

COST VALUATION REPORT (CVR)

Owner : Donald, Ryan
Situs Address : 5409 57th Loop SE, Lacey

Neighborhood : TFZA
Property Type : Residential

Parcel Number : 77090000300
Assessment Year : 2023

(1) LAND VALUATION

Lot	Value Method			Land Size	Rate	Size Adj.	Base Value	Adjustments				
	Flag	Type						Type	Description	Factor	Adjusted Amount	Adjusted Value
1	S	1100	P	5,373 SQ.FEET	11.23	1.817	109,636					109,636

(2) RESIDENCE(S)

Number of Families	1	Main Finished Area	676	Quality	Average	Year Built	2010
Number of Stories	2	Upper Finished Area	767	Condition	Average	Effective Year Built	2010
Building Style	TWNHSE-END	Additional Finished Area	0	Add'l Finished Quality		% Good (Phys./Func./Econ.)	86/100/100
Exterior Wall Type	WOOD-SIDING	Unfinished Area	0	Basement Quality		Percent Complete	100

	Description	Measurement	Cost	Factor	RCN	RCN SQ FT	% Good	RCNLD
Base	Row-end Townhouse 2-story	1443	144.20	1.01	210,161			
Roof	Composition	767	16.40	1.06	13,334			
Base Sum					223,495	154.88		
Plumbing	Number of Plumbing Fixtures	11	2,605.20		28,657			
Heating	Space-heater	1443	4.31		6,219			
Garage	Garage Area	340	63.51	1.00	21,593			
Porch	Covered Porch	40	90.46		3,618			
Patio	Patio	64	15.20		973			
Adjusted Sum					61,060	42.31		
RESIDENCE TOTAL					284,555	197.20	86	244,717

(4) PARCEL TOTAL BEFORE NEIGHBORHOOD ADJUSTMENT

Land	\$109,636
Residential Buildings	\$244,717
Mobile Homes	\$0
Detached Structures	\$0
Commercial Buildings	\$0
COST ESTIMATE	\$354,353

(5) MARKET VALUE ESTIMATE

	Cost Est.	Appraisal Adj.		NBHD Adj.	Final Value
		%	Amount		
Land	\$109,636	100.00	0	1.0070	\$110,400
Buildings & Detached Structures	\$244,717	100.00	0	1.1000	\$269,200
Total Property Value	\$354,353	100.00	0		\$379,600
Square Feet of Living Area (SFLA)					1,443

Ratio Statistics

Measure	Value	IAAO Residential Standards
Median	0.918	0.90 to 1.10
Coefficient of Dispersion	0.062	Less Than 0.200
Price Related Differential	1.001	0.98 to 1.03

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qlty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
76240000900 <i>8536 8th Ct SE, Olympia</i>	TFZA	1/13/2023	\$365,000	0.10	TWNHSE-END	2003	A	AV	866	736	736
58630002000 <i>2700 Hidden Springs Loop SE, Olympia</i>	TFZA	12/12/2022	\$370,000	0.08	TWNHSE-END	2008	A	AV	1809	0	0
77090001200 <i>5447 57th Loop SE, Lacey</i>	TFZA	12/9/2022	\$350,000	0.06	TWNHSE-END	2010	A	AV	1277	0	0
38460002500 <i>4160 Cameron Dr NE, Lacey</i>	TFZA	11/16/2022	\$470,000	0.09	TWNHSE-END	2016	A	AV	1789	0	0
69820000901 <i>4205 Quail Dr SE, Olympia</i>	TFZA	10/12/2022	\$335,000	0.13	TWNHSE-END	1997	A	AV	1339	0	0
76240000400 <i>8518 8th Ct SE, Olympia</i>	TFZA	10/6/2022	\$368,000	0.09	TWNHSE-END	2003	A	AV	1212	0	0
77090003500 <i>5415 Boardwalk St SE, Lacey</i>	TFZA	8/10/2022	\$419,950	0.06	TWNHSE-END	2008	A	AV	1773	0	0
77090000200 <i>5405 57th Loop SE, Lacey</i>	TFZA	7/29/2022	\$395,000	0.09	TWNHSE-END	2010	A	AV	1277	0	0
77090037400 <i>5445 50th Loop SE, Lacey</i>	TFZA	7/21/2022	\$477,638	0.06	TWNHSE-END	2021	A	AV	1815	0	0
58630002600 <i>2714 Hidden Springs Loop SE, Olympia</i>	TFZA	6/17/2022	\$430,000	0.08	TWNHSE-END	2008	A	AV	1804	0	0
77090037100 <i>5433 50th Loop SE, Lacey</i>	TFZA	6/16/2022	\$499,990	0.06	TWNHSE-END	2021	A	AV	1809	0	0
77090037500 <i>5449 50th Loop SE, Lacey</i>	TFZA	6/16/2022	\$477,339	0.06	TWNHSE-END	2021	A	AV	1800	0	0
77090037300 <i>5441 50th Loop SE, Lacey</i>	TFZA	6/15/2022	\$523,155	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090037200 <i>5437 50th Loop SE, Lacey</i>	TFZA	6/14/2022	\$525,000	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090036800 <i>5421 50th Loop SE, Lacey</i>	TFZA	6/8/2022	\$491,508	0.09	TWNHSE-END	2021	A	AV	1867	0	0
77090036900 <i>5425 50th Loop SE, Lacey</i>	TFZA	6/6/2022	\$524,349	0.06	TWNHSE-END	2021	A	AV	1843	0	0
76240001400 <i>8548 8th Ct SE, Olympia</i>	TFZA	5/27/2022	\$399,900	0.12	TWNHSE-END	2003	A	AV	866	736	736

