

Use only **Above Ground** GLA

Characteristics			
Lot Acres:	0.1377	Total Baths:	Tax: 2 MLS: 1.7
Lot Area:	6,000	Full Baths:	Tax: 2 MLS: 1
Land Use:	SFR	3/4 Baths:	1
County Land Use:	Single Family(Res Use/Zone)	Fireplaces:	2
Year Built:	1956	Condition:	Average
Total Living Sq Ft:	Tax: 1,930 MLS: 2,260	Quality:	Good
Above Gnd Sq Ft:	1,130	Water Source:	Public
Gross Area:	1,980	Sewer:	Public Service
Ground Floor Sq Ft:	1,130	Heat Type:	Forced Air


Courtesy of Nancy Erickson  
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**  
Generated on 05/21/2015  
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Basement Sq Feet:	850	Garage Type:	Basement
Finished Basement Area:	800	Parking Type:	Basement Garage
Unfinished Basement Area:	50	Attached Garage SF:	280
Stories:	1	Exterior:	Brick
Bedrooms:	3	Other Rooms:	Dining Room, Other

**Estimated Value**

Open **Tax Record** to see the Above Ground GLA of the comparable

MLS#: <b>King</b>	Area: <b>700</b>	CDOM: <b>2</b>	Status: <b>Active</b>	LP: <b>\$725,000</b>
County: <b>King</b>	Lot: <b>2</b>	BLK: <b>40</b>	Proj: <b>SD Addition</b>	OLP: <b>\$725,000</b>
				
<p><b>STUNNING VIEWS:</b> Salmon Bay, Fisherman's terminal, Ballard Bridge, Sound &amp; Olympic Mtn. view from this 5-Star, built green, hi-tech, hi-performance home. NE Shaker Style with draftsmen finished include rustic plank flooring and beam ceilings. Master suite (wow, what a view), garden area and yard. Wired for solar &amp; electric car. High efficient all elec. heating and cooling &amp; hot water includes 24/7 fresh air heat recovery ventilator system, designed and built in 2012 by Martha Rose. It's a wow!!!</p>				
<p>Offers to LB, if any, due at 2:00 PM 5/26/15. Chicago Title (Order #: 40945-04) and A'lora Escrow please. No stair access with alley entry. Use catwalk to access main entry door &amp; KB. Park south of garage (next to sign). MLS box on lower level too.</p>				
<p>Agent: <b>Craig R. Roberts (812)</b></p> <p>Office: <b>Berkshire Hathaway HS NW</b></p> <p>Co Agent: <b>Michael Mallagh (35245)</b></p> <p>Co Office: <b>Berkshire Hathaway HS NW</b></p> <p>Commission: <b>3%</b></p> <p>Occ Name: <b>SHOW ANYTIME</b></p> <p>Own Name: <b>Bonaduce</b></p> <p>Own City: <b>Seattle, Washington</b></p>				
<p>Agent Ph: <b>(206) 938-6829</b></p> <p>Office Ph: <b>(206) 932-4500 x6829</b></p> <p>Co Ag Ph: <b>(206) 501-5600</b></p> <p>Co Off Ph: <b>(206) 932-4500</b></p> <p>Fax: <b>(206) 932-4505</b></p> <p>Occ Type: <b>Owner</b></p> <p>Own Ph: <b>(323) 873-7001</b></p> <p>Ph Show: <b>(000) 000-0000</b></p>				
<p>Directions: <b>Ballard Bridge - Elliot Ave or Fremont Bridge, turn onto Nickerson Street. Turn south on 13th Ave, 2 blocks to home. Park on corner of 13th &amp; Emerson &amp; walk up steps or park in alley (no steps).</b></p>				
<p>BR: 3    BTH: 3.25    FBT: 2    QBT: 1    HBT: 1    FP: 1</p>				
<p>Prop Type: <b>Single Family</b>    SubType: <b>Residential</b>    TaxID: <b>2770604980</b>    M</p> <p>School D: <b>Seattle</b>    List Dt: <b>05/19/2015</b>    Exp Dt:</p> <p>Mnth Dues:    Mntly Rnt:</p>				

