

Subject Details

PROPERTY TYPE	GLA
SFR	1,053 Sq. Ft.
BEDS	BATHS
3	1.0
STYLE	YEAR BUILT
Ranch	1959
LOT SIZE	OWNERSHIP
0.19 Acre(s)	Fee Simple
GARAGE TYPE	GARAGE SIZE
Attached Garage	1 Car(s)
HEATING	COOLING
Forced Air	Central
COUNTY	APN
Salt Lake	28083330080000

Analysis Of Subject

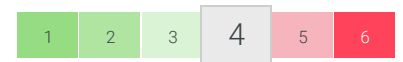
Provided by Appraiser

CONDITION RATING



The property is well maintained and feature limited repairs due to normal wear and tear.

QUALITY RATING



Dwellings with this quality rating meet or exceed the requirements of applicable building codes.

VIEW

Residential



LOCATION

Residential











SUBJECT COMMENTS (SITE, CONDITION, QUALITY)

Based on a review of recent MLS photos, it appears that the dwelling has been significantly updated in the recent past including its kitchen and bathrooms. Overall maintenance appears to be adequate.

Sales Comparison

Provided by
Appraiser

	MOST COMPARABLE			
	 9912 S Antimony Ln Sandy, UT 84094 	 9928 S Antimony Ln Sandy, UT 84094 	 9850 S Poppy Ln Sandy, UT 84094 	 826 E Galena Dr Sandy, UT 84094 
COMPARABLE TYPE	--	Sale	Sale	Sale
MILES TO SUBJECT	--	0.03 miles	0.08 miles	0.22 miles
DATA/ VERIFICATION SOURCE	MLS; Tax Records	MLS	MLS	MLS
LIST PRICE	--	--	--	--
LIST DATE	--	06/10/2021	04/25/2021	04/30/2021
SALE PRICE/PPSF	--	\$480,000 \$456/Sq. Ft.	\$460,000 \$437/Sq. Ft.	\$449,900 \$427/Sq. Ft.
CONTRACT/ PENDING DATE	--	06/19/2021	04/29/2021	05/05/2021
SALE DATE	--	07/15/2021	05/25/2021	06/16/2021
DAYS ON MARKET	--	9	29	5
LOCATION	N; Res	N; Res	N; Res	N; Res
LOT SIZE	0.19 Acre(s)	0.19 Acre(s)	0.19 Acre(s)	0.19 Acre(s)
VIEW	N; Res	N; Res	N; Res	N; Res
DESIGN (STYLE)	Ranch	Ranch	Ranch	Ranch
QUALITY OF CONSTRUCTION	Q4	Q4	Q4	Q4
ACTUAL AGE	62	62	63	64
CONDITION	C3	C3	C4 \$37,000	C4 \$36,000
SALE TYPE		Arms length	Arms length	Arms length
ROOMS/BEDS/BATHS	5/3/1	5/3/1	4/2/1	5/3/1
GROSS LIVING AREA	1,053 Sq. Ft.	1,053 Sq. Ft.	1,053 Sq. Ft.	1,053 Sq. Ft.
BASEMENT	Full; 1053 sf	Full; 895 sf	Full; 948 sf	Full; 790 sf
HEATING	Forced Air	Forced Air	Forced Air	Forced Air
COOLING	Central	Central	Central	Central
GARAGE	1 GA	1 GA	2 GA -\$10,000	2 GA -\$10,000
OTHER	--	--	--	--
OTHER	--	--	--	--
NET ADJUSTMENTS		0.00% \$0	5.87% \$27,000	5.78% \$26,000
GROSS ADJUSTMENTS		0.00% \$0	10.22% \$47,000	10.22% \$46,000
ADJUSTED PRICE		\$480,000	\$487,000	\$475,900

Value Conclusion + Reconciliation



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Appraiser

\$480,000
AS-IS VALUE

0-30 Days
EXPOSURE TIME

EXTERIOR
INSPECTION PERFORMED
BY A 3RD PARTY

Sales Comparison Analysis

DESCRIPTION OF COMPARABLE SEARCH CRITERIA

The comparable search was based on the following criteria: ranch style dwellings; year built 1949-1969; GLA 800-1,200 sf; basement >0 sf; sold within 12 months of the effective date; located within the neighborhood boundaries. This search resulted in 25 sales ranging in sale price from \$315,000 to \$557,500. These sales were pared down based on date of sale, proximity, quality, and/or to bracket a specific salient feature of the subject property. Those deemed most relevant have been included in the sales comparison grid.

