

Ridgeline & Hildebrand

Neighborhood: 133814, Reval 3

Residential Revalue for 2019 Assessment Roll



Assessor's Office

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Mission Statement

Our mission is to administer a property assessment system, which meets constitutional and statutory requirements, in an efficient and professional manner, while striving to provide courteous and excellent service to our customers. The Benton County Assessor's Office is responsible for determining the value of all taxable real and personal property in the County, set on a foundation that those determinations are fair and understandable. This is done in accordance with Washington State law, which requires that all properties are assessed at 100% of fair market value. In addition, the Assessor's Office manages accessible property information, provides timely and accurate assessments for tax purposes, and maintains a detailed parcel map of all parcels within the County.

-Taken from the Benton County Assessor's Office website

How Property is Valued

Benton County, along with Washington's 38 other counties use mass appraisal techniques to value all real property each year for property assessment purposes.

What Are Mass Appraisal Techniques?

In Benton County the Mass Appraisal process incorporates statistical testing, generally accepted valuation methods, and an established set of property characteristics for approximately 80,000 residential, commercial, and agricultural properties. These results are then developed into market models which are applied to similar property types in each neighborhood.

All property in Benton County is physically inspected at least once during each six-year revaluation cycle. Inspections are most frequently external only, with the appraiser contacting the property owner only in the event they require additional information or answers to a question. Per RCW 84.40.025:

For the purposes of assessment and valuation of all taxable property in each county, any real or personal property in each county shall be subject to visitation, investigation, examination, discovery, and listing at any reasonable time by the county assessor of the county or by any employee thereof designated for this purpose by the assessor.

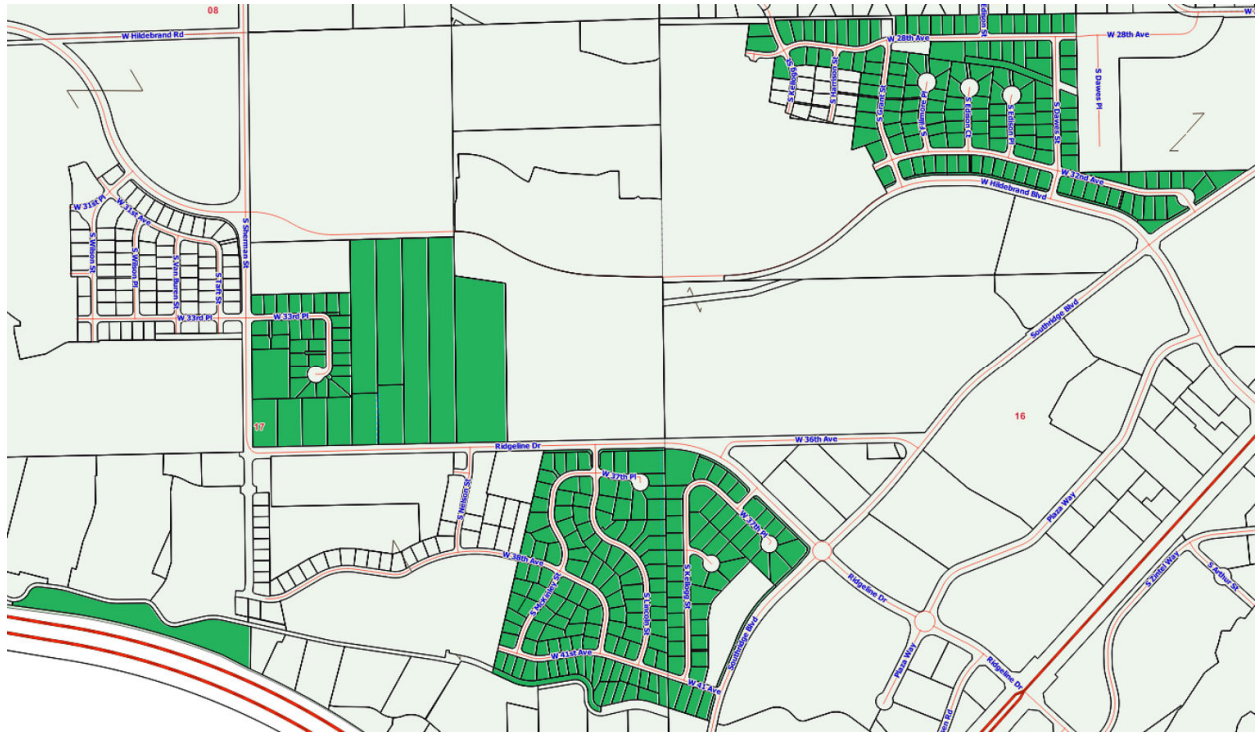
In any case of refusal to such access, the assessor shall request assistance from the department of revenue which may invoke the power granted by chapter 84.04 RCW.

