

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$28,096	05/01/1984
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	5,940	108,900	2008	MBL HM	

OWNER INFORMATION			
Owner Name (LN FN)	Christensen Ronald E	Tax Billing Zip	98277
Owner Name 2 (LN FN)		Tax Billing Zip+4	2705
Tax Billing Address	632 Erin Park Rd	Owner Vesting	
Tax Billing City & State	Oak Harbor, WA	Owner Occupied	Yes

LOCATION INFORMATION			
Zip Code	98277	Location Influence	
Subdivision		Range/Township/Section/Quarter	
School District Name	Oak Harbor School District	Map#	
School District Code	1	Condo Floor	
Census Tract	9704.02	Street Type	
Neighborhood Code	6acohgo-6acohgo	Waterfront Footage	
Carrier Route	C006	Waterfront View Type	
Zoning	50	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax-ID	R13326-272-2320	% Improved	73%
Alt. Tax-ID	37427	Tax Area	112
Parcel ID	R133262722320	Legal Book/Page	
Legal Description	S/2 S/2 SE SE NW EX CO RD TGW SUB TO EZ SP78-139 TRA		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$1,591,493	\$1,590,903	\$1,590,828
Assessed Value - Land	\$435,600	\$435,600	\$435,600
Assessed Value - Improved	\$1,155,893	\$1,155,303	\$1,155,228
Market Value - Total	\$1,591,493	\$1,590,903	\$1,590,828
Market Value - Land	\$435,600	\$435,600	\$435,600
Market Value - Improved	\$1,155,893	\$1,155,303	\$1,155,228
YOY Assessed Change (\$)	\$590	\$75	
YOY Assessed Change (%)	0.04%	0%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Total Tax	Tax Year	Change (\$)	Change (%)
\$16,738	2021		
\$16,704	2022	-\$34	-0.2%
\$12,121	2023	-\$4,583	-27.44%
Jurisdiction	Tax Type	Tax Amount	Tax Rate

CHARACTERISTICS			
Lot Frontage		Condo Amenities	
Lot Depth		Condition	
Lot Acres	2.5	Quality	
Lot Area	108,900	Water Source	
Land Use	Mobile Home	Sewer	
County Land Use	Low Bank Waterfront Double Mob	Heat Type	Package
State Land Use		Cooling Type	Package
Style		Porch	Open Porch
Lot Shape		Porch Type	Open Porch
Year Built	Tax: 2001 MLS: 2008	Patio Type	

Effective Year Built		Patio/Deck 1 Area	
Total Living Sq Ft	Tax: 17,340 MLS: 5,940	Garage Type	
Above Gnd Sq Ft	17,340	Parking Type	
Gross Area	17,340	Garage Capacity	
Ground Floor Sq Ft	5,930	Attached Garage SF	
Main Area		Carport Area	
2nd Floor Area		Bsmt Garage SF	
Basement Sq Feet		Roof Type	L
Finished Basement Area		Roof Material	
Unfinished Basement Area		Roof Frame	Metal
Basement Type		Roof Shape	
Stories	1	Construction	
Total Rooms		Interior Wall	
Bedrooms		Exterior	Steel
Total Baths	MLS: 2	Floor Cover	
MLS Total Baths	2	Foundation	Slab
Full Baths		Pool	
Half Baths		Pool Size	
3/4 Baths		Topography	
Bath Fixtures		Other Impvs	
Fireplaces		Other Rooms	
Total Units		Equipment	

SELL SCORE			
Rating	Moderate	Value As Of	2024-03-03 04:45:55
Sell Score	598		

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2875	Cap Rate	
Estimated Value High	4600	Forecast Standard Deviation (FSD)	0.6
Estimated Value Low	1150		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	733270	Closing Price	
MLS Status	Expired	Closing Date	
MLS DOM	78	MLS Listing Agent	33858-Terri Neilon
MLS Status Change Date	04/30/2015	MLS Listing Broker	RE/MAX ACORN PROPERTIES INC
MLS Listing Date	02/12/2015	MLS Selling Agent	
MLS List Price	\$4,470	MLS Selling Broker	
MLS Orig. List Price	\$4,470		