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
77090036600 <i>5413 50th Loop SE, Lacey</i>	TFZA	5/25/2022	\$517,671	0.17	TWNHSE-END	2021	A	AV	1815	0	0
77090036700 <i>5417 50th Loop SE, Lacey</i>	TFZA	5/24/2022	\$509,504	0.12	TWNHSE-END	2021	A	AV	1800	0	0
77090037000 <i>5429 50th Loop SE, Lacey</i>	TFZA	5/19/2022	\$467,632	0.06	TWNHSE-END	2021	A	AV	1819	0	0
58630009700 <i>8027 27th Ave SE, Olympia</i>	TFZA	5/17/2022	\$440,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
58630008300 <i>8114 27th Ave SE, Olympia</i>	TFZA	5/16/2022	\$450,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
77090034700 <i>5311 50th Loop SE, Lacey</i>	TFZA	5/9/2022	\$520,260	0.07	TWNHSE-END	2021	A	AV	1809	0	0
77090034600 <i>5307 50th Loop SE, Lacey</i>	TFZA	5/5/2022	\$519,933	0.08	TWNHSE-END	2021	A	AV	1809	0	0
76240002100 <i>8523 8th Ct SE, Olympia</i>	TFZA	5/2/2022	\$420,000	0.08	TWNHSE-END	2003	A	AV	1604	0	0
85280000700 <i>9444 Fagan Ct NE, Olympia</i>	TFZA	4/18/2022	\$410,000	0.09	TWNHSE-END	2004	A	AV	1552	0	0
58630002500 <i>2710 Hidden Springs Loop SE, Olympia</i>	TFZA	3/28/2022	\$475,000	0.07	TWNHSE-END	2008	A	AV	1830	0	0
77090037800 <i>5434 50th Loop SE, Lacey</i>	TFZA	3/27/2022	\$479,560	0.06	TWNHSE-END	2021	A	AV	1815	0	0
77090037900 <i>5430 50th Loop SE, Lacey</i>	TFZA	3/27/2022	\$474,670	0.07	TWNHSE-END	2021	A	AV	1800	0	0
77090037600 <i>5442 50th Loop SE, Lacey</i>	TFZA	3/23/2022	\$481,042	0.06	TWNHSE-END	2021	A	AV	1867	0	0
58630010800 <i>2723 Hidden Springs Loop SE, Olympia</i>	TFZA	3/22/2022	\$443,000	0.09	TWNHSE-END	2004	A	AV	1209	0	0
77090037700 <i>5438 50th Loop SE, Lacey</i>	TFZA	3/21/2022	\$485,742	0.06	TWNHSE-END	2021	A	AV	1843	0	0
38460002300 <i>4150 Cameron Dr NE, Lacey</i>	TFZA	3/14/2022	\$500,000	0.11	TWNHSE-END	2016	A	AV	1821	0	0
77090035000 <i>5323 50th Loop SE, Lacey</i>	TFZA	2/15/2022	\$484,069	0.11	TWNHSE-END	2021	A	AV	1815	0	0
69040000800 <i>2203 Pleasanton Ct SE, Lacey</i>	TFZA	2/8/2022	\$299,900	0.07	TWNHSE-END	2008	A	AV	1546	0	0
77090034800 <i>5315 50th Loop SE, Lacey</i>	TFZA	2/8/2022	\$503,576	0.08	TWNHSE-END	2021	A	AV	1925	0	0
77090034900 <i>5319 50th Loop SE, Lacey</i>	TFZA	2/8/2022	\$518,367	0.11	TWNHSE-END	2021	A	AV	1925	0	0
77090035100 <i>5327 50th Loop SE, Lacey</i>	TFZA	2/7/2022	\$501,894	0.08	TWNHSE-END	2021	A	AV	1800	0	0