How Are Property Sales Used?

For the annual revaluation of residential properties, three prior years of sales are analyzed. This analysis is compared against statistical testing and our valuation methods to determine any required adjustments to our cost tables. Per WAC 458-07-030 (1):

All property must be valued and assessed at one hundred percent of true and fair value unless otherwise provided by law. "True and fair value" means market value and is the amount of money a buyer of property willing but not obligated to buy would pay a sell of property willing but not obligated to sell, taking into consideration all the uses to which the property is adapted and might in reason be applied.

Neighborhood: 133814





Benton County Assessor

Statistical Summary Report

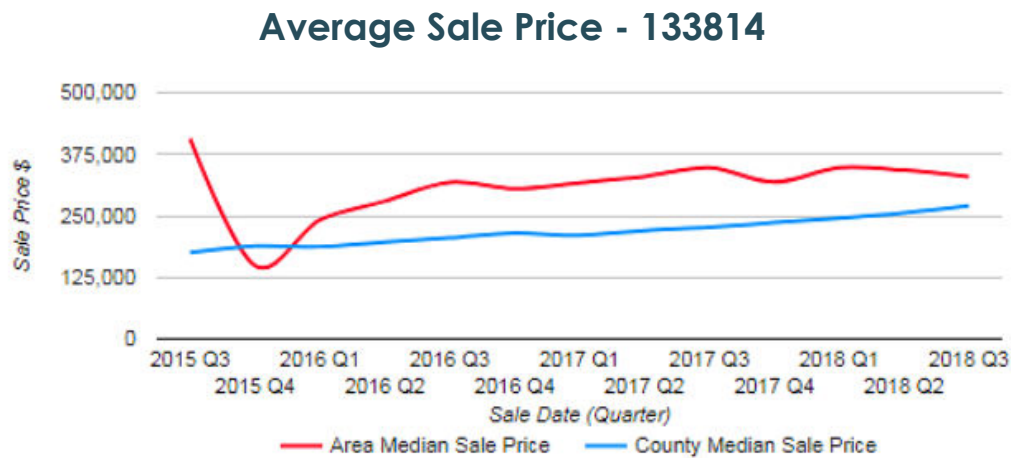
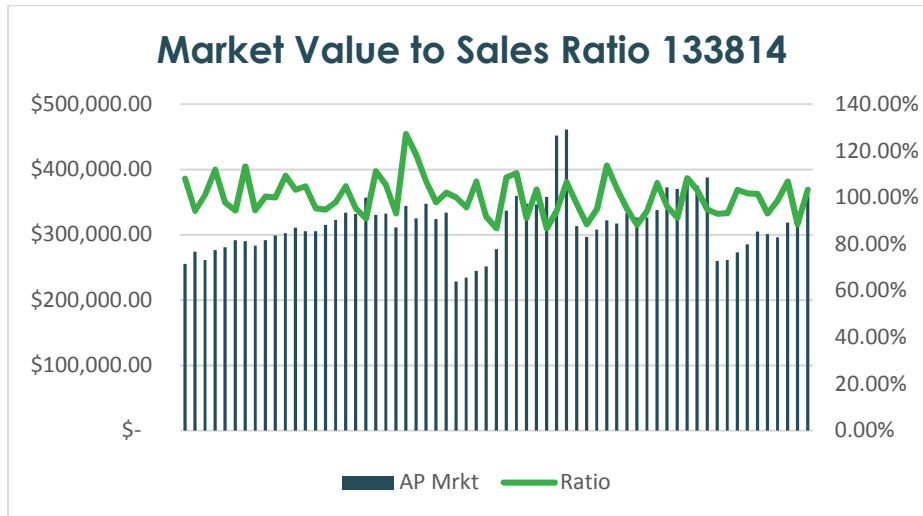
SALES SELECTION INFORMATION	
Query View	Sale / Ratio Study
Snapshot	NBHD - 133814
Index Creation Date	09/07/18
Number Of Sales In The Index	63
Ratios Calculated Using	CURRENT APPRAISED VALUES

STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	86.79%
Sales Ratio Hi Range	127.28%
Mean	100.28%
Median	100.05%
Aggregate Mean	99.74%
Variance	0.00660
Standard Deviation	0.08121
Coefficient of Variation	0.08099
Average Absolute Deviation	0.06609
Coefficient of Dispersion	0.06606
Price Related Differential	1.00539

Style	Average of Ratio
One Story	101.77%
One Story with Bonus	103.46%
Rambler with Basement	94.68%
Two Story	98.80%
Grand Total	100.28%

Parcel #	PID	Nbhd	Street	Year Built	Style	SqFt	Bmnt	Qty	Cond	Deed Type	Excise Affidavit	Sale Date	Sale Price	AP Mkrt	Ratio
11789405000024	304481	13814	5988 W 41ST AVE	2015	One Story	1588		AVG *	AV	SWD		02/22/2016	\$ 236,400.00	\$ 255,510.00	108.08%
11789408000004	307526	13814	6564 W 38TH AVE	2017	One Story	1630		AVG *	AV	SWD	130005	09/18/2017	\$ 290,550.00	\$ 273,690.00	94.20%
11789407000008	306151	13814	6066 W 41ST AVE	2016	One Story	1643		AVG *	AV	SWD		06/28/2016	\$ 258,000.00	\$ 261,020.00	101.17%
11789405000026	304483	13814	5956 W 41ST AVE	2015	One Story	1711		AVG *	AV	SWD		02/02/2016	\$ 247,000.00	\$ 276,390.00	111.90%
116892030005067	301115	13814	3064 S EDISON CT	2017	One Story	1750		AVG *	AV	SWD	129551	08/30/2017	\$ 287,000.00	\$ 280,940.00	97.89%
117891030000002	306061	13814	6560 W 33RD PL	2016	One Story	1752		AVG *	AV	SWD		03/30/2016	\$ 308,544.00	\$ 291,420.00	94.45%
117894070000026	306169	13814	3922 S MCKINLEY ST	2016	One Story	1759		AVG *	AV	SWD		02/10/2016	\$ 255,894.00	\$ 289,870.00	113.28%
116893020000008	301402	13814	5718 W 37TH PL	2013	One Story	1802		AVG *	AV	SWD		08/29/2016	\$ 299,500.00	\$ 283,230.00	94.57%
116892050000164	306330	13814	5410 W 28TH AVE	2016	One Story	1804		AVG *	AV	SWD		10/11/2016	\$ 289,950.00	\$ 291,350.00	100.48%
116892050000171	306336	13814	2942 S GRANT ST	2016	One Story	1891		AVG *	AV	SWD		07/12/2016	\$ 298,850.00	\$ 299,050.00	100.07%
116893030000027	303475	13814	5853 W 41ST AVE	2015	One Story	1916		AVG *	AV	SWD		03/07/2016	\$ 276,466.00	\$ 302,260.00	109.33%
116893030000001	305163	13814	6051 W 38TH AVE	2015	One Story	1917		AVG *	AV	SWD		07/25/2017	\$ 300,696.00	\$ 310,540.00	103.27%
117894060000039	305164	13814	6035 W 38TH AVE	2017	One Story	1922		AVG *	AV	SWD	128819	07/27/2017	\$ 291,410.00	\$ 305,370.00	104.79%
117894020000006	296610	13814	6108 W 37TH PL	2011	One Story	1969		AVG *	AV	SWD	129352	08/24/2017	\$ 320,000.00	\$ 305,210.00	95.38%
116893020000009	301403	13814	5702 W 37TH PL	2014	One Story	2016		AVG *	AV	SWD		03/25/2016	\$ 332,500.00	\$ 315,290.00	94.82%
117894070000016	306159	13814	6069 W 41ST AVE	2016	One Story	2065		AVG *	AV	SWD		09/08/2016	\$ 328,800.00	\$ 322,590.00	98.11%
116892050000173	306338	13814	3006 S GRANT ST	2016	One Story	2132		AVG *	AV	SWD		09/01/2016	\$ 318,615.00	\$ 333,810.00	104.77%
117894080000021	307543	13814	6234 W 38TH AVE	2017	One Story	2143		AVG *	AV	SWD	129323	08/16/2017	\$ 347,900.00	\$ 331,900.00	95.40%
