

|                                                                                  |           |                |                |                |               |
|----------------------------------------------------------------------------------|-----------|----------------|----------------|----------------|---------------|
|  | MLS Beds  | MLS Full Baths | MLS Half Baths | MLS List Price | MLS List Date |
|                                                                                  | 3         | 2              | 1              | \$545,000      | 06/27/2026    |
|                                                                                  | MLS Sq Ft | Lot Sq Ft      | MLS Yr Built   | Type           |               |
|                                                                                  | 1,642     | 3,439          | 2011           | CONDO          |               |

| OWNER INFORMATION        |              |                   |       |
|--------------------------|--------------|-------------------|-------|
| Owner Name (LN FN)       | Tran Lien    | Tax Billing Zip   | 98046 |
| Owner Name 2 (LN FN)     | Nguyen Toan  | Tax Billing Zip+4 | 0002  |
| Tax Billing Address      | Po Box 2     | Owner Vesting     |       |
| Tax Billing City & State | Lynnwood, WA | Owner Occupied    | No    |

| LOCATION INFORMATION |                               |                                        |            |
|----------------------|-------------------------------|----------------------------------------|------------|
| Zip Code             | 98271                         | Range/Township/Section/Quarter         | 05-31-33SE |
| Subdivision          | Fox Run A Single Family Condo | Map#                                   |            |
| School District Name | Marysville                    | Condo Floor                            |            |
| School District Code | 025                           | Street Type                            |            |
| Census Tract         | 528.03                        | Waterfront Footage                     |            |
| Neighborhood Code    | 2413000-2413000               | Waterfront View Type                   |            |
| Carrier Route        | R008                          | Within 250 Feet of Multiple Flood Zone | No         |
| Zoning               |                               | Flood Zone Code                        | X          |
| Location Influence   |                               |                                        |            |

| TAX INFORMATION   |                                                                                                                                                                                                                                                 |                 |      |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------|
| Tax-ID            | 011204-000-256-00                                                                                                                                                                                                                               | % Improved      | 52%  |
| Alt. Tax-ID       | 010610-000-256-00                                                                                                                                                                                                                               | Tax Area        | 0511 |
| Parcel ID         | 01120400025600                                                                                                                                                                                                                                  | Legal Book/Page |      |
| Legal Description | SECTION 33 TOWNSHIP 31 RANGE 05 QUARTER SE FOX RUN, A SINGLE FAMILY CONDOMINIUM PH 2 UNIT 256 TGW EQ & UNDIV 1/231 ST INT IN COM AREAS & FACS & TGW ASSIGNED PARKING. IF ANY AS DESC IN DECL RECAFN 2010 10190456 & AMEND PER AFN 2010 12010590 |                 |      |

| ASSESSMENT & TAX          |           |             |            |
|---------------------------|-----------|-------------|------------|
| Assessment Year           | 2025      | 2024        | 2023       |
| Assessed Value - Total    | \$490,300 | \$451,400   | \$482,600  |
| Assessed Value - Land     | \$235,000 | \$205,000   | \$228,000  |
| Assessed Value - Improved | \$255,300 | \$246,400   | \$254,600  |
| Market Value - Total      | \$490,300 | \$451,400   | \$482,600  |
| Market Value - Land       | \$235,000 | \$205,000   | \$228,000  |
| Market Value - Improved   | \$255,300 | \$246,400   | \$254,600  |
| YOY Assessed Change (\$)  | \$38,900  | -\$31,200   |            |
| YOY Assessed Change (%)   | 8.62%     | -6.46%      |            |
| Exempt Building Value     |           |             |            |
| Exempt Land Value         |           |             |            |
| Exempt Total Value        |           |             |            |
| Total Tax                 | Tax Year  | Change (\$) | Change (%) |
| \$3,600                   | 2024      |             |            |
| \$3,863                   | 2025      | \$262       | 7.29%      |
| \$3,889                   | 2026      | \$27        | 0.69%      |
| Jurisdiction              | Tax Type  | Tax Amount  | Tax Rate   |

| CHARACTERISTICS |             |                 |               |
|-----------------|-------------|-----------------|---------------|
| Lot Frontage    |             | Condo Amenities |               |
| Lot Depth       |             | Condition       | Good          |
| Lot Acres       | 0.079       | Quality         | Below Average |
| Lot Area        | 3,439       | Water Source    | None          |
| Land Use        | Condominium | Sewer           | None          |

