

INVOICE

Date: 08/30/2017

File No. 8633
Case No.

Prepared for:

Tony Meier
Windermere
425.466.1000

Property Measured:

Gai Nathan and Gai Sarah E
13830 173rd Ave Ne
Redmond, WA 98052

Work Performed:

Measure Residential Home	\$	150.00
	\$	
Paid With Check #1231	\$	-150.00
	\$	
	\$	
	\$	
	\$	
	\$	
Total Amount Due:	\$	0.00

Please make checks payable to:

Robert Rohrich
P.O. Box 2710
Woodinville, WA 98072

Thank you!!

Measure

OF

Gai Nathan and Gai Sarah E

13830 173rd Ave Ne
Redmond, WA 98052

AS OF

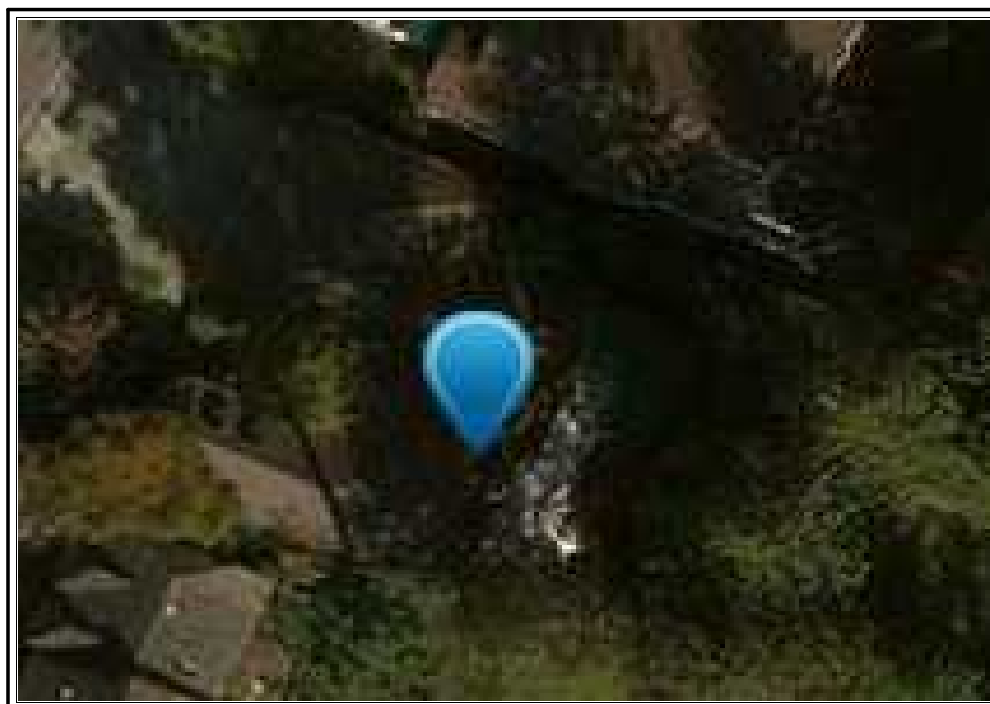
08/29/2017

PREPARED FOR

Windermere
425.466.1000

PREPARED BY

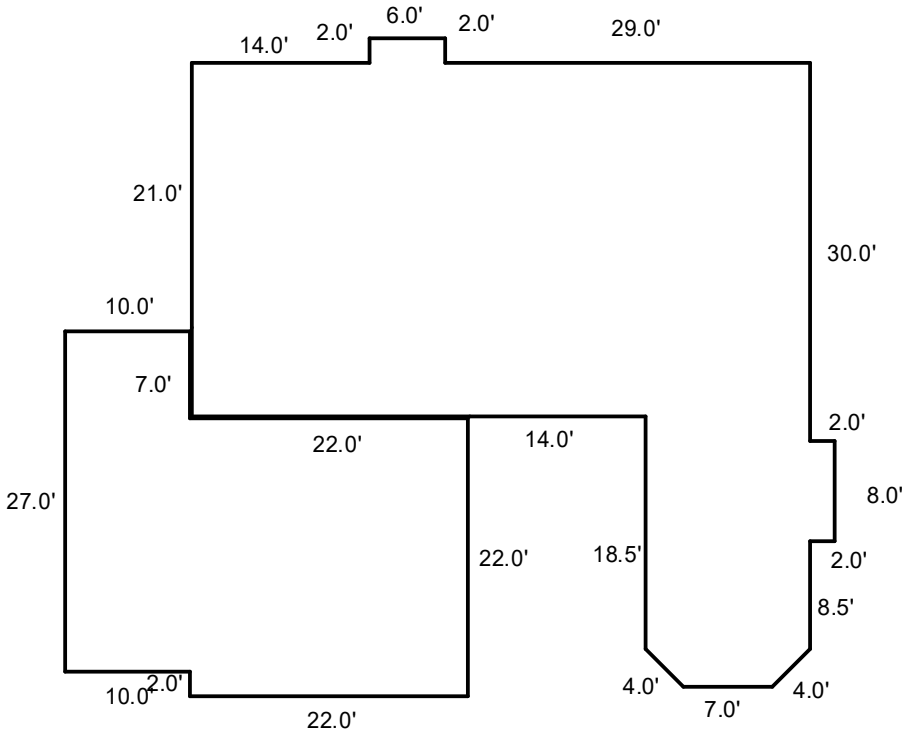
