

MARKET VALUE ANALYSIS

PREPARED FOR: (Similar Homes)
Bradley P. and Barbara Vierling-Hayton AS OF: **11/01/25**
1028 Circle Drive
Camano Island, WA 98282

ADDRESS	SUBJECT NHN Sun Mountain Ct Camano Island		COMPARABLE #1 218 NE Camano Drive Camano Island		COMPARABLE #2 3 R33220-119-0100 Camano Island		COMPARABLE #3 Ivy Way Camano Island	
Status			Sold		Sold		Pending	
PARCEL NO.	R23114-282-3120		R33231-280-2060		3 R33220-119-0100		S7140-00-00005-0	
LOT SIZE (ACRES)	8.55		9.2 (\$4,946)		6.28 \$21,688		9.87 (\$14,043)	
ZONING	Rural Residential (RR)		RR		RR		RR	
TOPOGRAPHY	Slight Slope		Level (\$10,000)		Level (\$10,000)		Slight Slope	
VIEW	Territorial		Terr \$0		Territorial \$0		Territorial \$0	
WATERFRONT (FOOTAGE)								
MARKETABLE TIMBER	NO		NO		NO		YES (\$15,000)	
WETLAND (APPROX %)					\$0			
DRIVEWAY	Yes		Yes		Yes		No \$15,000	
ROAD	Gravel		Paved \$0		Paved \$0		Paved \$0	
POWER	In Street		In Prop \$0		In Street \$0		In Street \$0	
WATER	Available		Available \$0		Available \$0		Available \$0	
SEPTIC INSTALLED	No		No \$0		No \$0		No \$0	
SEPTIC TYPE	Alternative		Alternative					
SITE REGISTRATION	Yes		Yes		Yes \$0		Yes	
APPROVED #BEDROOMS			4 (\$7,500)					
BUILDINGS	None		None \$0		None \$0		None \$0	
OTHER					\$0		\$0	
LIST PRICE			\$375,000		\$349,900		\$360,000	
SALE PRICE	\$200,000		\$350,000		\$300,000		\$350,000	
PRICE PER ACRE	\$23,392		\$38,043		\$47,771		\$35,461	
DATE SOLD	03/08/21		07/28/25 \$2,500		03/10/25 \$5,700			
DAYS ON MARKET			6		554		45	
ASSESSED VALUE	\$140,000 \$240,000		\$240,000		\$240,000		\$200,000	
ABOVE/BELOW ASSESS	42.86%		46%		25%		75%	
\$/ACRE	ADJ. AVG, \$40,425		\$38,043		\$47,771		\$35,461	
TOTAL ADJUSTMENTS			(\$19,946)		\$17,388		(\$14,043)	
ADJUSTED PRICE:	ADJ. AVG \$327,800		\$330,054		\$317,388		\$335,957	
VALUE - ABOVE/BELOW ASSESSED	LOW \$/ACRE		MID \$/ACRE		HIGH \$/ACRE			
	\$318,000 \$37,193		\$328,000 \$38,363		\$338,000 \$39,532			
	33%		37%		41%			

This Comparative Market Analysis is not an exact appraisal of value but provides a range of values based on recent sales similar to the subject. Age, Lot Size, Square Footage estimates based on available data. Adjustments are subjective.