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Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
77090006500 <i>5659 56th Loop SE, Lacey</i>	TFZA	2/4/2022	\$415,000	0.06	TWNHSE-END	2007	A	AV	1549	0	0
77090005100 <i>5621 56th Loop SE, Lacey</i>	TFZA	1/5/2022	\$379,900	0.06	TWNHSE-END	2009	A	AV	1445	0	0
77090038600 <i>5334 50th Loop SE, Lacey</i>	TFZA	12/27/2021	\$463,194	0.06	TWNHSE-END	2021	A	AV	1809	0	0
77090035200 <i>5331 50th Loop SE, Lacey</i>	TFZA	12/21/2021	\$490,200	0.06	TWNHSE-END	2021	A	AV	1867	0	0
69040000600 <i>2145 Pleasanton Ct SE, Lacey</i>	TFZA	12/20/2021	\$389,000	0.07	TWNHSE-END	2008	A	AV	1546	0	0
77090035300 <i>5335 50th Loop SE, Lacey</i>	TFZA	12/20/2021	\$517,823	0.06	TWNHSE-END	2021	A	AV	1843	0	0
77090038700 <i>5330 50th Loop SE, Lacey</i>	TFZA	12/1/2021	\$482,221	0.06	TWNHSE-END	2021	A	AV	1809	0	0
77090038200 <i>5350 50th Loop SE, Lacey</i>	TFZA	11/29/2021	\$472,500	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090038300 <i>5346 50th Loop SE, Lacey</i>	TFZA	11/17/2021	\$485,472	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090038500 <i>5338 50th Loop SE, Lacey</i>	TFZA	11/15/2021	\$477,005	0.06	TWNHSE-END	2021	A	AV	1883	0	0
77090038400 <i>5342 50th Loop SE, Lacey</i>	TFZA	11/12/2021	\$496,626	0.06	TWNHSE-END	2021	A	AV	1883	0	0
76230001000 <i>839 Avalon Ct SE, Olympia</i>	TFZA	11/11/2021	\$350,000	0.09	TWNHSE-END	2002	A	AV	1188	0	0
77090003600 <i>5419 Boardwalk St SE, Lacey</i>	TFZA	11/9/2021	\$420,000	0.06	TWNHSE-END	2008	A	AV	1784	0	0
77090004500 <i>5523 Boardwalk St SE, Lacey</i>	TFZA	11/3/2021	\$410,000	0.07	TWNHSE-END	2008	A	AV	1947	0	0
77090038100 <i>5354 50th Loop SE, Lacey</i>	TFZA	11/1/2021	\$483,140	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090035400 <i>5339 50th Loop SE, Lacey</i>	TFZA	10/25/2021	\$442,995	0.06	TWNHSE-END	2021	A	AV	2182	0	0
77090038000 <i>5358 50th Loop SE, Lacey</i>	TFZA	10/25/2021	\$475,000	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090032000 <i>5014 Andrew St SE, Lacey</i>	TFZA	10/20/2021	\$455,000	0.06	TWNHSE-END	2019	A	AV	1809	0	0
77090035500 <i>5343 50th Loop SE, Lacey</i>	TFZA	10/20/2021	\$457,813	0.06	TWNHSE-END	2021	A	AV	2182	0	0
77090035900 <i>5359 50th Loop SE, Lacey</i>	TFZA	10/13/2021	\$441,377	0.06	TWNHSE-END	2021	A	AV	1866	0	0
77090035600 <i>5347 50th Loop SE, Lacey</i>	TFZA	9/24/2021	\$460,638	0.06	TWNHSE-END	2021	A	AV	1875	0	0