EXPLANATION OF ADJUSTMENTS

Adjustments were developed from paired sales. A concerted effort was made to bracket all of the subject's salient features.

ADDITIONAL COMMENTS (OPTIONAL)

Reconciliation Summary

Comp 1 is the best overall comparable due to its similar, updated condition. The opinion of value exceeds the subject's current list price of \$450,000. It is not uncommon for properties to sale above list price in the subject's market. The median sale to list price ratio in the subject's market segment is 105%.

Appraiser Commentary Summary

 Provided by
Appraiser

Subject Comments (Site, Condition, Quality)

From Page 1

Based on a review of recent MLS photos, it appears that the dwelling has been significantly updated in the recent past including its kitchen and bathrooms. Overall maintenance appears to be adequate.

Neighborhood and Market

From Page 6

There is currently a shortage of housing supply. Property values have been increasing at approximately 2% per month over the past year. The typical sale to list price ratio is 105%. The typical marketing time is 0-30 days.

Analysis of Prior Sales & Listings

From Page 5

The subject property transferred ownership via warranty deed on 07/20/2021 - doc #13722878 (SL Cnty Recorder). The sale price, if applicable, was not disclosed. No associated WFRMLS listing was found. The property is currently under contract with a list price of \$450,000. The contract price is unknown.

Highest and Best Use Additional Comments

The subject property is physically possible, legally permissible, financially possible, and conforms to its most productive use as a single family residence.

Subject Details

Provided by
Appraiser

Sales and Listing History

PRIOR SALES OR TRANSFERS WITHIN 3 YEARS?	Event	Date	Price	Data Source
Yes	● Sold	Jul 20, 2021	\$0	Tax Records 13722878
LISTING STATUS Currently Listed	● Pending	Jul 17, 2021	\$0	MLS 1755479
	● Active	Jul 15, 2021	\$450,000	MLS 1755479
DATA SOURCE(S) MLS				
EFFECTIVE DATE 07/26/2021				

SALES AND LISTING HISTORY ANALYSIS

The subject property transferred ownership via warranty deed on 07/20/2021 - doc #13722878 (SL Cnty Recorder). The sale price, if applicable, was not disclosed. No associated WFRMLS listing was found. The property is currently under contract with a list price of \$450,000. The contract price is unknown.

Order Information

BORROWER Catamount Properties 2018 LLC	LOAN NUMBER 45673
PROPERTY ID 30689517	ORDER ID 7449956
ORDER TRACKING ID 0721CV	TRACKING ID 1 0721CV

Legal

OWNER KENDRICK M MOEAI	ZONING DESC. Residential
ZONING CLASS R-1-8	ZONING COMPLIANCE Legal
LEGAL DESC. LOT 389 WHITE CITY NO 3 8601-3184 9593-1981 10367-987 10394-9064	

