Res-Less thn 1 Ac Broker: Mansor Baghshomali Cmnty: Talbot Park Project: Meadowdale Beach Zone Class: Residential Lot Dtls: Cul-de-sac, Curbs		
<input type="checkbox"/>		<b>17111 76th Ave W, Edmonds, WA 98026</b> MLS#: 1998797 Status: A Stat Dt: 01/11/2023 L Price: \$450,000 Area: 730 Lot #: 3 O Price: \$450,000 Lot Size: .370 ac/16,117 sf Pr/Lot SF: \$27.92 CDOM: 187 Sub Prop: Vacant Land Office: Skyline Properties, Inc. Style: 40 - Res-Less thn 1 Ac Broker: Mansor Baghshomali Cmnty: Talbot Park Project: Meadowdale Beach Zone Class: Residential Lot Dtls: Cul-de-sac, Curbs		
<input type="checkbox"/>		<b>7217 Meadowdale Beach Rd, Edmonds, WA 98026</b> MLS#: 195652 Status: A Stat Dt: 06/23/2022 L Price: \$375,000 Area: 730 Lot #: 1 O Price: \$399,000 Lot Size: .570 ac/24,829 sf Pr/Lot SF: \$15.10 CDOM: 295 Sub Prop: Vacant Land Office: CENTURY 21 North Homes Realty Style: 40 - Res-Less thn 1 Ac Broker: Brenda Sweet Cmnty: Edmonds Project: Meadowdale Beach Zone Class: Residential Lot Dtls: Paved Street		
<input type="checkbox"/>		<b>22831 102nd Place W, Edmonds, WA 98020</b> MLS#: 2029028 Status: S Stat Dt: 02/24/2023 S Price: \$515,000 Area: 730 Lot #: O Price: \$515,000 Lot Size: .360 ac/15,682 sf Pr/Lot SF: \$32.84 CDOM: 50 Sub Prop: Vacant Land Office: Keller Williams North Seattle Style: 40 - Res-Less thn 1 Ac Broker: Jamie Reece Cmnty: Edmonds Co Office: Keller Williams North Seattle Project: Co-Broker: Sarah Reece Zone Class: Residential Lot Dtls: Corner Lot, Paved Street		
<input type="checkbox"/>		<b>16702 60th Ave W, Lynnwood, WA 98037</b> MLS#: 2020194 Status: S Stat Dt: 02/08/2023 S Price: \$360,000 Area: 730 Lot #: 01 L Price: \$397,000 Lot Size: .174 ac/7,600 sf Pr/Lot SF: \$47.37 CDOM: 55 Sub Prop: Vacant Land Office: Windermere Real Estate Co. Style: 40 - Res-Less thn 1 Ac Broker: Chris R. Austin Cmnty: Meadowdale Project: SHORT PLAT NO. STP-0098877-2021 Lot Dtls: Paved Street		
<input type="checkbox"/>		<b>23706 84th Ave W, Edmonds, WA 98026</b> MLS#: 1892620 Status: S Stat Dt: 12/15/2022 S Price: \$650,000 Area: 730 Lot #: 1 L Price: \$730,000 Lot Size: .540 ac/23,522 sf Pr/Lot SF: \$27.63 CDOM: 78 Sub Prop: Vacant Land Office: Skyline Properties, Inc. Style: 40 - Res-Less thn 1 Ac Broker: Larry Wen Cmnty: Edmonds Zone Class: Residential		
<input type="checkbox"/>		<b>188 XX 94th Ave W, Edmonds, WA 98020</b> MLS#: 1981003 Status: S Stat Dt: 09/26/2022 S Price: \$562,000 Area: 730 Lot #: L Price: \$600,000 Lot Size: .316 ac/13,775 sf Pr/Lot SF: \$40.80 CDOM: 5 Sub Prop: Vacant Land Office: Windermere Real Estate M2 LLC Style: 40 - Res-Less thn 1 Ac Broker: Joe Mustach Cmnty: Seaview Project: Edmonds Sea View Tracts Zone Class: Residential Lot Dtls: Dead End Street, Paved Street		
<input type="checkbox"/>		<b>7211 Meadowdale Beach Rd, Edmonds, WA 98026</b> MLS#: 1941950 Status: S Stat Dt: 07/14/2022 S Price: \$375,000 Area: 730 Lot #: L Price: \$425,000 Lot Size: .560 ac/24,394 sf Pr/Lot SF: \$15.37 CDOM: 41 Sub Prop: Vacant Land Office: Windermere Real Estate GH LLC		

