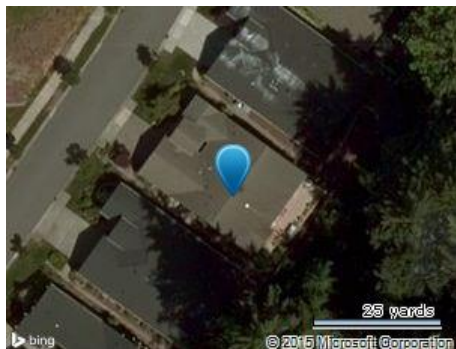


12480 240th PI Ne, Redmond, WA 98053-6279, King County



2	1,560	4,498	\$483,679
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
2	2010	SFR	12/13/2010
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name (LN FN):	Chodora Charles R	Tax Billing Zip:	98053
Owner Name 2 (LN FN):	Chodora Corrine F	Tax Billing Zip+4:	6279
Tax Billing Address:	12480 240th PI Ne	Owner Occupied:	Yes
Tax Billing City & State:	Redmond, WA		

Location Information

Zip Code:	98053	Zoning:	URPSO
Subdivision:	Trilogy At Redmond Ridge Div 12	Location Influence:	Golf Course
Census Tract:	323.27	Range/Township/Section/Quarter:	06-26-27-NE
Neighborhood Code:	071009-071009	Map#:	508-C6
Carrier Route:	C076	Street Type:	Public

Tax Information

Tax-ID:	868232-0370	% Improved:	56%
Alt. Tax-ID:	868232037002	Tax Area:	7260
Parcel ID:	8682320370	Legal Book/Page:	243-83
Legal Description:	TRILOGY AT REDMOND RIDGE DIV 12 TGW UND INT IN SAT TRACTS PLAT BLOCK: PLAT LOT: 37		

Assessment & Tax

Assessment Year	2014 - Preliminary	2014	2013	2012
Assessed Value - Total	\$551,000	\$551,000	\$475,000	\$435,000
Assessed Value - Land	\$243,000	\$243,000	\$210,000	\$192,000
Assessed Value - Improved	\$308,000	\$308,000	\$265,000	\$243,000
Market Value - Total	\$551,000	\$551,000	\$475,000	\$435,000
Market Value - Land	\$243,000	\$243,000	\$210,000	\$192,000
Market Value - Improved	\$308,000	\$308,000	\$265,000	\$243,000
YOY Assessed Change (\$)	\$0	\$76,000	\$40,000	
YOY Assessed Change (%)	0%	16%	9.2%	

Total Tax	Tax Year	Change (\$)	Change (%)
\$5,767	2012		
\$5,970	2013	\$203	3.52%
\$6,347	2014	\$378	6.33%

Characteristics

Lot Acres:	0.1033	Condition:	Average
Lot Area:	4,498	Quality:	Good
Land Use:	SFR	Water Source:	Public
County Land Use:	Single Family(Res Use/Zone)	Sewer:	Public Service
Year Built:	2010	Heat Type:	Forced Air
Total Living Sq Ft:	1,560	Porch:	Open Porch

Courtesy of Ed Laine

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Property Detail

Generated on 04/24/2015

Page 1 of 23

Above Gnd Sq Ft:	1,560	Porch Type:	Open Porch
Gross Area:	2,020	Patio Type:	Deck
Ground Floor Sq Ft:	1,560	Patio/Deck 1 Area:	340
Stories:	1	Garage Type:	Attached Garage
Bedrooms:	2	Parking Type:	Attached Garage
Total Baths:	2	Attached Garage SF:	460
Full Baths:	2		

Estimated Value

RealAVM™ (1):	\$554,154	Confidence Score (2):	82
RealAVM™ Range:	\$493,197 - \$615,111	Forecast Standard Deviation (3):	11
Value As Of:	04/20/2015		

(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 60 - 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

Recording Date:	12/16/2010	Deed Type:	Warranty Deed
Settle Date:	12/13/2010	Owner Name (LN FN):	Chodora Charles R
Sale Price:	\$483,679	Owner Name 2 (LN FN):	Chodora Corrine F
Price Per Square Feet:	\$310.05	Seller Name (LN FN):	Shea Homes Inc
Auditor No:	201012161006		

Recording Date	12/16/2010	01/04/2008	01/04/2008
Sale/Settlement Date	12/13/2010	01/04/2008	01/04/2008
Sale Price	\$483,679	\$11,606,784	
Buyer Name	Chodora Charles R & C F Trust	Shea Homes Inc	Quadrant Corp
Buyer Name 2			Shea Homes Inc
Seller Name	Shea Homes Inc	Quadrant Corp	Trilogy At Redmond Ridge LLC
Auditor No	201012161006	200801041628	200801041627
Hist. Document No.	2470989	2327795	2327792
Document Type	Warranty Deed	Warranty Deed	Warranty Deed

Mortgage History

Mortgage Date	12/16/2010	11/17/2010	11/17/2010
Mortgage Amount	\$386,943		
Mortgage Lender	Shea Mtg	Wells Fargo Bk Na	Wells Fargo Bk Na
Mortgage Type	Conventional		

Courtesy of Ed Laine

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Property Detail

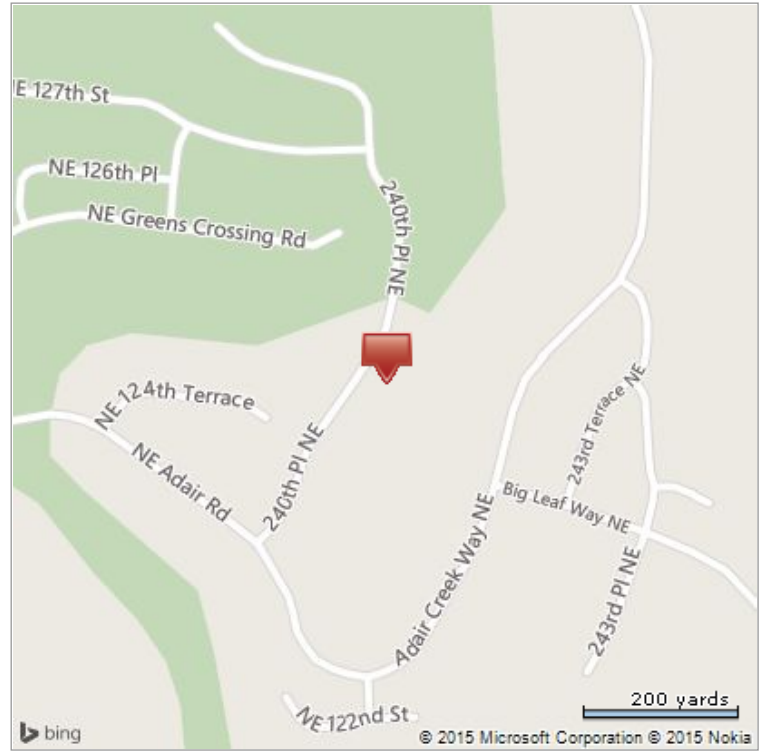
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Page 2 of 23

Property Map



*Lot Dimensions are Estimated



Courtesy of Ed Laine

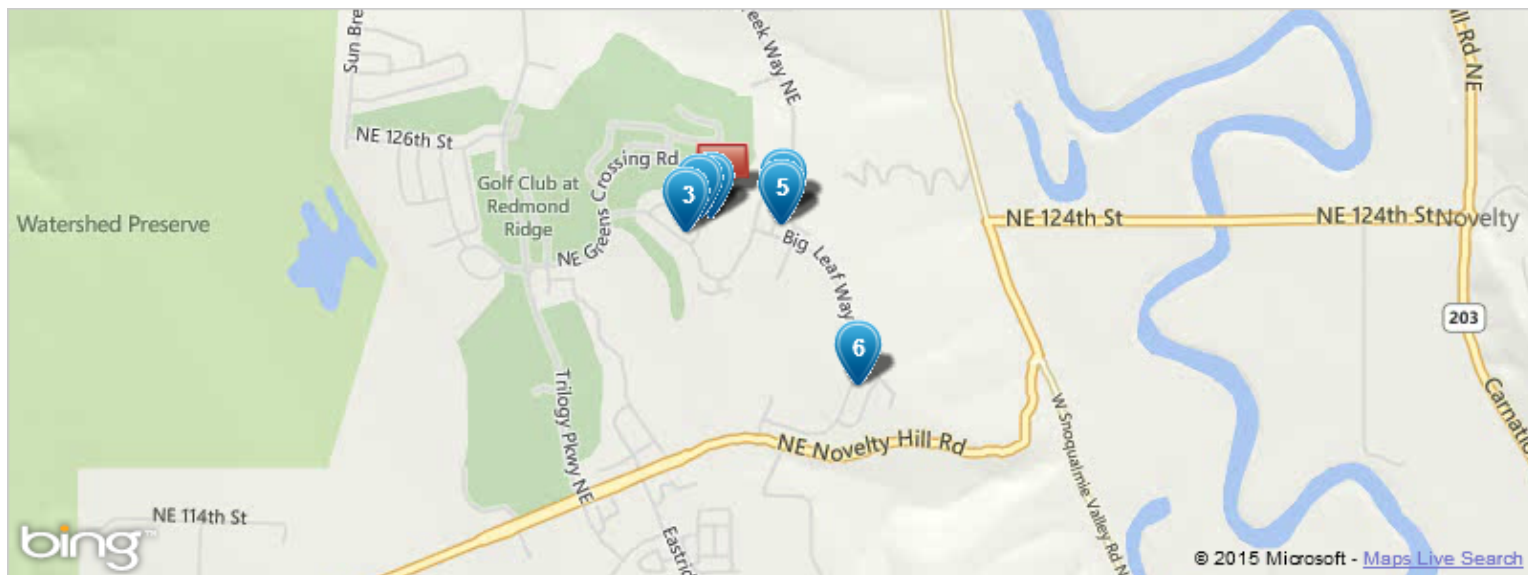
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Property Detail

