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SUPERIOR COURT OF WA.
SHARON K. FOGO

BY AP20 DEPUTY

**Superior Court of Washington
County of**

In the Guardianship of:

Virginia Jackson
Incapacitated Person

No. 21-4-00040-23

**Motion and Declaration to Sell,
Transfer, or Encumber Real
Property
(RCW 11.92.090 - 110)
(MTAF)**

I am the guardian of the estate in this case. I ask the court to authorize the:

- sale,
- exchange,
- lease,
- mortgage, or
- granting of an easement, license, or similar interest

21-4-00040-23
MTAF 74
Motion and Affidavit Declaration
11140589



for real property that belongs to the Incapacitated Person.

1. **Information about the Incapacitated Person.** The Incapacitated Person:

Is 87 years old.

Lives with (name/name of place) Alpine Village Assisted Living/Memory
Care

at (address) 900 Alpine Way, Shelton, WA 98584

2. **General nature of the estate:**

- see the inventory filed on 07/22/2021
- see the most recent accounting filed on _____

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3. **Real property at issue.** I ask the court to allow sale, transfer, or encumbrance of the following real property:

A. **Property Address:** 141 N. Hama Hama Dr. E
Hoodsport, WA 98548

B. **Legal Description:**

4224-51-00117 – Lake Cushman #6 TR117

4. **Value:**

A. Tax Assessed Value: \$ 107,885

B. Fair Market Value: \$ 150,000

An appraisal, which is in the court file.

A comparative market analysis, which is in the court file.

C. Rental or lease value
(if applicable): \$ _____

D. Other:
Property is devalued due to condition. See comparative market analysis (Exhibit
A)

5. **Liens and Encumbrances Against the Property:**

None

There are liens or encumbrances against the property. *List here or in an attachment:*

Creditor	Amount of Obligation
Peninsula Credit Union	\$41,584.17
	\$
	\$
	\$

6. **Reasons.** The sale, exchange, lease, mortgage, or granting of an easement, license, or similar interest is necessary to:

- pay debts that the Incapacitated Person has incurred;
- pay for the care, support, or education of the Incapacitated Person;
- redeem property covered by mortgage or other lien;
- make investments;
- dispose of real property no longer needed; and/or
- another reason. Describe:

7. **Process and Notices for Sale of Real Property.** The court should authorize the guardian to follow the following process and notice provisions:

- By negotiation, including use of a real estate agent, under RCW 11.92.115;
- Public sale under RCW 11.56.060;
- Private sale, including use of a real estate agent, under RCW 11.56.080;
- The court should direct another procedure, described here:

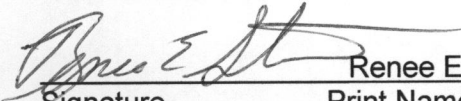
Declaration in support of the motion:

Please explain the circumstances of your request here. You can attach documents to support your declaration. (*You may attach more pages, if needed.*)

The sale of the house is necessary to cover the costs and expenses of keeping Ms. Jackson at Alpine Assisted Living. Ms. Jackson has only the limited cash in her bank account (approximately \$91,000), her social security and what can be made from the sae of her personal effects which will not last past the end of the year.

I declare under penalty of perjury under the laws of the state of Washington that the foregoing is true and correct.

Signed at (city) Union (state) WA on (date) _____.


Signature Renee E. Stein
Print Name

21164
 WSBA CPG#

P.O. Box 143
Address

Union, WA 98592
City, State, Zip Code

(360) 898-9245
* Telephone / Fax Number

renee@rsteinlaw.com
Email Address

***If you do not want your personal phone number on this public form, you may list your telephone number on a separate form which may be available to parties and the court, as well as its staff and volunteers, but will not be made available to the public. Use Form WPF GDN 03.0100, Guardianship Confidential Information Form (Telephone Numbers), for this purpose. GR 22(b)(6).**