116892050000152	306318	13814	2794 S KELLOGG ST	2017	One Story	2162		AVG *	AV	SWD	129914	08/18/2017	\$ 391,775.00	\$ 356,500.00	91.00%
117894050000032	304489	13814	6050 W 38TH AVE	2015	One Story	2167		AVG *	AV	SWD		03/15/2016	\$ 296,500.00	\$ 330,040.00	111.31%
117894050000033	304490	13814	6042 W 38TH AVE	2015	One Story	2169		AVG *	AV	SWD		04/25/2016	\$ 314,900.00	\$ 332,230.00	105.50%
116893030000013	303461	13814	5865 W 37TH PL	2016	One Story	2230		AVG *	AV	SWD		06/09/2016	\$ 333,850.00	\$ 310,960.00	93.14%
117894060000036	305162	13814	6059 W 38TH AVE	2015	One Story	2241		AVG *	AV	SWD		02/24/2016	\$ 270,350.00	\$ 344,090.00	127.28%
116892020000536	290761	13814	5213 W 28TH AVE	2008	One Story	2250		AVG *	AV	SWD		03/07/2016	\$ 274,900.00	\$ 324,970.00	118.21%
116893030000002	303450	13814	4018 S KELLOGG	2015	One Story	2279		AVG *	AV	SWD		03/28/2016	\$ 324,900.00	\$ 347,340.00	106.91%
117894050000034	304491	13814	6034 W 38TH AVE	2016	One Story	2312		AVG *	AV	SWD		07/26/2016	\$ 330,440.00	\$ 323,850.00	98.01%
116892050000163	306329	13814	5432 W 28TH AVE	2016	One Story	2324		AVG *	AV	SWD		09/13/2016	\$ 326,850.00	\$ 333,600.00	102.07%
116892020000095	290815	13814	5205 W 32ND AVE	2013	One Story	1509		FAIR +	AV	SWD		10/27/2016	\$ 228,000.00	\$ 228,120.00	100.05%
117894070000014	306157	13814	6045 W 41ST AVE	2016	One Story	1592		FAIR +	AV	SWD		06/27/2016	\$ 244,500.00	\$ 234,000.00	95.71%
116892040000083	301960	13814	3132 S FILLMORE PL	2015	One Story	1770		FAIR +	AV	SWD		01/21/2016	\$ 228,950.00	\$ 247,720.00	106.89%
117894070000021	306164	13814	3992 S MCKINLEY ST	2016	One Story	1830		FAIR +	AV	SWD		11/30/2016	\$ 279,900.00	\$ 251,400.00	91.79%
116892040000072	301943	13814	3177 S FILLMORE PL	2015	One Story	2278		FAIR +	AV	SWD	130790	10/25/2017	\$ 319,500.00	\$ 277,610.00	86.89%
116893020000016	301410	13814	5841 W 37TH PL	2014	One Story with Bonus	2112		AVG *	AV	SWD		01/15/2016	\$ 309,850.00	\$ 336,590.00	108.63%
117894030000007	299073	13814	3789 S LINCOLN ST	2012	One Story with Bonus	2480		AVG *	AV	SWD		01/13/2016	\$ 325,000.00	\$ 358,940.00	110.44%
116893030000001	303449	13814	4050 S KELLOGG	2015	One Story with Bonus	2490		AVG *	AV	SWD	129164	08/14/2017	\$ 380,500.00	\$ 347,300.00	91.27%
116892050000172	306337	13814	2978 S GRANT ST	2016	One Story with Bonus	2711		AVG *	AV	SWD		09/01/2016	\$ 334,621.00	\$ 346,280.00	103.48%
117894040000017	300413	13814	3747 S MCKINLEY ST	2017	Rambler with Basement	1755 1173		AVG *	AV	SWD	128835	07/31/2017	\$ 412,000.00	\$ 357,560.00	86.79%
117894040000007	300403	13814	6146 W 38TH AVE	2014	Rambler with Basement	2133 1621		AVG *	AV	SWD		05/26/2016	\$ 479,000.00	\$ 451,810.00	94.32%
117894030000006	299072	13814	3801 S LINCOLN ST	2017	Rambler with Basement	2352 1216		AVG *	AV	SWD	139401	08/23/2017	\$ 432,386.00	\$ 460,910.00	106.60%
116892020000094	290814	13814	5201 W 32ND AVE	2012	Rambler with Basement	1648 1648		FAIR +	AV	SWD	130055	09/22/2017	\$ 322,000.00	\$ 312,900.00	97.17%