	Commty: <b>Edmonds</b> Zone Class: <b>Residential</b> Lot Dtls: <b>Paved Street</b>	
<input type="checkbox"/>	 <b>10234 242nd Place SW, Edmonds, WA 98020</b> MLS#: <b>1905746</b> Status: <b>S</b> Stat Dt: <b>06/27/2022</b> Area: <b>730</b> Lot #: <b>2</b> Lot Size: <b>.220 ac/9,583 sf</b> Pr/Lot SF: <b>\$48.52</b> Sub Prop: <b>Vacant Land</b> Office: <b>Coldwell Banker Bain</b> Style: <b>40 - Res-Less thn 1 Ac</b> Broker: <b>Jean M. Sittauer</b> Commty: <b>Firdale</b> Co Office: <b>Coldwell Banker Bain</b> Project: <b>Richmond Park Homes 2</b> Co-Broker: <b>Eric Gouge</b> Zone Class: <b>Residential</b> Lot Dtls: <b>Cul-de-sac, Curbs, Paved Street</b>	S Price: <b>\$465,000</b> L Price: <b>\$500,000</b> O Price: <b>\$500,000</b> CDOM: <b>18</b>
<input type="checkbox"/>	 <b>15201 35th Ave W, Lynnwood, WA 98087</b> MLS#: <b>1945825</b> Status: <b>S-UL</b> Stat Dt: <b>06/03/2022</b> Area: <b>730</b> Lot #: <b></b> Lot Size: <b>1.480 ac/64,468 sf</b> Pr/Lot SF: <b>\$27.15</b> Sub Prop: <b>Vacant Land</b> Style: <b>41 - Res-Over 1 Acre</b> Commty: <b>Lynnwood</b> Sale Type: <b>For Sale By Owner</b>	S Price: <b>\$1,750,000</b> L Price: <b>\$1,750,000</b> O Price: <b>\$1,750,000</b> CDOM: <b>0</b>

Check Page

Status is one of 'Active', 'Contingent'  
 Status is 'Pending BU Requested'  
 Contractual Date is 4/14/2023 to 10/16/2022  
 Status is 'Pending Feasibility'  
 Contractual Date is 4/14/2023 to 10/16/2022  
 Status is 'Pending Inspection'  
 Contractual Date is 4/14/2023 to 10/16/2022  
 Status is 'Pending Short Sale'  
 Contractual Date is 4/14/2023 to 10/16/2022  
 Status is 'Pending'  
 Contractual Date is 4/14/2023 to 10/16/2022  
 Status is 'Sold'  
 Contractual Date is 4/14/2023 to 4/14/2022  
 Sale Type is one of 'MLS', 'FSBO or Other MLS', 'Seller Representation Agreement'  
 State Or Province is 'Washington'  
 Status is not 'Incomplete'  
 Waterfront is not in this list (click to view)  
 Latitude, Longitude is around 47.82, -122.33  
 Ordered by Status, Status Change Date descending, Area, Current Price  
 Found 11 results in 0.28 seconds.

# Subject Photo Page

Borrower	Redwood Holdings LLC						
Property Address	19910 88th Ave W						
City	Edmonds	County	Snohomish	State	WA	Zip Code	98026
Lender/Client	Wedgewood Inc						



## Subject Front

19910 88th Ave W  
Sales Price  
Gross Living Area 1,246  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 1.1  
Location N;Res;  
View N;Res;  
Site 12632 sf  
Quality Q4  
Age 64



## Subject Street



## Subject Street

Comparable Photo Page

Borrower	Redwood Holdings LLC		
Property Address	19910 88th Ave W		
City	Edmonds	County	Snohomish
Lender/Client	Wedgewood Inc	State	WA
		Zip Code	98026



Comparable 1

20323 87th Ave W  
 Prox. to Subject 0.30 miles S  
 Sale Price 884,000  
 Gross Living Area 1,269  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 13504 sf  
 Quality Q4  
 Age 59

NWMLS



Comparable 2

7828 201st St SW  
 Prox. to Subject 0.60 miles E  
 Sale Price 775,000  
 Gross Living Area 1,382  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location N;Res;  
 View N;Res;  
 Site 13068 sf  
 Quality Q4  
 Age 56

NWMLS



Comparable 3

20903 Woodlake Dr  
 Prox. to Subject 0.69 miles SE  
 Sale Price 715,000  
 Gross Living Area 1,822  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 10019 sf  
 Quality Q4  
 Age 49

NWMLS

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	19910 88th Ave W				
City	Edmonds	County	Snohomish	State	WA Zip Code 98026
Lender/Client	Wedgewood Inc				



Comparable 4

20514 78th Pl W  
 Prox. to Subject 0.73 miles SE  
 Sale Price 705,000  
 Gross Living Area 1,080  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 8276 sf  
 Quality Q4  
 Age 62

NWMLS



Comparable 5

7705 191st St SW  
 Prox. to Subject 0.86 miles NE  
 Sale Price 699,950  
 Gross Living Area 1,232  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 8276 sf  
 Quality Q4  
 Age 65

NWMLS



Comparable 6

19711 80th Ave W  
 Prox. to Subject 0.55 miles E  
 Sale Price 695,000  
 Gross Living Area 1,224  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location N;Res;  
 View N;Res;  
 Site 8712 sf  
 Quality Q4  
 Age 63

NWMLS

Comparable Photo Page

Borrower	Redwood Holdings LLC				
Property Address	19910 88th Ave W				
City	Edmonds	County	Snohomish	State	WA Zip Code 98026
Lender/Client	Wedgewood Inc				



Comparable 7

8005 194th PI SW  
 Prox. to Subject 0.59 miles NE  
 Sale Price 511,500  
 Gross Living Area 1,148  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 4356 sf  
 Quality Q4  
 Age 46