Comparative Market Analysis



Researched and prepared by
Cindy Gonzalez

Prepared exclusively for
Carolee Pailca

Prepared on
September 16, 2021

Subject Property

Cindy Gonzalez Keller Williams South Sound
676 Woodland Square Loop #122
Lacey, WA 98503
(253) 217-8204
cindy@resultshometeam.com



Comparative Market Analysis

141 N Hamma Hamma Dr E
Hoodsport



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Minimums and Maximums

Thursday, September 16, 2021

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Priced between \$85,000 and \$185,000

Selling Price between \$70,000 and \$95,000

3 Bedrooms

2.00 Bathrooms

1,188 to 1,680 Square Feet

\$51 to \$138 per Square Foot

\$42 to \$80 per Sold Square Foot

Built between 1975 and 1988

25 to 55 Days on Market





Comparative Market Analysis

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Pricing Recommendation

Thursday, September 16, 2021

This page suggests a recommended selling price based on a thorough analysis of your property.

In the current condition, the home should be listed between \$95k-115k.

Property is in Lake Cushman HOA - leased land community in Hoodsport, WA. Due to the leased land, manufactured homes have fewer financing options, so tend to sell for less money than a similar property on "owned land".

Subject property has new roof, but still has significant ceiling damage inside. One bathroom has significant flood damage with possible mold present. Carpet is badly worn. Condition best described as poor.





Comparative Market Analysis

141 N Hamma Hamma Dr E
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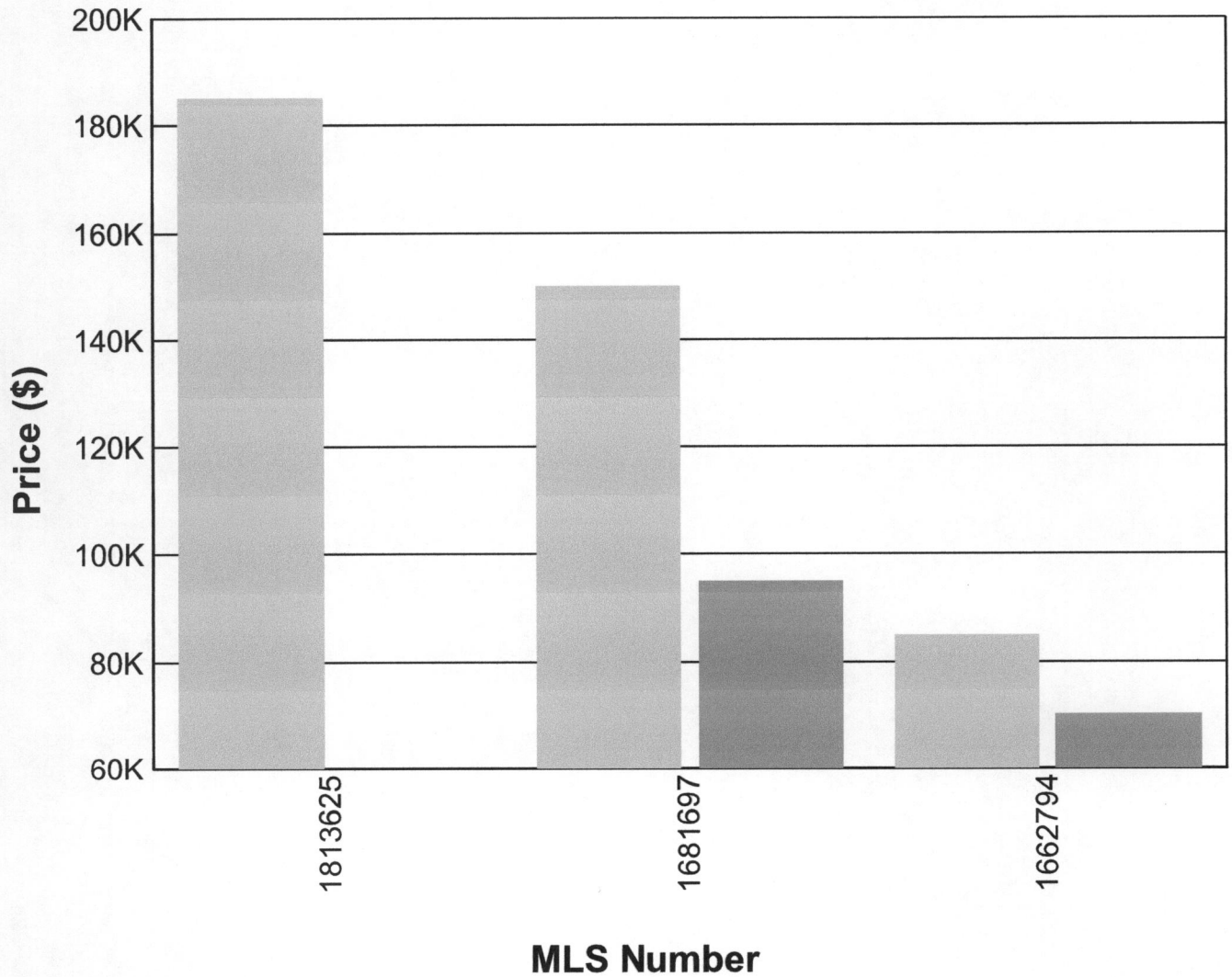
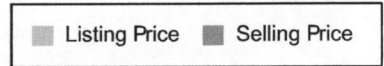
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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.