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77090035700 <i>5351 50th Loop SE, Lacey</i>	TFZA	9/24/2021	\$478,220	0.06	TWNHSE-END	2021	A	AV	1875	0	0
77090035800 <i>5355 50th Loop SE, Lacey</i>	TFZA	9/22/2021	\$451,817	0.06	TWNHSE-END	2021	A	AV	1883	0	0
77090036000 <i>5363 50th Loop SE, Lacey</i>	TFZA	9/19/2021	\$447,670	0.06	TWNHSE-END	2021	A	AV	1883	0	0
77090036100 <i>5367 50th Loop SE, Lacey</i>	TFZA	9/17/2021	\$469,313	0.06	TWNHSE-END	2021	A	AV	1866	0	0
76240000800 <i>8532 8th Ct SE, Olympia</i>	TFZA	9/16/2021	\$376,000	0.09	TWNHSE-END	2003	A	AV	866	736	736
76230002100 <i>904 Avalon Ct SE, Olympia</i>	TFZA	9/10/2021	\$366,100	0.10	TWNHSE-END	2002	A	AV	1469	0	0
69040000700 <i>2149 Pleasanton Ct SE, Lacey</i>	TFZA	9/3/2021	\$395,000	0.07	TWNHSE-END	2008	A	AV	1546	0	0
77090036500 <i>5409 50th Loop SE, Lacey</i>	TFZA	9/1/2021	\$462,879	0.13	TWNHSE-END	2021	A	AV	1875	0	0
58630009100 <i>8032 27th Ave SE, Olympia</i>	TFZA	8/25/2021	\$374,950	0.07	TWNHSE-END	2004	A	AV	1563	0	0
77090036400 <i>5405 50th Loop SE, Lacey</i>	TFZA	8/25/2021	\$446,884	0.09	TWNHSE-END	2021	A	AV	1875	0	0
77090036200 <i>5371 50th Loop SE, Lacey</i>	TFZA	8/19/2021	\$424,360	0.06	TWNHSE-END	2021	A	AV	2182	0	0
77090036300 <i>5375 50th Loop SE, Lacey</i>	TFZA	8/18/2021	\$433,184	0.08	TWNHSE-END	2021	A	AV	2182	0	0
58630009000 <i>8036 27th Ave SE, Olympia</i>	TFZA	8/9/2021	\$370,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
11833330103 <i>5602 College St SE, Lacey</i>	TFZA	8/2/2021	\$350,000	0.10	TWNHSE-END	2001	A	AV	1299	0	0
11833330108 <i>5618 College St SE, Lacey</i>	TFZA	7/7/2021	\$330,000	0.10	TWNHSE-END	2003	A	AV	1273	0	0
38460004800 <i>8805 Jayden St NE, Lacey</i>	TFZA	7/1/2021	\$425,000	0.07	TWNHSE-END	2016	A	AV	1662	0	0
11833330109 <i>5620 College St SE, Lacey</i>	TFZA	6/28/2021	\$335,620	0.11	TWNHSE-END	2003	A	AV	1273	0	0
41850009300 <i>4901 43rd Ln SE, Lacey</i>	TFZA	6/16/2021	\$375,000	0.06	TWNHSE-END	2003	A	AV	1568	0	0
77090000900 <i>5435 57th Loop SE, Lacey</i>	TFZA	6/16/2021	\$330,000	0.06	TWNHSE-END	2010	A	AV	953	0	0
77090031900 <i>5018 Andrew St SE, Lacey</i>	TFZA	6/8/2021	\$460,000	0.06	TWNHSE-END	2019	A	AV	1876	0	0
41850007300 <i>4814 43rd Ln SE, Lacey</i>	TFZA	5/25/2021	\$430,000	0.05	TWNHSE-END	2005	A	AV	1740	0	0