NWMLS



Comparable 8

19108 74th Ave W  
 Prox. to Subject 0.98 miles NE  
 Sale Price 799,950  
 Gross Living Area 1,380  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 1.1  
 Location A;SchlZn;  
 View N;Res;  
 Site 9148 sf  
 Quality Q4  
 Age 63

NWMLS



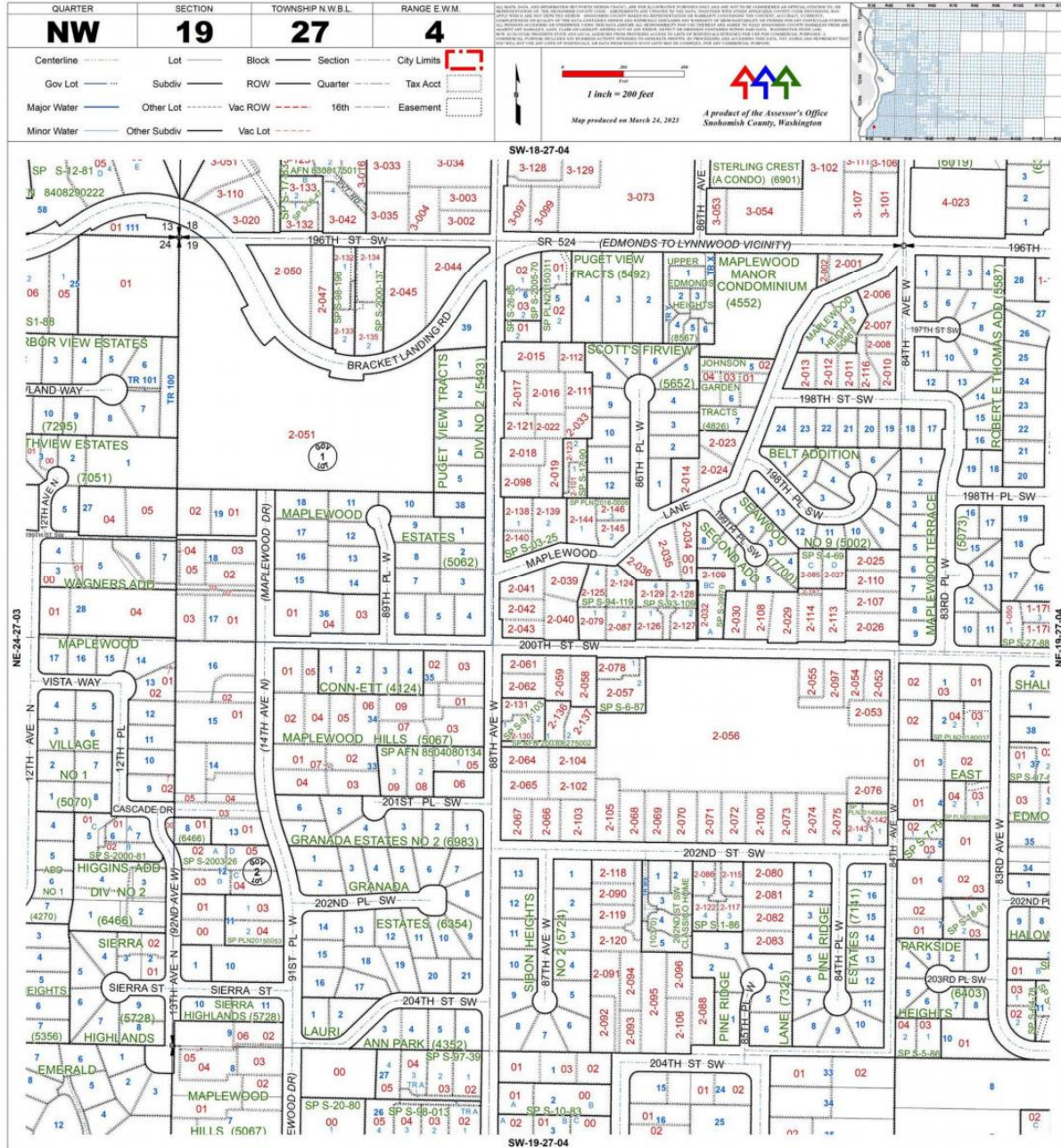
Comparable 9

18826 88th Ave W  
 Prox. to Subject 0.63 miles N  
 Sale Price 947,777  
 Gross Living Area 1,772  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location A;BsyRd;  
 View N;Res;  
 Site 12197 sf  
 Quality Q4  
 Age 52

NWMLS Photo



Plat Map



Serial# 9D27B620  
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REALIST

APN 005062-000-002-00 | CLIP 2568821137

19910 88th Ave W, Edmonds, WA 98026-6309, Snohomish County

STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Within 250 feet of multiple flood zone	No
Flood Zone Panel	530163-1305
Flood Zone Code	X
Panel Date	June, 19, 2020
County	Snohomish
Original Panel Firm Date	August, 8, 1978
FIPS Code	53061
Coastal Barrier Resource Area (CBRA)	Out
Community Name	Edmonds, City Of

