FROM:

Precision Appraisal 6562 S. Xenophon St Littleton, CO 80127

Telephone Number: Fax Number:

T0:

Wedgewood Inc

2015 Manhattan Beach Blvd

Suite 100

Redondo Beach, CA 90078

Telephone Number: Fax Number: Alternate Number: E-Mail:

Clear Capital

INVOICE

INVOICE NUMBER 35672213 DATE 07/13/2024 REFERENCE

Zip: 80004

TOTAL DUE

235.00

Internal Order #: 35672213 Lender Case #: 57960

Client File #:

Main File # on form: 35672213 Other File # on form: 57960

Federal Tax ID: Employer ID:

DESCRIPTION

Lender: Wedgewood Inc Client: Wedgewood Inc

Purchaser/Borrower: Catamount Properties 2018 LLC

Property Address: 6985 Braun Ct

City: Arvada

Due within 30 days of the appraisal date.

County: Jefferson State: CO Legal Description: Ralston Valley Flg#2,Block Lot:0102,Size:8661 Tract Value:.199

FEES				AMOUNT
2055				235.00
PGM: 224				
			SUBTOTAL	235.00
PAYMENTS			SUBTOTAL	235.00 AMOUNT
PAYMENTS Check #:	Date:	Description:	SUBTOTAL	
Check #: Check #:	Date:	Description:	SUBTOTAL	
Check #:			SUBTOTAL	
Check #: Check #:	Date:	Description:	SUBTOTAL	