Thursday, September 16, 2021

Price Graph



Researched and prepared by **Cindy Gonzalez**

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Comparative Market Analysis

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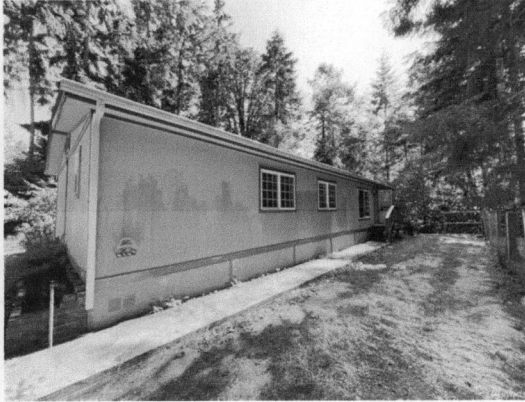
Thursday, September 16, 2021

Photo Report

A photo gallery of all available photos for your comparables.

Listing #: 1813625

80 N Gadwall Place N , Hoodsport 98548





Comparative Market Analysis

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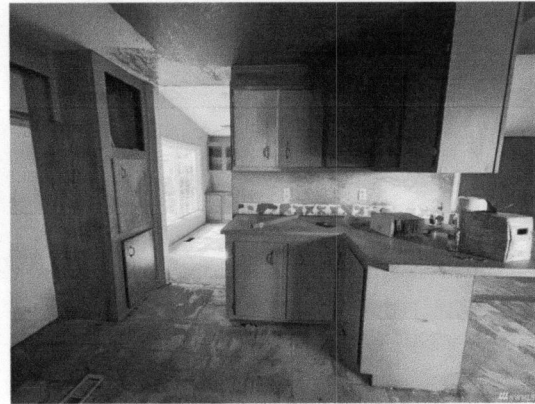
