# First American Staff Appraisals

Comprehensive Valuation Solutions that Set Industry Standards for Quality, Efficiency, and Service



**Client:** Colony American Finance

4 Park Plaza Suite 1950

Irvine, CA 92614

Borrower: Rudalev MI II

Address: 2007 E 10 Mile Rd

Royal Oak, MI 48067-3550

**Value:** \$120,000

**Date:** June 16, 2017

**Appraiser:** Sara Getz

**License:** 1201073420



www.firstam.com/mortgagesolutions

Appraisal Nation Colony American Finance 4 Park Plaza Suite 1950 Irvine, CA 92614

File Number: ANS-221446

In accordance with your request, I have appraised the real property at:

2007 E 10 Mile Rd Royal Oak, MI 48067-3550

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of June 16, 2017

is:

\$120,000 One Hundred Twenty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Sara Setz

File No. ANS-221446

Th	e purpose of this summ	iary appraisar rep		Tride the lender/		ii accuit	ite, allu auequate	ery suppo	orteu,	opinion of the	illaiket va	alue of the sub	ject property.
	Property Address 2007	E 10 Mile Rd				City	Royal Oak			Sta	ate MI	Zip Code 480	067-3550
	Borrower Rudalev M	H		Owner	r of Public Re	cord Re	ldalev 2 Llc			Co	unty Oal	kland	
ĺ	Legal Description T1N,	R11E. SEC 2	3 ROYOF	PARK SUB LO	O8 TC						-		
	Assessor's Parcel # 252					Tav	Year <b>2016</b>			DI	E. Taxes \$	2.840	
.								/N /ID .C.					
5	Neighborhood Name Ro						Reference MSA	INID CO				t 1847.00	$\overline{}$
띩	Occupant Owner		Vacant		al Assessmer	ts \$ 32			P	UD HOA \$ 0		per year	per month
SUBJECT	Property Rights Appraised	I X Fee Simple	e Lea	isehold Othe	er (describe)								
S	Assignment Type P	urchase Transaction	n Refir	nance Transaction	X Other (	describe)	Ascertain Ma	rket Va	alue				
	Lender/Client Colony /						Suite 1950, In			9614			
											<i>(</i> <b>V</b> )	ıi.	
	Is the subject property cur										Yes XI		
	Report data source(s) use	d, offering price(s),	and date(s).	Per MLS (Re	ealcomp.	com) th	ne subject has	not be	een I	isted within	past 12	months.	
	I did did not an	alyze the contract for	or sale for the	subject purchase t	ransaction. F	xplain the	results of the analy	sis of the	contra	act for sale or why	the analys	sis was not perfo	ormed.
		,				.,							
ONTRACT									_				
إ≨	Contract Price \$		of Contract				the owner of public				Data Sour	ce(s)	
뒫	Is there any financial assis	stance (loan charges	s, sale conces	ssions, gift or down	payment assi	stance, et	tc.) to be paid by an	y party on	n behal	If of the borrower?	? [	Yes No	
잉	If Yes, report the total dollar				, ,		, ,	, ,					
	ii 103, report the total doll	ai amount and ucsc	TIDE THE HEITS	s to be paid.			-						
١													
آر	Note: Race and the racia	ıl composition of t	he neighborl	hood are not appr	aisal factors	<u>.                                    </u>							
		od Characteristics					ng Trends			One-Unit Hou	ısing	Present L	and Use %
		X Suburban	Rural	Property Values	$\overline{}$			Declining	,	PRICE	AGE	One-Unit	80 %
J									-				
امِ	Built-Up X Over 75%	25-75%	Under 25%				=	Over Sup		\$(000)	(yrs)	2-4 Unit	5 %
8	Growth Rapid	X Stable	Slow	Marketing Time	X Under:	3 mths	3-6 mths	Over 6 m	nths	60 Low	0	Multi-Family	5 %
Ħ	Neighborhood Boundaries	Lincoln Ave	to the no	rth, 696 to the	e south. I	-75 to 1	the east and (	Campb	ell	<b>420</b> High	113	Commercial	10 %
뜅	Rd to the west.			, 555 to the						165 Pred.		Other	% %
φ		Cc - ^44 - 1	ا الله الم	di ino						100 Pied.	00	J Other	%
NEIGHBORH	Neighborhood Description	See Attache	u Addend	Jum									
岁													
	Market Conditions (includi	ng support for the a	bove conclus	ions) See Atta	ached Ado	dendur	n						
	,	5 11		· —									
=	D: 1 107 v 10			4 400	1 04		cı D				\r. A	· C+ · C+	
	Dimensions 107 x 43			Area <b>460</b>			Shape R	ectang	Jular		View A	;CtyStr;	
	Specific Zoning Classificat	ion One Famil	y	Zoning Des	scription Re	sidenti	al						
	Zoning Compliance X	Legal Lega	al Nonconforn	ning (Grandfathere	d Use)	No Zoni	ng 🔲 Illegal (d	lescribe)					
	Is the highest and best use						<u> </u>		Y	Yes No	If No, des	cribo	
	is the highest and best us	e or the subject prop	berty as impro	iveu (oi as propose	iu pei piaris a	na speciii							
_							ications) the presen	t use:		, 103	11 140, 003		
۲						· .		use:					
	Utilities Public	Other (describe)				blic C	Other (describe)	use:		Off-site Improv		-Type Pul	blic Private
빈	Utilities Public Electricity X	Other (describe)		Water	Pu	blic C		i use:			ements—		
SITE	Electricity X	Other (describe)		Water Sanitary Sev	)	blic C				Off-site Improv	ements—	-Type Pul	
SITE	Electricity X Gas X		s X No	Sanitary Sev	ver 2	blic C	Other (describe)			Off-site Improv Street Bitumi Alley None	ements— inous	-Type Pul	
SITE	Electricity X  Gas X  FEMA Special Flood Haza	ard Area Yes		Sanitary Sev FEMA Flood Zone	wer 2	blic C	Other (describe)  FEMA Map # 2	26125C		Off-site Improv Street Bitumi Alley None	ements— inous	-Type Pul	
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site	ard Area Yes	cal for the ma	Sanitary Sev FEMA Flood Zone arket area? X	wer X Yes N	blic C	Pither (describe) FEMA Map # 2 o, describe.	26125C	070	Off-site Improv Street Bitumi Alley None 1F FEN	ements— inous MA Map Da	-Type Pul [> ate 09/29/20	06
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site	ard Area Yes e improvements typi	cal for the ma	Sanitary Several Services Serv	wer (2) X Yes N hments, envir	blic C	FEMA Map # 20, describe.	26125C es, etc.)?	070	Off-site Improv Street Bitumi Alley None 1F FEN	rements— inous MA Map Da	Pul (2) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	06 subject
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc	ard Area Yes e improvements typi c conditions or exter al traffic artery	cal for the ma nal factors (ea y and is lo	Sanitary Several FEMA Flood Zone arket area? X assements, encroad ocated across	wer () X Yes N hments, envir	blic C	FEMA Map # 20, describe. conditions, land us ighway, 696.	26125C es, etc.)? There i	070¹ [j	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking	inous  MA Map Da  If Yes,	Type Pul  ate 09/29/20  describe. The Pul  ate of 696, n	06 subject oise was
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site	ard Area Yes e improvements typi c conditions or exter al traffic artery	cal for the ma nal factors (ea y and is lo	Sanitary Several FEMA Flood Zone arket area? X assements, encroad ocated across	wer () X Yes N hments, envir	blic C	FEMA Map # 20, describe. conditions, land us ighway, 696.	26125C es, etc.)? There i	070¹ [j	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking	inous  MA Map Da  If Yes,	Type Pul  ate 09/29/20  describe. The Pul  ate of 696, n	06 subject oise was
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc	ard Area Yes e improvements typi c conditions or exter al traffic artery ty to 696 at tir	cal for the ma nal factors (ea y and is lo	Sanitary Several FEMA Flood Zone arket area? X assements, encroad ocated across	wer () X Yes N hments, envir	blic C	FEMA Map # 20, describe. conditions, land us ighway, 696.	26125C es, etc.)? There i	070¹ [j	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking	inous  MA Map Da  If Yes,	Type Pul  ate 09/29/20  describe. The Pul  ate of 696, n	06 subject oise was
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final val	ard Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion.	cal for the ma nal factors (ea y and is lo	Sanitary Several Services FEMA Flood Zone arket area? X assements, encroad ocated across pection. The services FEMA Flood Technology (Control of the Services)	wer () X Yes N hments, envir s from a n subject's p	blic C	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative	es, etc.)? There i	is a v	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was	MA Map Da  If Yes, the vies s taken	ew of 696, n	06 e subject oise was eration
SITE	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL E	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION	cal for the ma nal factors (ea y and is lo ne of insp	Sanitary Several Service FEMA Flood Zone arket area? X assements, encroact ocated across pection. The service FOUND	wer () X Yes N hments, envir s from a n subject's p	o If Noonmental	pther (describe)  FEMA Map # 2 o, describe. conditions, land us ighway, 696. ty to negative	es, etc.)? There i extern	is a v	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was	MA Map Da  If Yes, the vies s taken	ew of 696, n into consider	06 e subject oise was eration erials/condition
SITE	Electricity X Gas X FEMA Special Flood Haze Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL E Units X One	ard Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion.	cal for the manal factors (early and is long to the control of the	Sanitary Several Service Servi	wer () X Yes N hments, envir s from a n subject's p DATION Crawl Spa	o If Noonmental najor hiproximi	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESCRIPTION TO THE PROPERTY OF THE PROPERTY	es, etc.)? There i extern	is a vial in	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition	MA Map Da  If Yes, I the vie s taken  INTERIO Floors	describe. The ew of 696, n into consider Hdwd,L	06 e subject oise was eration erials/condition _mwd,Tl/Avg
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final value GENERAL E Units X One 0 # of Stories 1	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory	cal for the manal factors (early and is longer of insponding to the calculation).	Sanitary Several Service Servi	wer () X X Yes N hments, envir s from a n subject's p CATION Crawl Spa Partial Bar	o If Noonmental najor historoximi	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESCRIPTION OF THE PROPERTY	es, etc.)? There i extern RIPTION Blo	is a vial integration	Off-site Improv Street Bitumi Alley None 1F FEN X Yes No wall blocking fluences was sterials/condition wg ps/Avg	INTERIO Floors Walls	describe. The work of 696, n into consider Hdwd,L Drywa	06 e subject loise was eration erials/condition Lmwd,Tl/Avg
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL E Units X One 0 # of Stories 1 Type X Det.	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is longer of insponding to the calculation).	Sanitary Several Service Servi	wer () X X Yes N hments, envir s from a n subject's p CATION Crawl Spa Partial Bar	o If No onmental najor his proximinates sement 8 sq. ft.	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface	es, etc.)? There i extern RIPTION Blo Asl	is a vial info	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg	MA Map Da  If Yes, I the vie s taken  INTERIO Floors	describe. The work of 696, n into consider Hdwd,L Drywash Pntd V	06 e subject oise was eration erials/condition _mwd,Tl/Avg
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final value GENERAL E Units X One 0 # of Stories 1	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the man nal factors (early and is long)  Unit	Sanitary Several Service Servi	wer () X X Yes N hments, envir s from a n subject's p CATION Crawl Spa Partial Bar	o If No onmental najor his proximinates sement 8 sq. ft.	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESCRIPTION OF THE PROPERTY	es, etc.)? There i extern RIPTION Blo Asl	is a vial info	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg	INTERIO Floors Walls	describe. The work of 696, n into consider Hdwd,L Drywash Pntd V	06 e subject oise was eration erials/condition _mwd,Tl/Avg
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu  GENERAL D Units X One G # of Stories 1 Type X Det. A X Existing Propo	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is long)  Unit (X) Find Unit Base Const. Base	Sanitary Several Service Service State Service State Service State Service Service State Service Service State Service Servi	wer () X X Yes N hments, envir s from a n subject's p CATION Crawl Spa Partial Bar	o If No onmental najor his oroximinate seement 8 sq. ft. 0 %	FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp	es, etc.)? There i extern  RIPTION Blo Asl Asj outs Alu	co70	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg bs/Avg t/Avg	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floor	describe. The word 696, n into consider Hdwd,L Drywash Pntd Vor LmWc	oo6 e subject ooise was eration erials/condition _mwd,Tl/Avg stl/Avg Md/Avg
SITE	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL E Units X One 0 # of Stories 1 Type X Det. 7 X Existing Propo	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is longer of insport of the manal factors).  Unit	Sanitary Several Sever	wer  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Bar  98	o If No onmental najor his oroximinate seement 8 sq. ft. 0 %	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type	es, etc.)? There i extern  RIPTION Blo Asl outs Alu Cs	ma mal ini mack/A bbesto phalt um/A mnt/	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg bs/Avg t/Avg	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai	describe. The wood 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Av	cose subject coise was eration  erials/condition _mwd,Tl/Avg all/Avg Vd/Avg d/Avg
SITE	Electricity X  Gas X  FEMA Special Flood Hazz  Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value  GENERAL I  Units X One GENERAL I  Type X Det. A  X Existing Propo Design (Style) Ranch  Year Built 1959	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is longer of inspection)  Unit	Sanitary Several Sever	wer X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  station	o If No onmental najor his oroximinate seement 8 sq. ft. 0 %	pther (describe)  FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula	es, etc.)? There i extern RIPTION BIC AsI Aspouts Alu Cs	C070  [ [	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg t/Avg vg Avg	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora	describe. The work of 696, n into consider Hdwd,L Drywarsh Pntd Vor LmWc inscot Tile/Avage None	cose subject coise was eration  erials/condition _mwd,Tl/Avg wll/Avg Md/Avg d/Avg vg erials/condition
SITE	Electricity X  Gas X  FEMA Special Flood Hazz  Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value  GENERAL E  Units X One General E  # of Stories 1  Type X Det. France  X Existing Proport  Design (Style) Ranch  Year Built 1959  Effective Age (Yrs) 30	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is longer of inspection)  Unit	Sanitary Several Sever	wer X  Yes N hments, envir a from a n subject's p  DATION Crawl Spa Partial Bar 98  Sump lation Settlement	o If Noonmental najor horoximi	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula	es, etc.)? There i extern RIPTION BIC AsI Aspouts Alu Cs	C070  [image: mal initial mal	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg bs/Avg t/Avg vg Avg	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive	describe. The word 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars	cose subject coise was eration  eration  eration  eration  eration  eration  derials/condition  mwd,Tl/Avg  Md/Avg
SITE	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Type X Det. X Existing Proport Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic	ard Area Yes e improvements typi c conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is low me of insport the manal factors).  Unit	Sanitary Several Sever	wer X  X  Yes N  hments, envir s from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  lation  Settlement  HWBB	o If Noonmental najor horoximi	pther (describe)  FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities	es, etc.)? There i extern RIPTION BIC Asi outs Alu Cs sted N/A	maal into maal i	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg t/Avg vg Avg e pddStove(s) #0	If Yes, the vies s taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway	describe. The ew of 696, n into consider Hdwd,L Drywash Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Condition 1	Subject One subjec
