



PROPERTY REPORT

████████████████████th Ave, Vancouver, WA 98662



Presented by

John Slocum

Washington Real Estate License: 88349

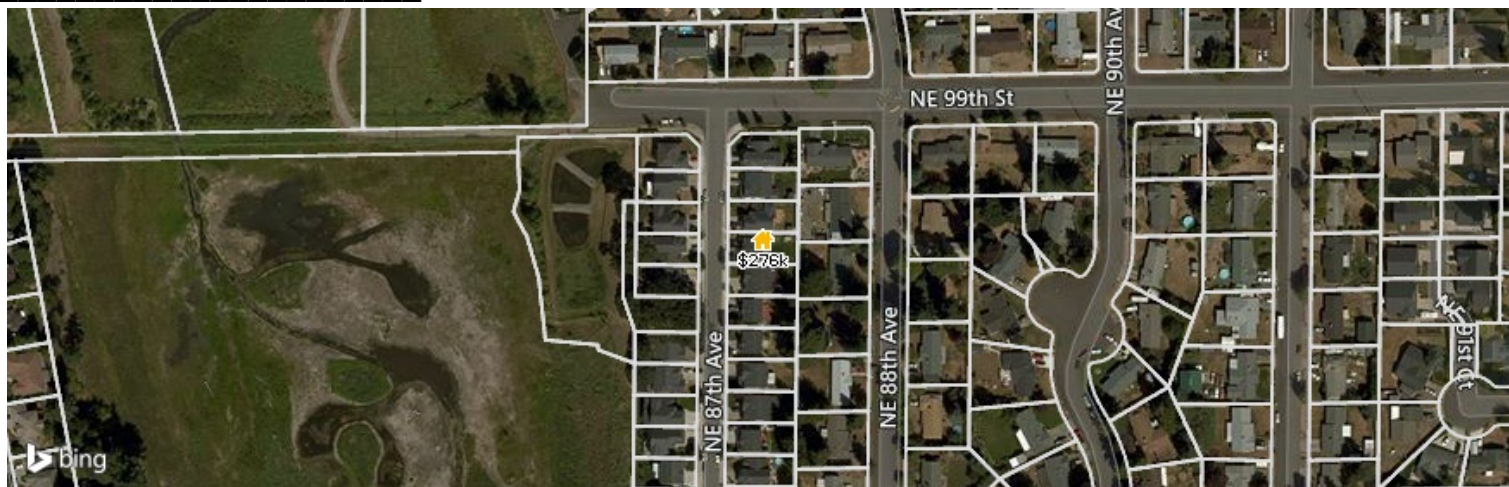
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Adamas Realty
1101 Broadway
Suite 201, Room AST
Vancouver, WA 98660

ve, Vancouver, WA 98662



Legend: 🏠 Subject Property

RECENTLY SOLD

• Sold Date: 4/29/2016
• MLS Listing 16579975, 1/21/2016

Sold Price

\$276,000

Sold Date: 4/29/2016

Current Estimated Value

\$274,030

Last RVM® Update: 6/26/2016

Days in RPR: 99

RVM® Est. Range: \$260,329 – \$287,731

RVM® Confidence: ★★★★★

📉 RVM® Change - Last 1 Month: -\$450

📈 RVM® Change - Last 12 Months: 13.65%

Your Refined Value

\$282,998

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Home Facts

Public Remarks

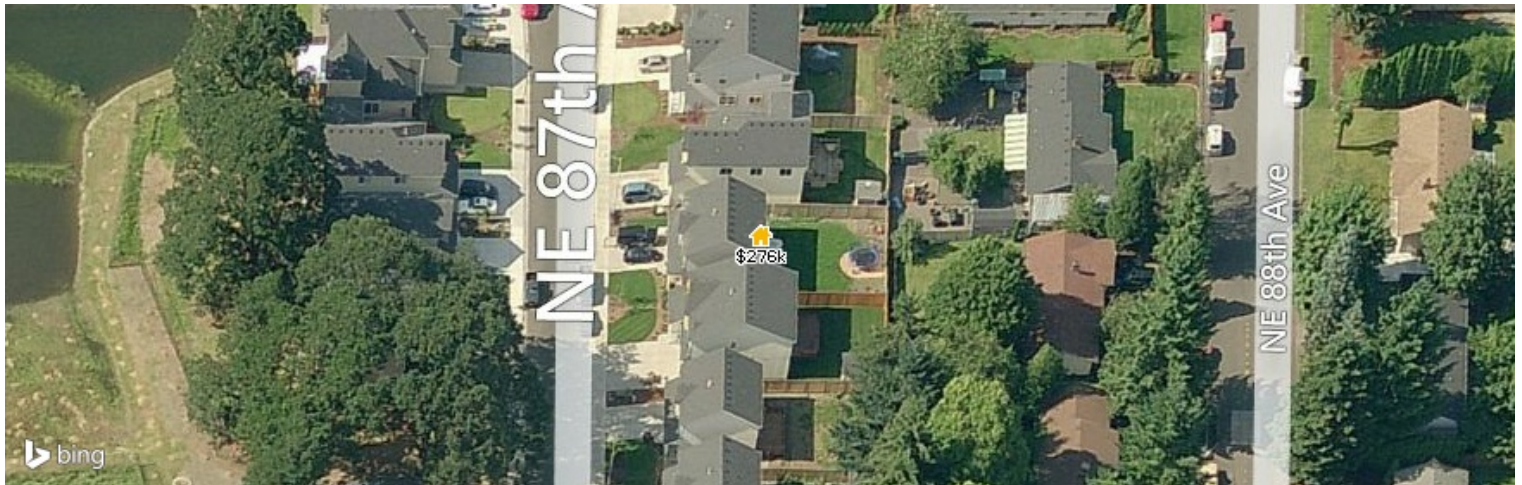
Outstanding Contemporary home in the Sunnyside neighborhood. Open floor-plan on main level with lots of counter-space + Island, Dining area & Living Room. Large bedrooms upstairs with Den/Office that could convert to a 4th bedroom. Slider from Dining area to nice-sized fenced backyard & expanded concrete patio; raised-bed garden & Tool Shed! Convenient location with easy access to Padden Pkwy & I-205. 1-year Home Warranty!

