Piekos Appraisals

Page # 1 of 19

Exterior-Only Inspection Residential Appraisal Report ABC123 File # CONV_2055_DEMO

	The purpose (of this sun	illially applialsal lopo	it is to prov	riae the ier	Huch Chich	il Willi all	accurate,	and adequate	eiy suppoπe	ea, opii	ווטוו טו נוו	io iliaino	l value	of the Su	iniari hir	
	Property Addr					·			Anytown	7 11	, ,		State II		Zip Code		
	Borrower Bu	ıyn, Ima					Public Red		n, Ima				County				
	Legal Descrip	tion Lot	XXX in Tall Grass	s of Naper	ville Unit	t 2											
			1-09-307-XXX-00	000					'ear 201X				R.E. Tax	es \$ 1	3,759		
占	Neighborhood								Reference						803.12		
SUBJECT	Occupant 🔀		Tenant Vaca			•	ssessment	\$ 0			X PU[AOH C	\$ 625	X	per year	pe	er month
190			d 🔀 Fee Simple	Leaseho		Other (de											
(V)	Assignment T	•	Purchase Transaction	X Refin	ance Trans			(describe)									
			inancial Inc.		"	Addres			et, Anywh						v D	NI.	
	•		irrently offered for sale												Yes 🔀		
	past 12 mc		ed, offering price(s), a	and date(s).	Subje	ect nas	not beer	геропе	d offered for	or sale thi	rougn	the loca	ai muitij	ole iist	ung serv	ice in ti	ne
			nalyze the contract for	r sale for the	suhiert nu	rchase tra	neaction	vnlain the	regulte of the	analysis of	the cor	ntract for s	ale or wh	ny the ai	nalveie wa	s not	
	performed.		naryzo aro oona aot roi	Salo for the	oubjoot pui	TOTIGOU IT	induction.	-Apiaiii tiio	roounto or tiro	analysis of	110 001	illuot ioi c	Julo of Wi	iy tilo u	ilalyolo wa	10 1100	
늣	ļ																
ĕ	Contract Price	\$	Date of Con	tract		Is the pr	operty sell	er the own	er of public re	ecord?	Yes	☐ No [Data Sour	ce(s)			
CONTRACT	Is there any fir	nancial assi	stance (loan charges,	sale concess	sions, gift o	or downp	ayment as	sistance, et	c.) to be paid	d by any part	ty on be	ehalf of the	e borrowe	er?		Yes	☐ No
ပ္ပ	If Yes, report t	the total dol	lar amount and descri	be the items	to be paid.												
	Note: Dasa -	nd tha ===:!	al aomnasitis a state	o noimhearl	and are re	ot oness!	ool focto										
			al composition of the ood Characteristics	e neignborn	oou are n	ot apprai		it Housing	Trondo			One II	Init Hous	ina	Droop	nt Land U	lee º/
	Location	veignborn Urban		Rural	Property \	Values F			Stable	Declinir	nn	PRICE		AGE	One-Unit		75 %
	Built-Up X			Under 25%			_		In Balance	Over Su		\$ (000)		yrs)	2-4 Unit		0 %
О	Growth	Rapid		Slow			Under 3		3-6 mths	Over 6		117	Low	0	Multi-Fan	nilv	10 %
오	Neighborhood												High	60	Commerc		10 %
NEIGHBORHOOD			t, 119th St south,		_					aginy out	- Jt		Pred.	20	Other		5 %
뿙	Neighborhood									ss" which	is con				1	family	
Ы		•	lity construction.														
_			rvices and conve														
	Market Condit	ions (includ	ling support for the ab	ove conclusi	ions)	See att	ached a	ddenda.									
	Dimensions					۸			Ol				\ <i>(</i> :				
	Dimensions 9						4352 sf			pe Recta		r	VI	ew N;	Res;		
	Specific Zonin			oonforming (Crandfatha				n Density		ct						
			Legal								_	Yes	No If	No, des	ecriha		
	is the mynest	מווע טפטנ ענ	se or subject property	as illiproveu	(ui as piu	իսծես իե	piaris ariu	Specificati	ons) the pres	ים שמה וויים		163	_ INO II	NO, uca	SCHOOL		
	Utilities	Public 0	ther (describe)														
			uller (describe)			Publ	lic Other	(describe)		Off-sit	te Impro	ovements	- Type		Publi	ic Pri	vate
ш	Electricity		(describe)	\	Water			(describe)				ovements nalt	- Туре		Publi	ic Pri	vate
SITE	Electricity Gas	X			Water Sanitary Se	X		(describe)		Street	te Impro Asph None	nalt	- Туре		Publi	ic Pri	vate
SITE	Gas FEMA Special	X Flood Haza	ırd Area Yes	X No FE	Sanitary Se EMA Flood	ewer 🔀 Zone X		FEMA	Map # 17	Street Alley	Asph None	nalt		ЛА Мар			
SITE	Gas FEMA Special Are the utilities	Flood Haza s and off-si	urd Area Yes te improvements typic	No FE cal for the ma	Sanitary Se MA Flood I Irket area?	ewer 🔀 Zone X	Yes	FEMA No If N	Map # 17 o, describe	Street Alley 197C0030	Asph None	nalt e	FEN		Date 09	/ /06/199	
SITE	Gas FEMA Special Are the utilities Are there any	Flood Haza s and off-si adverse site	rd Area Yes te improvements typic	No FE cal for the ma	Sanitary Se MA Flood Irket area? sements, e	ewer X Zone X encroachn	Yes	FEMA No If N	Map # 17 o, describe	Street Alley 197C0030	Asph None	nalt e	FEN		X	/ /06/199	
SITE	Gas FEMA Special Are the utilities Are there any	Flood Haza s and off-si adverse site	urd Area Yes te improvements typic	No FE cal for the ma	Sanitary Se MA Flood Irket area? sements, e	ewer X Zone X encroachn	Yes	FEMA No If N	Map # 17 o, describe	Street Alley 197C0030	Asph None	nalt e	FEN		Date 09	/ /06/199	
SITE	Gas FEMA Special Are the utilities Are there any	Flood Haza s and off-si adverse site	rd Area Yes te improvements typic	No FE cal for the ma	Sanitary Se MA Flood Irket area? sements, e	ewer X Zone X encroachn	Yes	FEMA No If N	Map # 17 o, describe	Street Alley 197C0030	Asph None	nalt e	FEN		Date 09	/ /06/199	
SITE	Gas FEMA Special Are the utilities Are there any Site consis	Flood Hazas and off-si adverse site	rd Area Yes te improvements typic	No FE cal for the ma al factors (eas lot for the I	Sanitary Se MA Flood rket area? sements, e neighbor	ewer X Zone X encroachn	Yes	FEMA] No If N ronmental	Map # 17 o, describe	Street Alley 197C0030 Ind uses, etc	Asph None 0E	nalt e	FEN Yes 🔀	∑ No	Date 09	./06/199 scribe	
SITE	Gas FEMA Special Are the utilities Are there any Site consis	Flood Hazas and off-si adverse site of a la	ard Area Yes te improvements typic e conditions or externa rger than typical	No FE cal for the ma al factors (eas lot for the r	Sanitary Se MA Flood Inket area? sements, e neighbor	ewer X Zone X encroachn rhood.	Yesnents, envi	FEMA No If Noronmental	Map # 17 o, describe conditions, la	Street Alley 197C0030 Ind uses, etc	Asph None 0E c.)?	Prior Ins	FEN Yes D	∑ No	Date 09 If Yes, des	scribe	
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de:	Flood Hazas and off-si adverse situates of a la ed for Physiscribe) Aseeneral Des	ard Area Yes te improvements typic c conditions or externa rger than typical cal Characteristics of crial photo cription	No FE cal for the ma al factors (eas lot for the I	Sanitary Se MA Flood Irket area? sements, e neighbor Apprais	ewer X Zone X encroachn rhood. sal Files	Yes nents, envi	FEMA No If Noronmental Assembly Assembly Assembly Bata S Heat	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling	Street Alley 197C0030 Ind uses, etc	Asph None 0E c.)?	Prior Ins	FEN Yes D	【 No	Date 09 If Yes, des	scribe	
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des	Flood Haza s and off-si adverse site sts of a la ed for Physi scribe) Ae eneral Des	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit	No FE cal for the ma al factors (eas lot for the I	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab	ewer X Zone X encroachn rhood. sal Files cription Crawl S	Yesnents, envi	FEMA No If Noronmental S Ass Data S Heat	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea _w An	Prior Ins	Yes Yes Spection aty Asset	No None	Date 09 If Yes, des	wner	95
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des	Flood Haza s and off-si adverse site sts of a la ed for Physi scribe) Ae eneral Des e One	ard Area Yes te improvements typic e conditions or externa rger than typical i cal Characteristics of erial photo cription with Accessory Unit	No FE cal for the ma al factors (eas lot for the I	Sanitary Se MA Flood rket area? sements, e neighbor Apprais eneral Des e Slab ement	ewer X Zone X encroachn rhood. sal Files scription Crawl S X Finisl	Yes	FEMA No If Nonmental Conmental Data S Heat FWA [Radial	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea W An Firepla Woods	Prior Ins //ill Cournenities ce(s) # stove(s) #	Yes Yes Spection atty Asset	None Drive	Date 09 If Yes, des Property 0v Car Sto	scribe wher orage	95
SITE	Gas FEMA Special Are the utilities Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det	Flood Hazas and off-si adverse situates of a la ed for Physiscribe) Acceneral Deservation of the control of the	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit	No FE cal for the ma al factors (eas lot for the reference of the referenc	Sanitary Se EMA Flood Irket area? sements, e neighbor Apprais eneral Des ement Basement	ewer X Zone X encroachn rhood. sal Files cription Crawl S Finisl Finis	Yes	FEMA No If Noronmental Assemble Assem	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea	Prior Ins //ill Cour nenities ce(s) # stove(s) # Deck Wo	Yes Spection onty Asset 1 Specdion Did Spection on the Asset 1 Special	No Pessor None Drive	Date 09 If Yes, des Property 0v Car Store wway #	wner orage of Cars	95 4 crete
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units X One # of Stories Type X Det X Existing [Flood Hazas and off-si adverse situats of a la ed for Physiscribe) Aeeneral Deservation of the control of the c	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const.	Property Ge Concret Full Base Partial B Exterior Wall	Sanitary Se MA Flood Irket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is	ewer X Zone X encroachn rhood. sal Files scription Crawl S Finist Finist Frame-	Yes nents, envi	FEMA No If Noronmental Assemble Assem	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea _w An Firepla Woods Patio/L Porch	Prior Ins //ill Cournenities ce(s) # Stove(s) # Oeck Wo	Yes Spection onty Asset 1 Spection Did Spection on the Asset 1 Special	None Drive Garage	Date 09 If Yes, des Property Ov Car Sto way # Surface ge #	wner orage of Cars Conc of Cars	95 4 crete 4
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: G Units \(\) One # of Stories Type \(\) Det Existing [Design (Style)	Flood Hazas and off-si adverse situats of a la ed for Physiscribe) As eneral Dese 2 Att. Propose Cont	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const.	No FE cal for the ma al factors (eas lot for the property Property Ge Concret Full Bas Partial B Exterior Wall	Sanitary Se MA Flood Irket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e	ewer X Zone X Encroachn rhood. Sal Files Scription Crawl S Finist Finist Frame- Asph. S	Yes nents, envi	FEMA No If Noronmental A Ass Data S Heat Key FWA [Radian Other Fuel Centra	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB It Gas I Air Conditio	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea w An Firepla Woods Patio/L Porch Pool	Prior Ins Vill Cournenities ce(s) # Deck Wo Covered None	Yes Spection onty Asset 1 Spection Did Spection on the Asset 1 Special	None None Garage Garage Carpo	Date 09 If Yes, des Property Ov Car Store Suway # Surface ge # ort #	wner orage of Cars Conc of Cars of Cars	95 4 crete 4 0
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: G Units One # of Stories Type Det Existing Design (Style) Year Built	Flood Hazas and off-si adverse situats of a la ed for Physiscribe) As eneral Dese 2 Att. Propose Cont 2000	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const.	Property Ge Concret Full Bass Partial B Exterior Wall Gutters & De	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts	ewer X Zone X Encroachn rhood. sal Files scription Crawl S Finisl Finis Frame- Asph. S GAlumin	Yes nents, envi	FEMA No If Noronmental A Ass Data S Heat FWA [Radiar Other Fuel Centra Individ	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB It Gas I Air Conditio	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds rea _ W An Firepla Woods Patio/I Pool Fence	Prior Ins //ill Cournenities ce(s) # Stove(s) # Deck Wo Covered None None	FEN Yes Spection nty Asset 1 Second Did Dodd Did Second	None None Garag Garag Attac	Date 09 If Yes, des Property Over Car Store Eway ## Surface ge ## ort ##	wner orage of Cars Conc of Cars	95 4 crete 4 0