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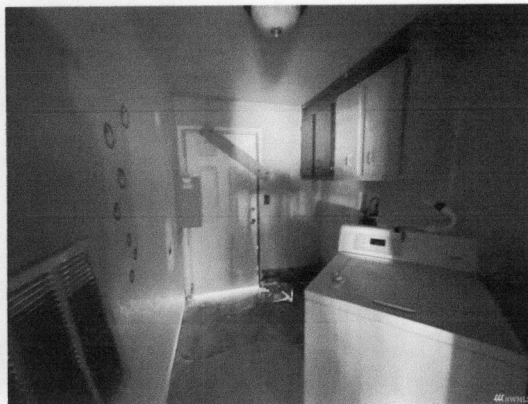
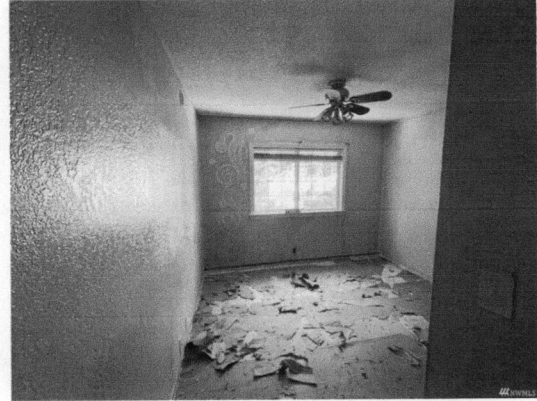
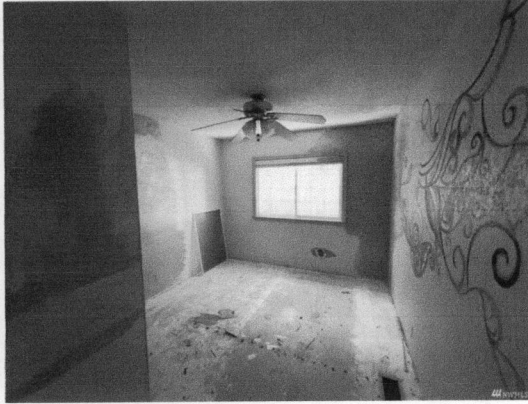
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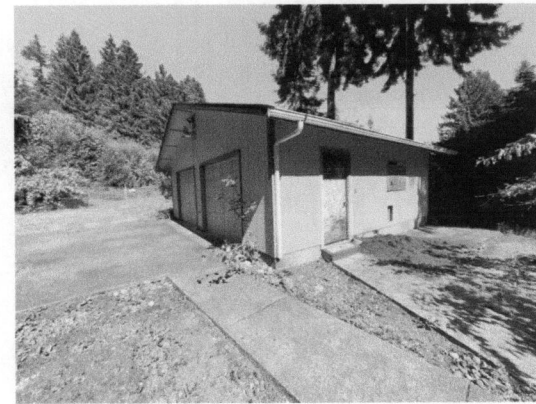
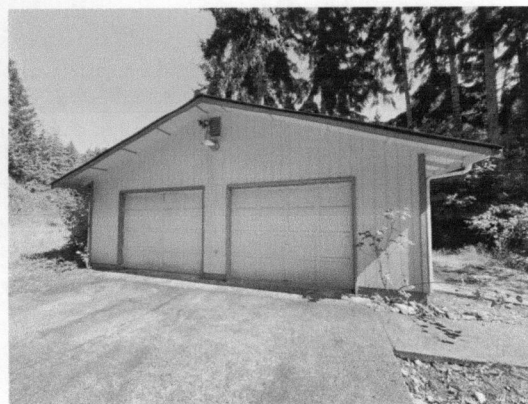
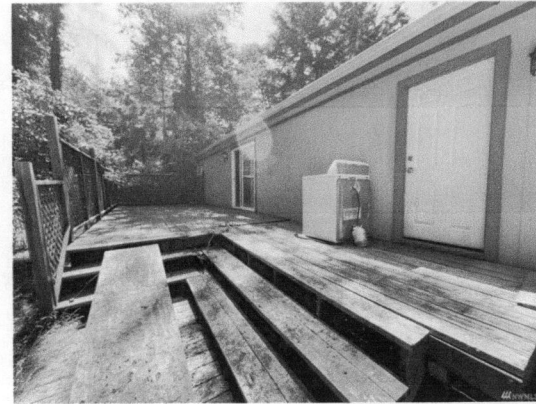
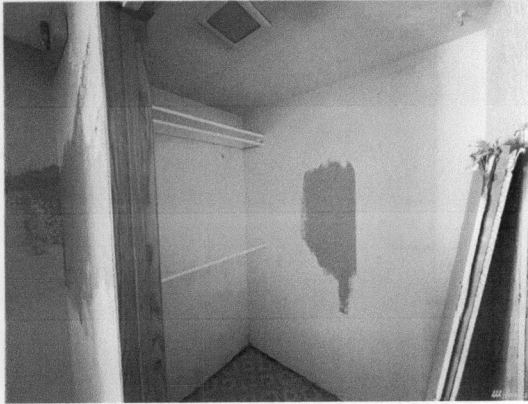
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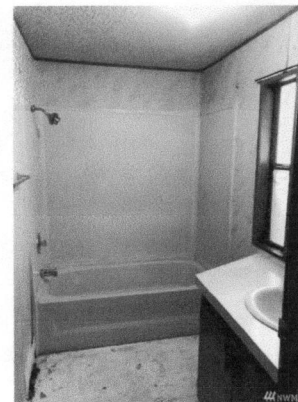
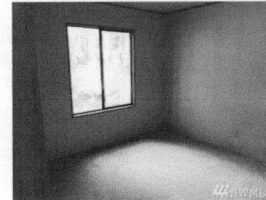
A photo gallery of all available photos for your comparables.