Exterior-Only Inspection Residential Appraisal Report

57960 File # 35672213

The purp	ose c	of this sum	nmary	appraisal repo	rt is to pro	ovide the I	lender/clien	t with ar	n accurate,	and adequa	telv su	upported,	opinion (of the i	market vali	ue of t	ne subjec	t property.
Property A			_		p.c	01100 010 1	10110017 011011		City	-	,	эррогиой,	оринон	Stat		Zip Cod		
				aun Ct				hii Daarad		Arvada					. 00	-	e 800)04
Borrower				perties 2018				iblic Record		tamount Pi	ropert	ties 20	18 LLC	Cou	IIII Jef	ferson		
Legal Desc			ton	Valley Flg#2	Block Lot:	:0102,Siz	e:8661	Tract V										
Assessor's	s Parcel	# 13	3450	00ALT:3906	104006				Tax \	^{/ear} 2023				R.E	. Taxes \$	2,758		
Neighborh	ood Nar	^{ne} Ra	alsto	on Valley					Map	Reference	PGM	1:224		Cen	sus Tract	0098.	39	
Occupant 0	X	Owner	Te	enant Vac	ant	S	Special Asse	essments \$	0				PUD	HOA\$ C)	per ye	ar	per month
Property R	lights Ap	praised	_ 5	Fee Simple	Leaseholo	ld 🔲	Other (desc	cribe)				<u> </u>						
Assignmen	nt Type	ПР	_	se Transaction	Refina	ance Transactio	on	又 Other	(describe)	Servicin	<u>п</u>							
Lender/Clie		\A/adaa		ad Ina			Address					Cuita	100 D	danda	Daash	CA 000	70	
		Wedge		od inc I for sale or has it be	on offered for cal	lo in the twelve		2010		ttan Beach	BIVa.	, Suite	100, Re	eaonao			778 No	
					on oncica for sai											Yes		
		.,		ice(s), and date(s).						sessor/Me			/2024 M	LS#589	95514 \$	599,000	0, Unde	er
Contra				55,000,Close														
l di performed.		did not analy	ze th	e contract for sale fo	r the subject purc	chase transactio	on. Explain	the results of	the analysis	of the contract for	sale or v	why the ar	nalysis was n	ot				
5 <u> </u>				5. (0.						10								
Contract P				Date of Contra					e owner of pu			X	Yes	No Data	Source(s)	Jeffe		tyAssess
0	-			charges, sale conces	-	vnpayment assi	istance, etc	.) to be paid	by any party (on behalf of the bo	orrower?						Yes	No
If Yes, repo	ort the to	otal dollar amou	unt an	d describe the items	to be paid.													
Note: Rac	e and th	ne racial comp	ositic	on of the neighborh	ood are not appr	raisal factors.												
				Characteristics				Ono	Unit Housing	Trondo				One-Unit	Housing		Present Lar	nd Heo %
	_				1.0.													
Location		Urban	<u> </u>	Suburban	Rural	Property Valu		Increasin	· <u>v</u>	Stable		eclining		RICE	AGE	One-U		95 %
Built-Up	\mathbf{X}	Over 75%		25-75%	Under 25%	Demand/Sup	ply	Shortage	<u> </u>	In Balance	0	ver Supply	\$	(000)	(yrs)	2-4 Uı	nit	0 %
Growth		Rapid	X	Stable	Slow	Marketing Tir	me	Under 3	mths	3-6 mths	0	ver 6 mths	35	O Lov	w 5	Multi-l	Family	0 %
Neighborho	ood Bou	indaries		North by W	74th Drive	to the Sc	outh hy	-64th Δν	e to the	Fast by W	ard R	Suad	97			Comm	nercial	5 %
<u>~</u>					, ימו טוועכ,	.0 .10 00	Janiby	0-m174V	o, 10 tile	Last by VV	ara it	Juu	55			Other		0 %
Meighborh		Nest by Ir			:a	-1	Landa C. Z.		££1		0				70		. 114	
π		•		No adverse										et area	or avera	age qua	ality, av	erage
to goo	d cor	ndition pre	edoi	minately sing	le family se	emi-custo	om dwe	ellings. (Close pro	oximity to a	ll con	venier	ices.					
Market Cor	nditions	(including sup	port fo	or the above conclus	sions)		In this a	area, an	d throug	hout the me	etro a	rea, se	ellers typ	ically p	ay 0-3 c	discoun	t points	for
sales i	nvolv	ing new I	oar	s. Typical fi	nancing in	this area	involve	es new F	HA,VA	or Convent	ional t	financi	ing, or lo	an ass	umption	s. Ove	rall mai	rket
				y 30-180 day											•			
Dimension				unty Records		joot mant		3.093 sf	40.04.10	Sha		Rectan		01.0 1.1.0		N;Res;		
Specific Zo			COL		•		Zoning De	,	0:			Cectari	yulai			IN,INCS,		
Zoning Cor			ogol	R-1	onforming (Grand	Hatharad I laa)	Zonning Di	No Zo		Family Re								
-	-									lilegal (describe)				17.51			
is the nigh	est and	best use of sub	oject p	property as improved	(or as proposed	per plans and	specificatio	ins) the prese	nt use?				X Yes	No.) If No, de	escribe		
Utilities		Public Ot	her (d	escribe)			Publi	c Other	(describe)		C	Off-site Im	provements -	Туре		P	ublic	Private
Utilities Electricity			her (d	escribe)	,	Water	Publi		(describe)			011	provements -	Туре			ublic	Private
		X	her (d	escribe)		Water Sanitary Sewer	X		(describe)		5	Street	provements - Asphalt	Туре				Private
Electricity Gas			her (d	escribe)			X		(describe)	Мар # О .8	S <i>F</i>	Street Alley	provements - Asphalt None	Туре	FEMA Map		X	
Electricity Gas FEMA Spec	cial Floo	M [Yes	No FE	Sanitary Sewer	X X		FEMA	. 00	S <i>F</i>	Street	provements - Asphalt None	Туре	FEMA Map			
Electricity Gas FEMA Spec Are the util	cial Floo	M [M Hazard Area d off-site impro	veme	Yes Yes typical for the ma	No FE	Sanitary Sewer EMA Flood Zone	X X X	Yes	FEMA	lo, describe	S <i>F</i>	Street Alley	provements - Asphalt None			p Date	12/20/2	
Gas FEMA Spec Are the util Are there a	cial Floo lities and	d Hazard Area d off-site impro	vemer ons o	Yes This typical for the may rexternal factors (ea	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	e X onmental co	Yes	FEMA No If No d uses, etc.)?	lo, describe	059C	Street Alley N	provements - Asphalt None	Type Yes	FEMA Map	p Date	12/20/2	
Gas FEMA Spec Are the util Are there a	cial Floo lities and	d Hazard Area d off-site impro	vemer ons o	Yes Yes typical for the ma	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	e X onmental co	Yes	FEMA No If No d uses, etc.)?	lo, describe	059C	Street Alley N	provements - Asphalt None			p Date	12/20/2	
Gas FEMA Spec Are the util Are there a	cial Floo lities and	d Hazard Area d off-site impro	vemer ons o	Yes This typical for the may rexternal factors (ea	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	e X onmental co	Yes	FEMA No If No d uses, etc.)?	lo, describe	059C	Street Alley N	provements - Asphalt None			p Date	12/20/2	
Gas FEMA Spec Are the util Are there a	cial Floo lities and	d Hazard Area d off-site impro	vemer ons o	Yes This typical for the may rexternal factors (ea	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	e X onmental co	Yes	FEMA No If N	lo, describe	059C	Street Alley N	provements - Asphalt None			p Date	12/20/2	
Electricity Gas FEMA Spec Are the util Are there a Subject	cial Floo lities and any adve	d Hazard Area d off-site improverse site conditi	vemer ons o	Yes This typical for the may rexternal factors (ea	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	r X e X onmental co	Yes	FEMA No If N	lo, describe	059C	Street Alley N	provements - Asphalt None		No.	p Date	12/20/:	
Electricity Gas FEMA Spec Are the util Are there a Subject Source(s)	cial Floo lities and any adve	d Hazard Area d off-site impro erse site conditi	vemer ons o	Yes 'this typical for the market and the market an	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	r X e X onmental co	Yes onditions, lan	FEMA No If N d uses, etc.)? Sual publ	lo, describe	059C	Street Alley N CO184C	provements - Asphalt None	Yes Yes	No No	p Date If Yes, o	12/20/: describe	
Electricity Gas FEMA Spec Are the util Are there a Subject Source(s)	cial Floo lities and any adve ct site	d Hazard Area d off-site impro erse site conditi	vemerons o	Yes hts typical for the mar r external factors (ea the market a	No FE	Sanitary Sewer EMA Flood Zone chments, enviro	e X conmental co	Yes onditions, lan	FEMA No If N d uses, etc.)? Gual publ As Data Sc	ic utility eas	059C	Street Alley N CO184C	provements - Asphalt None	Yes or Inspection	No.	p Date If Yes, of Property Metrolist	12/20/: describe	
Electricity Gas FEMA Spec Are the util Are there a Subject Source(s)	cial Floo lities and any adve ct site	d dHazard Area d off-site improverse site condition r Physical Char be) General Desc	vemerons on so to	Yes hts typical for the mar r external factors (ea the market a	No FE Arket area? Assements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc	e X conmental co	Yes Conditions, lan tillity. Us	FEMA No If N d uses, etc.)? sual publ As Data Sc	ic utility eas	059C	Street Alley CO184C	provements - Asphalt None Price Jeffer Ameniti	Yes or Inspection	No No no Escapación No sessor/N	p Date If Yes, of the second	12/20/3 describe Owner	
Electricity Gas FEMA Spee Are the util Are there a Subject Source(s) Units	cial Floo lities and any adve ct site	d Hazard Area d off-site impro vrse site conditi e conform r Physical Char be) General Desc	vemerons on so to	Yes hts typical for the mar r external factors (ea the market a	No FE arket area? sements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab	r X e X conmental cod site u	Yes Conditions, land tillity. Use	FEMA I No If II d uses, etc.)? Sual publ Assault File He	ic utility easures sessment and Taruruce for Gross Literating/Cooling	059C	Street AAlley CO184C	provements - Asphalt None G Price Jeffer Ameniti ireplace(s) #	Yes or Inspection resonAsses	No N	p Date If Yes, of Property Metrolist Ca	12/20/5 12/20/5 describe Owner	2019
Electricity Gas FEMA Speed Are the util Are there a Subject Source(s) Units # of Stories	cial Floo lities and any adve ct site	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc	vemerons on s to	Yes Yes This typical for the market at the	No FE arket area? asements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment [r X e X conmental cod site u Files Cription Crawl Spa	Yes	FEMA I No If I d uses, etc.)? Sual publ Ass Data St He FWA	ic utility easures sessment and Taruruce for Gross Literating/Cooling	059C	Street AAlley CO184C	provements - Asphalt None G Pric Jeffer Ameniti ireplace(s) # //oodstove(s)	Yes Or Inspection CSOnAsses 1 # 0	No N	p Date If Yes, of the second	12/20/5 12/20/5 12/20/5 0wner it ar Storage # of Car	2019
Electricity Gas FEMA Speed Are the util Are there a Subject Source(s) Units # of Stories Type	cial Floo lities and any adve ct site Used for r (descri one es Det.	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc One wit 2 Att.	vemerons on s to	Yes Yes Texternal factors (ea the market a stics of Property n resternal factors (ea the market a	No FE arket area? ssements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, environ ffers good Appraisal General Desc Slab ment ssement	r X e X conmental cod site u Files Crawl Sp: Finish	Yes Conditions, land tillity. Use MLS	FEMA I No If I d uses, etc.)? Sual publ S As Data Sc He Radian	ic utility easures sessment and Taruruce for Gross Literating/Cooling	059C	Street AAlley N CO184C	provements - Asphalt None Pric Jeffet Ameniti ireplace(s) # //oodstove(s) attio/Deck	Yes or Inspection resonAsses 1 # 0 Patio	No n seessor/N No Drivewa	p Date If Yes, of Property Actrolist Gaine iveway y Surface	12/20/3 describe Owner transfer ar Storage # of Car	2019 s 3
Electricity Gas FEMA Speed Are the util Are there a Subject Source(s) Units # of Stories	cial Floo lities and any adve ct site Used for r (descri one es Det.	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc	vemerons on s to	Yes Yes This typical for the market at the	No FE arket area? asements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment [ssement]	e X conmental cu d site u Files Crawl Spi Finish Finish Fram/A	Yes [nonditions, land titility. Us] MLS MLS ace ed ned hed	FEMA I No If N d uses, etc.)? Sual publ As Data St He FWA Radiar Other	ic utility easussessment and Taburce for Gross Literating/Cooling HWBB	059C	Street AAlley N CO184C	provements - Asphalt None Pric Jeffet Ameniti ireplace(s) # //oodstove(s) attio/Deck	Yes Or Inspection CSOnAsses 1 # 0	No N	p Date If Yes, of Property Actrolist Gaine iveway y Surface	12/20/5 12/20/5 12/20/5 0wner it ar Storage # of Car	2019 s 3
Electricity Gas FEMA Speed Are the util Are there a Subject Source(s) Units # of Stories Type	cial Floor Ct site Used for (descri	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc One wit 2 Att.	vemerons on s to	Yes Yes Texternal factors (ea the market a stics of Property n essesory Unit Under Const.	No FE arket area? ssements, encroad area and of	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment [ssement]	e X conmental cu d site u Files Crawl Spi Finish Finish Fram/A	Yes [nonditions, land titility. Us] MLS MLS ace ed ned hed	FEMA I No If N d uses, etc.)? Sual publ As Data St He FWA Radiar Other	ic utility easussessment and Taburce for Gross Literating/Cooling HWBB	059C	Alley No. Co. 184 Co. 184 Co. 184 Co. 184 Co. 184 Co. 184 Co. 185 Co.	provements - Asphalt None Pric Jeffet Ameniti ireplace(s) # //oodstove(s) attio/Deck	Yes or Inspection resonAsses 1 # 0 Patio ered	No No Drivewa Ga	p Date If Yes, of Property Actrolist Gaine iveway y Surface	12/20/3 describe Owner transfer ar Storage # of Car	\$ 3 oncrete \$ 2
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi	cial Floor Ct site Used for (descri	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc Que Att. Proposed Split-	vement ons o s to	Yes Yes Texternal factors (ea the market a stics of Property n essesory Unit Under Const.	No FE arket area? ssements, encroace area and of Concrete Full Baser Partial Bas Exterior Walls	Sanitary Sewer EMA Flood Zone chments, enviror ffers good Appraisal General Desc Slab ment [ssement]	Files Crawl Sp: Finish Fram/A Compo	Yes conditions, lan tillity. Us MLS ace ed hed everage osition/Average	FEMA I No If N d uses, etc.)? Sual publ As Data St He FWA Radiar Other	ic utility easiesessment and Taberice for Gross Liberting/Cooling HWBB tt Gas I Air Conditioning	059C	Street Alley CO184C	provements - Asphalt None Price Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov	Yes or Inspection resonAsses 1 # C Patio ered le	No No Drivewa Ga	Property Metrolist Ca interpretation of the control	12/20/2 describe Owner that ar Storage # of Car # of Car # of Car	\$ 3 oncrete \$ 2