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
38460004600 <i>8800 Jayden St NE, Lacey</i>	TFZA	5/25/2021	\$380,000	0.08	TWNHSE-END	2015	A	AV	1835	0	0
85280001600 <i>9449 Fagan Ct NE, Olympia</i>	TFZA	5/7/2021	\$415,001	0.09	TWNHSE-END	2005	A	AV	1526	0	0
76240002300 <i>8515 8th Ct SE, Olympia</i>	TFZA	4/23/2021	\$320,000	0.09	TWNHSE-END	2003	A	AV	1212	0	0
58630003700 <i>2736 Hidden Springs Loop SE, Olympia</i>	TFZA	4/23/2021	\$395,000	0.07	TWNHSE-END	2008	A	AV	1804	0	0
58630003900 <i>2740 Hidden Springs Loop SE, Olympia</i>	TFZA	4/18/2021	\$390,000	0.08	TWNHSE-END	2005	A	AV	1600	0	0
41850009200 <i>4907 43rd Ln SE, Lacey</i>	TFZA	4/9/2021	\$390,000	0.06	TWNHSE-END	2005	A	AV	1564	0	0
58630003100 <i>2724 Hidden Springs Loop SE, Olympia</i>	TFZA	3/30/2021	\$376,000	0.07	TWNHSE-END	2008	A	AV	1825	0	0
76230001700 <i>927 Avalon Ct SE, Olympia</i>	TFZA	3/25/2021	\$360,000	0.13	TWNHSE-END	2002	A	GD	1192	0	0
77090007200 <i>5673 56th Loop SE, Lacey</i>	TFZA	3/22/2021	\$314,500	0.11	TWNHSE-END	2007	A	AV	1445	0	0
77090001900 <i>5475 57th Loop SE, Lacey</i>	TFZA	3/4/2021	\$360,000	0.06	TWNHSE-END	2010	A	AV	1443	0	0
41850008500 <i>4900 43rd Ln SE, Lacey</i>	TFZA	1/19/2021	\$320,000	0.05	TWNHSE-END	2002	A	AV	1568	0	0
58630008200 <i>8118 27th Ave SE, Olympia</i>	TFZA	1/19/2021	\$339,900	0.09	TWNHSE-END	2004	A	AV	1563	0	0
11801140108 <i>9234 Fairhill Dr NE, Lacey</i>	TFZA	12/4/2020	\$350,000	0.09	TWNHSE-END	2009	A	AV	1981	0	0
76230000700 <i>829 Avalon Ct SE, Olympia</i>	TFZA	10/28/2020	\$315,000	0.09	TWNHSE-END	2002	A	AV	1192	0	0
77090004800 <i>5607 56th Loop SE, Lacey</i>	TFZA	10/21/2020	\$345,000	0.06	TWNHSE-END	2009	A	AV	1574	0	0
58630002500 <i>2710 Hidden Springs Loop SE, Olympia</i>	TFZA	10/20/2020	\$322,000	0.07	TWNHSE-END	2008	A	AV	1830	0	0
77090003700 <i>5423 Boardwalk St SE, Lacey</i>	TFZA	10/19/2020	\$315,000	0.06	TWNHSE-END	2008	A	AV	1445	0	0
77090006800 <i>5665 56th Loop SE, Lacey</i>	TFZA	10/12/2020	\$345,000	0.06	TWNHSE-END	2007	A	AV	1947	0	0
77090004700 <i>5603 56th Loop SE, Lacey</i>	TFZA	9/30/2020	\$335,000	0.06	TWNHSE-END	2009	A	AV	1563	0	0
77090033000 <i>5004 Evie St SE, Lacey</i>	TFZA	9/24/2020	\$339,950	0.07	TWNHSE-END	2020	A	AV	1766	0	0
76230002300 <i>822 Avalon Ct SE, Olympia</i>	TFZA	9/3/2020	\$316,900	0.11	TWNHSE-END	2002	A	AV	1192	0	0

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
77090002700 <i>5305 Boardwalk St SE, Lacey</i>	TFZA	8/24/2020	\$320,000	0.06	TWNHSE-END	2011	A	AV	1445	0	0
77090032800 <i>5021 Evie St SE, Lacey</i>	TFZA	8/16/2020	\$340,990	0.06	TWNHSE-END	2020	A	AV	1907	0	0
77090033100 <i>5008 Evie St SE, Lacey</i>	TFZA	8/16/2020	\$332,990	0.06	TWNHSE-END	2020	A	AV	1815	0	0
77090032900 <i>5025 Evie St SE, Lacey</i>	TFZA	8/13/2020	\$340,990	0.06	TWNHSE-END	2020	A	AV	1907	0	0
77090004300 <i>5515 Boardwalk St SE, Lacey</i>	TFZA	8/3/2020	\$320,000	0.07	TWNHSE-END	2008	A	AV	1445	0	0
11833330104 <i>5606 College St SE, Lacey</i>	TFZA	7/7/2020	\$285,000	0.10	TWNHSE-END	2002	A	AV	1283	0	0
77090031800 <i>5022 Andrew St SE, Lacey</i>	TFZA	6/30/2020	\$333,990	0.06	TWNHSE-END	2019	A	AV	1900	0	0
77090031900 <i>5018 Andrew St SE, Lacey</i>	TFZA	6/30/2020	\$328,990	0.06	TWNHSE-END	2019	A	AV	1876	0	0
76230000600 <i>825 Avalon Ct SE, Olympia</i>	TFZA	6/26/2020	\$300,000	0.09	TWNHSE-END	2002	A	AV	1124	0	0
77090033400 <i>5020 Evie St SE, Lacey</i>	TFZA	6/24/2020	\$336,406	0.06	TWNHSE-END	2019	A	AV	1805	0	0
77090002300 <i>5440 57th Loop SE, Lacey</i>	TFZA	6/15/2020	\$283,720	0.06	TWNHSE-END	2010	A	AV	1443	0	0
69040000600 <i>2145 Pleasanton Ct SE, Lacey</i>	TFZA	6/5/2020	\$300,000	0.07	TWNHSE-END	2008	A	AV	1546	0	0
77090033500 <i>5024 Evie St SE, Lacey</i>	TFZA	6/4/2020	\$326,490	0.06	TWNHSE-END	2019	A	AV	1813	0	0
77090033600 <i>5028 Evie St SE, Lacey</i>	TFZA	6/3/2020	\$338,490	0.06	TWNHSE-END	2019	A	AV	1895	0	0
77090033700 <i>5032 Evie St SE, Lacey</i>	TFZA	6/3/2020	\$342,900	0.06	TWNHSE-END	2019	A	AV	1895	0	0
77090005000 <i>5617 56th Loop SE, Lacey</i>	TFZA	5/21/2020	\$309,000	0.06	TWNHSE-END	2009	A	AV	1784	0	0
69040000400 <i>2137 Pleasanton Ct SE, Lacey</i>	TFZA	5/14/2020	\$297,500	0.07	TWNHSE-END	2008	A	AV	1546	0	0
77090033200 <i>5012 Evie St SE, Lacey</i>	TFZA	5/5/2020	\$334,490	0.06	TWNHSE-END	2019	A	AV	1895	0	0
77090033300 <i>5016 Evie St SE, Lacey</i>	TFZA	5/5/2020	\$337,490	0.06	TWNHSE-END	2019	A	AV	1895	0	0
58630008800 <i>8044 27th Ave SE, Olympia</i>	TFZA	4/7/2020	\$290,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
42240000300 <i>1222 Cora St SE, Lacey</i>	TFZA	3/20/2020	\$265,000	0.04	TWNHSE-END	1995	A	AV	1240	640	400

