APPRAISAL OF REAL PROPERTY



LOCATED AT

7725 La Cosa Dr Dallas, TX 75248 RICHARDSON HEIGHTS ESTS WEST 5TH SEC BLK 10/8196 LT 42

FOR

Wedgewood Inc 2015 Manhatten Beach Blvd, Suite 100 Redondo Beach, CA 75248

OPINION OF VALUE

585,000

AS OF

07/02/2024

BY

Richard Alan Benefiel CR Appraisals 1301 Salado Pass Mckinney, TX 75072-3152 (765) 278-1410 crappraisalstexas@gmail.com

USPAP ADDENDUM

57873 File No. 35623179

		File No. 35623179
rrower Catamount Properties 2018 LLC		
operty Address 7725 La Cosa Dr		
y Dallas	^{County} Dallas	State TX Zip Code 75248
Nedgewood Inc		
This report was proposed under the following HCDAD reporting entires:		
This report was prepared under the following USPAP reporting option:		
Appraisal Report This report was prepared in	accordance with USPAP Standards Rule 2-2(a).	
Restricted Appraisal Report This report was prepared in	accordance with USPAP Standards Rule 2-2(b).	
Thousand Appraisa Nopole	accordance with contra candardo ridio 2 2(b).	
Reasonable Exposure Time		
My opinion of a reasonable exposure time for the subject property at the market vi	alue stated in this report is:	30 days
		<u></u>
Additional Cartifications		
Additional Certifications		
I certify that, to the best of my knowledge and belief:		
I have NOT performed services, as an appraiser or in any other capacity, reg	arding the property that is the subject of this report w	vithin the
three-year period immediately preceding acceptance of this assignment.		
I HAVE performed services, as an appraiser or in another capacity, regarding	the property that is the subject of this report within t	the three-year
period immediately preceding acceptance of this assignment. Those service	are described in the comments below.	
- The statements of fact contained in this report are true and correct.		
- The statements of fact contained in this report are true and correct. - The reported analyses, opinions, and conclusions are limited only by the	reported accumptions and limiting conditions	and are my percental impartial and unbiased
	reported assumptions and limiting conditions	and are my personal, impartial, and unbiased
professional analyses, opinions, and conclusions.		d
- Unless otherwise indicated, I have no present or prospective interest in	he property that is the subject of this report and	u no personal interest with respect to the parties
involved.		
 I have no bias with respect to the property that is the subject of this rep 	ort or the parties involved with this assignment	i.
- My engagement in this assignment was not contingent upon developing	or reporting predetermined results.	
- My compensation for completing this assignment is not contingent upor	the development or reporting of a predetermin	ned value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated r	esult, or the occurrence of a subsequent event of	directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this repor		
	. has been prepared, in comorning with the one	norm Standards of Froressional Appraisal Fractice that
were in effect at the time this report was prepared.		
- Unless otherwise indicated, I have made a personal inspection of the pr		
- Unless otherwise indicated, no one provided significant real property ap		certification (if there are exceptions, the name of each
individual providing significant real property appraisal assistance is stated	elsewhere in this report).	
Additional Comments		
Additional Comments		
The purpose of this appraisal is to provide an opinion of m	arket value as of the effective date for	r use of the client named including internal
asset review and/or loan servicing (including default) by th		Ş
about to violation local convioling (moleculing dollatile) by the	y onome.	
The Coope of Week for this appreciate is defined nor the sec	one of work statement included on De	are 4 of the 2055 Form wood for this
The Scope of Work for this appraisal is defined per the sco	pe of work statement included on Pa	ige 4 of the 2055 Form used for this
report.		
The appraiser has performed a visual exterior inspection of	f the subject, has viewed all the comp	parable sales from the street,
and has gathered information for the subject, the market a	rea, and the comparable sales from a	available public sources and MLS
services.		
The appraisal is prepared for the sole and exclusive use o	the appraiser's client to assist with in	nternal asset review and/or loan servicing
		-
(including default). No third parties are authorized to rely u	on this report without the expressed	written consent of the appraiser.
The digital signatures in this report are duplicates of the or	ginal signature(s) and have not been	altered or changed in any way.
All photos in this report were taken by the appraiser unless	specifically noted on the photo page	S.
The appraiser possesses the knowledge and experience to	complete this report in conformity w	rith the competency provision of USPAP.I
performed this appraisal in accordance with the requirement		
Reform, Recovery and Enforcement Act of 1989, (12 U.S.		
		-
APPRAISER:	SUPERVISORY APPRAIS	SER: (only if required)
CILAL INTE	//	
Kicija d Alant out the	V	
Signature:	Signature:	
Name: Richard Alan Benefiel	Name:	
Date Signed: 07/04/2024	Date Signed:	
State Certification #:	State Certification #:	
or State License #: 1350533	or State License #:	
State: TX	State:	
Expiration Date of Certification or License: 12/31/2025	Expiration Date of Certification or L	License:
- <u>- 12/01/2020</u>	Supervisory Appraiser Inspection of	of Subject Property:
Effective Date of Appraisal: 07/02/2024		Robert Montal Still

