

Sold Properties

| Listing #         | Address                  | City           | Acre      | Lot Sz | Date      | \$/Acre      | CDOM     | Orig Price | List Price | Sold Price |
|-------------------|--------------------------|----------------|-----------|--------|-----------|--------------|----------|------------|------------|------------|
| 659810            | XXX Virginia Avenue      | Coupeville     | 0.167     | 7278   | 09/03/14  | \$59,851.61  | 0        | \$15,000   | \$15,000   | \$10,000   |
| 474133            | 930 SE Ireland St        | Oak Harbor     | 0.184     | 8000   | 05/23/13  | \$198,742.50 | 13       | \$50,000   | \$50,000   | \$36,500   |
| 700469            | xx Harmony Rd            | Oak Harbor     | 5.000     | 217800 | 02/19/16  | \$8,200.00   | 312      | \$65,000   | \$59,000   | \$41,000   |
| 29136013          | 3332 Stellar Lane        | Oak Harbor     | 1.250     | 54450  | 12/09/09  | \$40,000.00  | 56       | \$80,910   | \$62,900   | \$50,000   |
| 113898            | Turning Leaf Lane        | Oak Harbor     | 5.000     | 217800 | 08/31/11  | \$11,000.00  | 314      | \$65,000   | \$50,000   | \$55,000   |
| 433936            | 668 Lot 8 Fallingreen Wy | San Juan Islan | 10.360    | 451281 | 01/23/14  | \$5,731.93   | 346      | \$224,900  | \$139,900  | \$59,383   |
| 1176094           | NE 16th Ave              | Oak Harbor     | 1.033     | 45000  | 12/31/18  | \$108,416.00 | 547      | \$155,000  | \$145,000  | \$112,000  |
| 1419112           | Cove Dr                  | Oak Harbor     | 0.296     | 12887  | 07/19/19  | \$564,485.14 | 108      | \$176,000  | \$169,000  | \$167,000  |
| Listing Count : 8 |                          |                | Averages: | 2.911  | 126812    | \$124,553.40 | 212      | \$103,976  | \$86,350   | \$66,360   |
|                   |                          |                | Price :   | High   | \$167,000 | Low          | \$10,000 | Median     | \$52,500   |            |

Grand Totals

|           |           |        |       |       |     |     |           |     |          |     |          |
|-----------|-----------|--------|-------|-------|-----|-----|-----------|-----|----------|-----|----------|
| Count : 8 | Averages: | Acres: | 2.911 | CDOM: | 212 | OP: | \$103,976 | LP: | \$86,350 | SP: | \$66,360 |
|-----------|-----------|--------|-------|-------|-----|-----|-----------|-----|----------|-----|----------|

# Statistical Market Analysis (Appraiser)

Status is 'Sold' Sale Type is 'MLS' Co Selling Agent Id is '84231' Selling Agent Id is '84231' Status is not 'Incomplete'

|           |            |         |                    |          |          |
|-----------|------------|---------|--------------------|----------|----------|
| Active: 0 | Pending: 0 | Sold: 8 | Sold - Unlisted: 0 | Other: 0 | Total: 8 |
|-----------|------------|---------|--------------------|----------|----------|

|              | Bedrooms | Bathrooms | Square Feet | Orig Price | List Price | Selling Price | CDOM | DOM |
|--------------|----------|-----------|-------------|------------|------------|---------------|------|-----|
| Minimum      | 0        | 0.00      | 0           | \$15,000   | \$15,000   | \$10,000      | 0    | 13  |
| Average      | 0        | 0.00      | 0           | \$103,976  | \$86,350   | \$66,360      | 212  | 213 |
| Median       | 0        | 0.00      | 0           | \$72,955   | \$60,950   | \$52,500      | 210  | 312 |
| Maximum      | 0        | 0.00      | 0           | \$224,900  | \$169,000  | \$167,000     | 547  | 346 |
| Total Dollar |          |           |             | \$831,810  | \$690,800  | \$530,883     |      |     |