SITE	Electricity X  Gas X  FEMA Special Flood Hazz  Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value  GENERAL E  Units X One General E  # of Stories 1  Type X Det. France  X Existing Proport  Design (Style) Ranch  Year Built 1959  Effective Age (Yrs) 30	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under C	cal for the manal factors (early and is low me of insport the manal factors).  Unit	Sanitary Sev FEMA Flood Zone arket area? X asements, encroach ocated across oection. The s  FOUNT Concrete Slab Full Basement ement Area ement Finish Outside Entry/Exit ence of Infest Dampness ting X FWA Other	wer X  X  Yes N  hments, envir s from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  dation  Settlement  HWBB  Fuel Gas	o If No onmental najor his proximir	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities  Fireplace(s) #	es, etc.)? There i extern  RIPTION BIC Asi outs Alu Cs sted N/A	maal inf maal inf maa	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg t/Avg vg Avg e pdStove(s) #0 ce None	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive	describe. The work of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concinge # of Cars	ce subject coise was eration  cerials/condition
SITE	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Type X Det. X Existing Proport Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic	ard Area Yes e improvements typi c conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E	cal for the manal factors (early and is low me of insport the manal factors).  Unit	Sanitary Several Sever	wer X  X  Yes N  hments, envir s from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  lation  Settlement  HWBB	o If No onmental najor his proximir	pther (describe)  FEMA Map # 20, describe. conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities	es, etc.)? There i extern  RIPTION BIC Asi outs Alu Cs sted N/A	maal inf maal inf maa	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg ps/Avg t/Avg vg Avg e pddStove(s) #0	If Yes, the vies s taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway	describe. The work of 696, n into consider Hdwd,L Drywarsh Pntd Vor LmWc inscot Tile/Avage None way # of Cars y Surface Concige # of Cars	ce subject coise was eration  cerials/condition
SITE	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL D Units X One GENERAL D # of Stories 1 Type X Det. A Existing Propo Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under C	cal for the manal factors (early and is lower of insport of inspor	Sanitary Several Series Series Section. The series Section. The series Section Series Section. The series Section Sect	wer X  X  Yes N  hments, envir s from a n  subject's p  DATION  Crawl Spa Partial Ba  98  Sump  dation  Settlement  HWBB  Fuel Gas  Air Conditioni	o If No onmental najor his proximir	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities  Fireplace(s) #	es, etc.)? There i extern  RIPTION BIC Asi outs Alu Cs sted N/A	co70  [is a value of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg bs/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open	If Yes, I the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora Driveway X Gara	describe. The work of 696, n into consider Hdwd,L Drywar Sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars v Surface Concinge # of Cars vort # of Cars v Surface Vort v V V V V V V V V V V V V V V V V V V	ce subject coise was eration  erials/condition cerials/condition c
S	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL D Units X One GENERAL D Units X Det GENERAL D X Existing Propo Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished	ard Area Yes e improvements typi c conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E osed Under C  None Stairs  X Scuttle Heated	cal for the manal factors (early and is low me of insport the manal factors).  Unit	Sanitary Several Sever	wer  X  X  Yes N  hments, envir  from a n  subject's p  Crawl Spa  Partial Ba:  98  Sump  dation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W	o If No onmental najor his proximir ce sement 8 sq. ft. 0 % Pump	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None	es, etc.)? There i extern  RIPTION  Blo  Asl  Asl  O  O  O  O  O  O  O  O  O  O  O  O  O	maal intimaal intimaa	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg bs/Avg t/Avg vg Avg  e bdStove(s) #0 ce None ch Open er None	In the view of the	describe. The work of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concinge # of Cars	e subject loise was eration  erials/condition Lmwd,Tl/Avg lll/Avg Wd/Avg d/Avg vg e 5 1 crete 6 1 5 0
S	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL I Units X One GENERAL I Units X Det GENERAL I Type X Det Propo Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refrige	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E osed Under C  None Stairs X Scuttle Heated erator X Range	cal for the manal factors (early and is longer of inspection)  Unit	Sanitary Several Sever	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba: 98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X) Other W  Disposal	o If No onmental najor hi oroximirox	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer	es, etc.)? There i extern  RIPTION  Blo  Asl  Asl  O  In the control of the contr	ma ock/A bestum/A mnt/. A erag. Wood oth. Oth. oth. oth.	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe)	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway X Gara Att.	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concurrence (X) Det.	oof  subject soise was eration  erials/condition  mwd,Tl/Avg sull/Avg Md/Avg syd sull/Avg sul
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL E Units X One GENERAL E Units X One GENERAL E Units X Det GENERAL E Units X Det GENERAL E Units X One GENERAL E Un	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tirue opinion. DESCRIPTION One with Accessory Att. S-Det./E psed Under C  None Stairs X Scuttle Heated erator X Range de contains:	cal for the manal factors (early and is lower properties)  Unit	Sanitary Several Sever	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba: 98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X) Other W  Disposal	o If No onmental najor his proximir ce sement 8 sq. ft. 0 % Pump	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer	es, etc.)? There i extern  RIPTION  Blo  Asl  Asl  O  O  O  O  O  O  O  O  O  O  O  O  O	ma ock/A bestum/A mnt/. A erag. Wood oth. Oth. oth. oth.	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe)	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway X Gara Att.	describe. The work of 696, n into consider Hdwd,L Drywar Sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars v Surface Concinge # of Cars vort # of Cars v Surface Vort v V V V V V V V V V V V V V V V V V V	oof  subject soise was eration  erials/condition  mwd,Tl/Avg sull/Avg Md/Avg syd sull/Avg sul
S	Electricity X Gas X FEMA Special Flood Haza Are the utilities and off-site Are there any adverse site is located on a loc noted due proximi within the final valu GENERAL I Units X One GENERAL I Units X Det GENERAL I Type X Det Propo Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refrige	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tirue opinion. DESCRIPTION One with Accessory Att. S-Det./E psed Under C  None Stairs X Scuttle Heated erator X Range de contains:	cal for the manal factors (early and is lower properties)  Unit	Sanitary Several Sever	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba: 98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X) Other W  Disposal	o If No onmental najor hi oroximirox	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer	es, etc.)? There i extern  RIPTION  Blo  Asl  Asl  O  In the control of the contr	ma ock/A bestum/A mnt/. A erag. Wood oth. Oth. oth. oth.	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe)	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway X Gara Att.	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concurrence (X) Det.	oof  subject soise was eration  erials/condition  mwd,Tl/Avg sull/Avg Md/Avg syd sull/Avg sul
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL E Units X One GENERAL E Units X One GENERAL E Units X Det GENERAL E Units X Det GENERAL E Units X One GENERAL E Un	ard Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tirue opinion. DESCRIPTION One with Accessory Att. S-Det./E psed Under C  None Stairs X Scuttle Heated erator X Range de contains:	cal for the manal factors (early and is lower properties)  Unit	Sanitary Several Sever	wer  X  Yes N hments, envir s from a n subject's p  DATION Crawl Spa Partial Ba: 98  Sump tation Settlement HWBB Fuel Gas Air Conditioni X) Other W Disposal	o If No onmental najor hi oroximirox	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer	es, etc.)? There i extern  RIPTION  Blo  Asl  Asl  O  In the control of the contr	ma ock/A bestum/A mnt/. A erag. Wood oth. Oth. oth. oth.	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe)	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway X Gara Att.	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concurrence (X) Det.	oof  subject soise was eration  erials/condition  mwd,Tl/Avg sull/Avg Md/Avg syd sull/Avg sul
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det GENERAL I Units X Det GENERAL I Units X One GENERAL I Un	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory Att. S-Det./E osed Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite	unit	Sanitary Several Sever	wer  X  Yes N hments, envir s from a n subject's p  DATION Crawl Spa Partial Bar 98  Sump tation Settlement HWBB Fuel Gas Air Conditioni X Other W Disposal  3 E	o If Noonmental najor hiproximii cce sement 8 sq. ft. 0 % Pump Radiant indow indow dedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities  Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0	es, etc.)? There i extern  RIPTION  Bic  Asi outs Alu  Cs ated N/A  Ave  O [ one [ o	co70:  [is a vial interpretation of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wyg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe)	If Yes, the vies taken  INTERIO Bath Wai Car Stora Driveway X Gara Carp Att.	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars / Surface Concing # of Cars X Det.  Gross Living Are	Company of the control of the contro
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det GENERAL I Units X Det GENERAL I Units X One GENERAL I I Units X One GENERAL I I I I I I I I I I I I I I I I I I I	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory Att. S-Det./El osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite	unit	Sanitary Several Sever	wer X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W  Disposal  , renovations,	o If Noonmental najor hiproximii cee sement 8 sq. ft. 0 % Pump Radiant ng indow dedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities  Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0	es, etc.)? There i extern  RIPTION  Blo Asi outs Alu Cs sited N/A  Avo  one D  Bath(s)	co70:  [is a visual interpretation of the content o	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg os/Avg t/Avg vg Avg e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora Driveway X Gara Carp Att.  Tre Feet of Carp	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars V Surface Concinger # of Cars V Det.  Gross Living Are	coms-
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. X Existing Proposition Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refriger Additional features (special	and Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./Ed osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite the property (including the unknown; Th	cal for the manal factors (early and is low me of insport of the manal factors).  Unit	Sanitary Several FEMA Flood Zone arket area? X assements, encroact ocated across ocction. The section is a one story of the section is a section in the section in the section is a section in the section in the section is a section in the section in the section is a section in the section in the section in the section is a section in the sec	wer X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  Sump  tation  Settlement  HWBB Settlement  HWBB Fuel Gas  Air Conditioni  X Other W  Disposal Gas  , renovations, y home in	o If Noonmental najor horoximir ce sement 8 sq. ft. 0 % Pump Radiant ng indow Microwsedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Exter	es, etc.)? There i extern  RIPTION Blo Asl Aspouts Alu Cs ated N/A Ave  One D  T/Dryer ( D Bath(s)	coro:  [is a valint mack/A besto phalt um/A erag Woo Fen Oth Oth -upd The	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition NYG DS/AVG t/AVG VG AVG  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  sated-timefra subject has	If Yes, the vies taken  INTERIO Bath Wal Car Stora X Drive Driveway X Gara Att.  Tre Feet of O	describe. The ew of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Concinge # of Cars (X) Det.  Gross Living Are	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X Det. W Existing Proposition Period Proposition Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refrige Finished area above grad Additional features (special	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E osed Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c	cal for the manal factors (early and is low me of insport of the manal factors).  Unit	Sanitary Sev FEMA Flood Zone arket area? X asements, encroact ocated across oction. The s  FOUNT Concrete Slab Full Basement ement Area ement Finish Outside Entry/Exit ence of Infest Dampness Ling X FWA Other ling Central individual Dishwasher S Rooms None  pairs, deterioration, is a one story ued garage. W	wer  X  Yes N hments, envir s from a n subject's p  DATION Crawl Spa Partial Bar  98  Sump lation Settlement HWBB Settlement HWBB Fuel Gas Air Conditioni X) Other W Disposal g home in /orn/ stair	o If No onmental najor hiproximirosement 8 sq. ft. 0 % Pump Radiant ng indow dedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer vave Washer  ng, etc.). C4; rege overall corrdwood flooring	es, etc.)? There i extern  RIPTION Blo Asl Aspouts Alu Cs ated N/A Ave  One D  T/Dryer ( D Bath(s)	coro:  [is a valint mack/A besto phalt um/A erag Woo Fen Oth Oth -upd The	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition NYG DS/AVG t/AVG VG AVG  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  sated-timefra subject has	If Yes, the vies taken  INTERIO Bath Wal Car Stora X Drive Driveway X Gara Att.  Tre Feet of O	describe. The ew of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Concinge # of Cars (X) Det.  Gross Living Are	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. X Existing Proposition Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refriger Additional features (special	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E osed Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c	cal for the manal factors (early and is low me of insport of the manal factors).  Unit	Sanitary Sev FEMA Flood Zone arket area? X asements, encroact ocated across oction. The s  FOUNT Concrete Slab Full Basement ement Area ement Finish Outside Entry/Exit ence of Infest Dampness Ling X FWA Other ling Central individual Dishwasher S Rooms None  pairs, deterioration, is a one story ued garage. W	wer  X  Yes N hments, envir s from a n subject's p  DATION Crawl Spa Partial Bar  98  Sump lation Settlement HWBB Settlement HWBB Fuel Gas Air Conditioni X) Other W Disposal g home in /orn/ stair	o If No onmental najor hiproximirosement 8 sq. ft. 0 % Pump Radiant ng indow dedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer vave Washer  ng, etc.). C4; rege overall corrdwood flooring	es, etc.)