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	—
Property Subtype	Single Family	Single Family Residence	—
Bedrooms	3	3	—
Total Baths	3	3	—
Full Baths	1	2	—
Partial Baths	2	1	—
Living Area (sq ft)	1,762	1,762	—
Lot Size	5,619 sq ft	5,662 sq ft	—
Lot Dimensions	5619 SF	—	—
Garage	Yes	Attached	—
Garage (spaces)	2	2	—
Year Built	2004	2004	—
Style	Conventional	Contemporary, 2 Story	—
Roofing	Composition Shingle	Roof - Other	—
Heating	Forced air unit	Forced Air	—
Cooling	Yes	—	—
Fireplaces	1	—	—
Basement	—	Concrete, Crawl Space	—
Exterior Walls	Siding (Alum/Vinyl)	—	—
Number of Stories	1	2	—

Homeowner Facts

Owner Name (Public)	Cobell Gerald
Mailing Address	9803 Ne 87Th Ave Vancouver WA 98662-3202
Owner Occupied	Y

Extended Home Facts



Legend: 🏠 Subject Property

Interior Features

Appliance	Built-In Microwave, Built-In Dishwasher, Island, Tile, Freestanding Range
Basement	Concrete, Crawl Space
Heating	Forced Air
General	Wall To Wall Carpet, High Speed Internet Acces, Built-In Vacuum, Vinyl Floors

Interior Details

Number of Plumbing Fixtures	12
1	720 sq ft
2	1042 sq ft
Garage	400 sq ft

Exterior Features

Garage	Attached
Roof	Roof - Other
Style	Contemporary, 2 Story
Parking	Driveway, Rv Park
Sewer	Public
Water	Public
View	Teritorial
General	Fenced, Garden, Patio, Porch, Rv Park, Tool Shed, Yard
Lot Size Features	Level
Lot Size Range	5,000 to 6,999 SqFt

Exterior Details

Lot Size - Square Feet	5619 sq ft
Lot Size - Frontage Feet	0.0 sq ft
Lot Size - Depth Feet	0.0 sq ft
Lot Size - Acres	0.129 ac
Neighborhood Code	0166
Sewer	Storm

Location Details

Directions to Property	Padden, N on NE 94th Ave; W on 99th St; S on 87th Ave
Zoning	R1-6 : CLK
Area Description	Clark Co: Brush Prairie, Hockinson
Walkability Score (out of 5)	Overall: 2.3 Amenity: 2.3 Leisure: 2.3

Other Details

Effective Year Built	2004
Building Condition	Average
Building Quality	C

Homeowners Association Info

Association	No
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Schools (from Listing Data)

Elementary School	Sunset Elementary School
Middle School	Covington Middle School
High School	Heritage High School

(based on location)

Elementary School	Sunset Elementary School
Middle School	Covington Middle School
High School	Heritage High School
School District	Evergreen School District (dark)

Refined Value

Original Estimated Value	See page 2 of report for details	\$274,030
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Home Facts	See Home Facts for details	\$0
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Home Improvements	See Home Improvements for details	\$0
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Market Conditions	See Market Conditions for details	+\$8,968
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Changes to Estimated Value based on all refinements	\$282,998
	+\$8,968

Refined Value: Market Conditions

Local Market Conditions



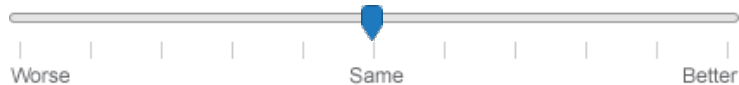
+\$8,968

Home Exterior Condition (relative to other properties)



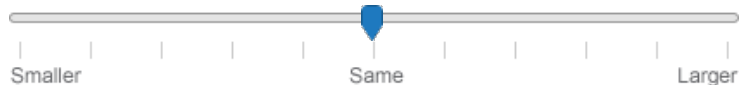
\$0

Home Interior Condition (relative to other properties)



\$0

Lot Size (relative to other properties)



\$0

View (relative to other properties)



\$0

Privacy (relative to other properties)



