

COST VALUATION REPORT (CVR)

Owner : Day, Aaron B

Neighborhood : 17Y1

Parcel Number : 11931230400

Situs Address :

Property Type : Land-only

Assessment Year : 2022

(1) LAND VALUATION

Lot	Value Method		Land Size	Rate	Size Adj.	Base Value	Adjustments					
	Flag	Type					Type	Description	Factor	Adjusted Amount	Adjusted Value	
1	A	9150	P	2.840 ACRES	44,008.00	1.550	193,723		60%-WETLAND	0.7900	-40,682	153,041
									NO-ROAD	0.5000	-76,521	76,520

(4) PARCEL TOTAL BEFORE NEIGHBORHOOD ADJUSTMENT

Land	\$76,520
Residential Buildings	\$0
Mobile Homes	\$0
Detached Structures	\$0
Commercial Buildings	\$0
COST ESTIMATE	\$76,520

(5) MARKET VALUE ESTIMATE

	Cost Est.	Appraisal Adj.		NBHD Adj.	Final Value
		%	Amount		
Land	\$76,520	100.00	0	1.0300	\$78,800
Buildings & Detached Structures	\$0	100.00	0	1.0300	\$0
Total Property Value	\$76,520	100.00	0		\$78,800
Square Feet of Living Area (SFLA)					