116892040000103	301964	13814	5443 W 32ND AVE	2014	Rambler with Basement	1740 1244		FAIR +	AV	SWD	129342	08/16/2017	\$ 335,000.00	\$ 296,580.00	88.53%
117894070000007	306150	13814	6082 W 41ST AVE	2016	Two Story	2159		AVG *	AV	SWD		07/07/2016	\$ 323,543.00	\$ 307,580.00	95.07%
117894050000001	304455	13814	3911 LINCOLN ST	2015	Two Story	2287		AVG *	AV	SWD		04/08/2016	\$ 282,999.00	\$ 321,850.00	113.73%
117894070000003	306146	13814	3939 S MCKINLEY ST	2017	Two Story	2369		AVG *	AV	SWD	129483	08/23/2017	\$ 305,000.00	\$ 316,880.00	103.90%
116893030000012	303460	13814	3710 S KELLOGG	2015	Two Story	2484		AVG *	AV	SWD	124135	11/29/2016	\$ 350,000.00	\$ 333,010.00	95.15%
117891030000014	306073	13814	3483 S ROOSEVELT PL	2016	Two Story	2520		AVG *	AV	SWD	129097	08/10/2017	\$ 369,900.00	\$ 326,260.00	88.20%
117891030000014	306073	13814	3483 S ROOSEVELT PL	2016	Two Story	2520		AVG *	AV	SWD		05/04/2016	\$ 346,850.00	\$ 326,260.00	94.06%
117891030000003	306062	13814	6542 W 33RD PL	2016	Two Story	2580		AVG *	AV	SWD		08/16/2016	\$ 318,214.00	\$ 337,730.00	106.13%
116893030000011	303459	13814	3736 S KELLOGG	2016	Two Story	2778		AVG *	AV	SWD		08/05/2016	\$ 387,270.00	\$ 372,380.00	96.16%
116893030000009	303457	13814	3788 S KELLOGG	2015	Two Story	2934		AVG *	AV	SWD		06/08/2016	\$ 405,000.00	\$ 369,950.00	91.35%
116892040000000	301968	13814	5515 W 32ND AVE	2015	Two Story	3112		AVG *	AV	SWD	130011	09/18/2017	\$ 360,000.00	\$ 389,940.00	108.32%
117891020000007	306066	13814	3355 S ROOSEVELT PL	2017	Two Story	3141		AVG *	AV	SWD	129558	08/28/2017	\$ 363,580.00	\$ 375,150.00	103.18%
117891020000004	303564	13814	6604 W 33RD PL	2016	Two Story	3285		AVG *	AV	SWD		02/23/2016	\$ 408,534.00	\$ 387,450.00	94.84%
117894070000023	306166	13814	3964 S MCKINLEY ST	2016	Two Story	2064		FAIR +	AV	SWD		06/20/2016	\$ 279,000.00	\$ 259,580.00	93.04%
117894020000003	296607	13814	6062 W 37TH PL	2011	Two Story	2300		FAIR +	AV	SWD		09/12/2016	\$ 279,900.00	\$ 261,290.00	93.35%
116892040000074	301951	13814	3133 S FILLMORE PL	2016	Two Story	2490		FAIR +	AV	SWD		01/28/2016	\$ 264,336.00	\$ 272,960.00	103.26%
117894020000012	296616	13814	5979 W 37TH PL	2010	Two Story	2700		FAIR +	AV	SWD		06/14/2016	\$ 280,000.00	\$ 285,090.00	101.82%
116892050000092	306316	13814	2931 S GRANT ST	2016	Two Story	2771		FAIR +	AV	SWD		05/09/2016	\$ 300,171.00	\$ 304,760.00	101.53%
117894070000022	306165	13814	3978 S MCKINLEY ST	2016	Two Story	2832		FAIR +	AV	SWD		06/02/2016	\$ 323,029.00	\$ 301,010.00	93.18%
116892020000549	290774	13814	3005 S EDISON CT	2010	Two Story	3016		FAIR +	AV	SWD		05/17/2016	\$ 300,000.00	\$ 295,810.00	98.60%
116892040000073	301950	13814	3155 S FILLMORE PL	2016	Two Story	3145		FAIR +	AV	SWD		05/25/2016	\$ 297,694.00	\$ 318,290.00	106.92%
116892020000213	290723	13814	4908 W 32ND AVE	2011	Two Story	3151		FAIR +	AV	SWD	130043	09/08/2017	\$ 362,500.00	\$ 320,560.00	88.43%
116892050000087	306311	13814	3147 S GRANT ST	2016	Two Story	4080		FAIR +	AV	SWD		07/05/2016	\$ 348,500.00	\$ 360,160.00	103.35%



