# Exterior-Only Inspection Individual Condominium Unit Appraisal Report

File No. 19518841

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

## SUBJECT

Property Address 4308 NE Sunset Blvd | Unit # AA1 | City Renton | State WA | Zip Code 98059

Borrower Ann M Herberg | Owner of Public Record Ann M Herberg | County King

Legal Description Long legal, please refer to attached document

Assessor's Parcel # 722960-1450-00 | Tax Year 2025 | R.E. Taxes $ 2,298

Project Name Renton Springtree | Phase # 1 | Map Reference TB: 626-H6 | Census Tract 0251.01

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | HOA $ 471 [ ] per year [X] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) HEL

Lender/Client Bank of America | Address 70 Batterson Park Rd., Farmington, CT 06032

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). Per NWMLS, the subject has not been listed for sale in the past twelve months.

## CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

## NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics | | | | Condominium Unit Housing Trends | | | | Condominium Housing | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | [ ] Urban | [X] Suburban | [ ] Rural | Property Values | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | One-Unit | 80 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [X] Shortage | [ ] In Balance | [ ] Over Supply | $(000) | (yrs) | 2-4 Unit | 2 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 200 Low | 0 | Multi-Family | 3 % |
| Neighborhood Boundaries | May Creek Park to the north, 164th Avenue SE to the east, NE 4th Street to the south and Interstate 405 to the west. | | | | | | | 700 High | 50 | Commercial | 10 % |
| | | | | | | | | 422 Pred. | 20 | Other Vacant | 5 % |

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Attached Addendum

## PROJECT SITE

Topography Rolling | Size 12.96 ac | Density Typical | View N;Terr;

Specific Zoning Classification RMF | Zoning Description Residential Multi-Family / Condominium

Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to current density? [ ] Yes [ ] No

[ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

| Utilities | Public | Other (describe) | | Public | Other (describe) | Off-site Improvements? Type | Public | Private |
|---|---|---|---|---|---|---|---|---|
| Electricity | [X] | [ ] | Water | [X] | [ ] | Street Blacktop | [X] | [ ] |
| Gas | [X] | [ ] | Sanitary Sewer | [X] | [ ] | Alley None | [ ] | [ ] |

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 53033C0668G | FEMA Map Date 08/19/2020

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe. The subject is located near Highway 900. The external obsolescence has been reflected in the location section of the Market Adjustment grid. However, this is typical/common for the area and does not appear to have any significant effect on the subject's overall marketability. <

continued in addendum >

## PROJECT INFORMATION

Data source(s) for project information King County records. NWMLS records. RE agent remarks.

Project Description [ ] Detached [X] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other(describe)

| General Description | General Description | Subject Phase | | If Project Completed | | If Project Incomplete | |
|---|---|---|---|---|---|---|---|
| # of Stories 1 | Exterior Walls Wood | # of Units | 148 | # of Phases | 1 | # of Planned Phases | |
| # of Elevators 0 | Roof Surface Comp. sh. | # of Units Completed | 148 | # of Units | 148 | # of Planned Units | |
| [X] Existing [ ] Proposed | Total # Parking 296 | # of Units For Sale | 3 | # of Units for Sale | 3 | # of Units for Sale | |
| [ ] Under Construction | Ratio (spaces/units) 2.0 | # of Units Sold | 148 | # of Units Sold | 148 | # of Units Sold | |
| Year Built 1976 | Type Open spaces | # of Units Rented | 51 | # of Units Rented | 51 | # of Units Rented | |
| Effective Age 25 | Guest Parking 0 | # of Owner Occupied Units | 97 | # of Owner Occupied Units | 97 | # of Owner Occupied Units | |

Project Primary Occupancy [X] Principal Residence [ ] Second Home or Recreational [ ] Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No

Management Group - [ ] Homeowners' Association [ ] Developer [X] Management Agent - Provide name of management company. Management Trust (425) 897-3400

Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe

Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe

Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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## PROJECT INFORMATION

Describe the condition of the project and quality of construction. The subject was built in 1976 with overall Q4 quality of construction. Per NWMLS, Snohomish County record, the subject project consists of 148 condominium designed units of various GLA, bedroom and/or bathroom count. The subject project appears to have been well maintained and is considered to be in overall average condition.

Describe the common elements and recreational facilities. Entrance sign/monument. Club house. Out-door swimming pool. Athletic court. Green areas.

Are any common elements leased to or by the Homeowners' Association? ☐ Yes ☒ No If Yes, describe the rental terms and options.

Is the project subject to a ground rent? ☐ Yes ☒ No If Yes, $ _____ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? ☒ Yes ☐ No If No, describe and comment on the effect on value and marketability.

## PROJECT ANALYSIS

I ☐ did ☒ did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. The condominium project budget for the current year was not made available for review.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? ☐ Yes ☒ No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears ☐ High ☒ Average ☐ Low If High or Low, describe.

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
☐ Yes ☒ No If Yes, describe and explain the effect on value and marketability.