Electricity Gas FEMA Speed Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (Sto	cial Floor	d Hazard Area d off-site impro rrse site conditi e conform r Physical Char be) General Desc Quantification Att. Proposed Split- 1976	vement ons o s to	Yes Yes Texternal factors (ea the market a stics of Property n essesory Unit Under Const.	No FE arket area? Issements, encroace area and of Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down	Sanitary Sewer EMA Flood Zone chments, enviror ffers good Appraisal General Desc Slab ment ssement	Files Files Crawl Spi Finish Fram/A Compo	Yes conditions, lan tillity. Us MLS ace ed hed Average osition/Average	FEMA No if N d uses, etc.)? Sual publ S As Data Sc H6 FWA Radiar Other Fuel	ic utility easiesessment and Taberice for Gross Liberting/Cooling HWBB tt Gas I Air Conditioning	059C	Alley CO184C	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Norence Woolence Woolence	Yes or Inspection resonAsses 1 # C Pation rered rered red red red red red red red	No N	Property Metrolist Ca interpretation of the control	12/20/2 describe Owner that ar Storage # of Car # of Car # of Car	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spee Are the util Are there a Subject Source(s) Other Units # of Stories Type Existi Design (St) Year Built Effective A	used for (described of the control o	d Hazard Area d off-site impro urse site conditi c conform r Physical Char be General Desc	vvemer ons o s to	Yes Ints typical for the mar r external factors (ea the market a stics of Property n essory Unit S-Det/End Unit Under Const.	No FE arket area? sements, encroac area and of Concrete Full Baser Arearia Base Exterior Walls Roof Surface Gutters & Down Window Type	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab Insement Insement	Files crawl Spi Finish Fram/A Compo	Yes onditions, lan tillity. Us MLS ace ed hed hed wverage sition/Average de/Avg.	FEMA No If N d uses, etc.)? Sual publ As Data Sc He Radian Other Fuel Individ	ic utility easessement and Tasessessment and Tas	SEME	Alley CO184C	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nore ence Woot ther Nor	Yes or Inspection resonAsses 1 # C Patio rered red red red red red red red red r	No N	Property Metrolist Ca interpretation of the control	12/20/2 describe Owner that ar Storage # of Car # of Car # of Car	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St) Year Built Effective A Appliances	Cial Floor	d Hazard Area d off-site improvise site condition of the conformal deconformal	vvemelons of sto	Yes Yes Texternal factors (ea the market a stics of Property n essesory Unit Under Const.	No FE arket area? Issements, encroace area and of Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab Insement Insement	Files Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal	Yes onditions, lan tillity. Us MLS ace ed hed hed everage essition/Average de/Avg.	FEMA No If N d uses, etc.)? Sual publ As Data Sc He Radian Other Fuel Individ	ic utility easessement and Tasource for Gross Liberting/Cooling HWBB HATE Conditioning ual	SEME	Alley	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nor ence Woo ther Nor her (describe)	Yes or Inspection resonAsses # C Patio ered lee od lee	No Seessor/N No Drivewa Ga Ca Att Bu	Property Property Metrolist Ca nne viveway y Surface rage rport cached ditt-in	Describe Owner ar Storage # of Car # of Car # of Car Deta	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Case Effective A Appliances Finished ar	Used for (describing for formal formal for formal formal for formal formal for formal for formal for formal for formal for formal for formal formal for formal formal for formal formal for formal for formal formal formal for formal for formal for formal formal form	d Hazard Area d off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves description of the conformal	vermen ons o s to acteri	r external factors (ea the market a stics of Property n essory Unit Under Const. el	No FE arket area? sements, encroac area and of Concrete Full Baser Arearia Base Exterior Walls Roof Surface Gutters & Down Window Type	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab Insement Insement	Files Files Crawl Spi Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal	Yes onditions, lan tillity. Us MLS ace ed hed hed wverage sition/Average de/Avg.	FEMA No If N d uses, etc.)? Sual publ As Data Sc He Radian Other Fuel Individ	ic utility easessement and Tasessessment and Tas	SEME	Alley	provements - Asphalt None Jeffer Ameniti irreplace(s) # Joodstove(s) atio/Deck orch Cov ool Nore ence Woo ther Nore her (describe)	Yes or Inspection resonAsses # C Patio ered lee od lee	No N	Property Property Metrolist Ca nne viveway y Surface rage rport cached ditt-in	Describe Owner ar Storage # of Car # of Car # of Car Deta	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Case Effective A Appliances Finished ar	Used for (describing for formal formal for formal formal for formal formal for formal formal for formal for formal formal formal for formal for formal formal formal formal for formal formal formal formal formal formal formal formal formal for formal for	d Hazard Area d off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves description of the conformal	vermen ons o s to acteri	Yes Ints typical for the mar r external factors (ea the market a stics of Property n essory Unit S-Det/End Unit Under Const.	No FE arket area? Issements, encroace area and of Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 6 Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab Insement Insement	Files Files Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 E	Yes conditions, lan tillity. Us MLS MLS ace ed hed hed exverage de/Avg. Mics Mics defrooms	FEMA No If N d uses, etc.)? Sual publ As Data Sc He Radian Other Fuel Individ	ic utility easessement and Tasource for Gross Liberting/Cooling HWBB HATE Conditioning ual	SEME	Alley	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nor ence Woo ther Nor her (describe)	Yes or Inspection resonAsses # C Patio ered lee od lee	No Seessor/N No Drivewa Ga Ca Att Bu	Property Property Metrolist Ca nne viveway y Surface rage rport cached ditt-in	Describe Owner ar Storage # of Car # of Car # of Car Deta	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St) Year Built Effective A Appliances	Used for (describing for formal formal for formal formal for formal formal for formal formal for formal for formal formal formal for formal for formal formal formal formal for formal formal formal formal formal formal formal formal formal for formal for	d Hazard Area d off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves este condition of the conformal off-site improves description of the conformal	vermen ons o s to acteri	r external factors (ea the market a stics of Property n essory Unit Under Const. el	No FE arket area? Issements, encroace area and of Concrete Full Baser Partial Ba: Exterior Walls Roof Surface Gutters & Down Window Type Dishwas 6 Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts	Files Files Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 E	Yes conditions, lan tillity. Us MLS MLS ace ed hed hed exverage de/Avg. Mics Mics defrooms	FEMA No If N d uses, etc.)? Sual publ As Data Sc He Radian Other Fuel Individ	ic utility easessement and Tasource for Gross Liberting/Cooling HWBB HATE Conditioning ual	SEME	Alley	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nor ence Woo ther Nor her (describe)	Yes or Inspection resonAsses # C Patio ered lee od lee	No Seessor/N No Drivewa Ga Ca Att Bu	Property Property Metrolist Ca nne viveway y Surface rage rport cached ditt-in	Describe Owner ar Storage # of Car # of Car # of Car Deta	\$ 3 oncrete \$ 2 \$ 0
Electricity Gas FEMA Spec Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St) Year Built Effective A Appliances Finished ar Additional	cial Floor	d Hazard Area d off-site improves este condition of the conform of the conformation of the confo	vemerons on s to acterior ription the Account Level 1 acterior 1 a	r external factors (ea the market a stics of Property n essory Unit Under Const. el	No FE arket area? sements, encroac area and of Concrete Full Baser A Partial Base Partial Base Gutters & Down Window Type Dishwas 6 Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement ssement Dual Par	Files Files Crawl Sp: Fram/A Compo Yes/Av Vyn Sli Disposal 3 Fine Wind	Yes conditions, lan tillity. Us MLS MLS Acce ed Nerage sition/Anerage de/Avg. Mic Bedrooms dows.	FEMA No If N d uses, etc.)? Sual publ S As Data Sc He Radian Other Fuel Individ	ic utility east sessment and Talesessessment and Talesessess	SEME	Alley	provements - Asphalt None Jeffer Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nor ence Woo ther Nor her (describe)	Yes or Inspection resonAsses # C Patio ered tee od tee unuare Feet of	No Seessor/N No No No No No No No No No	Property Property Metrolist Ca one vieway y Surface rage rport cached dilt-in	Describe Owner ar Storage # of Car # of Car # of Car # of Car we Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Storie Type	used for described by the condition of t	d Hazard Area d off-site impro rrse site conditi e conform Physical Char be) General Desc Att. Proposed Split- 1976 Refrigerator (special energy tition of the propriate	vemelons of storactering the Acceptance of the A	Yes Yes Ints typical for the ma external factors (ex the market a stics of Property ressory Unit Under Const. el Range/Oven ient items, etc.)	No FE arket area? Assements, encroace area and of Section of the s	Sanitary Sewer EMA Flood Zone chments, enviru ffers good Appraisal General Desc Slab ment [ssement] ssement Dual Par	Files Crawl Sp. Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Eme Wind rs, deteriora	Yes Conditions, land tillity. Use MLS	FEMA No If Ind uses, etc.)? Sual publ S As Data Sc He Radian Radian Other Fuel Individ Other crowave	ic utility easures for Gross Literating/Cooling HWBB It Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s)	Semel K Record K Record K Record K Record K Record K Record	Alley CO184C	provements- Asphalt None G Price Jeffet Ameniti ireplace(s) # //oodstove(s) atio/Deck orch Cov ool Nor ener (describe) .,648 Sc	r Inspection respection respective respectiv	No Seessor/N No Drivewa; Ga Cai Att Bu f Gross Livin	Property Metrolist George One Property Metrolist George	12/20/2 describe Owner describe # of Car # of Car # of Car Det	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Speed Are the util Are there as Subject Source(s) Other Units # of Storie Type Existi Design (St) Year Built Effective Finished ar Additional st	Used for (describes and other features and other features and other features and other features above the conditional features above the conditional features and other features above the conditional features and other feat	d Hazard Area d off-site improrrse site condition of the proprorral photomorphormal photomorphormal photomorphormal photomorphormal photomorphormal photographo distribution of the proprographormal photographormal photograp	acterions of stood	Yes Yes Ints typical for the ma external factors (ex the market a stics of Property ressory Unit Under Const. el Range/Oven Range/Oven and data source(s) (cal depreciate	No FE arket area? Issements, encroace area and of Concrete Full Baser Full Baser A Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par nt needed repair cated in the	Files cription Crawl Sp: Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora he cost	Yes Conditions, land tillity. Use MLS MLS MLS MLS MS	FEMA No If h d uses, etc.)? Sual publ S As Data St He M FWA Radiar Dther Fuel Centra Individ Other rowave Ons, remodel Ch. Base	ic utility easusessment and Taxource for Gross Literating/Cooling HWBB tt Gas Air Conditioning ual Washer/Drg 2.1 Bath(s) ing, etc.). d on the ex	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No N	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Storie Type	Used for (described of the conditions) and the conditions and the conditions are conditions and the conditions are conditions as the conditions are conditions as the conditions are conditions as the conditions are conditions are conditions.	d Hazard Area d off-site impro rrse site conditi e conform Physical Char be) General Desc Att. Proposed Split- 1976 Refrigerator (special energy tition of the proportion of the proporti	acterions of stood	Yes Ints typical for the mar external factors (ex the market a stics of Property Interest of Property Range/Oven Range/Oven Interest of Property Int	No FE arket area? Issements, encroace area and of Concrete Full Baser Full Baser A Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par nt needed repair cated in the	Files cription Crawl Sp: Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora he cost	Yes Conditions, land tillity. Use MLS MLS MLS MLS MS	FEMA No If h d uses, etc.)? Sual publ S As Data St He M FWA Radiar Dther Fuel Centra Individ Other rowave Ons, remodel Ch. Base	ic utility easusessment and Taxource for Gross Literating/Cooling HWBB tt Gas Air Conditioning ual Washer/Drg 2.1 Bath(s) ing, etc.). d on the ex	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No N	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Storie Type	Used for (described of the conditions) and the conditions and the conditions are conditions and the conditions are conditions as the conditions are conditions as the conditions are conditions as the conditions are conditions are conditions.	d Hazard Area d off-site improrrse site condition of the proprorral photomorphormal photomorphormal photomorphormal photomorphormal photomorphormal photographo distribution of the proprographormal photographormal photograp	acterions of stood	Yes Ints typical for the mar external factors (ex the market a stics of Property Interest of Property Range/Oven Range/Oven Interest of Property Int	No FE arket area? Issements, encroace area and of Concrete Full Baser Full Baser A Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par nt needed repair cated in the	Files cription Crawl Sp: Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora he cost	Yes Conditions, land tillity. Use MLS MLS MLS MLS MS	FEMA No If h d uses, etc.)? Sual publ S As Data St He M FWA Radiar Dther Fuel Centra Individ Other rowave Ons, remodel Ch. Base	ic utility easusessment and Taxource for Gross Literating/Cooling HWBB tt Gas Air Conditioning ual Washer/Drg 2.1 Bath(s) ing, etc.). d on the ex	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No N	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Storie Type	Used for (described of the conditions) and the conditions and the conditions are conditions and the conditions are conditions as the conditions are conditions as the conditions are conditions as the conditions are conditions are conditions.	