Median DOM Breakdown and Average % of List Price received on Solds by Market time:

|                 | 0-30 Days | 31-60 days | 61-90 days | 91-120 days | 120+ days |
|-----------------|-----------|------------|------------|-------------|-----------|
| No. of Listings | 1         | 1          |            | 1           | 4         |
| Breakdown %     | 12.50%    | 12.50%     |            | 12.50%      | 50.00%    |
| Med SP % LP     | 73.00%    | 79.49%     |            | 98.82%      | 73.37%    |

Appraiser Sales Report: Median Breakdown of Solds by Selling Date:


| Total              | 0-90 Days | 91-180 days | 181-270 days | 271-365 days | 181-365 days |
|--------------------|-----------|-------------|--------------|--------------|--------------|
| Total # of Sales   |           |             |              | 1            | 1            |
| Med Sale Price     |           |             |              | \$167,000    | \$167,000    |
| Med S. DOM/CDOM    |           |             |              | 108/108      | 108/108      |
| Med LP of Sales    |           |             |              | \$169,000    | \$169,000    |
| Med Org List Price |           |             |              | \$176,000    | \$176,000    |
| Med SP % LP        |           |             |              | 98.82        | 98.82        |


Current Listings Only:

|                     |
|---------------------|
| Total # Comp Active |
| Med List Price      |
| Med C. DOM/CDOM     |

Information is deemed to be reliable, but not guaranteed.

Prepared by Peter Rivera on 4/18/2020

|  |   |                                      |                |  |                        |               |               |            |
|--|---|--------------------------------------|----------------|--|------------------------|---------------|---------------|------------|
| Listing #  | 1419112   | Cove Dr , Oak Harbor 98277           |                |  | Status:                | Sold          | LP:           | \$169,000  |
|  |   | LT:                                  | BLK:           | CMTY: Mariners Cove                                | PRJ:                   | Mariners Cove |               |            |
|  | ACR:  | 0.296                                |                | AR:  | 813                    |               | SP:           | \$167,000  |
|  | LSF:  | 12,887                               |                | MAP:   |                        | GRD:          | OLP:          | \$176,000  |
|  | LSZ:  |                                      |                | TX#:   | s748500000940          |               | StatDt:       | 07/19/2019 |
|  | GAS:  | In Street                            |                | TX\$:  |                        | YR: 2019      | LD:           | 03/05/2019 |
|  | ELE:  | In Street                            |                | Right of First Refusal:                            | No                     |               | Sell Concess: |            |
|  | SEW:  | Not Available                        |                | STY:   | 40 - Res-Less thn 1 Ac |               |               |            |
|  | SEP:  | drainfield                           | SFA: Yes       | SDA: No  | TRM:                   | Cash          |               |            |
|  | SDD:  |                                      |                | WFT:   | Bank-Low, No Bank      |               |               |            |
|  | XD:   |                                      |                |  |                        |               |               |            |
|  | WTR:  | Available, Community Well, In Street |                | VEW:   | Canal, Sound           |               |               |            |
|  | RS2:  | CC&R                                 |                | GZC:   | Residential            |               |               |            |
|  |   |                                      |                | TPO:   | Level, Sloped          |               |               |            |
| School   | Elem:   |                                      | Jnr:           |  |                        | Snr:          |               |            |
|  | Dist:   | Oak Harbor                           |                |  |                        |               |               |            |
| OTVP:  | SOC:  | 4                                    | LAG:           | Kristi J. Jensen - Ph:(360) 929-0707 (Home)        |                        |               |               |            |
|  |   |                                      | LO:            | Keller Williams Western Realty - Ph:(360) 639-4000 |                        |               |               |            |
| OWN:   | Shirley Freeby  | OPH:                                 | (000) 000-0000 | CLA:   |                        |               |               |            |
| KEY:   |   |                                      | CLO:           |  |                        |               |               |            |
| Agent Only Remarks:  | Please use Premier title Oak Harbor. Title is open.   |                                      |                |  |                        |               |               |            |
| Directions:  | Reservation Rd take first right into Mariners Cove then left and property is on your right. Look for the Flamingos!!  |                                      |                |  |                        |               |               |            |
| Marketing Remarks:   | Incredible slow sloping lot with a 30 foot dock on the Canal in Mariners Cove. This short Canal opens to the Northwests best water/mountain views. Stunning sun rises and all day beauty. Sizeable lot to build the home you want. The Cove also has 2 Community Docks for your water friends to park when they come visit, tennis courts, picnic areas, Community Beach for crabbing/ fishing or taking a stroll. 3 bedroom drainfield installed. Look no further you have found paradise!!! |                                      |                |  |                        |               |               |            |