Listing #: 1681697

71 N Fircrest Place , Hoodsport 98548



Living/Dining area Vaulted Ceiling





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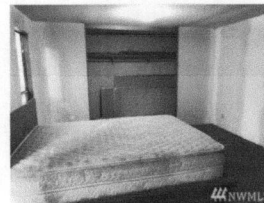
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Comparative Market Analysis

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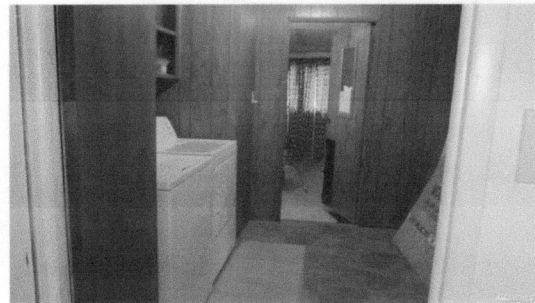
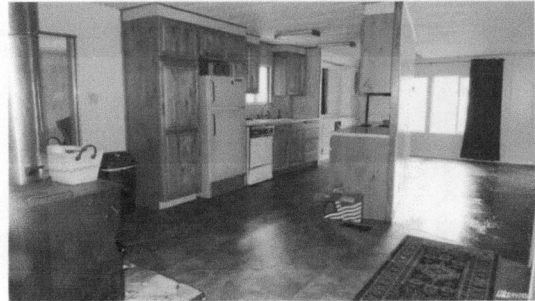
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Photo Report

A photo gallery of all available photos for your comparables.

Listing #: 1662794

50 N Cod Place , Hoodsport 98548





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Listing #: 1662794

50 N Cod Place , Hoodsport 98548





Comparative Market Analysis

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Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	MLS #	Date	CDOM
141 N Hamma Hamma Dr E		2	3	1,323		1997			
80 N Gadwall Place N	\$185,000	3	2.00	1,344	\$138	1981	1813625	07/24/2021	54
	\$185,000	3.0	2.00	1,344	\$138				54

Sold listings

Address	L/S Price	Bd	Bth	Sqft	\$/Sq	Built	MLS #	Date	CDOM
141 N Hamma Hamma Dr E		2	3	1,323		1997			
71 N Fircrest Place	\$95,000	3	2.00	1,188	\$80	1988	1681697	01/12/2021	55
50 N Cod Place	\$70,000	3	2.00	1,680	\$42	1975	1662794	11/20/2020	25
	\$82,500	3.0	2.00	1,434	\$61				40