d Hazard Area d off-site impro rrse site conditi e conform Physical Char be) General Desc Att. Proposed Split- 1976 Refrigerator (special energy tition of the proportion of the proporti	acterions of stood	Yes Ints typical for the mar external factors (ex the market a stics of Property Interest of Property Range/Oven Range/Oven Interest of Property Int	No FE arket area? Issements, encroace area and of Concrete Full Baser Full Baser A Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par nt needed repair cated in the	Files cription Crawl Sp: Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora he cost	Yes Conditions, land tillity. Use MLS MLS MLS MLS MS	FEMA No If h d uses, etc.)? Sual publ S As Data St He M FWA Radiar Dther Fuel Centra Individ Other rowave Ons, remodel Ch. Base	ic utility easusessment and Taxource for Gross Literating/Cooling HWBB tt Gas Air Conditioning ual Washer/Drg 2.1 Bath(s) ing, etc.). d on the ex	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No N	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Storie Type	Used for (described of the conditions) and the conditions and the conditions are conditions and the conditions are conditions as the conditions are conditions as the conditions are conditions as the conditions are conditions are conditions.	d Hazard Area d off-site improverse site condition of the proposed Splitage and special energy and the proposed Splitage and special energy attention of the proposed proposed special energy attention of the proposed splitage and special energy attention of the proposed special energy attention a	acterions of stood	Yes Ints typical for the mar external factors (ex the market a stics of Property Interest of Property Range/Oven Range/Oven Interest of Property Int	No FE arket area? Issements, encroace area and of Concrete Full Baser Full Baser A Partial Base Exterior Walls Roof Surface Gutters & Down Window Type Dishwas Rooms	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par nt needed repair cated in the	Files cription Crawl Sp: Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora he cost	Yes Conditions, land tillity. Use MLS MLS MLS MLS MS	FEMA No If h d uses, etc.)? Sual publ S As Data St He M FWA Radiar Dther Fuel Centra Individ Other rowave Ons, remodel Ch. Base	ic utility easusessment and Taxource for Gross Literating/Cooling HWBB tt Gas Air Conditioning ual Washer/Drg 2.1 Bath(s) ing, etc.). d on the ex	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No N	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St Year Built Effective A Appliances Finished ar Appliances Finished ar Additional MLS#5 furnace	Used for (describes and of the conditions) and the conditions are conditionally as the conditions are conditionally as the conditional conditions are conditionally as the conditional conditions are conditionally as the conditional conditional conditions are conditionally as the conditional con	d Hazard Area d off-site improvise site condition of the proposed 12 Refrigerator e grade contain (special energy tition of the proposed band of the proposed 12 Refrigerator e grade contain (special energy tition of the proposed band of the	verment ons of store to the control of the control	Yes Ints typical for the mar external factors (ex the market a stics of Property Interest of Property Range/Oven Range/Oven Interest of Property Int	No FE arket area? Issements, encroad area and of area and of area and of Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are I	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts Dual Par at needed repair cated in the	Files cription Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind sr, deteriora he cost MLS, to	Yes onditions, lan tillity. Us MLS ace ed hed everage de/Avg. Mics Sedrooms dows. tition, renovati	FEMA No if N d uses, etc.)? Sual publ S As Data Sc H6 Radiar Other Fuel Centra Individ Other rowave	ic utility easessesment and Taxource for Gross Literating/Cooling HWBB HATE Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and lami	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist Gaine iveway y Surface rage rport iached iit-in g Area About tional ir from the	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St Year Built Effective A Appliances Finished ar Appliances Finished ar Additional MLS#5 furnace	Used for r (describes and response to the site of the	d Hazard Area d off-site improvise site condition of the proposed 12 Refrigerator e grade contain (special energy tition of the proposed band of the proposed 12 Refrigerator e grade contain (special energy tition of the proposed band of the	verment ons of store to the control of the control	r external factors (ear the market at the ma	No FE arket area? Issements, encroad area and of area and of area and of Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are Issements are Issements are Issements area and of Issements are I	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts Dual Par at needed repair cated in the	Files cription Crawl Spi Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind sr, deteriora he cost MLS, to	Yes onditions, lan tillity. Us MLS ace ed hed everage de/Avg. Mics Sedrooms dows. tition, renovati	FEMA No if N d uses, etc.)? Sual publ S As Data Sc H6 Radiar Other Fuel Centra Individ Other rowave	ic utility easessesment and Taxource for Gross Literating/Cooling HWBB HATE Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and lami	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist Canne iveway y Surface rage rport tached dit-in titional irr	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St Year Built Effective A Appliances Final Additional Additional MLS#5 furnace Are there a If Yes, desi	Used for (describes and other features above the cond han in 15895:	d Hazard Area d off-site improvise site condition of the proposed 12 Refrigerator of grade contain (special energy tition of the proposed batter).	verment ons o s to s to s to s to s to s to s	r external factors (ea the market a the market a stics of Property resternal factors (ea the market a the ma	No FE arket area? Issements, encroad area and of Issements are area and of Issements area and of Issements are area.	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts Dual Par at needed repair cated in the	Files cription Crawl Spi Finish Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora the cost MLS, to	Yes onditions, lan tillity. Us MLS ace ed hed ed e	FEMA No if N d uses, etc.)? Sual publ S As Data Sc Ho Radiar Other Fuel Centra Individ Other rowave	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist Canne iveway y Surface rage rport tached dit-in titional irr	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St Year Built Effective A Appliances Final Additional Additional MLS#5 furnace Are there a If Yes, desi	Used for (describes and other features above the cond han in 15895:	d Hazard Area d off-site improvise site condition of the proposed 12 Refrigerator of grade contain (special energy tition of the proposed batter).	verment ons o s to s to s to s to s to s to s	r external factors (ear the market at the ma	No FE arket area? Issements, encroad area and of Issements are area and of Issements area and of Issements are area.	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts Dual Par at needed repair cated in the	Files cription Crawl Spi Finish Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora the cost MLS, to	Yes onditions, lan tillity. Us MLS ace ed hed ed e	FEMA No if N d uses, etc.)? Sual publ S As Data Sc Ho Radiar Other Fuel Centra Individ Other rowave	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist Canne iveway y Surface rage rport tached dit-in titional irr	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Spee Are the util Are there as Subject Source(s) Other Units # of Stories Type Existi Design (St Year Built Effective A Appliances Final Additional Additional MLS#5 furnace Are there a If Yes, desi	Used for (describes and other features above the cond han in 15895:	d Hazard Area d off-site improvise site condition of the proposed 12 Refrigerator of grade contain (special energy tition of the proposed batter).	verment ons o s to s to s to s to s to s to s	r external factors (ea the market a the market a stics of Property resternal factors (ea the market a the ma	No FE arket area? Issements, encroad area and of Issements are Issem	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement mspouts Dual Par at needed repair cated in the	Files cription Crawl Spi Finish Finish Fram/A Compo Yes/Av Vyn Sli Disposal 3 Ene Wind rs, deteriora the cost MLS, to	Yes onditions, lan tillity. Us MLS ace ed hed ed e	FEMA No if N d uses, etc.)? Sual publ S As Data Sc Ho Radiar Other Fuel Centra Individ Other rowave	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley No. Co. 184C	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	r Inspection son Assessing and the condition of the condi	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist Canne iveway y Surface rage rport tached dit-in titional irr	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Speed Are the util Are there as Subject Source(s) Other Units # of Storie Type Existi Design (St) Year Built Effective A Additional Describe th MLS#5 furnace Are there as If Yes, dess There	Used for (describers) Used for (describers) One ess Det. ining [tyle) Used for (describers) Det. ining [tyle) Used for (describers) Det. ining [tyle) Det. in	d Hazard Area d off-site improverse site condition of the proposed Splitage and splitage and splitage area of the proposed spl	vemeer ons o s to s to s to s to s to s to s t	Yes Its typical for the microsternal factors (external factors (external factors (external factors)) Ithe market a stics of Property Ressory Unit Under Const. el Range/Oven Indicate the market a stics of Property Range/Oven Indicate the subject of the s	No FE arket area? Issements, encroad area and of area	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par at needed repair cated in the ported in the livability, s es observ	Files Files Crawl Sp. Finish Fram/A Compo Yes/Av Vyn Sli Disposal Be Wind Srs, deteriora he cost MLS, to	Yes onditions, land tillity. Use MLS MLS MLS MLS MLS MLS MLS MLS MICHAEL MARKET	FEMA No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Individ Other fuel Individ Other crowave ons, remodel ch. Base ew carp	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley Collado	provements - Asphalt None G Price Amenital irreplace(s) # //oodstove(s) atio/Deck orch Covool Normer (describe, ,648 St. Ction an g, new p	or Inspections sonAsses 1 # C Patio ered ine cod in cod i	No N	Property Metrolist George One Property Metrolist George	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Speed Are the util Are there as Subject Source(s) Other Units # of Storie Type Existi Design (St) Year Built Effective A Additional Describe th MLS#5 furnace Are there as If Yes, dess There	Used for (describers) Used for (describers) One ess Det. ining [tyle) Used for (describers) Det. ining [tyle) Used for (describers) Det. ining [tyle) Det. in	d Hazard Area d off-site improverse site condition of the proposed Splitage and splitage and splitage area of the proposed spl	vemeer ons o s to s to s to s to s to s to s t	r external factors (ea the market a the market a stics of Property resternal factors (ea the market a the ma	No FE arket area? Issements, encroad area and of area	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par at needed repair cated in the ported in the livability, s es observ	Files Files Crawl Sp. Finish Fram/A Compo Yes/Av Vyn Sli Disposal Be Wind Srs, deteriora he cost MLS, to	Yes onditions, land tillity. Use MLS MLS MLS MLS MLS MLS MLS MLS MICHAEL MARKET	FEMA No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Individ Other fuel Individ Other crowave ons, remodel ch. Base ew carp	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley Collado	provements - Asphalt None G Price Amenital irreplace(s) # foodstove(s) atio/Deck orch Covool Normer (describe), 648 St.	or Inspections sonAsses 1 # C Patio ered ine cod in cod i	No No Seessor/No No Drivewa: Gaa Att Bu Rosessor Att Bu No func Photos is	Property Metrolist George One Property Metrolist George	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached
Electricity Gas FEMA Speed Are the util Are there as Subject Source(s) Other Units # of Storie Type Existi Design (St) Year Built Effective A Adoptional stories Additional stories Other tit ML S#5 furnace Are there as If Yes, dess There	Used for (describer of the state of the stat	d Hazard Area d off-site improrrse site condition of the proposed Split-1976 area for provided the provided Split-1976 area for provided the provided Split-1976 area for provided	vemerations of stoom sto	Yes Its typical for the microsternal factors (external factors (external factors (external factors)) Ithe market a stics of Property Ressory Unit Under Const. el Range/Oven Indicate the market a stics of Property Range/Oven Indicate the subject of the s	No FE arket area? Issements, encroad Issemen	Sanitary Sewer EMA Flood Zone chments, enviro ffers good Appraisal General Desc Slab ment ssement Dual Par at needed repair cated in the ported in the livability, s es observ	Files Files Crawl Sp. Finish Fram/A Compo Yes/Av Vyn Sli Disposal Be Wind Srs, deteriora he cost MLS, to	Yes onditions, land tillity. Use MLS MLS MLS MLS MLS MLS MLS MLS MICHAEL MARKET	FEMA No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Sual publ S As Data Sc He No If h d uses, etc.)? Individ Other fuel Individ Other crowave ons, remodel ch. Base ew carp	ic utility easessment and Taxource for Gross Literating/Cooling HWBB Gas I Air Conditioning ual Washer/Dr 2.1 Bath(s) d on the exet and Iami	Semel A Record A Record	Alley Collado	provements - Asphalt None G Price Amenital irreplace(s) # //oodstove(s) atio/Deck orch Covool Normer (describe, ,648 St. Ction an g, new p	or Inspections sonAsses 1 # C Patio ered ine cod in cod i	No N	Property Metrolist George One Property Metrolist George	12/20/2 describe Owner it ar Storage # of Car # of Car # of Car # of Car we Grade ve Grade	s 3 oncrete s 2 s 0 ached