Did Not

Exterior-only from Street

Exterior-Only Inspection Residential Appraisal Report

57873 File# 35623179

	of this su	ımmary	appraisal repor	t is to pro	ovide the le	ender/client	with an	accura	ate, and adequate	ely si	upported,	opinion of t	ne mar	ket value	of the	subject pr	operty.
Property Address	s 772	5 I a	Cosa Dr					Ci	^{ity} Dallas				State	TX	Zip Code	75248	
Borrower C			perties 2018	II C	Ov	wner of Pub	olic Record	.1	James D Murp	hv			County		<u> </u>		
Legal Description			RDSON HEIC		S WEST	5TH SF	EC BI K			,							
Assessor's Parc			07978180000		0 11201	01110	LO DLIK		ax Year 2023				R.E. Ta	xes\$ 1	1,901		
Neighborhood N			rdson Heiahl		West					1912	14		Census	_	136.07		
	Owner		enant Vaca			oecial Asses	ssments \$	0	•	1312	<u>-</u>	PUD HOAS			per year	Der	month
Property Rights	_		Fee Simple	Leasehol		Other (descr		U			_		U] ,		
Assignment Typ		_	ise Transaction		ance Transaction		Other	(describe)	Servicino	~							
Lender/Client						Address			hatten Beach	_	Cuit	100 Bodo	odo D	ooob C	A 7524		
	Wedg		for sale or has it be	en offered for sal	e in the twelve r					DIVU	i, Suite	e 100, Redoi	IUO D	each, C/		No	
			ice(s), and date(s).	011 0110100 101 000						+	a liata	d an 06/06/0	004 f				
-			., .,		DOM 2	20;Per	IVILS #2	06371	78 the subject	t wa	s liste	a on 06/06/2	024 10	or \$539,	UUU WII	n no price	e
changes in				r the cubiect pure	phaco trancaction	n Evolain ti	he reculte of	the analys	sis of the contract for	calo or	why tho	analysis was not					
I did [performed.	uiu iiot aiii	ilyze ili	e contract for sale to	i ille Subject purc	ilase u alisacuo	II. EXPIAIII U	iie iesuits ui	uie alialys	SIS OF THE CONTRACT TO	Salt UI	willy tile a	dildiysis was ilul					
periorineu.																	
Contract Price \$			Date of Contra	ct		le the prope	orty collor the	owner of	f public record?			Yes No	Data Sou	rea(c)			
~		(loan (ty on behalf of the bo	rrowor?	<u> </u>	163 140	Dala Juu	100(5)		Yes [No
0			d describe the items	-	nipayineni assis	starios, etc.,) to be paid b	iy aliy pal	ty on benan or the bor	IIOWGI:					L	165	INU
ii res, report tile	tutal uullal alli	ount an	u describe the items	to be paid.													
Note Borrer	M ! . !																
Note: Hace and			on of the neighborh	ood are not appr	raisai tactors.											.,	•
			Characteristics						sing Trends				Unit Hou			sent Land Us	
Location	Urban	\times	Suburban	Rural	Property Value	es	Increasing		Stable	<u> </u>	eclining)	PRICE		AGE	One-Unit		72 %
Built-Up	Over 75%		25-75%	Under 25%	Demand/Supp	oly	Shortage		In Balance		ver Supp	ly \$ (000)		(yrs)	2-4 Unit		%
Growth	Rapid	X	Stable	Slow	Marketing Tim	ne 🔽	Under 3 n	nths	3-6 mths		ver 6 mth	ns 200	Low	0	Multi-Fam	ily	3 %
Neighborhood B	oundaries	_	Bounded on	the North I	by Campb	ell Rd.	the Eas	st by W	Vaterview Dr,	the S	South	2,250	High	74	Commerc	ial	20 %
by Belt Lir	ne Rd, an	d the	West by Hill									600	Pred.	55	Other		5 %
Neighborhood D					on the far	north s	ide of th	e citv	of Dallas with	acc	ess to		ughfa		cationa	l facilities	
event cent	ters, shor	pina							Use refers to								
			marketabilit									.,					
			or the above conclus				ached a										
				-		oo an		<u></u>									
Dimensions	68 X 134	Y 66	X 13/			Area a	647 sf		Shap	e N	/oetly	Rectangular		View N	Res;		
Specific Zoning		X 00	R-7.5(A)			Zoning Des	-	Sina	gle Family Res			Rectangular		IN,	1165,		
Zoning Complian		Legal		onforming (Grand	fathered Use)		No Zoi		Illegal (describe)		ıuaı						
			property as improved			necification		- (X Yes	l No	If No. descri	ihe		
		,,		(a) as bishassa			ns) the preser	nt use?									
						poomoution	ns) the preser	nt use?				A L		,			
Utilities	Public	Other (d	escribe)			Public					Off-site In				Publi	c Priva	ate
Utilities Electricity		Other (d	escribe)	,	Water	Public		describe)			011	mprovements - Type			Publi		ate
	X	Other (d	escribe)		Water	Public					Street	nprovements - Type Concrete			Publ		ate
Electricity	X		escribe)	:		Public		describe)			Street Alley	nprovements - Type Concrete Concrete			Publi]
Electricity Gas FEMA Special Floridation	X Ood Hazard Are	a	Yes	No FE	Water Sanitary Sewer	Public	Other (describe) FEM			Street	nprovements - Type Concrete Concrete		EMA Map Da	Publi]
Electricity Gas FEMA Special Fle Are the utilities a	ood Hazard Are	a	Yes nts typical for the ma	No FE	Water Sanitary Sewer MA Flood Zone	Public X X X	Other (describe) FEM	MA Map # 48°		Street Alley	nprovements - Type Concrete Concrete		EMA Map Da	Publi	7/07/201]
Electricity Gas FEMA Special Flactor Are the utilities a Are there any ad	ood Hazard Are	a roveme	Yes Ints typical for the mainstrain factors (ea	No FE rket area? sements, encroad	Water Sanitary Sewer EMA Flood Zone	Public X X mmental col	Yes	FEM No I uses, etc	MA Map # 48' If No, describe	1130	Street Alley CO185	nprovements - Type Concrete Concrete K	F	EMA Map Da	Publicate O	7/07/201	4
Electricity Gas FEMA Special Fli Are the utilities a Are there any ad The subje	ood Hazard Are and off-site impliverse site cond	a roveme itions of the s	Yes This typical for the may rexternal factors (easeales share s	No FE rket area? sements, encroac imilar prox	Water Sanitary Sewer MA Flood Zone chments, environ imity and	Public X X X nmental con	Yesnditions, land	FEM No duses, etc	MA Map # 48°	1130	Street Alley CO185	nprovements - Type Concrete Concrete K	F	EMA Map Da	Publicate O	7/07/201	4
Electricity Gas FEMA Special Fli Are the utilities a Are there any ad The subje	ood Hazard Are and off-site impliverse site cond	a roveme itions of the s	Yes Ints typical for the mainstrain factors (ea	No FE rket area? sements, encroac imilar prox	Water Sanitary Sewer MA Flood Zone chments, environ imity and	Public X X X nmental con	Yesnditions, land	FEM No duses, etc	MA Map # 48' If No, describe	1130	Street Alley CO185	nprovements - Type Concrete Concrete K	F	EMA Map Da	Publicate O	7/07/201	4
Electricity Gas FEMA Special FIL Are the utilities a Are there any ad The subje thoroughfa	ood Hazard Are und off-site impi verse site cond ct and all ares with	a roveme itions of the seno ac	Yes Ints typical for the ma r external factors (ea sales share s dditional loca	No FE rket area? sements, encroac imilar prox	Water Sanitary Sewer EMA Flood Zone chments, environ imity and w adjustments	Public X X mnental con influence	Yesnditions, land	FEM No duses, etc	IA Map # 48- If No, describe c.)? mercial prope	113C	Street Alley C0185	mprovements - Type Concrete Concrete K cational facilit	Yes ies, w	EMA Map Da No Vorship c	Public Senters,	7/07/201 cribe	4
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje thoroughfa Source(s) Used	ood Hazard Are und off-site impi verse site cond ct and all ares with	a roveme itions of the seno acterial	Yes It stypical for the ma r external factors (ea sales share s dditional loca	No FE rket area? sements, encroac imilar prox	Water Sanitary Sewer MA Flood Zone chments, environ imity and	Public X X mnental con influence	Yesnditions, land	FEM No di uses, etc	MA Map # 48 If No, describe c.)? mercial prope Assessment and Tax	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K ational facilii	Yes ies, w	EMA Map Da No Vorship c	Publicate O	7/07/201 cribe	4
Electricity Gas FEMA Special FIL Are the utilities a Are there any ad The subje thoroughfa	ood Hazard Are und off-site impi verse site cond ct and all ares with for Physical Ch cribe)	a roveme itions of the same aracteric exterior	Tyes Its typical for the mar r external factors (ea sales share s dditional loca stics of Property or Inspection	No FE rket area? sements, encroac imilar prox tion or viev	Water Sanitary Sewer EMA Flood Zone chments, environ imity and w adjustme Appraisal F	Public X X X nmental coi influence ents was	Yesnditions, land	FEM No duses, etc	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K cational facilit	Yes ies, w	EMA Map Da No Vorship c	Publicate 0	7/07/201	4
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje thoroughfa Source(s) Used Other (desc	ood Hazard Are und off-site impi verse site cond ct and all ares with for Physical Ch cribe) General Des	a rovementitions of the seno acterions aracterions aracterion aracterions aracterions aracterions aracterion ara	Tyes Its typical for the mar r external factors (ea sales share s dditional loca stics of Property or Inspection n	No FE rket area? sements, encroac imilar prox tion or view	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F	Public X X x mental cor influence ents was	Yesnditions, land ces from arranted MLS	FEM No di uses, etch comm.	If No, describe c:)? mercial prope Assessment and Tax source for Gross Liv Heating/Cooling	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K cational facilit Prior Ins; Public Re Amenities	Yes ies, w	No No Processing Control Process	Publicate 0	7/07/201 cribe	4
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje thoroughfa Source(s) Used Units X Other (desc	ood Hazard Are ood Hazard Are ind off-site imp verse site cond ct and all ares with for Physical Ch cribe) General Des	a rovementitions of the seno acterions aracterions aracterion aracterions aracterions aracterions aracterion ara	Tyes Its typical for the mar r external factors (ea sales share s dditional loca stics of Property or Inspection	No FE rket area? sements, encroac imilar prox tion or view	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal F General Descr	Public X X X nmental con influencents was Files ription Crawl Span	Yes	FEM No d uses, etch comm.	If No, describe c.)? mercial prope Assessment and Tax Source for Gross Liv Heating/Cooling A HWBB	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K cational facilit Prior Inst Public Re Amenities Fireplace(s) #	Yes ies, weection eccords	No Vorship c	Publication Of Property Own	7/07/201 bribe and maj	4 for
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subje thoroughfa Source(s) Used Other (desc	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribe) General Des	a a roveme the second areacteric transfer area	Yes Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n pessory Unit	No FE rket area? sements, encroac imilar prox tion or view Concrete Full Baser	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal F General Descr Slab	Public X X X nmental con influencents was Files Finisher	Yesnditions, land ces from arranted MLS	FEM No d uses, etc	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) #	Yes ies, weetion ecords	EEMA Map Da No Vorship c	Publication Of the Property Own	7/07/201 iribe and maj	44 for 2
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjecthoroughfa Source(s) Used Wints On # of Stories Type De	ood Hazard Are ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch forible) General Des ie 0 one v 2 t Att.	a a a the state of	Yes This typical for the ma r external factors (ea sales share s dditional local stics of Property or Inspection n essory Unit	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal f General Descr Slab	Public X X X nmental con influencents was Files Finishe Finishe Finishe	Yes	FEM No duses, etc Comr Data FW/ Rad	IA Map # 48 If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB Bliant er	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K ational facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr	Yes ies, weection eccords	No Vorship C P None None Driveway St	Public Pu	7/07/201 and maj	4 for 2 grete
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje thoroughfa Source(s) Used Other (desc Units On # of Stories Type De Existing	ood Hazard Are ood Hazard Are ind off-site impresses site cond ct and all ares with for Physical Ch forible) General Des e One v 2 t. Att. Proposes	a a a coverne dittons o o the sense aracteri exterior ext	Yes Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n pessory Unit	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bas Exterior Walls	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal F General Descr Slab ment sement E	Public X X X nmental cor influence ents was Files Finishe Finishe BrkAlun	Yes	FEM No I uses, etc COMP Data FW Rad Oth Fuel	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB diant er Gas	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Ro Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch	F F Yes Siles, which we see that the seconds of the second seconds of the second secon	No Vorship C None None Driveway St Garage	Publication of the publication o	7/07/201. 7/07/201. rribe and maj torage # of Cars Conc # of Cars	d 4 for 2 erete 2
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje thoroughfas Source(s) Used Units On # of Stories Type De Existing Design (Style)	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch forible) General Des t Proposei TXT	a a a coverne contitions of the second contitions of the second contitions of the second continuous continuous continuous contitions continuous	Yes This typical for the ma r external factors (ea sales share s dditional local stics of Property or Inspection n essory Unit	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bas Exterior Walls Roof Surface	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E E C	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlun CmpSh	Yes	FEM No Joata FW Rad Oth Fuel	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB diant ter Gas tral Air Conditioning	113C	Street Alley C0185 , educ	mprovements - Type Concrete Concrete K ational facilit prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGroui	F F Yes Siles, which we see that the seconds of the second seconds of the second secon	FEMA Map Da No Orship C P None Driveway Su Garage Carpon	Publication of Publication of Publication of Property Owners, Property Owners of Publication of	7/07/201. rribe and maj torage # of Cars Conc # of Cars # of Cars	d 4 for 2 crete 2 0