? There i extern  RIPTION Blo Asl Aspouts Alu Cs ated N/A Ave  One D  T/Dryer ( D Bath(s)	coro:  [is a valint mack/A besto phalt um/A erag Woo Fen Oth Oth -upd The	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition NYG DS/AVG t/AVG VG AVG  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  sated-timefra subject has	If Yes, the vies taken  INTERIO Bath Wal Car Stora X Drive Driveway X Gara Att.  Tre Feet of O	describe. The ew of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Concinge # of Cars (X) Det.  Gross Living Are	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X Det. W Existing Proposition Period Proposition Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refrige Finished area above grad Additional features (special	ard Area Yes e improvements typi c conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E osed Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c	cal for the manal factors (early and is low me of insport of the manal factors).  Unit	Sanitary Sev FEMA Flood Zone arket area? X asements, encroact ocated across oction. The s  FOUNT Concrete Slab Full Basement ement Area ement Finish Outside Entry/Exit ence of Infest Dampness Ling X FWA Other ling Central individual Dishwasher S Rooms None  pairs, deterioration, is a one story ued garage. W	wer  X  Yes N hments, envir s from a n subject's p  DATION Crawl Spa Partial Bar  98  Sump lation Settlement HWBB Settlement HWBB Fuel Gas Air Conditioni X) Other W Disposal g home in /orn/ stair	o If No onmental najor hiproximirosement 8 sq. ft. 0 % Pump Radiant ng indow dedrooms	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer vave Washer  ng, etc.). C4; rege overall corrdwood flooring	es, etc.)? There i extern  RIPTION Blo Asl Aspouts Alu Cs ated N/A Ave  One D  T/Dryer ( D Bath(s)	coro:  [is a valint mack/A besto phalt um/A erag Woo Fen Oth Oth -upd The	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition NYG DS/AVG t/AVG VG AVG  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  sated-timefra subject has	If Yes, the vies taken  INTERIO Bath Wal Car Stora X Drive Driveway X Gara Att.  Tre Feet of O	describe. The ew of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Concinge # of Cars (X) Det.  Gross Living Are	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X Det. W Existing Proposition Period Proposition Design (Style) Ranch Year Built 1959 Effective Age (Yrs) 30 Attic Drop Stair Floor Finished Appliances P Refrige Finished area above grad Additional features (special	and Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E used Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite the property (including the unknown; The one subject has	cal for the manal factors (early and is lower of insport of inspor	Sanitary Several FEMA Flood Zone arket area? X assements, encroact ocated across ocate	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  tation  Settlement  HWBB Settlement  HWBB Settlement  HWBB Air Conditioni  X  Other W  Disposal  , renovations, y home in  /orn/ stair  B bedroor	o If No onmental najor his oroximir ce sement 8 sq. ft. 0 % Pump Radiant ng indow edrooms remodeli avera ned hains, 1 fu	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Patio/Deck N Pool None vave Washer  1.0  rg, etc.). C4;kge overall corrdwood flooring and some conditions and some conditions are conditioned as the condition of th	es, etc.)? There i extern  RIPTION  Blo  Asl  Ostelled N/A  One (2)  (i/Dryer (2)  Bath(s)  (itchen  ndition.  ng was	is a value of the control of the con	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition NYG DS/AVG t/AVG VG AVG  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  sated-timefra subject has	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway Att.  Te Feet of Carp at Garp Te Feet of Carp Te Feet of Carp	describe. The ew of 696, n into consider Hdwd,L Drywa sh Pntd Vor LmWc inscot Tile/Avage None eway # of Cars y Surface Concinge # of Cars (X) Det.  Gross Living Are	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X One GENERAL	and Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E used Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite the property (including the unknown; The one subject has	cal for the manal factors (early and is lower of insport of inspor	Sanitary Several FEMA Flood Zone arket area? X assements, encroact ocated across ocate	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  tation  Settlement  HWBB Settlement  HWBB Settlement  HWBB Air Conditioni  X  Other W  Disposal  , renovations, y home in  /orn/ stair  B bedroor	o If No onmental najor his oroximir ce sement 8 sq. ft. 0 % Pump Radiant ng indow edrooms remodeli avera ned hains, 1 fu	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Patio/Deck N Pool None vave Washer  1.0  rg, etc.). C4;kge overall corrdwood flooring and some conditions and some conditions are conditioned as the condition of th	es, etc.)? There i extern  RIPTION  Blo  Asl  Ostelled N/A  One (2)  (i/Dryer (2)  Bath(s)  (itchen  ndition.  ng was	is a value of the control of the con	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg Ds/Avg t/Avg Vg Avg Vg Avg e DdStove(s) #0 ce None ch Open er None her (describe) 988 Squar  ated-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway Att.  Te Feet of Carp at Garp Te Feet of Carp Te Feet of Carp	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars V Surface Concord # of Cars X Det.  Gross Living Are consider Consider Avage None way # of Cars V Surface Concord # of Cars X Det.	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X One GENERAL	and Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E used Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite the property (including the unknown; The one subject has	cal for the manal factors (early and is lower of insport of inspor	Sanitary Several FEMA Flood Zone arket area? X assements, encroact ocated across ocate	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  tation  Settlement  HWBB Settlement  HWBB Settlement  HWBB Air Conditioni  X  Other W  Disposal  , renovations, y home in  /orn/ stair  B bedroor	o If No onmental najor his oroximir ce sement 8 sq. ft. 0 % Pump Radiant ng indow edrooms remodeli avera ned hains, 1 fu	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Patio/Deck N Pool None vave Washer  1.0  rg, etc.). C4;kge overall corrdwood flooring and some conditions and some conditions are conditioned as the condition of th	es, etc.)? There i extern  RIPTION  Blo  Asl  Ostelled N/A  One (2)  (i/Dryer (2)  Bath(s)  (itchen  ndition.  ng was	is a value of the control of the con	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg Ds/Avg t/Avg Vg Avg Vg Avg e DdStove(s) #0 ce None ch Open er None her (describe) 988 Squar  ated-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway Att.  Te Feet of Carp at Garp Te Feet of Carp Te Feet of Carp	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars V Surface Concord # of Cars X Det.  Gross Living Are consider Consider Avage None way # of Cars V Surface Concord # of Cars X Det.	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X One GENERAL	and Area Yes e improvements typi e conditions or exter al traffic artery ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./E used Under C  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite the property (including the unknown; The one subject has	cal for the manal factors (early and is lower of insport of inspor	Sanitary Several FEMA Flood Zone arket area? X assements, encroact ocated across ocate	wer  X  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Bar  98  Sump  tation  Settlement  HWBB Settlement  HWBB Settlement  HWBB Air Conditioni  X  Other W  Disposal  , renovations, y home in  /orn/ stair  B bedroor	o If No onmental najor his oroximir ce sement 8 sq. ft. 0 % Pump Radiant ng indow edrooms remodeli avera ned hains, 1 fu	FEMA Map # 20, describe.  conditions, land us ighway, 696. ty to negative  EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Patio/Deck N Pool None vave Washer  1.0  rg, etc.). C4;kge overall corrdwood flooring and some conditions and some conditions are conditioned as the condition of th	es, etc.)? There i extern  RIPTION  Blo  Asl  Ostelled N/A  One (2)  (i/Dryer (2)  Bath(s)  (itchen  ndition.  ng was	is a value of the control of the con	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg Ds/Avg t/Avg Vg Avg Vg Avg e DdStove(s) #0 ce None ch Open er None her (describe) 988 Squar  ated-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai Car Stora X Drive Driveway Att.  Te Feet of Carp at Garp Te Feet of Carp Te Feet of Carp	describe. The work of 696, n into consider Hdwd, L Drywa sh Pntd Vor LmWc inscot Tile/Avage None way # of Cars V Surface Concord # of Cars X Det.  Gross Living Are consider Consider Avage None way # of Cars V Surface Concord # of Cars X Det.	Comsagement.
IMPROVEMENTS	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X Det. GENERAL I Units X One GENERAL I	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c ne subject has	unit	Sanitary Several American Section Sect	wer  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W  Disposal  3 E  , renovations, y home in  /orn/ stair  B bedroor  ty, soundness	o If Noonmental najor his proximital najor his najor	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0  Ing, etc.). C4;kge overall corr rdwood flooring all bath.  tural integrity of the	es, etc.)? There i extern  RIPTION  Blo  Asi outs Alu  Cs sited N/A  Avo  Inf/Dryer  D Bath(s)  Citchen adition.  ag was  property?	co70:  [is a vial interpretation of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg os/Avg t/Avg vg Avg  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  atted-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive Driveway X Gara Carp Att.  The Feet of Company of the property of	describe. The work of 696, no into consider Hdwd, L Drywa sh Pntd Wor LmWc inscot Tile/Avage None way # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider the consider way work of Cars / Surface Concider # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider way work way work way work for cars / Surface Concider work way work way work for cars / Surface Concider work way work work work way work way work work way work work way work work work work work work work work	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X One GENERAL	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c ne subject has	unit	Sanitary Several American Section Sect	wer  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W  Disposal  3 E  , renovations, y home in  /orn/ stair  B bedroor  ty, soundness	o If Noonmental najor his proximital najor his najor	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0  Ing, etc.). C4;kge overall corr rdwood flooring all bath.  tural integrity of the	es, etc.)? There i extern  RIPTION  Blo  Asl  Ostelled N/A  One (2)  (i/Dryer (2)  Bath(s)  (itchen  ndition.  ng was	co70:  [is a vial interpretation of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition avg Ds/Avg t/Avg Vg Avg Vg Avg e DdStove(s) #0 ce None ch Open er None her (describe) 988 Squar  ated-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive Driveway X Gara Carp Att.  The Feet of Company of the property of	describe. The work of 696, no into consider Hdwd, L Drywa sh Pntd Wor LmWc inscot Tile/Avage None way # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider the consider way work of Cars / Surface Concider # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider way work way work way work for cars / Surface Concider work way work way work for cars / Surface Concider work way work work work way work way work work way work work way work work work work work work work work	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X Det. GENERAL I Units X One GENERAL I	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c ne subject has	unit	Sanitary Several American Section Sect	wer  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W  Disposal  3 E  , renovations, y home in  /orn/ stair  B bedroor  ty, soundness	o If Noonmental najor his proximital najor his najor	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0  Ing, etc.). C4;kge overall corr rdwood flooring all bath.  tural integrity of the	es, etc.)? There i extern  RIPTION  Blo  Asi outs Alu  Cs sited N/A  Avo  Inf/Dryer  D Bath(s)  Citchen adition.  ag was  property?	co70:  [is a vial interpretation of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg os/Avg t/Avg vg Avg  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  atted-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive Driveway X Gara Carp Att.  The Feet of Company of the property of	describe. The work of 696, no into consider Hdwd, L Drywa sh Pntd Wor LmWc inscot Tile/Avage None way # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider the consider way work of Cars / Surface Concider # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider way work way work way work for cars / Surface Concider work way work way work for cars / Surface Concider work way work work work way work way work work way work work way work work work work work work work work	Comsagement.
S	Electricity X Gas X FEMA Special Flood Hazz Are the utilities and off-site Are there any adverse site is located on a loc noted due proximit within the final value GENERAL I Units X One GENERAL I Units X One GENERAL I Units X Det. GENERAL I Units X Det. GENERAL I Units X One GENERAL I	and Area Yes e improvements typi e conditions or exter al traffic arter ty to 696 at tir ue opinion. DESCRIPTION One with Accessory  Att. S-Det./El osed Under Co  None Stairs X Scuttle Heated erator X Range de contains: al energy efficient ite unknown;Th ont porch, 1 c ne subject has	unit	Sanitary Several American Section Sect	wer  X  Yes N  hments, envir  from a n  subject's p  DATION  Crawl Spa  Partial Ba  98  Sump  tation  Settlement  HWBB  Fuel Gas  Air Conditioni  X Other W  Disposal  3 E  , renovations, y home in  /orn/ stair  B bedroor  ty, soundness	o If Noonmental najor his proximital najor his najor	EXTERIOR DESC Foundation Walls Exterior Walls Roof Surface Gutters & Downsp Window Type Storm Sash/Insula Screens Amenities Fireplace(s) # Patio/Deck N Pool None vave Washer 1.0  Ing, etc.). C4;kge overall corr rdwood flooring all bath.  tural integrity of the	es, etc.)? There i extern  RIPTION  Blo  Asi outs Alu  Cs sited N/A  Avo  Inf/Dryer  D Bath(s)  Citchen adition.  ag was  property?	co70:  [is a vial interpretation of the content of	Off-site Improv Street Bitumi Alley None 1F FEN  X Yes No wall blocking fluences was sterials/condition wg os/Avg t/Avg vg Avg  e odStove(s) #0 ce None ch Open er None her (describe) 988 Squar  atted-timefra subject has ed at time of	If Yes, the vies taken  INTERIO Floors Walls Trim/Fini Bath Flor Bath Wai Car Stora  X Drive Driveway X Gara Carp Att.  The Feet of Company of the property of	describe. The work of 696, no into consider Hdwd, L Drywa sh Pntd Wor LmWc inscot Tile/Avage None way # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider the consider way work of Cars / Surface Concider # of Cars / Surface Concider # of Cars / Det.  Gross Living Are consider way work way work way work for cars / Surface Concider work way work way work for cars / Surface Concider work way work work work way work way work work way work work way work work work work work work work work	Comsagement.