## UNIT IMPROVEMENTS

Unit Charge $ 471 per month X 12 = $ 5,652 per year Annual assessment charge per year per square feet of gross living area = $ 9.52

Utilities included in the unit monthly assessment ☐ None ☐ Heat ☐ Air Conditioning ☐ Electricity ☐ Gas ☒ Water ☒ Sewer ☐ Cable ☒ Other Insurance

Source(s) Used for Physical Characteristics of Property ☐ Appraisal Files ☒ MLS ☒ Assessment and Tax Records ☐ Prior Inspection ☐ Property Owner
☒ Other (describe) Realist Data Source for Gross Living Area King County record

| General Description | Amenities | Appliances | Car Storage |
|---|---|---|---|
| Floor # 1 | ☐ Fireplace(s) # 0 | ☒ Refrigerator | ☐ None |
| # of Levels 1 | ☐ Woodstove(s) # 0 | ☒ Range/Oven | ☐ Garage ☐ Covered ☒ Open |
| Heating Type BB Fuel Elect. | ☒ Deck/Patio Patio | ☒ Disp ☐ Microwave | # of Cars 1 |
| ☐ Central AC ☐ Individual AC | ☒ Porch/Balcony Porch | ☒ Dishwasher | ☐ Assigned ☒ Owned |
| ☒ Other (describe) None | ☒ Other None | P Washer/Dryer | Parking Space # 212 |

Finished area above grade contains: 3 Rooms 1 Bedrooms 1.0 Bath(s) 594 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? ☒ Yes ☐ No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.). Porch. Patio. Wood fence. One open parking space.

Describe the condition of the property (including apparent needed repairs, deterioration, renovations, remodeling, etc.). C4;Per King County and NWMLS records, the subject was built in 1976 with overall Q4 quality of construction. The information regarding the subject interior data is per prior NWMLS, RE agent's marketing remarks and King County public record. This appraisal report is made under the assumption that the subject is in average or marketable condition. If any deferred maintenance of functional obsolescence exists, then the estimated fair market value may vary significantly. < continued in addendum >

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.

## PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) County and NWMLS records
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) County and NWMLS records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | County record | County record | County record | County record |
| Effective Date of Data Source(s) | 07/16/2025 | 07/16/2025 | 07/16/2025 | 07/16/2025 |

Analysis of prior sale or transfer history of the subject property and comparable sales Per King County record, the subject has not sold/transferred within the past thirty six months or three years. Per NWMLS, the subject has not been listed for sale in the past twelve months. Other than the recent sales noted, the comparables have not sold within the past twelve months.

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There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0 .

There are 7 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 225,950 to $ 332,000 .

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address and Unit # | 4308 NE Sunset Blvd AA1, Renton, WA 98059 | 4300 NE Sunset Blvd C8, Renton, WA 98059 | | 4308 NE Sunset Blvd D6, Renton, WA 98059 | | 3233 NE 12th St 204, Renton, WA 98059 | |
| Project Name and Phase | Renton Springtree 1 | Renton Springtree 1 | | Renton Springtree 1 | | Sir Cedric 1 | |
| Proximity to Subject | | 0.07 miles SW | | 0.06 miles SW | | 0.69 miles SW | |
| Sale Price | $ | | $ 250,000 | | $ 250,000 | | $ 270,000 |
| Sale Price/Gross Liv. Area | $ 0.00 sq. ft. | $ 420.88 sq. ft. | | $ 420.88 sq. ft. | | $ 395.31 sq. ft. | |
| Data Source(s) | | NWMLS #2319591;DOM 6 | | NWMLS #2294251;DOM 105 | | NWMLS #2246568;DOM 15 | |
| Verification Source(s) | | RE Agent/County rec./Visual | | RE Agent/County rec./Visual | | NWMLS/County rec./Visual | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth VA;0 | | ArmLth Conv;0 | | ArmLth Conv;0 | |
| Date of Sale/Time | | s02/25;c02/25 | 0 | s12/24;c12/24 | 0 | s07/24;c07/24 | 0 |
| Location | A;Near Hwy; | A;Near Hwy; | | A;Near Hwy; | | A;Near Hwy; | |
| Leasehold/Fee Simple | Fee simple | Fee simple | | Fee simple | | Fee simple | |
| HOA Mo. Assessment | $471 | $472 | 0 | $410 | 0 | $391 | 0 |
| Common Elements and Rec. Facilities | Ent. sign/mon. Club hs.,Pool | Ent. sign/mon. Club hs.,Pool | | Ent. sign/mon. Club hs.,Pool | | Ent. sign/mon. Open space | 0 |
| Floor Location | 1 | 1 | | 1 | | 2 | 0 |
| View | N;Terr; | N;Terr; | | N;Terr; | | N;Terr; | |
| Design (Style) | RT1L;Townhouse | RT1L;Townhouse | | RT1L;Townhouse | | GR1L;Flat | 0 |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 49 | 49 | | 49 | | 45 | 0 |
| Condition | C4 | C4 | | C4 | | C4 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 3 / 1 / 1.0 | 3 / 1 / 1.0 | | 3 / 1 / 1.0 | | 3 / 1 / 1.0 | |
| Gross Living Area 140 | 594 sq. ft. | 594 sq. ft. | | 594 sq. ft. | | 683 sq. ft. | 0 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | 0sf | | 0sf | |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | BB Elect.,None | BB Elect.,None | | BB Elect.,None | | BB Elect.,None | |
| Energy Efficient Items | Insulation | Insulation | | Insulation | | Insulation | |
| Garage/Carport | 1op;Owned | 1op;Owned | | 1op;Owned | | 1op;Owned | |
| Porch/Patio/Deck | Porch/Patio | Porch/Patio | | Porch/Patio | | Porch/Deck | 0 |
| Fireplace | None | None | | None | | 1 Fireplace | -4,000 |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 0 | [X] + [ ] - | $ 0 | [ ] + [X] - | $ 4,000 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.0% Gross Adj. 0.0% | $ 250,000 | Net Adj. 0.0% Gross Adj. 0.0% | $ 250,000 | Net Adj. -1.5% Gross Adj. 1.5% | $ 266,000 |

