

**MULTIPLE BUILDING PROPERTY SUMMARY**



MLS Beds <b>5</b>	MLS Full Baths <b>2</b>	MLS Half Baths <b>1</b>	MLS List Price <b>\$2,000,000</b>	MLS List Date <b>02/19/2026</b>
MLS Sq Ft <b>3,860</b>	Lot Sq Ft <b>217,800</b>	MLS Yr Built <b>1988</b>	Type <b>SFR</b>	

**OWNER INFORMATION**

Owner Name (LN FN)	Andal Lane LLC	Tax Billing Zip	98274
Tax Billing Address	16163 Andral Ln	Tax Billing Zip+4	7022
Tax Billing City & State	Mount Vernon, WA	Owner Occupied	Yes

**LOCATION INFORMATION**

Zip Code	98274	Carrier Route	R011
Subdivision	Big Lake Area	Range/Township/Section/Quarter	04E-34N-26
School District Name	School District 101	Map#	34N-04E-26
School District Code	Sd101	Within 250 Feet of Multiple Flood Zone	No
Census Tract	9512.00	Flood Zone Code	C
Neighborhood Code	21swlak-21swlak		

**TAX INFORMATION**

Tax-ID	<a href="#">P27883</a>	% Improved	69%
Alt. Tax-ID	34042620010209	Tax Area	2315
Parcel ID	P27883		
Legal Description	(5.0000 AC) LOT 1 OF SKAGIT COUNTY SHORT PLAT NO 93-64, (A REVISION OF SHORT PLAT NO 91-074 AF#9112310030) AS APPROVED AUGUST 11, 1993 AND RECORDED AUGUST 11, 1993 IN VOLUME 10 OF SHORT PLATS, PAGE 222 UNDER AF#9308110107, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.		

**ASSESSMENT & TAX**

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,050,000	\$876,600	\$895,200
Assessed Value - Land	\$329,000	\$333,000	\$342,400
Assessed Value - Improved	\$721,000	\$543,600	\$552,800
Market Value - Total	\$1,050,000	\$876,600	\$895,200
Market Value - Land	\$329,000	\$333,000	\$342,400
Market Value - Improved	\$721,000	\$543,600	\$552,800
YOY Assessed Change (\$)	\$173,400	-\$18,600	
YOY Assessed Change (%)	19.78%	-2.08%	
Total Tax	Tax Year	Change (\$)	Change (%)
\$8,334	2023		
\$8,457	2024	\$123	1.47%
\$8,449	2025	-\$8	-0.1%

**CHARACTERISTICS**

Lot Acres	5	Quality	Average
Lot Area	217,800	Heat Type	Forced Air
Land Use	SFR	Porch	Covered Wood Porch
County Land Use	Household SFR Outside City	Porch Type	Covered Wood Porch
Year Built	1988	Garage Type	Detached Garage
Effective Year Built	2010	Parking Type	Detached Garage
Total Living Sq Ft	Tax: 4,964 MLS: 3,860	Attached Garage SF	528
Above Gnd Sq Ft	2,764	Roof Type	Single Pitch
Gross Area	6,060	Roof Material	Composition Shingle

Ground Floor Sq Ft	1,184
2nd Floor Area	980
Stories	Tax: 2.5 MLS: 2
Bedrooms	Tax: 3 MLS: 5
Total Baths	Tax: 3 MLS: 4
MLS Total Baths	4
Full Baths	2
Half Baths	1

Roof Shape	Pitched
Construction	Wood
Interior Wall	Interior Wall
Exterior	Siding Sheathing
Floor Cover	Wood
Foundation	Concrete
Equipment	App, Dw, Gd

<b>SELL SCORE</b>			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

<b>ESTIMATED VALUE</b>			
RealAVM™	\$1,964,100	Confidence Score	93
RealAVM™ Range	\$1,796,100 - \$2,132,100	Forecast Standard Deviation	9
Value As Of	03/02/2026		

(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.

