

Uniform Residential Appraisal Report

File # ANS - 221330

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 37,000 to \$ 132,000 .																
There are 55 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 37,000 to \$ 132,000 .																
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address		24435 Colgate St Dearborn Heights, MI 48125			25085 Colgate St Dearborn Heights, MI 48125			24740 Colgate St Dearborn Heights, MI 48125			25250 Andover Dr Dearborn Heights, MI 48125					
Proximity to Subject					0.31 miles W			0.17 miles W			0.39 miles W					
Sale Price		\$			\$ 59,000			\$ 61,500			\$ 65,100					
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 64.84 sq.ft.			\$ 67.58 sq.ft.			\$ 71.54 sq.ft.					
Data Source(s)					MLS #216058977			MLS #216047912			MLS #217037260					
Verification Source(s)					Public Records			Public Records			Broker					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment		
Sales or Financing					Cash						Cash					
Concessions					0						0					
Date of Sale/Time					08/19/2016						07/12/2016					
Location		Average			Similar						Similar					
Leasehold/Fee Simple		Fee Simple			Fee Simple						Fee Simple					
Site		45 x 135			40 x 129			0			46 x 139			0		
View		Residential			Residential						Residential					
Design (Style)		1.5 story			1.5 story						1.5 story					
Quality of Construction		Vinyl			Vinyl						Vinyl			0		
Actual Age		68			66			0			67			0		
Condition		Average			Average						Average					
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths				Total	Bdrms.	Baths			
Room Count		5	3	1	5	3	1				5	3	1			
Gross Living Area		1,023 sq.ft.			910 sq.ft.			+1,100			910 sq.ft.			+1,100		
Basement & Finished		739 Sq.Ft.			728 sf						728 sf					
Rooms Below Grade		unfinished			unfinished						part. finished			0		
Functional Utility		Average			Average						Average					
Heating/Cooling		FWA			FWA						FWA/CAC			-1,000		
Energy Efficient Items		Standard			Standard						Standard					
Garage/Carport		2 det gar			0			+2,000			1 det gar			+1,000		
Porch/Patio/Deck		Porch			Porch						Porch					
FP		0			0						0					
Mdzn's, etc.		0			Bath update			-500			0					
Net Adjustment (Total)					☒ + ☐ -			\$ 2,600			☒ + ☐ -			\$ 1,100		
Adjusted Sale Price					Net Adj. 4.4 %						Net Adj. 1.8 %					
of Comparables					Gross Adj. 6.1 %			\$ 61,600			Gross Adj. 5.0 %			\$ 62,600		

File # ANS - 221330

ADDITIONAL COMMENTS

COST APPROACH

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	Land value based on vacant lot sales in Dearborn Heights market area over past 2 years..
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ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE		= \$	10,000
Source of cost data Marshall Valuation Service		DWELLING 1,023 Sq.Ft. @ \$ 110.60		= \$	113,144
Quality rating from cost service C -ave Effective date of cost data 06/17		739 Sq.Ft. @ \$ 18.50		= \$	13,672
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				= \$	
Cost Approach not considered to be reliable, due to age and indeterminate amount of depreciation in building improvements.		Garage/Carport 371 Sq.Ft. @ \$ 26.75		= \$	9,924
		Total Estimate of Cost-New		= \$	136,740
		Less Physical	Functional	External	
		Depreciation 85,463		= \$(85,463)
		Depreciated Cost of Improvements		= \$	51,277
		"As-is" Value of Site Improvements		= \$	4,000
Estimated Remaining Economic Life (HUD and VA only) 30 Years		INDICATED VALUE BY COST APPROACH		= \$	65,277

INCOME

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)			

PUD INFORMATION

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Total number of phases	Total number of units	Total number of units sold
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
11	11	11
12	12	12
13	13	13
14	14	14
15	15	15
16	16	16
17	17	17
18	18	18
19	19	19
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92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

Was the project created by the conversion of existing building(s) into a PUD? ☐

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

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 complete visual inspection of the interior and exterior areas of the subject property, (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.

