DD & FAM, LLC

Uniform Residential Appraisal Report

			Appraisai	•	File	• #		
The purpose of this summary appraisal repo	rt is to provide the lend	ler/client with an acc	curate, and adequately	y supported, opir	nion of the m	narket value	of the subject	property.
Property Address 7611 N 600 W			City McCordsvi	lle	Sta	te IN	Zip Code 460	55-9555
Borrower The Town of McCordsville	Ow	ner of Public Record	Smith, Steven	T. Rev. Trust	Cou	unty Hanc	ock	
Legal Description Myrta Smith L9 Ref.;	#0183059800							
Assessor's Parcel # 30-01-25-201-009.	.000-018		Tax Year 2021		R.E	. Taxes \$ 1	,083	
Neighborhood Name Myrta Smith Add			Map Reference 2	6900		nsus Tract 4	102.01	
Occupant 🗙 Owner 🗌 Tenant 🗌 Vaca	ant Spe	ecial Assessments \$	0	DUD PUD) HOA\$O] per year 🗌	per month
Property Rights Appraised 🛛 🗙 Fee Simple	Leasehold Ot	ther (describe)						
Assignment Type Purchase Transaction	Refinance Transact	tion 🗙 Other (de	scribe) Determine	e Estimated M	arket Value	9		
Lender/Client The Town of McCordsv			tgropp@mccords					
Is the subject property currently offered for sale of		e in the twelve months	prior to the effective d	ate of this appraisa	ul?		Yes 🗙 No	
Report data source(s) used, offering price(s), and	d date(s). MIBOR	ARCHIVES						
I did did not analyze the contract for s	sale for the subject purchas	e transaction. Explain t	the results of the analys	sis of the contract f	for sale or why	the analysis	was not	
performed.								
Contract Price \$ Date of Cont		s the property seller the			No Data	Source(s)		
Is there any financial assistance (loan charges, sa	ale concessions, gift or dow	npayment assistance,	etc.) to be paid by any	party on behalf of	the borrower?		Yes	No No
If Yes, report the total dollar amount and describe	e the items to be paid.							
Note: Race and the racial composition of the	neighborhood are not app	oraisal factors.						
Neighborhood Characteristics		One-Unit H	lousing Trends		One-Unit	Housing	Present Lar	nd Use %
Location 🗌 Urban 🔀 Suburban 🗌	Rural Property Valu	ues 🗙 Increasing	Stable	Declining	PRICE	AGE	One-Unit	80 %
Built-Up 🗌 Over 75% 🔀 25-75% 🗌	Under 25% Demand/Sup		In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %
Growth 🗌 Rapid 🗙 Stable 🗌	Slow Marketing Tir			Over 6 mths	80 Lov		Multi-Family	0 %
	rhood's northern bou				435 Hig	-	Commercial	<u> </u>
W, the southern boundary is 600 N, 8				,	200 Pre		Other	5 %
	is located in a neighb			ovements and				0,0
surrounding homes. This neighborho								are
four miles east on SR #234. The sub								
Market Conditions (including support for the above		he market is stab						
concessions. Financing is readily av	· · · · · · · · · · · · · · · · · · ·						-	the
subject's neighborhood with the supp								
Dimensions 70 ft x 200 ft		Area 14.000 sf		e Rectangula			Res:CtvStr	
Specific Zoning Classification Single Family		1	R-1 with a Variand	U		,		
Zoning Compliance 🔀 Legal 🗌 Legal Non								
Is the highest and best use of subject property as			ations) the present use	? 🗙	Yes 🗌 No) If No, des	cribe	
, , , , , , , , , , , , , , , , , , , ,								
			, .					
Utilities Public Other (describe)		Public Other (des			vements - Typ	e	Public	Private
Electricity 🔀 🗌	Water	Public Other (des			vements – Typ	e	Public	Private
	Water Sanitary Sewe	\mathbf{X}		Off-site Impro	vements - Typ nalt	e		Private
Electricity 🔀 🗌		X	scribe)	Off-site Impro Street Asph	vements - Typ nalt	e FEMA Map		
Electricity 🗙 🗌 Gas 🗙 🗌	Sanitary Sewe		scribe) FEMA Map # 1809	Off-site Impro Street Asph Alley None	vements - Typ nalt			
Electricity 🗙 🗌 Gas 🗙 🗍 FEMA Special Flood Hazard Area 🗙 Yes	Sanitary Sewe No FEMA Flood Zon for the market area?	r X D ne AE X Yes No	FEMA Map # 1809	0ff-site Impro Street Asph Alley None 59C0018D	vements - Typ nalt	FEMA Map		
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad	r X I r AE Yes No chments, environmenta	FEMA Map # 1809 o If No, describe l conditions, land uses	Off-site Impro Street Asph Alley None 59C0018D	vements - Typ halt e	FEMA Map	Date 12/04/2	2007
Electricity Gas FEMA Special Flood Hazard Area Are the utilities and off-site improvements typical Are there any adverse site conditions or external f	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroace encroachments exce	IT X C C C C C C C C C C C C C C C C C C	FEMA Map # 1809 o If No, describe conditions, land uses observed on the i	Off-site Impro Street Asph Alley None 59C0018D 5, etc.)? inspection date	vements - Typ nalt e yes Yes e. No spec	FEMA Map	Date 12/04/2	2007
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f There are no adverse easements or a areas, and no illegal or nonconformin	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul	AE AE Yes No chments, environmenta pt public utilities of d adversely affec	FEMA Map # 1809 o If No, describe al conditions, land uses observed on the in the marketabilit	Off-site Impro Street Asph Alley None 59C0018D s, etc.)? inspection date y of the subject	vements - Typ aalt e . Yes e. No spec ct property.	FEMA Map X No iial assess	Date 12/04/2	2007 ide
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external for There are no adverse easements or areas, and no illegal or nonconformine General Description	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroace encroachments exce ng zoning which woul Foundat	r X I Inter AE Yes Not chments, environmenta pt public utilities of d adversely affect ion	FEMA Map # 1809 o If No, describe conditions, land uses observed on the i	Off-site Impro Street Asph Alley None 59C0018D s, etc.)? inspection date y of the subject	vements - Typ nalt e yes Yes e. No spec	FEMA Map X No iial assess	Date 12/04/2	2007
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external f There are no adverse easements or a areas, and no illegal or nonconformine General Description Units One one with Accessory Unit	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab	r X I r X I he AE Yes No chments, environmenta ept public utilities of d adversely affect ion Crawl Space	FEMA Map # 1809 o If No, describe I conditions, land uses observed on the i t the marketabilit Exterior Description Foundation Walls	Off-site Impro Street Asph Alley None 59C0018D s, etc.)? inspection date y of the subject	vements - Typ mait yes ve. No spec t property. s/condition I pock/Ave F	FEMA Map No ial assess nterior floors	Date 12/04/2	ide s/condition
Electricity Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical Are there any adverse site conditions or external for There are no adverse easements or areas, and no illegal or nonconformine General Description Units One One with Accessory Unit # of Stories 1	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement		FEMA Map # 1809 of If No, describe al conditions, land uses observed on the i to the marketabilitien Exterior Description Foundation Walls Exterior Walls	Off-site Impro Street Asph Alley None 59C0018D s, etc.)? inspection date y of the subject	vements - Typ halt Yes e. No spec t property. s/condition I ock/Ave F inyl/Ave V	FEMA Map No ial assess nterior Floors Valls	Date 12/04/2 If Yes, describe ments, no sl materials	ide s/condition Cer/Ave
Electricity Image: Constraint of the system Gas Image: Constraint of the system FEMA Special Flood Hazard Area Image: Constraint of the system FEMA Special Flood Hazard Area Image: Constraint of the system Are the utilities and off-site improvements typical Are there any adverse site conditions or external f There are no adverse easements or of areas, and no illegal or nonconforming General Description Units One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit	Sanitary Sewe Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroace encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area	rr X □ rr X □ he AE X Yes □ No chments, environmenta ent public utilities of d adversely affect ion Crawl Space Partial Basement O sq.ft.	FEMA Map # 1809 The field of the field of t	Off-site Impro Street Asph Alley None 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin	vements - Typ halt Yes e. No spec t property. s/condition I ock/Ave F inyl/Ave V gle/Gd T	FEMA Map No ial assess nterior loors Valls rim/Finish	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C	ide s/condition Cer/Ave aster/Ave