Generated on 04/24/2015

Page 3 of 23

12480 240th PI Ne, Redmond, WA 98053-6279, King County



Search Criteria

Number of Comparables:	6	Date Type:	Recording Date
Sort Method:	Distance From Subject (Closest)	Search Period:	07/24/2014 - 04/24/2015
Pool:	No Preference	Living/Building Area:	1,326 - 1,794 Sq Ft
Distance from Subject:	.5 miles	Lot Area:	3,823 - 5,173 Sq Ft
Distressed Sales:	Include All Tax Sales	Land Use:	Same As Subject
Geographic Boundary:	No Preference		

Summary Statistics

	Subject Property	High	Low	Median	Average
Sale Price	\$483,679	\$560,000	\$431,500	\$465,000	\$478,408
Price Per Sq Ft	\$310.05	\$333.33	\$305.52	\$318.08	\$318.39
Distance (miles)		0.48	0.05	0.12	0.16
Lot Sq Ft	4,498	4,866	3,961	4,663	4,579.1667
Total Living Sq Ft	1,560	1,680	1,370	1,475	1,500
Bedrooms	2	2	2	2	2
Total Baths	2	2	2	2	2
Year Built	2010	2010	2005	2008	2008
Stories	1	1	1	1	1
Total Assessment	\$551,000	\$545,000	\$374,000	\$417,000	\$442,000
MLS DOM		107	3	11	33
RealAVM™(1)	\$554,154	\$577,834	\$439,045	\$477,888	\$491,620
Value Projected by Assessment	\$599,607				
Value Projected by Sq Ft	\$496,681				

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

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Comparables

Generated on 04/24/2015
Page 4 of 23

Subject Property

Comparable 1

Comparable 2

Comparable 3



Address	12480 240th Pl Ne	12448 240th Pl Ne	12437 240th Pl Ne	23930 NE Adair Rd
Distance (miles)		0.05	0.07	0.10
Subdivision	Trilogy At Redmond Ridge Div 12	Trilogy At Redmond Ridge Div 12	Trilogy At Redmond Ridge Div 12	Trilogy At Redmond Ridge Div 08
Tax-ID	868232-0370	868232-0320	868232-0160	868228-2180
Recording Date	12/16/2010	09/24/2014	02/25/2015	09/25/2014
Sale Price	\$483,679	\$485,000	\$439,950	\$509,000
Total Assessment	\$551,000	\$424,000	\$410,000	\$497,000
Price Per Sq Ft	\$310.05	\$321.19	\$305.52	\$326.28
Total Living Sq Ft	1,560	1,510	1,440	Tax: 1,560 MLS: 1,600
Lot Sq Ft	4,498	3,961	4,666	4,675
County Land Use	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)
Universal Land Use	SFR	SFR	SFR	SFR
State	WA	WA	WA	WA
Stories	1	1	1	1
Bedrooms	2	Tax: 2 MLS: 3	2	2
Bathrooms (Total)	2	2	2	2
Bathrooms (Full)	2	2	2	2
Year Built	2010	2010	2010	2006
Garage Type	Attached Garage	Attached Garage	Attached Garage	Attached Garage
Fireplaces		1	1	1
Heat Type	Forced Air	Forced Air	Forced Air	Heat Pump
Lot Acres	0.1033	0.0909	0.1071	0.1073
Water Source	Public	Public	Public	Public
Sewer	Public Service	Public Service	Public Service	Public Service
Waterfront Influence	Golf Course	Golf Course		
Condition	Average	Average	Average	Average
Quality	Good	Good	Good	Good
Township	King County	King County	King County	King County
Annual Tax	\$6,347	\$4,932	\$4,776	\$5,750
Total Assessed Value	\$551,000	\$424,000	\$410,000	\$497,000

Courtesy of Ed Laine

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Comparables

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Page 5 of 23

Subject Property

Comparable 4

Comparable 5

Comparable 6



Address	12480 240th Pl Ne	12412 243rd Ter Ne	12374 243rd Ter Ne	24563 NE Vine Maple Way
Distance (miles)		0.13	0.13	0.48
Subdivision	Trilogy At Redmond Ridge Div 12	Trilogy At Redmond Ridge Div 11	Trilogy At Redmond Ridge Div 11	Trilogy At Redmond Ridge Div 08
Tax-ID	868232-0370	868231-0470	868231-0430	868228-0490
Recording Date	12/16/2010	01/15/2015	09/26/2014	08/07/2014
Sale Price	\$483,679	\$445,000	\$560,000	\$431,500
Total Assessment	\$551,000	\$402,000	\$545,000	\$374,000
Price Per Sq Ft	\$310.05	\$309.03	\$333.33	\$314.96
Total Living Sq Ft	1,560	1,440	Tax: 1,680 MLS: 1,695	1,370
Lot Sq Ft	4,498	4,660	4,647	4,866
County Land Use	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)	Single Family(Res Use/Zone)
Universal Land Use	SFR	SFR	SFR	SFR
State	WA	WA	WA	WA
Stories	1	1	1	1
Bedrooms	2	2	2	2
Bathrooms (Total)	2	Tax: 2 MLS: 1.7	Tax: 2 MLS: 1.7	2
Bathrooms (Full)	2	Tax: 2 MLS: 1	Tax: 2 MLS: 1	2
Year Built	2010	2008	2008	2005
Garage Type	Attached Garage	Attached Garage	Attached Garage	Attached Garage
Fireplaces		1	1	1
Heat Type	Forced Air	Forced Air	Forced Air	Forced Air
Lot Acres	0.1033	0.107	0.1067	0.1117
Water Source	Public	Public	Public	Public
Sewer	Public Service	Public Service	Public Service	Public Service
Waterfront Influence	Golf Course			
Condition	Average	Average	Average	Average
Quality	Good	Good	Good	Good
Township	King County	King County	King County	King County
Annual Tax	\$6,347	\$4,685	\$6,282	\$4,966
Total Assessed Value	\$551,000	\$402,000	\$545,000	\$374,000

Courtesy of Ed Laine

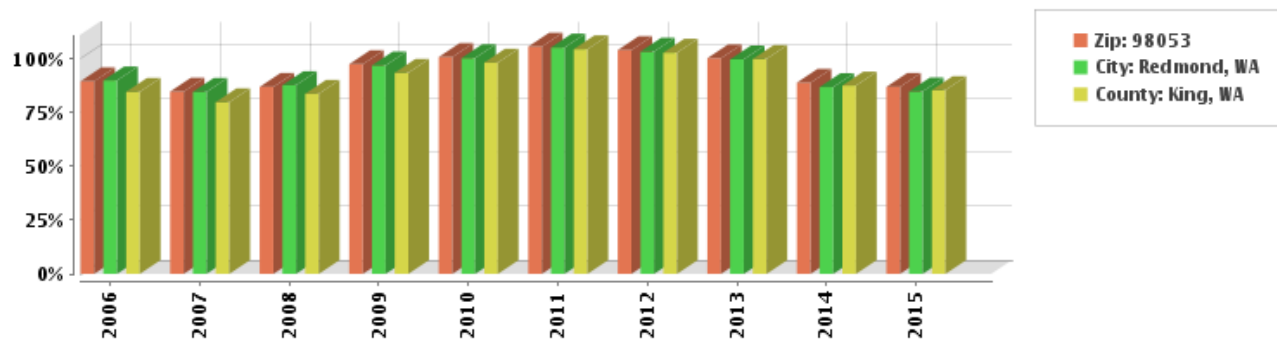
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Comparables