MLS Listing #	542801
MLS Status	Expired
MLS Listing Date	09/11/2013
MLS Listing Price	\$4,470
MLS Orig Price	\$4,470
MLS Sold Date	
MLS Sold Price	

LAST MARKET SALE & SALES HISTORY			
Recording Date		Auditor No	
Settle Date	05/01/1984	Deed Type	Warranty Deed
Sale Price	\$28,096	Owner Name (LN FN)	Christensen Ronald E
Price Per Square Feet	\$1.62	Owner Name 2 (LN FN)	

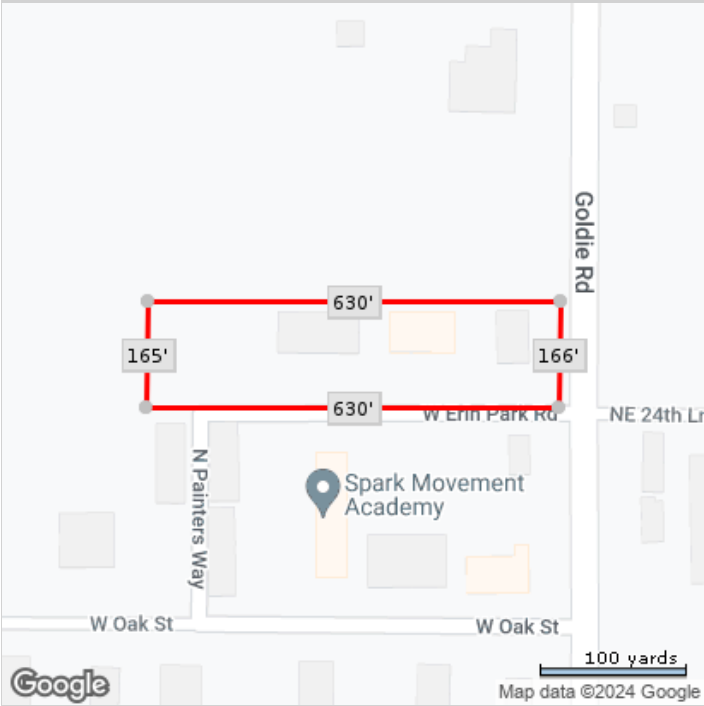
Cash Down			Seller Name (LN FN)		
Recording Date	12/22/2023	05/09/2022	07/20/2016	12/24/2008	05/01/2008
Sale/Settlement Date	12/21/2023	04/27/2022	06/20/2016	12/24/2008	04/28/2008
Sale Price					
Nominal	Y	Y	Y	Y	Y
Buyer Name	Christensen Ronald E	Christensen Ronald E & Sue E	Erin Park Commercial LLC	Christensen Ronald & Sue	Erin Commercial Dev L LC
Buyer Name 2		Christensen Sue E		Christensen Sue	
Seller Name	Christensen Sue E	Erin Park Commercial LLC	Christensen Ronald E & Sue E	Erin Commercial Dev L LC	Christensen Ronald E & Sue E
Auditor No	4567919	4544754	4403462	4241752	4227643
Hist. Document No.		53006	25298		
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Quit Claim Deed	Quit Claim Deed

Recording Date					
Sale/Settlement Date		05/01/1984		02/01/1979	
Sale Price		\$28,096			
Nominal					
Buyer Name		Christensen Ron		Whidbey Electric I	
Buyer Name 2					
Seller Name					
Auditor No					
Hist. Document No.					
Document Type		Warranty Deed		Warranty Deed	

MORTGAGE HISTORY					
Mortgage Date		03/28/2001		11/30/2000	
Mortgage Amount		\$31,573		\$163,890	
Mortgage Lender		Skagit St Bk		Skagit St Bk	
Mortgage Type		Conventional		Conventional	

FORECLOSURE HISTORY					
Document Type					
Default Date					
Foreclosure Filing Date					
Recording Date					
Document Number					
Book Number					
Page Number					
Default Amount					
Final Judgment Amount					
Original Doc Date					
Original Document Number					
Original Book Page					
Lien Type					

PROPERTY MAP



*Lot Dimensions are Estimated