SITE	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age	Flood Hazas and off-si adverse situats of a la ed for Physiscribe) As eneral Dese e	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const.	Property Ge Concrete Full Basi Exterior Wall Roof Surface Gutters & De Window Typ	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts De	ewer X Zone X Encroaching thood. sal Files scription Crawl S Finis Frame- Asph. S GAluminic Casem	Yes	FEMA No If Noronmental Associated Section Associated Section Associated Section Associated Associat	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual	Street Alley 197C0030 Ind uses, etc	Asph None OE c.)? ds c.)? ds Firepla Woods Patio/E Porch Pool Fence Other	Prior Ins //ill Cour nenities ce(s) # stove(s) # Deck Wo Covered None None None	FEN Yes Spection nty Asset 1 Second Did Dodd Did Second	None None Garage Garage Carpo	Date 09 If Yes, des Property Over Car Store Eway ## Surface ge ## ort ##	wner orage of Cars Conc of Cars of Cars	95 4 crete 4 0
	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances	Flood Hazas and off-si adverse situats of a la ed for Physiscribe) Aceeneral Deservation Att. Propose 2 Att. Propose 2000 (Yrs) 10 Refrigera	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. temporary tor Range/Oven	Property Ge Concret Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwa	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des ement Basement Is e ownspouts be asher	ewer X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finis Frame- Asph. S GAlumini Casem Disposa	Pace hed shed shed shed ent ll Mid	FEMA No If Noronmental Associated Section Associated Section Associated Section Associated Associ	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I	Street Alley 197C0030 Ind uses, etc d Tax Record iss Living Ar ining ining ining	Asph None OE c.)? ds Firepla Woods Patio/I Porch Pool Fence Other Other (of	Prior Ins //ill Cournenities ce(s) # stove(s) # Covered None None None describe)	FEN Yes Spection Only Assertion Only	None Drive riveway Garag Carpo Attac Built-	Date 09 If Yes, des Property Ov Car Store Eway # Surface ge # ort # ched in	wner orage of Cars Conc of Cars of Cars	4 crete 4 0
	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des GUnits One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area	Flood Hazas and off-sis adverse situates of a la ed for Physis scribe) Aceeneral Deservation Propose Quantum P	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains:	No FE cal for the ma al factors (eas lot for the reference of the referenc	Sanitary Se MA Flood Irket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts oe asher	ewer X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finis Frame- Asph. S Alumin Casem Disposa 4 E	Pace hed shed shed. Shall um ent li Mid	FEMA No If Noronmental Associated Section Associate	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/L 2.1 Bath(s	Street Alley 197C0030 Ind uses, etc d Tax Record iss Living Ar ining Oryer Oryer	Asph None OE c.)? ds rea _w An Firepla Woods Patio/L Porch Pool Fence Other Other (d 3,307	Prior Ins //ill Cournenities ce(s) # Deck Wo Covered None None None Square	Spection nty Asset 1	None Drive Graya Attac Built- Gross Li	Date 09 If Yes, des Property Ov Car Sto Sway # Surface ge # ort # ched in	wner orage of Cars Conc of Cars of Cars	4 crete 4 0
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des GUnits One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area	Flood Hazas and off-sis adverse situates of a la ed for Physis scribe) Aceeneral Deservation Propose Quantum P	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. temporary tor Range/Oven	No FE cal for the ma al factors (eas lot for the research	Sanitary Se MA Flood Irket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts oe asher	ewer X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finis Frame- Asph. S Alumin Casem Disposa 4 E	Pace hed shed shed. Shall um ent li Mid	FEMA No If Noronmental Associated Section Associate	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I	Street Alley 197C0030 Ind uses, etc d Tax Record iss Living Ar ining Oryer Oryer	Asph None OE c.)? ds rea _w An Firepla Woods Patio/L Porch Pool Fence Other Other (d 3,307	Prior Ins //ill Cournenities ce(s) # Deck Wo Covered None None None Square	Spection nty Asset 1	None Drive Graya Attac Built- Gross Li	Date 09 If Yes, des Property Ov Car Sto Sway # Surface ge # ort # ched in	wner orage of Cars Conc of Cars of Cars	4 crete 4 0
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: Gunits One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat	Flood Hazas and off-si adverse situats of a la ed for Physiscribe) As eneral Dese 2 Att. Propose Cont 2000 (Yrs) 10 Refrigera above gradutures (speci	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains:	Property Ge Concrete Partial Base Exterior Wall Roof Surface Gutters & De Window Typ Dishwar PROOF Surface Gutters & De Window Typ Rooms ns, etc.)	Sanitary Se MA Flood rket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher Rec roor	ewer X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Asph. S Alumini Casem Disposa 4 E m with v	Pace hed shed shed ent ll Mic Sedrooms wet bar,	FEMA No If Noronmental A Ass Data S Heat KAST FWA [Radian Other Fuel Centra Individed Other rowave	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s	Street Alley 197C0030 Ind uses, etc d Tax Record ss Living Ar Ining Ining Ining In and med	Asph None OE c.)? ds Firepla Woods Patio/L Porch Pool Fence Other Other (0 3,307 dia roo	Prior Ins Vill Cournenities ce(s) # Deck Wo Covered None None None Square om in fin	Spection A specific spe	None Drive Gray Attac Built- Gross Li Dasem	Date 09 If Yes, des Property Ov Car Store Surface ge # ort # shed in iving Area nent.	wner orage of Cars Conc of Cars Of Cars Detach	95 4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat	Flood Hazas and off-si adverse situates of a la ed for Physics scribe) As eneral Dese 2 Att. Propose Cont 2000 (Yrs) 10 Refrigera above grad tures (specion of the condition	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. temporary tor Range/Oven e contains: ial energy efficient iter	Property Ge Concrete Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwa 9 Rooms ms, etc.)	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts De asher S Rec roor	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finis Finis Frame- Asph. \$ SAlumini Casem Disposa 4 E m with v	Yes	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individed Other rowave 1.0 bath	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room	Street Alley 197C0030 Ind uses, etc Ind uses, etc Ind Tax Record Ind uses Living Are Ind	Asph None OE c.)? ds rea	Prior Institute Prior Institut	Spection Spection The speciment of the spection The speciment of the specimen	None None Drive riveway Garaç Attac Built- Gross Li pasem	Date 09 If Yes, des Property Over Car Store Evway ## Surface ge ## ort ## ched iving Area inent.	wner orage of Cars Conc of Cars of Cars Detach Above Grape	95 95 95 95 95 95 95 95 95 95 95 95 95 9
	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond	Flood Hazas and off-si adverse situates of a la ed for Physis scribe) As eneral Des e	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains: ial energy efficient iter the property and data	Property Ge Concrete Partial Base Partial Base Exterior Wall Roof Surface Gutters & De Window Typ Dishwa 9 Rooms ms, etc.)	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts oe asher S Rec roor Including applications	ewer X Zone X Zone X Encroachn rhood. sal Files scription Crawl S Finis Finis Frame- Asph. S Alumin Casem Disposa 4 E m with v pparent no	Yes	FEMA No If Noronmental A Associated Section Associated Section Associated Section Associated Associ	Map # 17 o, describe conditions, la sessment and ource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room	Street Alley 197C0030 Ind uses, etc Ind uses, etc Ind Tax Record Ind Tax Recor	Asph None OE c.)? ds Frea W An Firepla Woods Patio/I Porch Pool Fence Other Other (0 3,307 dia roo deling, s appe	Prior Ins //III Cour nenities ce(s) # Deck Wo Covered None None None describe) V Square pom in fin	FEN Yes Spection Ity Asset 1	None None Drive riveway Garag Carpo Attac Built- Gross Li basem ject pr	Date 09 If Yes, des Property Over Car Store Eway ## Surface ge ## ort ## ched iving Area inent.	wner orage of Cars Conc of Cars of Cars Detach Above Grappears uction,	95 95 95 95 95 95 95 95 95 95 95 95 95 9
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or	Flood Hazas and off-si adverse situates of a la ed for Physicscribe) Aceeneral Deservation of the condition as conformation.	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains: ial energy efficient iter the property and data abserved from the	Property Ge Concret Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwa 9 Rooms ms, etc.)	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts be asher S Rec roor including ap thibiting inct has a fi	ewer X Zone X Encroachn rhood. sal Files scription Crawl S Finisl Finisl Finis Casem Disposa 4 E m with v pparent no	yes	FEMA No If No onmental Conmental Conmental Conmental Conmental Contral Radian Other Fuel Contral Individed Other rowave 1.0 bath of the contral contr	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room ration, renova	Street Alley 197C0030 Ind uses, etc d Tax Record iss Living Ar ining Dryer on and med ations, remoderovements on but not	Asph None OE c.)? ds Frea W An Firepla Woods Patio/E Porch Pool Fence Other Other (0 3,307 deling, sappe atypic	Prior Institution	FEN Yes Spection nty Asserting Fet 0 Dood D Dodd Selection Feet of 0 Dished b C3;Sub De of Q3 Door apprais	None None Drive riveway Garag Carpo Attac Built- Gross Li basem ject pr qualit sal rep	Date 09 If Yes, des Property Ov Car Sto Way # Surface ge # ort # ched iving Area hent. roperty a cy constructor has	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or	Flood Hazas and off-si adverse situates of a la ed for Physicscribe) Aceeneral Deservation of the condition as conformation.	cal Characteristics of erial photo with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains: ial energy efficient iter the property and data observed from the aroperties in the ar	Property Ge Concret Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwa 9 Rooms ms, etc.)	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts be asher S Rec roor including ap thibiting inct has a fi	ewer X Zone X Encroachn rhood. sal Files scription Crawl S Finisl Finisl Finis Casem Disposa 4 E m with v pparent no	yes	FEMA No If No onmental Conmental Conmental Conmental Conmental Contral Radian Other Fuel Contral Individed Other rowave 1.0 bath of the contral contr	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room ration, renova	Street Alley 197C0030 Ind uses, etc d Tax Record iss Living Ar ining Dryer on and med ations, remoderovements on but not	Asph None OE c.)