

COST VALUATION REPORT (CVR)

Owner : Wheeler, John M & Elizabeth G

Neighborhood : 13ZS

Parcel Number : 12903210200

Situs Address : 9330 Maple Beach Ln NW, Olympia

Property Type : Land-only

Assessment Year : 2020

(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	2,421.00	0.998	362,424		UNBUILDABLE	0.2000	-289,939	72,485
									GOOD-VIEW	0.9000	-7,249	65,236
									GRAVEL-ROAD	0.9500	-3,262	61,974
								INF_ADJ_AMT	TIDELANDS		2,400	64,374
								INF_ADJ_AMT	CLASS 2 REC		2,000	66,374

(4) PARCEL TOTALS BEFORE NEIGHBORHOOD ADJUSTMENTS

Land	\$66,374
Residential Buildings	\$0
Mobile Homes	\$0
Detached Structures	\$0
Commercial Buildings	\$0
COST ESTIMATE	\$66,374

(5) MARKET VALUE ESTIMATE

	Cost Est.	Appraisal Adj.		NBHD Adj.	Final Value
		%	Amount		
Land	\$66,374	100.00	0	1.0700	\$71,000
Buildings & Detached Structures	\$0	100.00	0	1.0700	\$0
Total Property Value	\$66,374	100.00	0		\$71,000
Square Feet of Living Area (SFLA)					

Ratio Statistics

Measure	Value	IAAO Residential Standards
Median	0.958	0.90 to 1.10
Coefficient of Dispersion	0.142	Less Than 0.200
Price Related Differential	1.014	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
39110103200	13ZS	10/22/2019	\$190,000	0.26							
<i>2238 Island Dr NW, Olympia</i>											
45800102800	13ZS	8/20/2019	\$135,000	0.00							
<i>2801 Schirm Loop NW, Olympia</i>											
62500900000	13ZS	6/21/2019	\$50,000	0.92							
<i>7820 NW Mirimichi Dr, Olympia</i>											
12904210304	13ZS	1/24/2019	\$186,500	1.14							
<i>9517 Steamboat Island Rd NW, Olympia</i>											
13912110500	13ZS	4/9/2018	\$325,000	1.93							
<i>5214 78th Ave NW, Olympia</i>											
13912110100	13ZS	3/26/2018	\$299,700	2.39							
<i>5204 78th Ave NW, Olympia</i>											
72000002000	13ZS	12/22/2017	\$145,000	1.02							
<i>8345 NW Schirm Rd, Olympia</i>											
13912110602	13ZS	7/28/2017	\$185,000	1.10							
<i>5412 78th Ave NW, Olympia</i>											
45800101100	13ZS	5/8/2017	\$160,000	0.42							
<i>2313 Schirm Loop NW, Olympia</i>											
12905430100	13ZS	5/19/2016	\$182,500	1.69							
<i>8731 Adams Ln NW, Olympia</i>											
62502200000	13ZS	4/6/2016	\$125,000	1.50							
<i>7620 NW Mirimichi Dr, 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	None
<i>2220 Island Dr NW, Olympia</i>											
12910220000	13ZS	5/3/2019	\$1,342,500	2.93	1 1/2 STORY	2006	G+	AV	4010		None
<i>8500 NW Salty Dr, Olympia</i>											
45800201500	13ZS	12/13/2018	\$550,000	0.67	1 1/2 STORY	1979	F	AV	1197		None
<i>2725 Schirm Loop NW, Olympia</i>											
39110101300	13ZS	9/12/2018	\$399,900	0.20	1 1/2 STORY	1968	F	VG	1138		None
<i>2514 Island Dr NW, Olympia</i>											
51702000000	13ZS	2/21/2017	\$630,000	1.47	1 1/2 STORY	1982	G	AV	1810	1669	1669
<i>9350 Maple Beach Ln NW, Olympia</i>											