<b>LISTING INFORMATION</b>			
MLS Listing Number	<a href="#">2479998</a>	MLS List Price	\$2,000,000
MLS Status	Active	MLS Orig. List Price	\$2,200,000
MLS DOM	26	MLS Listing Agent	80747-Melanie Archuleta
MLS Status Change Date	02/19/2026	MLS Listing Broker	WMC
MLS Listing Date	02/19/2026		

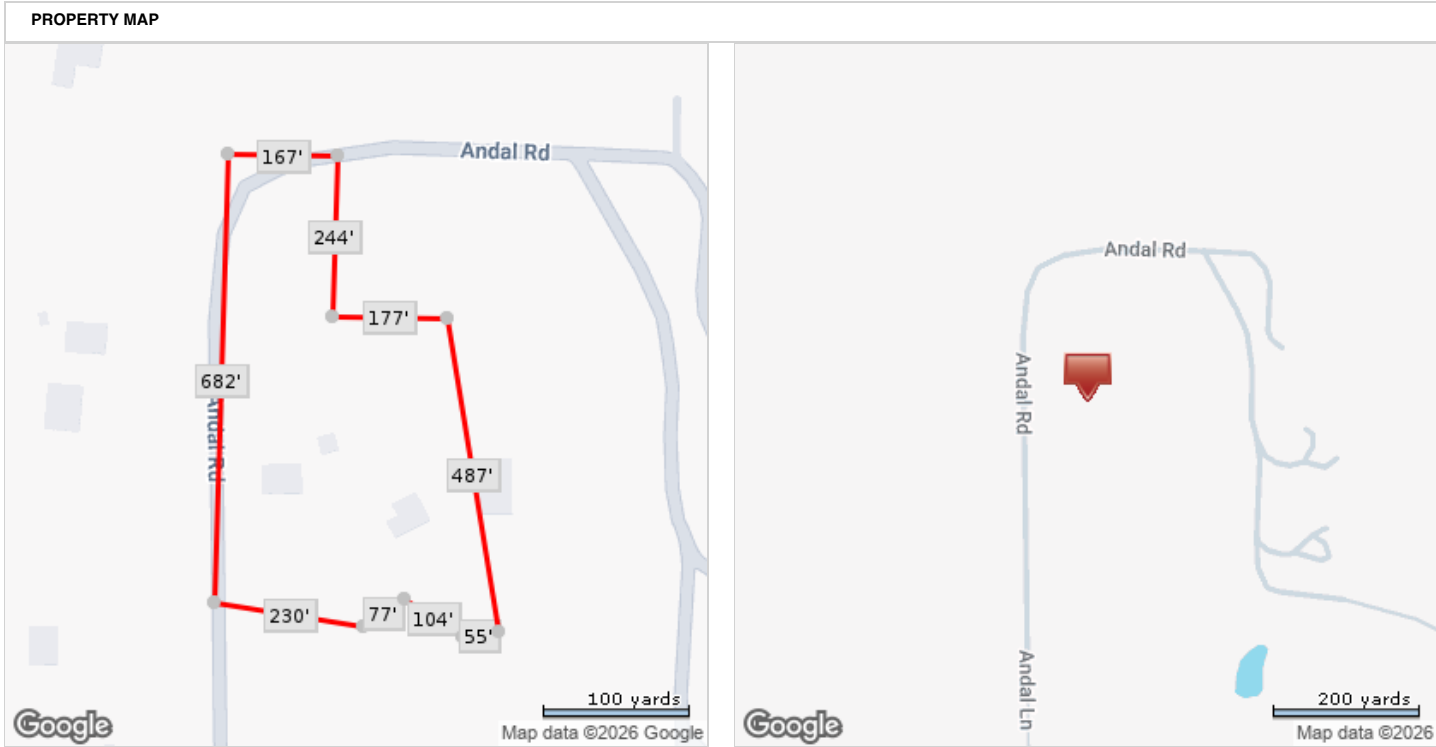
MLS Listing #	2429764	2248915
MLS Status	Cancelled	Sold
MLS Listing Date	09/05/2025	06/07/2024
MLS Listing Price	\$2,200,000	\$750,000
MLS Orig Price	\$2,200,000	\$750,000
MLS Sold Date		07/18/2024
MLS Sold Price		\$720,000