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 250,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The subject's neighborhood is predominantly owner occupied results in insufficient rental data for the Income Approach. The Income Approach has not been developed. Direct sales comparison was given most weight in deriving to the estimated fair market value of the subject property.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 250,000 Income Approach (if developed) $ 0

See Attached Addendum

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: _____

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 250,000 as of 07/16/2025 , which is the date of inspection and the effective date of this appraisal.

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I have performed a visual inspection of the exterior areas of the subject property from at least the street. I have reported the condition of the improvements in factual, specific terms. I have identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

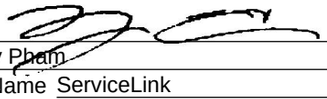
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature 
Name Gary Pham
Company Name ServiceLink
Company Address 3209 175th Street SE
Bothell, WA 98012
Telephone Number (425) 215-3400
Email Address Gary.Pham@svclnk.com
Date of Signature and Report 07/16/2025
Effective Date of Appraisal 07/16/2025
State Certification # 1700541
or State License #
or Other (describe) State #
State WA
Expiration Date of Certification or License 11/07/2026

ADDRESS OF PROPERTY APPRAISED
4308 NE Sunset Blvd Unit # AA1
Renton, WA 98059

APPRAISED VALUE OF SUBJECT PROPERTY $ 250,000

LENDER/CLIENT
Name ServiceLink
Company Name Bank of America
Company Address 70 Batterson Park Rd.
Farmington, CT 06032
Email Address empappraisers@svclnk.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY
☐ Did not inspect exterior subject property
☐ Did inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

# Uniform Appraisal Dataset Definitions

File No. 19518841

## Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

## Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

# Uniform Appraisal Dataset Definitions

File No. 19518841

## Abbreviations Used in Data Standardization Text

| Abbrev. | Full Name | Appropriate Fields |
|---|---|---|
| ac | Acres | Area, Site |
| AdjPrk | Adjacent to Park | Location |
| AdjPwr | Adjacent to Power Lines | Location |
| A | Adverse | Location & View |
| ArmLth | Arms Length Sale | Sale or Financing Concessions |
| AT | Attached Structure | Design(Style) |
| ba | Bathroom(s) | Basement & Finished Rooms Below Grade |
| br | Bedroom | Basement & Finished Rooms Below Grade |
| B | Beneficial | Location & View |
| BsyRd | Busy Road | Location |
| cp | Carport | Garage/Carport |
| Cash | Cash | Sale or Financing Concessions |
| CtySky | City View Skyline View | View |
| CtyStr | City Street View | View |
| Comm | Commercial Influence | Location |
| c | Contracted Date | Date of Sale/Time |
| Conv | Conventional | Sale or Financing Concessions |
| cv | Covered | Garage/Carport |
| CrtOrd | Court Ordered Sale | Sale or Financing Concessions |
| DOM | Days On Market | Data Sources |
| DT | Detached Structure | Design(Style) |
| dw | Driveway | Garage/Carport |
| Estate | Estate Sale | Sale or Financing Concessions |
| e | Expiration Date | Date of Sale/Time |
| FHA | Federal Housing Authority | Sale or Financing Concessions |
| g | Garage | Garage/Carport |
| ga | Garage - Attached | Garage/Carport |
| gbi | Garage - Built-in | Garage/Carport |
| gd | Garage - Detached | Garage/Carport |
| GR | Garden Structure | Design(Style) |
| GlfCse | Golf Course | Location |
| Glfvw | Golf Course View | View |
| HR | High Rise Structure | Design(Style) |
| Ind | Industrial | Location & View |
| in | Interior Only Stairs | Basement & Finished Rooms Below Grade |
| Lndfl | Landfill | Location |
| LtdSght | Limited Sight | View |
| Listing | Listing | Sale or Financing Concessions |
| MR | Mid-Rise Structure | Design(Style) |
| Mtn | Mountain View | View |
| N | Neutral | Location & View |
| NonArm | Non-Arms Length Sale | Sale or Financing Concessions |
| op | Open | Garage/Carport |
| o | Other | Basement & Finished Rooms Below Grade |
| O | Other | Design(Style) |
| Prk | Park View | View |
| Pstrl | Pastoral View | View |
| PwrLn | Power Lines | View |
| PubTrn | Public Transportation | Location |
| rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade |
| Relo | Relocation Sale | Sale or Financing Concessions |
| REO | REO Sale | Sale or Financing Concessions |
| Res | Residential | Location & View |
| RT | Row or Townhouse | Design(Style) |
| RH | Rural Housing - USDA | Sale or Financing Concessions |
| SD | Semi-detached Structure | Design(Style) |
| s | Settlement Date | Date of Sale/Time |
| Short | Short Sale | Sale or Financing Concessions |
| sf | Square Feet | Area, Site, Basement |
| sqm | Square Meters | Area, Site, Basement |
| Unk | Unknown | Date of Sale/Time |
| VA | Veterans Administration | Sale or Financing Concessions |
| wo | Walk Out Basement | Basement & Finished Rooms Below Grade |
| wu | Walk Up Basement | Basement & Finished Rooms Below Grade |
| WtrFr | Water Frontage | Location |
| Wtr | Water View | View |
| w | Withdrawn Date | Date of Sale/Time |
| Woods | Woods View | View |