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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. 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.
5. 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 the 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.
6. 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.

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 complete visual inspection of the interior and exterior areas of the subject property. 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.
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 Kenneth H. Johnson

Signature 

Name Kenneth H. Johnson

Company Name Appraisal Experts

Company Address 4 Parklane Blvd., Suite 350, Dearborn, MI. 48126

Telephone Number 313 582-3400

Email Address info@appraisal experts.com

Date of Signature and Report 06/29/2017

Effective Date of Appraisal 06/21/2017

State Certification # 1201001419

or State License #

or Other (describe) State #

State MI

Expiration Date of Certification or License 07/31/2018

ADDRESS OF PROPERTY APPRAISED

24435 Colgate St

Dearborn Heights, MI 48125

APPRAISED VALUE OF SUBJECT PROPERTY \$ 63,000

LENDER/CLIENT

Name Appraisal Nation

Company Name Colony Finance American

Company Address 4 Park Plaza, Suite 1950, Irvine, CA 92614

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

File # ANS - 221330

Comments: Listings adjusted downward approx. 2.4% from list price, per form 1004mc (addendum) Listings #1 and #2; 3-bedroom homes with basements in Subject market area.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Full Page Letter

Market Conditions (Cumulative) Summary Report

Matrix Testing is no Status is 'Sold' Status Contractual Search Date is 06/22/2017 to 06/22/2016 Property Type is 'Residential' Latitude, Longitude is within 1.00 mi of 24435 colgate, dearborn heights, mi. Listing Type is one of 'Exclusive Right to Sell', 'Exclusive Agency', 'Unknown (Data Share Listing)' Level of Service is one of 'Full Service', 'Limited Service', 'MLS Entry Only', 'Unknown/Data Share Listings' Transaction Type is 'Sale' Est Fin Abv Grd SqFt is 900 to 1200 Basement YN is yes County is 'WAY - Wayne County' City is 'Dearborn Heights'

Fannie Mae 1004MC Statistics			
Inventory Analysis	Prior 7-12 Months (06/22/2016-12/23/2016)	Prior 4-6 Months (12/24/2016-03/23/2017)	Current - 3 Months (03/24/2017-06/22/2017)
Total # of Comparable Sales (Settled)	29	9	17
Absorption Rate (Total Sales/Months)	4.83	3.00	5.67
Total # of Comparable Active Listings	25	13	10
Months of Housing Supply (Lst/Ab. Rate)	5.17	4.33	1.76
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$70,000	\$85,000	\$78,000
Median Comparable Sales DOM	11	18	8
Median Comparable List Price (Listings Only)	\$73,900	\$97,900	\$70,750
Median Comparable Listings DOM (Listings Only)	13	8	7
Median Sale Price / Median List Price %	94.72%	97.14%	97.62%

*The total number of Comparable Active Listings is based on listings that were On Market for all or part of one of the specified time periods above.

Presented By: Kenneth H Johnson

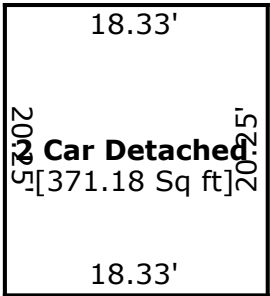
Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

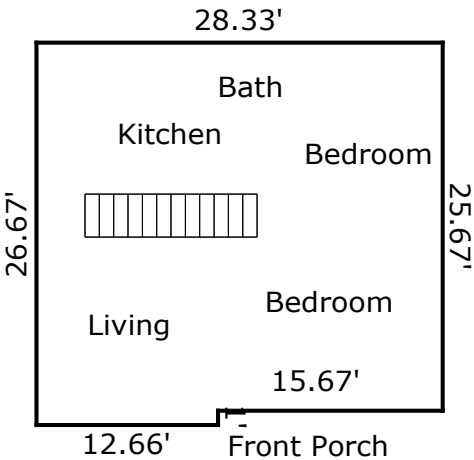
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Building Sketch