\$0

Changes to Estimated Value
based on market conditions

+\$8,968

Property History

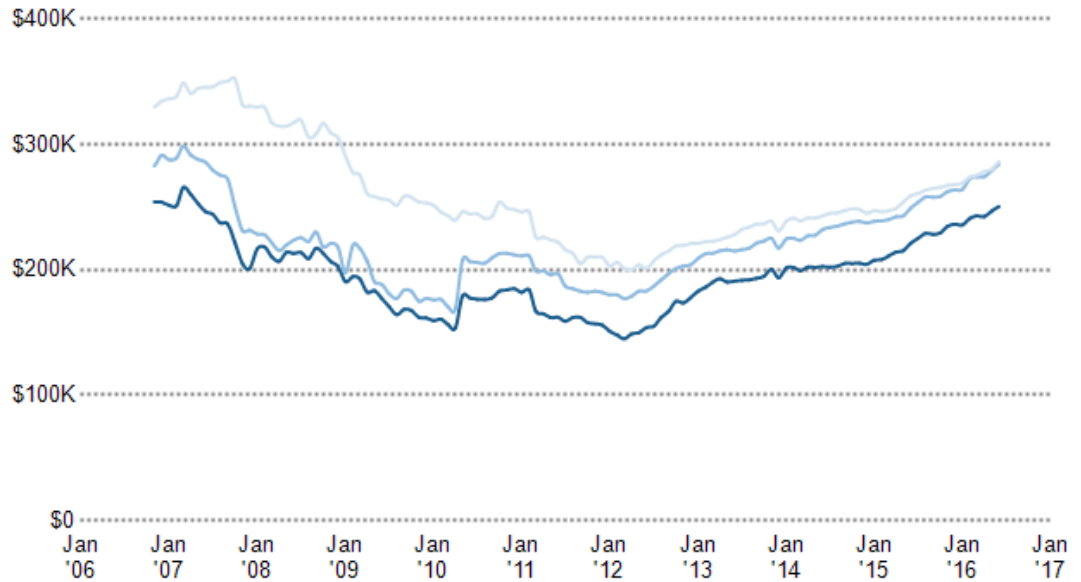
Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

98662
Clark County
Washington



Sales History

Sales Date	Sales Amount	Price per sq. ft.
10/18/2012	\$274,145	\$156
4/25/2008	\$243,800	\$138
3/3/2005	\$192,955	\$110

Assessed Values

Date	Improvements	Land	Total	Tax
2016	—	—	—	\$2,963
2015	—	—	\$224,278	\$2,966
2014	—	—	\$213,875	\$2,610
2013	—	—	\$174,807	—
2012	—	—	\$165,940	\$2,787
2011	—	—	\$188,931	\$2,768
2010	—	—	\$193,688	—
2009	—	—	\$207,128	—
2008	\$161,100	\$122,500	\$283,600	—
2007	\$161,100	\$122,500	\$283,600	—
2005	—	\$55,000	\$55,000	—

Legal Description

Parcel Number: 155537-110
Zoning: R1-6 : CLK
Census Tract: 530110408.061009

Abbreviated Description:
LOT:55 SEC:TWN/RNG/MER:NE4
SEC 05 TWN 2N RNG 2E WM
SUNSET OAKS LOT 55 SUB 2005
FOR ASSESSOR USE ONLY
SUNSET OAKS LOT 55 SUB 2005
(TAX AREA: 10166) MAP
REF:221051

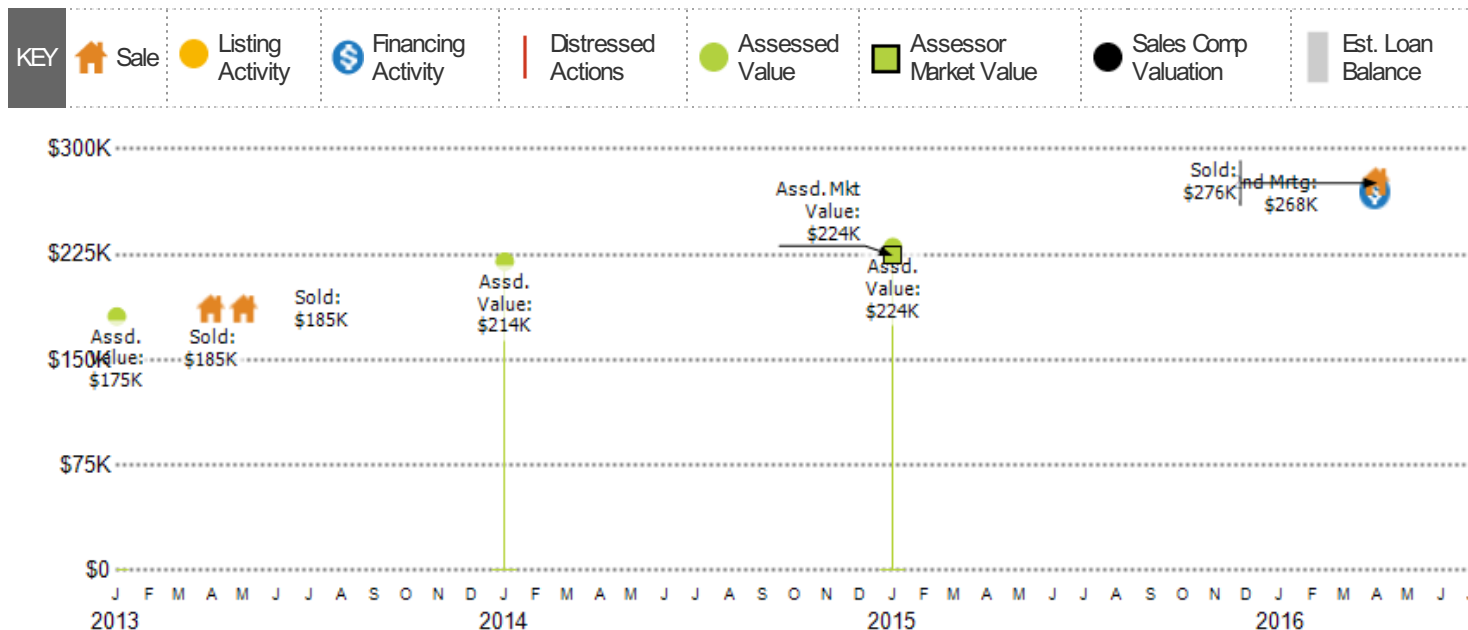
City/Municipality/Township:
Vancouver, WA 98662