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
45800101800 <i>2215 Schirm Loop NW, Olympia</i>	13ZS	8/27/2015	\$533,400	0.00	1 1/2 STORY	1949	G	VG	2320	380	None
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		None
45800102500 <i>2821 Schirm Loop NW, Olympia</i>	13ZS	10/12/2018	\$642,000	0.12	2 STORY	1968	A	AV	2024		None
39120303200 <i>10115 Mariner Dr NW, Olympia</i>	13ZS	7/30/2018	\$450,000	0.24	2 STORY	1974	A	AV	1618		None
12904210300 <i>9321 Steamboat Island Rd NW, Olympia</i>	13ZS	6/28/2018	\$776,000	1.70	2 STORY	1994	G+	GD	3279		None
76200009000 <i>3128 Steamboat Island Loop NW, Olympia</i>	13ZS	2/13/2018	\$370,000	0.06	2 STORY	1958	F	AV	1034		None
12905410300 <i>8739 Adams Ln NW, Olympia</i>	13ZS	6/19/2017	\$875,000	1.75	2 STORY	2007	G	AV	4824		None
36020018502 <i>4307 79th Ave NW, Olympia</i>	13ZS	3/21/2017	\$515,000	0.53	2 STORY	1998	A	AV	2907		None
45800201400 <i>2715 Schirm Loop NW, Olympia</i>	13ZS	9/20/2016	\$347,500	0.62	2 STORY	1991	A	AV	1781		None
39310002100 <i>7723 NW 78th Loop, Olympia</i>	13ZS	1/2/2016	\$449,000	1.04	2 STORY	1988	G	AV	2370		None
39110102500 <i>2340 Island Dr NW, Olympia</i>	13ZS	4/15/2015	\$500,000	0.26	2 STORY	1974	G	AV	3066		None
66700000700 <i>3740 NW 85th Ave, Olympia</i>	13ZS	10/7/2019	\$487,500	0.52	CABIN/COTTAGE	1965	F	AV	760		None
39000001000 <i>9647 Steamboat Island Rd NW, Olympia</i>	13ZS	11/17/2016	\$180,000	1.08	CABIN/COTTAGE	1970	L	FR	400		None
39110103800 <i>2202 Island Dr NW, Olympia</i>	13ZS	11/2/2015	\$220,000	0.35	CABIN/COTTAGE	1969	F	AV	600	600	600
13913430100 <i>5430 NW 66th Av, Olympia</i>	13ZS	9/14/2015	\$295,000	5.40	CABIN/COTTAGE	1901	L	PR	704		None
12034321100 <i>9612 Hunter Point Rd NW, Olympia</i>	13ZS	3/18/2015	\$362,500	3.56	CABIN/COTTAGE	1955	F	PR	920		None
62502200000 <i>7620 NW Mirimichi Dr, Olympia</i>	13ZS	3/12/2020	\$865,000	1.58	CUSTOM	2017	G	AV	1738	1738	1738
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	None

Neighborhood Sales Listing

Parcel No.	Nbhd Code	Sale Date	Sale Price	Acres	Building Style	Year Built	Qty	Cond	SFLA	Bsmnt Area	Fin. Bsmnt
45800101700 <i>2221 Schirm Loop NW, Olympia</i>	13ZS	9/11/2019	\$582,000	0.00	RAMBLER	1959	A	AV	1182	966	966
12909110300 <i>2345 86th Ave NW, Olympia</i>	13ZS	8/20/2019	\$1,000,000	34.52	RAMBLER	1956	G	GD	3571	798	None
36020024001 <i>7430 Mirimichi Dr NW, Olympia</i>	13ZS	4/29/2019	\$450,000	0.89	RAMBLER	1971	A	AV	1430	570	570
12907320901 <i>4938 78th Ave NW, Olympia</i>	13ZS	4/5/2019	\$725,000	2.14	RAMBLER	1999	A	AV	2023		None
39120302200 <i>9947 Mariner Dr NW, Olympia</i>	13ZS	1/10/2019	\$525,000	0.25	RAMBLER	2015	A	AV	1254	920	920
12905140102 <i>3240 NW 90th Ave, Olympia</i>	13ZS	11/5/2018	\$553,000	2.62	RAMBLER	1979	A	VG	2266		None
39110101400 <i>2508 Island Dr NW, Olympia</i>	13ZS	10/26/2018	\$625,000	0.20	RAMBLER	1993	G	AV	1263	1227	1227
62500100000 <i>7934 NW Mirimichi Dr, Olympia</i>	13ZS	10/24/2018	\$540,000	2.07	RAMBLER	1962	A	AV	1672	1008	None
36020023600 <i>7400 Gallagher Cove Rd NW, Olympia</i>	13ZS	6/13/2018	\$465,000	5.29	RAMBLER	2006	F	AV	900		None
39110104200 <i>2130 Island Dr NW, Olympia</i>	13ZS	10/21/2016	\$350,000	0.24	RAMBLER	1989	A	AV	1489	1026	None
39310002200 <i>7729 NW 78th Loop, Olympia</i>	13ZS	10/12/2016	\$390,000	1.14	RAMBLER	1987	A	AV	1592		None
36020024000 <i>7420 Mirimichi Dr NW, Olympia</i>	13ZS	8/16/2016	\$549,000	1.25	RAMBLER	2006	G	AV	1730	1730	900
62502300000 <i>7610 NW Mirimichi Dr, Olympia</i>	13ZS	5/4/2016	\$558,222	1.54	RAMBLER	1998	A	AV	1696	1692	1692
39120302200 <i>9947 Mariner Dr NW, Olympia</i>	13ZS	3/22/2016	\$388,800	0.25	RAMBLER	2015	A	AV	1254	920	920
39310001800 <i>7707 NW 78th Loop, Olympia</i>	13ZS	8/25/2019	\$720,000	1.04	SPLIT-ENTRY	1987	G	AV	4070		None
45800200400 <i>2615 Schirm Loop NW, Olympia</i>	13ZS	11/16/2016	\$225,000	1.00	SPLIT-ENTRY	1988	F	AV	1584		None
39310001800 <i>7707 NW 78th Loop, Olympia</i>	13ZS	11/15/2016	\$510,000	1.04	SPLIT-ENTRY	1987	G	AV	4070		None
39110102700 <i>2328 Island Dr NW, Olympia</i>	13ZS	7/24/2017	\$490,000	0.28	SPLIT-LEVEL	1962	A	VG	1356	628	628