# Uniform Residential Appraisal Report File No. ANS-221446

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 to \$ 0 There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 120,000 to \$ 220,000 .											
FEATURE	SUBJECT	COMPARABL		COMPARABLE SALE NO. 2			l				
2007 E 10 Mile Rd		2000 Barrett Av		1900 Guthrie Ave Royal Oak, MI 48067-3586				1 E 10 Mile Ro			
Address Royal Oak,	MI 48067-3550	Royal Oak, MI 4	48067-3506		•	067-3586		al Oak, MI 480	067-3549		
Proximity to Subject		0.13 miles NW		0.08 miles			0.15	miles SW			
Sale Price	\$		\$ 135,100		\$	150,000		\$	107,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 136.60 sq. ft.	1004 001447	\$ 171.43		2000 2014 4		21.59 sq. ft.	2001440		
Data Source(s)		Rlcmp #217014	1281;DOM 17			2903;DOM 1		np #21702830	00;DOM 16		
Verification Source(s)		Tax Records		Tax Reco		Γ		Records			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIF	PTION	+(-) \$ Adjustment	•	ESCRIPTION	+(-) \$ Adjustment		
Sale or Financing		REO	1			0	I		0		
Concessions		Cash;0		Conv;0			Con		0		
Date of Sale/Time		s03/17;c03/17		s03/17;c0	2/17			17;c04/17	0		
Location	A;BsyRd;	N;Res;	-5,000	N;Res;		-5,000					
Leasehold/Fee Simple	Fee Simple	Fee Simple	_	Fee Simp	le	_		Simple			
Site	4601 sf	6098 sf		4356 sf			4356		0		
View	A;CtyStr;	N;Res;	-5,000	N;Res;		-5,000		•			
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Rand	ch		_	;Ranch			
Quality of Construction	Q4	Q4	_	Q4		_	Q4				
Actual Age	58	65	0	52		0			0		
Condition	C4	C4		C3		-5,000	1 1		-5,000		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	5,000	Total Bdrms.	Baths		Total I				
Room Count	5 3 1.0	5 2 1.0	0	5 3	1.1	-4,000	5	3 1.0			
Gross Living Area	988 sq. ft.	989 sq.			375 sq. ft.	0		880 sq. ft.	0		
Basement & Finished	988sf0sfin	792sf0sfin	0	875sf264s		-2,000	0sf		10,000		
Rooms Below Grade			-	1rr0br0.0b	ba0o	0	<del>                                     </del>				
Functional Utility	Average	Average		Average			Ave				
Heating/Cooling	FWA Window	BB N/A	0	FWA C/Ai	ır	-1,000	_	A Window			
Energy Efficient Items	None	None		None			Non				
Garage/Carport	1gd1dw	2gd2dw		2gd2dw		-5,000			5,000		
Porch/Patio/Deck	Porch	Porch, Patio	-500	Porch, Pa	itio	-500	Pord	h			
<u> </u>											
<u> </u>											
Net Adjustment (Total)			\$ 10,500		<b>≺</b> - \$	27,500	X		10,000		
Adjusted Sale Price		Net Adj7.8%		,	8.3%		Net A	•			
of Comparables		Gross Adj. 15.2%	\$ 124,600	Gross Adj. 1	8.3% \$	122,500	Gross	Adj. 18.7% \$	117,000		
I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain											
	search the sale or transfer h	istory of the subject prop	perty and comparable s	ales. If not, exp	lain						
	search the sale or transfer h	istory of the subject prop	perty and comparable s	ales. If not, exp	lain						
I X did did not res	did not reveal any prior sal	les or transfers of the su				tive date of this appr	aisal.				
I X did did not res  My research did X  Data source(s) Realco	did not reveal any prior sal	les or transfers of the su				tive date of this appr	aisal.				
I X did did not res	did not reveal any prior sal	les or transfers of the su	ubject property for the th	ree years prior	to the effect						
I X did did not res  My research did X  Data source(s) Realco	did not reveal any prior sal mp.com, County Ro did not reveal any prior sal	les or transfers of the su ecords les or transfers of the co	ubject property for the th	ree years prior	to the effect						
My research did X Data source(s) Realco My research X did	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re	les or transfers of the su ecords les or transfers of the co ecords	omparable sales for the	ree years prior year prior to the	to the effect	e of the comparable	sale.	on page 3).			
My research did X  Data source(s) Realco  My research X did  Data source(s) Realco	did not reveal any prior sal mp.com, County Ro did not reveal any prior sal mp.com, County Ro search and analysis of the p	les or transfers of the su ecords les or transfers of the co ecords	omparable sales for the	ree years prior year prior to the	to the effect e date of sal able sales (i	e of the comparable	sale.		E SALE NO. 3		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res	did not reveal any prior sal mp.com, County Ro did not reveal any prior sal mp.com, County Ro search and analysis of the p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histo	object property for the the object property for the the object property of the subject proper	ree years prior year prior to the	to the effect e date of sal able sales (i	e of the comparable	sale.		LE SALE NO. 3		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histo	object property for the the object property for the the object property of the subject proper	ree years prior year prior to the	to the effect e date of sal able sales (i	e of the comparable	sale.	COMPARABL	E SALE NO. 3		
My research did X Data source(s) Realco My research did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p	les or transfers of the su ecords les or transfers of the co ecords prior sale or transfer histor BJECT  County Rec F	omparable sales for the omparable sales for the cory of the subject proper COMPARABLE SA	ree years prior year prior to the rty and compara LE NO. 1	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO.	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco			
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  Rlcmp.com, ce(s) 06/16/2017	les or transfers of the su ecords les or transfers of the co ecords prior sale or transfer histor BJECT  County Rec  C	omparable sales for the omparable sales for the comparable sales for th	ree years prior year prior to the rty and compara LE NO. 1	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO.	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or tran	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histe BJECT  County Rec  Groperty and comparable	omparable sales for the comparable sales are comparable sales. Comparable sales are comparable sales are comparable sales are comparable sales are comparable sales.	ree years prior year prior to the rty and compara LE NO. 1  nty Rec	to the effect e date of sal able sales (i COMF	report additional prio PARABLE SALE NO. Com, County R	sale. or sales	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017	rds		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as	did not reveal any prior sal mp.com, County Rodid not reveal any prior sal mp.com, County Rosearch and analysis of the part of the search and analysis of the part of the search and analysis of the part of the subject part of t	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histo BJECT  County Rec Coroperty and comparable /30/2016, no doll	omparable sales for the omparable sales for the cory of the subject proper COMPARABLE SA RIcmp.com, Cour D6/16/2017 e sales The subject amount noted our course of the subject proper comparables are all single-core and course of the subject proper c	ree years prior year prior to the rty and compara LE NO. 1 Inty Rec ject has no	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr	report additional prio PARABLE SALE NO. Com, County R 017 Tansferred with	sale. or sales . 2 .ec	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon	rds ths. Sale t area. Sale		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore	did not reveal any prior sal mp.com, County Red did not reveal any prior sal mp.com, County Red search and analysis of the part of the search and analysis of the part of the subject part	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histo BJECT County Rec oroperty and comparable /30/2016, no doll bject and compa one has two bed	omparable sales for the omparable sales for the cory of the subject proper COMPARABLE SA RICMP.com, Cour D6/16/2017 e sales The subject amount noted arrables are all sin brooms and a 2 co	ree years prior year prior to the rty and compara LE NO. 1  nty Rec ject has no	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le	report additional prio PARABLE SALE NO. Com, County R 017 ransferred with	sale.  or sales  2  ecc  nin the	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon	rds ths. Sale t area. Sale iven. Sales		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free	did not reveal any prior sal mp.com, County Redid not reveal any prior sal mp.com, County Research and analysis of the post of the subject post of	les or transfers of the su ecords les or transfers of the co ecords vior sale or transfer histo BJECT  County Rec Coroperty and comparable /30/2016, no doll bject and compa one has two bed ternal factors exp	omparable sales for the omparable sales for the cory of the subject proper COMPARABLE SA  RICMP.com, Cour. 06/16/2017 e sales The subject proper amount noted of the subject proper comparable sales are all single discourse and a 2 coperienced by the	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no I.  Integral garage- subject's ke	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le adjustmocation t	report additional prio PARABLE SALE NO. Com, County R 017 Transferred with cocated within the ents for difference of 10 Mile Rd/	sale.  or sales  2  ec  in the su  ences 696-	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location	rds ths. Sale t area. Sale iven. Sales adjustments		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 asfer history of the subject p is a quit claim on 11 discon Approach. The su eclosed home. Sale see from negative exicale two is similar in	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec oroperty and comparable /30/2016, no doll bject and comparable one has two bed ternal factors exp	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior  year prior to the  rty and compara  LE NO. 1  nty Rec  ject has no  d.  gle family ear garage- subject's lo proximity to	e date of sale able sales (i COMF  RIcmp.c 06/16/20 ot sold/ tr  homes leadjustmocation to the sule	report additional prio PARABLE SALE NO. Com, County R 017 Cansferred with cocated within thents for difference of 10 Mile Rd/ bject. Sale two	sale.  or sales  2  ecc  the su  ences 696- D appr	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 asfer history of the subject p is a quit claim on 11 discon Approach. The su eclosed home. Sale see from negative exicale two is similar in	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec oroperty and comparable /30/2016, no doll bject and comparable one has two bed ternal factors exp	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior  year prior to the  rty and compara  LE NO. 1  nty Rec  ject has no  d.  gle family ear garage- subject's lo proximity to	e date of sale able sales (i COMF  RIcmp.c 06/16/20 ot sold/ tr  homes leadjustmocation to the sule	report additional prio PARABLE SALE NO. Com, County R 017 Cansferred with cocated within thents for difference of 10 Mile Rd/ bject. Sale two	sale.  or sales  2  ecc  the su  ences 696- D appr	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p SU  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p is a quit claim on 11 discon Approach. The su seclosed home. Sale see from negative exisale two is similar in ared to the subject-	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec Oroperty and comparable /30/2016, no doll bject and compa one has two bed ternal factors exp of GLA and is loca a condition adjus	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  ggle family ear garage- subject's lo proximity to given. Sale	to the effect e date of sal able sales (composition of the suite of th	report additional prior PARABLE SALE NO.  com, County R.  oransferred with renerts for difference of 10 Mile Rd/ bject. Sale two s located on the	sale. or sales 2 eec hin the	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S condition as compar	did not reveal any prior sale mp.com, County Repearch and analysis of the part of the subject part of the	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec Oroperty and comparable /30/2016, no doll bject and compa one has two bed ternal factors exp of GLA and is loca a condition adjus	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  ggle family ear garage- subject's lo proximity to given. Sale	to the effect e date of sal able sales (composition of the suite of th	report additional prior PARABLE SALE NO.  com, County R.  oransferred with renerts for difference of 10 Mile Rd/ bject. Sale two s located on the	sale. or sales 2 eec hin the	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S condition as compa similar location as of	did not reveal any prior sale mp.com, County Repearch and analysis of the part of the subject part of the	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec Oroperty and comparable /30/2016, no doll bject and compa one has two bed ternal factors exp of GLA and is loca a condition adjus	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  ggle family ear garage- subject's lo proximity to given. Sale	to the effect e date of sal able sales (composition of the suite of th	report additional prior PARABLE SALE NO.  com, County R.  oransferred with renerts for difference to 10 Mile Rd/ bject. Sale two s located on the	sale. or sales 2 eec hin the	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S condition as compa similar location as of	did not reveal any prior salemp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec Oroperty and comparable /30/2016, no doll bject and comparable ternal factors expanded a condition adjustification and the succession of the succession	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  ggle family ear garage- subject's lo proximity to given. Sale	to the effect e date of sal able sales (composition of the suite of th	report additional prior PARABLE SALE NO.  com, County R.  oransferred with renerts for difference to 10 Mile Rd/ bject. Sale two s located on the	sale. or sales 2 eec hin the	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are fre have been given. S condition as compa similar location as of	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p  RIcmp.com, ce(s) 06/16/2017 nsfer history of the subject p is a quit claim on 11.  dison Approach. The su isclosed home. Sale see from negative exitate two is similar in mared to the subject- compared to the sul sting.	les or transfers of the suecords les or transfers of the coecords vior sale or transfer history County Rec Coroperty and comparable /30/2016, no doll lbject and comparable ternal factors expanded a condition adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustif	omparable sales for the omparable sales for the omparable sales for the ory of the subject proper COMPARABLE SA CO	ree years prior year prior to the rty and compare LE NO. 1 Inty Rec ject has no d. gle family ear garage- subject's le proximity to given. Sale	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le adjustm ocation t o the sul e three is	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference 10 Mile Rd/ bject. Sale two s located on the	sale.  or sales  2  ec  the suences 696- o appne sul	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the results of the results of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trarthree transferred as  Summary of Sales Comparone sold has a fore one and two are free have been given. S condition as compasimilar location as of four is a pending lis  Indicated Value by Sales C	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p  RIcmp.com, ce(s) 06/16/2017 ce(s) 06/16/2017 ce a quit claim on 11.  dison Approach. The su celosed home. Sale see from negative exitate two is similar in med to the subject- compared to the sul sting.  comparison Approach \$ 12 comparison Approach	les or transfers of the suecords les or transfers of the coecords vior sale or transfer history County Rec Coroperty and comparable /30/2016, no doll lbject and comparable ternal factors expanded a condition adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustif	mparable sales for the mparable sales for the comparable sales and a 2 comparable sales are all single distribution. The sales are all single sales are all sales	ree years prior year prior to the rty and compare LE NO. 1 Inty Rec ject has no d. gle family ear garage- subject's le proximity to given. Sale	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le adjustm ocation t o the sul e three is	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference 10 Mile Rd/ bject. Sale two s located on the	sale.  or sales  2  ec  the suences 696- o appne sul	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location ears to be sup oject's street as s been given.	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by Sales C Indicated Value by: Sales	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p  RIcmp.com, ce(s) 06/16/2017 ce(s) 06/16/2017 ce a quit claim on 11.  dison Approach. The su celosed home. Sale see from negative exitate two is similar in med to the subject- compared to the sul sting.  comparison Approach \$ 12 comparison Approach	les or transfers of the suecords les or transfers of the coecords vior sale or transfer history County Rec Coroperty and comparable /30/2016, no doll lbject and comparable ternal factors expanded a condition adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustif	mparable sales for the mparable sales for the comparable sales and a 2 comparable sales are all single distribution. The sales are all single sales are all sales	ree years prior year prior to the rty and compare LE NO. 1 Inty Rec ject has no d. gle family ear garage- subject's le proximity to given. Sale	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le adjustm ocation t o the sul e three is	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference 10 Mile Rd/ bject. Sale two s located on the	sale.  or sales  2  ec  the suences 696- o appne sul	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location ears to be sup oject's street as s been given.	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by Sales C Indicated Value by: Sales	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Re search and analysis of the p  RIcmp.com, ce(s) 06/16/2017 ce(s) 06/16/2017 ce a quit claim on 11.  dison Approach. The su celosed home. Sale see from negative exitate two is similar in med to the subject- compared to the sul sting.  comparison Approach \$ 12 comparison Approach	les or transfers of the suecords les or transfers of the coecords vior sale or transfer history County Rec Coroperty and comparable /30/2016, no doll lbject and comparable ternal factors expanded a condition adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustification adjustification and comparable ternal factors expanded a condition adjustification adjustif	mparable sales for the mparable sales for the comparable sales and a 2 comparable sales are all single distribution. The sales are all single sales are all sales	ree years prior year prior to the rty and compare LE NO. 1 Inty Rec ject has no d. gle family ear garage- subject's le proximity to given. Sale	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 bt sold/ tr  homes le adjustm ocation t o the sul e three is	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference 10 Mile Rd/ bject. Sale two s located on the	sale.  or sales  2  ec  the suences 696- o appne sul	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 e past 36 mon  ubject's marke s have been giview/ location ears to be sup oject's street as s been given.	rds ths. Sale t area. Sale iven. Sales adjustments perior in and has		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by Sales C Indicated Value by: Sale See Attached Adde	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Research and analysis of the part of the subject part o	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec Oroperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp of GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000	omparable sales for the omparable sales for the cory of the subject proper COMPARABLE SA RIcmp.com, Cour 26/16/2017 esales The subject are all single are all single sales are all sales are all single sales are all sales are al	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  Inty ar garage- subject's lo proximity to given. Sale uperior in co	to the effect e date of sal able sales (composition) Ricmp.c 06/16/20 ot sold/tr  homes leadjustmocation to the sule three is condition	report additional prio PARABLE SALE NO. Com, County R D17 Transferred with Docated within the the solution of	sale. or sales 2 ecc the su the su the su ences 696- o app ne sul nt has	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street as been given.	rds  ths. Sale  t area. Sale iven. Sales adjustments perior in and has Comparable		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by Sales C Indicated Value by: Sale See Attached Adde	did not reveal any prior sal mp.com, County Re did not reveal any prior sal mp.com, County Research and analysis of the part of the subject part o	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec roperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp of GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000  completion per plans ar	ory of the subject proper COMPARABLE SA RIcmp.com, Court D6/16/2017 resales The subject amount noted arrables are all single income and a 2 coerienced by the attention of the subject appears to be subject and specifications on the subject proper subject and specifications on the subject proper subject and specifications on the subject proper subject prop	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no it.  Inty argarage- subject's keeproximity to given. Sale uperior in conveloped) \$ 12  basis of a hypo	to the effect e date of sal able sales (composition) Ricmp.c 06/16/20 ot sold/ tr homes leadjustmocation to the sule three is condition 21,900	e of the comparable report additional prio PARABLE SALE NO. Com, County R 017 ransferred with cocated within the ents for differe to 10 Mile Rd/bject. Sale two is located on the an adjustment of the ents for difference in the ents for di	sale. or sales 2 ec hin the suences 696- o app ne sul nt has	COMPARABL 11/30/2016 \$0 County Reco 06/16/2017 past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street as been given.	rds  ths. Sale  t area. Sale  iven. Sales  adjustments  perior in  and has  Comparable		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by Sales C Indicated Value by: Sale See Attached Adde	did not reveal any prior salemp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histo BJECT  County Rec  Groperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000	ory of the subject proper COMPARABLE SA  RIcmp.com, Court D6/16/2017  e sales The subject mote of the subject proper COMPARABLE SA  Ricmp.com, Court D6/16/2017  e sales The subject proper company of the subject proper court in	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no it.  gle family ar garage- subject's k proximity to given. Sale uperior in co veloped) \$ 12  basis of a hypo rs or alterations	to the effect e date of sal able sales (composition) Ricmp.c 06/16/20 ot sold/ tr  condition cation to the sule three is condition	e of the comparable report additional prio PARABLE SALE NO. Com, County R 017 ransferred with cocated within the ents for differe to 10 Mile Rd/bject. Sale two is located on the an adjustment of the ents for difference in the ents for di	sale. or sales 2 ec hin the suences 696- o app ne sul nt has	COMPARABL  11/30/2016  \$0  County Reco 06/16/2017  past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street as been given.	rds  ths. Sale  t area. Sale  iven. Sales  adjustments  perior in  and has  Comparable		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by: Sale See Attached Adde This appraisal is made This appraisal is made This appraisal is made This appraisal is made This subject to the following	did not reveal any prior salemp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histo BJECT  County Rec  Groperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000	ory of the subject proper COMPARABLE SA  RIcmp.com, Court D6/16/2017  e sales The subject mote of the subject proper COMPARABLE SA  Ricmp.com, Court D6/16/2017  e sales The subject proper company of the subject proper court in	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no it.  gle family ar garage- subject's k proximity to given. Sale uperior in co veloped) \$ 12  basis of a hypo rs or alterations	to the effect e date of sal able sales (composition) Ricmp.c 06/16/20 ot sold/ tr  condition cation to the sule three is condition	e of the comparable report additional prio PARABLE SALE NO. Com, County R 017 ransferred with cocated within the ents for differe to 10 Mile Rd/bject. Sale two is located on the an adjustment of the ents for difference in a difference of the ents for difference in	sale. or sales 2 ec hin the suences 696- o app ne sul nt has	COMPARABL  11/30/2016  \$0  County Reco 06/16/2017  past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street as been given.	rds  ths. Sale  t area. Sale  iven. Sales  adjustments  perior in  and has  Comparable		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by: Sale See Attached Adde This appraisal is made This appraisal is made This appraisal is made This appraisal is made This subject to the following	did not reveal any prior sal mp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histo BJECT  County Rec  Coroperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp a GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000  completion per plans ar e basis of a hypothetical the condition or deficien	ory of the subject proper COMPARABLE SA  RIcmp.com, Court D6/16/2017  e sales The subject mote of the subject proper Comparable sales are all single are amount noted at the subject proper comparable sales are all single are amount noted by the steed within close estiment has been appears to be subject to be subject to the subject of the subject proper control of t	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  gle family ar garage- subject's le proximity to given. Sale uperior in compara veloped) \$ 12  basis of a hypo rs or alterations eration or repair	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 ot sold/ tr  changes three is condition 21,900 otherical consideration to the sule three is condition condition to the sule three is condition	report additional prio PARABLE SALE NO. Com, County R 017 Tansferred with nents for difference of 10 Mile Rd/ bject. Sale two s located on the an adjustment	sale.  or sales  or sales  or sales  continue the subsection of th	COMPARABL  11/30/2016  \$0  County Reco  06/16/2017  e past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street a s been given.	rds  ths. Sale  t area. Sale  iven. Sales adjustments perior in and has Comparable  eted, prequired		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by: Sales See Attached Adde  This appraisal is made Summary of Sales Comparing lise Indicated Value by: Sales See Attached Adde  Based on a complete visual Based on the extension ba	did not reveal any prior salemp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histo BJECT  County Rec  Coroperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp a Condition adjus bject. Sale three  0,000 \$120,000  completion per plans ar e basis of a hypothetical the condition or deficien	property for the the condition that the repair and specifications on the condition that the repair areas of the subject property of the subject proper	ree years prior year prior to the rty and compara LE NO. 1  Inty Rec ject has no i.  gle family ar garage- subject's la proximity to given. Sale uperior in compara veloped) \$ 12  basis of a hypo rs or alterations eration or repair	to the effect e date of sal able sales (i COMF  RIcmp.c 06/16/20 ot sold/ tr  homes le adjustm ocation t o the sul e three is condition	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference of 10 Mile Rd/ bject. Sale two s located on the an adjustment of the sale was a located on the completed, or	sale.  or sales  or sales  cec  nin the  sulences 696- o app ne sulent has  proach  sulent has  nt of a	COMPARABL  11/30/2016  \$0  County Reco  06/16/2017  past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street a been given.	rds  ths. Sale  t area. Sale  iven. Sales adjustments perior in and has Comparable  eted, grequired		
My research did X Data source(s) Realco My research X did Data source(s) Realco Report the results of the res ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sour Analysis of prior sale or trar three transferred as  Summary of Sales Compar one sold has a fore one and two are free have been given. S condition as compa similar location as of four is a pending lis  Indicated Value by: Sales See Attached Adde This appraisal is made Sumparisal is made See Attached Adde This appraisal is made Instruction based on the external search as the sum of the su	did not reveal any prior salemp.com, County Research and analysis of the part of the subject part of the s	les or transfers of the suecords les or transfers of the coecords vior sale or transfer histor BJECT  County Rec  Coroperty and comparable /30/2016, no doll  bject and compa one has two bed ternal factors exp GLA and is loca a condition adjus bject. Sale three  0,000 \$120,000  completion per plans are basis of a hypothetical the condition or deficient our) opinion of the material and exterior	property for the the condition that the repair and specifications on the condition that the repair areas of the subject property of the subject proper	ree years prior  year prior to the  rty and compara  LE NO. 1  Inty Rec  ject has no  d.  gle family ear garage- subject's lo proximity to given. Sale uperior in co  veloped) \$ 12  basis of a hypo rs or alterations eration or repair	homes leading to the sule three is condition	report additional prio PARABLE SALE NO. Com, County R D17 Tansferred with Dents for difference 10 Mile Rd/ bject. Sale two s located on the an adjustment Income Ap Income Ap dition that the improcompleted, or	sale.  or sales  or sales  cec  nin the  sulences 696- o app ne sulent has  proach  sulent has  nt of a	COMPARABL  11/30/2016  \$0  County Reco  06/16/2017  past 36 mon  ubject's marke have been giview/ location ears to be sup oject's street a been given.	rds  ths. Sale  t area. Sale  iven. Sales adjustments perior in and has Comparable  eted, grequired		