Mortgage Records

Recording Date	4/29/2016	12/10/2004
Borrower Name	JEREMY R DE FERRARI, COLLEEN M DE FERRARI	–
Lender Name	EQUITY HOME MORTGAGE LLC	BANK OF THE WEST
Lender Type	Mortgage company	Bank
Loan Amount	\$267,720	\$151,500
Document Number	5279295	3918716
Loan Type	New Conventional	Building or Construction Loan
Contract Date	4/26/2016	12/3/2004
TD Due Date	5/1/2046	12/5/2005
Finance Type	–	Variable

Sales and Financing Activity

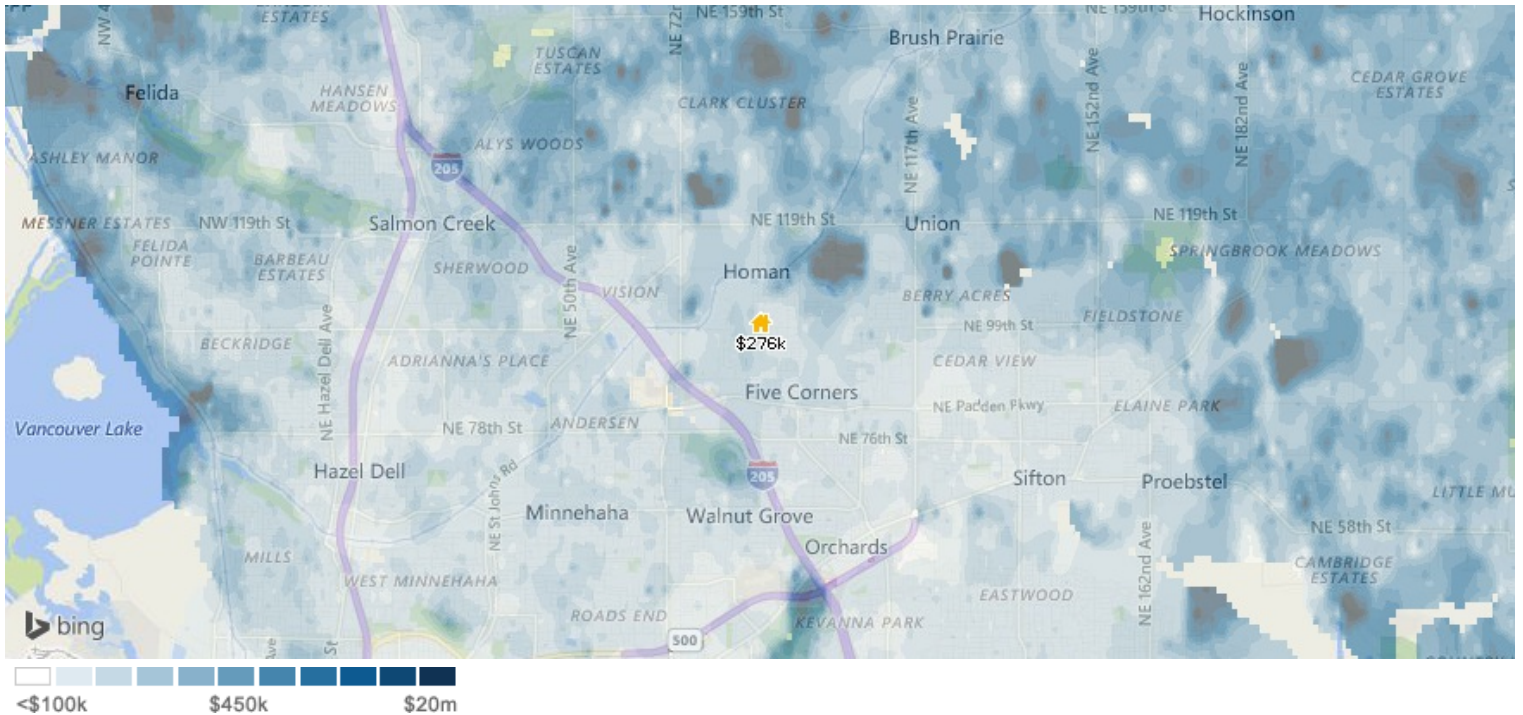
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