## Other Appraiser-Defined Abbreviations

| Abbrev. | Full Name | Appropriate Fields | Abbrev. | Full Name | Appropriate Fields |
|---|---|---|---|---|---|
| | | | | | |

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |

**Neighborhood Description**
The subject property is located in a condominium project called Renton Springtree. Per NWMLS of similar condominium homes in the subject's condominium project, there is a monthly homeowners association fee of approximately $471.00 currently being charged for maintenance of all common areas. However, this does not appear to have any significant effect on the overall marketability of the subject property. The common elements in the project are entrance sign/monument, club house, out-door swimming pool, athletic court and green areas. The common elements appears to be have been very well maintained and is appears to be in good condition. The common elements appears to be typical to the area and does not have any effect on the subject's marketability and value. The subject is located in an established neighborhood with access to schools, neighborhood parks and recreation areas. The area is composed of homes built with average to very good quality of construction. The overall condition of homes in this market vary dramatically depending on the amount of updating and/or remodeling each has received over time. There are no apparent adverse conditions was noted which would have any effect on the overall marketability.

Due to age, condition, quality of construction, gross living area, site size/utility, view amenity etc. the One-Unit Housing Low to High Range exceed 50%.

**Neighborhood Market Conditions**
The appraiser set search criteria of condominium sales located within the subject's market area, sold in the Past 12 Months. Per NWMLS and Realist analysis of sales in the subject's market area, the current property value in the subject's market area appears to be relatively stable year over year. Please refer to attached addendum for further details. Per NWMLS records, the marketing time for most homes in the area is up to three months. Financing in the market area are predominantly conventional, FHA and VA loans. Depending on the sellers motivation, different types of financing concessions or sellers concessions are occasionally offered.

**Highest and Best Use**
The Highest and Best Use was determined by summarizing the 4 tests (Legally permissible, Physically possible, Financially feasible, and Maximally productive). In my opinion, the Highest and Best use of the subject is as improved (a residential condominium site). My reasons for this are that these uses are permissible under the current zoning ordinance and that there is demand for a residential use because of the subject's location in an area consisting of predominantly residential dwellings.

**Site Comments**
The subject is located within proximity to K-12 schools, House of Worship and supporting services, such as; restaurants, grocery stores, gas stations, etc. However, this is typical/common for the area and does not appear to have any significant effect on the subject's overall marketability.

Vacant Land Use of approximately 5% noted on page one the report is primarily undeveloped and/or used as neighborhood parks and recreation areas.

**Condition of the Property**
Continued from Condition of the Property:

* Homes with 1 bedroom on GLA are common/typical for the subject's market area. All comparables used also similar bedroom count as the subject.

**Summary of Market Data**
As mentioned earlier in the report, the subject is 1 of 148 units in the condominium project. Comparables 1 and 2 are recent closed and settled Arms-Length re-sales located in the subject's condominium project with overall similar physical characteristics in the past year. Comparable #3 is a recent closed and settled Arms-Length re-sale located outside of the subject's condominium project with overall similar physical characteristics. Comparable #3 is separated by Highway 900, major roadways, landmarks, etc. This comparable is in the same market area and have similar market appeal and influences as the subject. This does not appear to have any significant effect on overall marketability or market value.

Due to limited sales with the subject's overall similar physical characteristics, it was necessary for the appraiser to use a comparables sold over approximately twelve months of the effective date of the appraisal. These guidelines were exceeded due to low turn over and wide array of custom built homes spread throughout the area. A search up to 1.00 mile from the subject and back to one year of the effective date of the appraisal was conducted in order to locate the most applicable comparables. To have gone farther than 1.00 mile would require substantial location adjustment that will exceed standard guidelines and are not considered to be good indicators of fair market value of the subject. The sales used are deemed to be the best available sales data from the subject market area with overall similarities. The sales used would most likely attract same purchasers as the subject property. The sales used are deemed to be the best available sales data from the subject market area with overall similarities. The sales used would most likely attract same purchasers as the subject property. A thorough market search was conducted in order to locate the most relevant comparables. The best available comparables were utilized as of the effective date of the appraisal.

The subject is located near Highway 900. The external obsolescence has been reflected in the location section of the Market Adjustment grid. However, this is typical/common for the area and does not appear to have any significant effect on the subject's overall marketability. All comparables utilized are also located near Highway 900 with similar external obsolescence as the subject. No adjustment for location has been made.