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

Exterior-Only Inspection Residential Appraisal Report

57960 File# 35672213

There are 1 comparable	prope	ties curr	rently of	ffered f	for sale	in 1	the subject neighborho	od ranç	ging in	price	from \$ 69	90,000		to	\$ 6	90,00	00	
There are 16 comparable	sales	in the	subject	neighbo	rhood wi	ithin 1	the past twelve month	s rangi	ng in s	sale pri	ce from \$	545,00	0		to \$	650,		
FEATURE		SUBJECT	Г		COM	IPARAE	SLE SALE # 1		COI	MPARAB	LE SALE # 2			(COMPAR	ABLE SA	ALE # 3	
Address 6985 Braun Ct				6501	Welch	Ct		7140	Van (Gordo	n St		7415	Bra	un Wa	av		
Arvada, CO 8000)4			Arvad	da, CO	800	04	Arva	da, CC	8000	04		1		08 00	,		
Proximity to Subject					miles S			1	miles		-		0.40					
Sale Price	\$						\$ 550,300				\$	565,000				\$		605,000
Sale Price/Gross Liv. Area	\$	333.7	4 sq.ft.	\$;	344.15	sq.ft.	333,33		313.89	g sq.ft.			_	424.:	26 sq.	ft.		
Data Source(s)		000			#57400		OM 0				OM 39				<u></u> '8471;	_	12	
Verification Source(s)							or/Metrolist				or/Metrolis	et					. ∠ ∕letrolis	t t
VALUE ADJUSTMENTS		DESCRIPTION	ON		ESCRIPTION		+(-) \$ Adjustment		ESCRIPTION		+(-) \$ Adj			ESCRIP			+(-) \$ Adj	
Sales or Financing				ArmL	th		(,, ,	Arml	th			,	ArmL	th			.,.,	
Concessions				Cash				1	:10700	1		0	Conv		nn			0
Date of Sale/Time					24;c05/2	24			24;c04				s03/2					
Location	NI-D				-	24				124)3/24	+		
Leasehold/Fee Simple	N;R			N;Re				N;Re					N;Re			+-		
Site		Simple	9		Simple				Simple	•			Fee S		ole			
View	8,09			9,692			(7,03				0	8,093			+-		
	N;R			N;Re				N;Re					N;Re					
Design (Style)		;Split-L	_evel		Split-Le	evel			Split-L	<u>evel</u>				Split	-Leve			
Quality of Construction	Q3			Q3				Q3					Q3					
Actual Age	48			57			(54				0	47			\perp		0
Condition	C3			СЗ				C3					C3					
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths			Total	Bdrms	s. Bath	s		
Room Count	6	3	2.1	6	3	2.1		7	4	2.0		+1,500	6	3	2.1			
Gross Living Area		1,648			1,599		()	1,800			-3,800		1,42		_		+5,550
Basement & Finished	580	sf436sf		632st	,			0sf	,,,,,,,			+3,052						0
Rooms Below Grade		br0.0ba		0023	. 551111		+4,360	1 -				+4,360	1					0
Functional Utility			410	Avor	200		74,300	1	oac			-+,300			มสบบ	+		U
Heating/Cooling		rage /Coo/C	000	Avera			+	Aver				±4 E00	Avera		Ccc	1		
Energy Efficient Items		/Gas/C			Gas/Ca		-	_	Gas/E			+1,500						
1			Wind		Pane V	<i>N</i> ind			Pane	Wind					e Win	d		
Garage/Carport	2ga			2ga3				1ga3				+1,500						+1,500
Porch/Patio/Deck		ch/Covl		Porch	n/CovP	'a		Porc	h/CovF	Pa			Porch	h/Co	vPa			
Fireplace	1-Fi	replace	•	1-Fire	eplace			1-Fir	eplace)			1-Fire	eplad	ce			
Amenities/Options	Mod	Updtes	S	Modl	Jpdtes			Pren	nUpds3	3%		-16,950	Supid	orUp	ds6%			-36,300
FenceLandscape	Fen	cLands	scape	Fenc	Landsc	cape		Fend	Lands	cape			Fenc	Land	dscap	е		
Net Adjustment (Total)				X	+	7 -	\$ 4,360] + D	X -	\$	-8,838		+	X -	\$		-29,250
Adjusted Sale Price				Net Adj.		0.8 %	,,,,,	Net Adj		1.6 %		-,	Net Adj.		4.8	%		,
				Gross Ad	di .	0/		I					Grace A					
of Comparables				1 01000 710	uj. į	08%	\$ 554.660) Gross A	łuj.	5870	\$	556 162	UIU00 M	aj.	72	% \$		575 750 I
	sale or t	ransfer hist	ory of the			0.8 % d compa		Gross A	Nuj.	5.8 %		556,162			7.2 MLSF			575,750
I did did not research the s				subject p	roperty and	d compa	arable sales. If not, explain				Th	556,162 e subjec						575,750
				subject p	roperty and	d compa	arable sales. If not, explain				Th							575,750
did did not research the s \$555,000 07/10/2024. The	ere w	ere no	previo	subject p ous sal	roperty and les of th	d compa he su	arable sales. If not, explain ubject property an	d com	ıparabl	le sale	Thes.							575,750
	ere w	ere no	previo	subject p ous sal	roperty and les of th	d compa he su	arable sales. If not, explain	d com	ıparabl	le sale	Thes.							575,750
	ere w	ere no	previo	subject pous sal	roperty and les of th f the subjec	he su	arable sales. If not, explain ubject property an rty for the three years prior t	d com	parabl	le sale	Thees.							575,750
	ere w	ere no I any prior s sor/Me I any prior s	previous sales or trolist. sales or tr	subject pous sal	roperty and les of th f the subjec	he su	arable sales. If not, explain ubject property an	d com	parabl	le sale	Thees.							575,750
	ot revea	ere no I any prior s sor/Me I any prior s sor/Me	sales or trolist. sales or tr	subject pous sal	roperty and les of the f the subject f the compa	he su t prope	arable sales. If not, explain ubject property an rty for the three years prior t ales for the year prior to the	d com	nparabl ctive date c	le sale	Thess. praisal. le sale.							575,750
did did not research the state of the state	ot revea	ere no I any prior s sor/Me I any prior s sor/Me	sales or transles	subject p bus sal ransfers of ransfers of	roperty and les of the f the subject f the compa	he su t prope	arable sales. If not, explain ubject property an rry for the three years prior t ales for the year prior to the operty and comparable sales	d com	nparabl ctive date c	le sale	The es. praisal. le sale. on page 3).	e subjec			MLS	58955	514	
did did not research the state of the state	asses not revea asses not revea asses	ere no I any prior s sor/Me I any prior s sor/Me the prior sa	previous sales or trolist. sales or trolist. sales or trolist. trolist. lle or trans	subject pous sal	roperty and les of the f the subject f the compa	he su t prope	arable sales. If not, explain ubject property an rty for the three years prior t ales for the year prior to the	d com	nparabl ctive date c	le sale	Thess. praisal. le sale.	e subjec			MLS	58955		
did did not research the state of the state	asses not revea asses not revea asses	ere no l any prior s sor/Me l any prior s sor/Me the prior sa	sales or trolist. sales or trolist. sales or trolist. sale or trans	subject p bus sal ransfers of ransfers of	roperty and les of the f the subject f the compa	he su t prope	arable sales. If not, explain ubject property an rry for the three years prior t ales for the year prior to the operty and comparable sales	d com	nparabl ctive date c	le sale	The es. praisal. le sale. on page 3).	e subjec			MLS	58955	514	
did did not research the state of the state	asses not revea asses not revea asses	ere no I any prior s sor/Me I any prior s sor/Me the prior sa	sales or trolist. sales or trolist. sales or trolist. sale or trans	subject p bus sal ransfers of ransfers of	roperty and les of the f the subject f the compa	he su t prope	arable sales. If not, explain ubject property an rry for the three years prior t ales for the year prior to the operty and comparable sales	d com	nparabl ctive date c	le sale	The es. praisal. le sale. on page 3).	e subjec			MLS	58955	514	
did did not research the state of the state	asses not revea asses not revea asses	ere no l any prior s sor/Me l any prior s sor/Me the prior sa 07/10/2 \$555,0	previous sales or trolist. sales or trolist. sales or trolist. sale or trans	subject p bus sal ransfers of ransfers of sansfers of us see history UBJECT	roperty and les of the f the subject f the compa	he su	arable sales. If not, explain ubject property an rry for the three years prior t ales for the year prior to the operty and comparable sales	d com o the effe date of sa (report a	nparabl ctive date of ale of the co	le sale of this app	The PS. praisal. le sale. on page 3). COMPARABLE	e subjec	et just	sold	COM	MPARAB	514	
did did not research the state of the state	ot revea asses tot revea asses lysis of t	ere no l any prior s sor/Me l any prior s sor/Me the prior sa 07/10/2 \$555,0	previous sales or trolist. sales or trolist. trolist. lie or trans St. 2024 000 sonAss	subject p bus sal ransfers of ransfers of sansfers of us services and services are services and services and services and services are services	les of the subject of the compa	he su the	arable sales. If not, explain ubject property an rity for the three years prior t ales for the year prior to the operty and comparable sales COMPARABLE S.	d com o the effe date of sa (report a	nparable ctive date of the conditional profist	le sale of this app comparable rior sales	The PS. praisal. le sale. on page 3). COMPARABLE	e subjec	et just	Jeff	COM	MPARAB	514	÷3
did did not research the state of the state	asses not revea	ere no l any prior s sor/Me l any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2	sales or trolist. sales or trolist. sales or trolist. le or trans SI 2024 000 sonAss 2024	subject p subject p can serve of can serv	roperty and les of the subject of the compa y of the sub	he su the	arable sales. If not, explain ubject property an rty for the three years prior t ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024	d com o the effe date of sa (report a ALE #1	ctive date of the co	le sale of this apple comparable rior sales Jeffer 07/13	The es. praisal. le sale. on page 3). COMPARABLE	e subject E SALE #2 ESSOR/Meti	et just	Jeff 07/	COM ferson	MPARAB Asse	514 LE SALE #	÷3
did did not research the state of the state	not revea ASSES not revea ASSES lysis of the sub	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl	sales or trolist. sales or trolist. sales or trolist. le or trans SI 2024 000 sonAss 2024 ty and cor	subject p bus sal ransfers of ransfers of sfer histor UBJECT seessor	les of the subject of	to proper	arable sales. If not, explain ubject property an rity for the three years prior to the ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th	d com o the effe date of sa (report a ALE #1 or/Met	ctive date of the collectional profilest	le sale of this app comparabl rior sales Jeffer 07/13 st sold	The Pes. Praisal. It is sale. On page 3). COMPARABLE PronAsses 1/2024	e subjec E SALE #2 ESSOr/Meti 24, MLS	rolist	Jefff 07/:	COM ferson 13/202	Asse 24 5,000,	LE SALE #	÷3
did did not research the state of the state	asses lysis of the sub	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl	previous sales or trolist. sal	subject pour subje	les of the subject of	to proper	arable sales. If not, explain ubject property an rity for the three years prior to the ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th	d com o the effe date of sa (report a ALE #1 or/Met	ctive date of the collectional profilest	le sale of this app comparabl rior sales Jeffer 07/13 st sold	The Pes. Praisal. It is sale. On page 3). COMPARABLE PronAsses 1/2024	e subjec E SALE #2 ESSOr/Meti 24, MLS	rolist	Jefff 07/:	COM ferson 13/202	Asse 24 5,000,	LE SALE #	÷3
did did not research the state of the state	asses lysis of the sub	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl	previous sales or trolist. sal	subject pour subje	les of the subject of	to proper	arable sales. If not, explain ubject property an rity for the three years prior to the ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th	d com o the effe date of sa (report a ALE #1 or/Met	ctive date of the collectional profilest	le sale of this app comparabl rior sales Jeffer 07/13 st sold	The Pes. Praisal. It is sale. On page 3). COMPARABLE PronAsses 1/2024	e subjec E SALE #2 ESSOr/Meti 24, MLS	rolist	Jefff 07/:	COM ferson 13/202	Asse 24 5,000,	LE SALE #	÷3
did did not research the state of the state	asses lysis of the sub	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl	previous sales or trolist. sal	subject pour subje	les of the subject of	to proper	arable sales. If not, explain ubject property an rity for the three years prior to the ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th	d com o the effe date of sa (report a ALE #1 or/Met	ctive date of the collectional profilest	le sale of this app comparabl rior sales Jeffer 07/13 st sold	The Pes. Praisal. It is sale. On page 3). COMPARABLE PronAsses 1/2024	e subjec E SALE #2 ESSOr/Meti 24, MLS	rolist	Jefff 07/:	COM ferson 13/202	Asse 24 5,000,	LE SALE #	÷3
did did not research the state of the state	asses lysis of the sub	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl	previous sales or trolist. sal	subject pour subje	les of the subject of	to proper	arable sales. If not, explain ubject property an rity for the three years prior to the ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th	d com o the effe date of sa (report a ALE #1 or/Met	ctive date of the collectional profilest	le sale of this app comparabl rior sales Jeffer 07/13 st sold	The Pes. Praisal. It is sale. On page 3). COMPARABLE PronAsses 1/2024	e subjec E SALE #2 ESSOr/Meti 24, MLS	rolist	Jefff 07/:	COM ferson 13/202	Asse 24 5,000,	LE SALE #	÷3
did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an	asses lysis of the sub	ere no l any prior s sor/Me l any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject properl ced to \$ stor with	previo previo	subject p subject p subject solution ansfers of ansfers of subject solution su	les of the subject of	he su he su trope arable s biject prope	arable sales. If not, explain ubject property an irty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for	d com the effect date of sc (report a ALE #1 pr/Met e sub	nparable ctive date of the conditional profist piect just 2000, see	le sale of this apple of this	Thess. Thess. Ide sale. On page 3). COMPARABLE TSONASSES 1/2024 1/2024 1/2024 1/2024 1/2025 1/2025 1/2026	e subject E SALE #2 SSOr/Meti 24, MLS s, buyer	ct just	Jeff 07/- 5514	00M	Asse 24 (,000,	LE SALE #	i3 letrolist
did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach	ssessor reveaussessor reveaussessor reveaussessor reveaussessor reveaussessor reveaussessor reductions of the sub-	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 jeet proper ced to s stor with	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. SI 2024 2000 sonAss 2024 by and cor \$599,0	subject p	roperty and les of the subject of the compa y of the sub r/Metrol sales ander co	he su the su trypped arable s arable s list	arable sales. If not, explain ubject property an irty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	etrolist
did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,&3 are in	asses asses if the sub-	lany prior soor/Me lany prior soor/Me lany prior soor/Me the prior sa 07/10// \$555,0 Jeffers 02ed to \$ storr with	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. SI 2024 2000 sonAss 2024 by and cor \$599,0	subject p	roperty and les of the subject of the compa y of the sub r/Metrol sales ander co	he su the su trypped arable s arable s list	arable sales. If not, explain ubject property an irty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	etrolist
did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach	asses asses if the sub-	lany prior soor/Me lany prior soor/Me lany prior soor/Me the prior sa 07/10// \$555,0 Jeffers 02ed to \$ storr with	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. SI 2024 2000 sonAss 2024 by and cor \$599,0	subject p	roperty and les of the subject of the compa y of the sub r/Metrol sales ander co	he su the su trypped arable s arable s list	arable sales. If not, explain ubject property an irty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	etrolist
did did not research the state of the state	n the	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ same inish.	previo sales or tr trolist. sales or tr trolist. le or trans St 2024 900 sonAss 2024 ht pad cor \$599,0 ht cash	subject p us sall subject seessor us sall subject seessor uparable subject p us sall	roperty and les of the subject of th	he su the su the proper transless the su the proper transless	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,&3 are in	n the	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ stor with	previo sales or tr trolist. sales or tr trolist. le or trans St 2024 900 sonAss 2024 ht pad cor \$599,0 ht cash	subject p us sall subject seessor us sall subject seessor uparable subject p us sall	roperty and les of the subject of th	he su the su the proper transless the su the proper transless	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