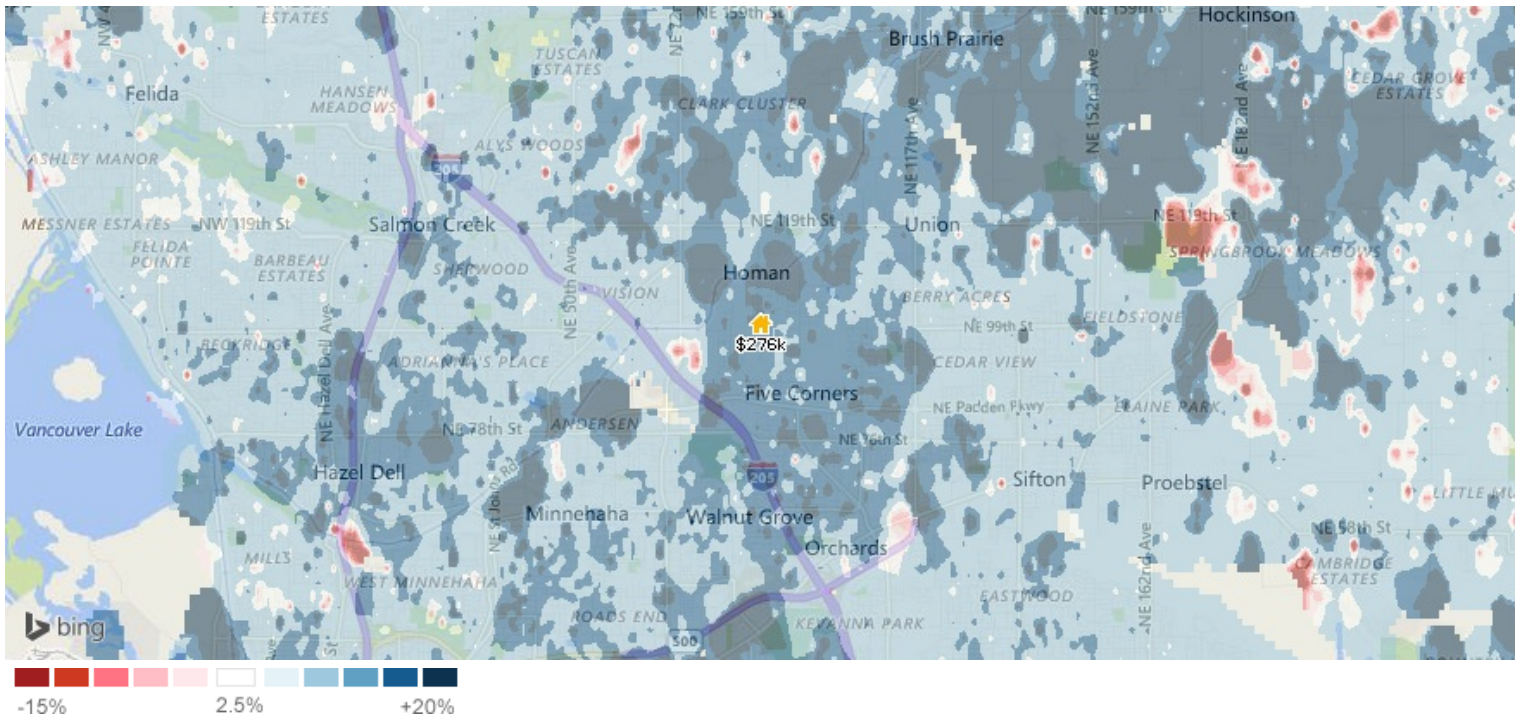
Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

