

FILED
CLALLAM COUNTY

JUN 08 2016

BARBARA CHRISTENSEN CLERK

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF CLALLAM

In re the Guardianship of:

DAVID E. BRIGGS,

Alleged Incapacitated Person.

Case No. 15 4 00424 7

DECLARATION OF LORI TRACEY
RE: VALUE OF 81 JAMES ST.
SEQUIM, WA

I, Lori Tracey, state that:

1. I am a licensed real estate broker in the State of Washington;

2. I have sold real estate in Clallam County, Washington for over 20 years;

3. On May 26, 2016 I prepared a Comparative Market Analysis (CMA) for David E. Brigg's property at 81 James St., Sequim, Washington 98382. A true and correct copy of my analysis is attached hereto as exhibit "A" and by this reference it is incorporated herein;

4. I observed the outside and went into the home. It was clear the house had not been maintained for many years and it needed a lot of work;

5. I then prepared the CMA by reviewing homes then on the market, pending or had sold within the last few months. This CMA is created in the regular course of my business;

6. Based upon this information I believe the house has a fair market value of \$155,000.00 and \$170,000.00 for an average value of \$162,000.00.

DECLARATION OF LORI TRACEY RE: VALUE OF 81
JAMES ST., SEQUIM, WA. Page 1 of 2

BELL & DAVIS PLLC
PO Box 510
433 N. Fifth Avenue, Suite A
Sequim, Washington 98382
(360) 683-1129 FAX (360) 683-1258


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Homes in much better shape had sold for \$175,000.00.

I declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

SIGNED AND DATED in Sequim, Washington this 4th day of June, 2016.


LORI TRACEY
ReMax Metro; The Sage Group

ReMax Metro
2312 Eastlake Ave E
Seattle, Wa 98102
206-322-5700
May 26, 2016

Bell & Davis
433 No 5th St
Sequim, Wa 98382

Attn: Jeff Davis

Per your request, I am submitting to you a brief statement on the estimated Market Value of 81 James St, Sequim, Wa 98382.

At the time I viewed the home at 81 James St it had a minimum of 10 years severe deferred maintenance inside and out. Carpets are severely worn and dirty, the entire home needs considerable repairs, painting & updating & the grounds have been neglected.

I have looked at the homes that are currently Active on the market, Pending & have Sold within the last few months, within a close size and varying conditions. Based on those facts I feel a reasonable price point for 81 James St in "fixer condition" would be a range of \$155,000 to \$170,000. Homes that have Sold for \$175,000 and above are generally in much better condition. This would make the price per square foot between \$110 - \$121.

As an additional fact, Real Estate commissions run from 5-6%, as a standard, of the purchase price. Sellers must pay the 1.78% Excise tax based on the purchase price. Buyer & Seller usually split Escrow costs. Seller & Buyer split prorated property taxes. Assessments accrued before Close are usually paid by Seller.

This would make Closing costs to the Seller approximately 9% or in the range of \$13,900 - \$15,300 with purchase prices in the range of \$155,000 - \$170,000.

I have attached the comparables I used to base this estimation of market value on.

Please feel free to contact me with any questions you may have.

Sincerely,

Lori Tracey
ReMax Metro
The Sage Group
360-550-6042



Exhibit A



Dues:
 Style: 10 - 1 Story
 Community: Sequim
 Project: Mountain Vista 11

Frplc: 1

Sqft: 1,183 Lot Size: .220 ac/9,600 sf
 Office: Windermere SunLand
 Agent: Irene Schmidt
 Co Office: Windermere SunLand
 Co Agent: Mike Schmidt

#147/1 all updated on Golf Course



emailed: Never



726 E Cedar St, Sequim 98382

MLS #: 881312 Status: S
 Area: 916 Beds: 2
 Sub Prop: Residential Baths: 1.5
 Dues:
 Style: 10 - 1 Story Frplc: 1
 Community: Sequim
 Project: Haller & Zwicker Addt.