Ratio Statistics

Measure	Value	IAAO Residential Standards
Median	0.932	0.90 to 1.10
Coefficient of Dispersion	0.134	Less Than 0.200
Price Related Differential	0.992	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
11806240304 <i>2839 33rd Trl NE, Olympia</i>	17Y1	2/16/2022	\$340,000	9.40							
11920330200 <i>5642 Schinke Rd NE, Olympia</i>	17Y1	4/22/2021	\$300,000	9.64							
11930110103 <i>3415 56th Ave NE, Olympia</i>	17Y1	10/9/2019	\$185,000	4.85							
11931210201 <i>2835 46th Ave NE, Olympia</i>	17Y1	7/8/2019	\$225,000	4.92							
11806440100 <i>2725 Lilly Rd NE, Olympia</i>	17Y1	8/29/2018	\$150,000	2.00							
11930120400 <i>5626 Lemon Rd NE, Olympia</i>	17Y1	1/5/2018	\$170,000	4.81							
11930410300 <i>4831 Shincke Rd NE, Olympia</i>	17Y1	1/27/2021	\$480,000	0.45	1 1/2 STORY	1939	A	VG	1444	0	0
11919110300 <i>6545 NE Shincke Rd, Olympia</i>	17Y1	5/18/2020	\$535,000	4.99	1 1/2 STORY	1992	A	AV	1982	1222	0
11931320500 <i>4018 Libby Rd NE, Olympia</i>	17Y1	3/17/2020	\$480,000	2.34	1 1/2 STORY	1935	A	GD	1976	172	0
11805231000 <i>3202 NE Lilly Rd, Olympia</i>	17Y1	1/31/2020	\$575,000	1.10	1 1/2 STORY	1983	A	AV	1632	0	0
11932140500 <i>4030 South Bay Rd NE, Olympia</i>	17Y1	5/22/2019	\$410,000	8.59	1 1/2 STORY	1980	A	AV	2280	1440	0
11931140700 <i>3348 41st Ave NE, Olympia</i>	17Y1	4/22/2019	\$473,600	2.02	1 1/2 STORY	1908	A	AV	1576	0	0
74880002200 <i>3631 Snug Harbor Dr NE, Olympia</i>	17Y1	9/28/2018	\$619,950	2.92	1 1/2 STORY	1979	A	GD	2230	0	0
11930440402 <i>4701 NE Shincke Rd, Olympia</i>	17Y1	6/26/2018	\$390,000	1.80	1 1/2 STORY	1987	A	FR	2903	0	0
11929340102 <i>4020 NE 48th Ln, Olympia</i>	17Y1	9/26/2017	\$523,000	5.00	1 1/2 STORY	1997	A	AV	2494	0	0
11930140500 <i>5149 Shincke Rd NE, Olympia</i>	17Y1	9/7/2017	\$430,000	2.01	1 1/2 STORY	1926	A	AV	2162	0	0
11806330201 <i>2720 26th Ave NE, Olympia</i>	17Y1	8/11/2017	\$380,000	1.00	1 1/2 STORY	1964	A	GD	2916	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
11805240500 <i>3135 NE Sleater Kinney Rd, Olympia</i>	17Y1	4/13/2017	\$410,000	0.98	1 1/2 STORY	1939	A	GD	1808	0	0
74860000800 <i>6216 Coho Ln NE, Olympia</i>	17Y1	4/1/2017	\$470,000	1.31	1 1/2 STORY	1977	A	GD	2356	1449	954
11930410300 <i>4831 Shincke Rd NE, Olympia</i>	17Y1	3/22/2017	\$287,250	0.45	1 1/2 STORY	1939	A	VG	1444	0	0
11919430601 <i>5824 Lemon Rd NE, Olympia</i>	17Y1	9/25/2021	\$999,999	4.81	2 STORY	2007	G	AV	3749	0	0
11929340201 <i>4611 NE Sleater Kinney Rd, Olympia</i>	17Y1	4/19/2021	\$515,000	3.00	2 STORY	1977	A	AV	2966	728	0
70520000800 <i>3135 39th Way NE, Olympia</i>	17Y1	4/15/2021	\$581,000	0.78	2 STORY	1987	A	GD	2076	0	0
11919420603 <i>5904 Lemon Rd NE, Olympia</i>	17Y1	2/8/2021	\$757,000	5.00	2 STORY	2006	A	AV	2776	0	0
11930130400 <i>5316 Lemon Rd NE, Olympia</i>	17Y1	12/1/2020	\$915,000	16.26	2 STORY	2001	A	AV	2148	0	0
69020000400 <i>2835 Jorgenson Rd NE, Olympia</i>	17Y1	11/2/2020	\$683,000	1.96	2 STORY	2003	G	AV	2725	735	735
11919230200 <i>6238 Libby Rd NE, Olympia</i>	17Y1	9/23/2020	\$679,950	5.00	2 STORY	2001	A	AV	2432	0	0
11931430501 <i>3710 Eagle Lake Ln NE, Olympia</i>	17Y1	7/23/2020	\$650,000	1.29	2 STORY	1991	A+	GD	1560	0	0
11805240200 <i>3239 NE Sleater Kinney Rd, Olympia</i>	17Y1	3/26/2020	\$515,000	4.58	2 STORY	1993	A	AV	1920	687	0
69020000400 <i>2835 Jorgenson Rd NE, Olympia</i>	17Y1	1/30/2020	\$655,000	1.96	2 STORY	2003	G	AV	2725	735	735
11931430201 <i>3608 NE Stead Ln, Olympia</i>	17Y1	11/22/2019	\$779,900	2.17	2 STORY	2000	G	AV	2300	0	0
11806130101 <i>3215 33rd Ln, Olympia</i>	17Y1	3/6/2019	\$740,000	5.04	2 STORY	1999	G	GD	3177	0	0
11806130101 <i>3215 33rd Ln, Olympia</i>	17Y1	3/6/2019	\$740,000	5.04	2 STORY	1999	G	GD	3177	0	0
11929340103 <i>3901 NE 48th St, Olympia</i>	17Y1	2/5/2019	\$547,000	5.00	2 STORY	1997	A+	AV	3064	0	0
11806330302 <i>2744 Libby Rd NE, Olympia</i>	17Y1	1/29/2018	\$550,000	5.14	2 STORY	2000	A	AV	2608	0	0
11931130503 <i>3244 41st Ave NE, Olympia</i>	17Y1	11/20/2017	\$550,000	2.77	2 STORY	2001	A+	AV	3101	0	0
11805110000 <i>3525 Quail Creek Ln NE, Olympia</i>	17Y1	9/27/2017	\$810,000	6.08	2 STORY	1998	G+	GD	4601	0	0
11931130800 <i>3200 41st Ave NE, Olympia</i>	17Y1	9/11/2017	\$400,000	5.00	2 STORY	1969	A	AV	1920	0	0