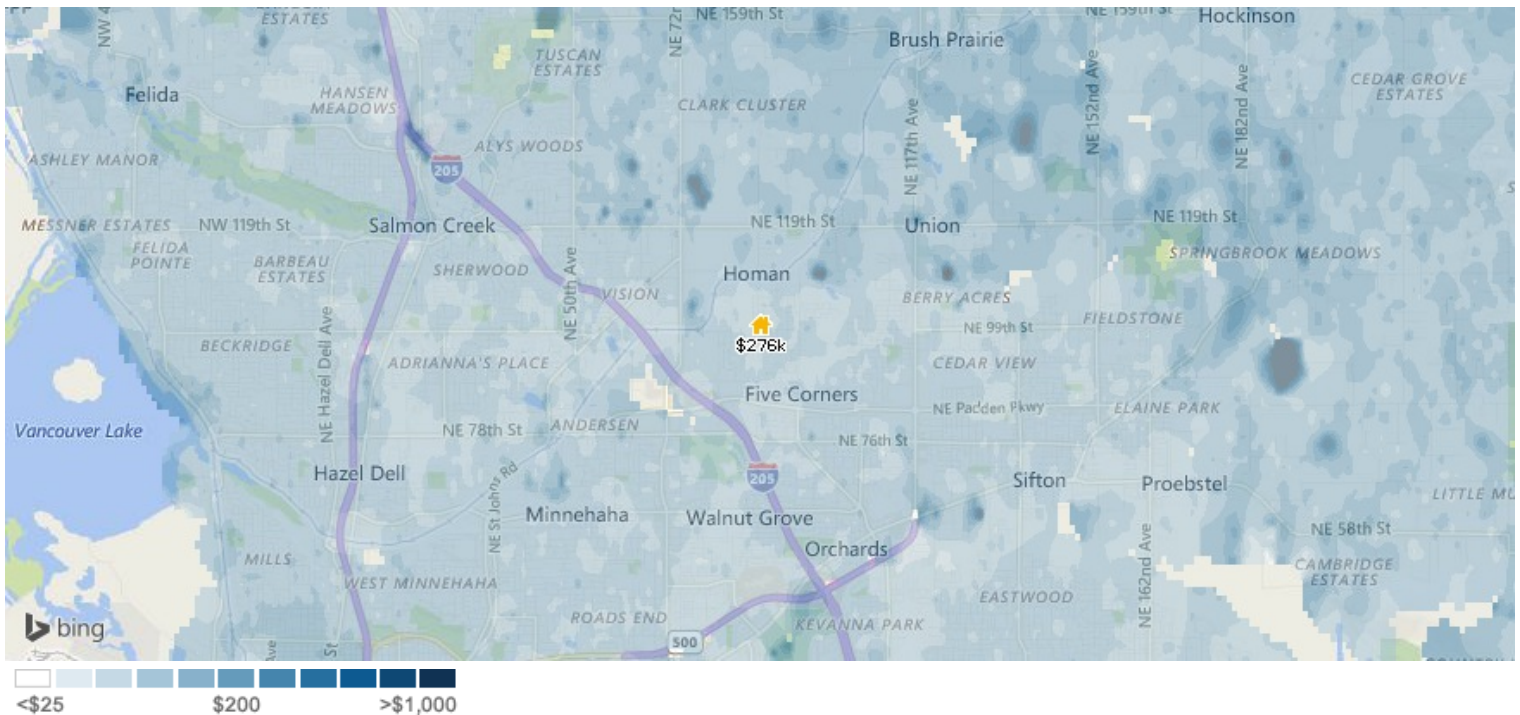
Estimated Home Values



12-Month Change in Estimated Value



Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

This property is in Flood Zone: X (unshaded), Low Risk

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

Neighborhood: Housing Stats and Charts

	98662	Vancouver	Clark County	Washington	USA
Median Estimated Home Value	\$250K	\$267K	\$284K	\$286K	\$319K
Estimated Home Value 12-Month Change	13.2%	14.5%	14%	10.5%	—
Median List Price	\$275K	\$297K	\$320K	\$248K	\$99K
List Price 1-Month Change	1.9%	2.4%	1.6%	1.5%	0.2%
List Price 12-Month Change	13.6%	10%	10.2%	10.4%	2.6%
Median Home Age	29	34	33	41	—
Own	62%	50%	65%	63%	64%
Rent	38%	50%	35%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$254M	\$3.89B	\$102B
% Change in Permits for All Buildings	—	—	40%	12%	2%
% Change in \$ Value for All Buildings	—	—	73%	22%	7%

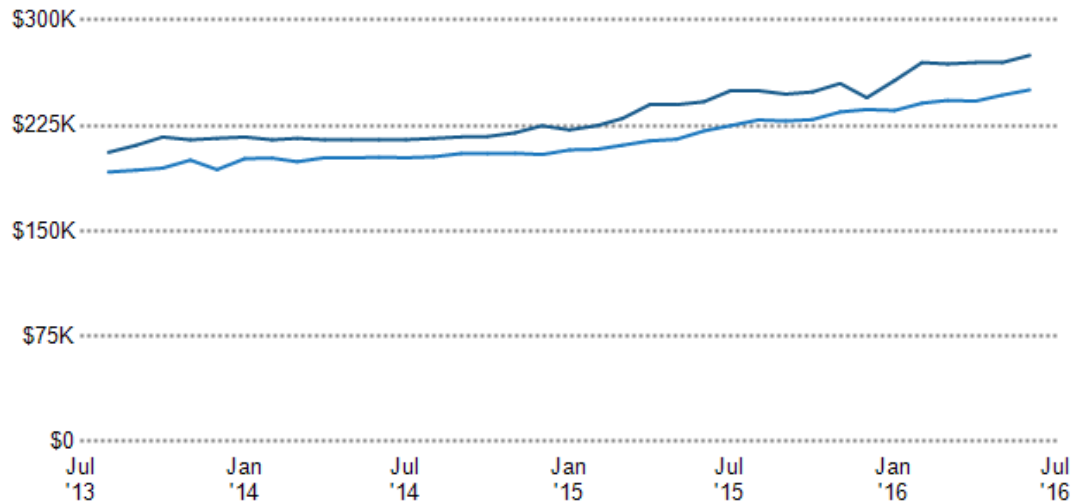
Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value
■ Median List Price



Median Sales Price vs. Sales Volume

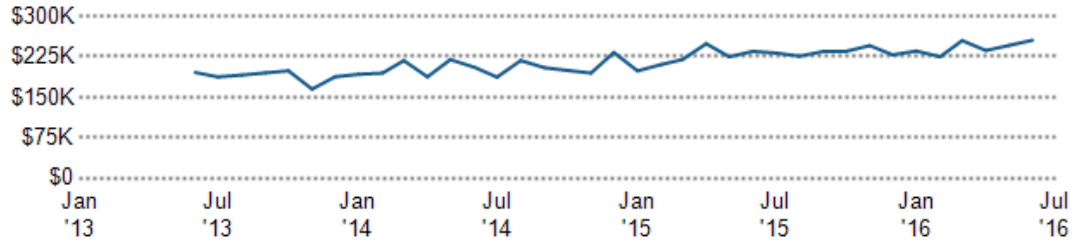
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

