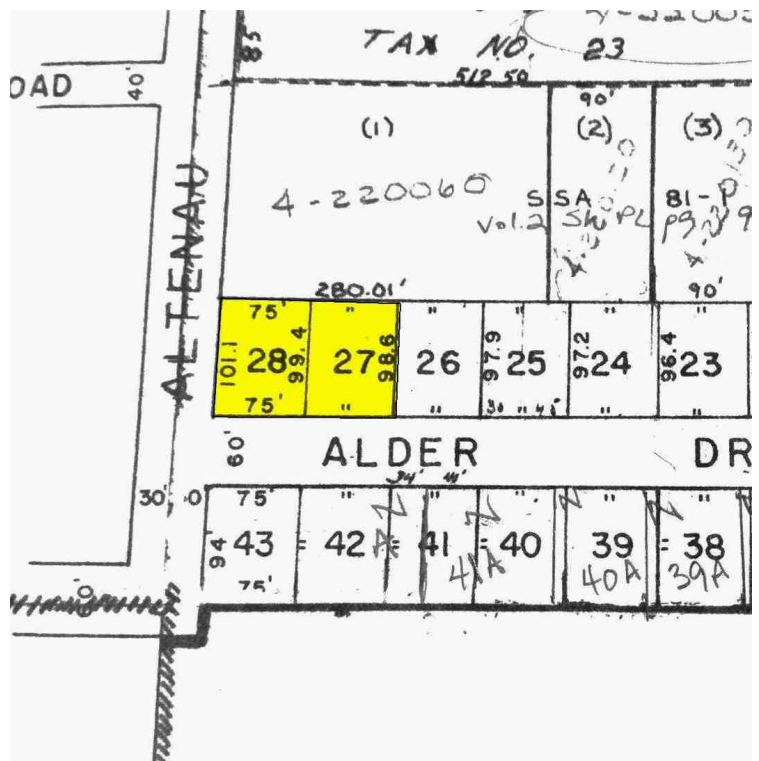


# APPRAISAL OF REAL PROPERTY



**LOCATED AT**

XX Altenau  
 Cosmopolis, WA 98537  
 Olympic Terrace Lots 27 & 28 Blk 2

**FOR**

James & Autumn Clift  
 PO Box 164  
 Cosmopolis, WA 98537

**OPINION OF VALUE**

12,500

**AS OF**

10/07/2022

**BY**

Michael K Rosevear  
 Mike Rosevear Appraisal Services, Inc.  
 PO Box 13502  
 Olympia, WA 98508  
 (360) 580-6375  
 mrosevear@comcast.net  
 rosevearappraisals.com

# LAND APPRAISAL REPORT

File No.: 2210061885

Property Address: XX Altenau County: Grays Harbor	City: Cosmopolis Legal Description: Olympic Terrace Lots 27 & 28 Blk 2	State: WA Zip Code: 98537
Assessor's Parcel #: 034500202700      Tax Year: 2022      R.E. Taxes: \$ 0      Special Assessments: \$		
Market Area Name: Cosmopolis Hill      Map Reference: 1709-23      Census Tract: 0009.00		
Current Owner of Record: City of Cosmopolis      Borrower (if applicable): None		
Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)      HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month		
Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes    If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable		
If Yes, give a brief description:		

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: <u>To establish a value for purchasing purposes</u>	
Intended User(s) (by name or type): <u>James &amp; Autumn Clift and the City of Cosmopolis</u>	
Client: <u>James &amp; Autumn Clift</u> Address: <u>PO Box 164, Cosmopolis, WA 98537</u>	
Appraiser: <u>Michael K Rosevear</u> Address: <u>PO Box 13502, Olympia, WA 98508</u>	

Characteristics	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use																				
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>PRICE (\$000)</th> <th>AGE (yrs)</th> </tr> <tr> <td>100 Low 1</td> <td></td> </tr> <tr> <td>600 High 125</td> <td></td> </tr> <tr> <td>300 Pred 50</td> <td></td> </tr> </table>	PRICE (\$000)	AGE (yrs)	100 Low 1		600 High 125		300 Pred 50		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>One-Unit</th> <th>80 %</th> </tr> <tr> <th>2-4 Unit</th> <th>1 %</th> </tr> <tr> <th>Multi-Unit</th> <th>1 %</th> </tr> <tr> <th>Comm'l</th> <th>15 %</th> </tr> <tr> <th>Vacant</th> <th>3 %</th> </tr> <tr> <th></th> <th>%</th> </tr> </table>	One-Unit	80 %	2-4 Unit	1 %	Multi-Unit	1 %	Comm'l	15 %	Vacant	3 %		%	<input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:
PRICE (\$000)	AGE (yrs)																							
100 Low 1																								
600 High 125																								
300 Pred 50																								
One-Unit	80 %																							
2-4 Unit	1 %																							
Multi-Unit	1 %																							
Comm'l	15 %																							
Vacant	3 %																							
	%																							

Factors Affecting Marketability														
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A			
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Market Area Comments: The subject lot is located within the city limits of Cosmopolis in an established neighborhood made up of predominately average quality single-family homes that vary in age, style and appeal. Proximity to shopping, employment centers and all other major conveniences are located four-miles in Aberdeen. The neighborhood has good appeal competing with other nearby established neighborhoods with no adverse conditions noted affecting marketability. Mls records currently indicate that there no active listings of vacant lots within the Cosmopolis market. The expiration ratio is 67%, which depicts the market as the ratio of properties in the previous 12-months that did not sell. There are no pending sales and there was one-sale at \$25,000 with a marketing time of 252-days.



# LAND APPRAISAL REPORT

File No.: 2210061885

Dimensions: 150x101.1x150x98.6 Site Area: 14,850 Sq.Ft.  
 Zoning Classification: R100 Description: Low Residential  
 Do present improvements comply with existing zoning requirements?  Yes  No  No Improvements  
 Uses allowed under current zoning: Single-family  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ \_\_\_\_\_ / \_\_\_\_\_  
 Comments:  
 Highest & Best Use as improved:  Present use, or  Other use (explain) \_\_\_\_\_  
 Actual Use as of Effective Date: Unimproved Lot Use as appraised in this report: Unimproved Lot  
 Summary of Highest & Best Use: Zoning for the subject legally permits all the probable uses that include a single-family dwelling. The sloping to low lying topography of lot appears to limit the utility of the site.

SITE DESCRIPTION

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Corner
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Street	Street	Typical	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Sloping to level
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Width	Typical			Size	Typical
Water	<input type="checkbox"/>	<input type="checkbox"/>	Street	Surface	Paved Asphalt			Shape	Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Street	Curb/Gutter	Concrete	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Unknown
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Street	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	None
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	Street	Street Lights	Standard	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe) \_\_\_\_\_  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 53027C0909D FEMA Map Date 02/03/2017

Site Comments: Site is an unimproved corner lot having a sloping topography from the street, low lying and wet during the winter months. Access to site appears limited due to topography. Darrin Raines from the city of Cosmopolis indicated that there is a drainage pipe and a large catch basin located on the lot that would require an easement if sold. He also indicate that the easement may impact the ability to build and that the site is considered not buildable.

The site has been appraised as a non-buildable site. The appraised value is based on the extraordinary assumption that the site will not support a single-family home. The use of this extraordinary assumption could have affected the assignment results.

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	XX Altenau Cosmopolis, WA 98537	XX Alder Cosmopolis, WA 98537		812 Terrace Ave Aberdeen, WA 98520		XX E Harriman Aberdeen, WA 98520	
Proximity to Subject		0.17 miles NE		2.90 miles NW		0.91 miles NW	
Sale Price	\$		\$ 8,500		\$ 10,000		\$ 8,500
Price/ Sq.Ft.	\$		\$ 0.75		\$ 1.01		\$ 0.94
Data Source(s)		County Records		County Records		County Records	
Verification Source(s)		Parcel#417092322003		Parcel#015002201300		Parcel#012204502600	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust	DESCRIPTION	+(-) \$ Adjust
Sales or Financing							
Concessions		Cash		Cash		Cash	
Date of Sale/Time		12/01/2021		03/10/2021		10/04/2022	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Cosmopolis	Cosmopolis		Arnold Hill		South Aberdeen	
Site Area (in Sq.Ft.)	14,850	11,326		9,900		9,000	
View	None	None		City Skyline		None	
Topography	Sloping/Level	Level		Sloping		Level	
Utilities	Street	Street		Street		None	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Net Adjustment (Total, in \$ / Sq.Ft.)		<b>Net</b>	%	<b>Net</b>	%	<b>Net</b>	%
Adjusted Sale Price (in \$ / Sq.Ft.)		<b>Gross</b>	%\$ 0.75	<b>Gross</b>	%\$ 1.01	<b>Gross</b>	%\$ 0.94

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# LAND APPRAISAL REPORT

File No.: 2210061885

**SALES COMPARISON APPROACH**

Summary of Sales Comparison Approach

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**TRANSFER HISTORY**

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): MIs/Co Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>According to county records there has been no transfers of the subject property within the prior 3-years.</u>
Date:	
Price:	
Source(s):	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

**PUD**

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

**RECONCILIATION**

**Indicated Value by: Sales Comparison Approach \$** 12,474 **or \$** 0.84 **per Sq.Ft.**

Final Reconciliation Subject is appraised to the terms of cash or equivalent financing loan to sell having a market exposure of 180-360 days.

There are five-sales utilized that are considered the best available in regards to proximity, size, and utility. The illustrated sales suggest a market value indicator between \$0.70 and \$1.25 per square foot, with an average value indicator of \$0.84 which is given the most weight.

This appraisal is made  "as is", or  subject to the following conditions: \_\_\_\_\_

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

**Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is:**

**\$** 12,500 **, as of:** 10/07/2022 **, which is the effective date of this appraisal.**


**If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

**ATTACH.**

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits:

Scope of Work  
 Limiting cond./Certifications  Narrative Addendum  Location Map(s)  Flood Addendum  Additional Sales  
 Photo Addenda  Parcel Map  Hypothetical Conditions  Extraordinary Assumptions

**SIGNATURES**

Client Contact: _____	Client Name: <u>James &amp; Autumn Clift</u>
E-Mail: _____	Address: <u>PO Box 164, Cosmopolis, WA 98537</u>
<b>APPRAISER</b>  Appraiser Name: <u>Michael K Rosevear</u> Company: <u>Mike Rosevear Appraisal Services, Inc.</u> Phone: <u>(360) 580-6375</u> Fax: _____ E-Mail: <u>mrosevear@comcast.net</u> Date of Report (Signature): <u>10/15/2022</u> License or Certification #: <u>1700546</u> State: <u>WA</u> Designation: <u>Certified Residential</u> Expiration Date of License or Certification: <u>10/12/2024</u> Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop) Date of Inspection: <u>10/07/2022</u>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>  Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect Date of Inspection: _____

# Assumptions & Limiting Conditions

File No.: 2210061885

Property Address: XX Altenau

City: Cosmopolis

State: WA

Zip Code: 98537

Client: James & Autumn Clift

Address: PO Box 164, Cosmopolis, WA 98537

Appraiser: Michael K Rosevear

Address: PO Box 13502, Olympia, WA 98508

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. Possession of this report or any copy thereof does not carry with it the right of publication.
- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

# Definitions & Scope of Work

File No.: 2210061885

Property Address: XX Altenau	City: Cosmopolis	State: WA	Zip Code: 98537
Client: James & Autumn Clift	Address: PO Box 164, Cosmopolis, WA 98537		
Appraiser: Michael K Rosevear	Address: PO Box 13502, Olympia, WA 98508		

## DEFINITION OF MARKET VALUE \*:

Market value means 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 and 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 acting in what they consider their own best interests;
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.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

File No.:

Property Address: XX Altenau City: Cosmopolis State: WA Zip Code: 98537  
 Client: James & Autumn Clift Address: PO Box 164, Cosmopolis, WA 98537  
 Appraiser: Michael K Rosevear Address: PO Box 13502, Olympia, WA 98508

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

Client Contact: \_\_\_\_\_ Client Name: James & Autumn Clift  
 E-Mail: \_\_\_\_\_ Address: PO Box 164, Cosmopolis, WA 98537

APPRAISER

Appraiser Name: Michael K Rosevear  
 Company: Mike Rosevear Appraisal Services, Inc.  
 Phone: (360) 580-6375 Fax: \_\_\_\_\_  
 E-Mail: mrosevear@comcast.net  
 Date Report Signed: 10/15/2022  
 License or Certification #: 1700546 State: WA  
 Designation: Certified Residential  
 Expiration Date of License or Certification: 10/12/2024  
 Inspection of Subject:  Did Inspect  Did Not Inspect (Desktop)  
 Date of Inspection: 10/07/2022

SUPERVISORY APPRAISER (if required)  
 or CO-APPRAISER (if applicable)

Supervisory or  
 Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Did Inspect  Did Not Inspect  
 Date of Inspection: \_\_\_\_\_

SIGNATURES



## Supplemental Addendum

File No. 2210061885

Owner	City of Cosmopolis				
Property Address	XX Altenau				
City	Cosmopolis	County	Grays Harbor	State	WA Zip Code 98537
Client	James & Autumn Clift				

To the best of my knowledge and belief, these analysis, opinions and conclusions meet or exceed the minimum standards of:

- *The Uniform Standard of Professional Appraisal Practice.*
- *The State of Washington Department of Licensing real estate Appraiser Act.*
- *Client's Guidelines.*

### **Purpose of the Appraisal:**

The scope of this appraisal report is to develop an opinion of market value for land and improvements in fee simple ownership located at XX Altenau, Cosmopolis. The intended user of this report is James & Autumn Clift and for the use in assisting in establishing a value for conventional loan and is not intended for any other use. The appraiser is not responsible for any unauthorized use of this report.

### **Appraisal Development and Reporting Process:**

The following steps were taken in arriving at the final opinion of value included in the appraisal report of the subject property:

After receiving the assignment, a preliminary search of all available sources was made to determine market trends, influences and other significant factors pertinent to the subject property.

A physical inspection of the property was performed. Although due diligence was exercised while at the subject, the appraiser inspection is limited to those things readily observable without the use of special testing or equipment. The appraiser is not an expert in such matters as hazardous waste, boundary line, encroachments, etc. and no warranty is given as to these elements. As needed, inspections by various professionals within these fields may be recommended.

The subject neighborhood and/or marketing area was then analyzed to determine current market factors and their influences on the subject property. A search for available sales data and listings was then performed from the immediate area or from alternate competitive marketing area and those sales and listing that were overall most similar to the subject property were considered.

In developing the opinion of value, I performed a complete appraisal process, as defined by the *Uniform Standards of Professional Appraisal Practice*.

This *appraisal report* is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice*. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that are not provided within the report, concerning data, reasoning and analyses is retained in the appraiser's file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.

The appraisal report was then delivered to the client, which constituted the completion of the assignment.

### **Signature**

This appraisal report may contain a digital signature that meets the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). The Software program used to generate this appraisal report contains a

## Supplemental Addendum

File No. 2210061885

Owner	City of Cosmopolis						
Property Address	XX Altenau						
City	Cosmopolis	County	Grays Harbor	State	WA	Zip Code	98537
Client	James & Autumn Clift						

digital signature security feature, which utilizes personal passwords to protect digital signatures. Each appraiser has sole personalized control of affixing his/her digital signature to a report. The appraisal report can not be modified without the permission of every appraiser who has signed the report. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report.



## Comparable Land Photo Page

Owner	City of Cosmopolis				
Property Address	XX Altenau				
City	Cosmopolis	County	Grays Harbor	State	WA
Client	James & Autumn Clift			Zip Code	98537



### Comparable 1

XX Alder	
Prox. to Subj.	0.17 miles NE
Sales Price	8,500
Date of Sale	12/01/2021
Site Area	11,326
Location	Cosmopolis
View	None
Topography	Level
Utilities	Street



### Comparable 2

812 Terrace Ave	
Prox. to Subj.	2.90 miles NW
Sales Price	10,000
Date of Sale	03/10/2021
Site Area	9,900
Location	Arnold Hill
View	City Skyline
Topography	Sloping
Utilities	Street



### Comparable 3

XX E Harriman	
Prox. to Subj.	0.91 miles NW
Sales Price	8,500
Date of Sale	10/04/2022
Site Area	9,000
Location	South Aberdeen
View	None
Topography	Level
Utilities	None

## Comparable Photo Page

Owner	City of Cosmopolis						
Property Address	XX Altenau						
City	Cosmopolis	County	Grays Harbor	State	WA	Zip Code	98537
Client	James & Autumn Clift						



### Comparable 4

XX Unknown  
 Prox. to Subject 1.12 miles NW  
 Sale Price 6,300  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location South Aberdeen  
 View  
 Site 9,000  
 Quality  
 Age



### Comparable 5

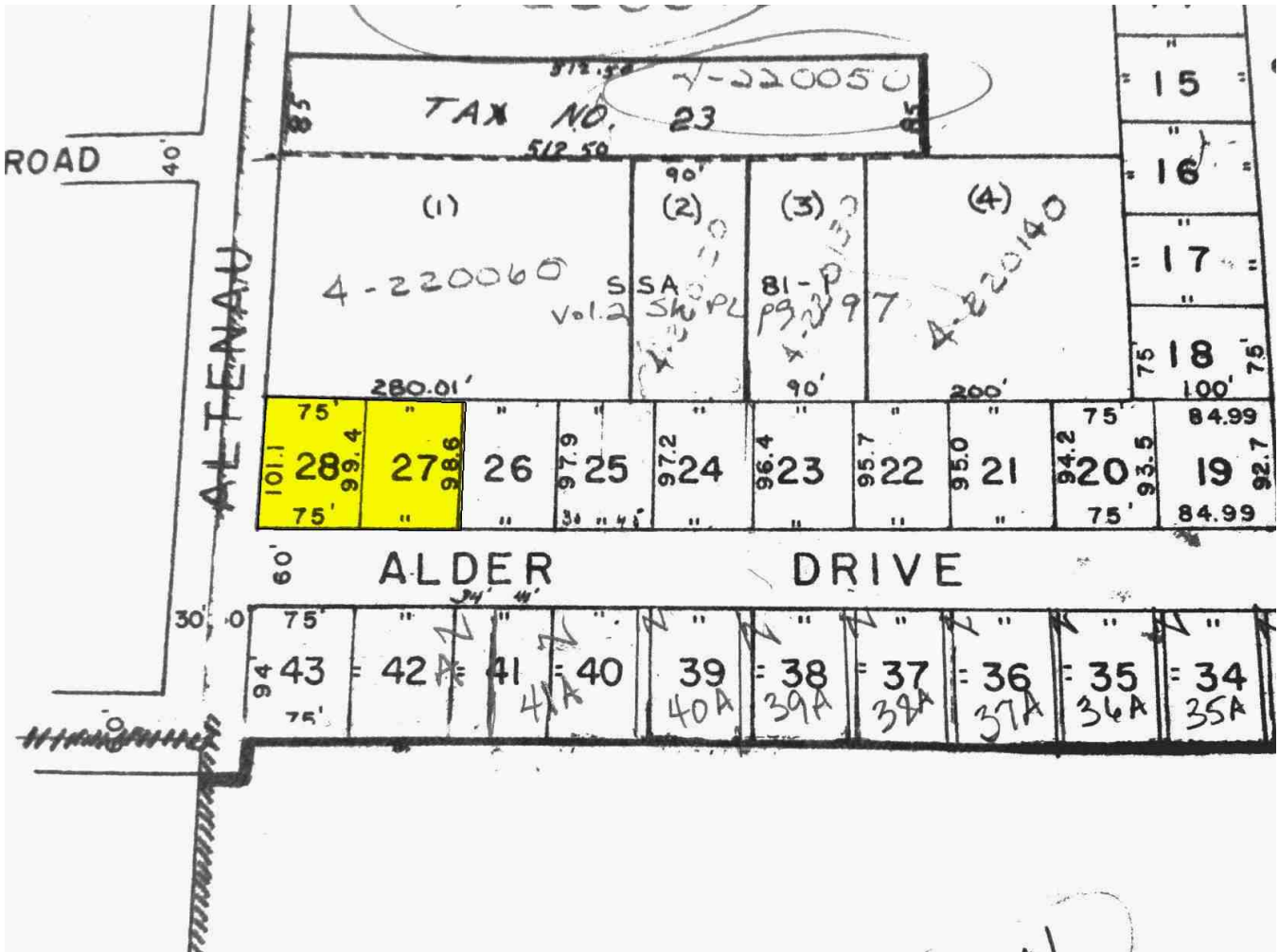
XX W Stockwell St  
 Prox. to Subject 1.71 miles NW  
 Sale Price 15,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location South Aberdeen  
 View  
 Site 12,000  
 Quality  
 Age

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

# Plat Map

Owner	City of Cosmopolis			
Property Address	XX Altenau			
City	Cosmopolis	County	Grays Harbor	State WA Zip Code 98537
Client	James & Autumn Clift			



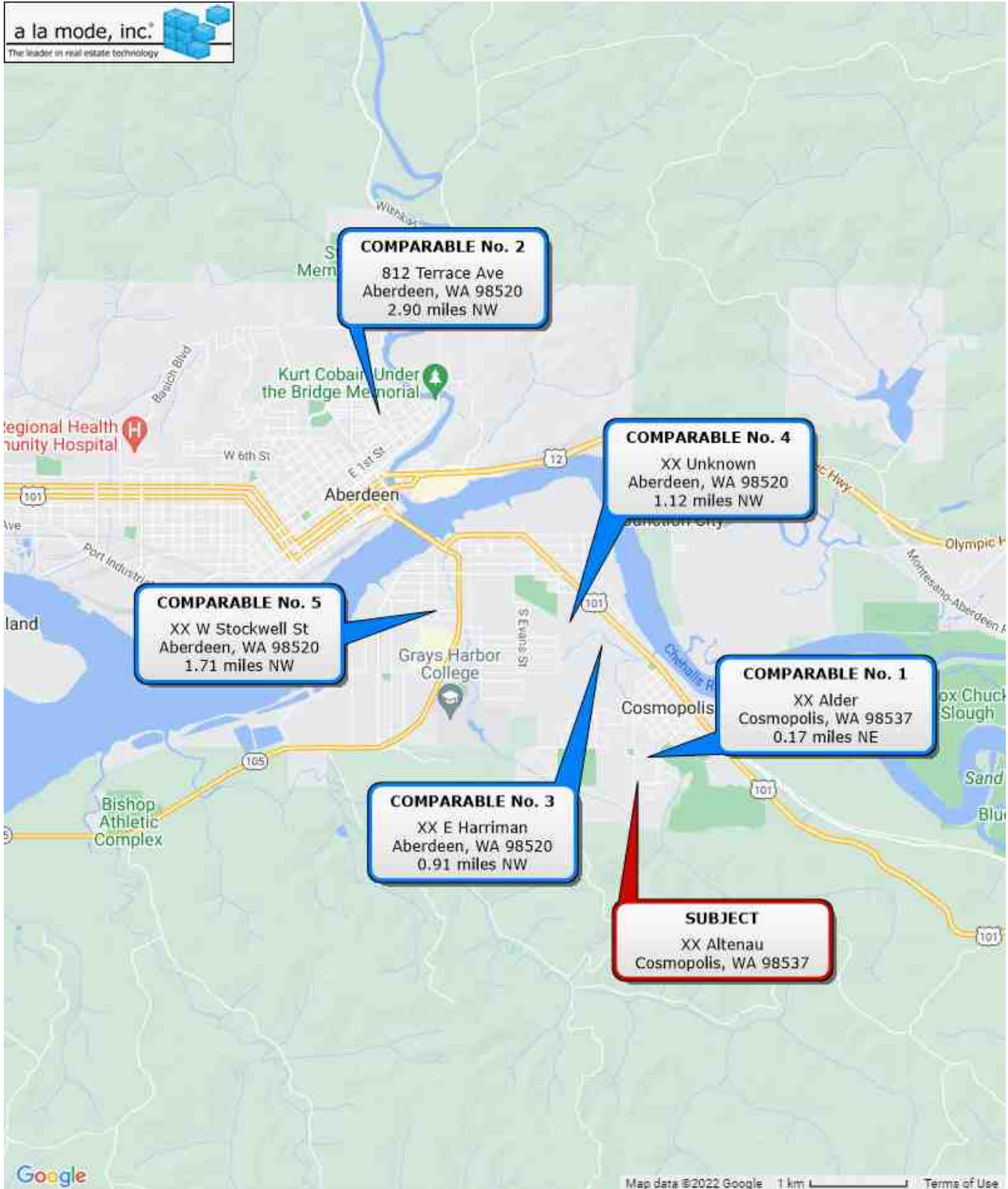
# Aerial Map

Owner	City of Cosmopolis				
Property Address	XX Altenau				
City	Cosmopolis	County	Grays Harbor	State	WA Zip Code 98537
Client	James & Autumn Clift				



# Location Map

Owner	City of Cosmopolis				
Property Address	XX Altenau				
City	Cosmopolis	County	Grays Harbor	State	WA Zip Code 98537
Client	James & Autumn Clift				





# License

Owner	City of Cosmopolis				
Property Address	XX Altenau				
City	Cosmopolis	County	Grays Harbor	State	WA Zip Code 98537
Client	James & Autumn Clift				