? ds Frea W An Firepla Woods Patio/E Porch Pool Fence Other Other (0 3,307 deling, sappe atypic	Prior Institution	FEN Yes Spection nty Asserting Fet 0 Dood D Dodd Selection Feet of 0 Dished b C3;Sub De of Q3 Door apprais	None None Drive riveway Garag Carpo Attac Built- Gross Li basem ject pr qualit sal rep	Date 09 If Yes, des Property Ov Car Sto Way # Surface ge # ort # ched iving Area hent. roperty a cy constructor has	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: Gunits One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or completed	Flood Hazas and off-si adverse situates of a la ed for Physiscribe) As eneral Dese 2 Att. Propose 2 Att. Propose 2 Att. Propose 2 Att. Propose 5 Att. Contable 2000 (Yrs) 10 Refrigera above gradutures (specific condition of ition as confidence of other probased or	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: ial energy efficient iter the property and data observed from the operties in the ar in the Extraordina	Property Ge Concrete Partial Base Partial Base Cutters & De Window Typ Dishwar Partial Base Subject Surve (s) (iii	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher SRec roor Including ap chibiting in et has a fection that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Casem Disposa 4 E m with v pparent no	Pace hed shed ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individ Other rowave 1.0 bath irs, deterior deterior which is dition of	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s play room ration, renova ation. Impi	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins Vill Cour nenities ce(s) # Deck Wo Covered None None None describe) or Square om in fin etc.). (ear to be cal. The	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None Drive Triveway Garag Attac Built- Gross Li Dasem ject pr qualit sal rep dition	Date 09 If Yes, des Property 0v Car Sto way # Surface ge # ort # thed in iving Area nent. roperty a ty constr boort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or completed Are there any	Flood Hazas and off-si adverse situates of a la ed for Physister of a l	cal Characteristics of erial photo with Accessory Unit S-Det./End Unit ed Under Const. emporary tor Range/Oven e contains: ial energy efficient iter the property and data observed from the aroperties in the ar	Property Ge Concrete Partial Base Partial Base Cutters & De Window Typ Dishwar Partial Base Subject Surve (s) (iii	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher SRec roor Including ap chibiting in et has a fection that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Casem Disposa 4 E m with v pparent no	Pace hed shed ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individ Other rowave 1.0 bath irs, deterior deterior which is dition of	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s play room ration, renova ation. Impi	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins Vill Cour nenities ce(s) # Deck Wo Covered None None None describe) or Square om in fin etc.). (ear to be cal. The	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None None Drive riveway Garag Carpo Attac Built- Gross Li basem ject pr qualit sal rep	Date 09 If Yes, des Property 0v Car Sto way # Surface ge # ort # thed in iving Area nent. roperty a ty constr boort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: Gunits One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or completed	Flood Hazas and off-si adverse situates of a la ed for Physister of a l	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: ial energy efficient iter the property and data observed from the operties in the ar in the Extraordina	Property Ge Concrete Partial Base Partial Base Cutters & De Window Typ Dishwar Partial Base Subject Surve (s) (iii	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher SRec roor Including ap chibiting in et has a fection that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Casem Disposa 4 E m with v pparent no	Pace hed shed ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individ Other rowave 1.0 bath irs, deterior deterior which is dition of	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s play room ration, renova ation. Impi	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins Vill Cour nenities ce(s) # Deck Wo Covered None None None describe) or Square om in fin etc.). (ear to be cal. The	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None Drive Triveway Garag Attac Built- Gross Li Dasem ject pr qualit sal rep dition	Date 09 If Yes, des Property 0v Car Sto way # Surface ge # ort # thed in iving Area nent. roperty a ty constr boort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or completed Are there any	Flood Hazas and off-si adverse situates of a la ed for Physister of a l	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: ial energy efficient iter the property and data observed from the operties in the ar in the Extraordina	Property Ge Concrete Partial Base Partial Base Cutters & De Window Typ Dishwar Partial Base Subject Surve (s) (iii	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher SRec roor Including ap chibiting in et has a fection that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Casem Disposa 4 E m with v pparent no	Pace hed shed ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individ Other rowave 1.0 bath irs, deterior deterior which is dition of	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s play room ration, renova ation. Impi	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins Vill Cour nenities ce(s) # Deck Wo Covered None None None describe) or Square om in fin etc.). (ear to be cal. The	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None Drive Triveway Garag Attac Built- Gross Li Dasem ject pr qualit sal rep dition	Date 09 If Yes, des Property 0v Car Sto way # Surface ge # ort # thed in iving Area nent. roperty a ty constr boort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (de: G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical or completed Are there any	Flood Hazas and off-si adverse situates of a la ed for Physister of a l	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: ial energy efficient iter the property and data observed from the operties in the ar in the Extraordina	Property Ge Concrete Partial Base Partial Base Cutters & De Window Typ Dishwar Partial Base Subject Surve (s) (iii	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais eneral Des e Slab ement Basement Is e ownspouts be asher SRec roor Including ap chibiting in et has a fection that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finisl Finisl Finisl Casem Disposa 4 E m with v pparent no	Pace hed shed ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If Noronmental A Ass Data S Heat FWA [Radian Other Fuel Centra Individ Other rowave 1.0 bath irs, deterior deterior which is dition of	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/I 2.1 Bath(s play room ration, renova ation. Impi	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins Vill Cour nenities ce(s) # Deck Wo Covered None None None describe) or Square om in fin etc.). (ear to be cal. The	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None Drive Triveway Garag Attac Built- Gross Li Dasem ject pr qualit sal rep dition	Date 09 If Yes, des Property 0v Car Sto way # Surface ge # ort # thed in iving Area nent. roperty a ty constr boort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical of completed Are there any If Yes, describ	Flood Hazas and off-si adverse sith its of a la ed for Physiscribe) As eneral Deservation of the proposed above gradures (special condition of ition as condition as condition as condition as condition of ition as condition as condition of ition as condition of other proposed on apparent phoe.	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: fal energy efficient iter the property and data abserved from the coperties in the are the Extraordina mysical deficiencies or	Property Ge Concret Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwe 9 Rooms ns, etc.) I source(s) (iii e street, ex ea. Subject ry Assump	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts be asher S Rec roor Including ap chibiting inct has a fotion that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finist Finist Frame- Asph. S Alumin Casem Disposa 4 E m with v pparent normal four car t the inte	Pace hed shed Brick Shgl. um ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If N	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room ration, renova ation. Impi uncommo the Subjects s, or structura	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds rea Woods Patio/E Porch Pool Fence Other (0 3,307 dia roo deling, s appe atypic ty is ir	Prior Ins //ill Cournenities ce(s) # Deck Wo Covered None None None Square om in fin etc.). (ear to be cal. The on the san	FEN Yes Spection Anty Asset 1 Feet of Q Anished to C3;Sub Be of Q3 Appraished con-	None Drive riveway Gara Carpo Attac Built- Gross Li pasem ject pr qualit sal rep dition	Date 09 If Yes, des Property Ov Car Sto Saway # Surface ge # ort # shed in iving Area nent. roperty a sty constr cort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned
ENTS	Gas FEMA Special Are the utilitie: Are there any Site consis Source(s) Use Other (des G Units One # of Stories Type Det Existing Design (Style) Year Built Effective Age Appliances Finished area Additional feat Describe the coin C3 cond is typical of completed Are there any If Yes, describ	Flood Hazas and off-si adverse sith its of a la ed for Physiscribe) As eneral Deservation of the proposed above gradures (special condition of ition as condition as condition as condition as condition of ition as condition as condition of ition as condition of other proposed on apparent phoe.	ard Area Yes te improvements typic e conditions or externa rger than typical cal Characteristics of erial photo cription with Accessory Unit S-Det./End Unit d Under Const. temporary The Range/Oven e contains: ial energy efficient iter the property and data observed from the operties in the ar in the Extraordina	Property Ge Concret Full Base Partial B Exterior Wall Roof Surface Gutters & De Window Typ Dishwe 9 Rooms ns, etc.) I source(s) (iii e street, ex ea. Subject ry Assump	Sanitary Se MA Flood Inket area? sements, e neighbor Apprais Peneral Des e Slab ement Basement Is e ownspouts be asher S Rec roor Including ap chibiting inct has a fotion that	ewer X Zone X Zone X Encroachn rhood. Sal Files Scription Crawl S Finist Finist Frame- Asph. S Alumin Casem Disposa 4 E m with v pparent normal four car t the inte	Pace hed shed Brick Shgl. um ent ll Mic Bedrooms wet bar, eeded repa physical garage erior cor	FEMA No If N	Map # 17 o, describe conditions, la sessment and cource for Gro ing/Cooling HWBB at Gas I Air Conditio ual Washer/E 2.1 Bath(s play room ration, renova ation. Impi uncommo the Subjects s, or structura	Street Alley 197C0030 Ind uses, etc I Tax Record I Tax	Asph None OE c.)? ds	Prior Ins //ill Cournenities ce(s) # Deck Wo Covered None None None Square om in fin etc.). (ear to be cal. The on the san	spection ty Asse Feet of Consisted to Ca; Subsection appraise me consisted to Ca; Subsection The consistency of Ca; Subsection to Ca;	None Drive riveway Gara Carpo Attac Built- Gross Li pasem ject pr qualit sal rep dition	Date 09 If Yes, des Property Ov Car Sto Saway # Surface ge # ort # shed in iving Area nent. roperty a sty constr cort has as the e	wner orage of Cars Conc of Cars Detach Above Grappears uction, been	4 crete 4 0 ned