# Uniform Residential Appraisal Report File No. ANS-221446

	E (not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions.		
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for estimated to the comparable land sales).	ions. imating site value)  Land sale inclu	ıdes: 1920 Rowland, Roya	l Oak, MI,
Provide adequate information for the lender/client to replicate the below cost figures and calculate	ions. imating site value)  Land sale inclu	ıdes: 1920 Rowland, Roya	l Oak, MI,
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for estimated in the comparable land sales).	ions. imating site value)  Land sale inclu	ıdes: 1920 Rowland, Roya	l Oak, MI,
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/	ions. imating site value) Land sale inclu 06/2017 for \$80,000		
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/	ions. imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE		60,000 104,629
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/	ions. imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE	= \$ \$ 105.90=\$	60,000
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE	ions. imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @	= \$ \$ 105.90=\$	60,000 104,629
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.	ions. imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @	= \$ \$ 105.90 = \$ \$ 31.00 = \$	60,000 104,629 30,628 16,204
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	ons. imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New	\$ 105.90	60,000 104,629 30,628
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215	= \$ \$ 105.90 = \$ \$ 31.00 = \$ \$ 40.01 = \$ External 26% = \$(	60,000 104,629 30,628 16,204 151,461 89,595)
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595)
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215 Depreciated Cost of Improvements "As-is" Value of Site Improvements	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae)	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years INCOME APPROACH TO VAL	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae)	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5  Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements  "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae)  Indicated Value by Indicated Value Description of Value Va	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = :  Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae)  Indicated Value by Indicated Value Depreciation Value Va	= \$ \$ 105.90 = \$ \$ 31.00 = \$ \$ 40.01 = \$  External 26% = \$(	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)? Yes	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) Indicated Value by Indicated	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for est 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  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 HOA	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) Indicated Value by Indicated	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esta 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  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 HOAL Legal name of project	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) Indicated Value by Indicated Value	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The opinion of site value exceeds 30% of the final value opinion. This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOAL Legal name of project  Total number of phases  Total number of units	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) S Indicated Value by Is  NFOR PUDS (if applicable) No Unit type(s) Detached and the subject property is an attached dwe	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esta 4791 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) S Indicated Value by In NFOR PUDS (if applicable) No Unit type(s) Detached and the subject property is an attached dwe  Total number Data source(s	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for ess 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.) The opinion of site value exceeds 30% of the final value opinion. This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOAL Legal name of project  Total number of phases  Total number of units	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) S Indicated Value by Is  NFOR PUDS (if applicable) No Unit type(s) Detached and the subject property is an attached dwe	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esta 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project  Total number of phases  Total number of units rented  Was the project created by the conversion of an existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Yes  No Data source(s)	imating site value) Land sale inclu 06/2017 for \$80,000  OPINION OF SITE VALUE Dwelling 988 Sq. Ft. @ Bsmt: 988 Sq. Ft. @ Garage/Carport 405 Sq. Ft. @ Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROAC UE (not required by Fannie Mae) S Indicated Value by In NFOR PUDS (if applicable) No Unit type(s) Detached and the subject property is an attached dwe  Total number Data source(s	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for esta 4791 sf (not located within close proximity to traffic artery), sold 01/2  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW Source of cost data BlueBook AppraiserBASE  Quality rating from cost service Basic Effective date of cost data 06/22/2017 Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The opinion of site value exceeds 30% of the final value opinion.  This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only)  70 Years  INCOME APPROACH TO VAL  Estimated Monthly Market Rent \$ X Gross Rent Multiplier = Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATIO  Is the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA Legal name of project  Total number of phases  Total number of units rented  Was the project created by the conversion of an existing building(s) into a PUD?  Yes  Does the project contain any multi-dwelling units?  Yes  No Data source(s)	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements  "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC  UE (not required by Fannie Mae)  Indicated Value by Indicated Value of Site Improvements  Total number Data source(s)  No If Yes, date of conversion.	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es 4791 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within the Subject sf (not located within the Subject sale of cost data 06/22/2017 comments on Cost Approach (gross living area calculations, depreciation, etc.) The opinion of site value exceeds 30% of the final value opinion. This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier = 5 Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATIO 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 HOA Legal name of project Total number of units for sale Was the project created by the conversion of an existing building(s) into a PUD? Yes Does the project created by the conversion of an existing building(s) into a PUD? Yes No Does the project created by the conversion of an existing building(s) into a PUD? Yes No	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements  "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC  UE (not required by Fannie Mae)  S Indicated Value by Ind	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es 4791 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within the Subject sf (not located within the Subject sale of cost data 06/22/2017 comments on Cost Approach (gross living area calculations, depreciation, etc.) The opinion of site value exceeds 30% of the final value opinion. This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier \$ X Gross Re	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements  "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC  UE (not required by Fannie Mae)  Indicated Value by Indicated Value of Site Improvements  Total number Data source(s)  No If Yes, date of conversion.	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866
Provide adequate information for the lender/client to replicate the below cost figures and calculat Support for the opinion of site value (summary of comparable land sales or other methods for es 4791 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within close proximity to traffic artery), sold 01/2 sf (not located within the Subject sf (not located within the Subject sale of cost data 06/22/2017 comments on Cost Approach (gross living area calculations, depreciation, etc.) The opinion of site value exceeds 30% of the final value opinion. This appears typical within the subject's market area.  Estimated Remaining Economic Life (HUD and VA only) 70 Years INCOME APPROACH TO VAL Estimated Monthly Market Rent \$ X Gross Rent Multiplier \$ X Gross Re	OPINION OF SITE VALUE  Dwelling 988 Sq. Ft. @  Bsmt: 988 Sq. Ft. @  Garage/Carport 405 Sq. Ft. @  Total Estimate of Cost-New Less 100 Physical Functional Depreciation \$50,215  Depreciated Cost of Improvements  "As-is" Value of Site Improvements  INDICATED VALUE BY COST APPROAC  UE (not required by Fannie Mae)  S Indicated Value by Ind	= \$ \$ 105.90	60,000 104,629 30,628 16,204 151,461 89,595) 61,866

File No. ANS-221446

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 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.
- 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.

File No. ANS-221446

#### 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.
- 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.
- 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.
- 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
- 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.
- 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.
- I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 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.
- 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).

File No. ANS-221446

- 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 and Cut	Signaturo					
Name Sere Ceta	Signature					
Name Sara Getz  Company Name First American Staff Appraisals	Name					
	Company Address					
Company Address 100 Bloomfield Hills Pkwy, #195 Bloomfield Hills, MI 48304	Company Address					
	Tolophono Number					
Telephone Number 855-305-0042	Telephone Number					
Email Address orddet@firstam.com	Email Address					
Date of Signature and Report 06/22/2017	Date of Signature					
Effective Date of Appraisal 06/16/2017	State Certification #					
State Certification # 1201073420	or State License #					
or State License # State #	StateExpiration Date of Certification or License					
	Expiration Date of Certification or License					
State MI						
Expiration Date of Certification or License <u>07/31/2018</u>						
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY					
2007 E 10 Mile Rd	Did not inspect subject property					
Royal Oak, MI 48067-3550	Did inspect exterior of subject property from street					
	Date of Inspection					
APPRAISED VALUE OF SUBJECT PROPERTY \$ 120,000	Did inspect interior and exterior of subject property  Date of Inspection					
LENDER/CLIENT						
Name Appraisal Nation	COMPARABLE SALES					
Company Name Colony American Finance	Did not inspect exterior of comparable sales from street					
Company Address 4 Park Plaza Suite 1950	Did inspect exterior of comparable sales from street					
Irvine, CA 92614	Date of Inspection					
Email Address						

# Uniform Residential Appraisal Report File No. ANS-221446

FEATURE	!	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6			
2007 E 10 Mile Rd			2004 Rowl								
Address Royal Oak,	MI 480	067-3550	Royal Oak		067-3539						
Proximity to Subject			0.07 miles								
Sale Price	\$			\$	160,000		\$			\$	
Sale Price/Gross Liv. Area	\$	<b>0.00</b> sq. ft.	\$ 105.47			\$	sq. ft.		\$	sq. ft.	
Data Source(s)					69;DOM 73						
Verification Source(s)			Tax Record		ı						
VALUE ADJUSTMENTS	DE	SCRIPTION	DESCRIP	ΓΙΟΝ	+(-) \$ Adjustment	DESCR	RIPTION	+(-) \$ Adjustment	D	ESCRIPTION	+(-) \$ Adjustment
Sale or Financing			Listing		0						
Concessions			;0		-8,000						
Date of Sale/Time			c04/17		0						
Location	A;Bsy		N;Res;		-5,000						
Leasehold/Fee Simple		Simple	Fee Simple	9							
Site	4601		5227 sf		0						
View	A;Cty		N;Res;		-5,000						
Design (Style)		Ranch	DT1;Ranch	1							
Quality of Construction	Q4		Q4								
Actual Age	58		62		0						
Condition	C4	1	C4								
Above Grade	Total Bd		Total Bdrms.	Baths	5,000	Total Bdrms.	Baths		Total B	drms. Baths	
Room Count	5 3	3 1.0	5 2	1.0	0						
Gross Living Area	000	988 sq. ft.		17 sq. ft.	-18,500		sq. ft.			sq. ft.	
Basement & Finished	988sf	USTIN	1035sf0sfii	n	0						
Rooms Below Grade	Λ		Δ								
Functional Utility	Avera		Average	-	4 000						
Heating/Cooling		Window	FWA C/Air	-	-1,000						
Energy Efficient Items	None		None		F 000						
Garage/Carport	1gd1d		1dw		5,000						
Porch/Patio/Deck	Porch	1	Porch, Pat	10	-500						
				1 .	00.000						
Net Adjustment (Total)			+ X		28,000	+	- \$		<u></u>		
Adjusted Sale Price			,	7.5%	100.000	Net Adj.	%		Net Ac		
of Comparables			Gross Adj. 30	).0%   \$ 	132,000		% \$		Gross		E CALENO /
ITEM		SU	BJECT		COMPARABLE SA	LE NO. 4	COMP	PARABLE SALE NO.	5	COMPARABL	E SALE NO. 6
Date of Prior Sale/Transfer											
Price of Prior Sale/Transfer	•	Diama and	0t - D-	- DI-	0	-4 · D					
Data Source(s)	( )	Rlcmp.com,	County Re	C RIC	mp.com, Cou /16/2017	nty Rec					
Effective Date of Data Sour		06/16/2017		106/	/16/2017						
Summary of Sales Compar	ison Appr	oacn									

## **Uniform Appraisal Dataset Definitions**

File No. ANS-221446

#### Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

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

C2 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 either are 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.