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11805240200 <i>3239 NE Sleater Kinney Rd, Olympia</i>	17Y1	8/17/2017	\$438,000	4.58	2 STORY	1993	A	AV	1920	687	0
11931430501 <i>3710 Eagle Lake Ln NE, Olympia</i>	17Y1	5/31/2017	\$540,000	1.29	2 STORY	1991	A+	GD	1560	0	0
11805130300 <i>4340 NE 31st Ave, Olympia</i>	17Y1	3/28/2022	\$325,000	0.39	RAMBLER	1974	F	AV	1568	0	0
11932330900 <i>3710 South Bay Rd NE, Olympia</i>	17Y1	2/22/2022	\$635,000	2.64	RAMBLER	1979	A	AV	2066	0	0
11932430400 <i>3840 NE Sleater Kinney Rd, Olympia</i>	17Y1	1/10/2022	\$340,000	0.21	RAMBLER	1915	A	GD	1232	0	0
11806420100 <i>2949 South Bay Rd NE, Olympia</i>	17Y1	10/11/2021	\$280,000	1.35	RAMBLER	1950	F	FR	1497	0	0
11805120400 <i>3330 Sleater Kinney Rd NE, Olympia</i>	17Y1	10/1/2021	\$360,000	0.28	RAMBLER	1901	F	AV	916	0	0
69030000600 <i>4940 Pleasant Glade Rd NE, Olympia</i>	17Y1	9/29/2021	\$819,000	1.57	RAMBLER	2001	A+	AV	2540	1060	480
11805230502 <i>3737 NE 32nd Ln, Olympia</i>	17Y1	9/23/2021	\$500,000	1.83	RAMBLER	1980	A	AV	1793	1793	0
11805130403 <i>3128 Sleater Kinney Rd NE, Olympia</i>	17Y1	8/31/2021	\$789,000	2.00	RAMBLER	2006	G	AV	2227	1224	1224
11805130206 <i>3104 Sleater Kinney Rd NE, Olympia</i>	17Y1	8/10/2021	\$570,000	1.53	RAMBLER	1989	A	GD	1724	0	0
11931341300 <i>3042 36th Ave NE, Olympia</i>	17Y1	6/21/2021	\$526,000	1.47	RAMBLER	1935	F	AV	1676	1095	0
11930210302 <i>5424 Libby Rd NE, Olympia</i>	17Y1	5/18/2021	\$850,000	5.01	RAMBLER	1973	A	GD	2049	0	0
11806420800 <i>3003 South Bay Rd NE, Olympia</i>	17Y1	5/6/2021	\$360,000	0.71	RAMBLER	1952	F	AV	1110	0	0
11805140204 <i>3020 Jorgenson Rd NE, Olympia</i>	17Y1	4/29/2021	\$475,000	2.19	RAMBLER	1963	A	AV	2220	733	0
69020000100 <i>4946 Pleasant Glade Rd NE, Olympia</i>	17Y1	3/16/2021	\$690,000	1.77	RAMBLER	2002	A	AV	1273	1234	1234
70520000500 <i>3214 NE 39th Av, Olympia</i>	17Y1	11/16/2020	\$490,000	0.95	RAMBLER	1983	A	AV	1725	0	0
11805140303 <i>4520 NE 31st Ave, Olympia</i>	17Y1	10/8/2020	\$370,000	1.05	RAMBLER	1981	F	AV	960	0	0
11932210200 <i>4549 NE Sleater Kinney Rd, Olympia</i>	17Y1	9/28/2020	\$505,000	4.90	RAMBLER	1962	A	AV	2100	0	0
09360003006 <i>5549 Meadowood Ln NE, Olympia</i>	17Y1	9/25/2020	\$650,000	10.00	RAMBLER	2008	A+	AV	2454	0	0
11930210600 <i>5405 Lemon Rd NE, Olympia</i>	17Y1	9/10/2020	\$500,000	4.53	RAMBLER	2002	A	PR	1920	0	0