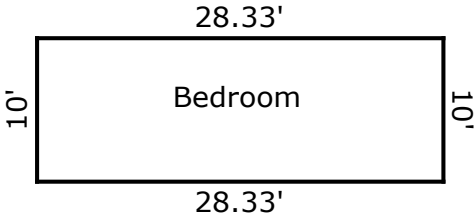
Borrower					
Property Address 24435 Colgate St					
City	Dearborn Heights	County	Wayne	State	MI Zip Code 48125
Lender/Client Appraisal Nation					



First Floor
[739.89 Sq ft]



Second Floor
[283.3 Sq ft]



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	739.89 Sq ft	$28.33 \times 25.67 = 727.23$ $12.66 \times 1 = 12.66$
Second Floor	283.3 Sq ft	$28.33 \times 10 = 283.3$
Total Living Area (Rounded):		1023 Sq ft
Non-living Area		
2 Car Detached	371.18 Sq ft	$20.25 \times 18.33 = 371.18$

Location Map

Borrower					
Property Address	24435 Colgate St				
City	Dearborn Heights	County	Wayne	State	MI
Lender/Client	Appraisal Nation	Zip Code	48125		



Subject Photo Page

Borrower					
Property Address 24435 Colgate St					
City	Dearborn Heights	County	Wayne	State	MI Zip Code 48125
Lender/Client Appraisal Nation					

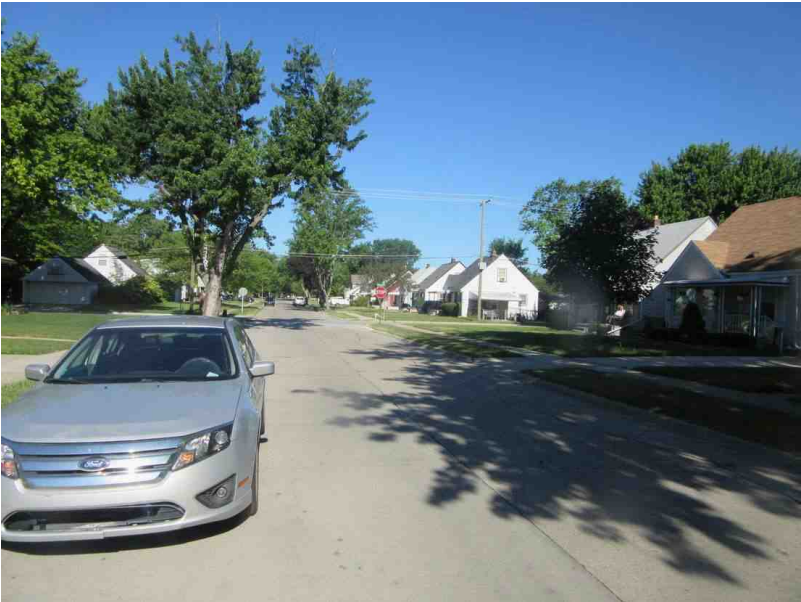


Subject Front

24435 Colgate St
Sales Price
Gross Living Area 1,023
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 1
Location Average
View Residential
Site 45 x 135
Quality Vinyl
Age 68