Area Information

Ridgeline & Hildebrand – Neighborhood 133814

Ridgeline and Hildebrand, Neighborhood 133814, is an area surrounding W Hildebrand Blvd, with Highway 395 and Interstate I-82 to the South. It contains homes of various styles, with construction periods primarily from the 1990's onward. The styles are consistent with building types and methods that were common to their respective eras. The median household income, with census information provided by American Community Survey, is \$82,550. This is a 37.01% increase over the overall Benton County median income.

Ridgeline and Hildebrand were last physically inspected in 2017, and has been statistically trended in 2018 for 2019 values.

Housing Profile



Fair/Fair + Quality / 2013 / 1,509 square feet



Average Quality / 2012 / 1,626 square feet



Good Quality / 2008 / 2,002 square feet

Client and Intended Use of the Appraisal

This mass appraisal report is intended for use only by the Benton County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The Assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. This report represents only summary discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessor's Real Property Database, separate studies, Assessor's Procedures, Assessor's Residential Standards and Data Definitions, Assessor's Plat Maps, Benton County GIS mapping system, Inspection Plan, and the statutes.

The purpose of this report is to explain and document the methods, date, and analysis used in the valuation of Benton County residential properties. Benton County is on a six-year physical inspection cycle with annual statistical updates. The six year inspection plan is approved by the Washington State Department of Revenue and is subject to their periodic review.

Definition and Date of Value Estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and the assessing officer must consider all such factors. (AGO 65-66, No.65, 12/31/65).

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030(3) True and fair value – Highest and Best Use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, like use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (*Sammish Gun Club v. Skagit County*, 118 Wn. 578 (1922)). The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (*Finch v. Grays Harbor County*, 121 Wn. 486 (1922)). The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (*Sammish Gun Club v. Skagit County*, 118 Wn. 578 (1922)).

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64).

A property is analyzed as vacant and available for development, with consideration given to alternative programs of development among potential uses which are:

1. Physically possible, based upon topography, land area, and site configuration.
2. Legally permissible, in compliance with zoning, deed restrictions, or other constraints.
3. Economically feasible and fulfilling an identifiable demand on the market.
4. Maximally productive resulting in the highest best land value.

The appraisal area primarily consists of residential property, improved with single family homes. It is the appraiser's opinion that the highest and best use of the residential properties is to be improved with a single family home.