Generated on 04/24/2015
Page 6 of 23

Pricing Trends

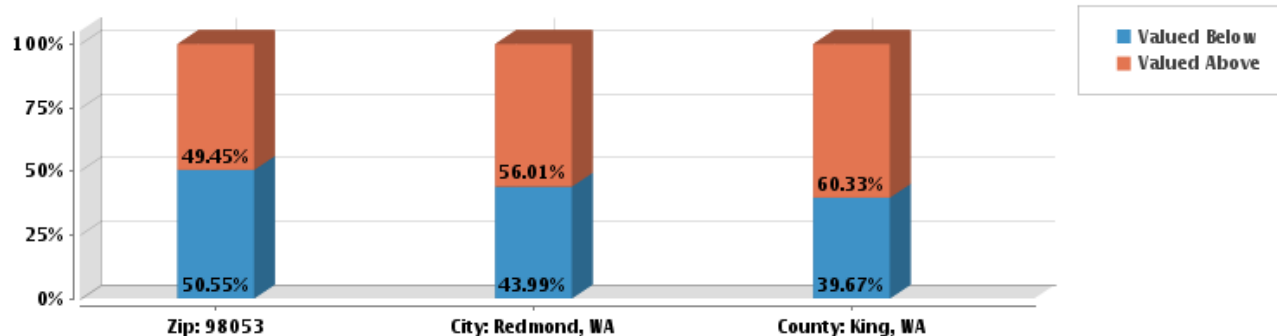
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

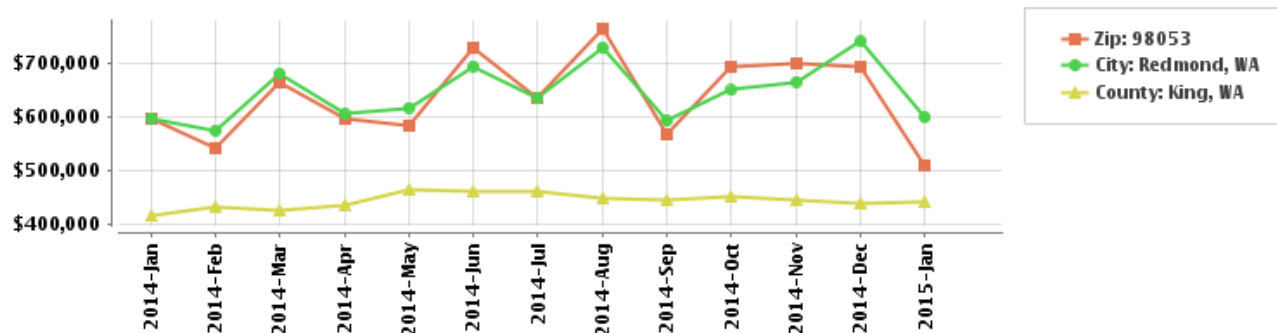
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

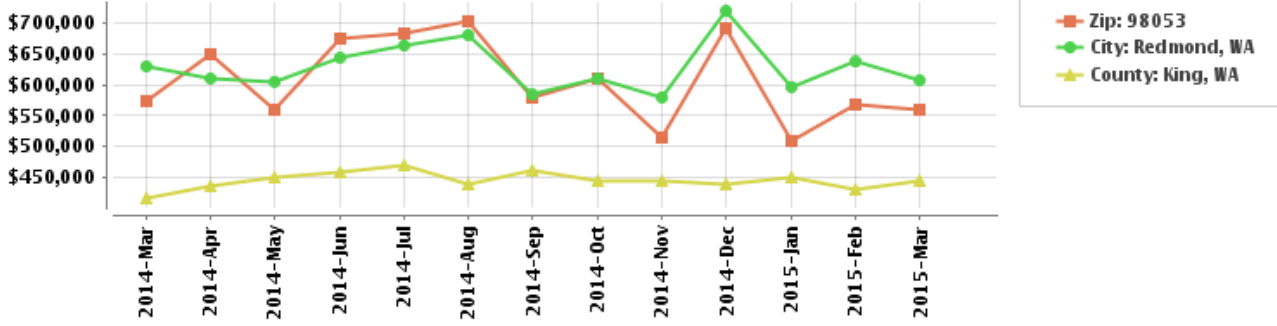
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



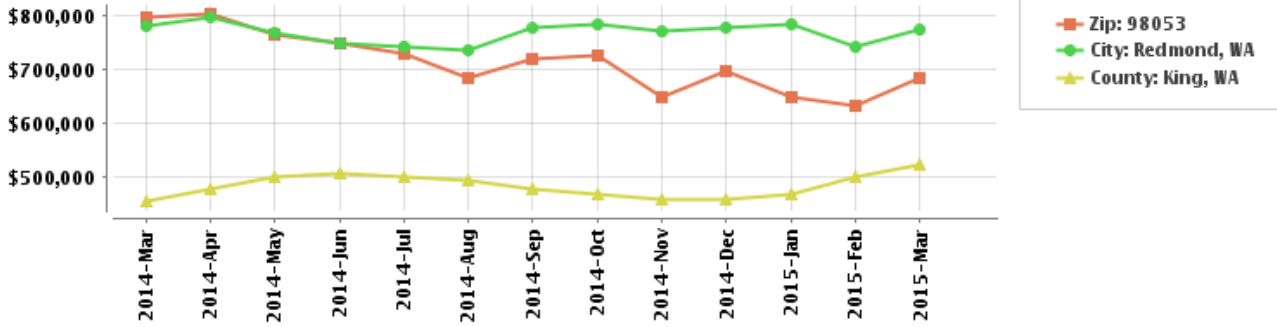
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median Sale Price - MLS



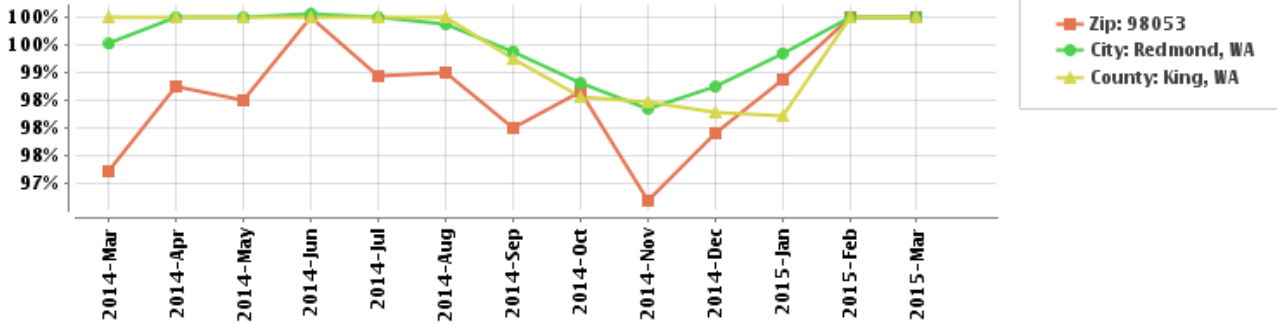
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



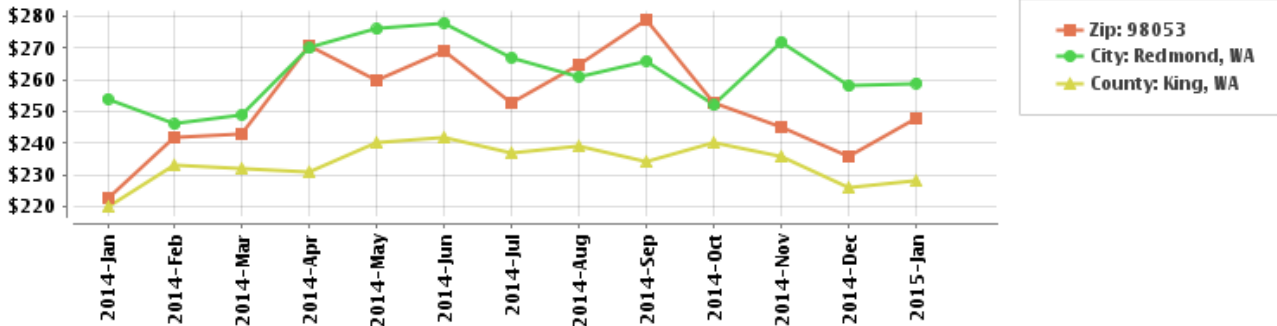
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax

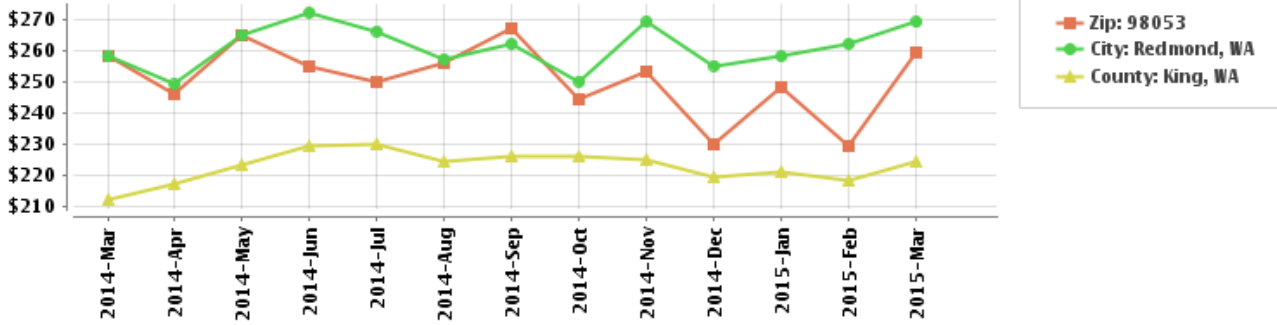


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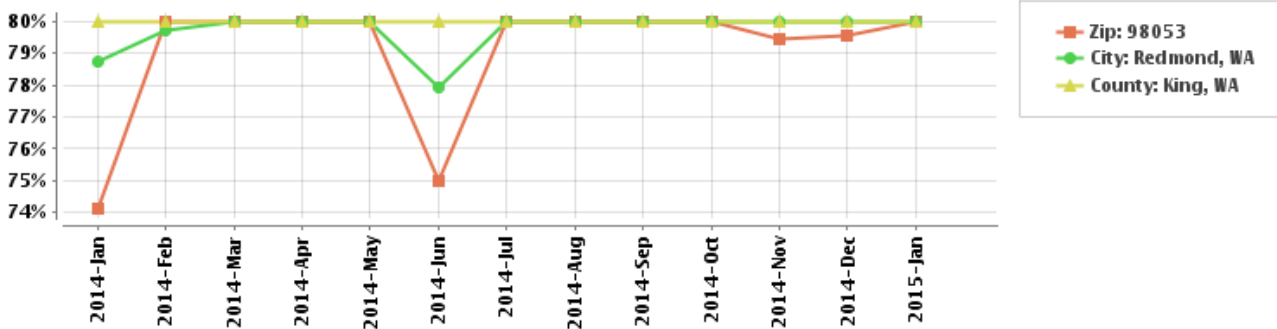
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Price per Square Foot - MLS



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Loan to Value - Tax

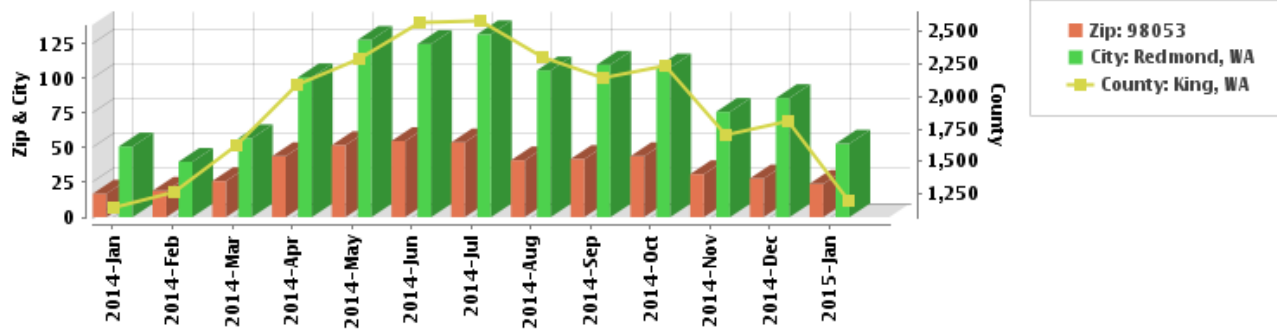


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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Market Activity

Number of Sales - Tax



The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

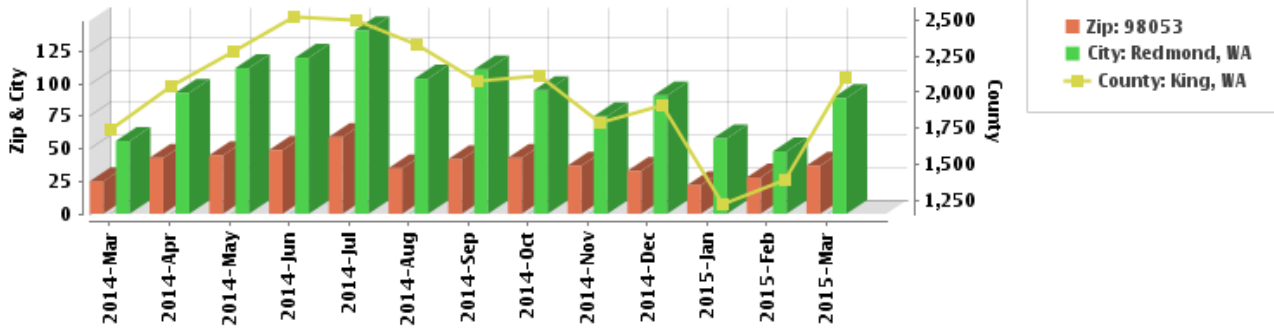
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Market Trends

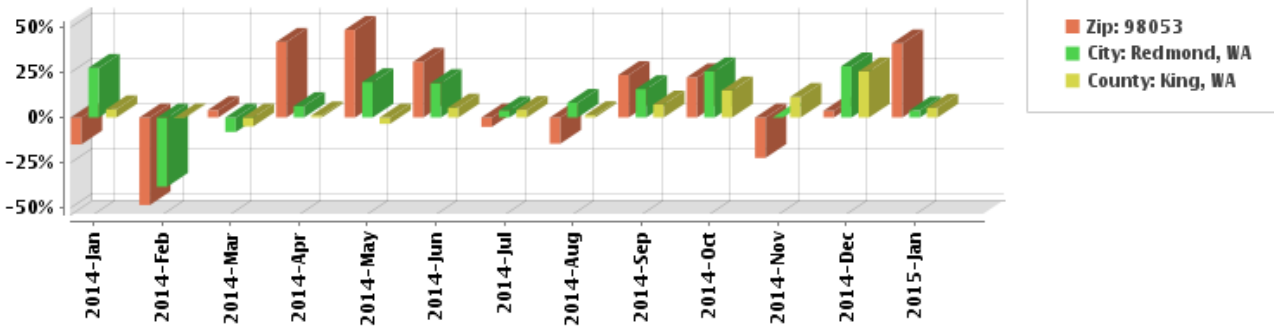
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Page 9 of 23

Number of Sales - MLS



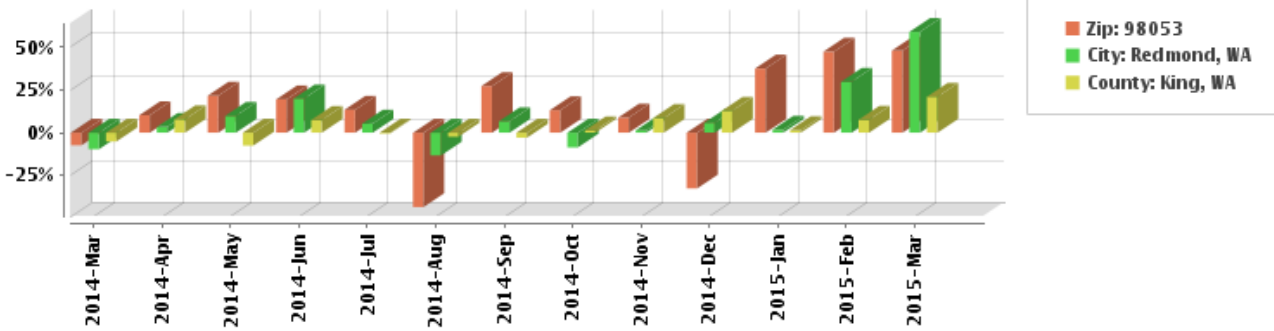
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Change in Sales Activity - Tax



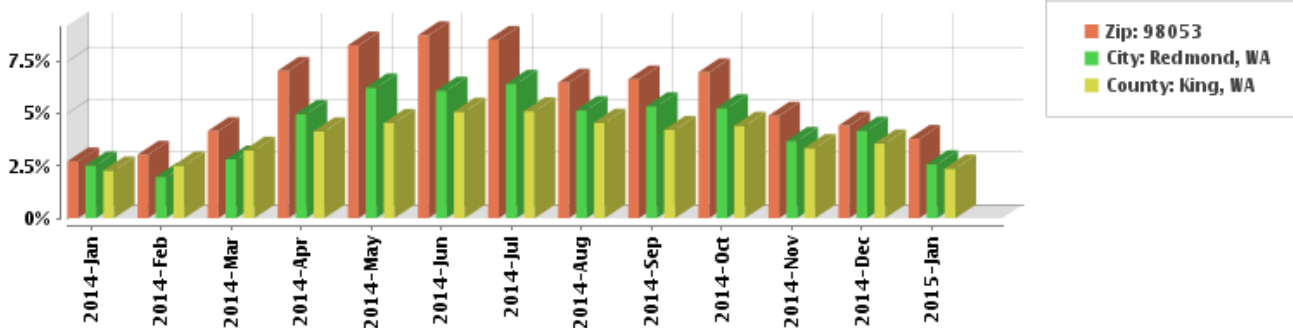
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Change in Sales Activity - MLS