Exterior-Only Inspection Residential Appraisal Report ABC123
File # CONV_2055_DEMO

			the subject neighborh				to \$ 875	
			the past twelve mont					325,000 .
FEATURE	SUBJECT		BLE SALE # 1			E SALE # 2	COMPARABI	
Address 3815 Main Ave		3708 Grassmer		3715 Sunk			3715 Landsdowr	
Anytown , IL 605	XX	Anytown , IL 60	5XX	Anytown,			Anytown, IL 605	XX
Proximity to Subject	<u> </u>	0.57 miles NE		0.54 miles			0.11 miles E	I_
Sale Price	\$	Δ	\$ 508,000			\$ 550,000	A	\$ 555,000
Sale Price/Gross Liv. Area	\$ sq.ft.				7 sq.ft.		\$ 164.40 sq.ft.	
Data Source(s)		MRED MLS #09				1680X;DOM 5		122257X;DOM 45
Verification Source(s)	DECODIDEION	Will County Ass		Will Count			Will County Asse	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT	IION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth			ArmLth	
Concessions Pete of Colo/Times		Conv;0		Conv;0	4.443.4		Conv;0	
Date of Sale/Time	ND	s08/1X;c06/1X	0	s03/1X;c0	1/1X	0	s04/1X;c03/1X	0
Location Leasehold/Fee Simple	N;Res;	N;Res;		N;Res;	1-		N;Res;	
Site	Fee Simple	Fee Simple	7.400	Fee Simpl	ie	. 40.005	Fee Simple	. 10 000
View	14352 sf N;Res;	16726 sf N;Res;	-1,122	10057 sf N;Res;		+12,885	10052 sf N;Res;	+12,900
Design (Style)	DT2;Contemp.	DT2;Traditional	0	DT2;Tradit	tional	0	DT2;Contemp.	
Quality of Construction	Q3	Q3	0	Q3	lionai	U	Q3	
Actual Age	16	17	0	16			15	0
Condition	C3	C3	0	C3			C3	0
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	. Baths		Total Bdrms. Baths	
Room Count	9 4 2.1	9 4 2.1		9 4	3.1	-10,000	11 5 3.1	-10,000
Gross Living Area	3,307 sq.ft.	2,836 sq.ft	+28,260	-	2 sq.ft.	-10,000	3,376 sq.ft.	-10,000
Basement & Finished	1649sf1649sfin	1536sf1536sfin		1706sf952				0
Rooms Below Grade	1rr0br1.0ba2o	1rr0br1.0ba2o	1,130	1rr0br1.0b			1rr1br1.0ba2o	0
Functional Utility	Good	Good		Good	. 400		Good	
Heating/Cooling	GFWA/CAC	GFWA/CAC		GFWA/CA	AC		GFWA/CAC	
Energy Efficient Items	Thermalpanes	Thermalpanes		Thermalpa			Thermalpanes	
Garage/Carport	4gbi4dw	2ga4dw	+20.000	3gbi5dw		+10,000	3gbi5dw	+10,000
Porch/Patio/Deck	Deck	Patio		Patio, Fen	ice		Patio, Fence	-5,000
				,		2,222	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Net Adjustment (Total)		X +	\$ 42,268	X +	<u></u>	\$ 7,885	X +	\$ 7,900
Adjusted Sale Price		Net Adj. 8.3 %		Net Adj.	1.4 %		Net Adj. 1.4 %	·
of Comparables		Gross Adj. 11.1 %	\$ 550,268	Gross Adj.	6.9 %	\$ 557,885		\$ 562,900
I 🔀 did 🗌 did not research	the sale or transfer his	story of the subject pr	operty and comparable	sales. It not,	explain			
I 🔀 did 🗌 did not research	the sale or transfer his	story of the subject pi	openy and comparable	sales. It not,	explain			
My research ☐ did 🔀 did			subject property for th			e effective date of this	s appraisal.	
My research ☐ did 🔀 did Data Source(s) MRED ML	not reveal any prior sa S/Public records	les or transfers of the	subject property for th	e three years p	prior to th		• •	
My research did did did Data Source(s) MRED ML	not reveal any prior sa S/Public records not reveal any prior sa	les or transfers of the		e three years p	prior to th		• •	
My research	not reveal any prior sa S/Public records not reveal any prior sa S/Public records	les or transfers of the	subject property for the	e three years phe year the year prior t	prior to th	e of sale of the compa	arable sale.	
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML Report the results of the research	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p	les or transfers of the les or transfers of the rior sale or transfer h	subject property for th comparable sales for t	e three years phe year the year prior the perty and con	prior to th to the date	e of sale of the compa	arable sale. al prior sales on page	
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML Report the results of the research	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p	les or transfers of the	subject property for the	e three years phe year the year prior the perty and con	prior to th to the date	e of sale of the compa	arable sale. al prior sales on page	3). RABLE SALE #3
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML Report the results of the research ITEM Date of Prior Sale/Transfer	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p	les or transfers of the les or transfers of the rior sale or transfer h	subject property for th comparable sales for t	e three years phe year the year prior the perty and con	prior to th to the date	e of sale of the compa	arable sale. al prior sales on page	
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT	subject property for the comparable sales for the subject processory of the subject property for the subject property for the subject processory of	e three years phe year prior to perty and con ALE #1	prior to the date	e of sale of the compa sales (report additiona DMPARABLE SALE #2	arable sale. al prior sales on page COMPA	RABLE SALE #3
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT	subject property for the comparable sales for the subject processory of the subject property for the subject pro	e three years phe year prior to perty and con ALE #1	prior to the date	e of sale of the compassales (report additional MPARABLE SALE #3	arable sale. al prior sales on page 2 COMPAF	RABLE SALE #3 S #09122257X
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X	les or transfers of the les or transfers of the rior sale or transfer hi JBJECT /Public records	subject property for th comparable sales for t story of the subject pro COMPARABLE S. MRED MLS #0920 08/31/201X	e three years phe year prior to perty and con ALE #1	prior to the date mparable s	e of sale of the compassales (report additional) MPARABLE SALE #2 MLS #09116802	arable sale. al prior sales on page 2 COMPAF MRED MLS 08/31/201>	S #09122257X
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processory of the subject property of the subject processory of the subject pr	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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 past 3 years of the effective	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject ve date of the app	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processory of the subject property of the subject processory of the subject pr	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject ve date of the app	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processory of the subject property of the subject processory of the subject pr	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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 past 3 years of the effective	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject ve date of the app	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processory of the subject property of the subject processory of the subject pr	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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 past 3 years of the effective	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject ve date of the app	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processory of the subject property of the subject processory of the subject pr	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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 past 3 years of the effective	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appliness.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p SL MRED MLS/ 08/31/201X history of the subject post of the appriness. Approach See at	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year prior to the year and con ALE #1 6079X The was no the years prior to the year	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #2 MLS #09116802 201X available of any s	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	RABLE SALE #3 S #09122257X C story within the
My research did did did Data Source(s) MRED ML My research did did did Data Source(s) MRED ML 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 past 3 years of the effective normal course of busing summary of Sales Comparison A	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject post of the apprincess. Approach See at	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records property and compara praisal for the sul tached addenda.	subject property for the comparable sales for the subject processor of the subject processor COMPARABLE S. MRED MLS #092 08/31/201X able sales The object property or 1	e three years phe year prior to the year prior to the year prior to the year and contact the year prior to the year prio	prior to the date mparable s CO MRED 08/31/2	e of sale of the compa sales (report additional MPARABLE SALE #3 MLS #09116803 201X available of any sale of the sale of	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his	S #09122257X Story within the sused through
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject possible of the apprinces. Approach See at rison Approach \$ 5. parison Approach \$ 5.	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records property and compara praisal for the sul tached addenda.	subject property for the comparable sales for the story of the subject property of the Story of the subject property of the sales of th	e three years phe year prior the year prior the perty and confidence with the perty and confidence was not become a prior to the perty and confidence was not become a prior to the perty and confidence was not become a perior to the perty and confidence with the perty and confidence was not become a perior to the period of	prior to the date nparable so CO MRED 08/31/2 report a to the d	e of sale of the compa sales (report additional DMPARABLE SALE #3 DMLS #0911680) 201X available of any sale of the sale of Income App	arable sale. al prior sales on page 2 COMPAI COMPAI MRED MLS 08/31/201> ale or transfer his f the comparables proach (if developed)	RABLE SALE #3 S #09122257X (story within the is used through
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the appriness. Approach See at rison Approach \$ 50 parison Approach \$ 50 proach was given	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT Public records property and compara praisal for the sul tached addenda. 54,900 554,900 the most weight	subject property for the comparable sales for the story of the subject property of the Story of the subject property of the sales and the sales of t	e three years phe year prior to perty and con ALE #1 6079X ere was no pyear prior to year prior year prior to ye	prior to the date in the date	income Apprending against a part of the compared and the	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his f the comparables proach (if developed) ring of the subject	RABLE SALE #3 S #09122257X (story within the s used through