Serial# 9D27B620  
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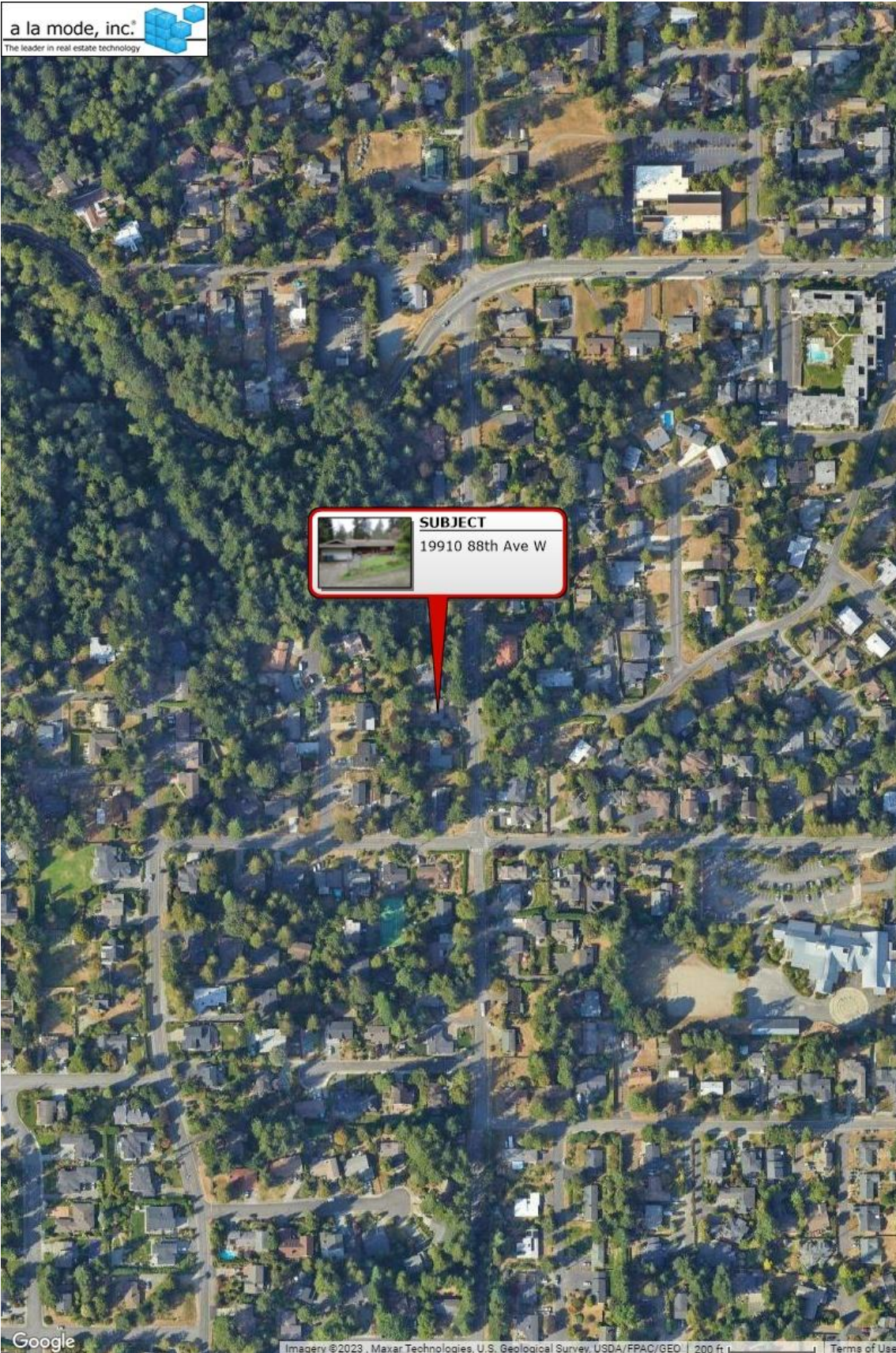
# Location Map

Borrower	Redwood Holdings LLC		
Property Address	19910 88th Ave W		
City	Edmonds	County	Snohomish
		State	WA
		Zip Code	98026
Lender/Client	Wedgewood Inc		



# Location Map

Borrower	Redwood Holdings LLC						
Property Address	19910 88th Ave W						
City	Edmonds	County	Snohomish	State	WA	Zip Code	98026
Lender/Client	Wedgewood Inc						





## Property Account Summary

4/11/2023

Parcel Number	0050620000200	Property Address	19910 88TH AVE W , EDMONDS, WA 98026-6309
---------------	---------------	------------------	---

### General Information

Property Description	MAPLEWOOD ESTATES BLK 000 D-00 - LOT 2
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00217

### Property Characteristics

Use Code	111 Single Family Residence - Detached
Unit of Measure	Acre(s)
Size (gross)	0.29

### Related Properties

No Related Properties Found

### Parties

Role	Percent	Name	Address
Taxpayer	100	REDWOOD HOLDINGS LLC	2015 MANHATTAN BEACH BLVD STE 100, REDONDO BEACH, CA 90278
Owner	100	REDWOOD HOLDINGS LLC	2015 MANHATTAN BEACH BLVD STE 100, REDONDO BEACH, CA 90278

### Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Taxable Value Regular	\$688,700	\$605,900	\$504,500	\$505,500	\$453,100
Exemption Amount Regular					
Market Total	\$688,700	\$605,900	\$504,500	\$505,500	\$453,100
Assessed Value	\$688,700	\$605,900	\$504,500	\$505,500	\$453,100
Market Land	\$575,700	\$520,800	\$419,400	\$408,300	\$358,100
Market Improvement	\$113,000	\$85,100	\$85,100	\$97,200	\$95,000
Personal Property					

### Active Exemptions

No Exemptions Found

### Events

Effective Date	Entry Date-Time	Type	Remarks
04/05/2023	04/05/2023 15:46:27	Excise Processed	Temporary Excise: T179899 Finalized to: E200208
04/05/2023	04/06/2023 15:03:00	Recording No. Changed	Property Transfer Filing No.: E200208, Statutory Warranty Deed, new Recording No.: 202304057070 04/05/2023 by SASSKM
04/05/2023	04/06/2023 15:03:00	Owner Terminated	Property Transfer Filing No.: E200208 04/05/2023 by SASSKM

04/05/2023	04/06/2023 15:03:00	Owner Added	Property Transfer Filing No.: E200208 04/05/2023 by SASSKM
04/05/2023	04/05/2023 15:46:00	Excise Processed	Property Transfer Filing No.: T179899, submitted by eREET 04/05/2023 by ASCEREET
04/08/2017	05/31/2017 08:28:00	Owner Terminated	Property Transfer Filing No.: 1131033 04/08/2017 by sasard
04/08/2017	05/31/2017 08:28:00	Owner Added	Property Transfer Filing No.: 1131033 04/08/2017 by sasard
04/08/2017	04/19/2017 09:37:00	Taxpayer Changed	Property Transfer Filing No.: 1131033 04/08/2017 by strpgp
04/08/2017	04/19/2017 09:37:00	Excise Processed	Property Transfer Filing No.: 1131033, Quit Claim Deed 04/08/2017 by strpgp
04/15/2015	04/29/2015 10:47:00	Owner Terminated	Property Transfer Filing No.: 1072703 04/15/2015 by SASLMS
04/15/2015	04/29/2015 10:47:00	Owner Added	Property Transfer Filing No.: 1072703 04/15/2015 by SASLMS
04/15/2015	04/15/2015 11:02:00	Taxpayer Changed	Property Transfer Filing No.: 1072703 04/15/2015 by strsgs
04/15/2015	04/15/2015 11:02:00	Excise Processed	Property Transfer Filing No.: 1072703, Warranty Deed 04/15/2015 by strsgs
04/13/2010	04/13/2010 16:20:00	Taxpayer Changed	Party/Property Relationship by strbjp

**Tax Balance**

**Installments Payable**

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due
2023	2	10/31/2023	\$2,346.45	\$0.00	\$2,346.45	\$2,346.45

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CENTRAL PUGET SOUND REGIONAL TRANSIT AUT	0.16	\$107.27	\$0.00	\$107.27
CITY OF EDMONDS	0.96	\$662.12	\$189.56	\$472.56
EDMONDS SCHOOL DISTRICT NO 15	2.62	\$1,803.28	\$1,803.28	\$0.00
PUB HOSP #2	0.05	\$31.88	\$0.00	\$31.88
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.31	\$214.09	\$0.00	\$214.09
SNOHOMISH COUNTY-CNT	0.48	\$328.82	\$0.00	\$328.82
STATE	2.23	\$1,535.40	\$0.00	\$1,535.40
SNOHOMISH CONSERVATION DISTRICT		\$10.03	\$0.00	\$10.03
<b>TOTAL</b>	<b>6.80</b>	<b>\$4,692.89</b>	<b>\$1,992.84</b>	<b>\$2,700.05</b>

**Levy Rate History**

Tax Year	Total Levy Rate
2022	8.270203
2021	8.207334
2020	9.276512

**Real Property Structures**

Description	Type	Year Built	More Information
1 Story w/Basement	Dwelling	1959	<a href="#">View Detailed Structure Information</a>

**Receipts**

Date	Receipt No.	Amount Tendered	Amount Due
04/11/2023 08:08:00	<a href="#">12627089</a>	\$2,346.44	\$4,692.89
10/13/2022 09:25:00	<a href="#">12334757</a>	\$2,509.47	\$5,114.52
04/07/2022 16:42:00	<a href="#">12051362</a>	\$2,509.47	\$10,229.04
10/01/2021 14:13:00	<a href="#">11760519</a>	\$2,074.31	\$4,462.32
04/21/2021 00:00:00	<a href="#">11533749</a>	\$2,074.30	\$4,148.61
10/21/2020 00:00:00	<a href="#">11213305</a>	\$2,348.65	\$2,348.65