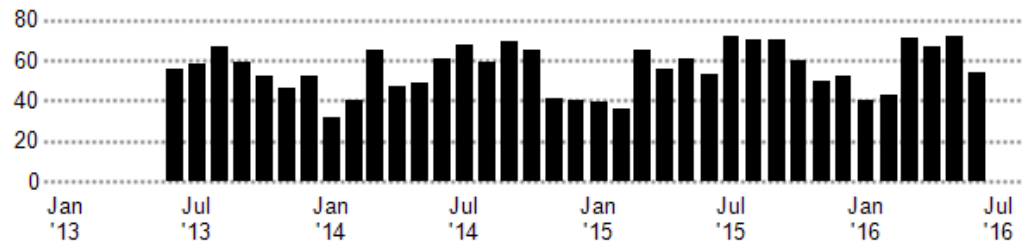
Update Frequency: Monthly

Median Sales Price
Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

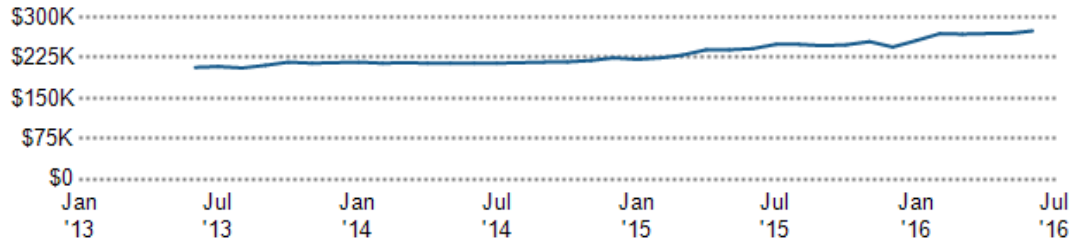
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

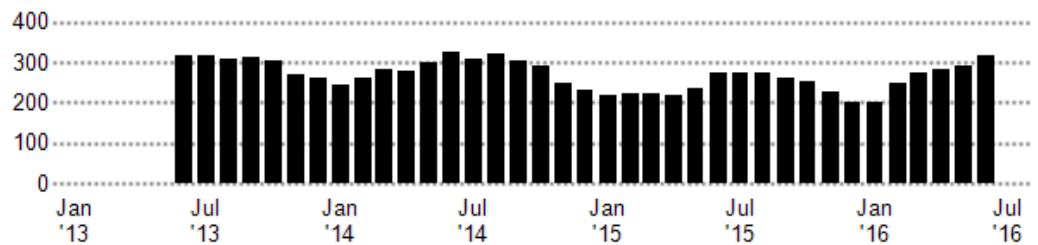
Update Frequency: Monthly

Median List Price
Listing Volume

Median List Price



Listing Volume



Listing Inventory

This chart shows the number of active listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

ZIP Count Listings by Property Type

Single Family Residence 243

Multifamily/Multiplex 3

Mobile/Manufactured 1

Condo/Townhouse 12

Lot/Land 2

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: Public records and MLS data where licensed

Update Frequency: Daily

Inventory of Distressed Listings

Short Sale 16

Foreclosure 7

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

1,762 sq. ft. \$282,998

Comps

> 2,400 sq. ft. \$279,000
2,200 - 2,400 sq. ft. \$250,000
2,000 - 2,200 sq. ft. \$263,725
1,800 - 2,000 sq. ft. \$261,500
1,600 - 1,800 sq. ft. \$247,450
1,200 - 1,400 sq. ft. \$233,266

Price per Bedroom of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

This House
Comps

This House

\$94K 1

Comps

\$90K - \$100K 1
\$80K - \$90K 1
\$70K - \$80K 5
\$60K - \$70K 4
\$50K - \$60K 2

Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$160 1

Comps



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

\$283K 1

Comps



Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ This House
■ Comps

This House

12 yrs 1

Comps



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Monthly



■ Sales Count by Bedroom

Neighborhood: People Stats and Charts

	98662	Vancouver	Clark County	Washington	USA
Population	34.7K	166K	438K	6.9M	314M
Population Density per Sq Mi	2.9K	3.56K	697	104	—
Population Change since 2000	44.9%	15.6%	27%	17%	11.6%
Median Age	35	36	37	37	37
Male / Female Ratio	50%	49%	49%	50%	49%
High School Graduate	31%	27%	26%	23%	28%
2-Year Degree	40%	38%	39%	35%	29%
Bachelor Degree	13%	16%	17%	21%	18%
Post-graduate Degree	7%	9%	9%	12%	11%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

98662



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

98662



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

98662



Household Income Brackets

This chart shows annual household income levels within an area.
 Data Source: U.S. Census
 Update Frequency: Annually



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2014 presidential election.
 Data Source: USElectionAtlas.org
 Update Frequency: Annually