did did not research the state of the state	n the	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ stor with	previo sales or tr trolist. sales or tr trolist. le or trans St 2024 900 sonAss 2024 ht pad cor \$599,0 ht cash	subject p subjec	roperty and les of the subject of th	he su the su the proper transless the su the proper transless	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this apple of this apple of this apple of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
i did did not research the : \$555,000 07/10/2024. The My research did did did not not research My research did did did not research and ana ITEM Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,83 are is adjusted @ 7/sf and 10/sf	n the	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ stor with	previo sales or tr trolist. sales or tr trolist. le or trans St 2024 900 sonAss 2024 ht pad cor \$599,0 ht cash	subject p subjec	roperty and les of the subject of th	he su the su the proper transless tr	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this application of this application of this application of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
did did not research the state of the state	n the	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ stor with	previo sales or tr trolist. sales or tr trolist. le or trans St 2024 900 sonAss 2024 ht pad cor \$599,0 ht cash	subject p subjec	roperty and les of the subject of th	he su the su the proper transless tr	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this application of this application of this application of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
did did not research the state of the state	usere wood reveal assession reduction reveal reduction reduction reduction reveal reduction reveal reduction reveal reduction r	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 ject propert ced to \$ stor with	previo sales or tr trolist. sales or tr trolist. le or trans SI 2024 ty and cor \$599,0 h cash	subject p subjec	roperty and les of the subject of the compa by of the sub r/Metrol sales onder coon as sub- as sub- ction no	he su the su the proper transless tr	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com the effect of section of the effect of the effe	nparable of the control of the contr	le sale of this application of this application of this application of the sales Jeffer 07/13 st sold eller co	Thess. Praisal. In page 3). COMPARABLE SONASSES 1/2024 1/07/10/20: Oncession tors were	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist s#5898 cred/	Jeff 07/: 5514 Sand	COM ferson 13/202 \$ \$555 incent	Asse 24,000, titves	LE SALE #	i3 letrolist
All of the adjustments are	usere wood reveal assessing to reveal assessing to reveal assessing the subject of the subject o	ere no l any prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 stor with	previo sales or tr trolist. sales or tr trolist. le or trans SI 2024 ty and cor \$599,0 h cash	subject pus sal subject pus subjec	roperty and les of the subject of the subject of the subject of the comparty of the subject of the comparty of the subject of the subject of the comparty of the subject of	he such proper arable s arable s biject proper list pr	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the poperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 16/28/2024 for deed records, tax property, similar i	d com to the effect date of si (report a ALE #1 pr/Met e sub \$555,1	nparable citive date of the cities diditional profiles in profiles	Jeffer 07/13 st sold	Thess. Thess. It is sale. It is sale. The sale. Th	E SALE #2 SSOr/Meti 24, MLS s, buyer relied fo	rolist #5898 recred/	Jefff 07/ 5514 and	COM COM 13/202 \$5555 incent	Asse 24,000, titves	ELE SALE # SSSOT/IV LISTED OF	i3 letrolist
I did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,&3 are in adjusted @ 7/sf and 10/sf All of the adjustments are Indicated Value by: Sales Comparison Approach Indicated Value by: Sales Comparison Approach Indicated Value by: Sales Comparison Approach Summary of Sales Comparison Approach	asses asses bysis of if the sub- reductionves n the for fi base Approach \$	ere no lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555.0 Jeffers 07/13/2 same nish. d on m	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. SI 2024 2024 ty and cor h cash Multiple market	subject p us sal subject p us sub	roperty and les of the subject of the compa by of the	he st proper arable s arable s biject proper list	arable sales. If not, explain ubject property an uty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Thet 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed)	d com to the effect date of six (report a ALE #1 pr/Met e sub \$555,, recor n qua	nparable citive date of the citive date of the citive date of the citive date of the citive didditional profiles. The citive date of the citive didditional profiles didditional profiles didditional profiles didditional profiles didditional profiles didditional profiles did did did did did did did did did di	Jeffer 07/13 st sold Real Real Re, des	Thess. Thess. It is sale. It is sale. The sale. Th	E SALE #2 ESOT/Metr 24, MLS Is, buyer relied for tillity as s	rolist #5898 c cred/	Jefff 07/25514 and	COM COM COM Service COM	Asse 24 0,000, tives	ELE SALE # SSSOT/M Ilisted of on ana	etrolist
I did did not research the s \$555,000 07/10/2024. The My research did did n Data Source(s) JeffersonA My research did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,&3 are is adjusted @ 7/sf and 10/sf All of the adjustments are Indicated Value by Sales Comparison Appl Indicated Value by: Sales Comparison Appl Indicated Value by: Sales Comparison Appl Indicated Value by: Sales Comparison Appl Market approach is given	ot reveal sses to reveal sses to reveal sses sses dysis of i if the sub reduct inves n the for fi base roach \$	ere no l any prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 stor with I h seat we think think est we sor/Me	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. sales or tr trolist. St 2024 y and cor h cash Multiple market 55	subject p us sal subject p us sub	roperty and les of the subject of the subject of the subject of the comparty of the subject o	he such proper arable set prop	arable sales. If not, explain ubject property an ubject property an ity for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 The ct 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the market	d com to the effect date of six (report a ALE #1 pr/Met e sub \$555,1 recor n qua	nparable citive date of the citi	Jeffer 07/13 st sold eller co	Thess. Thess.	E SALE #2 ESOT/Metr 24, MLS Is, buyer relied for tillity as s	rolist #5898 c cred/	Jefff 07/25514 and	COM COM COM Service COM	Asse 24 0,000, tives	ELE SALE # SSSOT/M Ilisted of on ana	etrolist
I did did not research the s \$555,000 07/10/2024. The My research did did did n Data Source(s) JeffersonA My research did did did n Data Source(s) JeffersonA Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of 05/02/2024 for \$660,000, \$14,000 purchased by an Summary of Sales Comparison Approach Comparable #1,2,&3 are is adjusted @ 7/sf and 10/sf All of the adjustments are Indicated Value by: Sales Comparison Approach Indicated Value by: Sales Comparison Approach Summary of Sales Sales Comparison Approach Summary of Sales Comparison Approach	ot reveal sses to reveal sses to reveal sses sses dysis of i if the sub reduct inves n the for fi base roach \$	ere no l any prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$555,0 Jeffers 07/13/2 stor with I h seat we think think est we sor/Me	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. sales or tr trolist. St 2024 y and cor h cash Multiple market 55	subject p us sal subject p us sub	roperty and les of the subject of the subject of the subject of the comparty of the subject o	he such proper arable set prop	arable sales. If not, explain ubject property an ubject property an ity for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 The ct 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the market	d com to the effect date of six (report a ALE #1 pr/Met e sub \$555,1 recor n qua	nparable citive date of the citi	Jeffer 07/13 st sold eller co	Thess. Thess.	E SALE #2 ESOT/Metr 24, MLS Is, buyer relied for tillity as s	rolist #5898 c cred/	Jefff 07/25514 and	COM COM COM Service COM	Asse 24 0,000, tives	ELE SALE # SSSOT/M Ilisted of on ana	etrolist
I did did not research the state	n the for fi base	ere no l any prior s sor/Me lany prior s sor/Me lany prior s 07/10// \$555,0 Jeffers O7/13// O7/13// delet proper sed to \$ same nish. d on m	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. le or trans St 2024 000 sonAss 2024 th cash Multiple market 51 ight, m mme ag	subject pus sal subject pus sessor subject pus sub	roperty and les of the subject of th	he st proper arable s biject proper list vice, piect but act	arable sales. If not, explain ubject property an rty for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if develope flecting the marke plied because of I	d com of the effect of the eff	rolist rolist get just and difficult for the control of the contro	Jeffer 07/13 st sold eller co	Thess. Thess. It is sale. It	E SALE #2 E SALE #2 24, MLS is, buyer relied fo utility as s	rolist rolist rolist rolist rolist rolist subject rolist rolist rolist	Jefff 07/- 5514 and sales et Ba	COM COM Gerson 13/202 \$5555 inceni s com sseme	Asse 24 ,000, tives ont are	LE SALE # SSSOr/W	i3 letrolist
I did did not research the state	n the for fi base	ere no lany prior s sor/Me lany prior s sor/Me the prior sa or/Mo lany prior s sor/Me the prior sa or/Mo lany prior s sor/Me l	previo sales or tr trolist. sales or tr trolist. le or trans SI 2024 000 sonAss 2024 ty and cor \$59,00 h cash Multiple market 58 ight, m orme ap	subject p us sal subject s	roperty and less of the subject of t	he st proper start	arable sales. If not, explain ubject property an rity for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the marked plied because of 1 and specifications of	d com o the effe date of s; (report a ALE #1 pr/Met e sub \$\$555,, recor n qua	rolist liect jus source sufficient basis o o o cities o basis o o o coto o coto o basis o o coto	Jeffer 07/13 st sold eller co	Thess. Thess. It is sale. It is sale. The sale. Th	E SALE #2	rolist rolist s#5898 cred/	Jefff 07/- 5514 and sales tt Ba	COM ferson 13/202 \$555 incent s complete s c	Asse 24 ,000, tives and difficu	LE SALE # SSSOr/M Ilisted of Outlity in	letrolist
did did not research the state of the state of the state of the adjustments are indicated Value by Sales Comparison Approach Comparable #1,2,&3 are in adjusted @ 7/sf and 10/sf All of the adjustments are indicated Value by Sales Comparison Approach Indicated Value by Sales Comparison Approach Market approach is given estimating accrued deprecent in the state of the s	n the for fi base Approach \$ App	ere no lany prior s sor/Me lany prior s sor/Me the prior sa sor/Me	previo sales or tr trolist. sales or tr trolist. le or trans SI 2024 ty and cor \$59,00 h cash Multiple market 5t ight, m ome ag	subject pus sal subject pus sa	roperty and les of the subjection no contion per son the son the son the son the subjection no contion per son the son	he such proper in the such properties of the	arable sales. If not, explain ubject property an rity for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Th ct 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the marked polied because of I and specifications of a hypothetical	d com of the effect date of so of the effect date of the ef	rolist liect jus 2000, see	Jeffer 07/13 st sold bller co	Thess. Thess. Thess. The sale. The sale.	E SALE #2 E SALE #2 24, MLS is, buyer relied fo titility as s come Approx little wei	rolist rolist #5898 r cred/	Jefff 07/- 5514 and sales to Ba	COM ferson 13/202 \$555 incent s complete s c	Asse 24 0,000, tives difficult have or have	LE SALE # LE SALE # Listed of Oulty in been subject to	letrolist lysis.
i i i i i i i i i i i i i	n the for fi base Approach \$ App	ere no lany prior s sor/Me lany prior s sor/Me the prior sa sor/Me	previo sales or tr trolist. sales or tr trolist. le or trans SI 2024 000 sonAss 2024 ty and cor \$59,00 h cash Multiple market 58 ight, m orme ap	subject pus sal subject pus sa	roperty and les of the subjection no contion per son the son the son the son the subjection no contion per son the son	he such proper in the such properties of the	arable sales. If not, explain ubject property an rity for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the marked plied because of 1 and specifications of	d com of the effect date of so of the effect date of the ef	rolist liect jus 2000, see	Jeffer 07/13 st sold bller co	Thess. Thess. Thess. The sale. The sale.	E SALE #2	rolist rolist #5898 r cred/	Jefff 07/- 5514 and sales to Ba	COM ferson 13/202 \$555 incent s complete s c	Asse 24 0,000, tives difficult have or have	LE SALE # LE SALE # Listed of Oulty in been subject to	letrolist lysis.
i did did not research the a \$555,000 07/10/2024. The \$600 07/10/2024. The \$1505,000 07/10/2024. The \$1505,000 07/10/2024. The \$1505,000 07/10/2024. The \$1505,000 07/10/2024 for \$1505,000 07/10/20	n the for fillowed do on	ere no I any prior s sor/Me I any prior s sor/Me the prior sa 07/10/2 \$555,0 07/10/2 \$555,0 Jeffers 07/13/2 same nish. d on m sh sest we n. Incc subj ng repain g repain the ext	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. le or transact son Asses 2024 ty and cor h cash Multiple market 5: ight, m ome ap	subject p us sal subject s	roperty and les of the subject of the subject of the subject of the comparty of the subject o	he substitute of the substitut	arable sales. If not, explain ubject property an ity for the three years prior to ales for the year prior to the ales for the year prior to the operty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 The to 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if develope flecting the marke plied because of I and specifications o sis of a hypothetical e condition or deficie	d com of the effect date of si (report a ALE #1 pr/Met e sub \$\$555, recor n qua the properties of the condition of the con	parable citive date of the conditional profiles and distinguished by	Jeffer 07/13 at sold leler co	Thess. Thess. It is sale. It	E SALE #2 E SALE	rolist #589s cred/	Jefff 07/55514 and sales ecau	COM COM General 13/202 \$5555 incent s completed, seed lim overnetts pleted, and dimed lim completed lim	Asse 24 0,000, tives parison are	LE SALE # sssor/M listed of on ana ea 0 ulty in been subject to condition	letrolist lysis.
I did did not research the state of the stat	unt reveau usses usses ut reveau usses upsis of i i the sub reduct inves reduct inves Approach great ciation of of	any prior s sor/Me lany prior s sor/Me lany prior s sor/Me the prior sa 07/10/2 \$	previo sales or tr trolist. sales or tr trolist. sales or tr trolist. le or trans SI 2024 000 sonAss 2024 by and or h cash Multiple market 58 ight, m ome ag ight or trans or trolist. trolist. trolist.	subject p bus sal subject p bu	roperty and les of the subject of th	he st proper arable s biject proper bit act bely report act act bely report act act bely report act act bely report act bely reported act bely reported act below act belo	arable sales. If not, explain Jubject property an Inty for the three years prior to ales for the year prior to the Deperty and comparable sales COMPARABLE S. JeffersonAssesso 07/13/2024 Tho to 06/28/2024 for deed records, tax property, similar i ual cost figures. Cost Approach (if developed flecting the marked points of a hypothetical secondition or deficie property from at life p	d com of the effect date of so difference of the effect date of the effect d	rolist liect jus 2000, see	Jeffer 07/13 st sold leller co	Thess. Thess. It is sale. It	E SALE #2 E SALE	rolist ro	Jefff 07/-5514 Ba	COM COM COM COM COM COM COM COM	Asse 24 ,000, tives difficult have or mptions mptions	LE SALE # SSOV/W Listed of Oulty in been subject to conditions and	letrolist lysis.