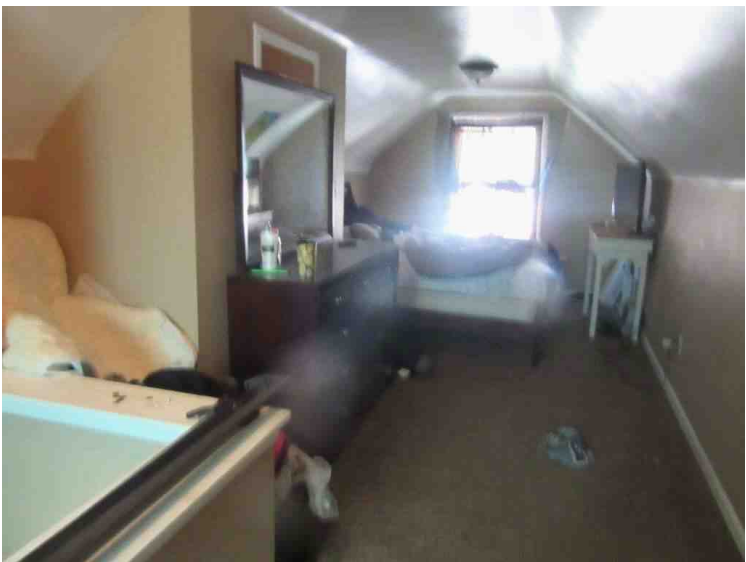
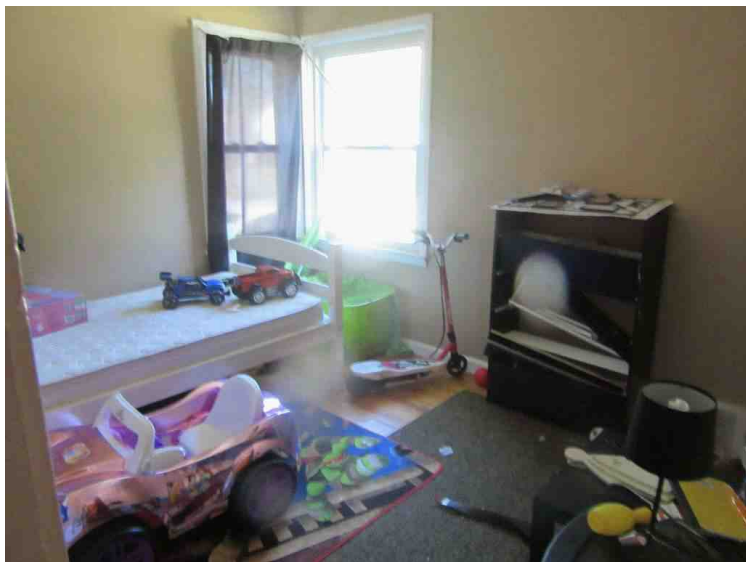
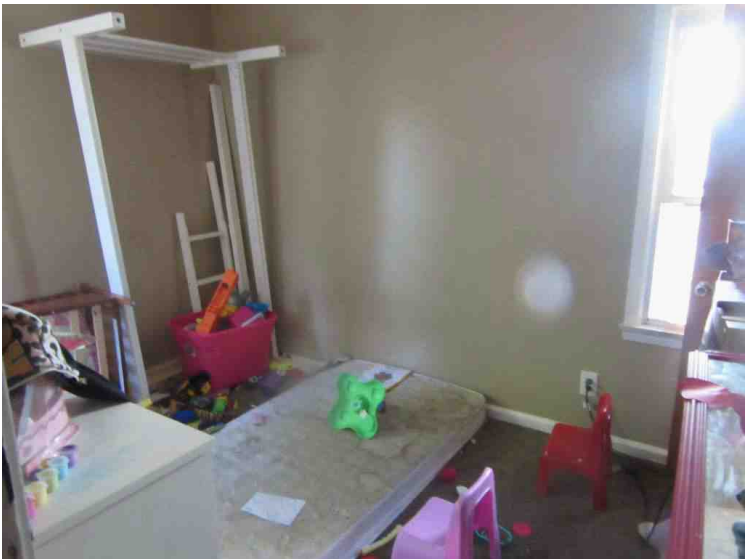
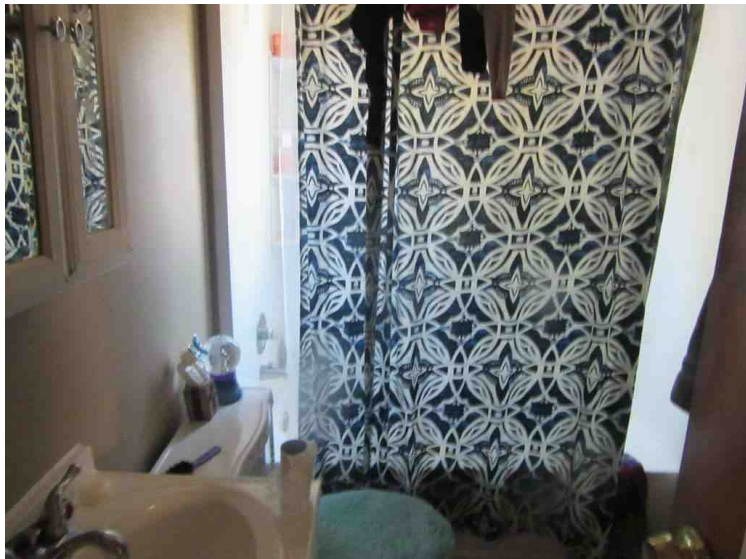
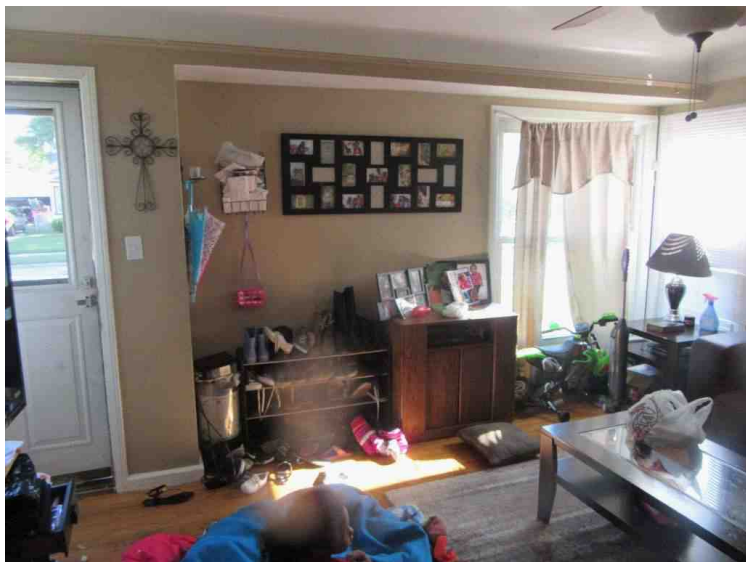
Subject Rear