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjet thoroughfas Source(s) Used Units on # of Stories Type De Existing Design (Style) Year Built	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch crible) General Des General Des L Proposet TXT 1968	a a a coverne contitions of the second contitions of the second contitions of the second continuous continuous continuous contitions continuous	Yes Into typical for the ma r external factors (ea sales share s dditional local stics of Property or Inspection n essory Unit	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E E C C nspouts A	Public X X X Inmental cor Influence In	Yesnditions, land ces from arranted MLS MLS ded m/Avg gl/Avg vg	FEM No I uses, etc Data FW Rad Oth Fuel	IA Map # 48 If No, describe c.)? mercial prope Assessment and Tax source for Gross Liv Heating/Cooling A HwBB diant er Gas stral Air Conditioning	113C	street Alley CO185 Geduc	mprovements - Type Concrete Concrete K ational facilit prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd	F F Yes Siles, which we see that the seconds of the second seconds of the second secon	No Priveway St Garage Attach	Publication of the publication o	7/07/201. 7/07/201. rribe and maj torage # of Cars Conc # of Cars	d 4 for 2 crete 2 0
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjet thoroughfas Source(s) Used Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (Y)	ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) General Des General Des t Att. Propose TXT 1968 (S) 28	a a a a a a a a a a a a a a a a a a a	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n pessory Unit Under Const.	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment sement E C nspouts A	Public X X X Immental cor Influence ents was Files Finishe Finishe Finishe Alum/Av DbIHng,	Yes	FEM No Juses, etc. Data Fem Comr Fuel Cen India	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB dialant er Gas stral Air Conditioning ividual	1113C	Street Alley C0185 , educc is a X X X X X X X X X X X X X X X X X X	mprovements - Type Concrete Concrete K ational facilii Prior Insp. Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None	F F Yes Siles, which we see that the seconds of the second seconds of the second secon	FEMA Map Da No Orship C P None Driveway Su Garage Carpon	Publication of the publication o	7/07/201. rribe and maj torage # of Cars Conc # of Cars # of Cars	d 4 dior
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjet thoroughfas Source(s) Used Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (Yile Appliances [ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) E General Des Ct Att. Propose TXT 1968 Refrigerato	aa	Yes Into typical for the ma r external factors (ea sales share s dditional local stics of Property or Inspection n essory Unit	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment sement E C nspouts A	Public X X X Inmental cor Influence In	Yes	FEM No Juses, etc. Data Fem Comr Fuel Cen India	IA Map # 48 If No, describe c.)? mercial prope Assessment and Tax source for Gross Liv Heating/Cooling A HwBB diant er Gas stral Air Conditioning ividual er Washer/Dry	1113C	Street Alley C0185 Geduc sequence	mprovements - Type Concrete Concrete K ational facilit prior Inst Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrour Fence RrWd Other None ther (describe)	F F Yes Yes ies, we ection 0 Pat	No Porship co None Priveway St Garage Carpon Attach Built-ir	Publication of the publication o	T/07/201. And maj torage # of Cars Conc # of Cars # of Cars Detached	d 4 dior
Electricity Gas FEMA Special Fil Are the utilities a Are there any ad The subje thoroughfa Source(s) Used Other (desc Units On # of Stories Type Design (Style) Year Built Effective Age (Yi Appliances [Finished area ab	ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) E General Des e One v 2 t. Att. Proposee TXT 196: ss) 28 Refrigeratc ove grade cont	a a a a coverne control of the sense of the	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n sessory Unit Under Const. Range/Oven	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment sement E C nspouts A	Public X X X Immental cor Influence ents was Files Finishe Finishe BrkAlum CmpSh Alum/Av DblHng, Disposal	Yes	FEM No Juses, etc. Data Fem Comr Fuel Cen India	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB dialant er Gas stral Air Conditioning ividual	1113C	Street Alley C0185 Geduc sequence	mprovements - Type Concrete Concrete K ational facilit Prior Inst Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe)	F F Yes Yes ies, we ection 0 Pat	No Priveway St Garage Attach	Publication of the publication o	T/07/201. And maj torage # of Cars Conc # of Cars # of Cars Detached	d d dior
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjet thoroughfas Source(s) Used Units On # of Stories Type De Existing Design (Style) Year Built Effective Age (Yile Appliances [ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) E General Des e One v 2 t. Att. Proposee TXT 196: ss) 28 Refrigeratc ove grade cont	a a a a coverne control of the sense of the	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n sessory Unit Under Const. Range/Oven	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment sement E C nspouts A	Public X X X Inmental cor Influence ents was Files Finishe Finishe BrkAlum CmpSh Alum/A DblHng Disposal 4 Be	Yes	FEM No Uses, etc. Data Full Full Full Full Full Full Full Ful	IA Map # 48 If No, describe c.)? mercial prope Assessment and Tax source for Gross Liv Heating/Cooling A HwBB diant er Gas stral Air Conditioning ividual er Washer/Dry	1113C	Street Alley C0185 Geduc sequence	mprovements - Type Concrete Concrete K ational facilit prior Inst Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrour Fence RrWd Other None ther (describe)	F F Yes Yes ies, we ection 0 Pat	No Porship co None Priveway St Garage Carpon Attach Built-ir	Publication of the publication o	T/07/201. And maj torage # of Cars Conc # of Cars # of Cars Detached	d d dior
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subjet thoroughfat Source(s) Used Other (dest Units On # of Stories Type Design (Style) Year Built Effective Age (Yill Appliances Finished area ab Additional feature	ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) E General Des ie One v Att. Proposed TXT 196: SR Refrigerate ove grade cont es (special enei	a a a a a a a a a a a a a a a a a a a a	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n Sessory Unit S-Det./End Unit Under Const. Range/Oven	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bat Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Water Sanitary Sewer MA Flood Zone Chments, environ imity and w adjustm Appraisal F General Descr Slab Enemt Enemt Enement Enement Enement Enement Sement S	Public X X X Immedial cordinates was separated as a separate was separated as a separated with the separated was separated as a separated was separated with the separated was separa	Yes	FEM No Uses, etc Common Data	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB distant distan	1113C	Street Alley C0185 Geduc sequence	mprovements - Type Concrete Concrete K ational facilit prior Inst Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrour Fence RrWd Other None ther (describe)	F F Yes Yes ies, we ection 0 Pat	No Porship co None Priveway St Garage Carpon Attach Built-ir	Publication of the publication o	T/07/201. And maj torage # of Cars Conc # of Cars # of Cars Detached	d d dior
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subjet thoroughfat Source(s) Used Other (dest Units On # of Stories Type Design (Style) Year Built Effective Age (Yill Appliances Finished area ab Additional feature	ood Hazard Are ind off-site impiverse site cond ct and all ares with for Physical Ch cribe) E General Des ie One v Att. Proposed TXT 196: SR Refrigerate ove grade cont es (special enei	a a a a a a a a a a a a a a a a a a a a	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n sessory Unit Under Const. Range/Oven	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bat Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Water Sanitary Sewer MA Flood Zone Chments, environ imity and w adjustm Appraisal F General Descr Slab Enemt Enemt Enement Enement Enement Enement Sement S	Public X X X Immedial cordinates was separated as a separate was separated as a separated with the separated was separated as a separated was separated with the separated was separa	Yes	FEM No Uses, etc Common Data	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB distant distan	1113C	Street Alley C0185 Geduc sequence	provements - Type Concrete Concrete K Prior Ins; Public Ro Amenities Fireplace(s) # Woodstove(s) # Perior None There Royal T	Feet of Gi	No Porship of None Priveway St Garage Carpor Attach Suitt-ir	Publication of the publication o	T/07/201. And maj torage # of Cars Conc # of Cars # of Cars Detached	2 crete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subjet thoroughfat Source(s) Used Other (descourse) Units On # of Stories Type Design (Style) Year Built Effective Age (Yi Appliances Finished area ab Additional feature) Describe the corrections Describe the corrections	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Choribe) E General Des is One vo. TXT 196: Refrigerate ove grade cont es (special enemal distribution)	a a a a the state of the state	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n Sessory Unit When Const. Range/Oven sient items, etc.)	No FE rket area? sements, encroad imilar prox tion or viev Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Water Sanitary Sewer MA Flood Zone Chments, environ imity and w adjustm Appraisal F General Descr Slab General Cescr Sement E E Conspouts A See Attacc	Public X X X Immedial cordinates was specified was specified was specified was specified with the specified was specified with t	Yes	FEM No I uses, etc Common Data Few Pew Pew Pew Pew Pew Pew Pew Pew Pew P	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB distant distan	113C rties. Recording Are	street Alley C0185 a educ is a X X X X X X X X X X X X X	provements - Type Concrete Concrete K ational facilii Prior Insy Public Ro Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGroud Other None ther (describe) 2,589 Square	F Yes ies, w ection 1 0 Pat and	FEMA Map Da No Norship C S None Driveway St Garage Attach Built-ir ross Living A	Publication Publication Property Owners,	ribe and maj	2 crete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Other (descriptions) Units On # of Stories Type Descriptions Design (Style) Year Built Effective Age (Yill Appliance as ab Additional feature) Describe the core property w	ood Hazard Are ood Hazard Are ind off-site imp verse site cond ct and all ares with for Physical Ch cribe) E General Des e One v 2 t. Att. Propose TXT 1960 rs) 28 Refrigeratc oove grade cont es (special ener v/as "exter"	a a a coverne a a coverne	Yes Yes Ints typical for the mar external factors (ea sales share s additional local stics of Property or Inspection n Bessory Unit Where Const. Range/Oven Range/Oven Range/Oven And data source(s) (ii nly" and infor	No FE rket area? sements, encroad imilar prox tion or view Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment E C nspouts A See Attac t needed repairs ted above	Public X X X A A A A A A A A A A	Yes	FEM No Other Fuel Indian Other Indians, remoon LS list	Assessment and Tax a Source for Gross Liv Heating/Cooling A HWBB Idiant Here Gas ntral Air Conditioning ividual Her Washer/Dry 2.1 Bath(s)	113C rties. Recording Are	Street Alley C0185	provements - Type Concrete Concrete K prior Ins; Public Ro Amenities Fireplace(s) # Patior/Deck Rr Porch CvPch Pool InGroud Other None ther (describe) 2,589 Square	Yes Yes ies, we decide to the condition of the condition	No No P None None None Carpor Attach Depraiser*	Publication Publication Publication Publication Property Owners, Car S Car S Vay : the sed [The sed [The sed I is t	7/07/201. 