<b>LAST MARKET SALE &amp; SALES HISTORY</b>			
Recording Date	07/18/2024	Auditor No	7180045
Settle Date	07/09/2024	Deed Type	Bargain & Sale Deed
Sale Price	\$720,000	Owner Name (LN FN)	Andal Lane LLC
Price Per Square Feet	\$145.04	Seller Name (LN FN)	Brown Charles E

Recording Date	12/31/2025	07/18/2024	04/01/1999	03/16/1999	03/16/1999
Sale/Settlement Date	12/29/2025	07/09/2024	03/11/1999		
Sale Price		\$720,000			\$386,600
Nominal	Y				
Buyer Name	Andal Lane LLC	Andal Lane LLC	Brown Charles E & Ann R	Brown Charles E & Ann Rita	
Buyer Name 2			Brown Ann R	Brown Ann Rita	
Seller Name	Gustavel Jeremy	Brown Charles E	Raudebaugh Trust	Raudebaugh Keith S & Dolores T	
Auditor No	12310027	7180045	4010099	1959-202	3160072
Hist. Document No.	64	1416	28604		
Document Type	Quit Claim Deed	Bargain & Sale Deed	Warranty Deed	Warranty Deed	Warranty Deed

Recording Date		03/05/1999
Sale/Settlement Date		02/22/1999
Sale Price		
Nominal		Y
Buyer Name		Raudebaugh Residential Trust
Buyer Name 2		
Seller Name		Raudebaugh Keith S
Auditor No		3050071

MORTGAGE HISTORY					
Mortgage Date	01/23/2026	12/31/2025	07/18/2024	03/04/2024	05/21/2004
Mortgage Amount	\$1,400,000	\$1,102,149	\$1,007,370	\$142,000	\$90,000
Mortgage Lender	152575	Rain City Cap LLC	Rain City Cap LLC		Centex Hm Equity Co L LC
Mortgage Type				Private Party Lender	Conventional



\*Lot Dimensions are Estimated

**BUILDING 1 OF 2**

CHARACTERISTICS			
Lot Acres	5	Heat Type	Forced Air
Lot Area	217,800	Porch	Covered Wood Porch
Land Use	SFR	Porch Type	Covered Wood Porch
County Land Use	Household SFR Outside City	Garage Type	Detached Garage
Year Built	1988	Parking Type	Detached Garage
Effective Year Built	2010	Attached Garage SF	528
Total Living Sq Ft	2,764	Roof Type	Single Pitch
Above Gnd Sq Ft	2,764	Roof Material	Composition Shingle
Gross Area	6,060	Roof Shape	Pitched
Ground Floor Sq Ft	1,184	Construction	Wood
2nd Floor Area	980	Interior Wall	Interior Wall
Stories	2.5	Exterior	Siding Sheathing
Bedrooms	3	Floor Cover	Wood
Full Baths	2	Foundation	Concrete
Half Baths	1	Equipment	App, Dw, Gd
Quality	Average		

**BUILDING 2 OF 2**

CHARACTERISTICS			
Lot Acres	5	Quality	Average
Lot Area	217,800	Heat Type	Forced Air
Land Use	SFR	Roof Type	Single Pitch
County Land Use	Household SFR Outside City	Roof Material	Composition Shingle
Year Built	1999	Roof Shape	Pitched
Effective Year Built	2015	Interior Wall	Interior Wall
Total Living Sq Ft	2,200	Exterior	Siding Sheathing
Gross Area	6,060	Foundation	Concrete

