

COST VALUATION REPORT (CVR)

Owner : Cestnik, Timothy

Situs Address : 9330 Maple Beach Ln NW, Olympia

Neighborhood : 13ZS

Property Type : Land-only

Parcel Number : 12903210200

Assessment Year : 2024

(1) LAND VALUATION

Lot	Value Method		Land Size	Rate	Size Adj.	Base Value	Adjustments					
	Flag	Type					Type	Description	Factor	Adjusted Amount	Adjusted Value	
1	F	1740	P	150F X 330D	5,427.00	0.665	541,343		UNBUILDABLE	0.3000	-378,940	162,403
									SALT GOOD VI	0.8700	-21,112	141,291
									MODERATE ACC	0.9000	-14,129	127,162
								INF_ADJ_AMT	GRAVEL-ROAD		-25,000	102,162
								INF_ADJ_AMT	TIDELANDS		2,400	104,562

(4) PARCEL TOTAL BEFORE NEIGHBORHOOD ADJUSTMENT

Land	\$104,562
Residential Buildings	\$0
Mobile Homes	\$0
Detached Structures	\$0
Commercial Buildings	\$0
COST ESTIMATE	\$104,562

(5) MARKET VALUE ESTIMATE

	Cost Est.	Appraisal Adj.		NBHD Adj.	Final Value
		%	Amount		
Land	\$104,562	100.00	0	1.2530	\$131,000
Buildings & Detached Structures	\$0	100.00	0	1.2530	\$0
Total Property Value	\$104,562	100.00	0		\$131,000
Square Feet of Living Area (SFLA)					

Ratio Statistics

Measure	Value	IAAO Residential Standards
Median	0.976	0.90 to 1.10
Coefficient of Dispersion	0.123	Less Than 0.200
Price Related Differential	1.027	0.98 to 1.03

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
12905430400	13ZS	2/7/2024	\$50,000	1.30		0			0	0	0
<i>8725 Adams Ln NW, Olympia</i>											
12905430500	13ZS	10/27/2023	\$201,000	1.35		0			0	0	0
<i>8727 Adams Ln NW, Olympia</i>											
39120303100	13ZS	6/21/2022	\$125,000	0.24		0			0	0	0
<i>10109 Mariner Dr NW, Olympia</i>											
36020014604	13ZS	5/26/2020	\$239,000	1.63		0			0	0	0
<i>7907 Hargis St NW, Olympia</i>											
39110103200	13ZS	10/22/2019	\$190,000	0.26		0			0	0	0
<i>2238 Island Dr NW, Olympia</i>											
45800102800	13ZS	8/20/2019	\$135,000	0.00		0			0	0	0
<i>2801 Schirm Loop NW, Olympia</i>											
62500900000	13ZS	6/21/2019	\$50,000	0.92		0			0	0	0
<i>7820 NW Mirimichi Dr, Olympia</i>											
12904210304	13ZS	1/24/2019	\$186,500	1.14		0			0	0	0
<i>9517 Steamboat Island Rd NW, Olympia</i>											
36020015200	13ZS	7/14/2022	\$905,000	1.42	1 1/2 STORY	2002	G	AV	1648	0	0
<i>4142 79th Ave NW, Olympia</i>											
39300000700	13ZS	4/27/2022	\$1,000,000	0.70	1 1/2 STORY	1995	A	AV	1726	416	416
<i>5550 NW 78th Ave, Olympia</i>											
36020018503	13ZS	2/24/2022	\$920,000	0.50	1 1/2 STORY	1983	A	AV	2106	783	783
<i>4305 79th Ave NW, Olympia</i>											
13912110300	13ZS	8/20/2021	\$1,430,000	2.60	1 1/2 STORY	1990	G	GD	2034	1054	1054
<i>5236 NW 78th Av, Olympia</i>											
45800101100	13ZS	11/10/2020	\$780,000	0.42	1 1/2 STORY	2019	G	AV	2241	0	0
<i>2313 Schirm Loop NW, Olympia</i>											
12907310102	13ZS	9/29/2020	\$1,265,000	1.25	1 1/2 STORY	1979	G	VG	2961	0	0
<i>7946 NW Mirimichi Dr, Olympia</i>											
12904210302	13ZS	6/5/2020	\$547,000	0.89	1 1/2 STORY	1995	A	AV	1690	0	0
<i>9431 Steamboat Island Rd NW, Olympia</i>											
39110103400	13ZS	9/24/2019	\$524,900	0.26	1 1/2 STORY	1962	A	VG	1052	600	576
<i>2226 Island Dr NW, Olympia</i>											
39110103500	13ZS	6/8/2019	\$440,000	0.25	1 1/2 STORY	1980	F	AV	1245	300	0
<i>2220 Island Dr NW, Olympia</i>											