Highest and Best Use

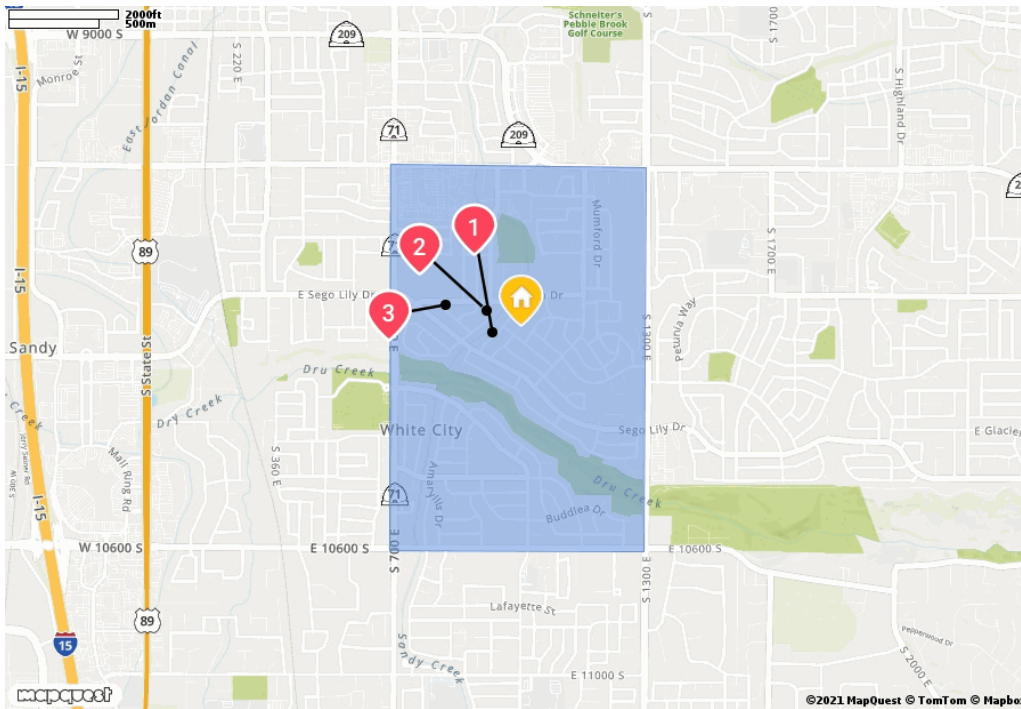
IS HIGHEST AND BEST USE THE PRESENT USE Yes	
PHYSICALLY POSSIBLE? ✓	FINANCIALLY FEASIBLE? ✓
LEGALLY PERMISSABLE? ✓	MOST PRODUCTIVE USE? ✓

Economic

R.E. TAXES \$2,562	HOA FEES N/A	PROJECT TYPE N/A
FEMA FLOOD ZONE X		
FEMA SPECIAL FLOOD ZONE AREA No		

Neighborhood + Comparables

Provided by Appraiser



Sales in Last 12M

115

Months Supply

0.5

Avg Days Until Sale

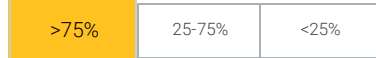
30

Subject Neighborhood as defined by the Appraiser

TYPE



BUILT-UP



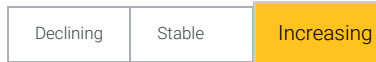
NEIGHBORHOOD & MARKET COMMENTS

There is currently a shortage of housing supply. Property values have been increasing at approximately 2% per month over the past year. The typical sale to list price ratio is 105%. The typical marketing time is 0-30 days.