7/07/201. rifibe and maj her torage # of Cars Conc # of Cars Detached Detached	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Other (description of Stories Type Design (Style) Year Built Effective Age (Yi Appliance as ab Additional feature) Describe the cor property we appraiser's	ood Hazard Are ind off-site impresses site cond ct and all ares with for Physical Ch forible) E General Des in One v 2 t. Att. Propose TXT 196(is) S 28 Refigerate ove grade cont es (special ene vas "exters s addition	a a a coverne a a coverne a a a coverne a a a coverne a a a coverne a a a a a a a a a a a a a a a a a a a	Yes Ints typical for the mar external factors (easales share sadditional local stics of Property or Inspection national factors (easales share sadditional for Inspection national factors) Range/Oven Range/Oven Range/Oven And data source(s) (ii nly" and infor search of Pu	No FE rket area? sements, encroad imilar prox tion or view Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ncluding apparent mation not blic Record	Water Sanitary Sewer MA Flood Zone chments, envirou imity and w adjustm Appraisal F General Descr Slab ment E cnspouts Appraisal F See Attact t needed repairs ted above ds, local M	Public X X X Annental colinfluencents was ription Crawl Spac Finishe Finishe Crawl Spac Finishe Alum/Av Dobl/Hng. Disposal A Beched Act s, deteriorati is from MLS and	Yes	FEM No Uses, etc of Common Data FW PW Centilla Other Conviction of Common Common Common Common Common Common Centilla Ce	ASSESSMENT AND TABLE OF THE PROPOSE	rties. Recording Are	Street Alley C0185 c0185 decided a second and a second	provements - Type Concrete Concrete K prior Inst Public Ro Amenities Fireplace(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fool RrWd Other None ther (describe) 2,589 Square	Feet of Go	No Vorship C None None Drivew Driveway St Garage Attach Built-ir ross Living A	Publication Publication Publication Property Own Property	7/07/201. 7/07/201. ribe and maj her torage # of Cars Conc # of Cars Detached Detached Description:	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subject thoroughfas Source(s) Used Without (description of Stories Type Design (Style) Year Built Effective Age (Yr) Appliances Infinished area ab Additional featur Describe the cor property was appraiser's condition,	ood Hazard Are ind off-site impresses site cond ct and all ares with for Physical Ch foribe) General Des General Des T XT 196: T XT 196: T XT S 28 Refrigeratc owe grade cont es (special ener rays "exter s addition therefore	a a a roveme a a a roveme a a a roveme a a a roveme a a a a roveme a a roveme a rove	r external factors (easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales of Pupa n easales (iii) and information in the search of Pupa papraiser is	No FE rket area? sements, encroad imilar prox tion or view Concrete Full Baser Partial Bas Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms ncluding apparent mation not blic Record making the	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal f General Descr Slab ment En sement En sement I See Attact t needed repairs ted above ds, local Me e extraordi	Public X X X Inmental coi influencents was ents was Files Finishe Finishe BrkAlum CmpSh Alum/Av DblHng, Disposal 4 Br Ched Ac s, deteriorati is from MLS and inary as	Yes	FEM No Other Fuel Other	ASSESSMENT and Tax ASSESSMENT and Tax ASSESSMENT and Tax Source for Gross Liv Heating/Cooling A HWBB diant Her Gas Gas tral Air Conditioning ividual Her Usasher/Dry 2.1 Bath(s) deling, etc.). ting (2063717-Ine data did	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we ection 1 0 Pat C3;Ag other in re- similar	No Vorship C None None None Oriveway St Garage Attach Suitt-ir Orss Living A Dopraiser' On-line gard to sar to tha	Publicate 0 If Yes, describers, Property Own Car S Vay : If Yes, describers, Property Own Car S Vay : Vay :	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities a Are there any ad The subjethoroughfas Source(s) Used Withoroughfas Source(s) Used Withoroughfas Source(s) Used Source(s) Used For Stories Type Design (Style) Year Built Effective Age (Yile) Appliances Finished area ab Describe the cor property Wight appraiser's condition, the prior Notes	ood Hazard Are imported in the control of the property of the control of the cont	a a a roveme the second and a control of the second and a	r external factors (easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales share s additional local stics of Property or Inspection n easales of Pupa n easales (iii) and information in the search of Pupa papraiser is	Roof Surface Gutters & Down Window Type Rooms	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal f General Descr Slab ment En sement En sement I see Attact t needed repairs ted above ds, local Me extraordi the marke	Public X X X Inmental coi influencents was ents was Files Finishe Finishe BrkAlum CmpSh Alum/Av DblHng, Disposal 4 Br Ched Ac s, deteriorati is from MLS and inary as	Yes	FEM No Other Fuel Other	Assessment and Tax Assessment and Tax Source for Gross Liv Heating/Cooling A HWBB diant Her	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	No Vorship C None None None Oriveway St Garage Attach Suitt-ir Orss Living A Dopraiser' On-line gard to sar to tha	Publicate 0 If Yes, describers, Property Own Car S Vay : If Yes, describers, Property Own Car S Vay : Vay :	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Source(s) Used Units On # of Stories Type Design (Style) Year Built Effective Age (YI Appliances [Fifective Age (YI Appliances I Personal Control of Control	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribbe) General Des Q t	a a a rovement and a continuous and a co	resternal factors (easeales share sadditional local stics of Property or Inspection nessory Unit Under Const. Range/Oven identified items, etc.) Range/Oven and data source(s) (ii nly" and infor search of Puappraiser is iewed, and are	Roof Surface Gutters & Down Window Type Window Type Rooms Ro	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E c c nspouts A See Attac t needed repairs ted above ds, local M e extraordi the marke ments.	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlum/Ar DblHng. Disposal 4 Be ched Act s, deteriorati is from MLS and inary as et as co	Yes	FEM No Uses, etc. Data Data Data Fuel Indi Oth Towave L S list to the	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	Popraiser' on-line gard to sar to that	Publicate 0 If Yes, describers, Property Own Car S Vay : If Yes, describers, Property Own Car S Vay : Vay :	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Source(s) Used Units On # of Stories Type Design (Style) Year Built Effective Age (YI Appliances [Fifective Age (YI Appliances I Personal Control of Control	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribbe) General Des Q t	a a a rovement and a continuous and a co	rexternal factors (ea sales share s dditional loca stics of Property or Inspection n. Range/Oven	Roof Surface Gutters & Down Window Type Window Type Rooms Ro	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E c c nspouts A See Attac t needed repairs ted above ds, local M e extraordi the marke ments.	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlum/Ar DblHng. Disposal 4 Be ched Act s, deteriorati is from MLS and inary as et as co	Yes	FEM No Uses, etc. Data Data Data Fuel Indi Oth Towave L S list to the	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	Popraiser' on-line gard to sar to that	Publicate 0 If Yes, description of the period of the peri	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Units On # of Stories Type Design (Style) Year Built Effective Age (YI Appliances [Fifted area ab Additional feature and Describe the corporation, the prior Normarket area.	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribbe) General Des Q t	a a a rovement and a continuous and a co	rexternal factors (ea sales share s dditional loca stics of Property or Inspection n. Range/Oven	Roof Surface Gutters & Down Window Type Window Type Rooms Ro	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E c c nspouts A See Attac t needed repairs ted above ds, local M e extraordi the marke ments.	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlum/Ar DblHng. Disposal 4 Be ched Act s, deteriorati is from MLS and inary as et as co	Yes	FEM No Uses, etc. Data Data Data Fuel Indi Oth Towave L S list to the	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	Popraiser' on-line gard to sar to that	Publicate 0 If Yes, description of the period of the peri	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Units On # of Stories Type Design (Style) Year Built Effective Age (YI Appliances [Fifted area ab Additional feature and Describe the corporation, the prior Normarket area.	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribbe) General Des Q t	a a a rovement and a continuous and a co	rexternal factors (ea sales share s dditional loca stics of Property or Inspection n. Range/Oven	Roof Surface Gutters & Down Window Type Window Type Rooms Ro	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E c c nspouts A See Attac t needed repairs ted above ds, local M e extraordi the marke ments.	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlum/Ar DblHng. Disposal 4 Be ched Act s, deteriorati is from MLS and inary as et as co	Yes	FEM No Uses, etc. Data Data Data Fuel Indi Oth Towave L S list to the	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	Popraiser' on-line gard to sar to that	Publicate 0 If Yes, description of the period of the peri	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Units On # of Stories Type Design (Style) Year Built Effective Age (YI Appliances [Fifted area ab Additional feature and Describe the corporation, the prior Normarket area.	ood Hazard Are ind off-site impriverse site cond ct and all ares with for Physical Ch cribbe) General Des Q t	a a a rovement and a continuous and a co	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n Essory Unit Under Const. Range/Oven Interest items, etc.)	Roof Surface Gutters & Down Window Type Window Type Rooms Ro	Water Sanitary Sewer MA Flood Zone chrments, environ imity and w adjustm Appraisal F General Descr Slab ment E c c nspouts A See Attac t needed repairs ted above ds, local M e extraordi the marke ments.	Public X X X Inmental cor influence ents was Files Finishe Finishe BrkAlum/Ar DblHng. Disposal 4 Be ched Act s, deteriorati is from MLS and inary as et as co	Yes	FEM No Uses, etc. Data Data Data Fuel Indi Oth Towave L S list to the	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	mprovements - Type Concrete Concrete K attional facilit Prior Inst Public Re Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGrout Fence RrWd Other None ther (describe) 2,589 Square records, and e information ge condition,	Yes Yes, we rection 1 0 Pat C3;Ag other in resimilar	Popraiser' on-line gard to sar to that	Publicate 0 If Yes, description of the period of the peri	ribe and maj	d4 for 2 rete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Other (described of the state o	ood Hazard Are impoverse site cond ct and all ares with for Physical Ch forlibe) E General Des in the condition of the proposet site (special energy and the proposet site (special energy as "externs addition of the proposet site and the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs addition of the proposet site (special energy as "externs").	a a a rovement of the second o	Yes Ints typical for the ma r external factors (ea sales share s dditional loca stics of Property or Inspection n Essory Unit Under Const. Range/Oven Interest items, etc.)	Root Surface Gutters & Down Window Type Wi	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal F General Descr Slab ment E C Inspouts A See Attact t needed repairs ted above ds, local M e extraordi the marke iments. The livability, so	Public X X X A A A A A A A A A A	Yes	FEM No Uses, etc To Data Fem Data Fem Comments Fem Commen	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	provements - Type Concrete Concrete K ational facilit Prior Inst Public Ro Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGroud Other None ther (describe) 2,589 Square records, and e informatior ge condition, uded and oth	Yes ies, we decide the ecords 1 0 Pat C3;Ap other in resimilar er sal	Popraiser' on-line gard to sar to that	Publication of the publication o	ribe and maj	d4 ior 2 irete 2 0
Electricity Gas FEMA Special File Are the utilities at Are there any ad The subject thoroughfas Source(s) Used Other (described of the state o	ood Hazard Are impoverse site cond ct and all ares with for Physical Ch forlibe) E General Des e One v 2 t. Att. Propose TXT 1960: TS 28 Refrigeratc over grade cont es (special ener vas "exter s addition of the propose the condition of the propose the condition of the propose as See a parent physical	a a a rovement of the second o	Yes Ints typical for the mar external factors (easales share sadditional local stics of Property or Inspection not the stics	Root Surface Gutters & Down Window Type Wi	Water Sanitary Sewer MA Flood Zone chments, environ imity and w adjustm Appraisal F General Descr Slab ment E C Inspouts A See Attact t needed repairs ted above ds, local M e extraordi the marke iments. The livability, so	Public X X X A A A A A A A A A A	Yes	FEM No Uses, etc To Data Fem Data Fem Comments Fem Commen	If No, describe c.)? mercial prope Assessment and Tax a Source for Gross Liv Heating/Cooling A	rties. Recording Are er 8), p	Street Alley C0185 C0185 Alley C0185 Alley C0185 Alley C0185 Alley	provements - Type Concrete Concrete K ational facilit Prior Inst Public Ro Amenities Fireplace(s) # Woodstove(s) # Patio/Deck Rr Porch CvPch Pool InGroud Other None ther (describe) 2,589 Square records, and e informatior ge condition, uded and oth	Yes ies, we decide the ecords 1 0 Pat C3;Ap other in resimilar er sal	No Vorship co None None None Oriveway St Garage Attach Built-ir con-line gard to sar to than les in the	Publication of the publication o	ribe and maj	d4 ior 2 irete 2 0