Subject Street

Interior Photos

Borrower				
Property Address 24435 Colgate St				
City	Dearborn Heights	County	Wayne	State MI Zip Code 48125
Lender/Client Appraisal Nation				



Interior Photos

Borrower					
Property Address 24435 Colgate St					
City	Dearborn Heights	County	Wayne	State	MI Zip Code 48125
Lender/Client Appraisal Nation					



Comparable Photo Page

Borrower					
Property Address 24435 Colgate St					
City	Dearborn Heights	County	Wayne	State	MI Zip Code 48125
Lender/Client Appraisal Nation					



Comparable 1

25085 Colgate St	
Prox. to Subject	0.31 miles W
Sale Price	59,000
Gross Living Area	910
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Similar
View	Residential
Site	40 x 129
Quality	Vinyl
Age	66



Comparable 2

24740 Colgate St	
Prox. to Subject	0.17 miles W
Sale Price	61,500
Gross Living Area	910
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	Similar
View	Residential
Site	46 x 139
Quality	Vinyl
Age	67



Comparable 3

25250 Andover Dr	
Prox. to Subject	0.39 miles W
Sale Price	65,100
Gross Living Area	910
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Similar
View	Residential
Site	45 x 139
Quality	Alum
Age	67

Listing Photo Page

Borrower					
Property Address	24435 Colgate St				
City	Dearborn Heights	County	Wayne	State	MI Zip Code 48125
Lender/Client	Appraisal Nation				



Listing 1

25470 Colgate St
 Proximity to Subject 0.53 miles W
 List Price 85,900
 Days on Market
 Gross Living Area 1,130
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Age/Year Built 68



Listing 2

4482 Syracuse
 Proximity to Subject 0.50 miles E
 List Price 85,000
 Days on Market
 Gross Living Area 971
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Age/Year Built 70

Listing 3

Proximity to Subject
 List Price
 Days on Market
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Age/Year Built

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http://matrix.realcomponline.com/Matrix/Printing/PrintOptions.aspx?...