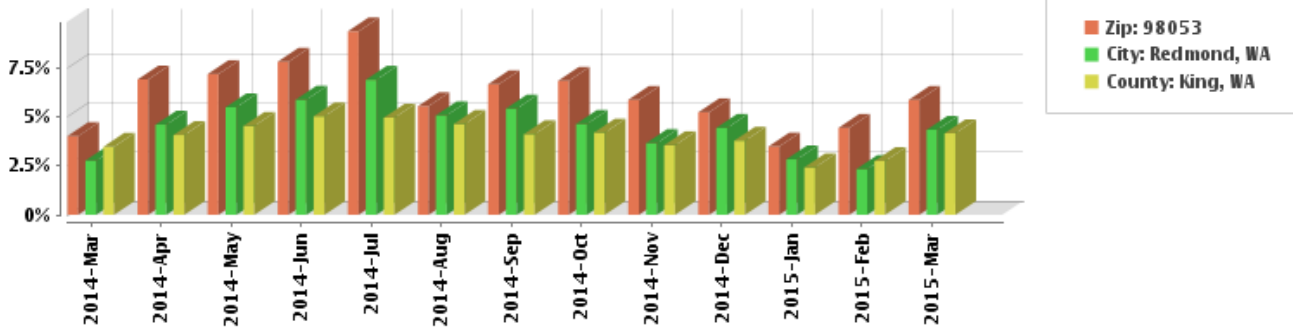
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

Annual Turnover Rate - MLS

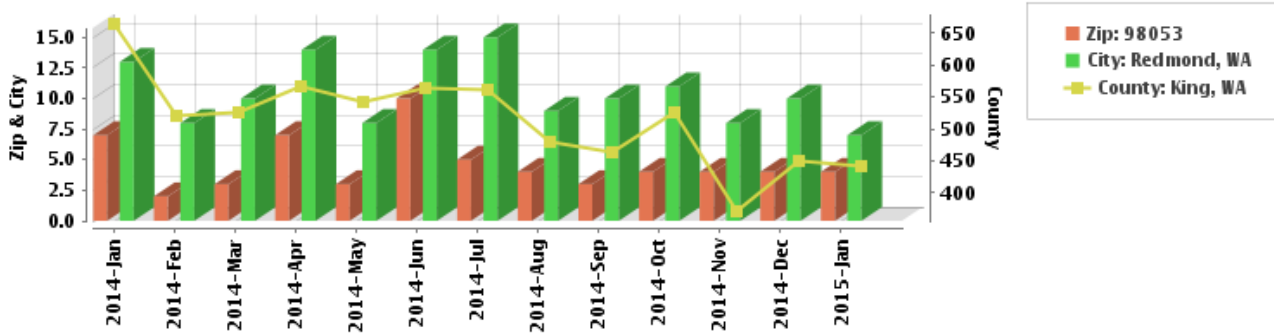


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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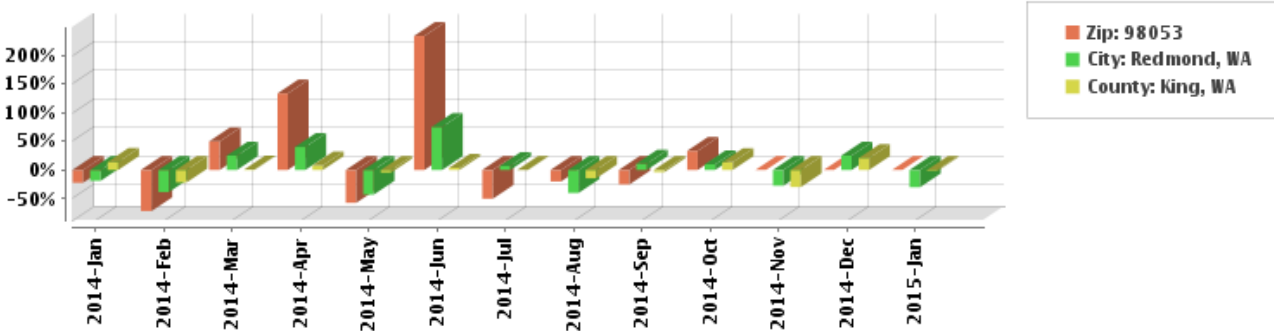
Distressed Properties

Number of Foreclosures - Tax



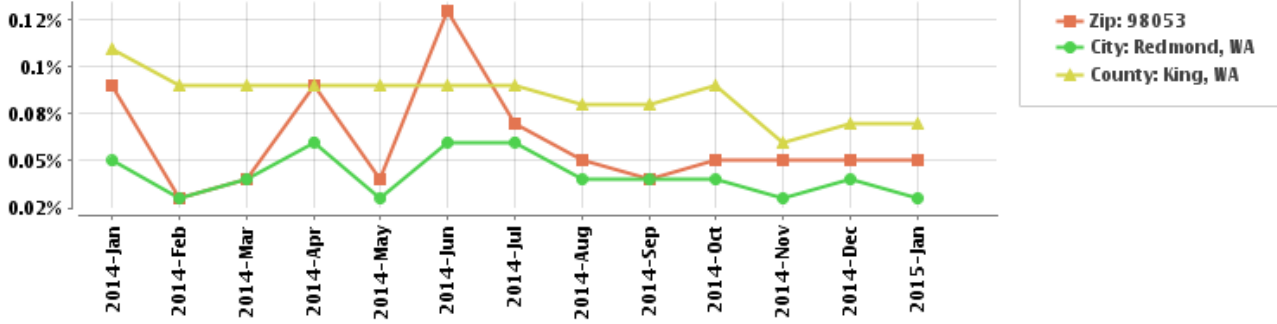
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

Change in Foreclosure Activity - Tax



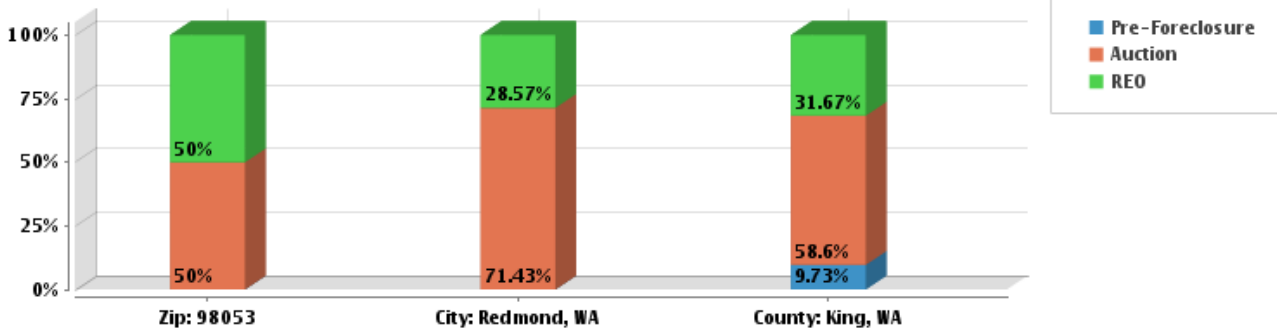
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