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
58630008600 <i>8102 27th Ave SE, Olympia</i>	TFZA	3/19/2020	\$285,000	0.07	TWNHSE-END	2004	A	GD	1563	0	0
63690000900 <i>7520 48th Ln SE, Olympia</i>	TFZA	2/12/2020	\$287,400	0.10	TWNHSE-END	2006	A	AV	1612	0	0
76240001500 <i>8601 8th Ct SE, Olympia</i>	TFZA	1/13/2020	\$264,000	0.11	TWNHSE-END	2003	A	AV	930	512	512
77090032600 <i>5013 Evie St SE, Lacey</i>	TFZA	1/7/2020	\$326,990	0.06	TWNHSE-END	2019	A	AV	1815	0	0
77090032300 <i>5002 Andrew St SE, Lacey</i>	TFZA	1/1/2020	\$330,490	0.06	TWNHSE-END	2019	A	AV	1876	0	0
77090032200 <i>5006 Andrew St SE, Lacey</i>	TFZA	12/20/2019	\$333,906	0.06	TWNHSE-END	2019	A	AV	1900	0	0
77090032700 <i>5017 Evie St SE, Lacey</i>	TFZA	12/6/2019	\$323,990	0.06	TWNHSE-END	2019	A	AV	1805	0	0
77090004900 <i>5611 56th Loop SE, Lacey</i>	TFZA	11/21/2019	\$286,000	0.06	TWNHSE-END	2009	A	AV	1773	0	0
77090032500 <i>5009 Evie St SE, Lacey</i>	TFZA	11/19/2019	\$328,990	0.06	TWNHSE-END	2019	A	AV	1895	0	0
77090032400 <i>5005 Evie St SE, Lacey</i>	TFZA	10/25/2019	\$331,965	0.06	TWNHSE-END	2019	A	AV	1895	0	0
76240000800 <i>8532 8th Ct SE, Olympia</i>	TFZA	10/21/2019	\$249,900	0.09	TWNHSE-END	2003	A	AV	866	736	736
77090006100 <i>5651 56th Loop SE, Lacey</i>	TFZA	10/16/2019	\$283,000	0.06	TWNHSE-END	2008	A	AV	1947	0	0
77090032100 <i>5010 Andrew St SE, Lacey</i>	TFZA	10/10/2019	\$313,990	0.06	TWNHSE-END	2019	A	AV	1809	0	0
77090032000 <i>5014 Andrew St SE, Lacey</i>	TFZA	10/9/2019	\$318,074	0.06	TWNHSE-END	2019	A	AV	1809	0	0
77090000800 <i>5431 57th Loop SE, Lacey</i>	TFZA	10/8/2019	\$280,000	0.06	TWNHSE-END	2010	A	AV	1443	0	0
41850007300 <i>4814 43rd Ln SE, Lacey</i>	TFZA	10/3/2019	\$249,900	0.05	TWNHSE-END	2005	A	AV	1740	0	0
41850007200 <i>4810 43rd Ln SE, Lacey</i>	TFZA	9/23/2019	\$253,000	0.06	TWNHSE-END	2005	A	AV	1740	0	0
77090001500 <i>5459 57th Loop SE, Lacey</i>	TFZA	8/20/2019	\$270,000	0.10	TWNHSE-END	2010	A	AV	1443	0	0
69040000500 <i>2141 Pleasanton Ct SE, Lacey</i>	TFZA	7/26/2019	\$273,200	0.07	TWNHSE-END	2008	A	AV	1546	0	0
85280001500 <i>9447 Fagan Ct NE, Olympia</i>	TFZA	7/9/2019	\$279,950	0.08	TWNHSE-END	2005	A	AV	1538	0	0
76240002000 <i>8537 8th Ct SE, Olympia</i>	TFZA	7/2/2019	\$256,000	0.09	TWNHSE-END	2003	A	AV	930	512	512