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 1 of 6

- - - - - orm 2055 March 2005 Round Hontarfil

57873 File # 35623179

There are 40 comparable	properties c	currently o	offered f	or sale in	the subject neighborho	od rang	ing in	price	from \$ 369,900		to \$	1,6	95,000
There are 184 comparable		e subject	neighbo			s rangir			ce from \$ 225,00	0			2,020,000
FEATURE	SUBJE	:CT			RABLE SALE # 1				LE SALE # 2				LE SALE # 3
Address 7725 La Cosa Dr				La Cabe			La Av			1		dge R	
Dallas, TX 75248				s, TX 752	248		s, TX		3			75248	3
Proximity to Subject Sale Price	\$		0.79	miles N	\$ 571,000		miles I	NVV	¢ 045.000	0.24	miles	SE	\$ 676.500
Sale Price/Gross Liv. Area	\$	sq.ft.	\$ 2	248.05 ^{\$}	07 1,000		050.03	z enft	\$ 615,000	9	254.04	en ft	\$ 676,500
Data Source(s)	Ψ	54.11.	_		28367;DOM 5		252.67		222;DOM 31		251.2		184;DOM 3
Verification Source(s)					ed/RepublicTitle		±19745					37/Rea	
VALUE ADJUSTMENTS	DESCRIF	TION		ESCRIPTION	+(-) \$ Adjustment		ESCRIPTIO		+ (-) \$ Adjustment		SCRIPTIO		+(-) \$ Adjustment
Sales or Financing			ArmL	th	.,,,,	Arml	th			ArmL	th		
Concessions				;5000		1	/;12000	0		Cash			
Date of Sale/Time				24;c06/24			23;c08/				24;c04	/24	
Location	N;Res;		N;Re			N;Re				N;Re			
Leasehold/Fee Simple	Fee Simp	ole	Fee S	Simple		Fee	Simple	!		Fee S	Simple	;	
Site	8647 sf		8969	sf	(8760	sf		0	1339	9 sf		-9,504
View	N;Res;		N;Re	s;		N;Re	s;Util@	Srblt	0	N;Re	s;		
Design (Style)	DT2;TXT	rad		TXTrad	0		TXTra	d			TXTra	d	0
Quality of Construction	Q4		Q4			Q4			_	Q4			_
Actual Age Condition	55		55			56				57			07.050
Above Grade	C3 Total Bdrm:	s. Baths	C3 Total	Bdrms. Bat	hs	C3 Total	Bdrms.	Baths	-30,750	Total	Bdrms.	Baths	-67,650
Room Count	8 4		7	4 2.		_	4	3.0	-10,000	9	4	3.0	-10,000
Gross Living Area	2,5		'		q.ft. +15,498		2,434		+8,370	9	2,693		-10,000
Basement & Finished	0sf		0sf	_,002	110,490	0sf	£,70 4		10,070	0sf	_,000		-5,010
Rooms Below Grade			"			33.				55.			
Functional Utility	Average		Avera	age		Aver	age			Avera	age		
Heating/Cooling	FA/CA		FA/C			FA/C				FA/C			
Energy Efficient Items	Zoned		Zone	d		Zone	:d			Zone	d		
Garage/Carport	2gbi2dw		2ga2	dw	C	2ga2	dw		0	2ga2	dw		0
Porch/Patio/Deck	CvPch/Pa	at	_	:h/Pat		CvPd	h/Pat			CvPc	:h/Pat		
Fireplace/Fence	1FP/Fend	ce		Fence			Fence				Fence		-5,000
Pool	Pool		Pool			Pool				None	:		+15,000
Net Adjustment (Total)				<u> </u>	\$ 45.400	 	1 + 5	7 .	\$ 00,000		N	7 .	\$ 00.770
Adjusted Sale Price			Net Adj.	2.7	\$ 15,498	Net Adj.	· 2	5.3 [%]	-32,380	Net Adj.		12.2 [%]	\$ -82,770
of Comparables			Gross Ad			1 .	di.	8.0 %	\$ 582,620			16.7 %	\$ 593,730
	ale or transfer h	istory of the			mparable sales. If not, explain	<u>'l</u>		0.0	302,020		<u> </u>	10.7	393,730
My research did did did n	ot reveal any pri	or sales or t	ransfers of	f the subject pr	operty for the three years prior t	o the effe	tive date o	of this app	oraisal.				
Data Source(s) Realist/NT													
D . O . ()				f the comparab	le sales for the year prior to the	date of sa	le of the co	omparabl	e sale.				
Data Source(s) Realist/NT				. of the aution		(*******	dditional an	ias aalaa					
Report the results of the research and anal	ysis of the prior		UBJECT	y or the subjec	COMPARABLE SA		Julional pr	ior sales	COMPARABLE SALE #2		I	COMP	ARABLE SALE #3
Date of Prior Sale/Transfer	00/00		ODULGI		GOINIF ANABEL 3/	1LL # I		00/00				GOIVIF	NADEL SALL #3
Price of Prior Sale/Transfer		8/2024						\$0 \$0	/2023				
Data Source(s)	\$500 Reali	i,000 ist/NTR	FIS/Pi	ıhRec	Realist/NTREIS/F	PuhRa			st/NTREIS/PubRe	C	Reali	st/NIT	REIS/PubRec
Effective Date of Data Source(s)		2/2024	_10/11	451 (GC	07/02/2024	abite			/2024	<u> </u>		2/2024	
Analysis of prior sale or transfer history of		_,	mparable :	sales		r publi			d MLS #2063717	8 the			
that closed on 06/28/2024	for \$500.0	000. No	other	prior sale		•							
Comps 2 & 5 had prior tra	nsfers as i	indicate	d with	no sale p	orice/value disclosed	d and i	no mat	ching	MLS listings foun	d. No	prior	sales o	or transfers
were found for any of the	norcio ao I		ممامم	within the	e 12 months prior to	the tra	ansacti	ons u	sed.				
		parable	Sales	WILLIEF LITE									
		parable	Sales	within the									
Summary of Sales Comparison Approach				d Addenc	lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach					lum								
Summary of Sales Comparison Approach	other comp	See A	ttache	d Addenc	lum								
	other comp	See A	ttache	d Addenc	lum Cost Approach (if develope	ed) \$			Income Approx	ach (if de	veloped)	\$	
Indicated Value by Sales Comparison Appi	other comp	See A	ttache	d Addend		ed) \$			Income Approx	nch (if de	veloped)	\$	
Indicated Value by Sales Comparison Appr Indicated Value by: Sales Comparison A	other comp	See A	ttache	d Addend		ed) \$			Income Approx	ach (if de	veloped)	\$	
Indicated Value by Sales Comparison Appr Indicated Value by: Sales Comparison A	other comp	See A	ttache	d Addend		ed) \$			Income Approx	nch (if de	veloped)	\$	
Indicated Value by Sales Comparison Appi Indicated Value by: Sales Comparison A See Attached Addendum	oach \$	See A	85,000 585	d Addence	Cost Approach (if develope	n the			rypothetical condition th	at the	improve	ements	have been
Indicated Value by Sales Comparison Appi Indicated Value by: Sales Comparison A See Attached Addendum This appraisal is made completed, subject to the	oach \$ pproach \$ following rej	See A	85,000 585	d Addence	Cost Approach (if develope ans and specifications o basis of a hypothetical	n the	that 1	the rep	rypothetical condition th	at the	improve	ements	
Indicated Value by Sales Comparison Appi Indicated Value by: Sales Comparison A See Attached Addendum	oach \$ pproach \$ following rej	See A	85,000 585	d Addence	Cost Approach (if develope	n the	that 1	the rep	rypothetical condition th	at the	improve	ements	
Indicated Value by Sales Comparison Appi Indicated Value by: Sales Comparison A See Attached Addendum This appraisal is made acompleted, subject to the following required inspection based	oach \$ spproach \$ following region the state on the state of the state	See A	85,000 585 complete	d Addence	Cost Approach (if developed ans and specifications obasis of a hypothetical the condition or deficient	n the condition	that t s not	the rep require	rypothetical condition th airs or alterations hav alteration or repair:	at the	improve	ements ted, or	subject to the
Indicated Value by Sales Comparison Appi Indicated Value by: Sales Comparison A See Attached Addendum This appraisal is made acompleted, subject to the following required inspection based	oach \$ ", stood on the control of the experience of the experienc	See A	85,000 585 complete alterations y assure	d Addence	Cost Approach (if developed and and specifications of a hypothetical the condition or deficient the property from at least condition and the condition of the condition or deficient the condition of the condition	n the condition	that to some	the representation require	rypothetical condition th airs or alterations hav alteration or repair:	at the e been	improve comple	ements ted, or assump	subject to the

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 2 of 6

Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Form 2055 March 2005
Revised Alon Constiguit