|  |  |                                |                  |  |  |                      |          |                |
|--|--|--------------------------------|------------------|--|--|----------------------|----------|----------------|
| Listing #  | 1176094  | NE 16th Ave , Oak Harbor 98277 |                  |  | Status:                                  | Sold                 | LP:      | \$145,000      |
|  | LT:  | BLK:                           | CMTY: Oak Harbor |  | PRJ:                                     |                      |          |                |
|  | ACR:   | 1.033                          |                  |  | AR:                                      | 813                  | SP:      | \$112,000      |
|  | LSF:   | 45,000                         |                  |  | MAP:                                     |                      | GRD:     | OLP: \$155,000 |
|  | LSZ:   |                                |                  |  | TX#:                                     | R133250190850        | StatDt:  | 12/31/2018     |
|  | GAS:   | Not Available                  |                  |  | TX\$:                                    | \$651                | YR: 2017 | LD: 08/10/2017 |
|  | ELE:   | In Street                      |                  |  | Right of First Refusal:                  |                      |          | Sell Concess:  |
|  | SEW:   | In Street                      |                  |  | STY:                                     | 43 - Comm/Industrial |          |                |
|  | SEP:   |                                | SFA:             | SDA:   | TRM:                                     | Cash                 |          |                |
|  | SDD:   |                                |                  |  | WFT:                                     |                      |          |                |
|  | XD:  |                                |                  |  |  |                      |          |                |
| WTR:   | In Street  |                                |                  | VEW:   | Territorial                              |                      |          |                |
| RS2:   | Unknown  |                                |                  | GZC:   | Commercial, Industrial, Industrial-Light |                      |          |                |
|  |  |                                |                  | TPO:   | Level                                    |                      |          |                |
| School   | Elem:  | Jnr:                           |                  | Snr:   |  |                      |          |                |
|  | Dist:  | Oak Harbor                     |                  |  |  |                      |          |                |
| OTVP:  | SOC:   | 3                              | LAG:             | John Angier - Ph:(360) 527-6606 (Cellular)         |  |                      |          |                |
|  |  |                                | LO:              | Keller Williams Western Realty - Ph:(360) 738-7070 |  |                      |          |                |
| OWN:   | Howard K Haley   | OPH:                           | (360) 318-3604   | CLA:   | Ben Kinney - Ph:(206) 456-6565 (Home)    |                      |          |                |
| KEY:   |  |                                | CLO:             | Keller Williams Western Realty - Ph:(360) 738-7070 |  |                      |          |                |
| Agent Only Remarks:  | Chicago Title #245395107   |                                |                  |  |  |                      |          |                |
| Directions:  | Driving South into Oak Harbor on Hwy 20 take slight left on to Regatta Dr, then right on 16th. property is third lot on the right bordering the open field   |                                |                  |  |  |                      |          |                |
| Marketing Remarks:   | Great opportunity to develop right on the edge of town! A flat 1 Acre parcel conveniently located just off of Hwy 20 at one point the property was a past concrete brick factory there is a large slab & a shop that is used currently for storage the Zoning is Light Industrial & Industrial so plenty of possibilities to house a business to support the growing commerce of Oak Harbor & Island county. |                                |                  |  |  |                      |          |                |

Listing # **700469****xx Harmony Rd , Oak Harbor 98277**Status: **Sold**LP: **\$59,000**LT: BLK: CMTY: **Oak Harbor**

PRJ:

ACR: **5.000**AR: **813**SP: **\$41,000**LSF: **217,800**

MAP:

GRD:

OLP: **\$65,000**LSZ: **5 Acres**TX#: **R233280335110**StatDt: **02/19/2016**GAS: **Not Available**TX\$: **\$693**YR: **2014**LD: **09/26/2014**ELE: **In Street**Right of First Refusal: **No**

Sell Concess:

SEW: **Not Available**STY: **41 - Res-Over 1 Acre**SEP: SFA: **Yes**SDA: **No**TRM: **Conventional**