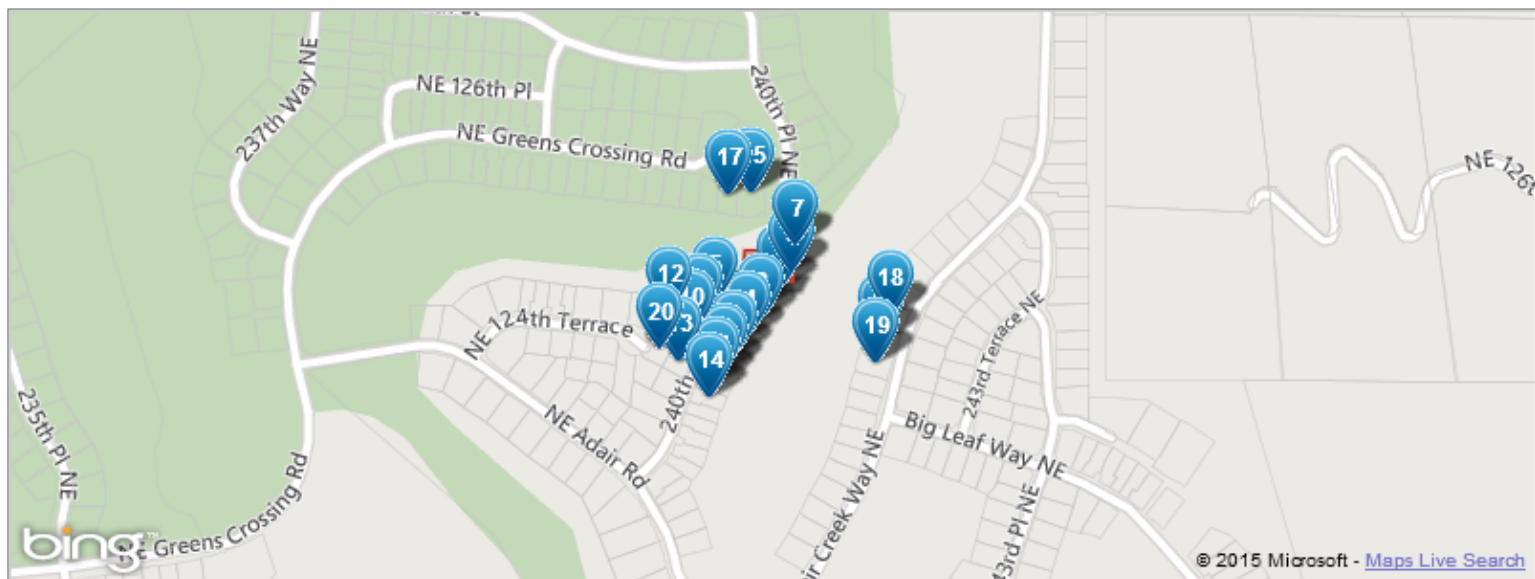
Percentage of Properties in Each Foreclosure Stage - Tax



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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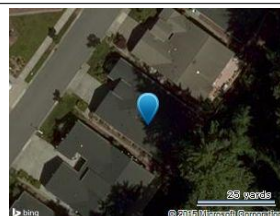
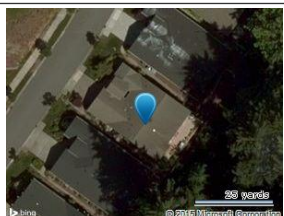


Subject Property

Neighbor 1

Neighbor 2

Neighbor 3



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Address	12480 240th PI Ne	12486 240th PI Ne	12474 240th PI Ne	12492 240th PI Ne
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	FEINBERG RICHARD	EGLE MICHAEL H	FLUTER JANICE E
Owner Name 2 (LN FN)	Chodora Corrine F	Candace Ca	Egle Judith A	
Recording Date	12/16/2010	10/06/2010	10/19/2011	10/29/2008
Sales Date	12/13/2010	09/30/2010	Tax: 10/17/2011 MLS: 10/19/2011	10/21/2008
Sale Price	\$483,679	\$514,335	\$516,387	\$649,123
Price Per Sq Ft	\$310.05	\$276.52	\$276.14	\$347.12
Total Living Sq Ft	1,560	1,860	Tax: 1,870 MLS: 1,824	1,870
Stories	1	1	1	1
Bedrooms	2	2	2	2
Bathrooms (Total)	2	2	2	3
Fireplaces		1	1	1
Universal Land Use	SFR	SFR	Tax: SFR MLS: Residential Lot	SFR
Lot Sq Ft	4,498	4,696	4,680	5,516
Lot Acres	0.1033	0.1078	0.1074	0.1266
Year Built	2010	2010	2011	2008
Total Assessment	\$551,000	\$593,000	\$565,000	\$568,000
Property Tax Amount	\$6,347	\$6,828	\$6,984	\$6,542
Distance (miles)		0.01	0.01	0.02

Courtesy of Ed Laine

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Neighbors

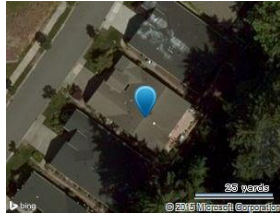
Generated on 04/24/2015
Page 13 of 23

Subject Property

Neighbor 4

Neighbor 5

Neighbor 6



	12480 240th PI Ne	12468 240th PI Ne	12479 240th PI Ne	12460 240th PI Ne
Address	12480 240th PI Ne	12468 240th PI Ne	12479 240th PI Ne	12460 240th PI Ne
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	GARRETT THEODORE W	HAGEN KENNETH	MCCALLUM CHARLES J JR
Owner Name 2 (LN FN)	Chodora Corrine F	Garrett Robyn P	Hagen Maureen	Mccallum Penni
Recording Date	12/16/2010	07/14/2014	12/29/2011	06/30/2011
Sales Date	12/13/2010	Tax: 07/09/2014 MLS: 07/14/2014	12/20/2011	Tax: 06/14/2011 MLS: 06/30/2011
Sale Price	\$483,679	\$741,500	\$435,080	\$590,000
Price Per Sq Ft	\$310.05	\$344.88	\$265.29	\$256.52
Total Living Sq Ft	1,560	2,150	1,640	Tax: 2,300 MLS: 2,161
Stories	1	1	1	1
Bedrooms	2	2	3	Tax: 3 MLS: 2
Bathrooms (Total)	2	Tax: 3 MLS: 2.5	2	Tax: 3 MLS: 2.5
Fireplaces		1	1	1
Universal Land Use	SFR	SFR	SFR	Tax: SFR MLS: Residential Lot
Lot Sq Ft	4,498	5,760	8,872	5,690
Lot Acres	0.1033	0.1322	0.2037	0.1306
Year Built	2010	2010	2012	2011
Total Assessment	\$551,000	\$655,000	\$443,000	\$633,000
Property Tax Amount	\$6,347	\$7,516	\$5,516	\$7,802
Distance (miles)		0.02	0.03	0.03

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Neighbors

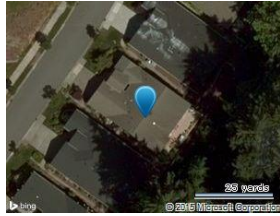
Generated on 04/24/2015
Page 14 of 23

Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



	12480 240th PI Ne	12498 240th PI Ne	12471 240th PI Ne	12456 240th PI Ne
Address	12480 240th PI Ne	12498 240th PI Ne	12471 240th PI Ne	12456 240th PI Ne
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	BELL ROBERT S	WALTON JEAN W	KUTZ JOHN W
Owner Name 2 (LN FN)	Chodora Corrine F	Bell Catherine C		Kutz Mary Jane
Recording Date	12/16/2010	02/23/2009	07/31/2012	02/23/2012
Sales Date	12/13/2010	02/18/2009	Tax: 07/18/2012 MLS: 07/31/2012	Tax: 02/21/2012 MLS: 02/23/2012
Sale Price	\$483,679	\$694,711	\$322,400	\$390,000
Price Per Sq Ft	\$310.05	\$383.82	\$248.00	\$205.26
Total Living Sq Ft	1,560	1,810	Tax: 1,300 MLS: 1,295	Tax: 1,900 MLS: 1,871
Stories	1	2	1	2
Bedrooms	2	3	Tax: 2 MLS: 1	2
Bathrooms (Total)	2	3	2	Tax: 3 MLS: 2.5
Fireplaces		1	1	1
Universal Land Use	SFR	SFR	Tax: SFR MLS: Residential Lot	SFR
Lot Sq Ft	4,498	6,233	3,809	3,282
Lot Acres	0.1033	0.1431	0.0874	0.0753
Year Built	2010	2009	Tax: 2012 MLS: 2011	2010
Total Assessment	\$551,000	\$582,000	\$385,000	\$467,000
Property Tax Amount	\$6,347	\$6,698	\$4,815	\$5,412
Distance (miles)		0.03	0.04	0.04

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Neighbors

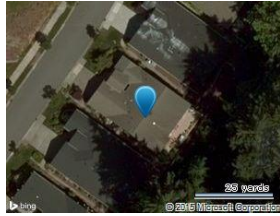
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Page 15 of 23

Subject Property

Neighbor 10

Neighbor 11

Neighbor 12



Address	12480 240th PI Ne	12463 240th PI Ne	12448 240th PI Ne	23884 NE 124th Ter
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	AGRANOV INNA	BROWN JOANN M	SCHEEF WILLIAM A
Owner Name 2 (LN FN)	Chodora Corrine F			Scheef Carrie
Recording Date	12/16/2010	04/13/2012	09/24/2014	05/30/2014
Sales Date	12/13/2010	Tax: 03/21/2012 MLS: 04/13/2012	Tax: 09/16/2014 MLS: 09/24/2014	Tax: 05/19/2014 MLS: 05/30/2014
Sale Price	\$483,679	\$407,795	\$485,000	\$818,000
Price Per Sq Ft	\$310.05	\$261.41	\$321.19	\$343.70
Total Living Sq Ft	1,560	Tax: 1,560 MLS: 1,568	1,510	Tax: 2,380 MLS: 2,390
Stories	1	1	1	1
Bedrooms	2	2	Tax: 2 MLS: 3	2
Bathrooms (Total)	2	2	2	Tax: 3 MLS: 2.5
Fireplaces		1	1	1
Universal Land Use	SFR	Tax: SFR MLS: Residential Lot	SFR	SFR
Lot Sq Ft	4,498	4,814	3,961	9,374
Lot Acres	0.1033	0.1105	0.0909	0.2152
Year Built	2010	2011	2010	2011
Total Assessment	\$551,000	\$506,000	\$424,000	\$878,000
Property Tax Amount	\$6,347	\$6,269	\$4,932	\$10,750
Distance (miles)		0.04	0.05	0.05