Median: **\$95,000**
Average: **\$116,667**





Comparative Market Analysis

141 N Hamma Hamma Dr E
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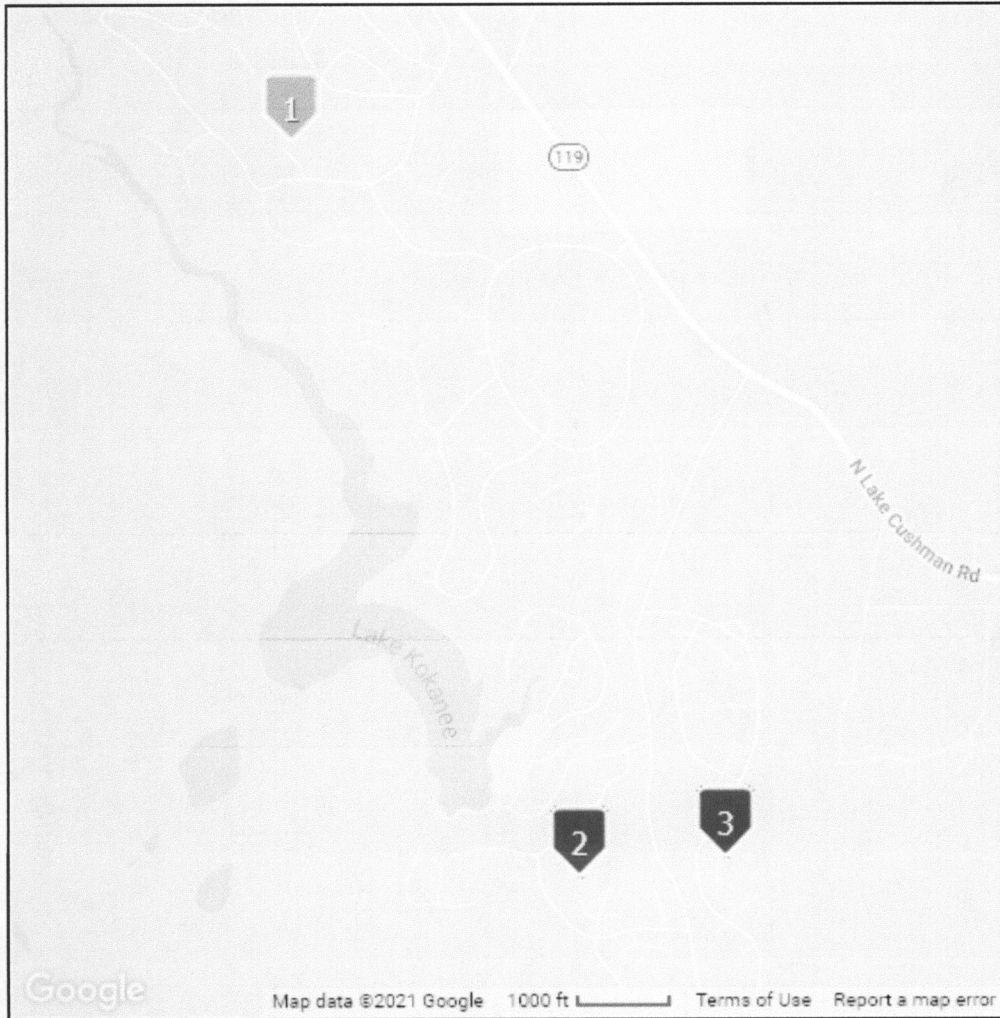


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CMA Map Layout

Thursday, September 16, 2021

This page displays the Map for the CMA Subject and your comparables.



- 141 N Hamma Hamma Dr E
- 1 80 Gadwall Place N
- 2 71 Fircrest Place N
- 3 50 Cod Place N

Researched and prepared by **Cindy Gonzalez**

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Comparative Market Analysis

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Market Analysis Explanation

Thursday, September 16, 2021

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

