Property Sales & Estimated Net Proceeds Report

34003 State Route 507 S, Roy, WA 98580

Property	Current Planning Input
3 bedrooms / 2 baths 1,678 sq. ft. 0.51-acre lot Built 1975; renovated 1992 1-car attached garage Shared well / septic	**Estimated current loan payoff:** $340,000 **Working market range:** $410,000 - $450,000 **Planning midpoint:** $430,000 **Upside if materially improved:** $450,000 - $475,000

Current Value Indicators

Indicator	Amount / Range	Comment
Last MLS sale - Aug. 27, 2025	$380,000	Actual sale; property was marketed as a fixer.
2026 assessed value	$428,300	Land $152,200 + improvements $276,100.
Redfin estimate	$440,526	Redfin also publishes an estimated sale range of $419,000-$507,000.
Homes.com estimate	~$416,000	Another current automated value indicator.
Zillow / Trulia	~$374,000-$377,000	Lower automated estimates; more conservative and may lag recent market movement.

Preliminary Value Conclusion

Because the subject sold only about one year ago for $380,000 and was described as a fixer, I would not use the much higher nearby sales without significant condition adjustments. At the same time, the 2026 assessment, Redfin estimate, Homes.com estimate, and several recent Roy sales support a value above the 2025 purchase price. **For planning purposes, I would currently use about $410,000-$450,000, with roughly $430,000 as a reasonable midpoint.** If meaningful renovations or condition improvements have been completed since the 2025 sale, a $450,000-$475,000 marketing range deserves a closer look.

Recent Market Evidence

The nearby 2026 sales below show the range of values in Roy/McKenna. They are not direct appraisal adjustments; condition, lot quality, age, road location, well/septic, garage, upgrades, and overall appeal can create large differences.

Recent Sale	Sale Price	Beds/Baths	Sq. Ft.	$/Sq. Ft.	Comment
32816 82nd Ave S	$422,000	3 / 1	1,520	$277	Useful lower-end benchmark; similar overall size.
29527 82nd Ave Ct S	$490,000	3 / 2	1,508	$325	Same general size; stronger price point.
8409 356th St S	$508,000	3 / 2.5	1,600	$318	Nearby McKenna sale; likely superior condition.
34809 93rd Ave Ct S	$590,000	3 / 2.5	1,692	$349	Very similar square footage, but 1.02-acre lot and stronger features/condition.
7119 345th St S	~$558,000	3 / 1.5	1,770	~$315	Larger and generally stronger market position.

Property Factors That Could Move the Price

Could Support a Higher Price	Could Hold the Price Down
• Updated kitchen/baths or flooring • Newer roof/HVAC/windows • Strong cosmetic condition • Improved garage/RV parking • Landscaping/deck upgrades • Documented system improvements	• Prior MLS condition was 'fixer' • State Route 507 exposure/location • Shared well and septic considerations • Older 1975 construction • Deferred maintenance or repair needs • Buyer-requested repair/closing credits

Estimated Seller Net Proceeds

The estimates below assume: **$340,000 mortgage payoff**, **5.0% negotiated real-estate compensation**, **1.60% Washington/Pierce County real estate excise tax** for sale prices below $525,000, and **$2,000** for other seller title/escrow/recording-type costs. Actual commissions are negotiable and actual payoff/closing charges can vary.

Sale Price	5% Compensation	1.6% REET	Other Est. Costs	Loan Payoff	Estimated Net
$400,000	$20,000	$6,400	$2,000	$340,000	**$31,600**
$410,000	$20,500	$6,560	$2,000	$340,000	**$40,940**
$425,000	$21,250	$6,800	$2,000	$340,000	**$54,950**
$440,000	$22,000	$7,040	$2,000	$340,000	**$68,960**
$450,000	$22,500	$7,200	$2,000	$340,000	**$78,300**
$475,000	$23,750	$7,600	$2,000	$340,000	**$101,650**

WORKING MIDPOINT

$430,000 estimated sale price

Approximate net proceeds after assumed selling costs and $340,000 loan payoff:

Approximately $59,600

Important Notes

• The $340,000 loan figure is treated as the payoff amount for this estimate. An actual lender payoff quote may be higher because of accrued interest, fees, advances, or prepayment-related items.
• The report does not deduct unpaid property taxes, utilities, liens, repair credits, buyer concessions, septic/well work, staging, moving costs, or other property-specific charges.
• This is a financing/planning estimate, not an appraisal or broker price opinion. A local real estate professional should inspect the property and prepare a current CMA before establishing a listing price.

Sources

NWMLS/public-record data as displayed by Redfin, Zillow, Trulia and Homes.com; recent Roy/McKenna sold-home data; Washington Department of Revenue and Pierce County real estate excise tax schedules. Values and automated estimates can change.