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Neighbors

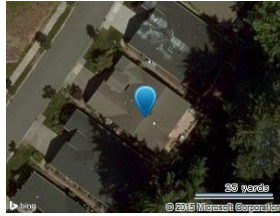
Generated on 04/24/2015
Page 16 of 23

Subject Property

Neighbor 13

Neighbor 14

Neighbor 15



Address	12480 240th PI Ne	12455 240th PI Ne	12442 240th PI Ne	23983 NE Greens Crossing Rd
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	BREIDENBACH MARK A	BURKHEAD DAVID	WATENPAUGH KEITH
Owner Name 2 (LN FN)	Chodora Corrine F	Breidenbach Beverly	Burkhead Kathryn	Watenpaugh Joyce
Recording Date	12/16/2010	12/04/2013	05/04/2012	03/25/2009
Sales Date	12/13/2010	Tax: 11/27/2013 MLS: 12/04/2013	05/02/2012	03/20/2009
Sale Price	\$483,679	\$420,000	\$424,214	\$572,166
Price Per Sq Ft	\$310.05	\$291.67	\$280.94	\$227.05
Total Living Sq Ft	1,560	1,440	1,510	2,520
Stories	1	1	1	1
Bedrooms	2	2	2	2
Bathrooms (Total)	2	Tax: 2 MLS: 1.7	2	3
Fireplaces		1	1	1
Universal Land Use	SFR	SFR	SFR	SFR
Lot Sq Ft	4,498	4,378	3,962	9,499
Lot Acres	0.1033	0.1005	0.091	0.2181
Year Built	2010	2010	2012	2008
Total Assessment	\$551,000	\$409,000	\$415,000	\$718,000
Property Tax Amount	\$6,347	\$4,763	\$5,179	\$8,217
Distance (miles)		0.06	0.06	0.06

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Neighbors

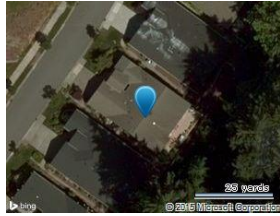
Generated on 04/24/2015
Page 17 of 23

Subject Property

Neighbor 16

Neighbor 17

Neighbor 18



Address	12480 240th Pl Ne	12401 Adair Creek Way Ne	23977 NE Greens Crossing Rd	12409 Adair Creek Way Ne
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 11	TRILOGY AT REDMOND RIDGE DIV 13	TRILOGY AT REDMOND RIDGE DIV 11
Owner Name (LN FN)	CHODORA CHARLES R	WEBER LESTER J	GAUTREAU RONALD V	BROWN TERRENCE J
Owner Name 2 (LN FN)	Chodora Corrine F	Weber Jeanne L	Gautreau Sybil H	Brown Carol A
Recording Date	12/16/2010	08/11/2008	08/24/2012	12/30/2010
Sales Date	12/13/2010	08/05/2008	08/14/2012	12/16/2010
Sale Price	\$483,679	\$783,138	\$533,514	\$573,589
Price Per Sq Ft	\$310.05	\$329.05	\$272.20	\$249.39
Total Living Sq Ft	1,560	2,380	1,960	2,300
Stories	1	1	1	1
Bedrooms	2	3	2	3
Bathrooms (Total)	2	3	2	3
Fireplaces		1	1	1
Universal Land Use	SFR	SFR	SFR	SFR
Lot Sq Ft	4,498	6,394	5,511	6,765
Lot Acres	0.1033	0.1468	0.1265	0.1553
Year Built	2010	2008	2012	2010
Total Assessment	\$551,000	\$655,000	\$580,000	\$668,000
Property Tax Amount	\$6,347	\$7,516	\$7,165	\$7,659
Distance (miles)		0.06	0.06	0.06

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Neighbors

Generated on 04/24/2015
Page 18 of 23

Subject Property
Neighbor 19
Neighbor 20


Address	12480 240th PI Ne	12383 Adair Creek Way Ne	12449 240th PI Ne
Subdivision	TRILOGY AT REDMOND RIDGE DIV 12	TRILOGY AT REDMOND RIDGE DIV 11	TRILOGY AT REDMOND RIDGE DIV 12
Owner Name (LN FN)	CHODORA CHARLES R	SHANBERG PAUL M	TRAVIS RICHARD G
Owner Name 2 (LN FN)	Chodora Corrine F	Shanberg Judith	
Recording Date	12/16/2010	07/24/2008	07/11/2013
Sales Date	12/13/2010	07/16/2008	Tax: 07/05/2013 MLS: 07/11/2013
Sale Price	\$483,679	\$872,951	\$429,100
Price Per Sq Ft	\$310.05	\$379.54	\$317.85
Total Living Sq Ft	1,560	2,300	1,350
Stories	1	1	1
Bedrooms	2	3	2
Bathrooms (Total)	2	3	2
Fireplaces		1	1
Universal Land Use	SFR	SFR	SFR
Lot Sq Ft	4,498	6,271	4,595
Lot Acres	0.1033	0.144	0.1055
Year Built	2010	2008	2010
Total Assessment	\$551,000	\$657,000	\$397,000
Property Tax Amount	\$6,347	\$7,542	\$4,633
Distance (miles)		0.06	0.06

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Demographics

Based on ZIP Code: **98053**

Population

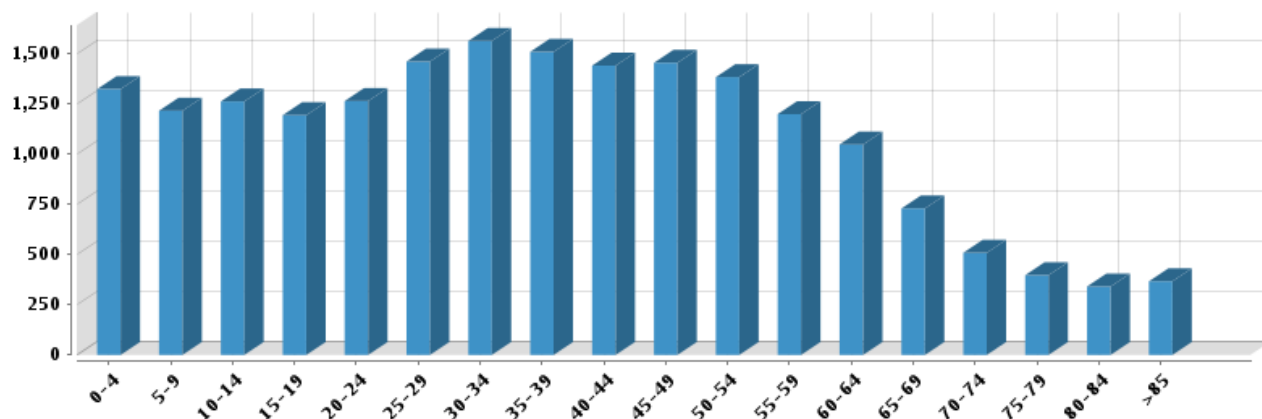
Summary

Estimated Population: **19,629**
 Population Growth (since 2000): **75%**
 Population Density (ppl / mile): **690**
 Median Age: **35.81**

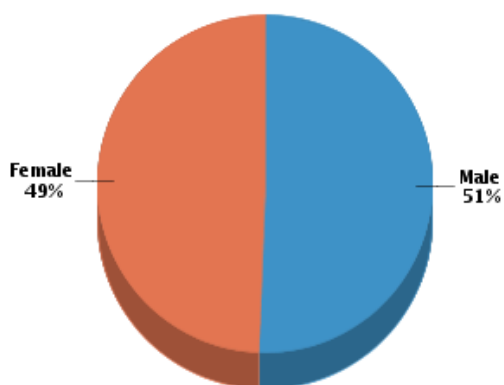
Household

Number of Households: **7,259**
 Household Size (ppl): **2.7**
 Households w/ Children: **3,102**