Electricity Image: Constraint of the system Gas Image: Constraint of the system FEMA Special Flood Hazard Area Image: Constraint of the system FEMA Special Flood Hazard Area Image: Constraint of the system Are the utilities and off-site improvements typical Are the utilities and off-site improvements typical Are there any adverse site conditions or external for There are no adverse easements or or areas, and no illegal or nonconforming General Description Units One One One with Accessory Unit # of Stories 1 Type Det. Att. S-Det./End Unit Image: Existing Proposed Under Const.	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Finish	r AE	FEMA Map # 1800 5 If No, describe 1 conditions, land uses 5 observed on the is 5 the marketability Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A	vements - Typ halt Yes e. No spec t property. s/condition I ock/Ave F inyl/Ave V gle/Gd T verage E	FEMA Map No ial assess nterior rioors Valls rim/Finish Bath Floor	If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G	ide s/condition Cer/Ave aster/Ave ge ood
Electricity Image: Constraint of the system of the sys	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroace encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Finish Uutside Entry/Exit	AE Yes No No AE Yes No No Chments, environmenta pt public utilities of d adversely affec ion Crawl Space Partial Basement 0 sq.ft. 0 % Sump Pump	FEMA Map # 1809 o If No, describe al conditions, land uses observed on the i exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 50C00000000000000000000000000000000000	vements - Typ halt P P Ves e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E	FEMA Map No ial assess interior ioors Valls rim/Finish Bath Floor Bath Wainscol	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G	ide s/condition Cer/Ave aster/Ave ge ood
Electricity Image: Constraint of the system of the sys	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat	AE Yes No No AE Yes No No Chments, environmenta pt public utilities of d adversely affec ion Crawl Space Partial Basement 0 sq.ft. 0 % Sump Pump tion	FEMA Map # 1809 o If No, describe al conditions, land uses observed on the i et the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum.	vements - Typ halt P Ves e. No spec ct property. s/condition I ock/Ave F inyl/Ave V igle/Gd I verage E d DH/Av E Storms C	FEMA Map FEMA Map No ial assess nterior floors Valls rim/Finish Bath Floor Bath Wainscot Car Storage	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None	ide a/condition Cer/Ave aster/Ave ge ood e/Good
Electricity Image: Constraint of the system of the sys	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett		FEMA Map # 1809 of No, describe al conditions, land uses observed on the is the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave	vements - Typ halt P Ves P Ves No spec t property. S/condition I pock/Ave F inyl/Ave V ugle/Gd T verage E d DH/Av E Storms C P	FEMA Map FEMA Map No ial assess nterior floors Valls rrim/Finish Bath Floor Bath Wainscol Car Storage Driveway	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars	ide s/condition Cer/Ave aster/Ave ge ood e/Good
Electricity Image: Constraint of the second sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating X FWA I F	AE Yes No No AE Yes No No Chments, environmenta pt public utilities d adversely affec ion Crawl Space Partial Basement O \$ Sump Pump tion dement HWBB □ Radiant	FEMA Map # 1809 of No, describe al conditions, land uses observed on the is observed on the is the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave	vements - Typ halt P Ves P Ves No spec t property. Scondition I ock/Ave F inyl/Ave V inyl/Ave V ingle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 E	FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone	ide s/condition Cer/Ave aster/Ave aster/Ave age ood e/Good 2 /Asphalt
Electricity Image: Construct of the state of the s	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA I H Other FL	AE Yes □ No AE Yes □ No chments, environmenta pt public utilities o d adversely affec ion Crawl Space Partial Basement 0 sq.ft. 0 % Sump Pump tion dement HWBB □ Radiant Jel Gas	FEMA Map # 1809 TEMA Map # 1809 The field of the field	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D 50C00000000000000000000000000000000000	vements - Typ halt P Ves e. No spec t property. s/condition I ock/Ave F inyl/Ave V igle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 [/ood 2	FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff Garage	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone # of Cars	ide s/condition Ser/Ave aster/Ave ge ood e/Good 2 /Asphalt 2
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating X FWA I F Other FL Cooling X Central Air	AE Yes No AE Yes No Chments, environmenta pt public utilities o d adversely affect ion Crawl Space Partial Basement	FEMA Map # 1809 The field of the field of t	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D 59C0018D materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov 1 K Fence M k K Porch S	vements - Typ halt Yes e. No spec t property. s/condition I ock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (s) # 0 E /ood 2 /ood 2	FEMA Map	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G ace stone # of Cars # of Cars # of Cars	ide s/condition Cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating Fu Cother Fu Cooling Central Air (Individual	Image: AE	FEMA Map # 1809 The field of the field of	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov 1 X Fence W ck X Porch S	vements - Typ halt Yes e. No spec ct property. s/condition I ock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av F Storms C erage 2 e(s) # 0 [/ood 2 one [FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff Garage	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone # of Cars	ide s/condition Ser/Ave aster/Ave ge ood e/Good 2 /Asphalt 2
Electricity Image: Constraint of the state of the	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA Heating Central Air (Individual Dishwasher D	Image: AE	scribe) FEMA Map # 180: o If No, describe al conditions, land uses observed on the is at the marketability Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Patio/Deck Dec Pool None ave Washer/Dry	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov 1 X Fence W ck X Porch S 0 Other N yer 0 Other (d	vements - Typ halt Yes e. No spec ct property. s/condition I ock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 [/ood 2 one [escribe)	FEMA Map FEMA Map No ial assess nterior foors Valls rim/Finish Bath Floor Bath Wainscol Car Storage Car Storage Carge Carport Att.	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Dote # of Cars # of Cars # of Cars # of Cars	ide s/condition Cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in
Electricity Image: Constraint of the second sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA Heating Central Air (Individual Dishwasher D 6 Rooms	Image: AE	FEMA Map # 1809 p If No, describe al conditions, land uses observed on the idsection of the idsectio	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K Porch S Other N yer Other (d 1,892	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (o	FEMA Map FEMA Map No ial assess Interior Torin/Finish Bath Floor Bath Wainscot Car Storage Driveway Surf Garage Carport Att. t of Gross Live	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone # of Cars # of Ca	Cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Grade Grade