Robert J. Rohrich
Robert Rohrich
P.O. Box 2710
Woodinville, WA 98072



R.E.A.L. Appraisal, Inc.
SKETCH ADDENDUM

File No. 8633
 Case No.

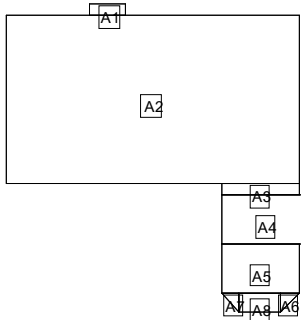
Borrower Gai Nathan and Gai Sarah E
 Property Address 13830 173rd Ave Ne
 City Redmond County King State WA Zip Code 98052
 Lender/Client Windermere Address 425.466.1000,



SKETCH CALCULATIONS

Perimeter

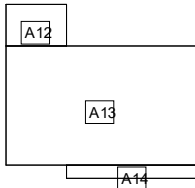
Area



A1 : 6.0 x 2.0 =	12.0
A2 : 49.0 x 28.0 =	1372.0
A3 : 13.0 x 2.0 =	26.0
A4 : 15.0 x 8.0 =	120.0
A5 : 13.0 x 8.5 =	110.5
A6 : 0.5 x 3.0x3.0 =	4.5
A7 : 0.5 x 3.0x3.0 =	4.5
A8 : 7.0 x 3.0 =	21.0
Attached Garage	0.0