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ye date of the appriness. Approach See at rison Approach \$ 5: parison Approach \$ 5: proach was given yere limited. Becan	les or transfers of the les or transfers of the rior sale or transfer hi IBJECT /Public records property and compara praisal for the sul tached addenda. 54,900 554,900 the most weight use of these limit	subject property for the comparable sales for the subject property of the subject property of the Story of the subject property of the sales of the	e three years phe year prior to perty and con ALE #1 6079X The was not year prior to	prior to the date mparable s CO MRED 08/31/2 report a to the d	Income Approformation gather to be inapplicable.	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201 ale or transfer his f the comparables transfer his f the subjective to make a creci	RABLE SALE #3 S #09122257X (story within the s used through
My research did did did Data Source(s) MRED ML did did did did did did did	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ye date of the appriness. Approach See at rison Approach \$ proach was given yere limited. Becar come approach wis", Subject to	les or transfers of the les or transfers of the rior sale or transfer his legal of the sulface of the sulface of the sulface of these limits was not used as the completion per plan	subject property for the comparable sales for the subject property of the subject property of the subject property of the subject property of the subject property or 1 Cost Approach (if dev. Due to the narrowations, the cost aphis type of property and specifications of the subject property of the subject property or the subject property of the subject property or the subject property of the subject property or the subject property of the subject property or the subject property of the subject property or the subject property of the subject property or the subject property of	e three years phe year prior to perty and con ALE #1 6079X Tree was not year prior to year prior to year prior to percent was not year prior to percent was year predoming the basis of the percent was year predoming the basis of the percent was year predoming the basis of the percent was year prior to percent was year.	prior to the date mparable so CO MRED 08/31//report at to the downwork, in the found minantly of a hypore.	Income Approformation gather to be inapplicable condition that the comparation that the compa	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his f the comparables proach (if developed) ring of the subject the improvements his	RABLE SALE #3 S #09122257X Story within the s used through \$ used through \$ t improvement dible appraisal
My research did did did Data Source(s) MRED ML did Data Source(s) MRED ML did Data Source(s) MRED ML 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 past 3 years of the effective the normal course of busing Summary of Sales Comparison Analysis of Sales Comparison Analysis of Prior Sales Comparison Analysis of Prior Sales Comparison Analysis of Sales Compariso	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject liness. Approach See at rison Approach \$ proach was given were limited. Becaucome approach wis", Subject to following repairs or a	les or transfers of the les or transfers of the rior sale or transfer his legal of the substantial for the substantial	subject property for the comparable sales for the subject property of the subject property of the subject property of the subject property of the subject property or 1 Cost Approach (if deviations, the cost aphis type of property and specifications of a hypothetical cost of a hypothetical cost of the subject property of the subject propert	e three years phe year prior to perty and con ALE #1 6079X Teloped) \$ Weloped of percoach was you is predom the basis of pondition that to the percoach was to percoach was to percoach was you is predom the basis of percoach was you in the b	mprior to the date of the date	Income Approformation gather to be inapplicable on alterations have or alterations have	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his f the comparables broach (if developed) ring of the subject ele to make a crect to been completed, or	RABLE SALE #3 S #09122257X Story within the s used through s used through \$ t improvement dible appraisal ave been subject to the
My research did did did Data Source(s) MRED ML did Data Source(s) MRED ML did Data Source(s) MRED ML 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 past 3 years of the effecti the normal course of busing Summary of Sales Comparison Analysis of Sales Comparison Maidicated Value by Sales Comparison Maidicated Value by Sales Comparison Analysis Comparison Analysis Sales Comparison Maidicated Value Sales Comparison Analysis Comp	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject possible of the apprinces. Approach See at rison Approach \$ proach was given vere limited. Becaute of the apprince of the approach of the approach of the approach was given of the approach of the a	les or transfers of the les or transfers of the rior sale or transfer his JBJECT (Public records property and compara praisal for the sulf tached addendated addendated by the most weight use of these limit was not used as the completion per plan alterations on the basing assumption that the sulfin transfer is the sulfi	subject property for the comparable sales for the subject property of the subject property of the subject property of the subject property of the subject property or 1 Cost Approach (if deviations, the cost aphis type of property and specifications of a hypothetical cost of a hypothetical cost of the subject property of the subject propert	e three years phe year prior to perty and con ALE #1 6079X Teloped) \$ Weloped of percoach was you is predom the basis of pondition that to the percoach was to percoach was to percoach was you is predom the basis of percoach was you in the b	mprior to the date of the date	Income Approformation gather to be inapplicable on alterations have or alterations have	arable sale. al prior sales on page 2 COMPAI MRED MLS 08/31/201> ale or transfer his f the comparables broach (if developed) ring of the subject ele to make a crect to been completed, or	RABLE SALE #3 S #09122257X Story within the s used through s used through \$ t improvement dible appraisal ave been subject to the
My research did did did Data Source(s) MRED ML did Data Source(s) MRED ML did Data Source(s) MRED ML 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 past 3 years of the effective the normal course of busing Summary of Sales Comparison Analysis of Prior Sales Comparison An	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the apprinces. Approach See at rison Approach \$ proach was given vere limited. Becar come approach subject to following repairs or a lised on the extraordinal ded for a longer given vere limited.	les or transfers of the les or transfers of the rior sale or transfer his legal of transfer his legal of transfer his legal of transfer his legal of the substance of the substa	subject property for the comparable sales for the subject property of the subject property of the subject property of the sales of the	e three years phe year prior to perty and con ALE #1 6079X Tre was not year prior to year prior to year prior to peroach was year prior to year year year year year year year year	mparable so CO MRED 08/31// report at to the do	Income App Income App Income at to be inapplicable to wher-occupied thetical condition that is or alteration or repair: T	Arable sale. All prior sales on page 2 COMPAF MRED MLS 08/31/201> ale or transfer his fine comparables froach (if developed) ring of the subject of the subject of the improvements his been completed, or the appraisal is on the sale is on th	RABLE SALE #3 S #09122257X Story within the s used through Is t improvement dible appraisal This is a specific to the only for a specific
My research did did did Data Source(s) MRED ML did Data Source(s) MRED ML did Data Source(s) MRED ML 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 past 3 years of the effective the normal course of busing Summary of Sales Comparison Analysis of Prior Sales Comparison An	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the apprinces. Approach See at rison Approach \$ proach was given vere limited. Becar come approach subject to following repairs or a lised on the extraordinal ded for a longer given vere limited.	les or transfers of the les or transfers of the rior sale or transfer his legal of transfer his legal of transfer his legal of transfer his legal of the substance of the substa	subject property for the comparable sales for the subject property of the subject property of the subject property of the sales of the	e three years phe year prior to perty and con ALE #1 6079X Tre was not year prior to year prior to year prior to peroach was year prior to year year year year year year year year	mparable so CO MRED 08/31// report at to the do	Income App Income App Income at to be inapplicable to wher-occupied thetical condition that is or alteration or repair: T	Arable sale. All prior sales on page 2 COMPAF MRED MLS 08/31/201> ale or transfer his fine comparables froach (if developed) ring of the subject of the subject of the improvements his been completed, or the appraisal is on the sale is on th	RABLE SALE #3 S #09122257X Story within the s used through Is t improvement dible appraisal This is a specific to the only for a specific
My research did did did Data Source(s) MRED ML did Data Source(s) MRED ML did Data Source(s) MRED ML 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 past 3 years of the effecti the normal course of busing Summary of Sales Comparison Analysis of Sales Comparison Maidicated Value by Sales Comparison Maidicated Value by Sales Comparison Analysis Comparison Analysis Sales Comparison Maidicated Value Sales Comparison Analysis Comp	not reveal any prior sa S/Public records not reveal any prior sa S/Public records h and analysis of the p MRED MLS/ 08/31/201X history of the subject ve date of the apprinces. Approach See at rison Approach \$ proach was given vere limited. Becar come approach subject to following repairs or a lised on the extraordinal ded for a longer given vere limited.	les or transfers of the rior sale or transfer his description of the subserview as of the sub	subject property for the comparable sales for the subject property of the subject property of the subject property of the sales of the	the year prior to the year pri	mparable so CO MRED 08/31//report at to the dotner of the repair arequire at defined real pro	Income Apponder on the comparation of the sale of the	Arable sale. All prior sales on page 2 COMPAF MRED MLS 08/31/201> ale or transfer his fine comparables fine comparables fine to make a credit the improvements his been completed, or the appraisal is outenent of assumption bubject of this repo	RABLE SALE #3 S #09122257X Story within the s used through Is t improvement dible appraisal This is a specific to the only for a specific

