

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	2	2	1	\$749,000	03/22/2024
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	2,060	319,730	1921	SFR	

OWNER INFORMATION			
Owner Name (LN FN)	Williams David A	Tax Billing Zip	98248
Owner Name 2 (LN FN)	Williams Diane C	Tax Billing Zip+4	9639
Tax Billing Address	2601 Grandview Rd	Owner Vesting	
Tax Billing City & State	Ferndale, WA	Owner Occupied	Yes

LOCATION INFORMATION			
Zip Code	98248	Location Influence	
Subdivision		Range/Township/Section/Quarter	
School District Name		Map#	
School District Code		Condo Floor	
Census Tract	105.04	Street Type	
Neighborhood Code	2120011-2120011	Waterfront Footage	
Carrier Route	R002	Waterfront View Type	
Zoning	R5A	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax-ID	390112-382450-0000	% Improved	44%
Alt. Tax-ID	86762	Tax Area	2025
Parcel ID	3901123824500000	Legal Book/Page	
Legal Description	TR IN NW NE DAF-BEG AT NE COR OF NW NE TH SLY TO SE COR OF NW NE COR-TH WLY 396 FT W/ L TO W LI OF E 12 ACRES OF NW NE-TH N ALG SD W LI TAP 551 FT S OF N SEC LI-TH ELY 366 FT M/L TAP 30 FT WLY FR E LI OF NW NE -TH NLY PAR TO ELY LI OF NW NE TO N SEC L I-TH		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$654,155	\$664,687	\$527,525
Assessed Value - Land	\$367,560	\$378,640	\$300,506
Assessed Value - Improved	\$286,595	\$286,047	\$227,019
Market Value - Total	\$654,155	\$664,687	\$527,525
Market Value - Land	\$367,560	\$378,640	\$300,506
Market Value - Improved	\$286,595	\$286,047	\$227,019
YOY Assessed Change (\$)	-\$10,532	\$137,162	
YOY Assessed Change (%)	-1.58%	26%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Total Tax	Tax Year	Change (\$)	Change (%)
\$4,523	2021		
\$4,902	2022	\$379	8.38%
\$5,617	2023	\$715	14.58%
Jurisdiction	Tax Type	Tax Amount	Tax Rate

CHARACTERISTICS			
Lot Frontage		Condo Amenities	
Lot Depth		Condition	Average
Lot Acres	7.34	Quality	
Lot Area	319,730	Water Source	
Land Use	SFR	Sewer	
County Land Use	Residential 4 Bedroom	Heat Type	Heat Avail

State Land Use	
Style	
Lot Shape	
Year Built	1921
Effective Year Built	
Total Living Sq Ft	2,060
Above Gnd Sq Ft	1,560
Gross Area	3,120
Ground Floor Sq Ft	1,560
Main Area	
2nd Floor Area	
Basement Sq Feet	1,560
Finished Basement Area	500
Unfinished Basement Area	1,060
Basement Type	Unfinished
Stories	Tax: 1 MLS: 2
Total Rooms	
Bedrooms	Tax: 4 MLS: 2
Total Baths	2
MLS Total Baths	2
Full Baths	Tax: 1 MLS: 2
Half Baths	1
3/4 Baths	
Bath Fixtures	7
Fireplaces	1
Total Units	

Cooling Type	
Porch	Concrete/Masonry Porch
Porch Type	Concrete/Masonry Porch
Patio Type	Deck
Patio/Deck 1 Area	149
Garage Type	
Parking Type	
Garage Capacity	
Attached Garage SF	
Carport Area	
Bsmt Garage SF	
Roof Type	
Roof Material	Composition Shingle
Roof Frame	
Roof Shape	
Construction	
Interior Wall	Interior Wall
Exterior	Stucco
Floor Cover	Carpet
Foundation	Concrete
Pool	
Pool Size	
Topography	
Other Impvs	
Other Rooms	
Equipment	Water Heater

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$705,400	Confidence Score	58
RealAVM™ Range	\$585,400 - \$825,400	Forecast Standard Deviation	17
Value As Of	03/11/2024		

(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.

RENTAL TRENDS			
Estimated Value	3039	Cap Rate	3.3%
Estimated Value High	3561	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	2517		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	2213704	Closing Price	
MLS Status	Active	Closing Date	
MLS DOM	3	MLS Listing Agent	66966-Joe Tedrow
MLS Status Change Date	03/22/2024	MLS Listing Broker	HAMMER PROPERTIES NW INC.
MLS Listing Date	03/22/2024	MLS Selling Agent	
MLS List Price	\$749,000	MLS Selling Broker	
MLS Orig. List Price	\$749,000		

MLS Listing #	
MLS Status	
MLS Listing Date	
MLS Listing Price	
MLS Orig Price	
MLS Sold Date	
MLS Sold Price	