Stat Dt: 03/16/2016

S Price: \$169,950
 L Price: \$169,950
 O Price: \$169,950
 CDOM: 30
 Lot Size: .263 ac/11,437 sf

Yr Built: 1976
 Sqft: 1,444
 Office: JACE The Real Estate Company
 Agent: Brody J. Broker

#117/1



Check Page

Displaying 7 Listings from Davis, Jeff's Cart
 Ordered by Status, Area, Current Price
 Found 7 results in 0.03 seconds.

Original Results > Jeff Davis's Cart

Jeff Davis - Cart

(CDOM) Cumulative days on MARKET

Results

1-7 of 7

Checked 0

All - Page

Display Thumbnail

at 50

per page

Never



178 Sunland Dr, Sequim 98382

MLS#: 872179 Area: 913 Sub Prop: Residential Dues: \$19 Style: 10 - 1 Story Community: South Sunland Project: Sunland, Division 2

Status: A Beds: 2 Baths: 1.75 Frplc: 0

Stat Dt: 04/19/2016 L Price: \$188,888 O Price: \$199,000 Yr Built: 1965 SqFt: 1,440 CDOM: 182 Lot Size: .198 ac/9,625 sf Office: JOHN L. SCOTT, INC. Agent: Ryan Kent Smith Co Office: Windermere Sunland Co Agent: Terry Peterson

#131/

Emailed Never



267 Dungeness Meadows, Sequim 98382

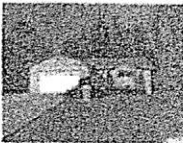
MLS#: 888466 Area: 914 Sub Prop: Residential Dues: \$19 Style: 10 - 1 Story Community: North Prairie

Status: P Beds: 2 Baths: 2 Frplc: 0

Stat Dt: 02/09/2016 L Price: \$180,000 O Price: \$180,000 Yr Built: 1988 SqFt: 1,500 CDOM: 15 Lot Size: .161 ac/7,000 sf Office: Windermere R.E. Port Angeles Agent: Thelma Durham

#120/

Emailed Never



270 America Blvd, Sequim 98382

MLS#: 811348 Area: 913 Sub Prop: Residential Dues: \$19 Style: 10 - 1 Story Community: Port Williams Project: Sun Meadows

Status: S Beds: 2 Baths: 1.75 Frplc: 0

Stat Dt: 01/11/2016 S Price: \$225,000 L Price: \$229,950 O Price: \$229,950 Yr Built: 2009 SqFt: 1,661 CDOM: 168 Lot Size: .135 ac/5,894 sf Office: Town & Country Agent: Charles Smith

much newer/larger/much better shape

#135/

Emailed Never



470 W Nelson, Sequim 98382

MLS#: 830959 Area: 914 Sub Prop: Residential Dues: \$20 Style: 16 - 1 Story w/Bsmnt. Community: West Dungeness

Status: S Beds: 2 Baths: 2.75 Frplc: 1

Stat Dt: 02/02/2016 S Price: \$207,950 L Price: \$215,000 O Price: \$215,000 Yr Built: 1975 SqFt: 1,248 CDOM: 340 Lot Size: .250 ac/10,890 sf Office: JOHN L. SCOTT, SEQUIM Agent: Carolyn Dawson

#166/

Emailed Never



258693 Hwy 101, Sequim 98382

MLS#: 841135 Area: 915 Sub Prop: Residential Dues: \$19 Style: 10 - 1 Story Community: Sequim

Status: S Beds: 2 Baths: 1 Frplc: 0

Stat Dt: 01/15/2016 S Price: \$165,000 L Price: \$165,000 O Price: \$162,500 Yr Built: 1940 SqFt: 1,320 CDOM: 50 Lot Size: .670 ac/29,185 sf Office: Windermere R.E. Port Angeles Agent: Michaelle Barnard

#125/

Emailed Never

191 Meadowlark Lane, Sequim 98382

MLS#: 884902 Area: 915 Sub Prop: Residential

Status: S Beds: 2 Baths: 2

Stat Dt: 02/01/2016 S Price: \$175,000 L Price: \$179,000 O Price: \$179,000 Yr Built: 1974 CDOM: 3

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SEE NEXT PAGE