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener	AE Yes No No AE Yes No No Chments, environmenta pt public utilities of d adversely affec ion Crawl Space Partial Basement O sq.ft. O % Sump Pump ion dement HWBB Radiant uel Gas Conditioning Other Disposal Microw 3 Bedrooms rgy features: Som	FEMA Map # 1809 po If No, describe al conditions, land uses observed on the idsection observed on the idsection observed on the idsection it the marketability Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities ▲ Fireplace(s) # Patio/Deck Decc Pool None ave ave A washer/Dry 2.0 Bath(s) and enew vinyl DH v Store	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K Porch S Other N yer Other (d 1,892 windows & son	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (o	FEMA Map FEMA Map No ial assess Interior Torin/Finish Bath Floor Bath Wainscot Car Storage Driveway Surf Garage Carport Att. t of Gross Live	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone # of Cars # of Ca	Cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Grade Grade
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA I F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener place, and located on	AE Yes No No AE Yes No No AE Yes No No AE Yes No A Yes No AE Yes No AE	FEMA Map # 1809 D If No, describe al conditions, land uses observed on the id to the marketability Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities M Fireplace(s) # M Patio/Deck Dec Pool None ave M Washer/Dry 2.0 Bath(s) the new vinyl DH v ace and partial sl	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K Porch S Other N yer Other (d 1,892 windows & son	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (o	FEMA Map FEMA Map No ial assess Interior Torin/Finish Bath Floor Bath Wainscot Car Storage Driveway Surf Garage Carport Att. t of Gross Live	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G CeramicTil None # of Cars ace Stone # of Cars # of Ca	Cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Grade Grade
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA I H Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener place, and located on needed repairs, deterioration	AE Yes No No AE Yes No No Chments, environmenta pt public utilities d adversely affec ion Crawl Space Partial Basement O \$ Sq.ft. O \$ Sump Pump tion dement HWBB Radiant Jel Gas Conditioning Other Disposal Microw 3 Bedrooms rgy features: Som n, renovations, remodel	FEMA Map # 1809 b If No, describe a conditions, land uses observed on the id conditions, land uses observed on the id condition Walls Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Menitie	Off-site Impro Street Asph Alley None 59C0018D 59C0018D inspection data and the subject inspection data and the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstow Yench S Other N Other N yer Other N windows & som abb. C3;Kitchen C3;Kitchen	vements - Typ halt Prese Pre	FEMA Map FEMA Map No ial assess Interior Toors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Surf Garage Carport Att. t of Gross Liv d windows ix to ten ye	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Stone # of Cars # of Cars # of Cars Det. Ing Area Above (ping Area	ide accondition cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener replace, and located on needed repairs, deterioration (ears ago;The subject	Image: AE	FEMA Map # 1800 D If No, describe I conditions, land uses observed on the i at the marketability Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities X Fireplace(s) # Pool None ave X Washer/Dry 2.0 Bath(s) he new vinyl DH v ace and partial sl ling, etc.). designed and fun	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D materials Concrete Bla Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstow 1	vements - Typ halt Yes e. No spec t property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C e(s) # 0 E /ood 2 one E scribe) 2 Square Feel ne old wood -updated-s an. The co	FEMA Map FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff Garage Carport Att. t of Gross Liv d windows ix to ten ye nstruction	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Cars # of Cars # of Cars	ide accondition cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener replace, and located on needed repairs, deterioration (ears ago; The subject od. The room sizes a	Image: AE	FEMA Map # 1809 The field of the field of	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D materials Concrete Bla Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstow 1	vements - Typ halt Yes e. No spec t property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C e(s) # 0 E /ood 2 one E scribe) 2 Square Feel ne old wood -updated-s an. The co	FEMA Map FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff Garage Carport Att. t of Gross Liv d windows ix to ten ye nstruction	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Cars # of Cars # of Cars	ide accondition cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior
Electricity Image: Constraint of the second state of the sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener replace, and located on needed repairs, deterioration (ears ago; The subject od. The room sizes a	Image: AE	FEMA Map # 1809 The field of the field of	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D materials Concrete Bla Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstow 1	vements - Typ halt Yes e. No spec t property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C e(s) # 0 E /ood 2 one E scribe) 2 Square Feel ne old wood -updated-s an. The co	FEMA Map FEMA Map No ial assess interior Floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Driveway Driveway Suff Garage Carport Att. t of Gross Liv d windows ix to ten ye nstruction	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Cars # of Cars # of Cars	ide accondition cer/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior
Electricity Image: Construct of the second state of the seco	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundati Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating X FWA FL Other FL Cooling X Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener place, and located of needed repairs, deterioration (ears ago; The subject od. The room sizes a o be in average to go	Image: AE	scribe) FEMA Map # 1800 o If No, describe al conditions, land uses observed on the is at the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Patio/Deck Dec Pool None ave Washer/Dry 2.0 Bath(s) he new vinyl DH v ace and partial sl ling, etc.). designed and function	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 59C0018D inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov 1	vements - Typ halt Yes e. No spec t property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C e(s) # 0 E /ood 2 one E scribe) 2 Square Feel ne old wood -updated-s an. The co	FEMA Map	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Stone # of Cars # of Cars # of Cars guelity is typ been well	Condition Cor/Ave aster/Ave aster/A
Electricity Image: Construct of the second sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener place, and located on needed repairs, deterioration (ears ago; The subject o be in average to go	Image: AE	scribe) FEMA Map # 1800 o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Pool None ave Washer/Dry 2.0 Bath(s) ne new vinyl DH v ace and partial sl ling, etc.). designed and functor o adverse externation uctural integrity of the p	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 [/ood 2 /ood 2 voon 2 Square Feel ne old wood -updated-s an. The co ted. The su	FEMA Map FEMA Map No iial assess Interior Toors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Cargort Cargort Att. t of Gross Liv d windows ix to ten yn mstruction ubject has Yes X N	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G None # of Cars # of Cars ping Area Above (c, insulated e pears quality is typ been well lo If Yes, descrited	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior bical of