Serial# 9D27B620  
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03/20/2020 00:00:00	<a href="#">10886867</a>	\$2,348.65	\$4,697.30
05/29/2019 10:58:00	<a href="#">10584278</a>	\$2,088.80	\$2,088.80
04/04/2019 00:00:00	<a href="#">10337127</a>	\$2,088.79	\$4,177.59
09/26/2018 13:38:00	<a href="#">10050131</a>	\$2,223.17	\$2,223.17
03/12/2018 00:00:00	<a href="#">9755227</a>	\$2,223.16	\$4,446.33

**Sales History**

Sale Date	Entry Date	Recording Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
04/15/2015	04/15/2015	04/15/2015		\$0.00	1072703	W	S	WASHINGTON HOME LEASING CORP	FINNE WILLIAM E	No
04/08/2017	04/19/2017	04/08/2017		\$0.00	1131033	QC	S	FINNE WILLIAM E	WASHINGTON HOME LEASING CORP	No
04/05/2023	04/05/2023	04/05/2023	202304057070	\$715,000.00	E200208	W	S	WASHINGTON HOME LEASING CORPORATION	REDWOOD HOLDINGS LLC	No

**Property Maps**

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
1605000	27	04	19	NW	<a href="#">View parcel maps for this Township/Range/Section</a>



Serial# 9D27B620  
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 Snohomish County Online Government Information & Services

**Structure Information**

[Close Window](#)

*General Description*

Parcel Number **00506200000200** (R01)

Structure Class **Dwelling**

Structure Type **1 Story w/Basement**

Year Built **1959**

*Exterior Features*

Foundation **Conc or CB**

Exterior **Siding-Lap**

ROOF Type: **Gable** Pitch **Medium** Cover **Composition**

*Interior Features*

Bedrooms **3**

Full or 3/4 Baths **2** 1/2 Baths **1**

Heat **Forced Hot Air - Gas**

Fireplace **Masonry 2s stacked fireplace**

*Floor Area*

Floor **1** Base SF **1246** Finished SF **1246**

Floor **B** Base SF **1246** Finished SF **1246**

*Garage(s), Carport(s) and major outbuilding(s)*

Carport SF **360**

*Other Features*

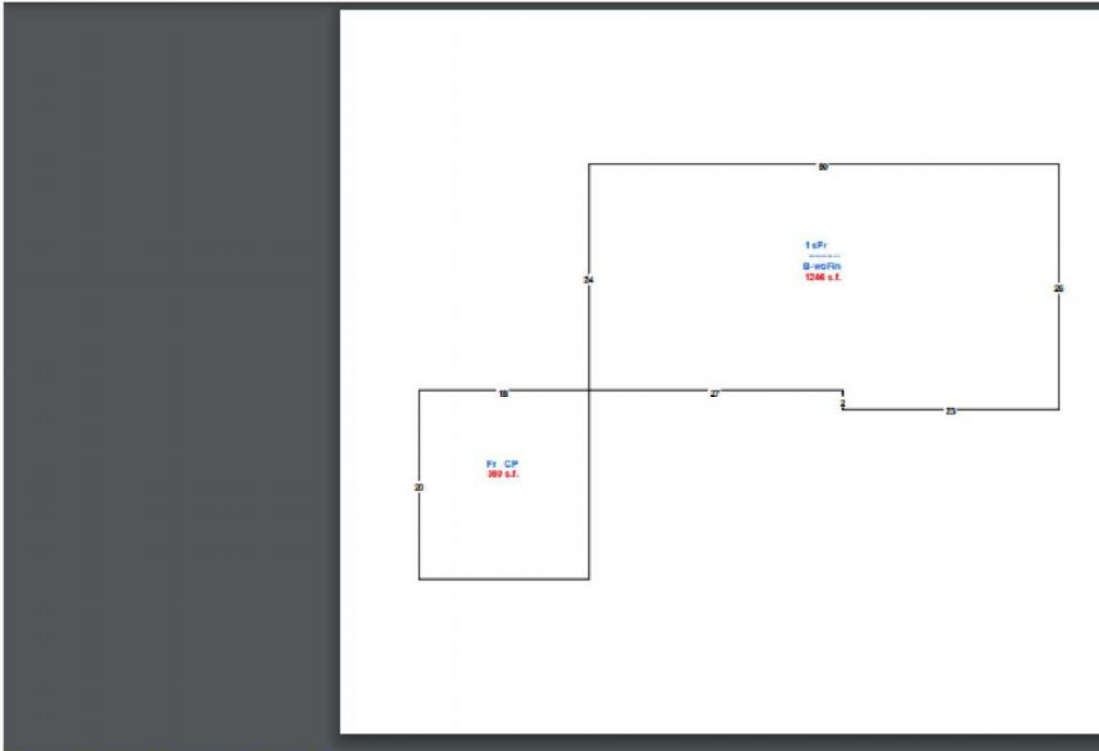




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199%



[View this sketch in a separate window](#)

**Use the structure sketches and information at your own risk. Sketches are extracted from County records on a regular basis and may not be current.**


All structure sketches, maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

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Serial# 9D27B620  
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**1910 88th Ave W, Edmonds, WA 98026-6309, Snohomish County**