Date of Value Estimate

RCW 84.36.005 All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is excepted from taxation by law.

RCW 36.21.080 The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the Assessor's computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have

changed then the appraisal will state a logical cutoff date after which no market data is used as an indicator of value.

Property Rights Appraised

Washington State Constitution Article 7, Section 1 All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee... (Folsom v. Spokane County, 111 Wn. 2d 256 (1988)).

Fee Simple: *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.* (The Dictionary of Real Estate Appraisal, 3rd Edition, Appraisal Institute).

General Assumptions and Conditions

1. The appraiser has conducted exterior inspections of all properties that are the subjects of this appraisal. Due to logistical issues and the time constraints of Washington State Law, not all properties received interior inspections.
2. Existing building sketches used in this analysis are from the Assessor's property records, and may not have been originally produced by the appraiser. Any discrepancies found by the appraiser during physical inspection were corrected as needed.
3. The maps presented in this report, unless otherwise stated, are the products of software provided and supported by the Benton County Geographic Information Systems (GIS) Department. The GIS Department and Benton County make the following statement regarding use of their GIS software and maps:
Benton County does not warrant, guarantee, or accept liability for accuracy, precision or completeness of any information shown hereon or for any inferences made therefrom. Any use made of this information is solely at the risk of the user. Benton County makes no warranty, expressed or implied, and any oral or written statement by any employee of Benton County or agents thereof to the contrary is void and ultra vires. The information shown herein is a product of the Benton County Geographic Information Systems, and is prepared for presentation purposes only.
4. The appraiser renders no opinion as to title, and title is assumed to be good and marketable. Unless shown otherwise on county maps or property records, it is assumed that the property is free and clear of all liens and encumbrances.
5. All properties are appraised assuming prudent, competent, and responsible management.

6. Any valuation method which results in the valuation of personal or intangible property were appropriately adjusted as need be so that only the real property is included in the final value.
7. The market projections included in this report are the appraiser's perception of current and anticipated supply and demand conditions. Future projections are nothing more than predictions, and cannot be held to absolute certainty.
8. Any easements that may have an effect on property values are considered when they are part of the Assessor's property record or mapping system and known to exist by the appraiser. Due to budget and time limitations, acquiring and reviewing title reports was not a part of this appraisal report.
9. All properties included in this report are assumed to be uncontaminated, unless reported otherwise to the Assessor's office. The appraiser is not a qualified hazardous materials expert and is not expected to detect and identify the existence of hazardous materials upon inspection of the property. Property owners suspecting hazardous material contamination are encouraged to seek expert assistance, and report any findings that may affect their property value or the value of nearby properties to the Assessor's office.
10. It is assumed that the properties included in this report are conforming to the various government agency requirements such as building codes and/or ADA requirements, unless otherwise noted in the report or in the Assessor's property records. Detecting unreported conformity violations are beyond the scope of this report.
11. This report and the data and opinions contained within are not intended for legal matters outside of the assessed valuation appeal process established by Washington State Law.

Scope of Work

This appraisal was completed with primary reliance on public record and common knowledge of the property appraised. Due to budget, time, and legal limitations, the appraiser did not acquire title reports, and did not research items such as leases, contracts, covenants, declarations, restrictions, easements, encumbrances, special assessments, and reservations. Disclosure of interior home features and actual income and expenses by property owners is not a requirement by law. Therefore, attempts to obtain and analyze this information are not always successful. A detailed scope of work for this assignment and further discussion on the research, analysis, and other tasks performed by the appraiser are located throughout the body of this report.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Unless they are in our current revaluation year, I have not made a personal inspection of the properties that are the subject of this report.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by duly authorized representatives.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification.
Bill Spencer, Benton County Assessor
Adam Morasch, Deputy Benton County Assessor
Chris Plummer, Residential Department Supervisor, Accredited Appraiser
Brenda Crawford, Accredited Appraiser
Carmen Hughes, Accredited Appraiser
Sean Sharp, Accredited Appraiser
Miguel Chavez, Appraiser Trainee
Cecilia Rangel, Appraiser Trainee