Electricity Image: Construct of the second state of the seco	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other FL Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener place, and located on needed repairs, deterioration (ears ago; The subject o be in average to go	Image: AE	scribe) FEMA Map # 1800 o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Pool None ave Washer/Dry 2.0 Bath(s) ne new vinyl DH v ace and partial sl ling, etc.). designed and functor o adverse externation uctural integrity of the p	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 5, etc.)? inspection date y of the subject materials Concrete Ble Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 [/ood 2 /ood 2 voon 2 Square Feel ne old wood -updated-s an. The co ted. The su	FEMA Map FEMA Map No iial assess Interior Toors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Cargort Cargort Att. t of Gross Liv d windows ix to ten yn mstruction ubject has Yes X N	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G None # of Cars # of Cars ping Area Above (c, insulated e pears quality is typ been well lo If Yes, descrited	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior Dical of
Electricity Image: Construct of the second sec	Sanitary Sewe No FEMA Flood Zon for the market area? factors (easements, encroad encroachments exce ng zoning which woul Foundat Concrete Slab Full Basement Basement Area Basement Area Basement Finish Outside Entry/Exit Evidence of Infestat Dampness Sett Heating FWA F Other Cooling Central Air (Individual Dishwasher D 6 Rooms , etc.). Basic ener replace, and located on needed repairs, deterioration /ears ago;The subject od. The room sizes a o be in average to go	Image: AE	scribe) FEMA Map # 180: o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Maneities Patio/Deck Decc Pool None ave Washer/Dry 2.0 Bath(s) he new vinyl DH v ace and partial sling, etc.). designed and functor o adverse externation uctural integrity of the properties	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K ♥ Porch S Other N yer Other (d 1,892 windows & som lab. C3;Kitchen ctional floor pl alities were no property? eerty has not l	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 e(s) # 0 [/ood 2 /ood 2 voon 2 Square Feel ne old wood -updated-s an. The co ted. The su	FEMA Map FEMA Map No iial assess Interior Toors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Cargort Cargort Att. t of Gross Liv d windows ix to ten yn mstruction ubject has Yes X N	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Drywall/Pla Pine/Avera Ceramic/G None # of Cars # of Cars ping Area Above (c, insulated e pears quality is typ been well lo If Yes, descrited	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior Dical of
Electricity Image: Construct of the second sec	Sanitary Sewe	Image: AE	scribe) FEMA Map # 180: o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Patio/Deck Dec Pool None ave X Washer/Dry 2.0 Bath(s) ne new vinyl DH v ace and partial sl ling, etc.). designed and functor o adverse externation uctural integrity of the properime of the inspector	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K ♥ Porch S Other N yer Other (d 1,892 windows & som lab. C3;Kitchen ctional floor pl alities were no property? Perty has not I pection.	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (ood 2 (ood 2) (ood 2)	FEMA Map FEMA Map No ial assess Interior floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Carport Car Storage Carport Att. t of Gross Liv d windows ix to ten ye ix to ten ye ix to ten ye istruction ubject has	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G None # of Cars # of Cars # of Cars # of Cars # of Cars guality is typ been well lo If Yes, descri- pur firm duri	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior Dical of
Electricity Image: Construct of the second sec	Sanitary Sewe	Image: AE	scribe) FEMA Map # 180: o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Patio/Deck Dec Pool None ave X Washer/Dry 2.0 Bath(s) ne new vinyl DH v ace and partial sl ling, etc.). designed and functor o adverse externation uctural integrity of the properime of the inspector	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K ♥ Porch S Other N yer Other (d 1,892 windows & som lab. C3;Kitchen ctional floor pl alities were no property? eerty has not l	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (ood 2 (ood 2) (ood 2)	FEMA Map FEMA Map No iial assess Interior Toors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Cargort Cargort Att. t of Gross Liv d windows ix to ten yn mstruction ubject has Yes X N	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G None # of Cars # of Cars # of Cars # of Cars # of Cars guality is typ been well lo If Yes, descri- pur firm duri	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior bical of
Electricity Image: Construct of the second sec	Sanitary Sewe	Image: AE	scribe) FEMA Map # 180: o If No, describe al conditions, land uses observed on the is it the marketabilit Exterior Description Foundation Walls Exterior Walls Roof Surface Gutters & Downspouts Window Type Storm Sash/Insulated Screens Amenities Y Fireplace(s) # Patio/Deck Dec Pool None ave X Washer/Dry 2.0 Bath(s) ne new vinyl DH v ace and partial sl ling, etc.). designed and functor o adverse externation uctural integrity of the properime of the inspector	Off-site Impro Street Asph Alley None 59C0018D 59C0018D 59C0018D 5, etc.)? inspection data y of the subject materials Concrete Bla Aluminum/V Asphalt shin Aluminum/A Vinyl & Woo Some Alum. Screens/Ave Woodstov N K ♥ Porch S Other N yer Other (d 1,892 windows & som lab. C3;Kitchen ctional floor pl alities were no property? Perty has not I pection.	vements - Typ halt Yes e. No spec ct property. s/condition I pock/Ave F inyl/Ave V gle/Gd T verage E d DH/Av E Storms C erage 2 (ood 2 (ood 2 (ood 2 (ood 2) (ood 2) (FEMA Map FEMA Map No ial assess Interior floors Valls Trim/Finish Bath Floor Bath Wainscot Car Storage Carport Car Storage Carport Att. t of Gross Liv d windows ix to ten ye ix to ten ye ix to ten ye istruction ubject has	Date 12/04/2 If Yes, describe ments, no sl materials Lam./Car/C Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G Drywall/Pla Pine/Avera Ceramic/G Ceramic/G None # of Cars # of Cars # of Cars # of Cars # of Cars guality is typ been well lo If Yes, descri- pur firm duri	Condition Cor/Ave aster/Ave aster/Ave aster/Ave ge ood e/Good 2 /Asphalt 2 1 Built-in Grade xterior bical of

UAD Version 9/2011 Page 1 of 6

Serial# 862224AE Serial# 53CC8B14 esign.alamode.com/verify

Uniform Residential Appraisal Report

			esidential A			-	File #			
			n the subject neighborh			,		to \$,900 .
			in the past twelve mon							<u>30,500</u> .
FEATURE	SUBJECT		ABLE SALE # 1	-	-	LE SALE # 2				E SALE # 3
Address 7611 N 600 W		8625 N Ricks		7638 Ha				W 900		
McCordsville, IN Proximity to Subject	46055-9555	McCordsville,	N 46205			46055-9107				46055-9554
Sale Price	\$	1.74 miles NE	\$ 220.000	0.11 mil	es vv	\$ 155,000		miles N		\$ 277.000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 163.57 sq			5.73 sq.ft.	<u>\$ 155,000</u>		184.30		\$ 277,000
Data Source(s)	φ 34.ιι.	BLC #2185397			1829192;			#21825		OM 21
Verification Source(s)			tion/Public Data			on/Public Data	-		,	n/Public Data
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCR		+ (-) \$ Adjustment		SCRIPTIO		+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			Arml	_th		
Concessions		Conv;5000	-5,000	FHA;350	00	-3,500	Cash	n;0		
Date of Sale/Time		s06/22;c06/22		s02/22;c	01/22		s01/2	22;c12/2	21	
Location	N;Res;Res	N;Res;Res		N;Res;R				s;Res		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Sim				Simple		
Site	14,000 sf	19,998 sf	C) <u>15,960 s</u>		0	1.15			-40,000
View	N;Res;CtyStr	N;Res;CtyStr		N;Res;C				s;CtySt		
Design (Style) Quality of Construction	DT1;Trad.Am.	DT1;Trad.Am.		DT1;Tra	id.Am.		· · · · · · · · · · · · · · · · · · ·	Trad.An	n.	