		2014	\$139	1.98%
<b>Characteristics</b>				
Lot Acres:	0.0693	Bedrooms:	3	
Lot Area:	3,017	Total Baths:	Tax: 4 MLS: 3.25	
Land Use:	Duplex	Full Baths:	Tax: 3 MLS: 2	
County Land Use:	Duplex	Half Baths:	1	
Year Built:	2012	Condition:	Average	
Total Living Sq Ft:	2,410	Quality:	Good	
Above Gnd Sq Ft:	1,620	Water Source:	Public	
Gross Area:	2,410	Sewer:	Public Service	
Ground Floor Sq Ft:	810	Heat Type:	Forced Air	
2nd Floor Area:	810	Porch:	Open Porch	
Basement Sq Feet:	790	Porch Type:	Open Porch	
Finished Basement Area:	790	Patio Type:	Deck	
Basement Type:	Basement	Patio/Deck 1 Area:	70	
Stories:	2			
<b>Estimated Value</b>				
RealAVM™ (1):	\$750,375	Confidence Score (2):	71	

For searching properties in the area, its best to search a **close Proximity** and **not use a GLA range** because the MLS GLA doesn't always reflect the true living SqFt GLA.

**LAND VALUE** is the most important value to check. If the land values of the comps are **close** to the subject land value then it's probably a decent comp to use.

## Subject Tax Record

<b>Tax Information</b>				
Tax-ID:		% Improved:	33%	
Alt. Tax-ID:		Tax Area:	0010	
Parcel ID:		Legal Book/Page:	5-93	
Legal Description:				
<b>Assessment &amp; Tax</b>				
<b>Assessment Year</b>	2014 - Preliminary	2014	2013	2012
<b>Assessed Value - Total</b>	\$597,000	\$597,000	\$528,000	\$509,000
<b>Assessed Value - Land</b>	\$398,000	\$398,000	\$376,000	\$357,000
<b>Assessed Value - Improved</b>	\$199,000	\$199,000	\$152,000	\$152,000
<b>Market Value - Total</b>	\$597,000	\$597,000	\$528,000	\$509,000
<b>Market Value - Land</b>	\$398,000	\$398,000	\$376,000	\$357,000
<b>Market Value - Improved</b>	\$199,000	\$199,000	\$152,000	\$152,000
<b>YOY Assessed Change (\$)</b>	\$0	\$69,000	\$19,000	
<b>YOY Assessed Change (%)</b>	0%	13.07%	3.73%	
<b>Total Tax</b>	<b>Tax Year</b>	<b>Change (\$)</b>	<b>Change (%)</b>	
\$5,601	2012			
\$5,646	2013	\$45	0.81%	
\$5,760	2014	\$114	2.02%	
<b>Characteristics</b>				
Lot Acres:	0.1277	Total Baths:	Tax: 3 MLS: 1.7	

# Comparable Tax Record

<b>Tax Information</b>				
Tax-ID:	<b>274960-0085</b>	% Improved:	<b>60%</b>	
Alt. Tax-ID:	<b>274960008507</b>	Tax Area:	<b>0010</b>	
Parcel ID:	<b>2749600085</b>	Legal Book/Page:	<b>3-92</b>	
Legal Description:	<b>GETMAN ADD PLAT BLOCK: 1 PLAT LOT: 17</b>			
<b>Assessment &amp; Tax</b>				
<b>Assessment Year</b>	2014 - Preliminary	2014	2013	2012
<b>Assessed Value - Total</b>	\$1,010,000	\$1,010,000	\$948,000	\$913,000
<b>Assessed Value - Land</b>	\$404,000	\$404,000	\$382,000	\$363,000
<b>Assessed Value - Improved</b>	\$606,000	\$606,000	\$566,000	\$550,000
<b>Market Value - Total</b>	\$1,010,000	\$1,010,000	\$948,000	\$913,000
<b>Market Value - Land</b>	\$404,000	\$404,000	\$382,000	\$363,000
<b>Market Value - Improved</b>	\$606,000	\$606,000	\$566,000	\$550,000
<b>YOY Assessed Change (\$)</b>	\$0	\$62,000	\$35,000	
<b>YOY Assessed Change (%)</b>	0%	6.54%	3.83%	
<b>Total Tax</b>	<b>Tax Year</b>	<b>Change (\$)</b>		<b>Change (%)</b>
\$9,761	2012			
\$9,816	2013	\$55	0.56%	
\$9,999	2014	\$183	1.86%	
<b>Characteristics</b>				
Lot Acres:	<b>0.1102</b>	Total Baths:	<b>Tax: 4 MLS: 3.25</b>	