

**MARKET VALUE ANALYSIS**

PREPARED FOR: (Similar Homes)  
**William J. and Yasuko O. Blake** AS OF: **03/14/26**  
**710 SW Echo Loop**  
**Oak Harbor, WA 98277**

DEP ADDRESS STYLE	SUBJECT 710 SW Echo Loop Tri-Level		COMPARABLE #1 1440 NW Outrigger Lp Tri-Level		COMPARABLE #2 1191 NE Taftson St Tri-Level		COMPARABLE #3 485 NW Columbia Dt Tri-Level	
LOT SIZE/SQFT	0.23 Acres		0.26 Acres		0.18 Acres		0.20 Acres	
LOT VALUE	\$180,000		\$180,000	\$0	\$160,000	\$5,000	\$180,000	\$0
SQFT - MAIN	1,622		1,034	\$12,381	888	\$14,702	924	\$11,739
SQFT - LOWER	416		720	(\$1,279)	660	(\$977)	1,056	(\$1,076)
SQFT - TOTAL	2,038		1,754	\$11,102	1,548	\$13,725	1,980	\$10,663
BEDROOMS	3		3	\$0	3	\$0	4	(\$2,500)
BATHROOMS	2.25		2.25	\$0	2.25	\$0	2.25	\$0
FAMILY ROOM	1		1	\$0	1	\$0	0	\$2,000
OTHER ROOMS	2		2	\$0	2	\$0	1	\$2,000
FORCED AIR GAS	1		0	\$3,500	1	\$0	0	\$3,500
FORCED AIR ELEC	0		1	(\$2,500)	0	\$0	1	(\$2,500)
FORCED AIR OIL	0		0	\$0	0	\$0	0	\$0
FIREPLACES	1		1	\$0	1	\$0	1	\$0
GARAGE/WKSH	2		2	\$0	2	\$0	2	\$0
CARPORT	0		0	\$0	0	\$0	1	\$0
YEAR BUILT	2001		1987	\$5,000	1986	\$5,000	1999	\$5,000
QUALITY 1-5	5		5	\$0	5	\$0	5	\$0
VIEW	WTR/MTN/TERR		None	\$15,000	None	\$15,000	None	\$15,000
OTHER								
LIST PRICE	\$224,000		\$549,000		\$499,000		\$499,000	
SALE PRICE	\$227,000		\$549,000		\$470,000		\$513,000	
DATE SOLD	1/16/2001		12/10/25	\$7,200	03/11/26	\$200	08/27/25	\$13,800
DAYS ON MARKET	95		26		36		10	
ASSESSED VALUE	\$227,000	\$551,346	\$471,581		\$444,948		\$451,823	
ABOVE/BELOW ASSESS			16%		6%		14%	
\$/SQ FT - W/LAND	ADJ. AVG,	\$538.56	\$531.15		\$529.34		\$555.19	
\$/SQ FT - WO/LAND	ADJ. AVG,	\$192.96	\$210.42		\$200.27		\$168.18	
TOTAL ADJUSTMENTS				\$50,404		\$52,649		\$57,625
ADJUSTED PRICE:	ADJ. AVG	<b>\$564,226</b>	\$599,404		\$522,649		\$570,625	
		<u>LOW</u>	\$/SQFT	<u>MID</u>	\$/SQFT	<u>HIGH</u>	\$/SQFT	
		<b>\$553,000</b>	<b>\$271.34</b>	<b>\$564,000</b>	<b>\$276.74</b>	<b>\$575,000</b>	<b>\$282.14</b>	
VALUE - ABOVE/BELOW ASSESSED		<b>0%</b>		<b>2%</b>		<b>4%</b>		

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.