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
69820002602 <i>4306 Quail Dr SE, Lacey</i>	TFZA	6/21/2019	\$235,000	0.11	TWNHSE-END	1996	A	AV	1287	0	0
76240000500 <i>8522 8th Ct SE, Olympia</i>	TFZA	6/6/2019	\$255,000	0.09	TWNHSE-END	2003	A	AV	866	736	736
69820002601 <i>4304 Quail Dr SE, Lacey</i>	TFZA	5/24/2019	\$225,000	0.10	TWNHSE-END	1996	A	AV	1287	0	0
76240002100 <i>8523 8th Ct SE, Olympia</i>	TFZA	5/17/2019	\$254,000	0.08	TWNHSE-END	2003	A	AV	1604	0	0
76240001400 <i>8548 8th Ct SE, Olympia</i>	TFZA	5/14/2019	\$250,000	0.12	TWNHSE-END	2003	A	AV	866	736	736
77090004000 <i>5501 Boardwalk St SE, Lacey</i>	TFZA	4/2/2019	\$279,900	0.06	TWNHSE-END	2008	A	AV	1784	0	0
76230000200 <i>807 Avalon Ct SE, Olympia</i>	TFZA	3/18/2019	\$195,000	0.09	TWNHSE-END	2002	A	AV	1192	0	0
76240002200 <i>8519 8th Ct SE, Olympia</i>	TFZA	2/8/2019	\$250,000	0.08	TWNHSE-END	2003	A	AV	1604	0	0
58630003100 <i>2724 Hidden Springs Loop SE, Olympia</i>	TFZA	1/4/2019	\$243,500	0.07	TWNHSE-END	2008	A	AV	1825	0	0
58630010100 <i>8045 27th Ave SE, Olympia</i>	TFZA	12/19/2018	\$242,000	0.09	TWNHSE-END	2004	A	GD	1209	0	0
77090005600 <i>5641 56th Loop SE, Lacey</i>	TFZA	12/13/2018	\$274,000	0.08	TWNHSE-END	2008	A	AV	1608	0	0
77090005300 <i>5629 56th Loop SE, Lacey</i>	TFZA	11/19/2018	\$288,000	0.09	TWNHSE-END	2008	A	AV	1947	0	0
69820002500 <i>4300 Quail Dr SE, Lacey</i>	TFZA	11/16/2018	\$215,675	0.11	TWNHSE-END	1995	A	GD	1045	0	0
58630003900 <i>2740 Hidden Springs Loop SE, Olympia</i>	TFZA	11/16/2018	\$255,400	0.08	TWNHSE-END	2005	A	AV	1600	0	0
58630009600 <i>8023 27th Ave SE, Olympia</i>	TFZA	11/5/2018	\$245,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
41850009800 <i>4853 43rd Ln SE, Lacey</i>	TFZA	10/25/2018	\$215,000	0.06	TWNHSE-END	2003	A	AV	1568	0	0
76240001600 <i>8549 8th Ct SE, Olympia</i>	TFZA	10/16/2018	\$225,000	0.09	TWNHSE-END	2003	A	AV	930	512	512
77090006500 <i>5659 56th Loop SE, Lacey</i>	TFZA	9/5/2018	\$250,000	0.06	TWNHSE-END	2007	A	AV	1549	0	0
58630009200 <i>8028 27th Ave SE, Olympia</i>	TFZA	8/27/2018	\$243,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
85280001600 <i>9449 Fagan Ct NE, Olympia</i>	TFZA	8/16/2018	\$253,000	0.09	TWNHSE-END	2005	A	AV	1526	0	0
58630009100 <i>8032 27th Ave SE, Olympia</i>	TFZA	8/2/2018	\$250,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
58630007300	TFZA	7/17/2018	\$252,000	0.07	TWNHSE-END	2004	A	AV	1563	0	0
<i>8039 26th Ave SE, Olympia</i>											
38460004800	TFZA	6/21/2018	\$290,000	0.07	TWNHSE-END	2016	A	AV	1662	0	0
<i>8805 Jayden St NE, Lacey</i>											
11801140108	TFZA	6/1/2018	\$289,000	0.09	TWNHSE-END	2009	A	AV	1981	0	0
<i>9234 Fairhill Dr NE, Lacey</i>											