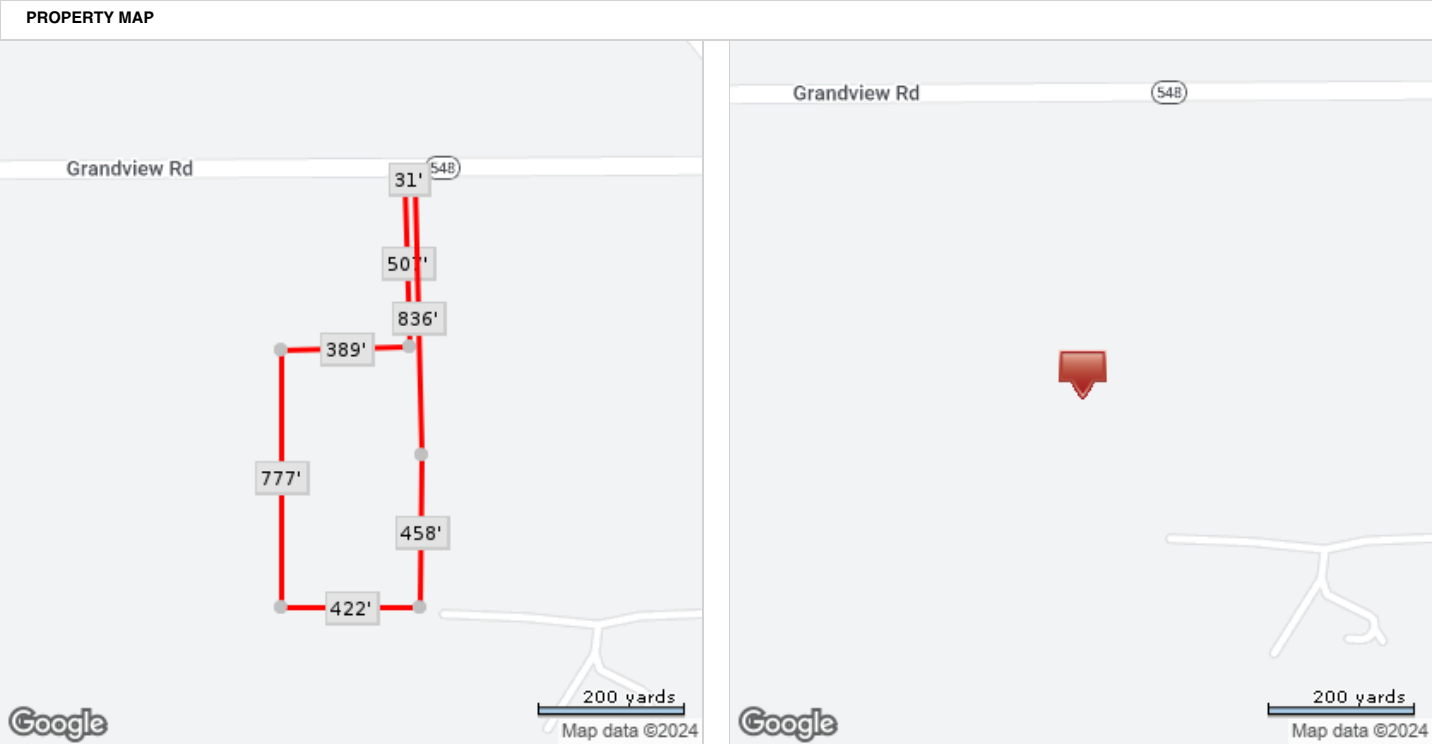
LAST MARKET SALE & SALES HISTORY	
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Recording Date	02/22/1988	Auditor No	62-244
Settle Date		Deed Type	Warranty Deed
Sale Price		Owner Name (LN FN)	Williams David A
Price Per Square Feet		Owner Name 2 (LN FN)	Williams Diane C
Cash Down		Seller Name (LN FN)	

Recording Date	02/22/1988	12/10/1985	08/12/1985
Sale/Settlement Date			
Sale Price			\$75,000
Nominal			
Buyer Name	C & E Trust & Lamont E Schmidt Trustee	Cox Nina A	Nina A Cox & Diane Martin
Buyer Name 2	! Trustee		Nina Diane Martin
Seller Name			
Auditor No	62-244	862-300	800792
Hist. Document No.	813	12505	10166
Document Type	Warranty Deed	Quit Claim Deed	Warranty Deed

MORTGAGE HISTORY			
Mortgage Date		05/09/2003	
Mortgage Amount		\$93,000	
Mortgage Lender		Union Planters Bk	
Mortgage Type		Conventional	

FORECLOSURE HISTORY			
Document Type			
Default Date			
Foreclosure Filing Date			
Recording Date			
Document Number			
Book Number			
Page Number			
Default Amount			
Final Judgment Amount			
Original Doc Date			
Original Document Number			
Original Book Page			
Lien Type			



*Lot Dimensions are Estimated