

|                                                                                  |            |            |            |            |            |
|----------------------------------------------------------------------------------|------------|------------|------------|------------|------------|
|  | Beds       | Full Baths | Half Baths | Sale Price | Sale Date  |
|                                                                                  | N/A        | N/A        | N/A        | N/A        | 07/25/2024 |
|                                                                                  | Bldg Sq Ft | Lot Sq Ft  | Yr Built   | Type       |            |
|                                                                                  | N/A        | 1,281,971  | N/A        | FOREST     |            |

| OWNER INFORMATION        |                    |                   |              |
|--------------------------|--------------------|-------------------|--------------|
| Owner Name (LN FN)       | Tederman Westley E | Tax Billing Zip   | 98092        |
| Owner Name 2 (LN FN)     | Tederman Terri L   | Tax Billing Zip+4 | 9024         |
| Tax Billing City & State | Auburn, WA         | Owner Vesting     | Husband/Wife |

| LOCATION INFORMATION |        |                                        |    |
|----------------------|--------|----------------------------------------|----|
| Zip Code             | 98321  | Within 250 Feet of Multiple Flood Zone | No |
| Census Tract         | 702.06 | Flood Zone Code                        | X  |
| Zoning               | R10    |                                        |    |

| TAX INFORMATION   |                                                                                                                                                                                                                                                                                                          |          |     |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----|
| Tax-ID            | 061929-4-021                                                                                                                                                                                                                                                                                             | Tax Area | 680 |
| Parcel ID         | 0619294021                                                                                                                                                                                                                                                                                               |          |     |
| Legal Description | SECTION 29 TOWNSHIP 19 RANG 06 QUARTER 42 PARCEL 28 PO S 2003-06-03-5005 POR OF SE OF NE TOG/W NE OF SE LY ELY & SE LY OF ABAN NP R RW SUBJ TO EASE, RESTRICTIONS, & RESERVATIONS OF REC CLASSIFIED DESIGNATED FOREST LAND RCW 84.33 1973 29.43 AC FEE #2492218 OUT OF 4-006 SEG 2017-0139 DX8/9/16SD/DX |          |     |

| ASSESSMENT & TAX         |           |             |            |
|--------------------------|-----------|-------------|------------|
| Assessment Year          | 2025      | 2024        | 2023       |
| Assessed Value - Total   | \$257,300 | \$236,600   | \$248,500  |
| Assessed Value - Land    | \$257,300 | \$236,600   | \$248,500  |
| Market Value - Total     | \$257,300 | \$236,600   | \$248,500  |
| Market Value - Land      | \$257,300 | \$236,600   | \$248,500  |
| YOY Assessed Change (\$) | \$20,700  | -\$11,900   |            |
| YOY Assessed Change (%)  | 8.75%     | -4.79%      |            |
| Total Tax                | Tax Year  | Change (\$) | Change (%) |
| \$47                     | 2024      |             |            |
| \$50                     | 2025      | \$3         | 5.32%      |
| \$49                     | 2026      | -\$1        | -1.99%     |

| CHARACTERISTICS |           |                 |                            |
|-----------------|-----------|-----------------|----------------------------|
| Lot Acres       | 29.43     | County Land Use | Desig Forest Lnd Rcw 84.33 |
| Lot Area        | 1,281,971 | Water Source    | None                       |
| Land Use        | Forest    | Sewer           | None                       |

| SELL SCORE  |                     |  |  |
|-------------|---------------------|--|--|
| Value As Of | 2026-09-07 06:02:56 |  |  |

| LAST MARKET SALE & SALES HISTORY |                 |                      |                             |
|----------------------------------|-----------------|----------------------|-----------------------------|
| Recording Date                   | 07/31/2024      | Owner Name (LN FN)   | Tederman Westley E          |
| Settle Date                      | 07/25/2024      | Owner Name 2 (LN FN) | Tederman Terri L            |
| Auditor No                       | 202407310275    | Seller Name (LN FN)  | Maris Nicholas D & Taylor A |
| Deed Type                        | Assignment Deed |                      |                             |

|                      |            |            |            |            |            |
|----------------------|------------|------------|------------|------------|------------|
| Recording Date       | 07/31/2024 | 07/31/2024 | 07/19/2024 | 05/16/2024 | 05/01/2023 |
| Sale/Settlement Date | 07/25/2024 | 05/07/2024 | 07/17/2024 | 05/07/2024 | 04/28/2023 |
| Sale Price           |            |            |            |            | \$775,000  |

|                    |                              |                         |                              |                              |                              |
|--------------------|------------------------------|-------------------------|------------------------------|------------------------------|------------------------------|
| Nominal            |                              | Y                       | Y                            | Y                            |                              |
| Buyer Name         | Tederman Westley E & Terri L | Tederman Westley E      | Waterside Lane Dev LL C      | Tederman Westley E & Terri L | Maris Nicholas D & Taylor A  |
| Buyer Name 2       | Tederman Terri L             | Tederman Terri L        |                              | Tederman Terri L             | Tederman Westley E & Terri L |
| Seller Name        | Maris Nicholas D & Taylor A  | Waterside Lane Dev LL C | Tederman Westley E & Terri L | Waterside Lane Dev LL C      | Waterside Lane Dev LL C      |
| Auditor No         | 202407310275                 | 202407310274            | 202407190095                 | 202405160179                 | 202305010470                 |
| Hist. Document No. | 4650924                      |                         | 4624126                      |                              | 4624126                      |
| Document Type      | Assignment Deed              | Deed (Reg)              | Assignment Deed              | Assignment Deed              | Contract Of Sale             |

|                  |            |  |  |  |  |
|------------------|------------|--|--|--|--|
| MORTGAGE HISTORY |            |  |  |  |  |
| Mortgage Date    | 07/31/2024 |  |  |  |  |
| Mortgage Amount  | \$700,000  |  |  |  |  |
| Mortgage Lender  | 148998     |  |  |  |  |

PROPERTY MAP

\*Lot Dimensions are Estimated