Exterior-Only Inspection Residential Appraisal Report

57873 File # 35623179

FEATURE		SUBJECT		COMPARA	ABLE S	SALE # 4		CU	JMPAKABL	E SALE # 5		CON	IPARABL	E SALE #	6
Address 7725 La Cosa Dr			7962	Roundroc	k R	d	157	05 Ter	race La	awn Cir					
Dallas, TX 75248				s, TX 7524					75248						
Proximity to Subject				niles SE				miles		•					
Sale Price	\$		0.001	IIIIGS OE	\$	E00 000	0.30	, miles		\$ 508 000				\$	
Sale Price/Gross Liv. Area	\$	sq.ft.	\$ -	44 40 00		590,000	S	000 -		\$ 598,900	\$		sq.ft.	,	
Data Source(s)	۳	ə ų .il.		44.10 sq.		0.0014.5.1			3 sq.ft.	44 0014 5 7	ļ		oy.IL		
. ,						9;DOM 84				14;DOM 64					
Verification Source(s)				57370/Re	alist			list/Pu							
VALUE ADJUSTMENTS	[DESCRIPTION	DES	SCRIPTION		+(-) \$ Adjustment		DESCRIPT	ION	+(-) \$ Adjustment	DE	SCRIPTIO	N	+(-) \$ Ac	ljustment
Sales or Financing			ArmLt	th	Τ		Listi	ng							
Concessions			Conv;					J							
Date of Sale/Time				4;c02/24	+		Acti	/A							
Location	NI.D	20:			+										
Leasehold/Fee Simple	N;Re		N;Res		+		N;R				-				
·		Simple	Fee S		+			Simpl	е						
Site	8647		13399		_	-9,504				0					
View	N;Re	es;	N;Res	3;	\perp		N;R								
Design (Style)	DT2	;TXTrad	DT1;T	XTrad		0	DT2	;TXTra	ad						
Quality of Construction	Q4		Q4		T		Q4								
Actual Age	55		59		\top	n	52			0					
Condition	C3		C3		+	-29,500				-44,910					
Above Grade	Total	Bdrms. Baths		Bdrms. Baths		-29,500	Total	Bdrms.	Baths	-44,910	Total	Bdrms.	Baths		
			_		_			_			_	Dullis.	DdUIS		
Room Count	8	4 2.1	8	4 3.0	_	-10,000	7	4	2.1	0					
Gross Living Area		2,589 sq.ft.		2,417 sq.	.ft.	+9,288		2,24	7 sq.ft.	+18,468			sq.ft.		
Basement & Finished	0sf		0sf				0sf								
Rooms Below Grade															
Functional Utility	Aver	age	Avera	ae	\top		Ave	rage							
Heating/Cooling	FA/C		FA/C/	•	+		FA/								
Energy Efficient Items					+		_								
Garage/Carport	Zone		Zonec		+	<u> </u>	Zon			-					
	2gbi		2ga2d		+	0	2ga			0					
Porch/Patio/Deck		ch/Pat	CvPcl		4			Pat/Ba		0					
Fireplace/Fence	1FP	/Fence	1FP/F	ence			1FP	/Fence	е						
Pool	Pool	<u> </u>	None			+15,000	Non	e		+15,000					
						.,.,.									
Net Adjustment (Total)				+ 🛛 -	\$	-24,716	Г	+	X -	\$ -11,442		+	٦-	\$	
Adjusted Sale Price			Net Adj.	4.2	_	- 27 ,110	Net Ad		1.9 %	-11, 44 2	Net Adj.		<u> </u>		
of Comparables			Gross Adj		% ¢	565,284			13.1 %	\$ 587,458		di	%	\$	
Report the results of the research and anal	voic of t	ho prior colo es tra				565,284	rong	ndditions!			uiuss Al	uj.	/0	۳	
· ·	iyais Of t			or the subject p	hinheu	· · · · · · · · · · · · · · · · · · ·					_		001101	ADIE OVER III	
ITEM		Sl	JBJECT		1	COMPARABLE SALI	#	4		COMPARABLE SALE #	5		CUMPAF	RABLE SALE #	6
Date of Prior Sale/Transfer		06/28/2024							10/30/	/2023					
Price of Prior Sale/Transfer	_ 1	\$500,000							\$0						
Data Source(s)		Realist/NTRI	EIS/Pıı	bRec	Re	ealist/NTREIS/P	ubRe	эс		st/NTREIS/PubRe	:C				
Effective Date of Data Source(s)		07/02/2024	/. u			7/02/2024			07/02/						
Analysis of prior sale or transfer history of			nparable s	ales	107	,0212027			1011021	-V-T					
, or prior out of durinior finding of	000)	proporty und 0011													
Analysis/Comments															
i															
					_										
-															

Rana Alon Eastfil

9						
ĺ						
3						
ADDII IONAL COMMENIS						
2						
₹						
	COST APPROACH TO VALUE	(not required by Fannie Mae)				
	COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost floures and calculations.	(not required by Fannie Mae)				
	COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		ite value is ba	sed on a revie	w of sales o	of similar
	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	Si	ite value is ba	sed on a revie	w of sales o	of similar
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.	Si	ite value is ba	sed on a revie	w of sales o	of similar
	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es	Si state professionals.	ite value is ba	sed on a revie		
	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	Sistate professionals. OPINION OF SITE VALUE		ised on a revie	=\$	of similar
KOACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	Si state professionals.	Sq.Ft. @ \$	ised on a revie	=\$ =\$	
APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	Sistate professionals. OPINION OF SITE VALUE		ised on a revie	=\$ =\$ =\$	
OSI APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE	Sq.Ft. @ \$	ised on a revie	=\$ =\$	
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING	Sq.Ft. @ \$ Sq.Ft. @ \$	ised on a revie	======================================	
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$	sed on a revie	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	
COSI APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		======================================	
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	
COSI APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		======================================	
COSI APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$		= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	
300	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$		= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	
200	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
200	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
200	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
200	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
200	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated Testimated Reproduction or Replacement Cost New Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
300	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real Estimated Reproduction or Reproduction or Replacement cost new Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache yi san attached dwelling unit. Total number of units sold Data source(s)	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
RMATION COME COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
300	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detache yi san attached dwelling unit. Total number of units sold Data source(s)	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real EstimateD REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION 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 and the subject property Legal Name of Project Total number of phases Total number of units	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes 7 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No Data Source(s)	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Es ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) Substitute of the state of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property Legal Name of Project Total number of units rented Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No Are the units, common elements, and recreation facilities complete? Are the common elements leased to or by the Homeowners' Association? Yes No	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000
INCOME COS	Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real Estimated in the market area, assessor's data, and discussion with area Real Estimated ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 38 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	Sistate professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDS (if applicable) No Unit type(s) Detache y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Sq.Pt. @ \$ Functional	External	= \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$ = \$	105,000

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 3 of 6

- Form 2055 March 2005

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

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

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

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

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

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

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

Form 2055 March 2005 Round Howard

57873 35623179

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

Freddie Mac Form 2055 March 2005

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

Form 2055UAD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

UAD Version 9/2011

Form 2055 March 2005 Rosned Alan Eastfil

57873 File # 35623179

20. I identified th ordered and will	e lender/client in this appraisal report who is receive this appraisal report.	the individual, organization, or agent for the organization that
secondary market agency, or instrum obtain the apprais report may be dis	ortgagee or its successors and assigns; n participants; data collection or reporting entality of the United States; and any state,	port to: the borrower; another lender at the request of the nortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ding, but not limited to, the public through advertising, public
laws and regulation	that any disclosure or distribution of this apprans. Further, I am also subject to the provisclosure or distribution by me.	
23. The borrower, insurers, government of any mortgage	another lender at the request of the borrow t sponsored enterprises, and other secondary finance transaction that involves any one or m	market participants may rely on this appraisal report as part
·	le federal and/or state laws (excluding audio ntaining a copy or representation of my sig	record" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this inature, the appraisal report shall be as effective, enforceable and slivered containing my original hand written signature.
·	or negligent misrepresentation(s) contained in ncluding, but not limited to, fine or imprisor 1, et seq., or similar state laws.	
SUPERVISORY APPR	AISER'S CERTIFICATION: The Superviso	ory Appraiser certifies and agrees that:
1. I directly super analysis, opinions,	vised the appraiser for this appraisal assignmen statements, conclusions, and the appraise	
2. I accept full r statements, conclus		report including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser i appraisal firm), is		ub-contractor or an employee of the supervisory appraiser (or the ceptable to perform this appraisal under the applicable state law.
	report complies with the Uniform Standards e Appraisal Standards Board of The Appraisal pared.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
	le federal and/or state laws (excluding audio ntaining a copy or representation of my sign	accord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
APPRAISER	Day a Marko Will	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Kichad Alantaryu	Signature Name
Name Richard Alan Company Name C	CR Appraisals	Company Name
Company Address	1301 Salado Pass	Company Address
Talanhana Niveshau	Mckinney, TX 75072-3152	Talanhana Niveshau
Telephone Number Email Address cra	(765) 278-1410 ppraisalstexas@gmail.com	Telephone Number Email Address
Date of Signature and Rep		Date of Signature
Effective Date of Appraisa		State Certification #
State Certification #		or State License #
or State License #	1350533	State
or Other (describe)	State #	Expiration Date of Certification or License
State TX Expiration Date of Certification	ation or License 12/31/2025	SUBJECT PROPERTY
•		_
ADDRESS OF PROPERTY	APPRAISED	Did not inspect exterior of subject property Did inspect exterior of subject property from street
7725 La Cosa Dr Dallas, TX 75248		Date of Inspection
APPRAISED VALUE OF SI	UBJECT PROPERTY \$ 585,000	
LENDER/CLIENT		COMPARABLE SALES
Name Clear Capital		Did not inspect exterior of comparable sales from street
	Vedgewood Inc	Did inspect exterior of comparable sales from street
Company Address	2015 Manhatten Beach Blvd, Suite 100,	Date of Inspection
Fmail Address	Redondo Beach, CA 75248	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011

Page 6 of 6

- · · · Form 2055 March 2005 Round How Fastful

Supplemental Addendum

						33023	119	
Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							

File No. 25622470

AIR Certification:

No employee, director, officer or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner in behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower or designated contact to make to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to vendor management.

Neighborhood Comments:

The subject is located in the development known as Richardson Heights Estates West on the far north side of the city of Dallas. The neighborhood is made up of various style one and two story single family residential properties built between 1950 and 2024. The subject is compatible with other homes in the neighborhood. No negative influences were noted. The subject is not located in a PUD and there are no mandatory HOA fees.

The subject is located within a half mile of major thoroughfares providing access to major employment centers, educational facilities, event centers, shopping, and recreational facilities. There are no known or anticipated negative external factors affecting values or marketability in the described neighborhood.

• Exterior-Only: Neighborhood - Market Conditions

As noted on the attached 1004MC, market conditions are indicating mostly stable values over the prior 24 months. Marketing times for homes most similar to the subject are generally less than 30 days. Most homes in the market area are selling at or slightly above listing prices. Based on a review of MLS sales in the described neighborhood boundaries, the median sale price over the prior 12 months was \$600,000 (184 sales) and over the prior 12-24 months was \$597,900 (201 sales) indicating a stable market.

• Exterior-Only: Site - Highest and Best Use

The highest and best use of the subject is determined as appropriate for the zoning as this is most appropriately supported, most financially feasible, and results on the highest value consideration of the subject.

Additional Features:

According to the appraiser's observation, old MLS listing, and public records, the subject has a covered front porch, concrete rear patio, in-ground pool, rear yard wood fence, rear alley, granite countertops, electric cook top, four bedrooms, one half and two full baths, and a two car built-in garage with rear alley entry.

The GLA found in public records and/or other available sources has been used and the condition of the interior of the home has been described per interior photos found in prior MLS and on-line. Equipment/Appliances noted are per the photos reviewed, prior MLS or other available source. The appraiser reserves the right to amend the report should any of this information be found to be inaccurate enough to have an effect on the outcome of the report.

NOTE: Extraordinary assumptions invoked in this report might have affected the assignment results. The appraiser reserves the right to amend the report if an extraordinary assumption is found to be false and could alter the appraiser's opinions or conclusions.

Sales Comparison Analysis - Summary of Sales Comparison Approach:

The appraiser's comparable search included all sales from within the described neighborhood boundaries and was narrowed to choose sales for comparison from the subject's immediate development and those sales that are most similar to the subject in overall market appeal. The report contains 4 confirmed sales and 1 current listing from the described market area.

Time of sale adjustments are taken on sales with contract dates more than 45 days prior to the appraisal date based on data noted in the Market Conditions comments.

No discernible difference between one story versus two story design is indicated in the subject's immediate market area. Comp 2 is the only two story sale similar to the subject in the market area deemed appropriate for the grid.