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.

C5 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**

- Q1 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 residences 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.
- Q3 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.
- Q4 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.
- Q6 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**

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

# **Uniform Appraisal Dataset Definitions**

File No. ANS-221446

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

#### **ADDENDUM**

Borrower: Rudalev MI II	F	ile No.: ANS-221446
Property Address: 2007 E 10 Mile Rd	C	ase No.:
City: Royal Oak	State: MI	Zip: 48067-3550
Lender: Colony American Finance		

#### **SCOPE OF WORK**

#### Subject Property Identification:

The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

#### Sources of Information:

The appraisal is based on the information gathered from public records; viewing of the subject property, neighborhood and comparable properties; and other sources specifically identified in this report. When conflicting information has been discovered, the sources deemed most reliable have been used.

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. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

#### Additional Appraiser Certification

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

#### **INTENDED USERS**

The Intended User of this appraisal report is the Lender/Client.

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 of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

## **SUBJECT SECTION**

#### **Legal Description**

-The legal description as on the first page of the report is the complete description as found in county records.

#### Occupancy/Utilities

-At the time of inspection the subject property was occupied. The utilities were on and operational at time of inspection.

## Subject Address

-Please note that the subject address utilized in this report conforms to the formatting of the USPS website.

## SITE SECTION

#### Site / Accessibility

-The Subject property is accessible year round in all types of weather conditions.

## **RECONCILIATION**

Sales one and two were given equal weight (30% each) as both are recent sales similar in GLA.

Sale three was given the most weight (40%) as sale three is located on the subject's street and has similar location as compared to the subject.

\$124.600 X 30% = \$37.380

\$122,500 X 30% = \$36,750

\$117,000 X 40% = \$46,800

Indicated value by SCA, \$120,930, rounded to \$120,000

The Sales Comparison Approach is considered the most reliable indicator of value within this assignment. For this reason the Income Approach has not been developed. The Cost Approach has been developed and supports the final value opinion.

#### **ADDENDUM**

Borrower: Rudalev MI II	F	ile No.: ANS-221446
Property Address: 2007 E 10 Mile Rd	C	ase No.:
City: Royal Oak	State: MI	Zip: 48067-3550
Lender: Colony American Finance		

#### **Neighborhood Description**

The subject neighborhood is located northwest of the CBD of Detroit in the southern section of Royal Oak. The neighborhood consists of single family subdivisions and residential developments that are within "walking distance" of downtown Royal Oak in the central part of the city.

Woodward Ave and Main St, are local traffic arteries, both located west of the subject and offers access to employment centers, city centers of Royal Oak, Ferndale, and Birmingham, Interstate 696, CBD of Detroit, Red Run Golf Club, Detroit Zoo, Royal Oak-Beaumont Hospital, parks and recreation. The subject is served by the Royal Oak Public School District.

#### **Neighborhood Market Conditions**

General macroeconomic conditions in the southeastern Michigan real estate market followed the national trend during much of the development of the "bubble" in home prices. The market experienced increasing values and unsustainable demand due to the availability of financing. While most of the states in the US were experiencing growth in other sectors, Michigan was experiencing a recession, exclusive of the housing market, that began in 2000 represented by flat to declining GSP (Gross State Product), flat to declining personal income and increasing unemployment and a declining population. The faltering economic conditions were not consistent with a housing market experiencing appreciation.

Real estate activity and values rapidly corrected as the first wave of adjustable rate mortgages began to default in 2006 resulting in a tightening of credit and exponentially increasing foreclosure rates. REO inventories increased rapidly leading to an increase in investor activity with many sub-markets in the neighborhood being driven by liquidation activity only. Inventories also increased of non-REO homes as sellers attempted to get out of adjustable rate mortgages prior to resets and from homeowners experiencing economic struggles that were covered up by increasing home prices. Most of 2008 and 2009 were punctuated by liquidation driven sales volumes and an oversupply of inventory.

The housing boom in MI created a glut of construction jobs that abruptly evaporated from the economy with the burst of the housing bubble and at the same time General Motors reported a loss of \$38.7 billion in 2007. The heavy losses at GM were mirrored, but to a lesser extent at Chrysler and Ford having a ripple effect throughout auto industry and the southeastern MI economy as a whole resulting in deep job cuts affecting all income levels compounding the problems in the housing sector manifesting into cuts throughout the service sector.

Attempts were made by lenders, GSEs, local, state and federal governments to slow the wave of foreclosures and spur demand with tools like foreclosure moratoriums and tax credits for home buyers in 2009 leading to a stabilization of home prices noticed in 2010 evidenced by increasing median prices, reduction in the sales volumes of REO properties and more competition for homes. The federal efforts did spur demand and increase sales volumes and median prices during mid-2010 but had the unintended consequence of creating a "rush to purchase" ahead of expiring tax credits leading to a mini-bubble in both demand and pricing resulting in a period of declining prices and limited demand beginning in 3rd quarter of 2010 thru early 2011 to a decline in values throughout the neighborhood in late 2010 that many people termed the "Tax Credit Hangover".

The next wave of non-market oriented stimulus began in the 3rd quarter of 2011 with the Robo-Signing scandal investigations prompting lenders to reevaluate foreclosure processes stalling foreclosure proceedings leading to a significant decline in foreclosure fillings in the neighborhood during early 2011 leading to a reduction in the supply of REO properties which in turn allowed median prices to increase again as the ratio of REO sales went down and competition for short sales and the limited inventory of competitively price non-REO inventory.

Recent indicators from Realty Trac, Lender Processing Services and other housing market data services forecast an increase in foreclosures. Reports from national data providers indicated that foreclosure filings have increased well above numbers from February of last year. Lenders recently settled suits that arose from the" Robo-Signing Scandal" and speculation is that the back logged delinquent loans will now make their way through the foreclosure process that could lead to a significant increase in REO inventory and sales volumes.

Market conditions are not consistent with a "free market" due primarily to the significant control on supply. Policies from the federal level including historically low interest rates, tax credits, and government home buyer programs through FHA and Fannie Mae have supported a demand that is not being met in most cases with supply. Supply controls, limited inventory on the market are from two main factors in the current market. The most endemic supply control stems from the vast number of homeowners that are facing negative equity at current market values. The large number of underwater homeowners limits the availability of homes that are priced competitively forcing buyers to compete over the few competitively priced competing properties resulting in multiple bids and contract prices that exceed market prices. The shortage of competitively priced non-REO and non-short sale properties meeting market expectations combined with the pent-up demand from buyers seeking to take advantage of a perceived bottom in prices and low interest rates has been exacerbated most recently by the stall in foreclosures caused by the fallout from the Robo-Signing Scandal. The stall in foreclosures has artificially limited inventory. The noted influences on the market have led to very turbulent market conditions with significant swings in median prices, median marketing times, inventories and no evident developed trends.

See 1004 MC for information for the subject's sub-market.

#### **Extra Comments**

This report is considered to be an Appraisal Report as defined by Standards Rule 2-2 of the USPAP.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Real estate appraisers in Michigan are required by law to be licensed and regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan 48909.

#### **Exposure Time:**

#### **ADDENDUM**

Borrower: Rudalev MI II	File No.: ANS-221446		
Property Address: 2007 E 10 Mile Rd	Case No.	. <del>.</del>	
City: Royal Oak	State: MI	Zip: 48067-3550	
Lender: Colony American Finance			

A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be the same as the marketing time reported in the neighborhood section on page one of this report.

#### HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

#### Appraiser Insurance Requirement

The appraiser is aware that the client has certain insurance requirements in place for vendors of appraisal services. Proof of insurance has been provided and is on file with the entity that engaged First American Staff Appraisals for this assignment.

Client request 06/22/2017: "Client requires the cost approach"

The Cost Approach has been completed at client request.