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Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qlty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
12910220000 <i>8500 NW Salty Dr, Olympia</i>	13ZS	5/3/2019	\$1,342,500	2.93	1 1/2 STORY	2006	G+	AV	4010	0	0
39310002000 <i>7719 NW 78th Loop, Olympia</i>	13ZS	10/10/2023	\$1,000,000	1.04	2 + STORY	1993	G+	AV	1929	982	565
76200004600 <i>2942 Steamboat Island Loop NW, Olympia</i>	13ZS	8/29/2023	\$1,100,000	0.56	2 STORY	1976	F	VG	1584	0	0
12905140104 <i>3230 NW 90th Ave, Olympia</i>	13ZS	9/30/2022	\$750,000	1.35	2 STORY	1977	A	AV	1704	0	0
66700001500 <i>3840 NW 85th Av, Olympia</i>	13ZS	8/29/2022	\$1,290,000	0.25	2 STORY	1974	G	GD	3405	0	0
12904210300 <i>9321 Steamboat Island Rd NW, Olympia</i>	13ZS	5/4/2022	\$1,400,000	1.70	2 STORY	1994	G	AV	3279	0	0
39310001300 <i>7637 NW 78th Loop, Olympia</i>	13ZS	8/12/2021	\$1,150,000	1.58	2 STORY	1989	G	AV	2796	0	0
76200006400 <i>3028 Steamboat Island Loop NW, Olympia</i>	13ZS	6/30/2020	\$495,000	0.11	2 STORY	1981	A	AV	1772	960	0
62500600000 <i>7840 Mirimichi Dr NW, Olympia</i>	13ZS	6/22/2020	\$750,000	1.02	2 STORY	1971	G	FR	3616	0	0
39110103300 <i>2232 Island Dr NW, Olympia</i>	13ZS	12/9/2019	\$600,000	0.26	2 STORY	2010	A+	AV	1920	960	960
12904210308 <i>9313 Steamboat Island Rd NW, Olympia</i>	13ZS	7/30/2019	\$800,000	1.88	2 STORY	2004	G	AV	3023	0	0
39110103800 <i>2202 Island Dr NW, Olympia</i>	13ZS	2/2/2024	\$495,000	0.35	CABIN/COTTAGE	1969	F	AV	600	600	600
12034340200 <i>9710 NW Hunter Point Rd, Olympia</i>	13ZS	5/25/2023	\$259,900	3.86	CABIN/COTTAGE	1960	L	FR	464	0	0
39120303400 <i>10127 Mariner Dr NW, Olympia</i>	13ZS	9/10/2021	\$630,000	0.45	CABIN/COTTAGE	1965	F	VG	596	596	596
39000002400 <i>9817 Steamboat Island Rd NW, Olympia</i>	13ZS	4/27/2021	\$1,025,000	0.25	CABIN/COTTAGE	1963	F	FR	240	0	0
45800101500 <i>2241 Schirm Loop NW, Olympia</i>	13ZS	8/31/2020	\$625,000	0.00	CABIN/COTTAGE	1967	F	FR	612	0	0
45800201000 <i>2639 NW Schirm Loop, Olympia</i>	13ZS	3/18/2020	\$250,000	1.37	CABIN/COTTAGE	1942	F	FR	546	0	0
62502200000 <i>7620 NW Mirimichi Dr, Olympia</i>	13ZS	2/16/2021	\$920,000	1.58	CUSTOM	2017	G	AV	1738	1738	1738
62502200000 <i>7620 NW Mirimichi Dr, Olympia</i>	13ZS	3/12/2020	\$865,000	1.58	CUSTOM	2017	G	AV	1738	1738	1738
13912110300 <i>5236 NW 78th Av, Olympia</i>	13ZS	8/20/2021	\$1,430,000	2.60	LOG HOME	1950	L	GD	628	0	0
12903241400 <i>9230 Hunter Point Rd NW # D, Olympia</i>	13ZS	11/8/2023	\$643,000	0.53	RAMBLER	1930	F	AV	1260	524	524