SDD:

WFT:

XD: **03/31/2016**WTR: **Community Well**

VEW:

RS2: **Manufactured Homes OK**GZC: **Residential**TPO: **Sloped**

School

Elem:

Jnr:

Snr:

Dist: **Oak Harbor**

OTVP:

SOC: **5**LAG: **Tyler Fitzgerald - Ph:(360) 544-2255 (Home)**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811**OWN: **Somera**OPH: **(360) 675-5137**CLA: **Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)**

KEY:

CLO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231**

Agent Only Remarks:

**Please use First American Title Co. Water hook-up =\$1,000.00**

Directions:

**From Oak Harbor, East on Crescent Harbor, North on La Juana, East on Lyndean, North and East on Harmony Rd, property corner is on SE corner of road.**

Marketing Remarks:

**5 beautiful acres at the end of a private road. Gently sloped, possibility of commercial grade timber, soil registration completed. Manufactured homes OK. Water share is available. Make this your secluded Country Home.**Listing # **659810****XXX Virginia Avenue , Coupeville 98239**Status: **Sold**LP: **\$15,000**LT: **20** BLK: **10** CMTY: **Bon Air**PRJ: **on Air**ACR: **0.167**AR: **812**SP: **\$10,000**LSF: **7,278**

MAP:

GRD:

OLP: **\$15,000**

LSZ:

TX#: **S614003100200**StatDt: **09/03/2014**GAS: **Not Available**TX\$: **\$300**YR: **2014**LD: **06/27/2014**ELE: **Available**Right of First Refusal: **No**

Sell Concess:

SEW: **Not Available**STY: **40 - Res-Less thn 1 Ac**

SEP: SFA:

SDA:

TRM: **Other**

SDD:

WFT:

XD:

WTR: **Available**

VEW:

RS2: **CC&R**GZC: **Residential**TPO: **Level**

School

Elem: **Buyer To Verify**Jnr: **Buyer To Verify**Snr: **Buyer To Verify**Dist: **Coupeville**

OTVP:

SOC: **4**LAG: **Craig McKenzie - Ph:(360) 639-4070 (Business)**LO: **Windermere Real Estate Whidbey - Ph:(360) 675-5953 x212**OWN: **Kathleen M. Berg**OPH: **(360) 320-0443**

CLA:

KEY:

CLO:

Agent Only Remarks:

**Stewart Title of Island County**

Directions:

**Hwy 20 to Ledgewood Beach Road (R), to Virginia Avenue (L), property on left.**

Marketing Remarks:

**Potentially buildable lot in Bon Air district. Preliminary holes tested and good soils for septic.**

Listing # 433936

668 Lot 8 Fallinggreen Wy , San Juan Island 98250

Status: Sold

LP:

\$139,900

LT: 8

BLK:

CMTY: Central

PRJ:

Fallinggreen Estates

ACR: 10.360

AR: 900

SP: \$59,383

LSF: 451,281

MAP: 47

GRD: C-4

OLP: \$224,900

LSZ:

TX#: 350443004

StatDt: 01/23/2014

GAS: Not Available

TX\$: \$1,918

YR: 2012

LD: 01/03/2013

ELE: Available

Right of First Refusal: No

Sell Concess:

SEW: Not Available

STY: 41 - Res-Over 1 Acre

SEP:

SFA:

SDA:

TRM: Cash

SDD:

WFT: Lake

XD: 01/01/2014

WTR: Available, Community Well

VEW: Lake, Territorial

RS2: CC&amp;R, See Remarks

GZC: Residential

TPO: Level

School

Elem: Buyer To Verify

Jnr: Buyer To Verify

Snr: Buyer To Verify

Dist: San Juan Island

OTVP:

SOC: 2.5

LAG: Peter T. Rivera - Ph:(360) 675-5811 x4132 (Office)

LO: Coldwell Banker Koetje R.E. - Ph:(360) 675-5811 x231

OWN: Owner of Record

OPH: (360) 679-0215

CLA:

KEY:

CLO:

Agent Only Remarks:


Buyer to verify availability of all utilities. WF Prequal req on financed offers; Refer to attached Supplement. To report any concerns w/ a listing broker or to report any property condition/other concern needing escalation, pls call: 877-617-5274

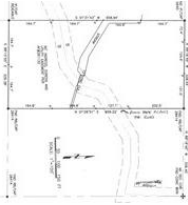
Directions:

Ferry- R@1st St- L@Spring St- R@2nd St- Guard St- R@Tucker Ave- Roche Harbor Rd- L@ Halverson Rd- Fallinggreen Way. Property's east property line is on the intersection of Fallinggreen and Wai Mala Ln.

Marketing Remarks:

Beautiful 10+ acre lakefront parcel in the Fallinggreen Lakeside Estates community in San Juan Island. Lake full of wildlife; watch the chatty swans and Canadian Geese taking flight over the lake. One of the best inland properties tucked in a private, peaceful, and natural setting yet just a few miles from downtown Friday Harbor. This property is part of the Fallinggreen Lakeside Estates Maintenance Association; Buyers should obtain a free prequal letter from Wells Fargo Home Mortgage.

|  |   |                                      |      |   |                   |                  |               |            |
|--|---|--------------------------------------|------|---|-------------------|------------------|---------------|------------|
| Listing #  | 474133  | 930 SE Ireland St , Oak Harbor 98277 |      |   | Status:           | Sold             | LP:           | \$50,000   |
|  |   | LT: 14                               | BLK: | CMTY: City Of Oak Harbor                                | PRJ:              | Smith's Addition |               |            |
|  | ACR:  | 0.184                                |      | AR:   | 813               |                  | SP:           | \$36,500   |
|  | LSF:  | 8,000                                |      | MAP:  | 91A               | GRD: E-5         | OLP:          | \$50,000   |
|  | LSZ:  | 50x160                               |      | TX#:  | S818000000140     |                  | StatDt:       | 05/23/2013 |
|  | GAS:  | On Property                          |      | TX\$:   | \$0               | YR: 2013         | LD:           | 04/17/2013 |
|  | ELE:  | On Property                          |      | Right of First Refusal:                                 | No                |                  | Sell Concess: | No         |
|  | SEW:  | On Property                          |      | STY:  | 42 - Multi-Family |                  |               |            |
|  | SEP:  |                                      | SFA: | SDA:  | TRM:              | Cash             |               |            |
|  | SDD:  |                                      |      |   | WFT:              |                  |               |            |
|  | XD:   |                                      |      |   |                   |                  |               |            |
|  | WTR:  | In Street, On Property               |      | VEW:  | City, Partial     |                  |               |            |
|  | RS2:  | Unknown                              |      | GZC:  | Multi-Family      |                  |               |            |
|  |   |                                      |      | TPO:  | Level             |                  |               |            |
| School   | Elem:   | Oak Harbor Elem                      | Jnr: | North Whidbey Mid                                       | Snr:              | Oak Harbor High  |               |            |
|  | Dist:   | Oak Harbor                           |      |   |                   |                  |               |            |
| OTVP:  | SOC:  | 3.0                                  | LAG: | Clay Miller - Ph:(360) 969-2058 (Cellular)              |                   |                  |               |            |
|  |   |                                      | LO:  | Windermere Real Estate Whidbey - Ph:(360) 678-5858 x214 |                   |                  |               |            |
| OWN:   | Housing Authority of Is   | OPH: (360) 678-4181                  | CLA: |   |                   |                  |               |            |
| KEY:   |   |                                      | CLO: |   |                   |                  |               |            |
| Agent Only Remarks:  | House was used as a shelter for the Housing Authority of Island County since 1991. In 2011, the last occupants used (but did not make) meth. Read Form 17 first! No keybox. Entry possible with LA only after you/your clients sign attached release.   |                                      |      |   |                   |                  |               |            |
| Directions:  | SR20 to EAST on SE Barrington by Acorn Inn, uphill to just past Oak Harbor City Hall - turn right on SE Ireland and property on left. Alley access, too.  |                                      |      |   |                   |                  |               |            |
| Marketing Remarks:   | Developer/Builder Opportunity! Property is condemned meth user site. Existing home has been unoccupied since 2011 & cannot legally be occupied. Buyer responsible for all necessary demolition costs and remediation. Lot zoned R-4 multi-family. There are multi-family units on either side. Cost of salvage/removal estimated to be under \$10K. Natural gas, electricity, city water/sewer, cable, phone all here. This property is being sold as Vacant Land only. Must sign release before entering property. |                                      |      |   |                   |                  |               |            |

Listing # **113898****Turning Leaf Lane , Oak Harbor 98277**Status: **Sold**LP: **\$50,000**LT: BLK: CMTY: **Whidbey Island**

PRJ:

ACR: **5.000**AR: **813**SP: **\$55,000**LSF: **217,800**MAP: **91**GRD: **E-1**OLP: **\$65,000**LSZ: **659 x 329**TX#: **R232034984800**StatDt: **08/31/2011**GAS: **Not Available**TX\$: **\$791**YR: **2010**LD: **08/05/2010**ELE: **Available**

Right of First Refusal:

Sell Concess:

SEW: **In Street**STY: **41 - Res-Over 1 Acre**

SEP:

SFA: **Yes**

SDA:

TRM: **Conventional**

SDD:

WFT:

XD:

WTR: **Available, Community Well**

VEW:

RS2: **Manufactured Homes OK, No Restrictions**

GZC:

TPO:

School

Elem:

Jnr:

Snr:

Dist: **Oak Harbor**

OTVP:

SOC: **5**LAG: **Karen Cox - Ph:(360) 969-1560 (Cellular)**LO: **Windermere Real Estate Whidbey - Ph:(360) 675-5953 x239**OWN: **Keegan**OPH: **(714) 922-8097**

CLA:

KEY:

CLO:

Agent Only Remarks:

**\$6000 for water share, \$1500 for meter to be contractor ready. Monthly water bill is \$36.10 once installed. Title opened with Land Title.**

Directions:

**Hwy 20, east on Whidbey Ave, L @ Regatta, R @ Crescent Harbor, it turns into Reservation, turns into Polnell, just past Mariners Cove, L @ Terrace Heights & follow arrows to pink tape across road.**

Marketing Remarks:

**5 secluded acres at the top of Turning Leaf Lane has been fully surveyed and perked by Mike Trask for an Aerobic system with sandlined pressure trenches. Community water share available from Silver Lake Water Company. There is a stream on the property with two or three possible building sites.**

Listing # **29136013****3332 Stellar Lane , Oak Harbor 98277**Status: **Sold**LP: **\$62,900**LT: BLK: CMTY: **North Whidbey**

PRJ:

ACR: **1.250**AR: **813**SP: **\$50,000**LSF: **54,450**MAP: **92**GRD: **F-5**OLP: **\$80,910**LSZ: **165 x 330**TX#: **R133241734460**StatDt: **12/09/2009**GAS: **Available**TX\$: **\$1,074**YR: **2009**LD: **09/24/2009**ELE: **On Property**

Right of First Refusal:

Sell Concess:

SEW: **On Property**STY: **41 - Res-Over 1 Acre**

SEP:

SFA:

SDA:

TRM: **Cash**

SDD:

WFT:

XD: **02/02/2010**WTR: **On Property, Shared Well**

VEW:

RS2: **Manufactured Homes OK**GZC: **Residential**TPO: **Level**

School

Elem: **Buyer To Verify**Jnr: **Buyer To Verify**Snr: **Buyer To Verify**Dist: **Oak Harbor**

OTVP:

SOC: **3.0**LAG: **Peter Rivera - Ph:(360) 675-5811 x4132 (Office)**LO: **Coldwell Banker Koetje R.E. - Ph:(360) 675-5915**OWN: **Owner of Record**

OPH:

CLA:

KEY:

CLO:

Agent Only Remarks:

**All cash offers are eligible for an expedited closing pending clear title and/or hazzard claim resolution, of approximatley 15 business days.**

Directions:

**Deception Pass (SR20)->South toward Oak Harbor->L@ Fakkema Rd->L@ Green Valley Rd->L@ Stellar Lane->Property on Right.**

Marketing Remarks:

**Bring your building plans and your horse, chicken or goat. Level and mostly cleared 1.25 acres with water, power and 2-bedroom septic system already installed. Propane Gas Available. Priced well below assessed value.**