# $\label{lem:market conditions Addendum to the Appraisal Report \qquad \textit{File No. ANS-221446}$

The purpose of this addendum is to provide the lender/client with		understanding of the	market trends and cor	nditio	ns prevalent in	the sul	bject neighborn	ood.	
addendum for all appraisal reports with an effective date on or af Property Address 2007 E 10 Mile Rd	fter April 1, 2009.	City Roya	nl Oak			State I	MI 7in Cod	- 48	3067-3550
Borrower Rudalev MI II		City 110ye	ii Oak			State I	ZIP COU	- TC	007-3330
Instructions: The appraiser must use the information require							-	-	-
overall market conditions as reported in the Neighborhood section									•
analysis as indicated below. If any required data is unavailable provide data for the shaded areas below; if it is available, however					_				
median, the appraiser should report the available figure and ident			-						-
that would be used by a prospective buyer of the subject proper		-							
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			<del></del>	Overall Trend	1	
Total # of Comparable Sales (Settled)	8	2	5	-	Increasing	#	Stable	╄	Declining
Absorption Rate (Total Sales/Months)  Total # of Comparable Active Listings	1.33 N/A	0.67 N/A	1.67 0		Increasing Declining		Stable Stable		Declining Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	N/A	N/A	N/A	H	Declining		Stable	┢	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		<u> </u>		Overall Trend		<i>y</i>
Median Comparable Sale Price	163,500	161,000	150,000	_	Increasing		Stable		Declining
Median Comparable Sales Days on Market	22	21	11		Declining		Stable	L	Increasing
Median Comparable List Price Median Comparable Listings Days on Market	N/A	N/A	N/A	$\equiv$	Increasing Declining	+	Stable Stable	╠	Declining Increasing
Median Sale Price as % of List Price	N/A 98%	N/A 100%	N/A 100%		Increasing		Stable	-	Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler		No	10070	=	Declining		Stable	┢	Increasing
Explain in detail the seller concessions trends for the past 12 m		ntributions increased f	rom 3% to 5%, increa	asing i	use of buydow	ns, clo	sing costs, cond	lo fe	es, options, etc.).
FHA financing is prevalent within subject's m	arket area, selle	er concessions	are common wit	th F	HA financ	ing.			
Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	ves explain (including	the trends in listings a	and sa	ales of foreclos	ed pro	nerties)		
One of the sales within the analysis is a fored		, ee, enplant (melaamg	and a dinad an adaingd d	aa	3.00 01 10.00.00	ou p.or	p 0.1.100).		
	e and a person	al working know	ledge of the su	hioc	rt'e euh-ma	arkot	and marks		23
Cite data sources for about information. Poolcomp onlin	e anu a persona	ai working know	heage of the su	inler		มเกษเ			
Cite data sources for above information. Realcomp online Realcomp online does not provide an accura	te method for a	nalysis of histor	ic inventories, t	here					
Realcomp online does not provide an accura					efore medi	ian lis	st prices an	d a	ctual
	besides the cur	rent period. Kno	owledge of the	sub-	efore medi -market is	ian lis utilize	st prices an ed for opini	d a	ctual and trends.
Realcomp online does not provide an accura inventories could not be provided for periods  Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate	besides the cur sions in the Neighborl e your conclusions, pro	rent period. Know hood section of the a povide both an explanat	owledge of the spraisal report form. tion and support for yo	sub- If you our co	efore medi -market is u used any ad nclusions.	ian lis utilize	et prices an ed for opini Il information, s	d ao ons uch a	and trends. as an analysis of
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbor	besides the cur sions in the Neighborl e your conclusions, pro irhood boundari	rent period. Kno hood section of the a byide both an explanal es as described	owledge of the spraisal report form. tion and support for your on page one o	sub- If you our co of the	efore meding market is used any ad nclusions. e appraisa	ian lis utilize ditiona	st prices an ed for opini I information, s ditional crite	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The	besides the cur sions in the Neighbork e your conclusions, pro irhood boundari median sales pr	rent period. Kno hood section of the a poide both an explanal es as described rice has remaine	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mo	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbor	besides the cur sions in the Neighbork e your conclusions, pro irhood boundari median sales pr	rent period. Kno hood section of the a poide both an explanal es as described rice has remaine	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mo	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The	besides the cur sions in the Neighbork e your conclusions, pro irhood boundari median sales pr	rent period. Kno hood section of the a poide both an explanal es as described rice has remaine	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mo	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The	besides the cur sions in the Neighbork e your conclusions, pro irhood boundari median sales pr	rent period. Kno hood section of the a poide both an explanal es as described rice has remaine	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mo	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The	besides the cur sions in the Neighbork e your conclusions, pro irhood boundari median sales pr	rent period. Kno hood section of the a poide both an explanal es as described rice has remaine	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mo	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The rollumes have increased within the past 3 more	besides the cur sions in the Neighborl e your conclusions, pro rhood boundari median sales pr onth period. One	rent period. Kno hood section of the a poide both an explanal es as described rice has remaind e of the sales wi	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the a foreclos	ian lis utilize ditiona II. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mon sale.	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The volumes have increased within the past 3 mo	besides the cursions in the Neighborle your conclusions, property of the period. One of the period o	rent period. Knochood section of the abvide both an explanates as describedrice has remained of the sales with	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi	sub- If you our co of the able	efore medi -market is u used any ad nclusions. e appraisa within the	utilize ditiona  I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mon sale.	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The routiness have increased within the past 3 modulates and the subject is a unit in a condominium or cooperative Subject Project Data	besides the cur sions in the Neighborl e your conclusions, pro rhood boundari median sales pr onth period. One	rent period. Kno hood section of the a poide both an explanal es as described rice has remaind e of the sales wi	owledge of the spraisal report form. tion and support for your on page one oped relatively sta	sub- If your co our co of the able is is	efore medi -market is u used any ad nclusions. e appraisa within the a foreclos	utilize ditiona  I. Ade previ	est prices an ed for opini I information, s ditional crite ious 12 modesale.	d aons uch a	and trends. as an analysis of included 1 s. Sales
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The volumes have increased within the past 3 mo	besides the cursions in the Neighborle your conclusions, property of the period. One of the period o	rent period. Knochood section of the abvide both an explanates as describedrice has remained of the sales with	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi	sub- If your co of the able is is	efore medi -market is u used any ad nclusions. e appraisa within the a foreclos	utilize ditiona  I. Ade previ	et prices an ed for opini I information, s ditional crite ious 12 mon sale.	d aons uch a	etual and trends. as an analysis of included 1
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The roll of the subject is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)	besides the cursions in the Neighborle your conclusions, property of the period. One of the period o	rent period. Knochood section of the abvide both an explanates as describedrice has remained of the sales with	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi	sub- If you co of the able is is	efore medi- market is u used any ad nclusions. e appraisa within the a foreclos	utilize ditiona  I. Ade previ	est prices an ed for opini dinformation, so ditional criterious 12 moresale.	d aons uch a	and trends. as an analysis of included 1 s. Sales
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional listutilized ditio	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines.  If the subject is a unit in a condominium or cooperative Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional listutilized ditio	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines. It is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional listutilized ditio	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines. It is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines. It is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines. It is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modulines have increased within the past 3 modulines. It is a unit in a condominium or cooperative Subject Project Data  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, protection of the poundaries and the period. One of the period of the p	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the s ppraisal report form. tion and support for yo d on page one o ed relatively sta ithin the analysi  Current - 3 Months	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The roll of the volumes have increased within the past 3 modulates and the project Data Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales with the following:  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If your co our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos  Proje  Increasing Declining Declining	ian lisiutilized ditional list Name (Ct	est prices an ed for opini dinformation, substitutional criterious 12 mosale.  The control of th	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data. Total # of Comparable Sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab. Rate). Are foreclosure sales (REO sales) a factor in the project?	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	te the following:  Prior 4-6 Months  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for your one page one of the support for your one page one of the support for your one page one of the support for your one of your one	sub- If you our co of the able is is  d explain	efore medi-market is used any ad nclusions. e appraisa within the a foreclos Proje Increasing Declining Declining ain the trends is	ian listin  ct Nan  ct Nan  n listin	est prices an ed for opini al information, so ditional criterious 12 mores ale.  The stable of the s	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing osed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The rolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data.  Total # of Comparable Sales (Settled).  Absorption Rate (Total Sales/Months).  Total # of Active Comparable Listings.  Months of Unit Supply (Total Listings/Ab. Rate).  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project on the subject Project on the subject Project on the subject Project Proje	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	te the following:  Prior 4-6 Months  Prior 4-6 Months	owledge of the spraisal report form. Ition and support for yold on page one of ed relatively statisthin the analysis.  Current - 3 Months  Deer of REO listings and	sub- If you our co of the able is is  d explain	efore medi-market is used any ad nclusions. e appraisa within the a foreclos Proje Increasing Declining Declining ain the trends is	ian listin  ct Nan  ct Nan  n listin	est prices an ed for opini al information, so ditional criterious 12 mores ale.  The stable of the s	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing osed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The rolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data.  Total # of Comparable Sales (Settled).  Absorption Rate (Total Sales/Months).  Total # of Active Comparable Listings.  Months of Unit Supply (Total Listings/Ab. Rate).  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project on the subject Project on the subject Project on the subject Project Proje	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	te the following: Prior 4-6 Months  SUP	pyraisal report form. Ition and support for yo It on page one o Ition and report for yo It on page one o Ition and report for yo Ition and support for you Ition and support for you Itin and suppor	sub- If you our co of the able is is  PRA	efore medinarket is used any ad nclusions. e appraisa within the aforeclos end of the projection of th	ian listing	st prices an ed for opini dinformation, so ditional criterious 12 mosale.  me: Overall Trend Stable Stable Stable Stable gs and sales of f	d acons	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing osed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The rolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data.  Total # of Comparable Sales (Settled).  Absorption Rate (Total Sales/Months).  Total # of Active Comparable Listings.  Months of Unit Supply (Total Listings/Ab. Rate).  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project on the subject Project on the subject Project on the subject Project Proje	besides the cursions in the Neighborie your conclusions, property of the poundaries and the period. One of the period of the per	rent period. Knohood section of the a povide both an explanates as described rice has remained of the sales with the following:  Prior 4-6 Months  SUPI  Signa	pyraisal report form. Ition and support for yo It on page one of Ition and report for yo It on page one of Ition and report for yo Ition and support for you Itin and suppo	sub- If you our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos Proje Increasing Declining Declining ain the trends in the trends	ian listing	st prices an ed for opini dinformation, so ditional criterious 12 mosale.  The stable	d acons uch a eria nths orecl	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing osed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The revolumes have increased within the past 3 modules are past of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject is a great of the subject is a great of the subject is a unit in a condominium or cooperative subject i	besides the cursions in the Neighborie your conclusions, property of the poundaries and project and project.	rent period. Knochood section of the a poide both an explanates as described rice has remained of the sales with the following:  Prior 4-6 Months  SUPI  Signa Nam	pyraisal report form. tion and support for yo d on page one o ed relatively sta tithin the analysi  Current - 3 Months  er of REO listings and  ERVISORY API  ature e	sub- If you our co of the able is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos Proje  Increasing Declining Declining ain the trends in the trend	ian listing	st prices an ed for opini dinformation, so ditional criterious 12 mosale.  The stable	d acons uch a eria nths orecl	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing Ossed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbo story homes with basement foundation. The rolumes have increased within the past 3 modules are project Data.  If the subject is a unit in a condominium or cooperative Subject Project Data.  Total # of Comparable Sales (Settled).  Absorption Rate (Total Sales/Months).  Total # of Active Comparable Listings.  Months of Unit Supply (Total Listings/Ab. Rate).  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the subject of the subject Project on the subject Project on the subject Project on the subject Project on the subject Project Proje	besides the cursions in the Neighborie your conclusions, property of the poundarie median sales pronth period. One property of the project, completed in the project of the project of the project of the project.	rent period. Knothood section of the a poide both an explanates as described rice has remained of the sales with the following:  Prior 4-6 Months  Prior 4-6 Months  Supplementation of the sales with the number of the sales with the number of the sales with the following:  Prior 4-6 Months  Supplementation of the sales with the number of the sales with the number of the sales with the sales wit	pyraisal report form. Ition and support for yo It on page one o It on page	sub- If you our co of the able is is  PRA	efore medi-market is used any ad inclusions. e appraisa within the a foreclos increasing increasing Declining Declin	ian listing	st prices an ed for opini dinformation, so ditional criterious 12 mosale.  The stable	d acons uch a eria nths orecl	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing Ossed properties.
Realcomp online does not provide an accura inventories could not be provided for periods Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighborstory homes with basement foundation. The revolumes have increased within the past 3 modules are possible to the subject Project Data.  Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject programmers are provided by the summarize the sales.  Signature  Name Sara Getz  Company Name First American Staff Approximate the subject provided for provided for periods.	besides the cursions in the Neighborie your conclusions, property of the poundarie median sales pronth period. One property of the project, completed in the project of the project of the project of the project.	rent period. Knothood section of the a poide both an explanates as described rice has remained of the sales with the following:  Prior 4-6 Months  Prior 4-6 Months  Supplementation of the sales with the number of the sales with the number of the sales with the following:  Prior 4-6 Months  Supplementation of the sales with the number of the sales with the number of the sales with the sales wit	pyraisal report form. tion and support for yo d on page one o ed relatively sta tithin the analysi  Current - 3 Months  er of REO listings and  ERVISORY API  ature e	sub- If you our co of the able is is  PRA	efore medi-market is used any ad inclusions. e appraisa within the a foreclos increasing increasing Declining Declin	ian listing	st prices an ed for opini dinformation, so ditional criterious 12 mosale.  The stable	d acons uch a eria nths orecl	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing Ossed properties.
Realcomp online does not provide an accura inventories could not be provided for periods. Summarize the above information as support for your conclus pending sales and/or expired and withdrawn listings, to formulate MLS analysis included search within neighbors story homes with basement foundation. The revolumes have increased within the past 3 modules are increased within the past 3 modules. Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months)  Total # of Active Comparable Listings  Months of Unit Supply (Total Listings/Ab. Rate)  Are foreclosure sales (REO sales) a factor in the project?  Summarize the above trends and address the impact on the subject of the same sara Getz Company Name First American Staff Appr. Company Address 100 Bloomfield Hills Pk.	besides the cursions in the Neighborie your conclusions, property of the poundarie median sales pronth period. One property of the project, completed in the project of the project of the project of the project.	rent period. Knochood section of the a povide both an explanates as described rice has remained of the sales with the sales wi	pyraisal report form. Ition and support for yo It on page one o It on page	sub- If you co of the able is is is	efore medi-market is used any ad nclusions. e appraisa within the a foreclos Increasing Increasing Declining Declining ain the trends is AISER (ON	ian listing	st prices an ed for opini al information, substitutional criterious 12 mores ale.  The stable stable stable stable grand sales of formation of the stable grand sales of forma	d acons uch a eria nths orecl	and trends. as an analysis of included 1 s. Sales  Declining Declining Increasing Increasing osed properties.

## SUBJECT PROPERTY PHOTO ADDENDUM

 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

 Lender: Colony American Finance



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 16, 2017 Appraised Value: \$ 120,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

 Lender: Colony American Finance





Opposing street scene Address





Additional rear view Garage





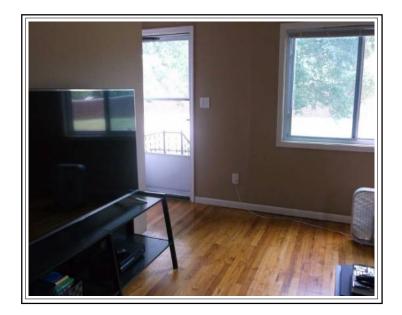
View across from subject view Additional subject view

 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

 Lender: Colony American Finance



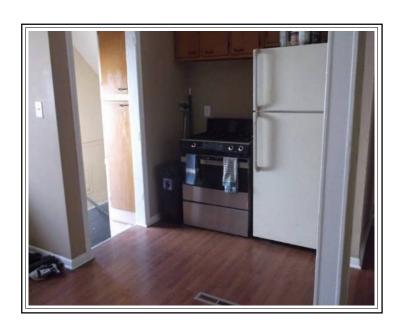


Living room Kitchen





Kitchen additional view Kitchen additional view





Kitchen additional view Bath

Borrower: Rudalev MI II
Property Address: 2007 E 10 Mile Rd File No.: ANS-221446 Case No.: Zip: 48067-3550

State: MI City: Royal Oak Lender: Colony American Finance





Bedroom Bedroom





Worn, stained wood flooring A/C window unit





Bedroom Basement Borrower: Rudalev MI II
Property Address: 2007 E 10 Mile Rd
Case No.:
City: Royal Oak
Lender: Colony American Finance

File No.: ANS-221446

Case No.:

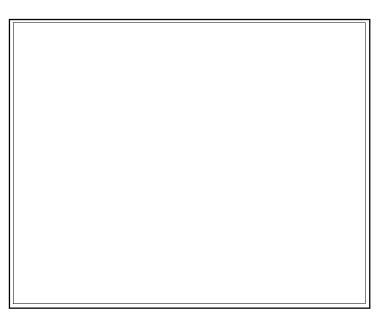
Zip: 48067-3550



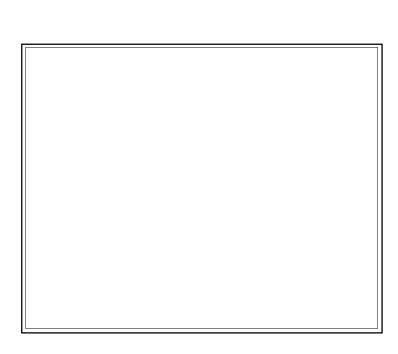


Basement Basement



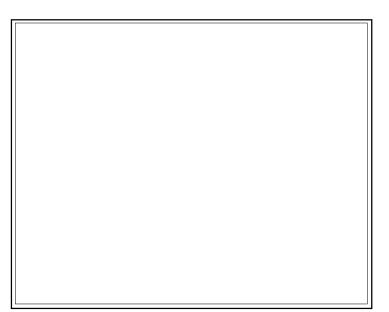


Basement

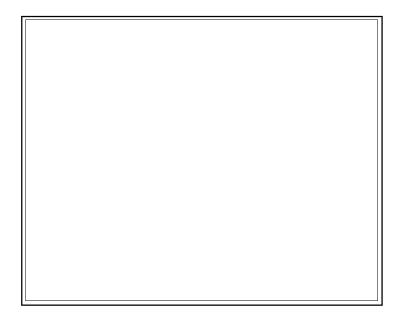


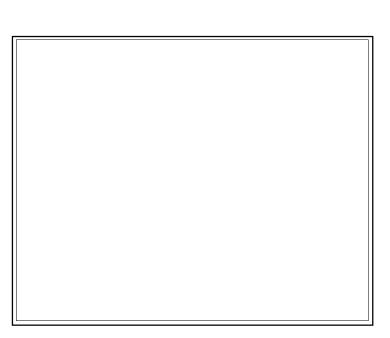
Borrower: Rudalev MI II	File No.: ANS-221446		
Property Address: 2007 E 10 Mile Rd	Case N	lo.:	
City: Royal Oak	State: MI	Zip: 48067-3550	
Lender: Colony American Finance			

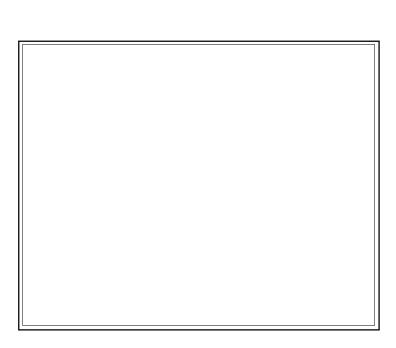




MLS photo of sale one







## COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

 Lender: Colony American Finance



## COMPARABLE SALE #1

2000 Barrett Ave Royal Oak, MI 48067-3506 Sale Date: s03/17;c03/17 Sale Price: \$ 135,100



## COMPARABLE SALE #2

1900 Guthrie Ave Royal Oak, MI 48067-3586 Sale Date: s03/17;c02/17 Sale Price: \$ 150,000



## COMPARABLE SALE #3

1711 E 10 Mile Rd Royal Oak, MI 48067-3549 Sale Date: s05/17;c04/17 Sale Price: \$ 107,000

## COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rudalev MI II	File No	File No.: ANS-221446		
Property Address: 2007 E 10 Mile Rd	Case N	Case No.:		
City: Royal Oak	State: MI	Zip: 48067-3550		
Lender: Colony American Finance				