First Floor **1670.5**

Total Living Area 1670.5

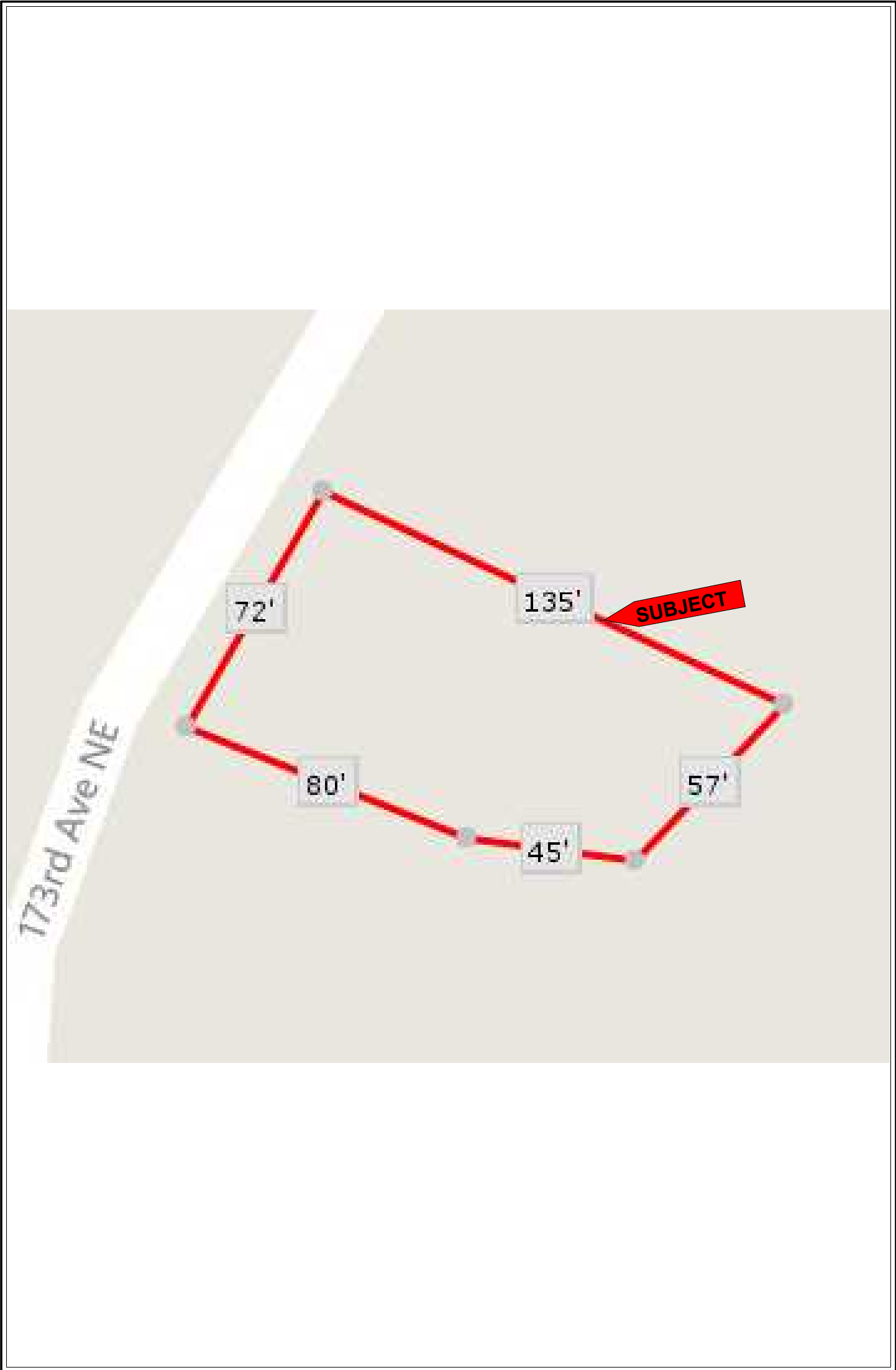


A12 : 10.0 x 7.0 =	70.0
A13 : 32.0 x 20.0 =	640.0
A14 : 22.0 x 2.0 =	44.0

Attached Garage **754.0**

Total Garage Area 754.0

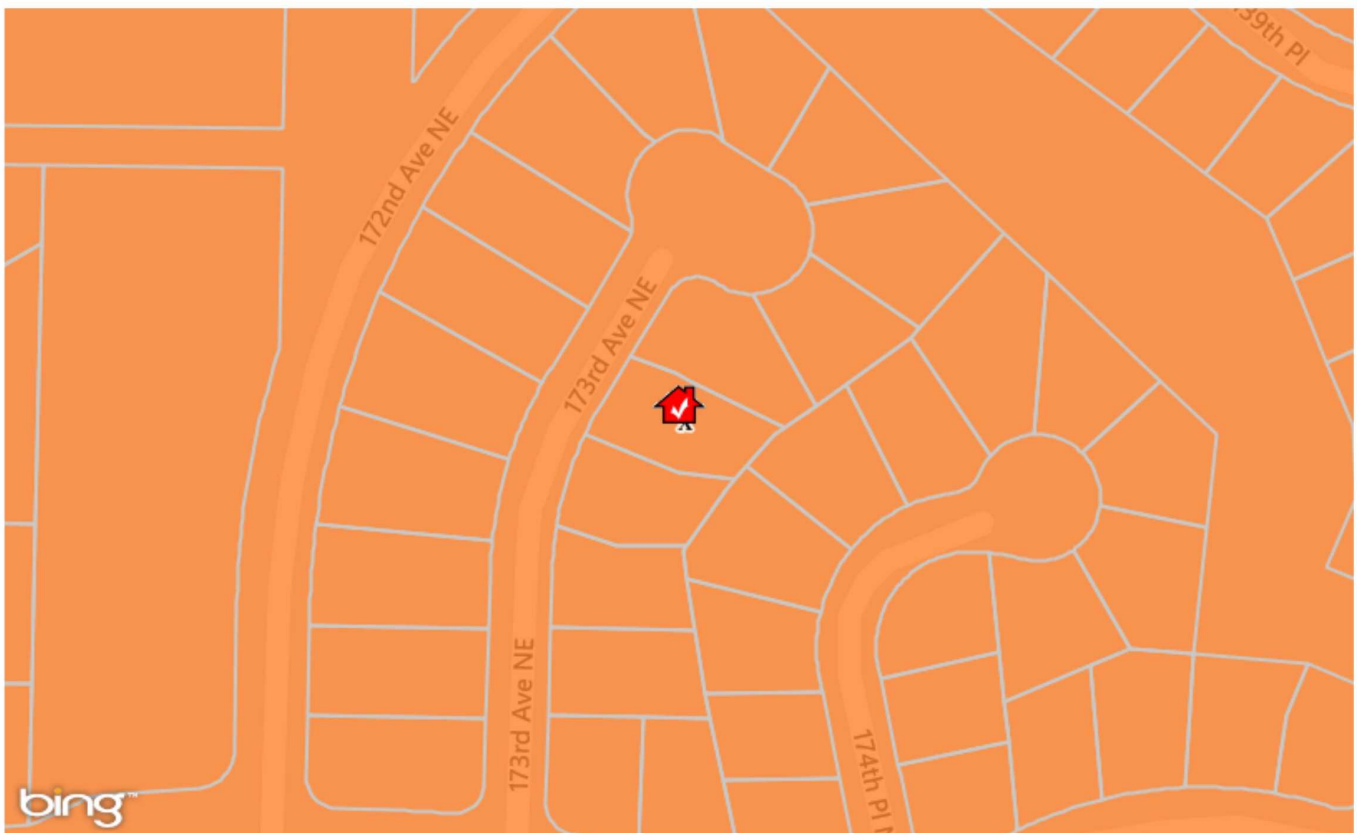
Borrower	Gai Nathan and Gai Sarah E						
Property Address	13830 173rd Ave Ne						
City	Redmond	County	King	State	WA	Zip Code	98052
Lender/Client	Windermere	Address		425.466.1000,			











Borrower Gai Nathan and Gai Sarah E
 Property Address 13830 173rd Ave Ne
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13830 173rd Ave Ne, Redmond, WA 98052-2149, King County

Report Date: **08/29/2017** County: **King**
 Flood Zone Code: **X** Community Name: **King County**
 Flood Zone Panel: **530071-53033C0380F** Special Flood Hazard Area (SFHA): **Out**
 Panel Date: **05/16/1995** Within 250 feet of multiple flood zone: **No**
 Flood Code Description: **Zone X-An area that is determined to be outside the 100- and 500-year floodplains.**



Flood Zones

- | | | | |
|---|---|--|--|
|  Coastal 100-year Floodway |  100-year Floodway |  Undetermined |  500-year Floodplain incl. levee protected area |
|  Coastal 100-year Floodplain |  100-year Floodplain |  Unknown or Area Not Included |  Out of Special Flood Hazard Area |

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

Courtesy of Robert Rohrich

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.