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39300000600 <i>5540 NW 78th Ave, Olympia</i>	13ZS	10/5/2023	\$759,000	0.64	RAMBLER	1979	A	AV	1872	0	0
36020014600 <i>3940 79th Ave NW, Olympia</i>	13ZS	8/15/2023	\$1,095,000	3.34	RAMBLER	1974	F	GD	2280	672	672
36020024000 <i>7420 Mirimichi Dr NW, Olympia</i>	13ZS	8/9/2023	\$898,900	1.25	RAMBLER	2006	G	AV	1730	1730	900
39000002200 <i>9813 Steamboat Island Rd NW, Olympia</i>	13ZS	6/27/2023	\$1,050,000	1.46	RAMBLER	1954	A	AV	1986	0	0
39310001900 <i>7713 NW 78th Loop, Olympia</i>	13ZS	10/3/2022	\$652,000	1.04	RAMBLER	1988	A	AV	1806	0	0
36020023700 <i>7404 Gallagher Cove Rd NW, Olympia</i>	13ZS	9/7/2022	\$1,225,000	3.35	RAMBLER	1997	G	AV	2141	225	225
39120303000 <i>10103 Mariner Dr NW, Olympia</i>	13ZS	3/18/2022	\$640,000	0.24	RAMBLER	1970	F	FR	1664	896	896
12908210204 <i>3710 NW 85th Av, Olympia</i>	13ZS	11/24/2021	\$960,000	0.34	RAMBLER	1975	A	AV	1360	1360	1360
36020018501 <i>4309 79th Ave NW, Olympia</i>	13ZS	8/11/2021	\$999,999	0.70	RAMBLER	2016	G	AV	1604	1604	1408
39110104000 <i>2142 Island Dr NW, Olympia</i>	13ZS	5/7/2021	\$915,000	0.25	RAMBLER	2007	G	AV	1495	1303	1303
39000002400 <i>9817 Steamboat Island Rd NW, Olympia</i>	13ZS	4/27/2021	\$1,025,000	0.25	RAMBLER	1963	A	VG	1309	1003	1003
39300000300 <i>5510 NW 78th Ave, Olympia</i>	13ZS	3/2/2021	\$1,350,000	2.35	RAMBLER	1989	A	AV	2078	0	0
39000005700 <i>10209 Steamboat Island Rd NW, Olympia</i>	13ZS	2/25/2021	\$850,000	0.00	RAMBLER	1989	G	AV	1210	1058	1058
45800101500 <i>2241 Schirm Loop NW, Olympia</i>	13ZS	8/31/2020	\$625,000	0.00	RAMBLER	1907	F	AV	1015	1015	247
36020014700 <i>4046 79th Ave NW, Olympia</i>	13ZS	6/24/2020	\$685,000	5.42	RAMBLER	1990	A	AV	1763	944	416
66700000500 <i>3730 85th Ave NW, Olympia</i>	13ZS	5/18/2020	\$680,000	0.31	RAMBLER	1961	A	AV	2060	0	0
45800100700 <i>2329 Schirm Loop NW, Olympia</i>	13ZS	1/6/2020	\$740,000	0.00	RAMBLER	1942	A	GD	1152	1152	1152
36020024000 <i>7420 Mirimichi Dr NW, Olympia</i>	13ZS	11/15/2019	\$573,000	1.25	RAMBLER	2006	G	AV	1730	1730	900
39110100900 <i>2538 Island Dr NW, Olympia</i>	13ZS	10/2/2019	\$405,000	0.22	RAMBLER	1987	F	AV	1100	1048	0
45800101700 <i>2221 Schirm Loop NW, Olympia</i>	13ZS	9/11/2019	\$582,000	0.00	RAMBLER	1959	A	AV	1182	966	966
36020024001 <i>7430 Mirimichi Dr NW, Olympia</i>	13ZS	4/29/2019	\$450,000	0.89	RAMBLER	1971	A	AV	1430	570	570

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Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qlty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
12907320901 <i>4938 78th Ave NW, Olympia</i>	13ZS	4/5/2019	\$725,000	2.14	RAMBLER	1999	A	AV	2023	0	0
39120302200 <i>9947 Mariner Dr NW, Olympia</i>	13ZS	1/10/2019	\$525,000	0.25	RAMBLER	2015	A	AV	1254	920	920
12908210203 <i>3714 NW 85th Av, Olympia</i>	13ZS	3/2/2023	\$985,000	0.42	SPLIT-ENTRY	1978	A+	VG	2592	0	0
12908210203 <i>3714 NW 85th Av, Olympia</i>	13ZS	7/2/2020	\$560,000	0.42	SPLIT-ENTRY	1978	A	GD	2592	0	0
39310001800 <i>7707 NW 78th Loop, Olympia</i>	13ZS	8/25/2019	\$720,000	1.04	SPLIT-ENTRY	1987	G	AV	4070	0	0