Actual Age	Q3	Q3	10.000	Q3		10.000	Q3			15.000
Condition	72 C3	58 C3	-10,000	C3		+10,000	48 C3		\rightarrow	-15,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Bat	15	Total Bdrr	ms. Baths			Bdrms. E	Baths	
Room Count	6 3 2.0	7 3 2.0				+2,500	-		2.0	
Gross Living Area	1,892 sq.ft.	-			142 sq.ft.	+15,000		1,503		+7,780
Basement & Finished	0sf	0sf		0sf			0sf	,		
Rooms Below Grade										
Functional Utility	Good	Good		Good			Good			
Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Fireplace Located in a Flood Plain Pole Barn Net Adjustment (Total) Adjusted Sale Price of Comparables	Gas FA, CA	Gas FA, CA		Gas FA,	CA			FA, CA		
Energy Efficient Items	Basic	Basic		Basic			Basi			
Garage/Carport	2gd1cp2dw	2ga2dw	+1,000			+7,000		-		-6,000
Porch/Patio/Deck	Deck	Patio		Cov. Po	rch	-3,000				0
Fireplace Located in a Flood Plain	One: FR In Flood Plain	None No Flood Plai	+1,000	No Floo	d Plain	+1,000 -10,000			oin	-10,000
Pole Barn	None	None	-10,000	None	Ju Fiairi	-10,000		Barn	ann	-10,000
Net Adjustment (Total)			\$ -12,060		-	\$ 19,000] + X		\$ -73,220
Adjusted Sale Price		Net Adj. 5.5		Net Adj.	12.3 %		Net Ac		6.4 %	
of Comparables		Gross Adj. 17.2		Gross Adj.	33.5 %	\$ 174,000	Gross		.1 %	\$ 203,780
	the set of a strand state of the latest									
🖉 I 🗙 did 🗌 did not research i	the sale or transfer hist	ory of the subject pro	perty and comparable sal	es. If not, ex	plain					
i id id id id not research t	the sale or transfer hist	ory of the subject pro	perty and comparable sal	es. If not, ex	plain					
		· · · ·			•					
My research 🔲 did 🗙 did	not reveal any prior sale	· · · ·	subject property for the th		•	fective date of this appr	raisal.			
My research did X did Data Source(s) MLS Archi	not reveal any prior sal	es or transfers of the	subject property for the th	nree years pr	ior to the ef					
My research did X did Data Source(s) MLS Archi My research did X did	not reveal any prior sal ives: not reveal any prior sal	es or transfers of the		nree years pr	ior to the ef					
My research did X did Data Source(s) MLS Archi My research did X did Data Source(s) MLS Archiv	not reveal any prior sal ives: not reveal any prior sal ves:	es or transfers of the	subject property for the the comparable sales for the	nree years pr year prior to	ior to the ef	sale of the comparable	sale.	1 page 3).		
My research did X did Data Source(s) MLS Archi My research did X did	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio	es or transfers of the	subject property for the the comparable sales for the	nree years pr year prior to y and compa	ior to the ef the date of trable sales	sale of the comparable	sale. sales oi	/	OMPAR	ABLE SALE #3
My research did X did Data Source(s) MLS Archi My research did X did Data Source(s) MLS Archiv Report the results of the research	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio	es or transfers of the es or transfers of the r sale or transfer hist	subject property for the th comparable sales for the ory of the subject property	nree years pr year prior to y and compa	ior to the ef the date of trable sales	sale of the comparable (report additional prior s	sale. sales oi	/		ABLE SALE #3
My research did X did Data Source(s) MLS Archi My research did X did Data Source(s) MLS Archiv Report the results of the research a ITEM	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio	es or transfers of the es or transfers of the r sale or transfer hist	subject property for the th comparable sales for the ory of the subject property	nree years pr year prior to y and compa	ior to the ef the date of trable sales	sale of the comparable (report additional prior s	sale. sales oi	CC	2010	ABLE SALE #3
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio	es or transfers of the es or transfers of the r sale or transfer hist UBJECT	subject property for the th comparable sales for the ory of the subject property	year prior to y and compa ALE #1	ior to the ef the date of arable sales	sale of the comparable (report additional prior s	sale. sales oi	CC 12/23/2 \$146,0	2010 00	ABLE SALE #3
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not reveal any prior salives: not reveal any prior salives: and analysis of the prio Si MIBOR MLS 08/23/2022	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio SI MIBOR MLS 08/23/2022 istory of the subject pro	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio SI MIBOR MLS 08/23/2022 istory of the subject pro	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio SI MIBOR MLS 08/23/2022 istory of the subject pro	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio SI MIBOR MLS 08/23/2022 istory of the subject pro	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	not reveal any prior sal ives: not reveal any prior sal ves: and analysis of the prio Si MIBOR MLS 08/23/2022 istory of the subject pro	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	year prior to y and compa SALE #1 nives	ior to the ef the date of arable sales 0 MIBO 08/23	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022	sale. sales or 2	CC 12/23/2 \$146,0 MIBOF 08/23/2	2010 00 R MLS 2022	S Archives
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi	not reveal any prior sale not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparablic chives search.	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022	vear prior to y and compa ALE #1 hives	ior to the ef the date of arable sales 0 MIBO 08/23 subject no	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales	sales or 2 s have	12/23/2 \$146,0 MIBOF 08/23/2 sold or	2010 00 8 MLS 2022 r trans	S Archives sferred during
My research did did Data Source(s) MLS Archi My research did did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap	not reveal any prior sale not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject pro- d upon a MLS Are pproach Comp	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparablic chives search.	subject property for the tr comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei ecent sale, required	ree years pr year prior to y and compa ALE #1 nives ither the s ither the s	ior to the ef the date of arable sales 0 MIBO 08/23 subject no	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales	sale. sales or s have	12/23/2 \$146,0 MIBOF 08/23/2 sold or	2010 00 8 MLS 2022 r trans	S Archives sferred during sell.
My research did did Data Source(s) MLS Archi My research did did Data Source(s) MLS Archix Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are oproach Comp t to the subject in	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search.	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei recent sale, required s the sq. ft. living ar	year prior to y and compa ALE #1 hives ither the s d the leas ea most s	ior to the ef the date of arable sales MIBO 08/23. subject no st net adju	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The	sale. sales or 2 s have s have	12/23/2 \$146,0 MIBOF 08/23/2 e sold of least tim stment for	2010 00 R MLS 2022 r trans ne to s or diff	S Archives sferred during sell. ferences in
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are oproach Comp t to the subject in 0/sf. All three cor	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives perty and comparabl chives search. #1 is the most r location and ha nparables have	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size	ther the s d the leas advantage	ior to the ef the date of arable sales MIBO 08/23 subject no subject no similar to ge over th	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp	sale. sales or 2 s have t the adjus ps #1	12/23/2 \$146,0 MIBOF 08/23/2 e sold on least tim stment fo & #3 ha	2010 00 R MLS 2022 r trans trans trans	S Archives sferred during sell. ferences in newer
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loce	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are oproach Comp t to the subject in 0/sf. All three cor ge over the subject	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparablic chives search. #1 is the most r location and ha mparables have ct. The subject suburban comm	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar	the years pr year prior to y and compa ALE #1 hives ither the s ither the s ea most s advantag uction age menities,	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over the and an	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan	sale. sales or 2 s have adjus os #1 tages	least tim stment fc & #3 ha over co	2010 00 R MLS 2022 r trans trans trans trans trans trans trans trans	S Archives sferred during sell. ferences in newer rable #2. All
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are oproach Comp t to the subject in 0/sf. All three cor ge over the subject	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparablic chives search. #1 is the most r location and ha mparables have ct. The subject suburban comm	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar	the years pr year prior to y and compa ALE #1 hives ither the s ither the s ea most s advantag uction age menities,	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over the and an	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan	sale. sales or 2 s have adjus os #1 tages	least tim stment fc & #3 ha over co	2010 00 R MLS 2022 r trans trans trans trans trans trans trans trans	S Archives sferred during sell. ferences in newer rable #2. All