APN: 005062-000-002-00 CLIP: 2568821137

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	3	2	1	N/A	N/A
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	2,492	12,632	1959	SFR	

OWNER INFORMATION			
Owner Name (LN FN)	Washington Home Leasing Corp	Tax Billing Zip	70458
Tax Billing Address	1750 Harbor Dr #105	Tax Billing Zip+4	9301
Tax Billing City & State	Slidell, LA	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	98026	Neighborhood Code	1605000-1605000
Subdivision	Maplewood Estates	Carrier Route	C034
School District Name	Edmonds	Zoning	RS8
School District Code	015	Range/Township/Section/Quarter	04-27-19NW
Census Tract	504.03	Street Type	Blacktop

TAX INFORMATION			
Tax-ID	005062-000-002-00	% Improved	14%
Alt. Tax-ID	506200-0-002-00-02	Tax Area	0217
Parcel ID	00506200000200		
Legal Description	MAPLEWOOD ESTATES BLK 000 D-00 - LOT 2		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$605,900	\$504,500	\$504,500
Assessed Value - Land	\$520,800	\$419,400	\$419,400
Assessed Value - Improved	\$85,100	\$85,100	\$85,100
Market Value - Total	\$605,900	\$504,500	\$504,500
Market Value - Land	\$520,800	\$419,400	\$419,400
Market Value - Improved	\$85,100	\$85,100	\$85,100
YOY Assessed Change (\$)	\$101,400	\$0	
YOY Assessed Change (%)	20.1%	0%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$4,697	2020		
\$4,149	2021	-\$549	-11.68%
\$5,019	2022	\$870	20.98%

CHARACTERISTICS			
Lot Acres	0.29	Condition	Fair
Lot Area	12,632	Quality	Average
Land Use	SFR	Water Source	Type Unknown
County Land Use	Single Fam Res	Sewer	Type Unknown
Year Built	1959	Heat Type	Forced Air
Total Living Sq Ft	2,492	Garage Type	Carport
Above Gnd Sq Ft	1,246	Parking Type	Carport
Gross Area	2,852	Carport Area	360
Ground Floor Sq Ft	1,246	Roof Type	Gable
Basement Sq Feet	1,246	Roof Material	Composition Shingle
Finished Basement Area	1,246	Roof Shape	Gable
Basement Type	Partial	Construction	Wood
Stories	1	Interior Wall	Drywall
Bedrooms	3	Exterior	Single Siding
Total Baths	3	Floor Cover	Carpet
Full Baths	2	Foundation	Concrete
Half Baths	1	Topography	Open Space

SELL SCORE			
Rating	Very High	Value As Of	2023-04-09 04:45:21

Property Details Courtesy of Brianna Gallagher, Appraisals NW LLC

Generated on: 04/12/23

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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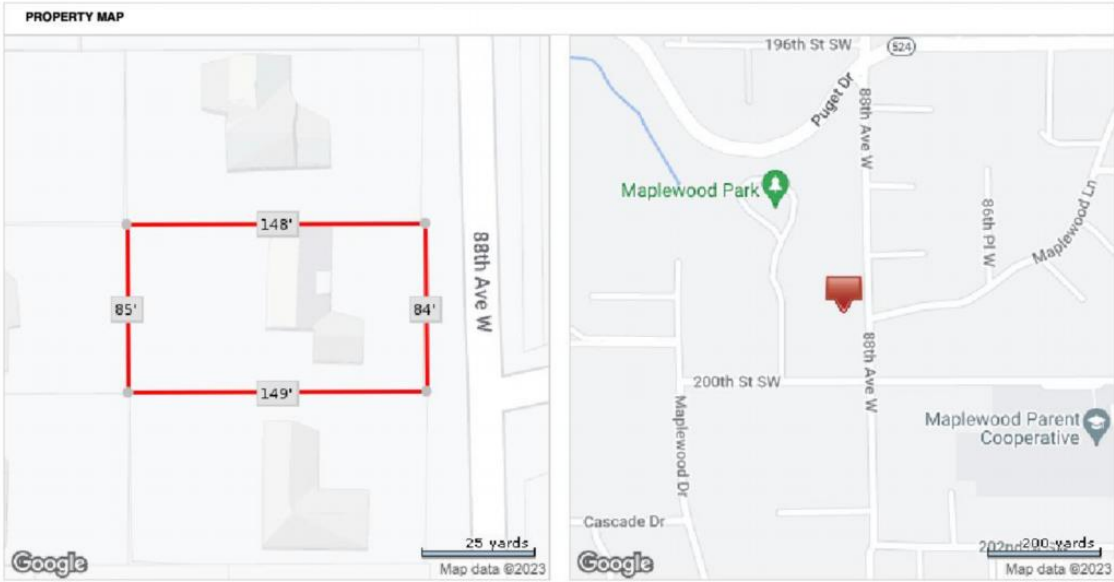
Sell Score **833**

