# APPRAISAL REVIEW SCORECARD

ID#: test-year

# 1133 NW 61st St

Seattle, WA 98107

Appraised Value

$1,750,000



4 Bd | 2.2 Ba | 2405 sqft | Q3 | C2

Case #.....
Assignment Type.....Other
Client.....Emporium TPO LLC
Borrower.....Avnery, Ofer
Legal Owner.....Green Lake Genesis LLC
Seller is Owner.....NA
Occupancy.....Tenant
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$1,750,000

Appraiser.....Jared Cunningham
License Expiration.....1702937 expires 12/26/2025
Signed Date.....01/17/2024
Site Size.....2416 sf
Site Value.....$420,000

Multiple Parcels.....No
Parcel #.....276770452601
Flood Hazard Area.....No | X
Zoning.....RSL (M) | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2.5;Modern | 2.5 Story | Accessory Unit
Year Built.....Existing | 2023

Legal Desc.....See Attached Addendum

Listing Desc.....DOM 33;The subject property was listed for $1,595,000 on 10/07/2023 and cancelled as a listing on 11/09/2023, per the NWMLS #2169097.

Contract Price.....
Concessions.....NO

## Additional Details

Tech Review Complete.....No

## Review Results: 2579 Rules / 0 Findings

| Business | Compliance | Cross-Check | Requirements | Risk |
|---|---|---|---|---|
| Best Practices | Industry Standards | Data Validation | Letter of Engagement | Areas of Concern |
| BUS - PASS | CPL - PASS | CRX - PASS | REQ - PASS | RSK - PASS |

## Review Checklist: 0 Items

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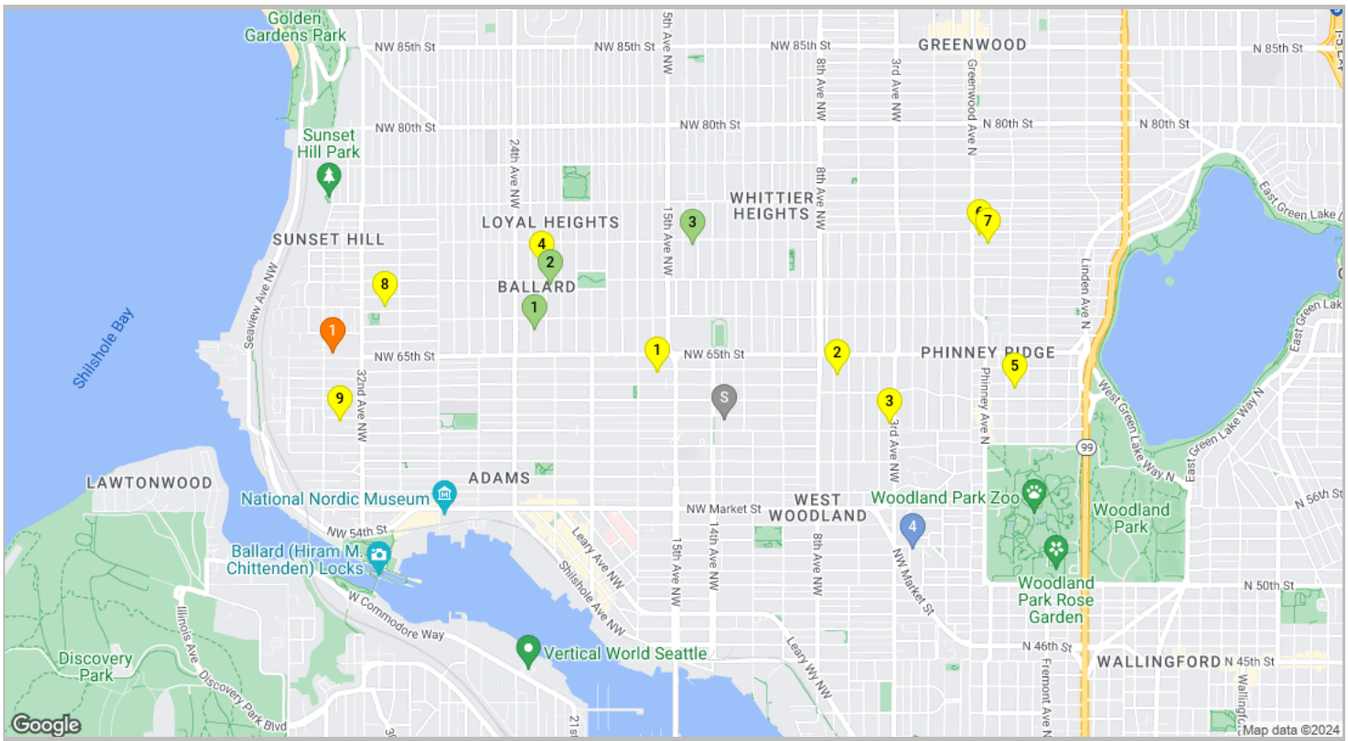
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# Alternative Sales & Listings