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loce	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Are oproach Comp t to the subject in 0/sf. All three cor ge over the subject	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparablic chives search. #1 is the most r location and ha mparables have ct. The subject suburban comm	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar	the years pr year prior to y and compa ALE #1 hives ither the s ither the s ea most s advantag uction age menities,	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over the and an	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan	sale. sales or 2 s have adjus os #1 tages	least tim stment fc & #3 ha over co	2010 00 R MLS 2022 r trans trans trans trans trans trans trans trans	S Archives sferred during sell. ferences in newer rable #2. All
My research did did Data Source(s) MLS Archi My research did did Data Source(s) MLS Archi Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparal	not reveal any prior sale ives: and analysis of the prior and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject pro- d upon a MLS Arcon oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar si bles are given str	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most in location and ha nparables have ct. The subject suburban commong consideration	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar	the years pr year prior to y and compa ALE #1 hives ither the s ither the s ea most s advantag uction age menities,	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over the and an	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan	sale. sales or 2 s have adjus os #1 tages	least tim stment fc & #3 ha over co	2010 00 R MLS 2022 r trans trans trans trans trans trans trans trans	S Archives sferred during sell. ferences in newer rable #2. All
My research did did Data Source(s) MLS Archi My research did did Data Source(s) MLS Archix Report the results of the research a ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantag three comparables are loo buyer. All three comparison	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ 2	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most in location and ha nparables have ct. The subject suburban comm ong consideration 03,000	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constru- unity with similar ar on in the final recor	tree years pr year prior to y and compa ALE #1 nives ither the s ither the s ea most s advantag uction age menities, iciliation.	ior to the ef the date of arable sales 0 MIBO 08/23 subject no subject no st net adju similar to ge over th e and an and wou	sale of the comparable (report additional prior s :OMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan Id be considered a	sale. sales ou 2 s have adjus ss #1 tages altern	least timest for a tive ch	2010 00 2022 1 tran 1 tran 1 tran 1 tran 1 tran 1 tran	S Archives sferred during sell. ferences in newer rable #2. All
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparis Indicated Value by Sales Comparis	not reveal any prior sale not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject in 0/sf. All three cor ge over the subject sale cated in a similar side bles are given str son Approach \$ 2 parison Approach \$	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong consideration 03,000 203,000	subject property for the the comparable sales for the ory of the subject property for the the comparable sales for the COMPARABLE S COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei sal	year prior to y and compa ALE #1 nives ither the s ither the s e advantag uction age menities, nciliation.	ior to the ef the date of arable sales 0 MIBO 08/23 subject no subject no st net adju similar to ge over th e and an and wou	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales ustment, and took the subject. The he subject. Comp extra bath advan Id be considered a	sale. sales ou 2 s have adjus os #1 tages altern	Least tim stment fo & #3 ha over co ative ch	2010 00 2022 r trans r trans r trans r diff ve a mpar oices pr diff	S Archives sferred during sell. ferences in newer rable #2. All to the typical
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparial Indicated Value by Sales Comparison All three approaches to value	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ 2 parison Approach \$ ue were considere	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives perty and comparabl chives search. #1 is the most n location and ha nparables have ct. The subject suburban comm ong consideration 03,000 203,000 d with the Sales	subject property for the the comparable sales for the ory of the subject property for the the comparable sales for the COMPARABLE S COMPARABLE S O8/23/2022 e sales Nei Set a sale s Nei Set a sale s Se	year prior to y and compa ALE #1 hives ither the s ither the s advantag uction age menities, hciliation.	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over th e and an and wou 203,02 t Approac	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /2	sale. sales ou 2 s have adjus os #1 tages altern	Least tim stment fo & #3 ha over co ative ch	2010 00 2022 r trans r trans r trans r diff ve a mpar oices pr diff	S Archives sferred during sell. ferences in newer rable #2. All to the typical
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparial Indicated Value by Sales Comparison All three approaches to value	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject pro d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ 2 parison Approach \$ ue were considere	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives perty and comparabl chives search. #1 is the most n location and ha nparables have ct. The subject suburban comm ong consideration 03,000 203,000 d with the Sales	subject property for the the comparable sales for the ory of the subject property for the the comparable sales for the COMPARABLE S COMPARABLE S O8/23/2022 e sales Nei Set a sale s Nei Set a sale s Se	year prior to y and compa ALE #1 hives ither the s ither the s advantag uction age menities, hciliation.	ior to the ef the date of arable sales MIBO 08/23 subject no st net adju similar to ge over th e and an and wou 203,02 t Approac	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /2	sale. sales ou 2 s have adjus os #1 tages altern	Least tim stment fo & #3 ha over co ative ch	2010 00 2022 r trans r trans ne to s pr diff ve a mpar oices pred) \$	S Archives sferred during sell. ferences in newer rable #2. All to the typical
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparial Indicated Value by Sales Comparison All three approaches to value	not reveal any prior sale not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ 2 parison Approach \$ ue were considere omparison Approach	es or transfers of the es or transfers of the r sale or transfer of the UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong ong consideration 03,000 203,000 d with the Sales ch with The Cost	subject property for the the comparable sales for the ory of the subject property for the the comparable sales for the COMPARABLE S COMPARABLE S O8/23/2022 e sales Nei Set a sale s Nei Set a sale s Se	ree years pr year prior to y and compa ALE #1 nives ither the s ither the s e advantag uction age menities, nciliation.	ior to the ef the date of arable sales 0 08/23 subject no 08/23 subject no and source ge over the e and an and woul 203,02 t Approac id test for	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /2	sale. sales ou 2 s have adjus adjus s #1 tages altern . The	i 12/23/2 12/23/2 \$146,0 MIBOF 08/23/2 sold on estiment for \$#3 ha over co ative ch (if develop estimat	2010 00 2022 r trans r tra	S Archives sferred during sell. ferences in newer rable #2. All to the typical lue was
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparial Indicated Value by Sales Comparison All three approaches to value	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ 2 varison Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach so is", subject to following repairs or	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most r location and ha mparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Neit secent sale, required s the sq. ft. living ar a larger parcel size has a newer constru- unity with similar an on in the final recorn Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of	year prior to y and compa ALE #1 nives ither the s ither the s ea most s advantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition tha	ior to the ef the date of arable sales MIBO 08/23. subject no st net adju similar to ge over the e and an and wou 203,02 t Approac id test for s of a hyp at the repa	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /2	sale. sales ou 2 s have adjus s have adjus s #1 tages altern . The at the e been	improveme completer	2010 00 2022 r tran- r tran- r tran- r tran- et to : r tran- r tran- cor diff ve a mpar oices peed) \$ eet va ents h; d, or	S Archives sferred during sell. ferences in newer rable #2. All to the typical lue was ave been subject to the