The rental ratio in the subject's condominium project exceed 30%. However, this does not appear to have any significant effect on the subject's overall marketability. All comparables utilized also have similar rental ratio as the subject property.

The HOA dues of comparables 2 and 3 exceed 15%. However, this does not appear to have any significant effect on the subject's overall marketability.

Comparable #1 was sold approximately five months of the effective date of the appraisal. Comparables 2 and 3 were sold over six months of the effective date of the appraisal. As mentioned earlier in the report, the appraiser set search criteria of condominium sales located within the subject's market area, sold in the Past 12 Months. Per NWMLS and Realist analysis of sales in the subject's market area, the current property value in the subject's market area appears to be relatively stable year over year. No adjustment for time/date of sale was deemed appropriate. Due to limited sales with the subject's overall similar physical characteristics, it was not possible for the appraiser to provide additional comparables sold 0-120 days of the effective date of the appraisal.

The actual age of all comparables are within 10 +/- years of the subject. Per NWMLS interior photos, all comparables appears to have been maintained and are considered to be in overall similar condition as the subject. No adjustment has been made. The market does not recognize an adjustment for age, only overall condition. No adjustment for actual or effective age has been made.

* Homes with 1 bedroom on GLA are common/typical for the subject's market area. All comparables used also similar bedroom count as the subject.

**Final Reconciliation**

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |

All comparables utilized were verified to be closed and settled sales. After appropriate adjustments to the comparables, the adjusted sales price range is $250,000 - 266,000. The estimated fair market value of the subject as of the effective date of the appraisal at $240,000 is considered to be well supported. Most weight were assigned to comparable sales 1 and 2 in deriving to final estimated fair market value of the subject due to their close proximity and/or overall similarities. Due to GLA, bedroom/bathroom count, etc., the subject's estimated fair market value is lower than the predominant value. Although this does not appear to have any significant affect on the overall marketability of the subject property. The subject is not considered to be under-improved as there are other homes in this market area with the subject's physical characteristics.

This report has been electronically prepared in compliance with USPAP guidelines which includes a secure digital signature and adequate security measures in place to protect the data produced by the appraiser.

This report is not a home inspection. The appraiser only performed a exterior visual inspection of subject property from a public street only. The appraisal cannot be relied upon to disclose conditions and/or defects in the property. The appraiser cannot address any negative or adverse conditions, such as; hazardous substances, radon, asbestos, etc.. at the time of the inspection. The appraiser has no knowledge of the existence of such unless otherwise stated. The appraiser is not qualified to test for such substances or conditions. The value estimate is based on the assumption that there is no such condition on or within the surrounding area. It is recommended to the client/lender to attain an expert in this field to further determine any or all mentioned conditions are present.

The borrower or third party may receive a copy of the appraisal, this does not mean that the borrower or third party is an Intended User as the term is defined in the URAR form. This appraisal report is consistent with the requirement of a summary report. It is assumed that the reader is knowledgable to the context and terminology of the report. If the appraisal report is provided to the borrower, it is advised that the lender/client assists their client in understanding the report. This appraisal report is intended for use in a mortgage finance transaction only. This report is not intended for any other use.

All assumptions and limiting conditions attached hereto apply. All items appraised are deemed to be part of the real estate. A thorough market search was conducted in order to locate the most applicable sales for this analysis. The best available comparables were used as of the effective date of the appraisal. Unless otherwise noted in the report, the highest and best use is as improved.

This report has been electronically prepared in compliance with USPAP guidelines which includes a secure digital signature and adequate security measures in place to protect the data produced by the appraiser.

* The appraiser has prepared this appraisal in full compliance with the Appraiser Independence Requirements (AIR) and has not performed, participated in, or been associated with any activity in violation of the Code.

* I performed an appraisal of the subject property on 07/11/2023. I have performed no other services, as an appraiser or in any capacity, regarding the property that is the subject of this report within three year or 36 months period immediately preceding acceptance of this assignment.

* The estimated remaining economic life of the subject is 60 years.

* Per Client Special Instructions in the Appraisal Order Sheet, This Client does not require the Market Conditions Addendum to the appraisal report, FNMA 1004MC, dated March 2009.

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |




FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 16, 2025
Appraised Value: $ 250,000

REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |



Private street sign.