57960 File # 35672213

	See attached addenda.					
ı	"The intended year of this appreciasi venert is the Lander/Client. The intended	dad uga ia ta avaluata tha	nranami, thai	io the subject o	of this and	nrainal
ł	"The intended user of this appraisal report is the Lender/Client. The intended for a mortgage finance transaction, subject to the stated Scope of Work, F					
ľ	form, and Definition of Market Value". No additional Intended Users are id		reporting requ		арргаізс	агтероп
ı	,,,					
ı	There was no visual inspection of the crawl or scuttle area.					
ŀ						
ŀ	The east approach has only been developed by the approach as an engly	in to aumment their eminion	of the prepar	tula manikat vali	ıa llaat	thia
ŀ	The cost approach has only been developed by the appraiser as an analyst data, in whole or part, for other purposes is not intended by the appraiser.					
ľ	of determining the amount or type of insurance coverage to be placed on t		•			
I	not guarantee that any insurable value estimate inferred from this report w	ill result in the subject pro	perty being fu	lly insured for a	ny loss th	nat may
I	be sustained. Further, the cost approach may not be a reliable indication o					
l	date of this appraisal due to changing costs of labor and materials and due	e to changing building cod	les and gover	nmental regulat	tions and	
2	requirements.					
ı						
3						
ADDI IONAL COMMEN O						
ł						
ţ						
Í						
ĺ						
ı						
ł						
ı						
ŀ						
ľ						
ľ						
ı						
ł						
	COST APPROACH TO VALUE	F (not required by Fannie Mae)				
	COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculations.	E (not required by Fannie Mae)				
			site value is de	erived from abs	tract from	n the
	Provide adequate information for the lender/client to replicate the below cost figures and calculations.	S				
	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)	S				
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source.	S			nnot be u	used or
	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) market. The cost approach has little value, or is relied on due to the difficu relied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	S Ity in determining deprecia	ation. The co	st approach car		used or 165,000
	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) market. The cost approach has little value, or is relied on due to the difficu relied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	S S Ity in determining deprecia OPINION OF SITE VALUE DWELLING 1,6			nnot be u	used or
HINDROLL IN THE PROPERTY OF TH	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace	ation. The co	st approach car	======================================	165,000 413,648 20,880 32,000
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4	ation. The co	st approach car	======================================	165,000 413,648 20,880 32,000 13,200
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available.	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$	251.00 36.00 30.00	======================================	165,000 413,648 20,880 32,000
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications &	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical	48 \$q.R.@\$ 80 \$q.R.@\$ 40 \$q.R.@\$	251.00 36.00	======================================	165,000 413,648 20,880 32,000 13,200 479,728
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available.	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical	48 \$q.R.@\$ 80 \$q.R.@\$ 40 \$q.R.@\$	251.00 36.00 30.00	======================================	165,000 413,648 20,880 32,000 13,200
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors."	S Ity in determining deprecia OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,944	48 \$q.R.@\$ 80 \$q.R.@\$ 40 \$q.R.@\$	251.00 36.00 30.00	======================================	165,000 413,648 20,880 32,000 13,200 479,728
	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) market. The cost approach has little value, or is relied on due to the difficu relied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method.	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional	251.00 36.00 30.00	= S = S = S = S = S = S = S = S = S = S	165,000 413,648 20,880 32,000 13,200 479,728 95,946) 383,782 6,500
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method.	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional	251.00 36.00 30.00		165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782
	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) market. The cost approach has little value, or is relied on due to the difficu relied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method.	SITY IN DETECTION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae)	ation. The co	251.00 36.00 30.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946) 383,782 6,500
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional	251.00 36.00 30.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier	SITY IN DETECTION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae)	ation. The co	251.00 36.00 30.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae) 0 1 FOR PUDs (if applicable)	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae) 0 = \$ I FOR PUDs (if applicable) No Unit type(s) Detach	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae) 0 = \$ I FOR PUDs (if applicable) No Unit type(s) Detach	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	OPINION OF SITE VALUE DWELLING 1,6 Basement 5 Appliances, Fireplace Garage/Carport 4 Total Estimate of Cost-New Less Physical Depreciation 95,94 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH IE (not required by Fannie Mae) 0 = \$ I FOR PUDs (if applicable) No Unit type(s) Detach	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project	SIty in determining deprecial process of the proces	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes	OPINION OF SITE VALUE	48 Sq.R. @ \$ 80 Sq.R. @ \$ 40 Sq.R. @ \$ Functional 6	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project Total number of units rented Total number of units for sale Was the project coratain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Total number of units rented Was the project contain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project Total number of units rented Total number of units for sale Was the project coratain any multi-dwelling units? Yes No Data Source(s)	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficu relied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data 06/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project Total number of phases Total number of units Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500 555,282
	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data O6/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500
1000	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) market. The cost approach has little value, or is relied on due to the difficurelied upon by any other source. ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshal & Swift Quality rating from cost service A Effective date of cost data O6/01/2024 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Land value is typical for the subject's market area and has been derived by abstraction and/or sales available. Cost and depreciation taken from "marshall & Swift publications & adjusted for local cost factors." Physical depreciation is calculated using the age/life method. Estimated Remaining Economic Life (HUD and VA only) 48 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ 0 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 proper Legal Name of Project Total number of phases Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete? Yes No	OPINION OF SITE VALUE	ation. The co	251.00 36.00 30.00 External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	165,000 413,648 20,880 32,000 13,200 479,728 95,946 383,782 6,500

57960 File# 35672213

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 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 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.

57960 File # 356722

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

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

57960 File # 35672213

20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	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
22. I am aware that any disclosure or distribution of this appra laws and regulations. Further, I am also subject to the provis that pertain to disclosure or distribution by me.	
insurers, government sponsored enterprises, and other secondary	er, the mortgagee or its successors and assigns, mortgage market participants may rely on this appraisal report as part ore of these parties.
defined in applicable federal and/or state laws (excluding audio appraisal report containing 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 nature, the appraisal report shall be as effective, enforceable and elivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprisor Code, Section 1001, et seq., or similar state laws.	· · · · · · · · · · · · · · · · · · ·
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ory Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser	
I accept full responsibility for the contents of this appraisal statements, conclusions, and the appraiser's certification.	report including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this appraisal report is either a s appraisal firm), is qualified to perform this appraisal, and is acc	ub-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
 This appraisal report complies with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	ecord" 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 George A. Baumbach	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Story O. Blumbach	Signature
Name George A. Baumbach Company Name Precision Appraisal	NameCompany Name
Company Address 6562 South Xenophon St.	Company Address
Littleton, CO 80127	
Telephone Number <u>303-932-9914</u>	Telephone Number
Email Address george@thebaumbachs.com	Email Address Patr of Claracters
Date of Signature and Report 07/14/2024 Effective Date of Appraisal 07/13/2024	Date of Signature State Certification #
State Certification # CR1319243	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CO Expiration Date of Certification or License 12/31/2025	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
6985 Braun Ct	Did inspect exterior of subject property from street
Arvada, CO 80004	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 555,000 LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Address Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd, Suite 100, Redondo Beach, CA 90078	Date of Inspection
Email Address	

Supplemental Addendum File No. 35672213

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	State	СО	Zip Code	80004	
Lender/Client	Wedgewood Inc							

Market Area: The subject is located in an established market area consisting of a multi-style single family dwellings of Q3 quality and C2 and C3 condition ratings known as Ralston Valley. The market area consists of ranch, bi-level, split-level and 2-story homes built in the early 1960's with some newer builds in the 1990's. The subject property and comparable sales are not located in an HOA.

The subject is located in Arvada, bordered to the North by W 74th Ave, to the South by 64th Ave, to the East by Ward Rd and to the West by Indiana St. All support facilities are located within a reasonable distance.

Site: The subject is a mostly level interior lot. Drainage appears adequate from the street inspection. There were no adverse affects observed at the time of inspection

Improvements: From the visual exterior inspection and data contained in the 2024 listing MLSL5895514 listing #7819438 the subject has some updates at the time of sale. There is newer carpet and wood laminate flooring some newer paint, newer water heater, ac and furnace. One bathroom was updated, there is dated flooring and wall paper in several rooms. The basement is partially finished. There is a 2-car garage and rv parking, fireplace. The appraiser reserves the right to revise any information that is found to be incorrect that would affect the overall marketability and value. This report is based on an assumption that the information is correct.

Comparable Sales: All of the sales used are from the same market area and are considered to be similar in size, style, quality and market appeal. All of the sales used are recent and require no market change adjustments. All adjustments were based on market extraction, not actual cost figures. These are the best sales in the market area to bracket the subject's property characteristics. No adjustments were supported for age difference, and lot size as the market did not recognize any market difference. No adjustments were made for seller concessions to sales 2 and 3, there was no breakdown as to what was a concession and closing costs. Sale 2 was purchased through a FHA loan and included seller points, and closing costs. Sale 1 was also purchased by an investor in similar condition as the subject with some updating for cash. Sale 1 was adjusted upward for no basement finish. Sale 2 was adjusted upward for bathroom area. Sale 2 is a bi-level with no basement this sale was adjusted downward for gross living area and upward for basement finish, ec and garage area. Sale 2 was also adjusted downward for a higher degree of upgrades including flooring, interior paint, upgraded counter tops and back splash, and upgraded bathrooms. Sale 3 was adjusted upward for gross living area, garage area and upgrades in the kitchen and bathrooms.

Overall all three sales required a limited degree of adjustments in arriving at the final estimate of value, most weight was placed on sale 1 for recent sale, purchased by an investor and similar property characteristics. Equal weight was placed on sales 2 and 3. Both sales. 2 and 3 have superior upgrades.

The final estimate is within the value range for the market area based on the overall condition and degree of updating, homes in this area with similar updating are selling for much less and is within the average market exposure time for the market area which is 30-180 days overall. there is a wide selling range and degree in degree of updating at the time sale. With increased interest rates, seller concessions, are common in the area. In addition, homes in the area purchased by investors, versus sales by individuals are selling for slightly less based on discounts given to investors for lack of updating and any property deficiencies. There is a lack of data to support a market change adjustment.

All adjustments for differences in physical characteristic were based on market extraction not actual cost figures.

No personal property was included in this report, only real property.

I have performed no services, as an appraiser or in any other capacity, regarding the property

Supplemental Addendum File No. 35672213

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	State	СО	Zip Code	80004	
Lender/Client	Wedgewood Inc							

that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

As of this date, George A.Baumbach has completed all the requirements for Continuing Education and am a Certified Residential Appraiser #CR1319243. Under HB the appraiser was engaged by Clear Capital AMC#200000232 and paid a fee of \$235.00

My comparable search criteria consists of properties that are between 1400-2100 square feet, and which sold within the past 12 months, and are located within a 1 mile radius of the subject property. My comparable search did not include any sales price or value parameters.

All search documentation has been provided for this report under MLS legal restrictions. This is based on an exterior inspection only.