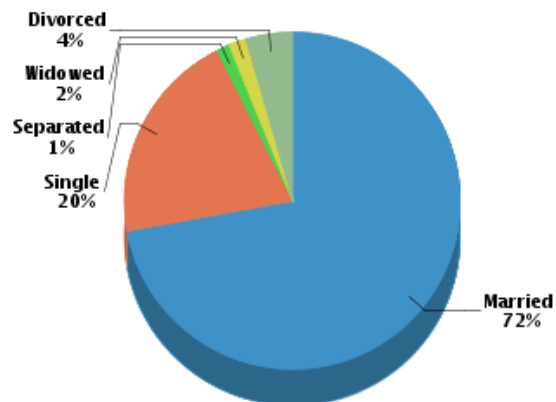
Age



Gender



Marital Status



Housing

Summary

Median Home Sale Price: **\$462,500**
 Median Dwelling Age: **14 years**
 Median Value of Home Equity: **\$619,949**
 Median Mortgage Debt: **\$301,561**

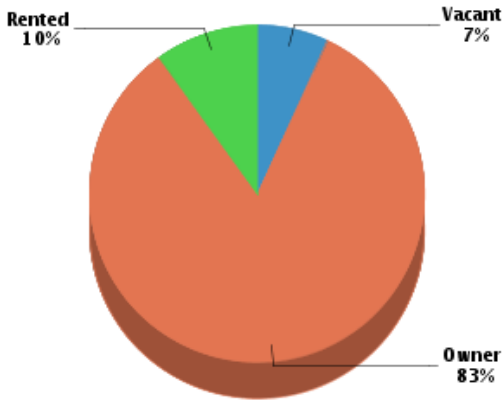
Stability

Annual Residential Turnover: **16.52%**
 5+ Years in Residency: **27.07%**
 Median Years in Residency: **3.06**

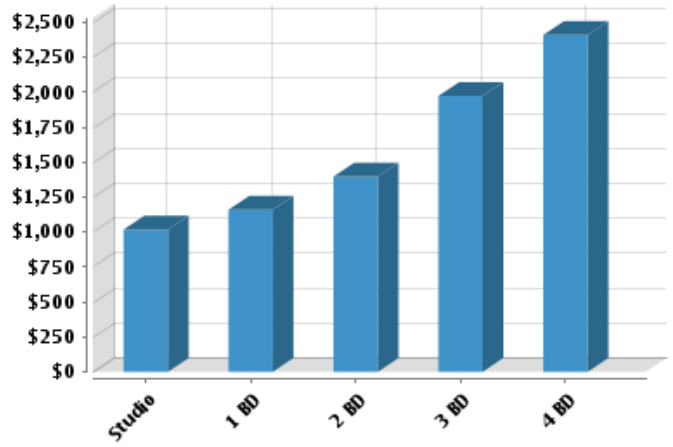
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Occupancy



Fair Market Rents

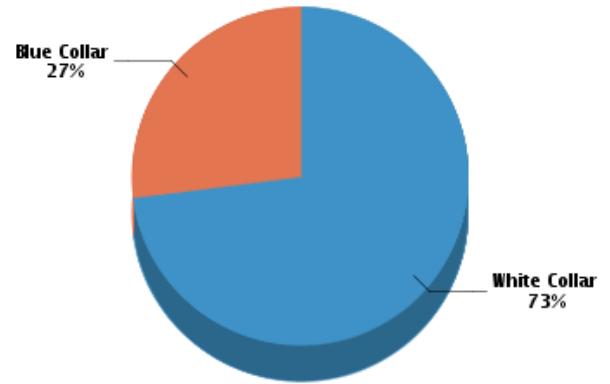


Quality of Life

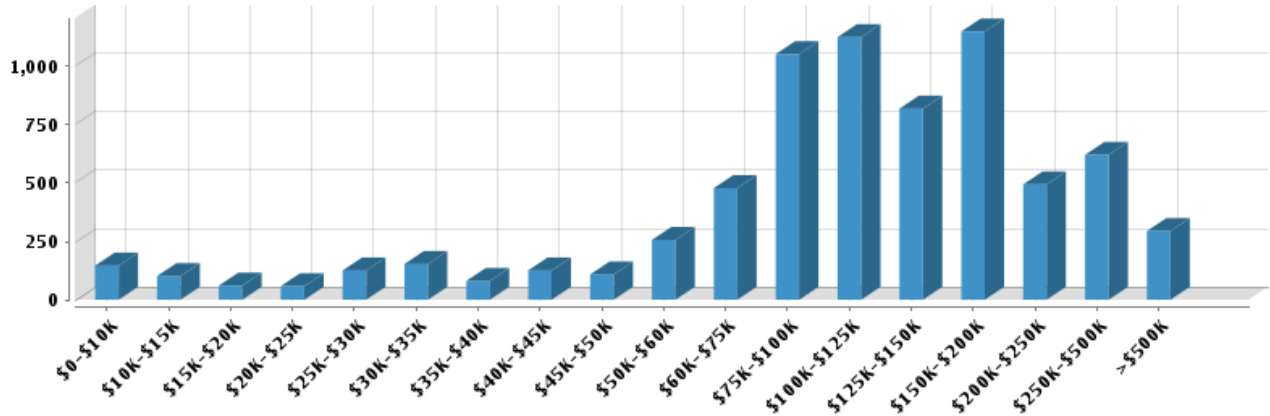
Workers by Industry

Agricultural, Forestry, Fishing:	264
Construction:	212
Manufacturing:	272
Transportation and Communications:	52
Wholesale Trade:	89
Retail Trade:	617
Finance, Insurance and Real Estate:	119
Services:	1,282
Public Administration:	1
Unclassified:	16

Workforce



Household Income



Average Household Income: **\$154,863**

Average Per Capita Income: **\$57,306**

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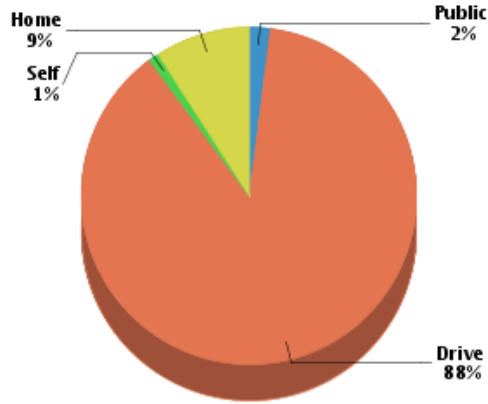
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Neighborhood Profile

Generated on 04/24/2015

Page 21 of 23

Commuter Method



Median Travel Time: **28.55 min**

Weather

January High Temp (avg °F):	46.4
January Low Temp (avg °F):	35.2
July High Temp (avg °F):	75
July Low Temp (avg °F):	55.4
Annual Precipitation (inches):	35.96

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	94
Some High School:	251
High School Graduate:	1,283
Some College:	2,874
Associate Degree:	1,188
Bachelor's Degree:	4,948
Graduate Degree:	2,741

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **1.00 mile(s)**

Local Businesses

Radius: **1.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Crooked Spoon	11825 Trilogy Pkwy Ne	(425) 284-1550	0.61	Bars
Toshi's Teriyaki	23916 Ne 115th Ln # 304	(425) 869-9638	0.64	Restaurants - Japanese
Mc Donald's	23545 Ne Novelty Hill Rd	(425) 836-4509	0.73	Restaurants - Burgers
Quiznos	23535 Ne Novelty Hill Rd # 302	(425) 868-3252	0.73	Restaurants - Deli
Starbucks	23535 Ne Novelty Hill Rd #a312	(425) 868-4831	0.73	Coffee Shops
Silverspoon Thai Restaurant	23525 Ne Novelty Hill Rd # 119	(425) 898-7799	0.73	Restaurants - Thai
Miyako's Teriyaki	23525 Ne Novelty Hill Rd # A10	(425) 836-8436	0.73	Restaurants - Japanese
Filos Pizza & Pasta	23515 Ne Novelty Hill Rd # A10	(425) 250-8313	0.74	Pizza

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Neighborhood Profile

Generated on 04/24/2015

Page 22 of 23

Ming's Garden	23515 Ne Novelty Hill Rd #b203	(425) 868-8836	0.74	Restaurants
Papa Murphy's Take 'n' Bake	23515 Ne Novelty Hill Rd	(425) 836-5800	0.74	Pizza

Shopping

	Address	Phone #	Distance	Description
A & Z Specialty Shop Inc	12636 Adair Creek Way Ne	(425) 885-3905	0.2	Women's Apparel - Retail
Integrity Plus Inc	13022 242nd Pl Ne	(425) 821-3885	0.41	Kitchen Remodeling
Joell's Boutique	11813 239th Ave Ne	(425) 868-4369	0.45	Bridal Shops
Olive	23535 Ne Novelty Hill Rd # 308	(425) 836-4298	0.73	Women's Apparel - Retail
Paper Trail	23515 Ne Novelty Hill Rd # 201	(425) 898-8830	0.74	Gift Shops
Qfc-Quality Food Ctr Inc	23475 Ne Novelty Hill Rd	(425) 636-0440	0.75	Pharmacies
Bluest Skies Sales Lcc	11314 Trilogy Pkwy Ne	(206) 402-7722	0.77	Cigar Cigarette And Tobacco Dealers - Retail

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