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |



## COMPARABLE SALE #1

4300 NE Sunset Blvd
C8, Renton, WA 98059
Sale Date: s02/25;c02/25
Sale Price: $ 250,000



## COMPARABLE SALE #2

4308 NE Sunset Blvd
D6, Renton, WA 98059
Sale Date: s12/24;c12/24
Sale Price: $ 250,000

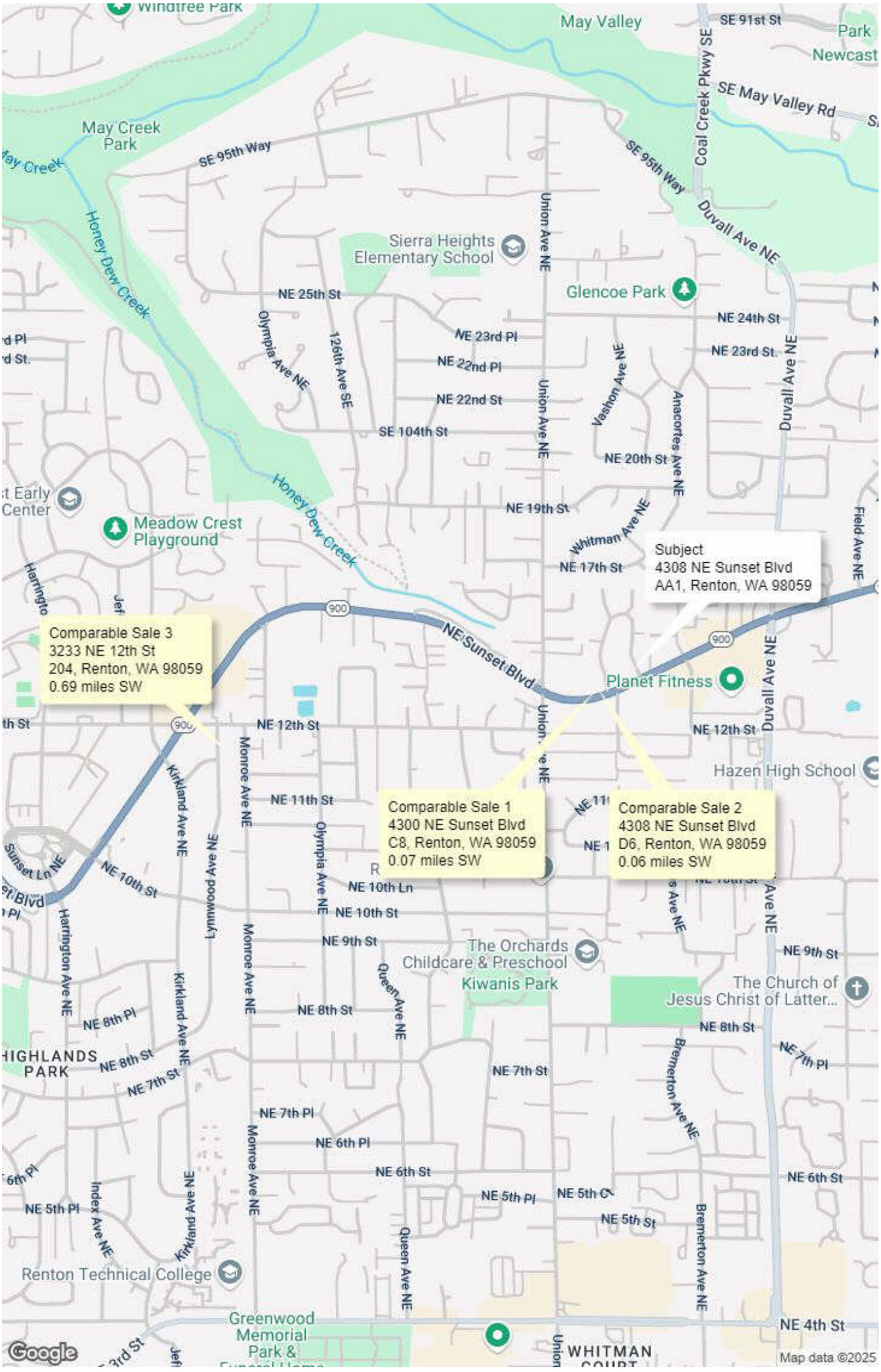


## COMPARABLE SALE #3

3233 NE 12th St
204, Renton, WA 98059
Sale Date: s07/24;c07/24
Sale Price: $ 270,000

LOCATION MAP