Flood Map

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13830 173rd Ave Ne, Redmond, WA 98052-2149, King County



3	1,620	8,415	\$395,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	1983	SFR	10/11/2006
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name (LN FN):	Gai Nathan	Tax Billing Zip:	98052
Owner Name 2 (LN FN):	Gai Sarah E	Tax Billing Zip+4:	2149
Tax Billing Address:	13830 173rd Ave Ne	Owner Vesting:	Husband/Wife
Tax Billing City & State:	Redmond, WA	Owner Occupied:	Yes

Location Information

Zip Code:	98052	Neighborhood Code:	Enumclaw-072004
Subdivision:	Sunrise 01	Carrier Route:	C008
School District Name:	King County	Zoning:	R6
School District Code:	Aa1	Range/Township/Section/Quarter:	05-26-24-SE
Census Tract:	323.22	Street Type:	Public

Tax Information

Tax-ID:	812120-0370	% Improved:	54%
Alt. Tax-ID:	812120037005	Tax Area:	7570
Parcel ID:	8121200370	Legal Book/Page:	118-66
Legal Description:	SUNRISE NO 01 POR LOTS 36-37 & 38 LY NELY OF LN DAF - BAAP ON SELY LN LOT 37 7.47 FT NELY FR MOST SLY COR SD LOT 37 TH N 78-40-57 W 44.41 FT TH N 66-18-59 W 79.17 FT TO NWLY LN SD LOT 36 & TERM SD LN DESC LESS POR SD LOTS 37 & 38 LY NELY OF LN DAF - BAAP ON SELY LN SD LOT 38 6.96 FT NELY FR MOST SLY COR SD LOT 38 TH N 62-52-34 W 96.33 FT TH N 63-41-09 W 37.08 FT TO NWLY LN SD LOT 37 & TERM SD LN - AKA - LOT B KC LLA #483069 REC #8305120486 PLAT BLOCK: PLAT LOT: 36-37-38		

Assessment & Tax

Assessment Year	2017 - Preliminary	2016	2015	2014
Assessed Value - Total	\$493,000	\$493,000	\$475,000	\$444,000
Assessed Value - Land	\$228,000	\$228,000	\$220,000	\$205,000
Assessed Value - Improved	\$265,000	\$265,000	\$255,000	\$239,000
Market Value - Total	\$493,000	\$493,000	\$475,000	\$444,000
Market Value - Land	\$228,000	\$228,000	\$220,000	\$205,000
Market Value - Improved	\$265,000	\$265,000	\$255,000	\$239,000
YOY Assessed Change (\$)	\$0	\$18,000	\$31,000	
YOY Assessed Change (%)	0%	3.79%	6.98%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$6,126	2015		
\$6,392	2016	\$266	4.34%
\$6,551	2017	\$159	2.48%

Characteristics

Lot Acres:	0.1932	3/4 Baths:	1
Lot Area:	8,415	Fireplaces:	1
Land Use:	SFR	Condition:	Good
County Land Use:	Single Family(Res Use/Zone)	Quality:	Good

Courtesy of Robert Rohrich

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Property Detail

Generated on 08/29/2017
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Borrower	Gai Nathan and Gai Sarah E						
Property Address	13830 173rd Ave Ne						
City	Redmond	County	King	State	WA	Zip Code	98052
Lender/Client	Windermere	Address	425.466.1000,				