77090002900	TFZA	5/21/2018	\$265,000	0.06	TWNHSE-END	2011	A	AV	1773	0	0
<i>5315 Boardwalk St SE, Lacey</i>											
76240002500	TFZA	5/7/2018	\$239,949	0.09	TWNHSE-END	2003	A	AV	1212	0	0
<i>8507 8th Ct SE, Olympia</i>											
77090004100	TFZA	4/18/2018	\$244,200	0.06	TWNHSE-END	2008	A	AV	1563	0	0
<i>5505 Boardwalk St SE, Lacey</i>											
77090005500	TFZA	4/13/2018	\$249,950	0.12	TWNHSE-END	2008	A	AV	1597	0	0
<i>5637 56th Loop SE, Lacey</i>											
76240000500	TFZA	4/5/2018	\$200,000	0.09	TWNHSE-END	2003	A	AV	866	736	736
<i>8522 8th Ct SE, Olympia</i>											
42240000200	TFZA	4/3/2018	\$179,900	0.04	TWNHSE-END	1995	A	AV	1240	640	400
<i>1218 Cora St SE, Lacey</i>											
76230000700	TFZA	3/23/2018	\$234,800	0.09	TWNHSE-END	2002	A	AV	1192	0	0
<i>829 Avalon Ct SE, Olympia</i>											
69040000400	TFZA	3/19/2018	\$242,500	0.07	TWNHSE-END	2008	A	AV	1546	0	0
<i>2137 Pleasanton Ct SE, Lacey</i>											
58630009800	TFZA	3/13/2018	\$231,500	0.07	TWNHSE-END	2004	A	AV	1563	0	0
<i>8031 27th Ave SE, Olympia</i>											
77090004300	TFZA	1/22/2018	\$234,900	0.07	TWNHSE-END	2008	A	AV	1445	0	0
<i>5515 Boardwalk St SE, Lacey</i>											
41850010500	TFZA	10/17/2022	\$362,000	0.05	TWNHSE-MIDL	2002	A	AV	1716	0	0
<i>4815 43rd Ln SE, Lacey</i>											
41850009100	TFZA	5/10/2022	\$450,000	0.05	TWNHSE-MIDL	2005	A	AV	1740	0	0
<i>4913 43rd Ln SE, Lacey</i>											
41850010000	TFZA	7/6/2021	\$415,000	0.05	TWNHSE-MIDL	2003	A	AV	1832	0	0
<i>4845 43rd Ln SE, Lacey</i>											
41850009700	TFZA	3/18/2021	\$405,000	0.05	TWNHSE-MIDL	2003	A	VG	1716	0	0
<i>4857 43rd Ln SE, Lacey</i>											
41850008600	TFZA	1/4/2021	\$310,000	0.04	TWNHSE-MIDL	2002	A	AV	1716	0	0
<i>4906 43rd Ln SE, Lacey</i>											
41850009700	TFZA	7/6/2020	\$310,000	0.05	TWNHSE-MIDL	2003	A	AV	1716	0	0
<i>4857 43rd Ln SE, Lacey</i>											
41850009600	TFZA	6/23/2020	\$305,000	0.05	TWNHSE-MIDL	2003	A	AV	1744	0	0
<i>4861 43rd Ln SE, Lacey</i>											
58630002900	TFZA	3/18/2019	\$256,000	0.05	TWNHSE-MIDL	2008	A	AV	1738	0	0
<i>2720 Hidden Springs Loop SE, Olympia</i>											

Neighborhood Sales Listing

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58630003000 <i>2722 Hidden Springs Loop SE, Olympia</i>	TFZA	11/15/2018	\$230,000	0.05	TWNHSE-MIDL	2008	A	AV	1738	0	0
58630002700 <i>2716 Hidden Springs Loop SE, Olympia</i>	TFZA	11/6/2018	\$243,000	0.05	TWNHSE-MIDL	2008	A	AV	1738	0	0
58630003400 <i>2730 Hidden Springs Loop SE, Olympia</i>	TFZA	8/7/2018	\$235,000	0.05	TWNHSE-MIDL	2008	A	AV	1738	0	0
58630002100 <i>2702 Hidden Springs Loop SE, Olympia</i>	TFZA	7/26/2018	\$238,888	0.05	TWNHSE-MIDL	2008	A	AV	1509	0	0