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09360003004 <i>5543 Meadowood Ln NE, Olympia</i>	17Y1	9/3/2020	\$649,500	5.00	RAMBLER	2008	A+	AV	2388	0	0
11806230201 <i>2721 33rd Trl NE, Olympia</i>	17Y1	8/18/2020	\$662,000	1.20	RAMBLER	2003	G	AV	2657	0	0
69030000400 <i>4720 NE Pleasant Glade Rd, Olympia</i>	17Y1	8/7/2020	\$672,500	1.81	RAMBLER	2000	A	AV	2182	1526	1526
11806421201 <i>2905 South Bay Rd NE, Olympia</i>	17Y1	8/6/2020	\$318,000	0.16	RAMBLER	1964	F	VG	988	0	0
11932330900 <i>3710 South Bay Rd NE, Olympia</i>	17Y1	7/17/2020	\$450,000	2.64	RAMBLER	1979	A	AV	2066	0	0
11920340900 <i>5602 NE Sleater Kinney Rd, Olympia</i>	17Y1	6/24/2020	\$290,000	0.23	RAMBLER	1960	F	AV	1056	549	0
11805220700 <i>3610 South Bay Rd NE, Olympia</i>	17Y1	6/17/2020	\$476,000	2.00	RAMBLER	1990	A	AV	1948	0	0
11805120400 <i>3330 Sleater Kinney Rd NE, Olympia</i>	17Y1	3/12/2020	\$304,000	0.28	RAMBLER	1901	F	AV	916	0	0
11806140500 <i>3235 Lilly Rd NE, Olympia</i>	17Y1	11/26/2019	\$490,000	1.20	RAMBLER	1960	A	GD	1848	0	0
11805130301 <i>4332 NE 31st Ave, Olympia</i>	17Y1	10/16/2019	\$350,000	2.05	RAMBLER	1999	A	AV	1704	0	0
11806230702 <i>2626 33rd Trl NE, Olympia</i>	17Y1	10/2/2019	\$485,000	1.34	RAMBLER	1974	A	AV	2584	0	0
11806140501 <i>3217 Lilly Rd NE, Olympia</i>	17Y1	7/24/2019	\$459,000	1.39	RAMBLER	2002	A	AV	1778	0	0
11930120203 <i>5412 Lemon Rd NE, Olympia</i>	17Y1	6/26/2019	\$760,000	5.01	RAMBLER	2008	G	AV	2162	471	471
69020000200 <i>5004 Pleasant Glade Rd NE, Olympia</i>	17Y1	6/19/2019	\$530,000	1.63	RAMBLER	2003	A	AV	1491	933	933
11929430500 <i>4708 Sleater Kinney Rd NE, Olympia</i>	17Y1	5/21/2019	\$391,000	0.52	RAMBLER	1971	F	VG	1050	1050	1050
11806441603 <i>2815 Lilly Rd NE, Olympia</i>	17Y1	5/6/2019	\$325,000	1.54	RAMBLER	2002	A	FR	1704	0	0
11806141000 <i>3215 South Bay Rd NE, Olympia</i>	17Y1	4/25/2019	\$417,500	0.96	RAMBLER	1952	F	AV	1960	0	0
11806410200 <i>2905 Lilly Rd NE, Olympia</i>	17Y1	4/24/2019	\$388,000	4.94	RAMBLER	1973	A	GD	2380	0	0
11931430301 <i>3216 36th Ave NE, Olympia</i>	17Y1	3/6/2019	\$524,000	1.47	RAMBLER	2001	G	AV	1952	1195	0
11931110100 <i>4539 NE Shincke Rd, Olympia</i>	17Y1	11/30/2018	\$476,900	5.06	RAMBLER	1908	A	GD	1937	0	0
09360003005 <i>3625 56th Ave NE, Olympia</i>	17Y1	11/9/2018	\$519,950	5.00	RAMBLER	2008	A+	AV	2388	0	0