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparial Indicated Value by Sales Comparison All three approaches to value	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach \$ ue were are given str son Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach \$ sed on the extraording are are given str	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives perty and comparablic chives search. #1 is the most of location and ha mparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t ary assumption that	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei secent sale, required s the sq. ft. living ar a larger parcel size has a newer construunity with similar an on in the final recorn Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of the condition or deficie	year prior to y and compa GALE #1 nives ither the s ither the s ea most s ea advantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition tha ency does r	ior to the ef the date of arable sales MIBO 08/23. subject no similar to ge over the e and an and woul 203,02 t Approac d test for s of a hyp at the repa	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /2	sale. sales ou 2 s have adjus ss #1 tages altern i. The tages altern subje	improveme completer	2010 00 2022 r tran- r tran- r tran- r tran- et to : r tran- r tran- cor diff ve a mpar oices peed) \$ eet va ents h; d, or	S Archives sferred during sell. ferences in newer rable #2. All to the typical lue was ave been subject to the
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparate Indicated Value by Sales Comparison All three approaches to value determined by the Sales Comp This appraisal is made X "as completed, ☐ subject to the following required inspection bas certification & conditions a	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject cated in a similar bles are given str son Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach \$ ue were considere omparison Approach \$ son Approach \$ ue were considere omparison Approach \$ as attached.No lia	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t ary assumption that ubility is assume	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei secent sale, required s the sq. ft. living ar a larger parcel size has a newer constru- unity with similar an on in the final recorn Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of the condition or deficie d for the structural of	year prior to y and compa ALE #1 nives ither the s ither the s ea most s ea advantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition tha ency does r or mechal	ior to the ef the date of mable sales MIBO 08/23. Subject no st net adju similar to ge over the e and an and wou 203,02 t Approac d test for s of a hyp at the repa not require nical eler	sale of the comparable (report additional prior s 20MPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /202	sale. sales ou 2 s have adjus s have adjus s #1 tages altern i. The at the been Subje erty.	improvement ct to the	2010 00 2022 r tran- r tran- r tran- r tran- et to s f tran- peet to s f tran- f tran- et to s f tran- f t	S Archives Sferred during Sell. ferences in newer rable #2. All to the typical lue was ave been subject to the dard
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantag three comparables are loo buyer. All three comparal Indicated Value by Sales Comparison All three approaches to value determined by the Sales Comp This appraisal is made X "as completed, ☐ subject to the following required inspection bas certification & conditions a Based on a complete visual	not reveal any prior sale not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject in 0/sf. Sale the subject in 0/sf. Sale the subject in 0/sf. Sale the subject in son Approach \$ ue were considere omparison Approach is", subject to following repairs or sed on the extraording as attached.No liag insoection of the	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t any assumption that ubility is assume interior and exteri	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar on in the final recor Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of the condition or deficie d for the structural of or areas of the subject	year prior to y and compa ALE #1 nives ither the s ither the s ea most s advantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition tha ency does r or mechan sci property	ior to the ef the date of trable sales 0 MIBO 08/23 subject no subject no aud vou st net adju similar to ge over th e and an and wou 203,02 t Approac d test for s of a hyp at the repa not require nical eler v. defined	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022	sale. sales ou 2 s have adjus s have adjus adj	improvement ct to the t of assi	2010 00 2022 r trans r tra	S Archives Sferred during sell. ferences in newer rable #2. All to the typical lue was ave been subject to the dard ons and limiting
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparate Indicated Value by Sales Comparison All three approaches to value determined by the Sales Comp This appraisal is made X "as completed, ☐ subject to the following required inspection bas certification & conditions a	not reveal any prior sale not reveal any prior sale ves: and analysis of the prior MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject in 0/sf. Sale the subject in 0/sf. Sale the subject in 0/sf. Sale the subject in son Approach \$ ue were considere omparison Approach \$ ue were were wer	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t ary assumption that ubility is assume interior and exteri r) opinion of the	subject property for the the comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constri- unity with similar ar on in the final recor Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of the condition or deficie d for the structural of or areas of the subject	year prior to y and compa ALE #1 nives ither the s ither the s ea dvantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition tha ency does r or mechan cor mechan cor mechan	ior to the ef the date of trable sales 0 08/23 subject no 08/23 subject no	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /202	sale. sales ou sales ou sales ou s have adjus s have adjus s have adjus s have adjus s have adjus sos #1 tages altern i. The at the e been subject subject	improvement ct to the t of assi	2010 00 2022 r trans r tra	S Archives Sferred during sell. ferences in newer rable #2. All to the typical lue was ave been subject to the dard ons and limiting
My research ☐ did X did Data Source(s) MLS Archi My research ☐ did X did Data Source(s) MLS Archiv Report the results of the research : ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer hi the past three years base Summary of Sales Comparison Ap Comparable #2 is nearest sq. ft. living areas was \$20 construction age advantage three comparables are loo buyer. All three comparat Indicated Value by Sales Comparis Indicated Value by Sales Comparis Indicated Value by Sales Comparis Completed, ☐ subject to the following required inspection base certification & conditions a Based on a complete visual conditions, and appraiser's comparison of the sales of the sale	not reveal any prior sale ives: not reveal any prior sale ves: and analysis of the prio MIBOR MLS 08/23/2022 istory of the subject prod d upon a MLS Ard oproach Comp t to the subject in 0/sf. All three cor ge over the subject bles are given str bles are given str son Approach \$ 2 parison Approach \$ ue were considere omparison Approach \$ ue were	es or transfers of the es or transfers of the r sale or transfer hist UBJECT S Archives operty and comparable chives search. #1 is the most of location and ha nparables have ct. The subject suburban commong consideration 03,000 203,000 d with the Sales ch with The Cost completion per pla alterations on the t ary assumption that ubility is assume interior and exteri r) opinion of the	subject property for the th comparable sales for the ory of the subject property COMPARABLE S MIBOR MLS Arch 08/23/2022 e sales Nei eccent sale, required s the sq. ft. living ar a larger parcel size has a newer constru- unity with similar ar on in the final recor Cost Approach (if dev Comparison Analysis Approach used as a ans and specifications of asis of a hypothetical of the condition or deficie d for the structural of market value, as deft is the date of inspect	rree years pr year prior to y and compa ALE #1 nives ither the s ither the s ea most s ea advantag uction age menities, nciliation. eloped) \$ s and cost a guide an on the basis condition that ency does r or mechan cor me	ior to the ef the date of trable sales 0 08/23 subject no 08/23 subject no	sale of the comparable (report additional prior s COMPARABLE SALE #2 R MLS Archives /2022 or any of the sales /2022 or any of the sales /2022 /202	sale. sales ou 2 sales ou 2 s have adjus s have adjus s s have adjus sos #1 tages altern itages altern itages altern subject raisal.	improvement completence ct to the construction completence ct to the completence ct to to the completence ct to to to to to to to to to to completence ct to	2010 00 2022 r tran- r tran- r tran- et to :: pr diff ve a mpar oices	S Archives Sferred during sell. ferences in newer rable #2. All to the typical lue was ave been subject to the dard ons and limiting

Serial# 862224AE Serial# 53CC8B14 esign.alamode.com/verify

Uniform Residential Appraisal Report

File #

SCOPE: The subject was inspected on the interior and exterior and certain assur	
	ords, MLS listing sheets, and all comparable sales were confirmed by the
MLS system.	
A photograph of the front of the subject, rear, interior pictures, and a str	eet scene are included in the report in addition to an exterior inspection
and photographs of the comparable sales.	
The energiest report was limited to the enclusic of three comparable as	as of residential property making contain accumption recording the interior
	es of residential property making certain assumption regarding the interior
construction and condition of both the subject property and the compara	ble sales.
The value is based upon the adjusted comparable sales and the value of	onclusion falls within the indicated unit value range of the adjusted
comparable sales.	