Exterior-Only Inspection Residential Appraisal Report ABC123 File # CONV_2055_DEMO

Some information regarding characteristics for the comparables are not r				
include: site area, GLA (such as for older properties or condominiums), these cases, estimates are provided by the appraiser from information of		_		t. In
those cases, estimates are provided by the appraiser from information of	ramed unough the local IVI	<u> </u>	равів от охрепеное.	
See attached addendum for additional certifications and other conditions				
	(not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calc	ulations.			
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo	ulations. r estimating site value) Op		value reflects current mar	rket data
Provide adequate information for the lender/client to replicate the below cost figures and calc	ulations. r estimating site value) Op		value reflects current mar	rket data
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X	ulations. r estimating site value) Op sold 08/1X for \$8.18 per sq		value reflects current mar	rket data
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	ulations. r estimating site value) Sold 08/1X for \$8.18 per sq	.ft.	=\$	rket data 117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X SETTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data	ulations. r estimating site value) Op sold 08/1X for \$8.18 per sq	sq.Ft. @\$	=\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	ulations. r estimating site value) Sold 08/1X for \$8.18 per sq	.ft.	=\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X SETTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data	ulations. r estimating site value) Sold 08/1X for \$8.18 per sq OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	ulations. r estimating site value) Sold 08/1X for \$8.18 per sq	.ft. Sq.Ft. @\$	=\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per sq OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per so OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per sq OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per so OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of the matter of the	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per sq OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per sq OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement "As-is" Value of Site Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$	
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service in the matter of the	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per sq. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvement "As-is" Value of Site Improvement	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimate of the stima	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service and the matter of the ma	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimate of Cost-New Less Physical Depreciated Cost of Improvement of Site Improvement of Cost-New Less Physical Depreciated Cost of Improvement of Site Improvement of Cost-New Less Physical Depreciated Cost of Improvement of Site Improvement of Site Improvement of Cost-New Less Physical Depreciated Cost of Improvement of Site Improvement of Cost-New Less Physical Depreciated Cost of Improvement of Cos	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of 09/10 opsold 08/1X for \$8.18 per square of 09/10 opsold 08/1X for \$8.18 per square of 09/10 opsold 09/	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods for provided by the MRED Multiple Listing Service. MRED MLS #0882543X service ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of 09/10/10/10/10/10/10/10/10/10/10/10/10/10/	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of 09/10/10/10/10/10/10/10/10/10/10/10/10/10/	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Hugal Name of Project Total number of phases Total number of units	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimate of cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement "INDICATED VALUE BY COST API E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an application of the subject property is an application of the subject property is an application.	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Hugal Name of Project Total number of units rented Total number of units for sale	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimation of the stimate of Cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APIE (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an Total number of units sold Data source(s)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts PROACH Attached dwelling	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimate of cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement "INDICATED VALUE BY COST API E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an application of the subject property is an application of the subject property is an application.	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional tts PROACH Attached dwelling	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data RESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Helps Name of Project Total number of units rented Total number of units for sale Was 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(s)	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of 09/10 open open open open open open open open	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional ats ats PROACH Attache attached dwellin	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data RESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Heagal Name of Project Total number of units rented Total number of units for sale Was 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(s)	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of the stimation of the stimate of Cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APIE (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an Total number of units sold Data source(s)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional ats ats PROACH Attache attached dwellin	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Heal Name of Project Total number of phases Total number of units for sale Was 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(s) Are the units, common elements, and recreation facilities complete? Yes No	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of cost-New DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST API E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of come	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional its proach Attache attached dwelling pletion.	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Legal Name of Project Total number of phases Total number of units for sale Was 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(s) Are the units, common elements, and recreation facilities complete? Yes No	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of 09/10 open open open open open open open open	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional its proach Attache attached dwelling pletion.	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X serviced by the MRED Multiple Listing Service. MRED MLS #0882543X serviced by the MRED Multiple Listing Service. MRED MLS #0882543X serviced by the MRED Multiple Listing Service. MRED MLS #0882543X serviced for cost data Grant Service Service Effective date of cost data Grant Service Ser	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of cost-New Less Physical Depreciation Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APIE (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an Total number of units sold Data source(s) No If Yes, date of conversion of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of the statu	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional its PROACH Attache attached dwellin pletion.	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399) ne Approach
Provide adequate information for the lender/client to replicate the below cost figures and calc Support for the opinion of site value (summary of comparable land sales or other methods fo provided by the MRED Multiple Listing Service. MRED MLS #0882543X service of cost data ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 40 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 Heal Name of Project Total number of phases Total number of units for sale Was 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(s) Are the units, common elements, and recreation facilities complete? Yes No	Ulations. r estimating site value) Opsold 08/1X for \$8.18 per square of cost-New Less Physical Depreciation Depreciated Cost of Improvement "As-is" Value of Site Improvement INDICATED VALUE BY COST APIE (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detached OA and the subject property is an Total number of units sold Data source(s) No If Yes, date of conversion of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of come No If Yes, describe the rental terronder of the status of the statu	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional its PROACH Attache attached dwellin pletion.	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ External =\$(=\$ =\$ =\$ Indicated Value by Income	117,399) ne Approach

Exterior-Only Inspection Residential Appraisal Report ABC123 File # CONV_2055_DEMO

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report ABC123 File # CONV_2055_DEMO

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Exterior-Only Inspection Residential Appraisal Report File # CONV_2055_DEMO

- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Paul J. Piekos IL Certified Residential Appraiser	Name
Company Name Piekos Appraisals	Company Name
Company Address <u>1533 N Vest Dr</u>	Company Address
Naperville, IL 60563-9381	
Telephone Number (630) 357-4647	Telephone Number
Email Address paul@piekos.com	Email Address
Date of Signature and Report 09/01/201X	Date of Signature
Effective Date of Appraisal 08/31/201X	State Certification #
State Certification # 556.000117	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State IL	
Expiration Date of Certification or License 09/30/20XX	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
3815 Main Ave	 Did inspect exterior of subject property from street
Anytown , IL 605XX	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 554,900	
LENDER/CLIENT	COMPARABLE SALES
Name No AMC	 Did not inspect exterior of comparable sales from street
Company Name XYZ Financial Inc.	Did inspect exterior of comparable sales from street
Company Address 123 Main Street, Anywhere, IL 605XX	— Date of Inspection
Email Address N/A	

Freddie Mac Form 2055 March 2005

Exterior-Only Inspection Residential Appraisal Report File # CONV_2055_DEMO

FEATURE	SUBJECT		LE SALE # 4		ABLE SALE # 5	CUIVIPARABL	
Address 3815 Main Ave		3540 Redwing C	t	3908 Highkno	b Cir		
Anytown, IL 605	XX	Anytown, IL 605	SXX	Anytown, IL 6	605XX		
Proximity to Subject		0.43 miles SE		0.64 miles N			
Sale Price	\$	U.TU IIIIIGS OE	\$ 615.000		\$ 544.500		\$
	l'		\$ 615,000				φ
Sale Price/Gross Liv. Area	\$ sq.ft.			\$ 162.68 so		\$ sq.ft.	
Data Source(s)		MRED MLS #08	93718X;DOM 66	MRED MLS#	0928832X;DOM 49		
Verification Source(s)		Will County Ass	<u> </u>	Will County A			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	. () & Adjustment
	DESCRIPTION		+(-) \$ Aujustinent		· · · · · ·		+ (-) \$ Adjustment
Sales or Financing		ArmLth		Listing	-16,335		
Concessions		Conv;0		LTS -3%;1633	35		
Date of Sale/Time		s08/1X;c08/1X	0	Active	0		
,	N.D.	· ·					
Location	N;Res;	B;Culdesac;	-5,000	N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	14352 sf	13282 sf	+3,210	8750 sf	+16,806		
View	N;Res;	B;Wtr;		N;Res;	,		
Design (Style)	<u> </u>				-1 0		
Design (Style)	DT2;Contemp.	DT2;Traditional	U	DT2;Tradition	al 0		
Quality of Construction	Q3	Q3		Q3			
Actual Age	16	12	0	16			
Condition	C3	C3		C3			
Above Grade					the	Total Darma Datha	
ADUVE GIAGE	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Ba		Total Bdrms. Baths	
Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area Basement & Finished	9 4 2.1	10 5 4.0	-15,000				
Gross Living Area	3,307 sq.ft.	3,894 sq.ft.	-35,220	3,347 80	μ.ft. O	sq.ft.	
Basement & Finished	1649sf1649sfin	1940sf1018sfin		1681sf1076sf			
Rooms Below Grade			,				
	1rr0br1.0ba2o	1rr0br1.0ba1o	0	1rr1br1.0ba0c	0		
Functional Utility	Good	Good		Good			
Heating/Cooling	GFWA/CAC	GFWA/CAC		GFWA/CAC			
Energy Efficient Items	Thermalpanes	Thermalpanes		Thermalpanes	3		
Garage/Carport			^	3gbi5dw			
• .	4gbi4dw	4gbi5dw	0		+10,000		
Porch/Patio/Deck	Deck	Deck		Deck			
Net Adjustment (Total)			\$ -74,920	X +	- \$ 10.471	+ -	\$
			,				ψ
Adjusted Sale Price		Net Adj. 12.2 %		Net Adj. 1.9		Net Adj. %	
of Comparables		Gross Adj. 13.2 %				Gross Adj. %	
Report the results of the research	h and analysis of the p	rior sale or transfer hi	story of the subject pro	perty and compara	able sales (report addition	al prior sales on page 3	3).
ITEM	SL	JBJECT	COMPARABLE SA	ALE # 4	COMPARABLE SALE #	5 COMPARA	ABLE SALE # 6
Date of Prior Sale/Transfer				·		•	· · · · · · · · · · · · · · · · · · ·
Dring of Dring Cala/Transfer							
Price of Prior Sale/ Transfer							
Data Source(s)			MRED MLS #089		RED MLS #0928832	X	
Effective Date of Data Source(s)	08/31/201X		08/31/201X	08/	/31/201X		
Analysis of prior sale or transfer	history of the subject	property and compara	ble sales The	ere was no repo	ort available of any s	sale or transfer his	tory within the
Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer past 3 years of the effective							
the normal course of busi		oralisar for the sat	geot property or 1	year prior to ti	ic date of the sale o	Title comparables	usea unougn
the normal course of busi	IIIESS.						
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments							
Analysis/Comments 20 20 20 20 20 20 20 20 20 20 20 20 20							

Additional Addendum

File No. CONV 2055 DEMO

Borrower	Buyn, Ima						
Property Address	3815 Main Ave						
City	Anytown	County Will	State	IL	Zip Code	605XX	
Lender	XYZ Financial Inc.						