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11806230700 <i>2702 33rd Trl NE, Olympia</i>	17Y1	10/9/2018	\$435,000	1.25	RAMBLER	1998	A	AV	1928	0	0
09360024000 <i>4948 NE Shincke Rd, Olympia</i>	17Y1	8/1/2018	\$525,000	4.94	RAMBLER	1910	A	AV	1704	1340	1008
11930430800 <i>3214 46th Ave NE, Olympia</i>	17Y1	7/30/2018	\$375,000	2.97	RAMBLER	1954	A	GD	1728	0	0
09360003002 <i>5542 Meadowood Ln NE, Olympia</i>	17Y1	7/10/2018	\$550,000	10.00	RAMBLER	2008	A+	AV	2443	0	0
69030000200 <i>2744 Jorgenson Rd NE, Olympia</i>	17Y1	3/30/2018	\$475,000	1.60	RAMBLER	2000	A+	AV	1954	1032	1032
11805240103 <i>3249 Sleater Kinney Rd NE, Olympia</i>	17Y1	3/28/2018	\$469,000	9.89	RAMBLER	1962	A	AV	1780	0	0
11930130100 <i>5324 Lemon Rd NE, Olympia</i>	17Y1	3/24/2018	\$390,000	5.00	RAMBLER	2003	A	AV	2087	0	0
11932410201 <i>3939 South Bay Loop NE, Olympia</i>	17Y1	3/8/2018	\$475,000	5.00	RAMBLER	1988	A	AV	2038	0	0
09360003003 <i>5539 Meadowood Ln NE, Olympia</i>	17Y1	2/15/2018	\$460,000	5.00	RAMBLER	2008	A+	AV	1468	0	0
11805140104 <i>4422 NE 31st Ave, Olympia</i>	17Y1	1/31/2018	\$274,000	1.00	RAMBLER	1986	F	AV	784	0	0
11806410200 <i>2905 Lilly Rd NE, Olympia</i>	17Y1	1/25/2018	\$290,000	4.94	RAMBLER	1973	A	AV	2380	0	0
11932310600 <i>4005 NE Sleater Kinney Rd, Olympia</i>	17Y1	11/28/2017	\$449,950	2.28	RAMBLER	1969	A	AV	2327	1520	1520
11806330300 <i>2836 Libby Rd NE, Olympia</i>	17Y1	11/17/2017	\$449,995	2.73	RAMBLER	1994	A	AV	1459	0	0
09360029000 <i>5026 Sleater Kinney Rd NE, Olympia</i>	17Y1	10/18/2017	\$243,500	1.67	RAMBLER	1940	F	AV	952	0	0
11805410500 <i>4443 31st Ave NE, Olympia</i>	17Y1	9/25/2017	\$430,000	3.26	RAMBLER	2000	A	AV	1800	0	0
11932420200 <i>3927 South Bay Rd NE, Olympia</i>	17Y1	9/8/2017	\$285,000	1.00	RAMBLER	1951	A	AV	1784	0	0
09360003004 <i>5543 Meadowood Ln NE, Olympia</i>	17Y1	8/17/2017	\$550,000	5.00	RAMBLER	2008	A+	AV	2388	0	0
69020000500 <i>5010 Pleasant Glade Rd NE, Olympia</i>	17Y1	6/26/2017	\$475,000	2.01	RAMBLER	1969	A+	AV	2371	1649	1649
75400002600 <i>5418 NE Sleater Kinney Rd, Olympia</i>	17Y1	6/22/2017	\$330,000	1.51	RAMBLER	1961	A	GD	1180	555	555
69020000200 <i>5004 Pleasant Glade Rd NE, Olympia</i>	17Y1	5/23/2017	\$470,000	1.63	RAMBLER	2003	A	AV	1491	933	933
11930430700 <i>3122 NE 46th Ave, Olympia</i>	17Y1	4/27/2017	\$287,000	2.37	RAMBLER	1948	A	AV	1945	0	0

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11931310200 <i>4036 Lemon Rd NE, Olympia</i>	17Y1	2/25/2017	\$275,000	1.74	RAMBLER	1951	F	AV	1151	443	0
11806112200 <i>3326 33rd Ln NE, Olympia</i>	17Y1	2/21/2017	\$357,000	0.91	RAMBLER	2003	A	AV	2063	0	0
11919330201 <i>5736 Libby Rd NE, Olympia</i>	17Y1	1/24/2017	\$305,000	4.41	RAMBLER	1986	A	AV	1366	0	0
11919420300 <i>6020 Lemon Rd NE, Olympia</i>	17Y1	7/29/2021	\$750,000	4.69	SPLIT-ENTRY	1981	A	GD	1240	1196	1196
11919420300 <i>6020 Lemon Rd NE, Olympia</i>	17Y1	11/14/2018	\$415,000	4.69	SPLIT-ENTRY	1981	A	GD	1240	1196	1196
11930430100 <i>3316 46th Ave NE, Olympia</i>	17Y1	12/17/2021	\$513,500	6.12	SPLIT-LEVEL	1972	A	AV	1507	736	736
11805140102 <i>4428 NE 31st Ave, Olympia</i>	17Y1	3/13/2021	\$430,000	0.28	SPLIT-LEVEL	1970	A	AV	1434	270	270