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	24435 Colgate Street	Property ID:	33041021353000
City/State/Zip:	Dearborn Heights, Michigan, 48125-1931		
Owner Name:	Rudalev Finance Llc	Lat/Long:	42.279581 / -83.275912
Taxpayer Address:	PO Box 461	Census Tract:	5726
City/State/Zip:	Royal Oak, Michigan, 48068-0461	Block Group:	1
City/Village/Town:	Dearborn Heights	School District:	Westwood
Subdivision:	DEARBORN TELEGRAPH SUB NO 3 - DBN	Property Category:	Residential
MLS Area:	05091 - Dearborn Heights	Land Use:	401 - RESIDENTIAL
Legal Description:	32B1353 LOT 1353 AND N 1/2 ADJ VAC ALLEY DEARBORN TELEGRAPH SUB NO. 3 T2S R10E L57 P44 WCR		

Photos

MLS Number: [24093856](#)



MLS Number: [211019468](#)



MLS Number: [212028545](#)



Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2016	W	\$580.30	\$5.80	\$2.56	\$0.00	\$588.66
2016	S	\$1,069.00	\$10.69	\$306.98	\$0.00	\$1,386.67
2015	W	\$526.46	\$5.26	\$11.05	\$0.00	\$542.77
2015	S	\$1,083.11	\$10.83	\$0.00	\$0.00	\$1,093.94
2014	W	\$560.21	\$5.60	\$0.00	\$0.00	\$565.81
2014	S	\$1,178.18	\$11.78	\$0.00	\$0.00	\$1,189.96
2013	W	\$568.78	\$5.68	\$0.87	\$0.00	\$575.33
2013	S	\$1,169.57	\$11.69	\$405.25	\$0.00	\$1,586.51
2012	W	\$546.05	\$5.46	\$0.87	\$0.00	\$552.38
2012	S	\$1,173.91	\$11.73	\$0.00	\$0.00	\$1,185.64

Assessments

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Realcomp Online

http://matrix.realcomponline.com/Matrix/Printing/PrintOptions.aspx?...

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2016	\$25,075	\$26,800	0	\$1,975.33
2015	\$25,000	\$25,000	0	\$1,636.71
2014	\$26,400	\$26,400	0	\$1,755.77
2013	\$27,100	\$27,100	0	\$2,161.84
2012	\$27,200	\$27,200	0	\$1,738.02

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page
RUDALEV LLC	RUDALEV FINANCE LLC	09/29/2015	04/19/2015		WAR/DEED	52497/0279
HUD-HOUSING OF URBAN D	RUDALEV LLC	05/01/2012	04/25/2012	\$25,100	DD	49840/0112
MTG PNC	HUD-HOUSING OF URBAN D	02/07/2012	11/03/2011		WAR/DEED	49577/0550
MATTHEW J REED	PNC MTG	01/20/2011	01/12/2011	\$117,645	SHER/DEED	48948/1413
RICHARD T CUNNINGHAM	MATTHEW J REED	04/06/2005	01/21/2005	\$121,500	WAR/DEED	42428/0088

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
MUTUAL FINANCIAL SERVICI	MATTHEW J REED	02/24/2005	01/21/2005	\$120,547	MTG	42204/0992

Characteristics

Living Area SF:	864	Bedrooms:	3
Basement Sqft:	672	Bathrooms:	1.0
Year Built:	1949	Pool:	
Exterior:	Brick, Other	Garage Features:	Detached
Architecture Level:	Other	Garage Year Built:	
Style:	Bungalow	Garage Soft:	360
Basement:	Basement	Garage Width:	
Heating:	Forced Air	Gas Service:	
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	45.00X135.00
Irregular:		Acres:	0.14

Search for MLS Listings

Click Arrow for Property History

MLS#	Stat	Stat Dt	Ty	Area	Address	City	Cnty	Price	DOM	Bds	Bth	Sqft
24093856	SOLD	01/25/05	RS	05091	24435 Colgate Street	Dearborn Heig	WAY	\$121,500	N/162/162	3	1/0	975
211019468	UWTH	02/17/12	RS	05091	24435 Colgate Street	Dearborn Heig	WAY	\$25,000	N/360/360	3	1/0	975
212028545	SOLD	04/25/12	RS	05091	24435 Colgate Street	Dearborn Heig	WAY	\$25,100	N/5/365	3	1/0	975

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Search Criteria

County is 'WAY - Wayne County'
PADD Street Number is 24435
PADD Street Name is like 'COLGATE*'
Selected 1 of 1 result.

6/22/2017 9:33 AM

General Property Information

City of Dearborn Heights

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 33 041 02 1353 000 Unit: DEARBORN HEIGHTS Data Current As
Of: 6/16/2017 9:38:08 PM

Property Address

[collapse]

24435 COLGATE
DEARBORN HEIGHTS, MI 48125

Owner Information

[collapse]

RUDALEV FINANCE, LLC
PO BOX 461
ROYAL OAK, MI 48068

Unit: 33

Taxpayer Information

[collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2017

[collapse]

Property Class:	401 - 401 RESIDENTIAL	Assessed Value:	\$26,400
School District:	82240 - WESTWOOD	Taxable Value:	\$25,300
State Equalized Value:	\$26,400	Map #	
CONST	0	Date of Last Name Chg:	04/19/2016
		Date Filed:	01/21/2005
		Notes:	N/A
Historical District:	N/A	Census Block Group:	N/A
Principal Residence Exemption	June 1st	Final	
2016	0.0000 %	0.0000 %	

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2016	\$26,800	\$26,800	\$25,075
2015	\$25,000	\$25,000	\$25,000

Land Information

[collapse]

	Frontage	Depth
Lot 1:	45.00 Ft.	135.00 Ft.
Lot 2:	0.00 Ft.	0.00 Ft.
Lot 3:	0.00 Ft.	0.00 Ft.
Total Frontage:	45.00 Ft.	Average Depth: 135.00 Ft.
Total Acreage:	0.14	
Zoning Code:		
Total Estimated Land Value:	\$12,519	Mortgage Code:
Land Improvements:	\$0	Lot Dimensions/Comments:
Renaissance Zone:	N/A	
	N/A	

<https://ic.bsasoftware.com/bsa/is/AssessingServices/ServiceAssessingDetails.aspx?dp=33+...> 6/19/2017

Renaissance Zone Expiration**Date:****ECF Neighborhood Code:** 235R - 235R S-MI,N-VB,E-JD,W-TELEGRAPH**Legal Information for 33 041 02 1353 000**

[collapse]

32B1353 LOT 1353 AND N 1/2 ADJ VAC ALLEY DEARBORN TELEGRAPH SUB NO. 3 T2S R10E L57 P44 WCR

Sales Information**5 sale record(s) found.**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
04/19/2015	\$1.00	DD	RUDALEV LLC	RUDALEV FINANCE, LLC	05-NAL/RELATED PARTY	
04/24/2012	\$25,100.00	CD	HUD	RUDALEV LLC	21-DISTRESSED SALE	
01/30/2012	\$0.00	QCD	PNC MORTGAGE	HUD	05-NAL/RELATED PARTY	
07/12/2011	\$117,645.00	SHD	REED, MATTHEW - PHILLIP	PNC MORTGAGE	28-SHERIFF DEED	
01/21/2005	\$121,500.00	WD	CUNNINGHAM, RICHARD T	REED, MATTHEW - PHILLIP	16-CONVENTIONAL SALE	

Building Information**1 building(s) found.**

Description	Floor Area	Yr Built	Est. TCV
 Residential Building 1	864 Sq. Ft.	1949	\$40,259

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<https://ie.bsa-software.com/besa-is/AssessingServices/ServiceAssessingDetails.aspx?dn=33+...> 6/19/2017

Full Page Letter

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

M383647

CERTIFIED GENERAL APPRAISER
LICENSE

KENNETH H JOHNSON

LICENSE NO:
1201001419

EXPIRATION DATE
07/31/2018

AUDIT NO
3069379

THIS DOCUMENT IS DULY ISSUED
UNDER THE LAWS OF THE STATE
OF MICHIGAN