The effective date of the appraisal and the date of the report are one an	d the same and will be found on the indicated form
The Limiting Conditions are included within this report.	
Note that the appraiser(s) are not building inspectors, contractors, or er	
accessible areas. The appraiser(s) makes no guarantees concerning the	e structural integrity of the property and assumes no adverse conditions.
An expert should be consulted and further inspection conducted if there	are any concerns about structural integrity. It is uncertain if the subject
has Lead Based Paint and a Professional Inspector should make the	e determination.
The renovation of the home on the date of inspection (08/18/2022) was	in the early stages. About one half of the home has now laminate
· · · ·	· ·
flooring (the rest is rather weak plywood-possibly some plywood and/or	
	l installed. The subject has a new breaker box, but needs new electrical
wiring & plumbing, new bath & kitchen cabinets, new siding, interior & e	xterior painting, new gutters, new furnace & central A/C, and finish roof.
COST ΔΡΡΒΟΔCΗ ΤΟ VAL	UE (not required by Fannie Mae)
Provide adequate information for the lender/client to replicate the below cost figures and calcula	
Support for the opinion of site value (summary of comparable land sales or other methods for e	stimating site value)
ESTIMATED BEPRODUCTION OR 🕅 REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 20.0
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 20,0 DWELLING 1 802. So Et @\$ 120.75 \$ 264.4
Source of cost data Marshall Swift	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ =\$
Source of cost data Marshall Swift	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ =\$
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck == \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9 281,9 281,9 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Deck = \$ 1,5 5 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 394 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9 16,0 107,421 = \$ 107,4
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Deck = \$ 1,5 5 5 5 7,00 = \$ 1,6,0 Total Estimate of Cost-New = \$ 281,9 281,9 281,9 281,9 Less Physical Functional External = \$ 107,4 Depreciation 107,421 = \$ 107,4 = \$ 174,5
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 394 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9 16,0 107,421 = \$ 107,4
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS' HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9 Less Physical Functional External Depreciation 107,421 = \$ 107,4 17,4,5 T Depreciated Cost of Improvements = \$ 174,5
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate.	DWELLING 1,892 \$q.Ft. @\$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @\$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @\$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 281,9 281,9 Less Physical Functional External =\$ 174,5 Depreciated Cost of Improvements =\$ 174,5 =\$ 8,5 "As-is" Value of Site Improvements =\$ 8,5
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Years	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS' HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Years INCOME APPROACH TO VA	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Years INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS' HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Years INCOME APPROACH TO VA	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Years INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 264,4 Basement 0 Sq.Ft. @ \$ 139.75 = \$ 264,4 Basement 0 Sq.Ft. @ \$ = \$ 1,5 Deck = \$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 1281,9 1281,9 Less Physical Functional External 174,5 Depreciated Cost of Improvements =\$ 174,5 "As-is" Value of Site Improvements =\$ 8,5 Irs INDICATED VALUE BY COST APPROACH =\$ 203,0 LUE (not required by Fannie Mae) = Indicated Value by Income Approx
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS' HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 1281,9 1281,9 Less Physical Functional External =\$ 174,5 Depreciation 107,421 =\$ 174,5 * "As-is" Value of Site Improvements =\$ 8,5 * Irs INDICATED VALUE BY COST APPROACH =\$ 203,0 LUE (not required by Fannie Mae) =\$ Indicated Value by Income Approx ON FOR PUDs (if applicable)
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 1281,9 1281,9 Less Physical Functional External =\$ 174,5 Depreciation 107,421 =\$ 174,5 * "As-is" Value of Site Improvements =\$ 8,5 * Irs INDICATED VALUE BY COST APPROACH =\$ 203,0 LUE (not required by Fannie Mae) =\$ Indicated Value by Income Approx ON FOR PUDs (if applicable)
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS' HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 1281,9 1281,9 Less Physical Functional External =\$ 174,5 Depreciation 107,421 =\$ 174,5 * "As-is" Value of Site Improvements =\$ 8,5 * Irs INDICATED VALUE BY COST APPROACH =\$ 203,0 LUE (not required by Fannie Mae) =\$ Indicated Value by Income Approx ON FOR PUDs (if applicable)
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Ye NCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HO Legal Name of Project	DWELLING 1,892 \$q.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 \$q.Ft. @ \$ =\$ 1,5 Deck =\$ 1,5 Garage/Carport 594 \$q.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9 1281,9 1281,9 Less Physical Functional External =\$ 174,5 Depreciation 107,421 =\$ 174,5 * "As-is" Value of Site Improvements =\$ 8,5 * Irs INDICATED VALUE BY COST APPROACH =\$ 203,0 LUE (not required by Fannie Mae) =\$ Indicated Value by Income Approx ON FOR PUDs (if applicable)
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of phases Total number of units	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = 264,4 Basement 0 Sq.Ft. @ \$ = 264,4 Basement 0 Sq.Ft. @ \$ = \$ Deck =\$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The Subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Year INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units Total number of units Total number of units for sale	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 1,60 Total Estimate of Cost-New =\$ 281,9 16,0
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Yeas Total number of units rented Yeas Total number of units rented Yeas Yeas Yeas Yeas Yeas Yeas Yeas Yeas	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 14,0 Total Estimate of Cost-New =\$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units Total number of units rented Was the project contain any multi-dwelling units? Yes No Data Source	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 1,60 Total Estimate of Cost-New =\$ 281,9 16,0
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 14,0 Total Estimate of Cost-New =\$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 14,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source Are the units, common elements, and recreation facilities complete? Yes	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = 264,4 Basement 0 Sq.Ft. @ \$ = = 1,5 Deck = 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source	DWELLING 1,892 Sq.Ft. @ \$ 139.75 =\$ 264,4 Basement 0 Sq.Ft. @ \$ =\$ 264,4 Deck =\$ 1,5 Garage/Carport \$\$ 14,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 =\$ 16,0 Total Estimate of Cost-New =\$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Vas the project created by the conversion of existing building(s) into a PUD? Yes Does the project contain any multi-dwelling units? Yes No Data Source Are the units, common elements, and recreation facilities complete? Yes	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = 264,4 Basement 0 Sq.Ft. @ \$ = = 1,5 Deck = 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9
Source of cost data Marshall Swift Quality rating from cost service Good Effective date of cost data 08/18/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The Physical depreciation was based on the age/life method. The subject has an effective age of 40 years with an estimated remaining economic life of 65 years indicating 39.10% depreciation. The site value was based on comparable sales in the subject's or competing neighborhoods found in the appraiser's files. The RESIDENTIAL COS HANDBOOK: MARSHALL SWIFT was used as a guide to indicate the cost estimate. Estimated Remaining Economic Life (HUD and VA only) 65 Yea INCOME APPROACH TO VA Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATI Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HO Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project contain any multi-dwelling units? Yes No Data Source Are the units, common elements, and recreation facilities complete? Yes	DWELLING 1,892 Sq.Ft. @ \$ 139.75 = 264,4 Basement 0 Sq.Ft. @ \$ = = 1,5 Deck = 1,5 Garage/Carport 594 Sq.Ft. @ \$ 27.00 = \$ 16,0 Total Estimate of Cost-New = \$ 281,9

Freddie Mac Form 70 March 2005

Succession for Allogues

Serial# 862224AE Serial# 53CC8B14 esign.alamode.com/verify