<u>ADDITIONAL CERTIFICATIONS AND OTHER CONDITIONS</u>

The Intended User of this appraisal report is the lender/client. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the lender/client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user; nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose, reporting requirements, and definition of market value.

The current use of the subject property existing as of the date of value is residential, which is the same as the appraiser's opinion of the highest and best use of the real estate being appraised.

Any furnishings or personal property items were not considered in the valuation of the real property.

The federal government has enacted legislation, referred to as "Megan's Law," that encourages states to disclose to the public the whereabouts of convicted child molesters within the community. These individuals may be transient and therefore the situation may change periodically. While the appraiser has no knowledge of any offenders residing nearby the subject property, the scope of this assignment did not include any investigation in this matter. The client is advised to consult with local law enforcement officials about this issue. The appraiser assumes no responsibility for any issues related to Megan's Law.

There are a wide variety of detrimental conditions that can impact property values. These include, but are not limited to: non-market motivations, future temporary disruptions, stigmas, convicted criminals who reside in the neighborhood, neighborhood nuisances, future unannounced surrounding developments, structural and engineering conditions, construction conditions, soils and geotechnical issues, environmental conditions and natural conditions. The appraiser has inspected the subject on a level that is consistent with the typical responsibilities of the appraisal profession; however, the appraiser does not have the expertise of market analysts, soils, structural or environmental engineers, scientists, urban planners and specialists in these various fields. Unless otherwise stated within the report, the appraiser assumes no responsibilities for the impact that the variety of detrimental conditions may cause.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, mold and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.

The appraiser has been requested to perform an appraisal based on an exterior only inspection and not to disturb the occupants by entering the building. The physical characteristics used to develop this appraisal are based on local assessor's and/or county records, and the local multiple listing service. The subject property was observed from the public street as of the effective date of the appraisal. On the basis of the observed conditions, the assessment records and multiple listing service information appears to be accurate. For the purposes of this appraisal, it is assumed that the interior condition of the subject property is consistent with the exterior conditions as observed and that the information concerning the interior condition as provided by the assessor's records and he multiple listing service is accurate.

Appraiser's "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in the Form 1004MC are based on the data provided by the MRED MLS, which appraiser generally believes to be an acceptable source of market data. However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon. The appraiser also cannot guarantee future market conditions affecting the subject property.

SCOPE OF WORK

The scope of work consists of a visit by the appraiser to view the exterior to catalog the salient attributes of the subject property. The client determined that the scope of work be narrowed by excluding an interior inspection of the improvements and no interior inspection by the appraiser was made.

Since the scope of work was narrowed, gathering of factual information about the subject property will justifiably be less rigorous and the appraiser can not be expected to gather as much information about the physical characteristics of the subject property as would be obtained by inspecting the interior. Also since no interior inspection was made, an extraordinary assumption may have had to been made about certain property characteristics. If any extraordinary assumptions were made in the report, they will be prominently disclosed. The value opinion may be less precise than it would be if the scope of work were broader, and that the value opinion's level of reliability is appropriate only for the intended use.

The appraiser will investigate appropriate market data for utilization in a sales comparison approach to value, and if appropriate, cost and income capitalization approaches. Appraiser's investigations will include research of public records through the use of commercial sources of data such as printed comparable data services, computerized databases, etc. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until appraiser believes that the appraiser has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers or agents. At appraiser's discretion some data will be used without personal verification if, in the appraiser's opinion, the data appears to be correct. In addition, appraiser will consider any appropriate listings of properties found through observation during appraiser's data collection process. Appraiser will report only the data deemed to be pertinent to the valuation problem.

Additional Addendum

File No. CONV 2055 DEMO

						•
Borrower	Buyn, Ima					
Property Address	3815 Main Ave					
City	Anytown	County Will	State IL	Zip Code	605XX	
Lender	XV7 Financial Inc					

The appraiser will investigate and analyze any pertinent easements or restriction, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, appraiser will rely on a visual observation from the street and identify any readily apparent easements or restrictions.

The appraiser will analyze the data found and reach conclusions regarding the market value, as defined in the report, of the subject property as of the date of value using appropriate valuation approach(es) identified above.

The appraiser will complete the appraisal report in compliance with appraiser's interpretation of the Uniform Standards of Professional Appraisal Practice as promulgated by The Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.

The appraiser will not be responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. Appraiser will, however, report any indications of toxic waste or contaminants that may affect value if they are readily apparent during the appraiser's investigations. Appraiser cautions the user of the report that the appraiser is not an expert in such matters and that the appraiser may overlook contamination that may be readily apparent to others.

Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the subject property that would make the subject property more or less valuable, and makes no guarantees or warranties, expressed or implied, regarding the condition of the subject property.

The appraiser will prepare a report relevant to the purpose and intended use of the appraisal, which will include photographs (or digital images) of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in the appraiser's files.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations and acronyms.

The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has **not** had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third party sources, such as through public record information or through the local MLS. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

Uniform Appraisal Dataset (UAD) Field Specific Standardization Requirements

The appraiser is required by the GSEs (Fannie Mae & Freddie Mac) to utilize a series of standardized definitions, acronyms, and responses for a key subset of fields. In an effort to help assist the reader to understand and to not provide a misleading report, please see the attached **Uniform Appraisal Dataset (UAD) Definitions Addendum** which explains the standardized definitions, acronyms, and responses to help the reader better comprehend the report.

Initial Privacy Notice

Our privacy principles: We are committed to protecting our clients' personal and financial information. This privacy statement addresses what nonpublic personal information we collect, what we do with it, and how we protect it.

What information we collect: We may collect and maintain several types of personal information in the course of providing you with appraisal services, such as:

- Information we receive from you on applications, letters of engagement, forms found on our web site, correspondence, or conversations, including, but not limiting to, your name, address, phone number, social security number, date of birth, bank records and salary information.
- Information about your transactions with us, our affiliates or others, including, but not limiting to, payment history, parties to transactions and other financial information.
- Information we receive from a consumer-reporting agency such as a credit history.

What information we may disclose: We may disclose the nonpublic personal information about you described above, primarily to provide you with the appraisal services you seek from us. We do not disclose nonpublic personal information about clients or former clients except as required or permitted by law.

Who we share the information with: Unless you tell us not to, we may disclose nonpublic personal information about you to the following types of third parties:

- Financial service providers, such as banks and lending institutions.
- Non-financial companies.

(AS REQUIRED BY THE APPRAISAL INSTITUTE)

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

Additional Addendum

File No. CONV 2055 DEMO

Borrower	Buyn, Ima		
Property Address	3815 Main Ave		
City	Anytown	County Will State IL	Zip Code 605XX
Lender	XYZ Financial Inc.		

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to the review by its duly authorized representatives.

As of the date of this report, I Paul J. Piekos have completed the requirements of the continuing education program of the Appraisal Institute.

• Exterior-Only: Neighborhood - Market Conditions

According to the local MLS, housing values have stabilized within the past twelve months. Properties usually sell within 97% of the list price. An improving economy, increased consumer confidence and a decreasing unemployment rate in Illinois are all factors. The demand for housing in the subject neighborhood is consistent with the rest of nearby competing areas, with a historical marketing time of under 90 days. Currently there is a balance of competitive listings similar to the subject within the subject's marketplace. Some REO properties, foreclosures and short sales are present in the macro market but are not a factor in the subject market segment. Financing is readily available at current market rates. The principal method of financing is through the conventional process. Usually no seller concessions are necessary.

• Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

Search parameters used for the pool of comparables and the 1004MC Form are as follows: all listings and sales in Tall Grass as reported through the MRED MLS within the past 12 months within a 1 mile radius of the subject. Comp #1 was used because it brackets the subject site area, has a similar bedroom and bathroom count as the subject and brackets (up) the GLA of the subject. Comp #2 was chosen because it is a second 4 bedroom home similar in GLA to the subject. Comp #3 was selected because it is also similar in size to the subject and closed within the past six months. Comp #4 is an older sale that was included because it is the last reported sale of a home with a 4 car garage in Tall Grass. Comp #5 is an active listing that was included to satisfy a client requirement.

Market segment is stable and time adjustments are not necessary. The active listing was adjusted -3% for the typical list-to-sell (LTS) ratio. Comp #4 has both a superior culdesac lot location and a beneficial view that overlooks a pond in rear. Site area was adjusted @ \$3 per sq.ft. over a 1,000 sq.ft. difference. Difference in design is not a factor of value. All comps are similar in age and appear to be in similar condition to the subject property as observed from the street. Comp #1 is a smaller home; Comps #2, 3 & 5 are similar in size and Comp #4 is larger. GLA was adjusted @ \$55 per sq.ft. over 100 sq.ft. difference. Basement area was adjusted @ \$10 per sq.ft. over 100 sq.ft. difference. All have comparable/similar finished basements including full baths so no adjustment was made for finished area or the number of rooms. As stated above, Comp #4 is the only sale with a 4 car garage. All others were adjusted for garage capacity at \$10,000 per stall. No adjustment was made for differences in driveway count. Comps #2 & 3 were adjusted for fenced yards.

After adjustments all comps fall into a close range of indicated value for the subject. Most weight was given to Comps #1 & 2, both recent solds with support from the active listing #5 which can indicate future trends. Further supported by Comp #3 which has low net adjustments like #2. The least consideration was given to Comp #4. Although it has a 4 car garage like the subject, it is the most dissimilar with the most adjustments and also is the oldest sale. All comps are located in the same PUD and have the same amenities as the subject. Compared to competing PUD developments, subject PUD has a superior level of common elements and amenities.