1133 NW 61st St
Seattle, WA 98107

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As Of 1/17/2024

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS




| # | ADDRESS | PROX. (mi) | SALE/LIST PRICE | SALE/LIST DATE | SITE | GLA (sf) | BD | BA | AGE | CARS |
|---|---|---|---|---|---|---|---|---|---|---|
| S | 1133 NW 61st St<br>Seattle WA, 98107 | – | – | 01/15/2024 | 2416 sf | 2,405 | 4 | 2.2 | 1 | 2dw |
| 1 | 6542 Jones Ave Nw<br>Seattle, WA 98117 | 0.69 | $1,970,000 | s04/23;c02/23 | 5100 sf | 2,080 | 3 | 2.1 | 4 | 1gd2dw |
| 2 | 6754 23rd Ave Nw<br>Seattle, WA 98117 | 0.73 | $1,500,000 | s01/24;c12/23 | 3825 sf | 1,490 | 2 | 2.0 | 5 | 1gd1dw |
| 3 | 7055 Alonzo Ave Nw<br>Seattle, WA 98117 | 0.58 | $2,460,000 | s06/23;c05/23 | 5000 sf | 2,910 | 4 | 2.1 | 7 | 2gbi2dw |
| 4 | 217 Nw 52nd St<br>Seattle, WA 98107 | 0.75 | $2,250,000 | c01/24 | 2979 sf | 2,320 | 4 | 2.1 | 1 | 1gbi1dw |
| 1 | 1527 NW 64TH ST<br>SEATTLE WA, 98107-2343 | 0.27 | – | – | – | 3,050 | – | 3.0 | – | – |
| 2 | 6224 7TH AVE NW #A<br>SEATTLE WA, 98107-2136 | 0.41 | – | – | – | 3,850 | – | 4.0 | – | – |
| 3 | 6009 3RD AVE NW<br>SEATTLE WA, 98107-2105 | 0.55 | – | – | – | 2,680 | – | 1.0 | – | – |
| 4 | 7019 23RD AVE NW<br>SEATTLE WA, 98117-5630 | 0.79 | – | – | – | 3,170 | – | 4.0 | – | – |
| 5 | 511 N 63RD ST<br>SEATTLE WA, 98103-5623 | 0.97 | – | – | – | 2,720 | – | 3.0 | – | – |
| 6 | 309 N 73RD ST<br>SEATTLE WA, 98103-5023 | 1.04 | – | – | – | 2,760 | – | 1.0 | – | – |
| 7 | 324 N 72ND ST<br>SEATTLE WA, 98103-5022 | 1.05 | – | – | – | 3,250 | – | 1.0 | – | – |
| 8 | 3022 NW 68TH ST<br>SEATTLE WA, 98117-6217 | 1.18 | – | – | – | 3,470 | – | 2.0 | – | – |
| 9 | 3233 NW 61ST ST<br>SEATTLE WA, 98107-2612 | 1.26 | – | – | – | 2,930 | – | 3.0 | – | – |
| 1 | 3248 NW 65TH ST<br>SEATTLE WA, 98117-6015 | 1.31 | $1,704,200 | 08/22/2023 | – | 3,110 | 4 | 3.0 | 96 | – |

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# Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

| TYPES | CF-Confirmation \| CM-Completeness \| CN-Concern \| CR-Correctness \| CS-Consistency \| CX-Cross Check | IMPORTANCE Ranking ❶ lowest to ❺ highest |
|---|---|---|

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