Comp 2 backs to a utility greenbelt with a walking path. Review of similar sales in the market area going back 36 months indicates this to have no affect on the market, therefore, no adjustment for view is warranted.

Some of the comparables may exceed optimal adjustment guidelines, however, are utilized to bracket features of the subject and/or to adhere to lender guidelines.

Comps 2 and 4 have had recent updating to include bathrooms and is adjusted 5% of the sale price for superior condition. Comp 3 has had recent updating to include kitchen and baths and is adjusted 10% of the sale price for superior condition. Comp 5 has had recent updating to include baths, floor coverings and paint and is adjusted 7.5% of the sale price for superior condition. Condition adjustments are based on group sales and matched paired sales analysis.

Other adjustments are based on matched paired sales analysis with site adjustments taken at \$2 per square foot for differences over 2000 square feet, bath count adjustments taken at \$10000 per half bath, and GLA adjustments taken at \$54 per square foot for differences over 100 square feet.

Comp 6 is a current listing that shows current market activity and potential value, however, it is given little weight in the conclusion of value.

Comp 1, the most recent closed sale and requiring the least adjustment, and Comp 2, the most overall similar two story style to the subject, are given the greatest weight in the conclusion of value with consideration given all the comparable sales.

The appraiser is aware the conclusion of value is above the recent purchase price. MLS indicated the subject was to be sold "as is", however, with this information taken into consideration in the exterior only appraisal, the preponderance of data indicates the subject still appears to have sold for less than market value.

Reconciliation and Final Value Conclusion:

Income Approach have not been developed. The subject is 55 years old and the development of the C

Supplemental Addendum

	ouppid	JIIIOIILU	Audonaum			35025	179	
Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							

File No. 25622470

not provide accurate or reliable information. Rental properties are not predominant in the area, therefore, the Income Approach would not provide an accurate and relevant conclusion. The Sales Comparison Approach is deemed the most reliable and accurate approach for determining market value for the subject as of the effective date.

Predominant Value:

The subject's value is consistent with the predominant values in the neighborhood based on data available to the appraiser at the time of the report completion.

The subject does not appear to have suffered any damage from recent storm/weather events in the area.

Market Conditions Addendum to the Appraisal Report

57873 File No. 35623179

The purpose of this addendum is to provide the lender/client with a cl			ons prevalent in the subject			
neighborhood. This is a required addendum for all appraisal reports w Property Address 7725 La Cosa Dr	vitil all effective date off of after A	City Dallas		State TX	ZIP Code 752	040
Borrower Catamount Properties 2018 LLC		Dallas		1X	132	140
Instructions: The appraiser must use the information required on this		nclusions, and must provide sup	port for those conclusions, regard	ding		
housing trends and overall market conditions as reported in the Neigh				tent		
it is available and reliable and must provide analysis as indicated belo						
explanation. It is recognized that not all data sources will be able to pr in the analysis. If data sources provide the required information as an						
average. Sales and listings must be properties that compete with the	-		-			
subject property. The appraiser must explain any anomalies in the dat						
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	87	43	54	Increasing	X Stable	Declining
Absorption Rate (Total Sales/Months)	14.50	14.33	18.00	Increasing	X Stable	Declining
Total # of Comparable Active Listings	10	15	40	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	0.7 Prior 7–12 Months	1.0 Prior 4–6 Months	2.2 Current – 3 Months	Declining	Overall Trend	Increasing
Median Comparable Sale Price				Increasing	Stable	Declining
Median Comparable Sales Days on Market	580,000 8	590,000 7	600,000 8	Declining	X Stable	Increasing
Median Comparable List Price	612,000	699,000	747,500	Increasing	Stable	Declining
Median Comparable Listings Days on Market	85	61	25	Declining	Stable	Increasing
Median Sale Price as % of List Price	98.47%	98.33%	98.52%	Increasing	X Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	⋈ No		Declining	X Stable	Increasing
Explain in detail the seller concessions trends for the past 12 months						
fees, options, etc.). Seller concessions are		or factor in the subject	ct's market area. The	ere has been litt	e to no chan	ge in the
trends of seller contributions over the past	12 months.					
Are foreclosure sales (REO sales) a factor in the market?	Yes No	If yes, explain (including t	the trends in listings and sales of f	foreclosed properties).		
REO sales are not a definitive factor in this		. , ,	<u> </u>	,		
			he NTREIS (North Te	exas Real Estat	e Information	System).
Cite data sources for above information. The at As Texas is a non-disclosure state, complete				exas Real Estat	e Information	System).
As Texas is a non-disclosure state, comple	ete sales information	is not available thro	ugh county records.		e Informatior	ı System).
THE di	ete sales information the Neighborhood section of the	is not available thro	ed any additional information, such		e Informatior	System).
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to	ete sales information the Neighborhood section of the to formulate your conclusions, pro	is not available thro appraisal report form. If you use ovide both an explanation and su	rugh county records. ed any additional information, such apport for your conclusions.	h as		ı System).
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in	ete sales information the Neighborhood section of the to formulate your conclusions, pro e NTREIS for the sul	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne	ugh county records. ed any additional information, such apport for your conclusions. eighborhood to conclusions	n as ude the informa	tion for the	
As Texas is a non-disclosure state, completed and summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the	ete sales information the Neighborhood section of the oformulate your conclusions, pro e NTREIS for the sul ort. Data indicated al	is not available thro appraisal report form. If you use ovide both an explanation and su bject's immediate ne bove represents a b	and the county records. If any additional information, such apport for your conclusions. If any additional information in the county conclusions are appropriately any additional information in the county and any additional information, such any additional information, such any additional information, such any additional information in the county and additional information in the co	n as ude the informa oject's area mar	tion for the ket, without I	imiting
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to the support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to the support information is available through the Neighborhood Section of the appraisal reports.	ete sales information the Neighborhood section of the oformulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	nas ude the informa oject's area mar e grid page for c	tion for the ket, without I	imiting
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate	ete sales information the Neighborhood section of the to formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	nas ude the informa oject's area mar e grid page for c	tion for the ket, without I	imiting
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative.	ete sales information the Neighborhood section of the to formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	nas ude the informa oject's area mar e grid page for c	tion for the ket, without I	imiting
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative.	ete sales information the Neighborhood section of the to formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	nas ude the informa oject's area mar e grid page for c	tion for the ket, without I	imiting
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative.	ete sales information the Neighborhood section of the to formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	nas ude the informa oject's area mar e grid page for c	tion for the ket, without I	imiting
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative.	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ye of listings and sale ents see addendun	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	and the county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions.	ude the informa oject's area mar e grid page for c ole sales.	tion for the ket, without I	imiting
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees the search of the search of the prior of the search of the search of the prior of the search of the	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ye of listings and sale ents see addendun	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a b dittions. The data sh es considered in the	augh county records. ad any additional information, such apport for your conclusions. eighborhood to conclusionad range of the substitution on the top of the search for comparable	ude the informa oject's area mar e grid page for c ole sales.	tion for the ket, without I	imiting
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees the support of the	ete sales information the Neighborhood section of the oformulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following:	is not available thro appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n.	augh county records. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information, such apport for your conclusions. If any additional information	ude the informa oject's area mar e grid page for c ole sales.	tion for the ket, without I current listing:	imiting
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees the subject is a unit in a condominium or cooperative project, completed by the subject Project Data	ete sales information the Neighborhood section of the o formulate your conclusions, pre e NTREIS for the sul ort. Data indicated al e view of market con ye of listings and sale ents see addendun ete the following: Prior 7-12 Months	is not available thro appraisal report form. If you use poide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months	ed any additional information, such apport for your conclusions. eighborhood to conclusion and range of the substitution on the top of the search for comparable Project Na Current – 3 Months	ude the informa oject's area mar e grid page for colle sales.	tion for the ket, without I current listing:	imiting s and
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the support of the support of the sales within the prior 12 months is indicative. For additional Market Conditions common support of the support of	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7–12 Months n/a	is not available thro appraisal report form. If you use appraisal report form. If you use vivide both an explanation and su biject's immediate ne bove represents a b additions. The data sh as considered in the n. Prior 4–6 Months n/a	ed any additional information, such apport for your conclusions. eighborhood to conclusions are graphed to conclusions are graphed to conclusions. eighborhood to conclusions are graphed to conclusions are graphed to conclusions are graphed to conclusions. Project Na Current – 3 Months n/a	ude the informa oject's area mar e grid page for colle sales. ame: Increasing Increasing Declining	Overall Trend Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, completely 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?	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7–12 Months n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions are granded from the such country of the such country of the search for comparable comparable country. Project Na Current – 3 Months n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, completely 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?	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condom	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, completely 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?	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, completely 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?	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condom	ete sales information the Neighborhood section of the formulate your conclusions, profe e NTREIS for the sul ort. Data indicated al e view of market con re of listings and sale ents see addendum ete the following: Prior 7–12 Months n/a n/a n/a n/a n/a	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project of the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condominium or cooperative project and the subject is a unit in a condom	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a N	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. 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? foreclosed properties.	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a N	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. 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? foreclosed properties.	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a N	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. 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? foreclosed properties.	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a N	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior of the subject project pata and additional market project. The project pata for the subject of the project pata and project project. The project pata for project pata and project pro	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project National Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior of the subject project pata and additional market project. The project pata for the subject of the project pata and project project. The project pata for project pata and project pro	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project Na Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior 12 months is indicative. For additional Market Conditions committees within the prior of the subject project pata and additional market project. The project pata for the subject of the project pata and project project. The project pata for project pata and project pro	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project Na Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common 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? foreclosed properties. Summarize the above trends and address the impact on the subject usesign alarmode com/verify	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number	ed any additional information, such poport for your conclusions. eighborhood to conclusions and range of the substitution on the top of the search for comparable comparable conclusions. Project Na Current – 3 Months n/a n/a n/a n/a n/a	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common 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? foreclosed properties. Summarize the above trends and address the impact on the subject uses impact on the subject uses in the subject of the supple of the sales and address the impact on the subject uses in the subjec	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use povide both an explanation and su bject's immediate ne bove represents a b additions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a ff yes, indicate the number	ed any additional information, such apport for your conclusions. eighborhood to conclusions are grown on the top of the such according to the search for comparable and the search for com	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common subject is a unit in a condominium or cooperative project, compless 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? foreclosed properties. Summarize the above trends and address the impact on the subject uses the sign atamode com/verify.	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a If yes, indicate the number 2460B	ed any additional information, such apport for your conclusions. eighborhood to conclusions are grown on the top of the such according to the search for comparable and the search for the search for	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common 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? foreclosed properties. Summarize the above trends and address the impact on the subject using alarmode com/verify Resign alarmode com/verify Signature Appraiser Name Richard Alan Benefiel	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the number Supervisory App Company Name	ed any additional information, such apport for your conclusions. eighborhood to conclusions are grown on the top of the such according to the search for comparable and the search for co	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to Enough information is available through the Neighborhood Section of the appraisal report the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the support of the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common support of the s	ete sales information the Neighborhood section of the o formulate your conclusions, pro e NTREIS for the sul ort. Data indicated al e view of market con ve of listings and sale ents see addendun ete the following: Prior 7-12 Months n/a n/a n/a n/a n/a n/a n/a n/	is not available thro appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a b iditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the number Supervisory App Company Name	rugh county records. ad any additional information, such apport for your conclusions. adjoin the your conclusions are in the such as a conclusion on the top of the search for comparable of	ude the informa pject's area mar e grid page for colle sales. ame: Increasing Increasing Declining Declining	overall Trend Stable Stable Stable Stable	imiting s and Declining Declining Increasing