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |



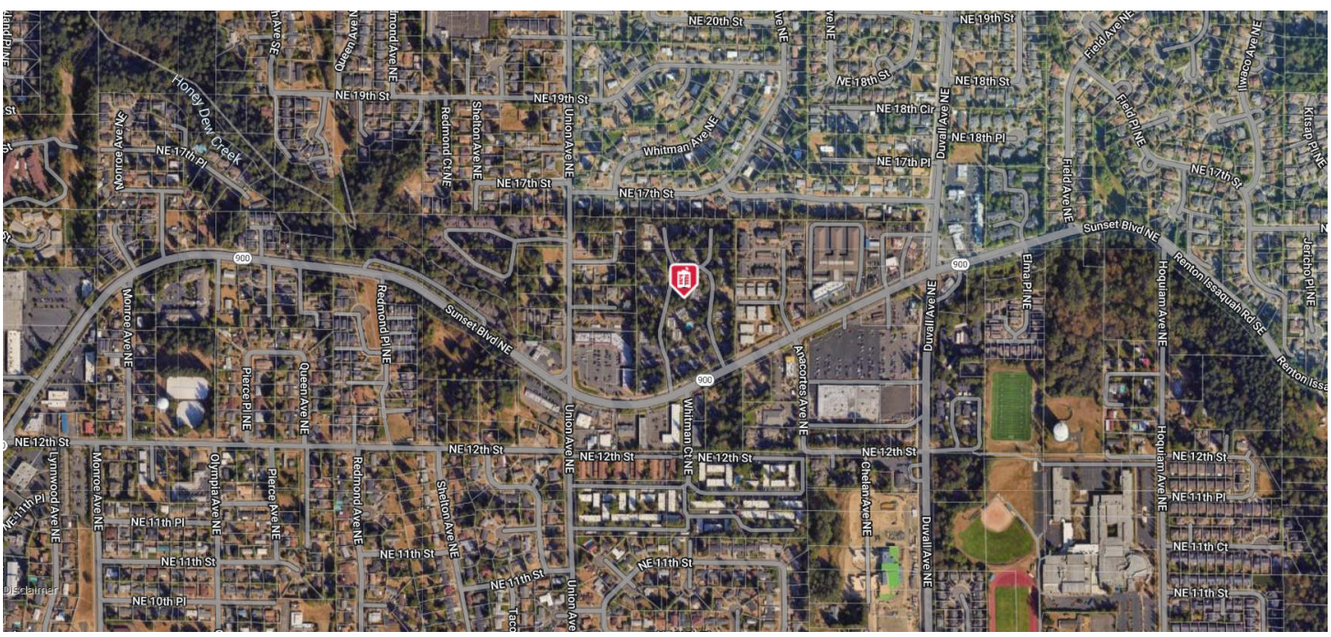
# PLAT MAP

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |



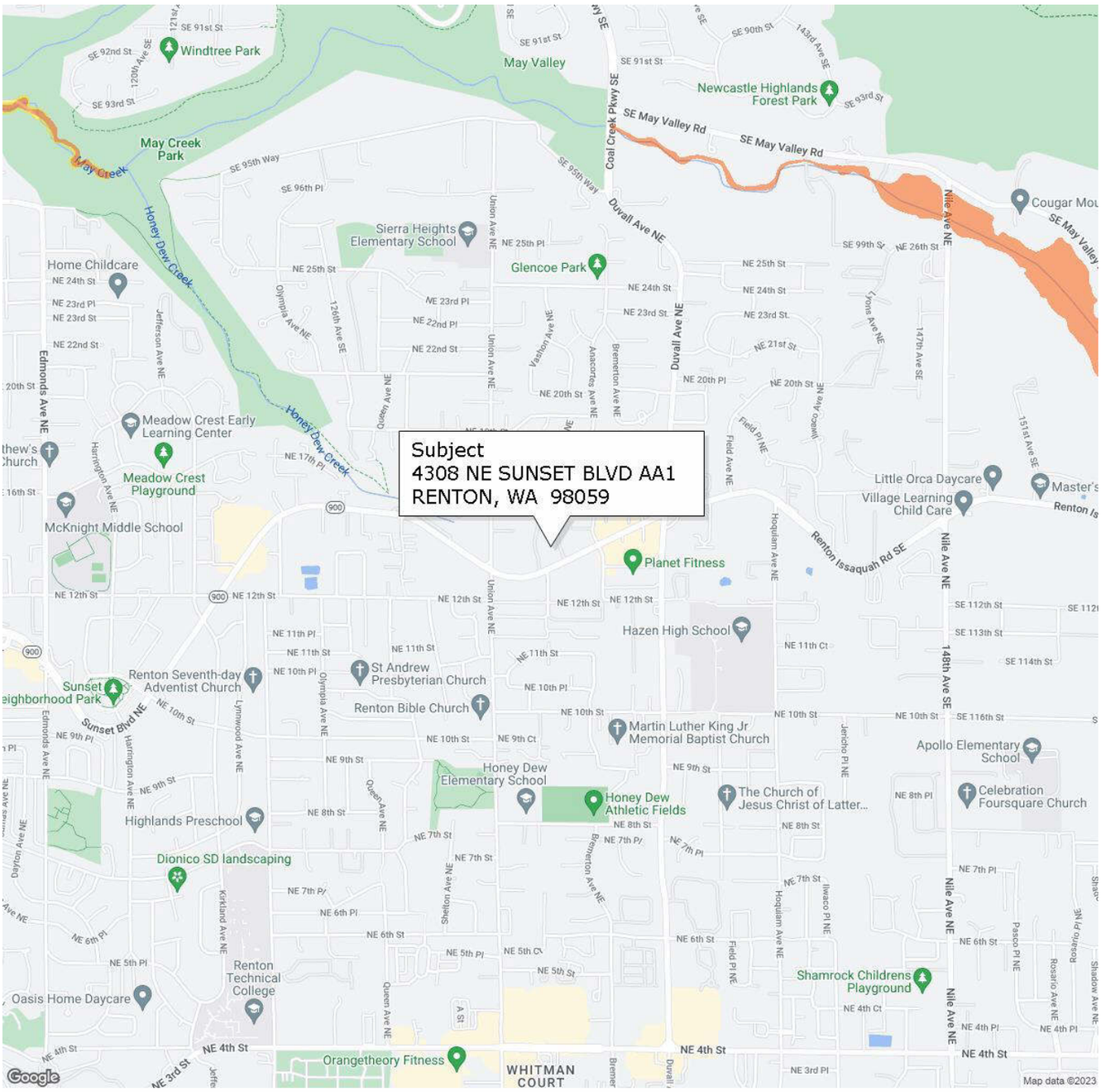
# AERIAL MAP

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |



# FLOOD MAP

| | | |
|---|---|---|
| Borrower: Ann M Herberg | | File No.: 19518841 |
| Property Address: 4308 NE Sunset Blvd | | Case No.: |
| City: Renton | State: WA | Zip: 98059 |
| Lender: Bank of America | | |