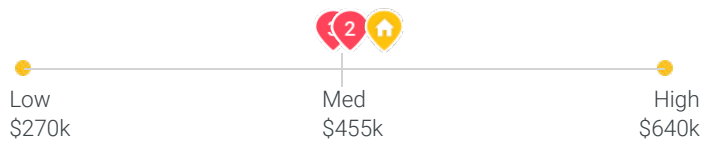
DEMAND / SUPPLY



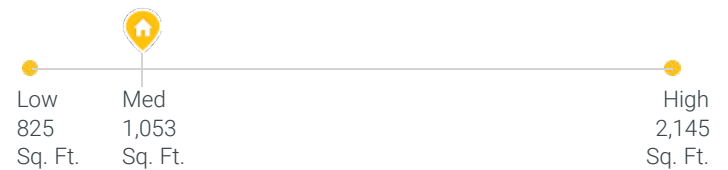
VALUES



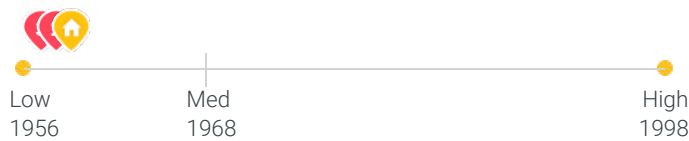
PRICE



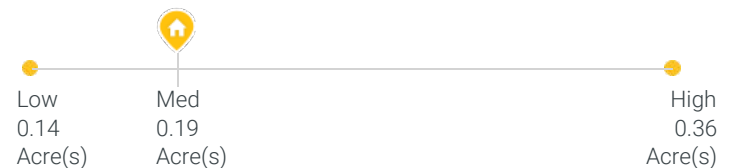
GROSS LIVING AREA



YEAR BUILT



SITE SIZE



Subject Photos



Front



Address Verification



Side



Street



Other

Comparable Photos

Provided by
Appraiser

1 9928 S Antimony Ln
Sandy, UT 84094



Front

2 9850 S Poppy Ln
Sandy, UT 84094



Front

3 826 E Galena Dr
Sandy, UT 84094



Front

Scope of Work



Provided by
Appraiser

REPORT FORMAT:

This report has been prepared under the following USPAP reporting option: Appraisal Report. The content of this Appraisal Report has been supplemented with additional information and data about the subject property and its market, as well as the data, reasoning, and analyses that were used in the valuation process. The cost approach and income approach have been omitted from this report as they are not necessary to produce credible assignment results. If the appraiser determines that credible assignment results cannot be provided without employing either the cost or income approaches to value, this assignment will be rejected by the appraiser or the scope expanded to the extent required to produce credible assignment results in compliance with USPAP. Unless otherwise stated, the appraiser has incorporated only the Sales Comparison Approach.

PURPOSE OF THE ASSIGNMENT:

The purpose of this Appraisal Report is to determine an and the opinion of the market value for the subject property, at which it could sell in a typical exposure time for the area, considering current market conditions, the condition of the subject and necessary repairs.

SCOPE OF WORK:

This Appraisal Report was performed by a Licensed or Certified Real Estate Appraiser to estimate the market value of the subject property being evaluated as of the effective date of value stated. Clear Capital has provided the appraiser with additional preliminary data resources for consideration in the analysis, which may include: Property Inspection, MLS records, and Public Records. Although the appraiser did not physically inspect the subject property, at a minimum the appraiser has considered the results of a recent visual property inspection completed by Dan Taylor, a licensed real estate agent having completed the above referenced Property Inspection.

AT A MINIMUM, THE APPRAISER HAS:

1. considered the additional data resources provided by Clear Capital as a resource for subject property and market data/characteristics;
2. consulted and considered supplemental market data from readily available data sources;
3. estimated the market value of the subject as of the effective date of this report restricting the desktop analysis to a sales comparison approach unless this was insufficient for credible assignment results.

THE APPRAISER HAS NOT:

1. Physically inspected the subject property or any of the comparables contained within the original report(s) or comparables presented in support of the appraiser's value opinion(s).

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 home equity line of credit, loan funding due diligence, loan sale, loan modification or loan securitization purposes.

INTENDED USER:

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

DEFINITION OF MARKET VALUE

Market value means 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 and 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 acting in what they consider their 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.

(Source of Market Value Definition: Fannie Mae Selling Guide; Section B4-1.1-01: Definition of Market Value (04/15/2014))

SCOPE OF WORK COMMENTS

none

Assumptions, Conditions, Certifications, & Signature



EXTRAORDINARY ASSUMPTIONS

The appraiser did not perform a physical inspection, interior or exterior of the subject property or any of the comparable sales and assumes that the inspection information reported within the Property Inspection provided as well as the aerial images supplied and reviewed by the appraiser are accurate as of the effective date, unless otherwise stated. Should the information found in the Property Inspection be inaccurate, these assumptions could significantly alter the opinions and conclusions contained within this report.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS COMMENTS

none

STATEMENT OF ASSUMPTIONS AND LIMITED CONDITIONS:

1. The appraiser did not perform a physical inspection, interior or exterior, of the subject property or any of the comparable sales presented.
2. The physical inspection, interior or exterior, was performed by a licensed real estate professional as noted in the additional data resources provided. For the purposes of this analysis, the description of the subject and comps in the additional data resources provided for use in this analysis are assumed to be true, current and accurate unless specifically found to be otherwise.
3. The appraiser assumes no responsibility for matters of a legal nature affecting the property which is the subject of this assignment or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable and free from known value influencing easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances or other items of a similar nature, unless otherwise noted.
4. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
5. Information, estimates, and opinions furnished to the appraiser, and contained in the additional data resources provided, were obtained from sources considered reliable and believed to be true and correct, unless stated elsewhere. If contradictory information is obtained and deemed more reliable, the appraiser will cite that source and the assumptions associated with that information.
6. Disclosure of the contents of the report is governed by USPAP and the Bylaws and Regulations of the professional appraisal organizations with which the appraiser is affiliated.
7. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser shall have no responsibility for any such unauthorized change. The use of this report is limited to the named client and intended user(s) identified within this report.

LIMITING CONDITIONS COMMENTS

none

Assumptions, Conditions, Certifications, & Signature (Cont.)




I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise stated below in the "Additions to Appraiser's Certification" section; 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.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My employment and/or compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The appraiser relied on the additional data sources for subject property characteristics and the physical inspection information performed by Dan Taylor and did not make a personal inspection of the property that is the subject of this report.
10. 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.

SIGNATURE	NAME	EFFECTIVE DATE	DATE OF REPORT
	Bryon Anderson	07/21/2021	07/26/2021
LICENSE #	STATE	EXPIRATION	COMPANY
5485156-CR00	UT	02/28/2023	Anderson Valuation Solutions LLC

Comments - Continued

 Provided by Appraiser

APPRAISER'S CERTIFICATION COMMENTS

For this appraisal report the total compensation paid to the appraiser is \$65.00, and the total compensation retained by Clear Capital is \$260.00. UT AMC Registration # for ClearCapital.com, Inc: 7381470-AMC0

Property Condition Inspection

Provided by
Onsite Inspector



PROPERTY TYPE	CURRENT USE	PROJECTED USE
SFR	SFR	SFR
OCCUPANCY	GATED COMMUNITY	ATTACHED TYPE
Occupied	No	Detached
PARKING TYPE	STORIES	UNITS
Attached Garage; 2 spaces	1	1
EXTERIOR REPAIRS	INTERIOR REPAIRS	TOTAL REPAIRS
Omitted	Omitted	Omitted

Condition & Marketability

CONDITION	Response omitted due to UT appraiser regulation.	
SIGNIFICANT REPAIRS NEEDED	Response omitted due to UT appraiser regulation.	
CURRENT ZONING VIOLATIONS/ POTENTIAL ZONING CHANGES	✓ No	-
SUBJECT CONFORMITY TO NEIGHBORHOOD (QUALITY, AGE, STYLE, & SIZE)	Response omitted due to UT appraiser regulation.	
AVERAGE CONDITION OF NEIGHBORING PROPERTIES	Response omitted due to UT appraiser regulation.	
BOARDED OR VACANT PROPERTIES NEAR SUBJECT	✓ No	-
SUBJECT NEAR POWERLINES	✓ No	-
SUBJECT NEAR RAILROAD	✓ No	-
SUBJECT NEAR COMMERCIAL PROPERTY	✓ No	-
SUBJECT IN FLIGHT PATH OF AIRPORT	✓ No	-
ROAD QUALITY	Response omitted due to UT appraiser regulation.	
NEGATIVE EXTERNALITIES	✓ No	-
POSITIVE EXTERNALITIES	✓ Yes	location and price range.

Agent / Broker

ELECTRONIC SIGNATURE	LICENSE #	NAME	COMPANY	INSPECTION DATE
/Dan Taylor/	6015109-SA00	Dan Taylor	Coldwell Banker	07/21/2021