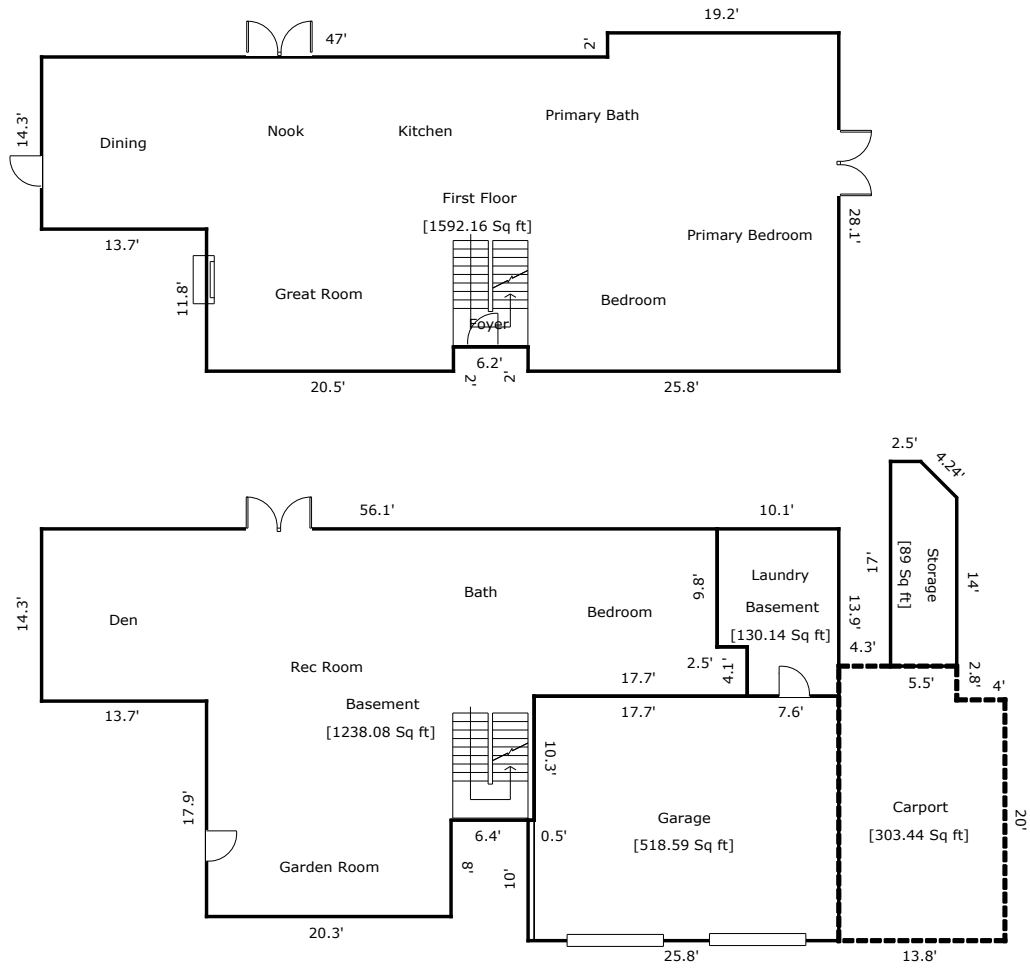


Building Sketch (Page - 1)

Borrower	N/A					
Property Address	16224 195th Pl NE					
City	Woodinville	County	King	State	WA	Zip Code 98077
Lender/Client	Bret Butler					



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	N/A					
Property Address	16224 195th Pl NE					
City	Woodinville	County	King	State	WA	Zip Code 98077
Lender/Client	Bret Butler					

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1592.16 Sq ft	$14.3 \times 13.7 = 195.91$ $26.1 \times 20.5 = 535.05$ $28.1 \times 19.2 = 539.52$ $12.8 \times 24.1 = 308.48$ $2 \times 6.6 = 13.2$	
Total Living Area (Rounded):		1592 Sq ft	
Non-living Area			
Carport	303.44 Sq ft	$13.8 \times 20 = 276$ $2.8 \times 9.8 = 27.44$	
Basement	1238.08 Sq ft	$14.3 \times 13.7 = 195.91$ $32.2 \times 20.3 = 653.66$ $6.9 \times 10.3 = 71.07$ $13.9 \times 22.1 = 307.19$ $4.1 \times 2.5 = 10.25$	
Garage	518.59 Sq ft	$20.3 \times 25.3 = 513.59$ $10 \times 0.5 = 5$	
Storage	89 Sq ft	$5.5 \times 14 = 77$ $3 \times 2.5 = 7.5$ $0.5 \times 3 \times 3 = 4.5$	
Basement	130.14 Sq ft	$10.1 \times 9.8 = 98.98$ $7.6 \times 4.1 = 31.16$	

ANSI Addendum

File No. 11044

Borrower	N/A					
Property Address	16224 195th Pl NE					
City	Woodinville	County	King	State	WA	Zip Code 98077
Lender/Client	Bret Butler					

APPRAISER'S SKETCH: The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size. The measurements and resulting calculations are deemed accurate but are not guaranteed.

ANSI DISCLOSURES / STATEMENTS: The sketch is approximate and is for illustration purposes only. The appraiser's onsite measurements are based on standards established by the American National Standards Institute® (ANSI® Z765-2021) and are taken to the nearest inch or tenth of a foot. Final square footage is rounded and reported to the nearest whole square foot.

The dwelling contains approximately 1,592 sf of finished living area or GLA and 1,238 sf of finished basement, plus a 130 sf finished laundry room. The laundry room is accessed through the garage and is therefore nonconforming. The total finished area (GLA, finished basement, and nonconforming finished basement area) is 2,960 sf. See the attached photos and sketch page for dimensions and details.

Measurements include above and below grade spaces.

ON SITE MEASUREMENTS VS. TAX RECORDS: There is often a difference between the finished square footage appraisers calculate and the total square footage counts tax records provide under a wide variety of names. Typically assessors are not allowed to enter dwellings and the numbers they provide are estimated for tax purposes only. They are generally not as accurate as the actual on-site measurements. The method used in public records typically is an estimate for the upper and lower levels, and finished and unfinished areas/space, or can be taken from builder's plans. Builders' plans can often be changed during construction or may differ due to calculation methods or numerous other issues that may cause the plans to be different from the actual onsite structure. This exterior only measurement method often provides wide variations in square footage totals. The square footage details in public records may be in error and can cause over and under home valuations, based on a price-per-square-foot formula calculated by using inaccurate square footage details.

Signature _____	Signature _____
Name <u>Henry L. Kienecker, SRA</u>	Name _____
Date Signed _____	Date Signed _____
State Certification # <u>1700553</u> State <u>WA</u>	State Certification # _____ State _____
Or State License # _____ State _____	Or State License # _____ State _____

Resume/License



Henry L. Kieneker, SRA
(425) 766-9400 • henry@vantagepa.com



▼ Experience

2012–Present

President • VantagePoint Appraisal

1994–2012

President • Quantum Appraisal Company, Inc.

1991–1994

Senior Appraiser • Northwest Charter Valuation

▼ Education

University of Washington

- B.A., Economics

Appraisal Institute

- Completed continuing education program for Designated Members

▼ Professional Licenses & Affiliations

1994–Present

Washington State Certified Residential Real Estate Appraiser

1994–Present

Appraisal Institute Member

1999–Present

FHA Approved

2018–Present

Appraisal Institute SRA Designated Member