## FLOOD INFORMATION

**Community:** CITY OF RENTON

Property is NOT in a FEMA Special Flood Hazard Area

**Map Number:** 53033C0668G

**Panel:** 53033C0668

**Zone:** X

**Map Date:** 08-19-2020

**FIPS:** 53033

**Source:** FEMA DFIRM

## LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

## Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

## Schedule A
## Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

THE FOLLOWING APARTMENT OF THE NAMED CONDOMINIUM INTENDED ONLY FOR THE STATED USE, ACCORDING TO SURVEY MAP AND SET OF PLANS RECORDED AS NOTED AND ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED AS NOTED, TOGETHER WITH THE STATED PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID APARTMENT, INCLUDING BUT NOT NECESSARILY LIMITED TO, THE EXCLUSIVE USE OF SPECIFIC LIMITED COMMON AREAS STATED BELOW, IF ANY, THE GENERAL LOCATIONS OF WHICH ARE SHOWN IN THE SURVEY MAP AND PLANS, BUT THE EXACT DIMENSIONS OF WHICH MAY NOT BE DEFINED:

CONDOMINIUM - RENTON SPRINGTREE
USE - RESIDENTIAL
VOLUME - 33 OF CONDOMINIUMS
PAGE - 70 THROUGH 77, INCLUSIVE

SURVEY MAP AND PLANS
RECORDING NUMBER 7907021105

DECLARATION RECORDING
NUMBER 7907021106

AMENDED SURVEY MAP AND PLANS RECORDING
NUMBER 8009170889

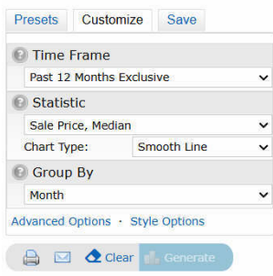
RECORDS OF - KING COUNTY, WASHINGTON
APARTMENT NUMBER - 1
BUILDING NUMBER - AA
PERCENTAGE - 0.58 PERCENT
PARKING SPACE - 212

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**TAX ID:** 722960-1450

THIS BEING THE SAME PROPERTY CONVEYED TO ANN M. HERBERG, A SINGLE PERSON BY DEED FROM MARIE LYLWYNN D. MANUEL AND JERSON Z. MANUEL, WIFE AND HUSBAND DATED AUGUST 2, 1999 AND RECORDED AUGUST 6, 1999 UNDER 19990806002171 OF THE KING COUNTY, WA RECORDER'S OFFICE.

Unofficial Copy




**Sale Price, Median** Edit

Criteria | Chart | Data

| *Month* | *Sale Price, Median* |
|---|---|
| Jul 2024 | $505,000 |
| Aug 2024 | $489,450 |
| Sep 2024 | $510,000 |
| Oct 2024 | $500,000 |
| Nov 2024 | $510,000 |
| Dec 2024 | $490,000 |
| Jan 2025 | $529,990 |
| Feb 2025 | $531,690 |
| Mar 2025 | $515,000 |
| Apr 2025 | $518,025 |
| May 2025 | $507,000 |
| Jun 2025 | $500,000 |

Export as CSV

Time frame is from Jul 2024 to Jun 2025
State Or Province is 'Washington'
Property Sub Type is 'Condominium'
Sale Type is one of 'MLS', 'FSBO or Other MLS', 'Seller Representation Agreement'

# STATE OF WASHINGTON

DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION

LICENSING

THIS CERTIFIES THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

GARY H PHAM

| 1700541 | 06/23/1997 | 11/07/2026 |
|---|---|---|
| License Number | Issue Date | Expiration Date |

Marcus J Glasper, Director

(R/4/23)

# USPAP ADDENDUM

File No. 19518841

Borrower: Ann M Herberg
Property Address: 4308 NE Sunset Blvd
City: Renton County: King State: WA Zip Code: 98059
Lender: Bank of America

## APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: less than 60 days.

## Additional Certifications

- [ ] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [X] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

I performed an appraisal of the subject property on 07/11/2023. I have performed no other services, as an appraiser or in any capacity, regarding the property that is the subject of this report within three year or 36 months period immediately preceding acceptance of this assignment.

## Additional Comments

| APPRAISER: | SUPERVISORY APPRAISER (only if required): |
|---|---|
| Signature: | Signature: |
| Name: Gary Pham | Name: |
| Date Signed: 07/16/2025 | Date Signed: |
| State Certification #: 1700541 | State Certification #: |
| or State License #: | or State License #: |
| or Other (describe): State #: | State: |
| State: WA | Expiration Date of Certification or License: |
| Expiration Date of Certification or License: 11/07/2026 | Supervisory Appraiser inspection of Subject Property: |
| Effective Date of Appraisal: 07/16/2025 | [ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior |