

# Uniform Residential Appraisal Report

## UAD 3.6

REPORT DATE August 12, 2025  
EFFECTIVE DATE August 10, 2025  
REPORT VERSION UAD 3.6

### 1. SUMMARY



**PROPERTY ADDRESS**  
1234 Maple View Lane  
Seattle, WA 98136

**PROPERTY TYPE**  
Single-Family Residence

**YEAR BUILT**  
2015

**GROSS LIVING AREA (GLA)**  
2,480 sq. ft.

**LOT SIZE**  
7,200 sq. ft.

ESTIMATED MARKET VALUE

**\$1,025,000**

AS IS CONDITION RATING

**Good**

OVERALL QUALITY RATING

**Good**

### KEY PROPERTY INFORMATION

Number of Units 1  
Legal Description Lot 12, Greenridge Estates  
Neighborhood West Seattle  
Zoning SF 7200  
Highest and Best Use Single-Family Residential  
Ownership Interest Fee Simple

### APPARENT DEFECTS, DAMAGES OR DEFICIENCIES

☒ No significant defects noted.  
Minor deferred maintenance items observed, consistent with age and market expectations.

### CONDITION AND QUALITY

Overall Condition Good  
Exterior Condition Good  
Interior Condition Good  
Overall Quality Good  
Exterior Quality Good  
Interior Quality Good

### RECOMMENDED ACTION

☐ None  
No repairs, replacements or additional inspections are required at this time.

### 2. PROPERTY DETAILS

#### SITE

Lot Size 7,200 sq. ft.  
Site Utility All public utilities  
Topography Level  
Location Residential neighborhood  
Flood Zone X (Not in a Special Flood Hazard Area)



#### IMPROVEMENTS

Property Type Single-Family Residence  
Design Two-Story  
Year Built 2015  
Bedrooms 4  
Bathrooms 3.5  
Gross Living Area 2,480 sq. ft.  
Basement None  
Garage 2-Car Attached (480 sq. ft.)  
Heating/Cooling Forced Air / Central A/C  
Construction Wood Frame  
Exterior Fiber Cement Siding  
Roof Composition Shingle



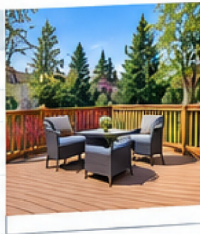
#### INTERIOR

Kitchen Updated, granite countertops, stainless appliances  
Bathrooms Good condition, consistent with age  
Flooring Hardwood, tile and carpet  
Features Open floor plan, gas fireplace, modern finishes



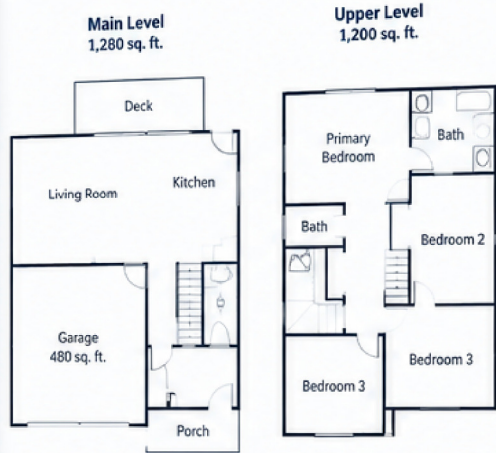
#### SUBJECT PROPERTY AMENITIES

Porch/Deck Covered front porch, rear deck  
Fireplace Yes – gas  
Energy Features Double-pane windows, energy-efficient HVAC  
Additional Features Landscaped yard, fenced backyard

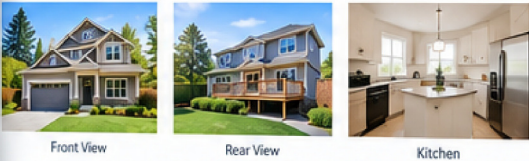


### 3. SKETCH, PHOTOS AND COMPARABLE SALES

#### SKETCH (Not to scale)



#### SUBJECT PROPERTY PHOTOS



#### COMPARABLE SALES

|               | Comparable 1     | Comparable 2    | Comparable 3   |
|---------------|------------------|-----------------|----------------|
|               |                  |                 |                |
| Address       | 5678 Pine Street | 8901 Cedar Lane | 3456 Oak Drive |
| Sale Price    | \$1,020,000      | \$1,050,000     | \$995,000      |
| Sale Date     | 06/15/2025       | 04/22/2025      | 05/10/2025     |
| GLA (sq. ft.) | 2,450            | 2,530           | 2,410          |
| Site Size     | 7,000            | 7,500           | 7,200          |
| Beds/Baths    | 4 / 3.5          | 4 / 3.5         | 4 / 3.0        |
| Year Built    | 2016             | 2014            | 2015           |
| Condition     | Good             | Good            | Good           |
| Quality       | Good             | Good            | Good           |