## COMPARABLE SALE #4

2004 Rowland Ave Royal Oak, MI 48067-3539 Sale Date: c04/17

Sale Price: \$ 160,000

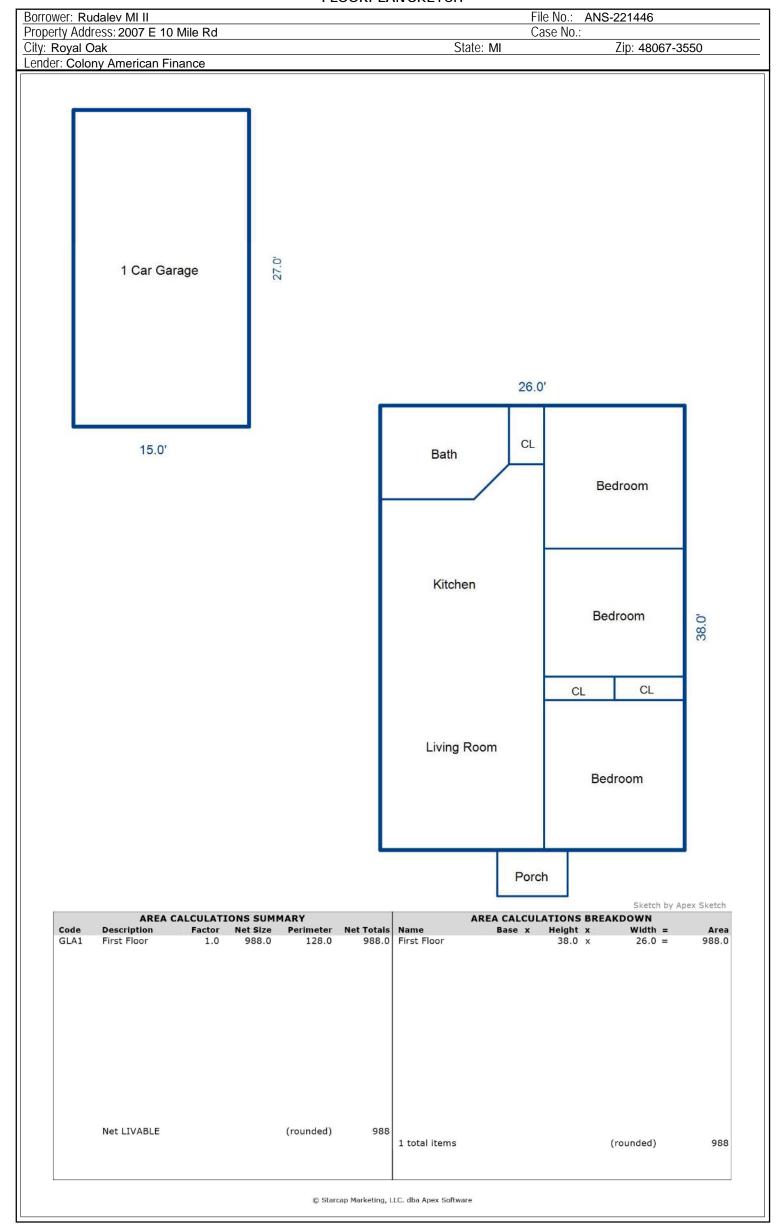
## **COMPARABLE SALE #5**

Sale Date: Sale Price: \$

## COMPARABLE SALE #6

Sale Date: Sale Price: \$

## **FLOORPLAN SKETCH**



## DIMENSION LIST ADDENDUM

Borrower: Rudalev MI II	File No.: ANS-221446		
Property Address: 2007 E 10 Mile Rd	Case No.:		
City: Royal Oak	State: MI	Zip: 48067-3550	
Lender: Colony American Finance			

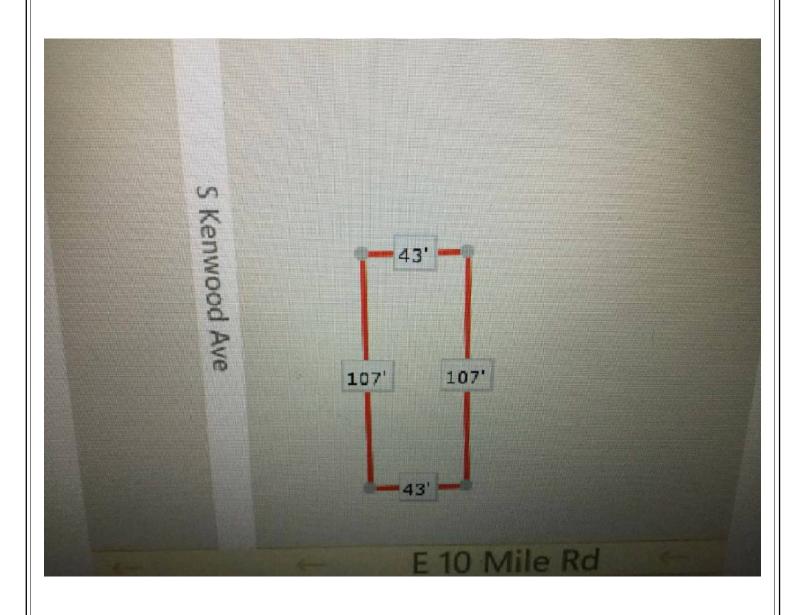
	DING AREA (GBA) G AREA (GLA)		988 988
Area(s)	Area	% of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other	988 988	100.00	100.00 100.00
Basement Garage			

## **PLAT MAP**

Borrower: Rudalev MI II
Property Address: 2007 E 10 Mile Rd
City: Royal Oak
Lender: Colony American Finance

File No.: ANS-221446
Case No.:

Zip: 48067-3550



#### **FLOOD MAP**

 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

Ros yal Oak Subject 2007 E 10 Mile Rd Royal Oak, MI 48067 W Kalama Ave W Dallas Ave Arogress Dr 11 Walter P Reuther Fy 18 696 696 F Mapledale Ave W Mapledale Ave W Garfield Ave Pleasant Ridge W Browning Ave W Morehouse Av 0 W Drayton Ave w Maplehurst Ave E Maplehurst Ave Orchard Ave E Lewiston Ave Hazel Park F 9 Mile Rd W Nine Mile Rd 543 ≥ W Troy St € Troy St € Saratoga St W Troy St W Otis Ave W Saratoga St Coop Albany St

### FLOOD INFORMATION

Community: CITY OF ROYAL OAK

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 26125C0701F

Panel: 0701F Zone: X

Lender: Colony American Finance

Map Date: 09-29-2006

FIPS: 26125

Source: FEMA DFIRM

### **LEGEND**

= Forest

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Water

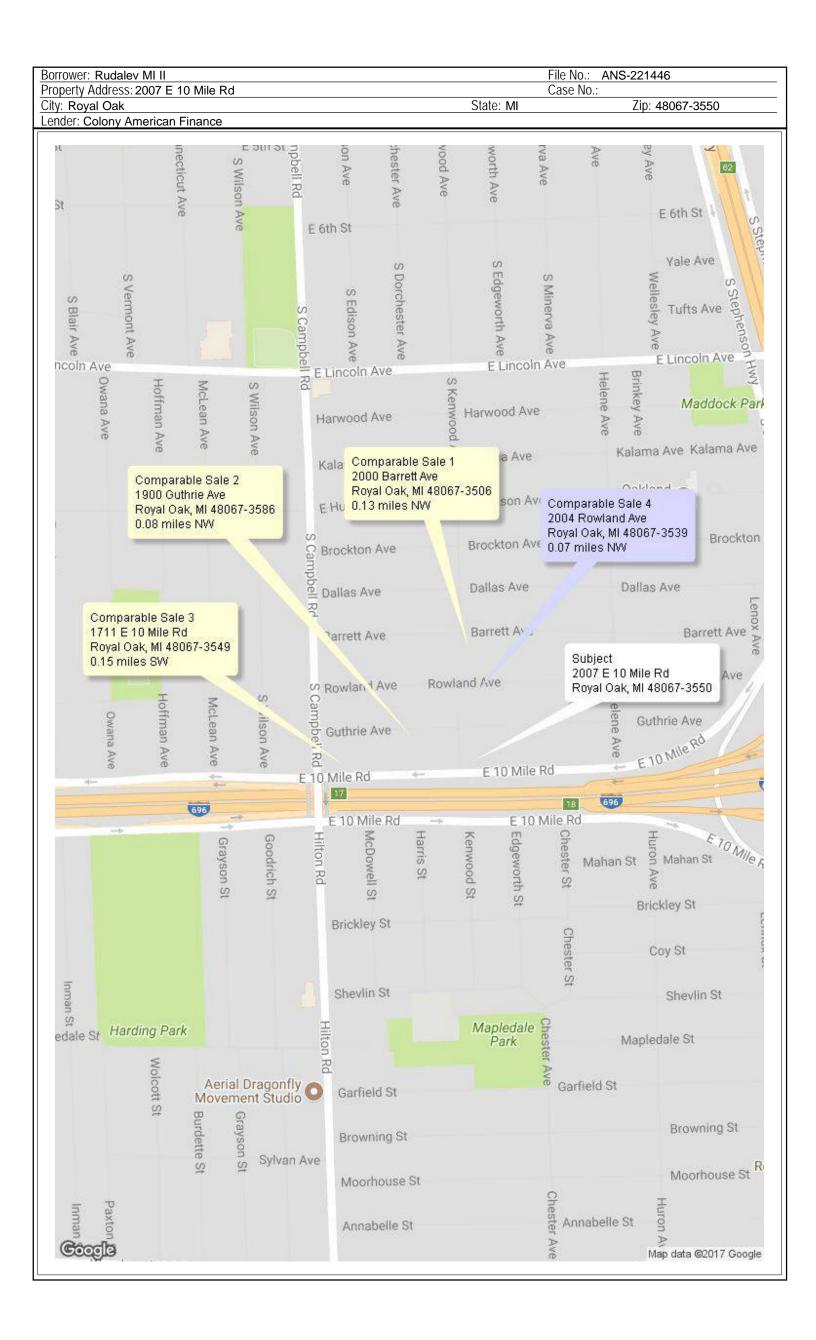
# Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location.

No liability is accepted to any third party for any use or misuse of this flood map or its data.

#### **LOCATION MAP**

File No.: ANS-221446 Borrower: Rudalev MI II Property Address: 2007 E 10 Mile Rd Case No.: City: Royal Oak State: MI Zip: 48067-3550 Lender: Colony American Finance Wosetta Blvd 9 Dulong Ave Fontair Mark Ave Beaupre Av 53 Ellic Shirley Ave E Twelve Mile Rd E Twelve Mile Rd Twelve Mile Rd welve Mile Rd Delton St Townley St N Vermont N Blair Ave Herbert St park Ct N Campbell Rd Dartmouth St 63 Ave Gardenia Ave N Vermont N Blair Ave Forest Ave Forest Ave E Farnum Ave Rosie's Park 62 E Farnum Ave E University Ave E.11 Mile Rd Subject E 11 Mile Rd Lorenz St 2007 E 10 Mile Rd Royal Oak Royal Oak, MI 48067-3550 E 4th St E 5th St 100 Madison 2 E 6th St 6th St O F 6th St Heights S Main E Lincoln Ave W Lincoln Ave E Lincoln Ave Harwood Ave 53 Kalama Ave E Hudson Ave 61 E Hudson Ave E Brockton Ave E Dallas Ave E Barrett Ave E Rowland Ave (1) 18 19 00 🕙 E 10 Mile Rd 17 18 16 17 696 Hilton Rd 51 Pleasant Ridge T E Woodward Heights Blvd Woodward Heights Woodward Heights ige Blvd Martin Rd Park Orchard Ave 60 1 E Cambourne St E Breckenridge St Hazel Park Charler Fwy E 9 Mile Rd Ferndale E9 Mile Rd Rd Wanda St Livernois St Paxton E Otis 4 W Otis Ave E Pearl Ave Albany St Leroy St Leroy St Pearson St Pearson St 60 Livernois Ave Channing St Hillion 59 W Madge Ave W Evelyn Ave W Maxlow Ave Jewell St John R Rd Ford Ave Fielding St (102) (102) (102) Exeter St Danbury St Charleston St W 8 Mile Rd Russell Ave Cardoni St Warrington Dr Livernois Ave. Stoepel St Stratford I Woodstock Dr STATE FAIR GROUNDS Rd E Remingto Coords Map data @2017 Google

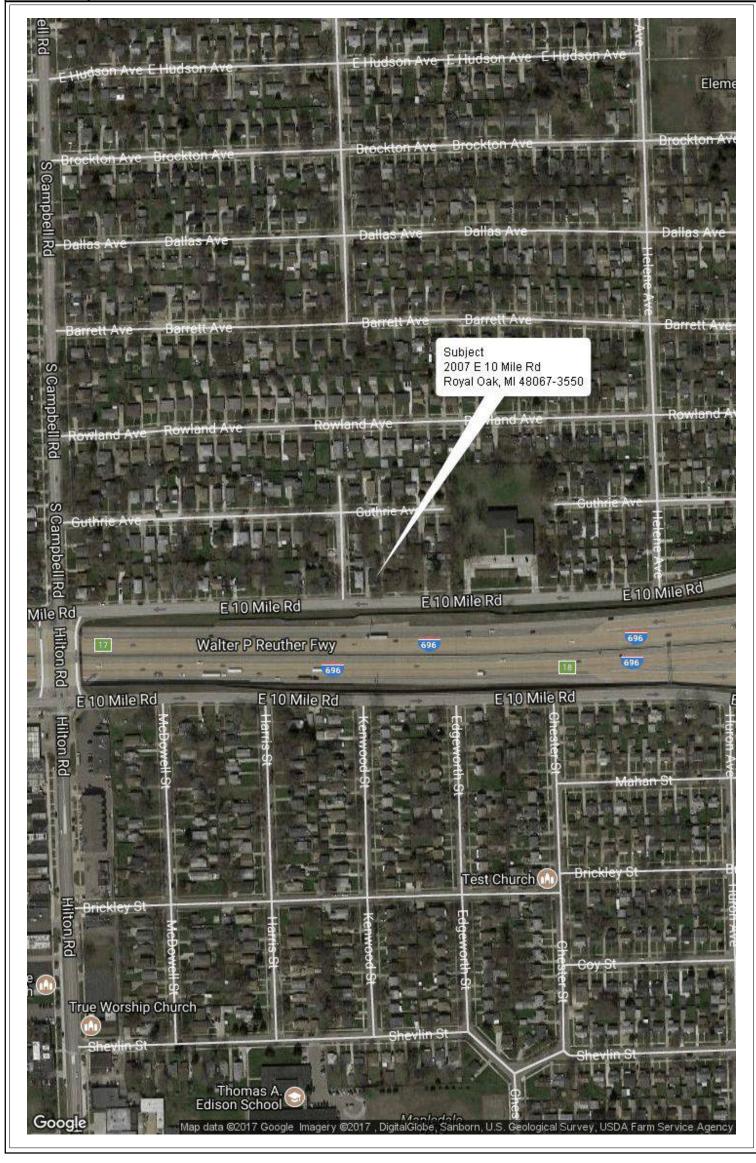


## **AERIAL MAP**

Borrower: Rudalev MI II File No.: ANS-221446 Property Address: 2007 E 10 Mile Rd City: Royal Oak Case No.:

State: MI Zip: 48067-3550

Lender: Colony American Finance



 Borrower: Rudalev MI II
 File No.: ANS-221446

 Property Address: 2007 E 10 Mile Rd
 Case No.:

 City: Royal Oak
 State: MI
 Zip: 48067-3550

 Lender: Colony American Finance

RICK SNYDER GOVERNOR STATE OF MICHIGAN M321375
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING

CERTIFIED RESIDENTIAL APPRAISER LICENSE

SARA BETH GETZ

1201073450

07/31/2018

3053493

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