ABC123
File No. CONV_2055_DEMO

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

00

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

ე1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Ω/

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

იგ

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
Α	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom Brand	Basement & Finished Rooms Below Grade
BsyRd	Busy Road Contracted Date	Location Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw GR	Golf Course View Garden	View
HR	High Rise	Design (Style) Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location Sales of Financian Consessions
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res RH	Residential	Location & View
	USDA - Rural Housing Recreational (Rec) Room	Sale or Financing Concessions Basement & Finished Rooms Below Grade
rr RT	Recreational (Rec) Room Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
CDS	Culdesac	Location
PR	Powder Room	Building Sketch

UAD Version 9/2011 (Updated 1/2014)

Loan # ABC123

		USPAP Comp	liance Addendum	File #	CONV 2055 DEMO
Borrower Buy	n, Ima				
	5 Main Ave	On white	NACH.	Ctata II	7'n 0ada 005)()(
•	<u>rtown</u> Z Financial I	County	VVIII	State IL	Zip Code 605XX
London X12		110.			
APPRAISAL AND R					
This Appraisal Report is of Appraisal Report Restricted Appraisal	This I Report This	report was prepared in accordance with the requereport was prepared in accordance with the requ	irements of the Restricted Appraisal Rep	oort option of USPAP	Standards Rule 2-2(b). The
		nded user of this report is limited to the identified one opinions and conclusions set forth in the report			* *
ADDITIONAL CERTI	FICATIONS				
I certify that, to the best of					
The report analyses.	, opinions, and	this report are true and correct. conclusions are limited only by the reported assu	mptions and are my personal, impartial,	and unbiased profes	sional analyses,
opinions, and concli		or prospective interest in the property that is the s	subject of this report and no (or specified	d) personal interest w	ith respect to the
parties involved.					
		roperty that is the subject of this report or the parti	-		
, , ,		was not contingent upon developing or reporting		due or direction in val	lue that favore the equal
		nis assignment is not contingent upon the develop e opinion, the attainment of a stipulated result, or	. • .		
My analyses, opinio	ns, and conclu	sions were developed and this report has been pro	epared, in conformity with the Uniform S	tandards of Professi	onal Appraisal Practice.
This appraisal repor	t was prepared	in accordance with the requirements of Title XI of	FIRREA and any implementing regulation	ns.	
PRIOR SERVICES					
I have NOT perform		an appraiser or in any other capacity, regarding th	ne property that is the subject of this repo	ort within the three-ye	ear period
	ervices, as an a	of this assignment. uppraiser or in another capacity, regarding the pro nment. Those services are described in the comm		hin the three-year pe	riod immediately
PROPERTY INSPEC I have NOT made a		ction of the property that is the subject of this repo	rt.		
X I HAVE made a pers	onal inspection	of the property that is the subject of this report.			
	no one provide	d significant real property appraisal assistance to ary of the extent of the assistance provided in the		nyone did provide sig	Inificant assistance, they
ADDITIONAL COMM					
within this appraisal	l report on th	ng disclosure and/or any state mandated requirem ne condition of the property do not add	ress "standards of practice" as	defined in the Ho	ome Inspector License Act
[225 ILCS 441] and	68 III. Adm.	Code 1410 and are not to be consider	red a home inspection or home	inspection repo	rt.
NAA DIZETINIO TINAE	AND EVEC		T) (
		URE TIME FOR THE SUBJECT PROPER he subject property is day(IY (s) utilizing market conditions pertiner	nt to the appraisal	assignment
A reasonable expos			• • • • • • • • • • • • • • • • • • • •	nt to the appraisant	accignition.
APPRAISER			SUPERVISORY APPRAIS	ER (ONLY IF RE	QUIRED)
Circohur			Circohun		
Signature Name Paul J.	Piekos IL C	ertified Residential Appraiser	Signature Name		
Date of Signature	09/01/201X		Date of Signature		
State Certification # or State License #	556.000117	·	State Certification # or State License #		
State IL			State		
Expiration Date of Certi	ification or Lice	nse <u>09/30/20XX</u>	Expiration Date of Certification of Supervisory Appraiser Inspection	-	
Effective Date of Appra	nisal 08/31/	201X		nly from Street	y Interior and Exterior

ABC123 **Market Conditions Addendum to the Appraisal Report** File No. CONV 2055 DEMO

The purpose of this addendum is to provide the lender			-		tions	s prevalent in	the	subject		
neighborhood. This is a required addendum for all app Property Address 3815 Main Ave	oraisai reports with an eme		n or aπer Ap ' Anytown		St	ate IL	ZI	P Code 605	XX	
Borrower Buyn, Ima			•							
Instructions: The appraiser must use the information housing trends and overall market conditions as repor it is available and reliable and must provide analysis a explanation. It is recognized that not all data sources vin the analysis. If data sources provide the required in average. Sales and listings must be properties that co	ted in the Neighborhood s s indicated below. If any i will be able to provide data formation as an average i mpete with the subject pr	section of th required data a for the sha nstead of the operty, dete	e appraisal ro is unavailat ded areas be median, the mined by ap	eport form. The appraiser muble or is considered unreliable slow; if it is available, however appraiser should report the plying the criteria that would	ist fi e, the er, the avai be	ll in all the int e appraiser m ne appraiser r lable figure a	orm nust nus nd i	nation to the e provide an t include the d dentify it as a	xtent data n	İ
subject property. The appraiser must explain any anor Inventory Analysis			narkets, new 3 Months	construction, foreclosures, e	etc.		٥	verall Trend		
Total # of Comparable Sales (Settled)	Prior 7–12 Months 18	P1101 4-1 2		23	X	Increasing	U\	Stable	П	Declining
Absorption Rate (Total Sales/Months)	3.00		00	7.67	_	Increasing		Stable	_	Declining
Total # of Comparable Active Listings	23	3	5	27		Declining	X	Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	7.7		.0	3.5	X	Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	Prior 7–12 Months		6 Months	Current – 3 Months		Ingragaing		verall Trend	$\overline{}$	Dealining
Median Comparable Sales Days on Market	502,500 85		,000 7	522,500 49	늗	Increasing Declining	_	Stable	_	Declining Increasing
Median Comparable List Price	569,900		,900	549,700		Increasing				Declining
Median Comparable Listings Days on Market	117		2	85		Declining	X	Stable	_	Increasing
Median Sale Price as % of List Price	97		8	97			X	Stable	_	Declining
Seller-(developer, builder, etc.)paid financial assistance					_	Declining		Stable	_	Increasing
Explain in detail the seller concessions trends for the page 15 fees, options, etc.). Seller concessions are	, -			-		-		-		
fees, options, etc.). Seller concessions are due to returning normal market conditions Are foreclosure sales (REO sales) a factor in the mark				Iding the trends in listings an						Sg
		,		and the transfer of				, proportion.		
Cite data sources for above information. The lo	cal MLS data was u	sed to ge	nerate the	above information. D	ue 1	to the limit	atic	ons of the p	oroc	ess in
which the MLS reports listings and sales,										
inventory analysis. Therefore the sales an Summarize the above information as support for your an analysis of pending sales and/or expired and withd	conclusions in the Neighl	borhood sec	tion of the a	opraisal report form. If you us	sed	any additiona	l inf	ormation, suc		
The historic days on market trend shows t	hat exposure time h	as been s	tabilizing	over the past 12 mont	hs.	The curre	nt r	marketing t	ime	for
active listings has also been stabilizing. An remained stable in the past year. Currently area at this time. The absorption rate in the	y there is a balance	of compe	titive listin	gs that are comparabl	e to	the subje	ct i	n the subje	ect's	
macro market.) An improving economy, in										
Recent sales activity has been increasing										
or spike in reported sales or prices) can be					nav	e been for	the	e most par	t, st	able
with minor fluctuations. See attached adde	endum for more info	rmation c	oncerning	this Form 1004MC.						
If the subject is a unit in a condominium or cooperativ	re project, complete the f	ollowing:		Project N	ame	:				
Subject Project Data	Prior 7–12 Months		6 Months	Current – 3 Months			0١	verall Trend		
Total # of Comparable Sales (Settled)						Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)						Increasing		Stable		Declining
Total # of Active Comparable Listings					L	Declining		Stable	=	Increasing
Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the proje foreclosed properties.	ct? Yes No	o If yes,	indicate the	l number of REO listings and e	xpla	Declining in the trends	in li	Stable stings and sa		Increasing f
Summarize the above trends and address the impact (on the subject unit and pr	oject.								
Signature			Signature							
Appraiser Name Paul J. Piekos IL Certified	Residential Apprais	er		Appraiser Name						
Company Name Piekos Appraisals			Company N	ame						
Company Address 1533 N Vest Dr, Naperv										
			Company A	ddress				0/ 1		
State License/Certification # 556.000117 Email Address paul@piekos.com	rille, IL 60563-9381 State IL		Company A	ddress e/Certification #				State		

Subject Photo Page

Borrower	Buyn, Ima			
Property Address	3815 Main Ave			
City	Anytown	County Will	State I∟	Zip Code 605XX
Londor	VVZ Financial Inc			



Subject Front

3815 Main Ave



Subject Rear 4 car garage



Subject Street

Form PIC4x6.TR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	Buyn, Ima			
Property Address	3815 Main Ave			
City	Anytown	County Will	State IL	Zip Code 605XX
Landar	VV7 Financial Inc			



Comparable 1 3708 Grassmere Rd



Comparable 2 3715 Sunburst Ln



Comparable 3 3715 Landsdown Ave

Form PIC4x6.BC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	Buyn, Ima			
Property Address	3815 Main Ave			
City	Anytown	County Will	State I∟	Zip Code 605XX
Londor	VV7 Financial Inc			



Comparable 4 3540 Redwing Ct



Comparable 5 3908 Highknob Cir

Comparable 6

Location Map

Borrower	Buyn, Ima				
Property Address	3815 Main Ave				
City	Anytown	County Will	State IL	Zip Code 605XX	
Lender	XYZ Financial Inc.				