|                          |                                |                    |                     |
|--------------------------|--------------------------------|--------------------|---------------------|
| County Land Use          | Single Family Res Condo Detach | Heat Type          | Wall                |
| State Land Use           |                                | Cooling Type       |                     |
| Style                    |                                | Porch              |                     |
| Lot Shape                |                                | Porch Type         |                     |
| Year Built               | 2011                           | Patio Type         |                     |
| Effective Year Built     |                                | Patio/Deck 1 Area  |                     |
| Total Living Sq Ft       | 1,642                          | Garage Type        | Attached Garage     |
| Above Gnd Sq Ft          | 1,642                          | Parking Type       | Attached Garage     |
| Gross Area               | 2,102                          | Garage Capacity    |                     |
| Ground Floor Sq Ft       | 560                            | Attached Garage SF | 460                 |
| Main Area                |                                | Carport Area       |                     |
| 2nd Floor Area           | 1,082                          | Bsmt Garage SF     |                     |
| Basement Sq Feet         |                                | Roof Type          | Gable               |
| Finished Basement Area   |                                | Roof Material      | Composition Shingle |
| Unfinished Basement Area |                                | Roof Frame         |                     |
| Basement Type            | Crawl                          | Roof Shape         | Gable               |
| Stories                  | 2                              | Construction       | Wood                |
| Total Rooms              |                                | Interior Wall      | Drywall             |
| Bedrooms                 | 3                              | Exterior           | Single Siding       |
| Total Baths              | Tax: 3 MLS: 2.5                | Floor Cover        | Carpet              |
| MLS Total Baths          | 2.5                            | Foundation         | Concrete            |
| Full Baths               | 2                              | Pool               |                     |
| Half Baths               | 1                              | Pool Size          |                     |
| 3/4 Baths                |                                | Topography         |                     |
| Bath Fixtures            |                                | Other Impvs        |                     |
| Fireplaces               |                                | Other Rooms        |                     |
| Total Units              |                                | Equipment          |                     |

| SELL SCORE |     |             |     |
|------------|-----|-------------|-----|
| Rating     | N/A | Value As Of | N/A |
| Sell Score | N/A |             |     |

| ESTIMATED VALUE |                       |                             |    |
|-----------------|-----------------------|-----------------------------|----|
| RealAVM™        | \$550,500             | Confidence Score            | 96 |
| RealAVM™ Range  | \$516,800 - \$584,300 | Forecast Standard Deviation | 6  |
| Value As Of     | 06/15/2026            |                             |    |

(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.

| LISTING INFORMATION    |            |                    |                                  |
|------------------------|------------|--------------------|----------------------------------|
| MLS Listing Number     | 2547061    | Closing Price      |                                  |
| MLS Status             | Active     | Closing Date       |                                  |
| MLS DOM                | 5          | MLS Listing Agent  | 91384-Chris Wood                 |
| MLS Status Change Date | 06/27/2026 | MLS Listing Broker | JOHN L SCOTT RE WEST SEATTL<br>E |
| MLS Listing Date       | 06/27/2026 | MLS Selling Agent  |                                  |
| MLS List Price         | \$545,000  | MLS Selling Broker |                                  |
| MLS Orig. List Price   | \$445,000  |                    |                                  |

|                   |            |            |            |            |
|-------------------|------------|------------|------------|------------|
| MLS Listing #     | 1823665    | 1817611    | 222981     | 222967     |
| MLS Status        | Sold       | Sold       | Sold       | Sold       |
| MLS Listing Date  | 08/11/2021 | 08/11/2021 | 05/16/2011 | 05/16/2011 |
| MLS Listing Price | \$449,950  | \$449,950  | \$184,990  | \$184,990  |
| MLS Orig Price    | \$449,950  | \$449,950  | \$186,990  | \$186,990  |
| MLS Sold Date     | 09/16/2021 | 09/16/2021 | 09/29/2011 | 09/29/2011 |
| MLS Sold Price    | \$490,000  | \$490,000  | \$184,990  | \$184,990  |

| LAST MARKET SALE & SALES HISTORY |            |                      |                |
|----------------------------------|------------|----------------------|----------------|
| Recording Date                   | 09/16/2021 | Auditor No           | 202109160920   |
| Settle Date                      | 09/10/2021 | Deed Type            | Warranty Deed  |
| Sale Price                       | \$490,000  | Owner Name (LN FN)   | Tran Lien      |
| Price Per Square Feet            | \$298.42   | Owner Name 2 (LN FN) | Nguyen Toan    |
| Cash Down                        |            | Seller Name (LN FN)  | Merrick Dillon |

|                |            |            |            |
|----------------|------------|------------|------------|
| Recording Date | 09/16/2021 | 09/23/2011 | 12/31/2008 |
|----------------|------------|------------|------------|

|                      |                |                  |                             |
|----------------------|----------------|------------------|-----------------------------|
| Sale/Settlement Date | 09/10/2021     | 09/07/2011       |                             |
| Sale Price           | \$490,000      | \$184,990        |                             |
| Nominal              |                |                  |                             |
| Buyer Name           | Tran Lien      | Merrick Dillon   | Mastro Michael R            |
| Buyer Name 2         | Nguyen Toan    |                  |                             |
| Seller Name          | Merrick Dillon | Encore Homes Inc | L155-1 Eagle Point LLC      |
| Auditor No           | 202109160920   | 201109230404     | 200812310474                |
| Hist. Document No.   | 172372         | 6118             | 125511                      |
| Document Type        | Warranty Deed  | Warranty Deed    | Deed In Lieu Of Foreclosure |

| MORTGAGE HISTORY |                      |                       |              |
|------------------|----------------------|-----------------------|--------------|
| Mortgage Date    | 09/16/2021           | 09/23/2011            | 12/31/2008   |
| Mortgage Amount  | \$367,500            | \$178,515             | \$13,933,750 |
| Mortgage Lender  | Caliber Hm Loans Inc | Pinnacle Cap Mtg Corp | Cascade Bk   |
| Mortgage Type    | Conventional         | Fha                   | 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