Freddie Mac Form 71 March 2009

Page 1 of

57873 File No. 35623179

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

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 are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3

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

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

C4

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

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

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 residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Raw Ab Laufil
Serial# 8D02460B

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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

residential projections of inteerry years or age on less otter relieved an original containon with the opportunity, in to major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is "Not Updated" may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
В	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
С	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
0	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
RE0	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
S	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
WO	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Subject Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Subject Front

7725 La Cosa Dr Sales Price Gross Living Area 2,589 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 2.1 N;Res; N;Res; 8647 sf Q4 Location View Site Quality 55 Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							





Alternate Street View

Front Side View 1





Front Side View 2

Address Verification

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Comparable 1

7814 La Cabeza Dr

Prox. to Subject 0.79 miles N Sale Price 571,000 2,302 Gross Living Area Total Rooms Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; View N;Res; 8969 sf Site Q4 Quality Age 55



Comparable 2

7521 La Avenida Dr

Age

Prox. to Subject 0.28 miles NW Sale Price 615,000 Gross Living Area 2,434 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res;UtilGrblt View Site 8760 sf Quality Q4

56

Google Map Photo



Comparable 3

7906 Briaridge Rd

Prox. to Subject 0.24 miles SE Sale Price 676,500 Gross Living Area 2,693 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 13399 sf Quality Q4 Age 57

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Comparable 4

7962 Roundrock Rd

Prox. to Subject 0.35 miles SE 590,000 Sale Price Gross Living Area 2,417 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 13399 sf Site Q4 Quality Age 59



Comparable 5

15705 Terrace Lawn Cir

0.36 miles NW Prox. to Subject Sale Price 598,900 Gross Living Area 2,247 Total Rooms Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 7653 sf Quality Q4 Age 52

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Location Map

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							



Aerial Map

Borrower	Catamount Properties 2018 LLC							
Property Address	7725 La Cosa Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75248	
Lender/Client	Wedgewood Inc							



RICHARD ALAN BENEFIEL 1301 SALADO 1301 SALADO PASS MCKINNEY, TX 75072



Licensed Residential Real Estate Appraiser

Appraiser: Richard Alan Benefiel

License #: TX 1350533 L

License Expires: 12/31/2025

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Licensed Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.

Chelsea Buchholtz Executive Director



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/06/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW, THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

				DOES NOT CONSTITU ERTIFICATE HOLDER.	TE A	CONTRACT	BETWEEN	THE ISSUING INSURER	(S), A	UTHORIZED
	of the policy, c	ertair	pol	ITIONAL INSURED, the p icies may require an end						
PRODUCER				1	CONTA NAME:	Isaac Pec	k			
OREP Insurance Service:	s, LLC				DHONE			FAX	319-70	4-0793
6353 El Cajon Blvd, Suite	124-605				PHONE (AC. No. Ext): 888-347-5273 F-MAIL (AC, No.): 619-704-0793					
San Diego, CA 92115					ADDRESS: Info@orep.org PRODUCER CUSTOMERID#:					
						INS	SURER(S) AFFOR	RDING COVERAGE		NAIC#
INSURED	Profile Constru				INSURE	era: Acceler	ant National I	nsurance Company		10220
CR Ap					INSURE	ERB:				
	alado Pass				INSURE	RC:				
McKini	ey, TX 75072				INSURE	RD:				
					INSURE	RE:				
				-	INSURE	RF:				
COVERAGES				E NUMBER:				REVISION NUMBER:		
INDICATED. NOTWITHS CERTIFICATE MAY BE EXCLUSIONS AND CON	STANDING ANY RI ISSUED OR MAY DITIONS OF SUCH	PER POLI	REME ΓΑΙΝ,	RANCE LISTED BELOW HA ENT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF AN	IY CONTRACT THE POLICIE REDUCED BY	T OR OTHER ES DESCRIBE PAID CLAIMS.	DOCUMENT WITH RESPE D HEREIN IS SUBJECT TO	CT TO D ALL	WHICH THIS
INSR LTR TYPE OF INS	URANCE		WVD			POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	3	
GENERAL LIABILITY								DAMAGE TO RENTED	S	
COMMERCIAL GENE							5	PREMISES (Ea occurrence)	\$	
CLAIMS-MADE	OCCUR	ľ					-		S	
									\$	
									\$	
GEN'L AGGREGATE LIMI									S	
POLICY JECT	LOC	₩.	-					COMPINED ONCI E LIMIT	S	
AUTOMOBILE LIABILITY		l						COMBINED SINGLE LIMIT (Ea accident)	S	
ANY AUTO								BODILY INJURY (Per person)	s	
ALL OWNED AUTOS								BODILY INJURY (Per accident)	s	
SCHEDULED AUTOS								PROPERTY DAMAGE	s	
HIRED AUTOS								(Per accident)	8	
NON-OWNED AUTO	5								S S	-
I MADDELL A LIAD	T 1	-								
UMBRELLA LIAB EXCESS LIAB	OCCUR								S	-
1	CLAIMS-MADE	\blacksquare							\$	
DEDUCTIBLE							>		S	
RETENTION S WORKERS COMPENSATI	ON							WC STATU- OTH-	S	
AND EMPLOYERS' LIABIL	ITY VIN		_							
ANY PROPRIETOR/PARTN OFFICER/MEMBER EXCLU		N/A						International Control of the Control	\$	
(Mandatory in NH) If yes, describe under								E.L. DISEASE - EA EMPLOYEE		
SPECIAL PROVISIONS be		-	_	NRE40PL100861-0		10/10/2022	10/10/2021	PER CLAIM: \$1,000,000	\$	7
A Errors and Omission	•	-	1	MINE-40FE 100001-0		10/19/2023	10/19/2024	AGGREGATE: \$1,000,000	0	
DESCRIPTION OF OPERATIONS Real Estate Appraisal Ser Retroactive Date: 10/19/2 Professionals Covered: R	vices 022			ACORD 181, Additional Remarks	Schedule	I a, if more space le	s required)			
CERTIFICATE HOLDER	₹				CAN	CELLATION				
Proof of Co	·				SHO	ULD ANY OF	THEREOF, NOTE	ESCRIBED POLICIES BE CAN CE WILL BE DELIVERED IN AC	CELLEI) BEFORE THE ANCE WITH THE
					AUTHO	RIZED REPRESE		al		
							C	Isaac Peck		
4					Isaac	Peck	.50	· Contrator · Contrato		

© 1988- 2009 ACORD CORPORATION. All rights reserved.

ACORD 25 (2009/09)

The ACORD name and logo are registered marks of ACORD



Home | Find Property | Contact Us

Residential Account #00000797818000000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2024)
Address: 7725 LA COSA DR
Neighborhood: 2RSR07
Mapsco: 6-W (DALLAS)

DCAD Property Map

2024 Current Appraisal Notice

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



Print Homestead Exemption Form

Owner (Current 2024)

MURPHY JAMES D 7725 LA COSA DR DALLAS, TEXAS 752484319

Multi-Owner (Current 2024)

Owner Name	Ownership %
MURPHY JAMES D	100%

Legal Desc (Current 2024)

- 1: RICHARDSON HGTS ESTS WEST 5TH SEC
- 2: BLK 10/8196 LT 42
- 3:
- 4: CO-DC
- 5: 8196 010 04200 3DA8196 010 Deed Transfer Date: 11/11/1900

Value

2024 Proposed Values	
Improvement: Land: Market Value:	+ \$144,000
Capped Value: \$540,045	- 1.)
Revaluation Year:	2024
Previous Revaluation Year:	2023

Main Improvement (Current 2024)

Building Class	18	Construction Type	FRAME	# Baths (Full/Half)	2/ 1
Year Built	1969	Foundation	SLAB	# Kitchens	1
Effective Year Built	1969	Roof Type	GABLE	# Bedrooms	4
Actual Age	55 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,589 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,589 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	TWO STORIES	Air Condition	CENTRAL FULL	Pool (Y/N)	Y
Depreciation	45%			Sauna (Y/N)	N

Additional Improvements (Current 2024)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	513
2	POOL		UNASSIGNED	CC-CONCRETE (POOL)	0

Land (2024 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 7500 SQFT	66	131	0.0000 SQUARE FEET	FLAT PRICE	\$160,000.00	-10%	\$144,000	N

* All Exemption information reflects 2024 Proposed Values. *

Exemptions (2024 Proposed Values)

	City	School	County and School Equa l ization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$108,009	\$154,004	\$108,009	\$108,009	\$108,009	\$0
OTHER EXEMPTION	\$153,400	\$10,000	\$100,000	\$100,000	\$100,000	\$0
Taxable Value	\$278,636	\$376,041	\$332,036	\$332,036	\$332,036	\$0

Exemption Details

Estimated Taxes (2024 Proposed Values)

	City	School	County and School Equalization	College	Hospita l	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7357	\$1.1431	\$0.215718	\$0.110028	\$0.2195	N/A
Taxable Value	\$278,636	\$376,041	\$332,036	\$332,036	\$332,036	\$0
Estimated Taxes	\$2,049.93	\$4,298.52	\$716.26	\$365.33	\$728.82	N/A
Tax Ceiling	N/A	\$0.00	\$241.26	N/A	N/A	N/A
Total Estimated Taxes:						\$8,158.86

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person **Tax Ceiling** displayed above, **it is NOT reflected** in the Total Estimated Taxes calculation provided. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. **Click Here**

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios, like a tax ceiling, etc. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

History

History

© 2024 Dallas Central Appraisal District.
All Rights Reserved.

Research & Mary Serial# 8D02460B esign.alamode.com/verify