Neighborhood: Economic Stats and Charts

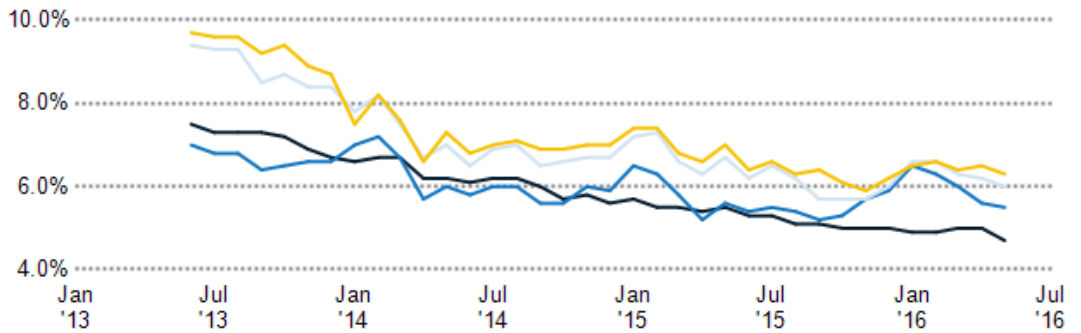
	98662	Vancouver	Clark County	Washington	USA
Income Per Capita	\$24,710	\$26,365	\$28,206	\$31,233	\$28,555
Median Household Income	\$58,592	\$50,379	\$59,551	\$60,294	\$53,482
Unemployment Rate	—	6.3%	6%	5.5%	4.7%
Unemployment Number	—	5.25K	13.1K	198K	7.44M
Employment Number	—	77.8K	204K	3.41M	151M
Labor Force Number	—	83K	218K	3.61M	158M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

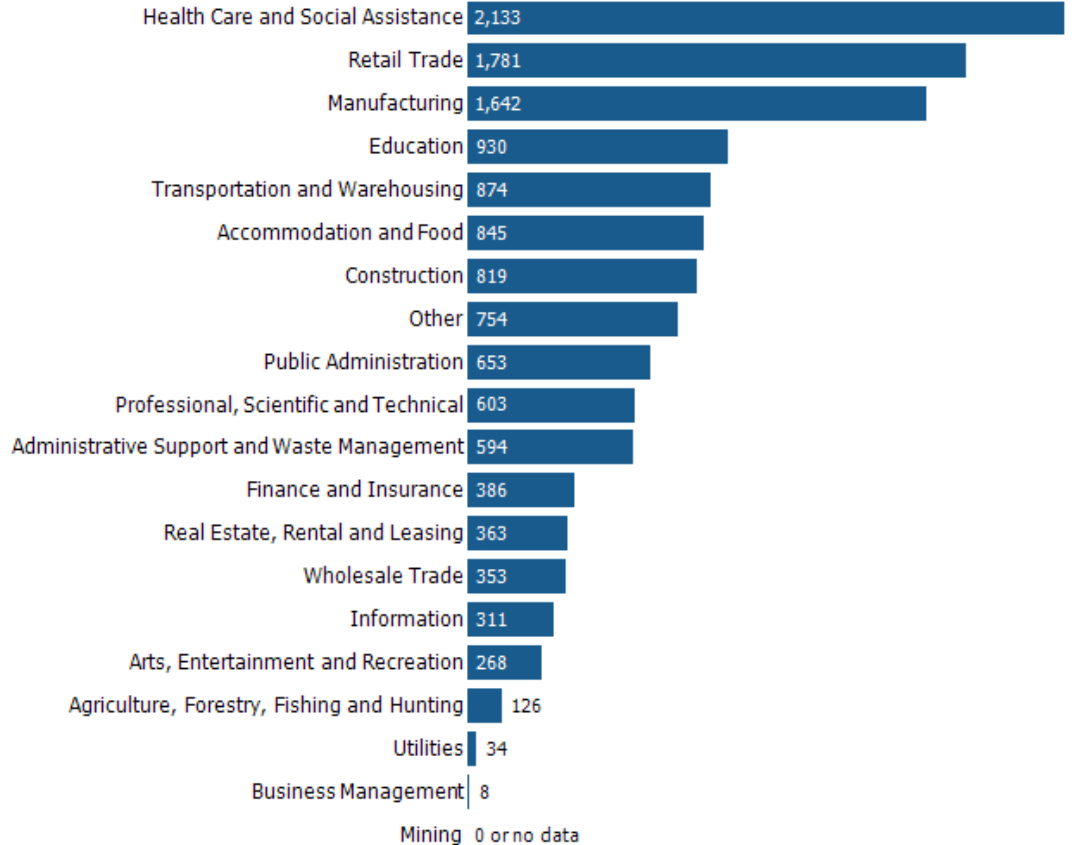


Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 98662

	98662	Vancouver	Clark County	Washington	USA
Elevation (in feet)	165	141	678	—	—
Annual Rainfall (in inches)	44.93	43.12	66.04	42.15	—
Annual Snowfall (in inches)	8.87	6.53	16.11	41.51	—
Days of Full Sun (per year)	67	67	67	76	—
Travel Time to Work (in minutes)	23	23	25	26	26
Water Quality - Health Violations	—	—	0	—	—
Water Quality - Monitoring and Report Violations	—	—	0	—	—
Superfund Sites	0	2	3	18	2,302
Brownfield Sites	No	Yes	Yes	Yes	Yes

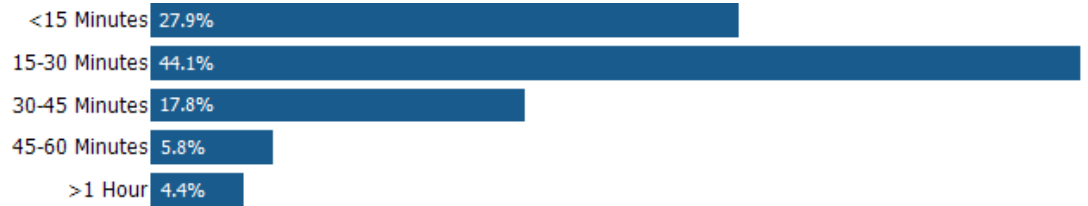
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

98662



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