ESTIMATED VALUE			
RealAVM™	\$1,052,800	Confidence Score	79
RealAVM™ Range	\$942,300 - \$1,163,300	Forecast Standard Deviation	10
Value As Of	03/27/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.  
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY				
Owner Name (LN FN)	Washington Home Leasing Corp			
Recording Date	04/21/2017	04/15/2015		
Sale/Settlement Date	04/08/2017	04/15/2015	09/13/1996	07/01/1975
Sale Price				\$31,000
Nominal	Y	Y		
Buyer Name	Washington Home Leasing Corp	Finne William E	Washington Home Leasing Corp	Finne W E
Seller Name	Finne William E	Washington Home Leasing Corp	Finne William E	
Auditor No	201704210218	201504150274		
Hist. Document No.	9269807	1072703	96356749	7506743
Document Type	Quit Claim Deed	Warranty Deed	Warranty Deed	Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	11/01/1990
Mortgage Amount	\$10,000
Mortgage Lender	Washington Mutual Svgs Bk
Mortgage Type	Conventional



\*Lot Dimensions are Estimated

Borrower Redwood Holdings LLC File No. 23-0411RHLLC  
Property Address 19910 88th Ave W  
City Edmonds County Snohomish State WA Zip Code 98026  
Lender/Client Wedgewood Inc

### APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

### Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no 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 no bias with respect to the property that is the subject of this report 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

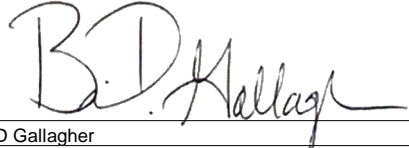
**My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:** 0-90 days

### Comments on Appraisal and Report Identification

**Note any USPAP-related issues requiring disclosure and any state mandated requirements:**

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[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:9D27B620

APPRAISER:  
  
Signature: \_\_\_\_\_  
Name: Brianna D Gallagher  
**Certified Residential Appraiser**  
State Certification #: 20110926  
or State License #: \_\_\_\_\_  
State: WA Expiration Date of Certification or License: 02/10/2024  
Date of Signature and Report: 04/14/2023  
Effective Date of Appraisal: 04/11/2023  
Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
Date of Inspection (if applicable): 04/11/2023

SUPERVISORY or CO-APPRAISER (if applicable):  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Inspection of Subject:  None  Interior  Exterior-Only  
Date of Inspection (if applicable): \_\_\_\_\_

## Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:


- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Clear Capital, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Wedgewood Inc, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Clear Capital has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

 [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:9D27B620

 _____ Signature	04/14/2023 _____ Date
Brianna D Gallagher _____ Appraiser's Name	20110926 _____ State License or Certification #
Certified Residential Appraiser _____ State Title or Designation	02/10/2024 _____ Expiration Date of License or Certification
	WA _____ State

19910 88th Ave W, Edmonds, WA 98026  
 \_\_\_\_\_  
 Address of Property Appraised

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

*(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)*

### Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



UAD Version 9/2011 (Updated 1/2014)





**APPRAISAL, VALUATION AND PROPERTY SERVICES  
PROFESSIONAL LIABILITY INSURANCE POLICY**

**DECLARATIONS**

**Aspen American Insurance Company**

(Referred to below as the "Company")  
590 Madison Avenue, 7th Floor  
New York, NY 10022  
877-245-3510

Date Issued	Policy Number	Previous Policy Number
9/14/2022	AAI010263-03	AAI010263-02

THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE EXTENDED REPORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL ACT COMMITTED ON OR AFTER THE RETROACTIVE DATE AND BEFORE THE END OF THE POLICY PERIOD. PLEASE READ THE POLICY CAREFULLY.

<p>1. Customer ID: 170870 Named <b>Insured:</b> APPRAISALS NW Brianna D. Gallagher 15015 54th Pl. W Edmonds, WA 98026</p>	
<p>2. <b>Policy Period:</b> From: 10/05/2022 To: 10/05/2023 12:01 A.M. Standard Time at the address stated in 1 above</p>	
<p>3. <b>Deductible:</b> \$1000 Each Claim</p>	
<p>4. <b>Retroactive Date:</b> 10/05/2020</p>	
<p>5. <b>Inception Date:</b> 10/05/2020</p>	
<p>6. <b>Limits of Liability:</b> A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate   <b>Subpoena Response:</b> \$5,000 Supplemental Payment Coverage  <b>Pre-Claim Assistance:</b> \$5,000 Supplemental Payment Coverage  <b>Disciplinary Proceeding:</b> \$7,500 Supplemental Payment Coverage  <b>Loss of Earnings:</b> \$500 per day Supplemental Payment Coverage</p>	

7. <b>Covered Professional Services (as defined in the Policy and/or by Endorsement):</b>			
Real Estate Appraisal and Valuation:	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Residential Property:	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Commercial Property:	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit)	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/> (If "yes", added by endorsement)
Right of Way Agent and Relocation:	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Machinery and Equipment Valuation:	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Personal Property Appraisal:	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/> (If "yes", added by endorsement)
Real Estate Sales/Brokerage:	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/> (If "yes", added by endorsement)



State of Washington  
DEPARTMENT OF LICENSING  
APPRAISER PROGRAM  
PO Box 9021  
Olympia, WA 98507-9021



Brianna D Gallagher  
9738 49th Ave NE  
SEATTLE WA 98115-2630



(R/7/19)