I acknowledge the photo requirements, and attest that I provided original photos for the following:

- 1) Subject front, streets
- 2) Physical deterioration, recent updates, remodeling, renovation and all characteristics affecting the value based on data, and exterior inspection
- 3) Each of the gridded comparables and aerial photo

The bedrooms and baths listed are consistent with what is reported in the appraisal report. All patio's and porches are included to be either open, covered or enclosed and include their dimensions and dining area, newer plumbing fixtures in all bathrooms, basement finish includes a rec. room, bedroom and bath, Cac.

I have performed not performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the last three-year period immediately preceding acceptance of this assignment.

No personal proeprty was included or disclosed in this report, only real proeprty

Highest and best use

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Market Conditions Addendum to the Appraisal Report

57960 File No. 35672213

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	rith an effective date on or after Ap			Ctoto O O		7ID Codo o o o		
Property Address 6985 Braun Ct Borrower Catamount Properties 2018 LLC		^{City} Arvada		State CO		ZIP Code 800	04_	
Instructions: The appraiser must use the information required on this	form as the basis for his/her cond	clusions, and must provide sup	port for those conclusions, regardir	ng				
housing trends and overall market conditions as reported in the Neigh			-	-				
it is available and reliable and must provide analysis as indicated belo	w. If any required data is unavailal	ble or is considered unreliable,	the appraiser must provide an					
explanation. It is recognized that not all data sources will be able to pr	ovide data for the shaded areas be	elow; if it is available, however,	the appraiser must include the data	a				
in the analysis. If data sources provide the required information as an	average instead of the median, the	e appraiser should report the a	vailable figure and identify it as an					
average. Sales and listings must be properties that compete with the				10				
subject property. The appraiser must explain any anomalies in the dat								
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	N Incression	(Overall Trend		Dealining
Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	5	4	7	Increasing Increasing	H	Stable Stable	Н	Declining Declining
Total # of Comparable Active Listings	0.83	1.33	2.33 1	Declining	Н	Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0.4	Declining	H	Stable	_	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Щ(verall Trend		
Median Comparable Sale Price	631,000	545,000	650,000	Increasing	П	Stable	П	Declining
Median Comparable Sales Days on Market	30	16	8	Declining		Stable		Increasing
Median Comparable List Price	620,000	0	690,000	Increasing		Stable		Declining
Median Comparable Listings Days on Market	21	0	15	Declining		Stable		Increasing
Median Sale Price as % of List Price	.98	0	.94	Increasing	X			Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	No No		Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 months		-	-					
fees, options, etc.). Seller concessions are								
months. THE APPRAISER NOTES THE IN								
appraiser reserves the right to correct any								
homes that have been purchased on "as is to higher interest rates and properties listed		<u> </u>			vai	ue standar	as.	Due
Are foreclosure sales (REO sales) a factor in the market?	Yes No		the trends in listings and sales of fo					
Minimum foreclosures and short sales are					Me	etro marke	t ai	rea at
this time.	in subject market are	a. The market appl	cars to riave stabilized	THI THE BEHVER	IVIC	ao marko	, c ai	caat
Cite data sources for above information. Inform	ation obtained from t	he Denver MLS sys	stem and a review of o	comparable list	ing	s and sale	s in	the
subject's market area.								
Summarize the above information as support for your conclusions in				as				
an analysis of pending sales and/or expired and withdrawn listings, to	formulate your conclusions, prov	vide both an explanation and su	pport for your conclusions.		_			
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat	formulate your conclusions, provion in this market doe	vide both an explanation and su es not record active	pport for your conclusions. listings in any period	or time except				
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with t	formulate your conclusions, provion in this market does the Denver MLS are continued.	vide both an explanation and su es not record active on-going in an atter	pport for your conclusions. Iistings in any period npt to have them prov	or time except	atic	n.(OR und	ler	\!!
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with to contract, expired and withdrawn listings we	formulate your conclusions, provision in this market does the Denver MLS are or re analyzed to see w	vide both an explanation and su es not record active on-going in an atter then they were lister	pport for your conclusions. listings in any period npt to have them prov d to help determine th	or time except ide this inform e "total numbe	atic r of	n.(OR und active listi	ler ngs	5"
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with to contract, expired and withdrawn listings we prior to those that are now actively listed) in	formulate your conclusions, provious in this market does the Denver MLS are or re analyzed to see w MONTHS OF HOUSIN	vide both an explanation and sures not record active congoing in an atter then they were listen NG SUPPLY: the "N	pport for your conclusions. listings in any period npt to have them prov d to help determine th Months of Housing Su	or time except ide this inform e "total numbe pply" calculate	atic r of d a	n.(OR und active listi bove is not	ler ngs t	
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with to contract, expired and withdrawn listings we prior to those that are now actively listed) Note that are now actively listed in the proper sentative of "marketing time" (homes to the proper sentative of "marketing time").	of formulate your conclusions, provided in this market does the Denver MLS are considered to see when the Months of Housing that actually sell since	order both an explanation and subsets not record active on-going in an atter then they were listen NG SUPPLY: the "Ne many homes are	pport for your conclusions. listings in any period mpt to have them prov d to help determine th Months of Housing Su listed too high and are	or time except ide this inform e "total numbe pply" calculate e removed fror	ation of a d a m th	n.(OR und active listi bove is not ne market.	ler ngs t	
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with to contract, expired and withdrawn listings we prior to those that are now actively listed) in	formulate your conclusions, provided in this market does the Denver MLS are considered to see when the Month's OF HOUSING that actually sell sincoment is actually from	ide both an explanation and sues not record active congoing in an atter then they were listed SUPPLY: the "Ne many homes are 30-180 days which	pport for your conclusions. listings in any period npt to have them prov d to help determine th Months of Housing Su listed too high and and better represents tho	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real	ation of a d a m the distin	n.(OR und active listi bove is not ne market. cally listed.	ler ngs t	9
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with to contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg	formulate your conclusions, provided in this market does the Denver MLS are of the Denver MLS are of the American and the Month of the	ide both an explanation and sues not record active con-going in an atter then they were liste. NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "n	pport for your conclusions. listings in any period npt to have them prov d to help determine th Months of Housing Su listed too high and and better represents the nedian" figure, a range	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has	ation of a of a of the distinction	n.(OR und active listi bove is not ne market. cally listed. en "average	ler ngs t the	vhich
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informate available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be core	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not be a seen analyzed to see whon the does not be a seen and the does not be a	es not record active on-going in an atter hen they were liste NG SUPPLY: the "Ne many homes are 30-180 days which a does not offer "norder to better app.	pport for your conclusions. listings in any period only to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort	or time except ride this inform e "total numbe pply" calculate e removed from use homes real e of value has gure, a range a the average.	ation of a of a of the distinction	n.(OR und active listi bove is not ne market. cally listed. en "average	ler ngs t the	vhich
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informate available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed). In representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be contributed in the subject is a unit in a condominium or cooperative project, complete.	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not a see that actually sell some ment is actually from the from this market are which FIELDS). In the parable but which extends the following:	es not record active on-going in an atter hen they were liste. NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or	pport for your conclusions. listings in any period on the have them proved to help determine the Months of Housing Sulfisted too high and are better represents the nedian" figure, a rangeroximate a "median" figutlier that might distort Project Nar	or time except ride this inform e "total numbe pply" calculate e removed from use homes real e of value has gure, a range a the average.	ation of vertical and the second seco	n.(OR und active listi bove is not be market. cally listed. en "average alue has b	ler ngs t the	vhich
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) the representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirthe subject is a unit in a condominium or cooperative project, complex to the confirmation of	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not be a seen analyzed to see whon the does not be a seen and the does not be a	es not record active on-going in an atter hen they were liste NG SUPPLY: the "Ne many homes are 30-180 days which a does not offer "norder to better app.	pport for your conclusions. listings in any period only to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has agure, a range the average.	ation of vertical and the second seco	an.(OR und active listi bove is not be market. cally listed. an "average alue has b	ler ngs t the	vhich
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirmed by the comparable sales (Settled)	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not a see that actually sell some ment is actually from the from this market are which FIELDS). In the parable but which extends the following:	es not record active on-going in an atter hen they were liste. NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or	pport for your conclusions. listings in any period on the have them proved to help determine the Months of Housing Sulfisted too high and are better represents the nedian" figure, a rangeroximate a "median" figutlier that might distort Project Nar	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range the average.	ation of vertical and the second seco	n.(OR und active listi bove is not be market. cally listed. en "average alue has b	ler ngs t the	vhich
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market segnitude available in the sanalysis. (IDENTIFY) used is inclusive of properties felt to be confirmed using the subject project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months)	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not a see that actually sell some ment is actually from the from this market are which FIELDS). In the parable but which extends the following:	es not record active on-going in an atter hen they were liste. NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or	pport for your conclusions. listings in any period on the have them proved to help determine the Months of Housing Sulfisted too high and are better represents the nedian" figure, a rangeroximate a "median" figutlier that might distort Project Nar	or time except ride this inform e "total numbe pply" calculate e removed fror isse homes real e of value has gure, a range to the average.	ation of vertical and the second seco	n.(OR und active listi bove is not be market. cally listed. en "average alue has b	ler ngs t the	vhich n Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market segnitude available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed using the subject project pata. Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not a see that actually sell some ment is actually from the from this market are which FIELDS). In the parable but which extends the following:	es not record active on-going in an atter hen they were liste. NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or	pport for your conclusions. listings in any period on the have them proved to help determine the Months of Housing Sulfisted too high and are better represents the nedian" figure, a rangeroximate a "median" figutlier that might distort Project Nar	or time except ride this inform e "total numbe pply" calculate e removed fror se homes real e of value has gure, a range to the average. Increasing peclining	ation of vertical and the second seco	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirmed the subject project is a unit in a condominium or cooperative project, complete the subject project bata Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months One in this market are which exists the following: Prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not be market. cally listed. en "average alue has b	ler ngs t the	vhich n Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confused in 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, 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, 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 cooperative project is a unit in a condominium or coo	formulate your conclusions, provious in this market does the Denver MLS are or analyzed to see whon the Denver MLS are of the does not a see that actually sell some ment is actually from the from this market are which FIELDS). In the parable but which extends the following:	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period on the have them proved to help determine the Months of Housing Sulfisted too high and are better represents the nedian" figure, a rangeroximate a "median" figutlier that might distort Project Nar	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirmed the subject is a unit in a condominium or cooperative project, completed and a formation of the comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months One in this market are which exists the following: Prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed). It is representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be conflicted in the subject is a unit in a condominium or cooperative project, completed and the comparable sales (Settled). Absorption Rate (Total Sales/Months) Total # of Comparable Sales (Settled) Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months One in this market are which exists the following: Prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed). It is representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be conflicted in the subject is a unit in a condominium or cooperative project, completed and the comparable sales (Settled). Absorption Rate (Total Sales/Months) Total # of Comparable Sales (Settled) Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months One in this market are which exists the following: Prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed). It is representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be conflicted in the subject is a unit in a condominium or cooperative project, completed and the comparable sales (Settled). Absorption Rate (Total Sales/Months) Total # of Comparable Sales (Settled) Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, provided in this market does the Denver MLS are concluded in the Denver MLS are concluded in the Denver MLS are concluded in the Denver MCONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months Order Household in the Denver MHICH FIELDS). In the prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed). It is representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be conflicted in the subject is a unit in a condominium or cooperative project, completed and the comparable sales (Settled). Absorption Rate (Total Sales/Months) Total # of Comparable Sales (Settled) Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	of formulate your conclusions, provided in this market does the Denver MLS are concluded in the Denver MLS are concluded in the Denver MLS are concluded in the Denver MCONTHS OF HOUSING that actually sell since the following: Prior 7-12 Months Order Household in the Denver MHICH FIELDS). In the prior 7-12 Months	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirmed to the subject is a unit in a condominium or cooperative project, complete the subject is a unit in a condominium or cooperative project, complete and a formal 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available information available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confused in 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, 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, 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 cooperative project is a unit in a condominium or coo	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents and Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirthe subject is a unit in a condominium or cooperative project, complex used in the 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seguing AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be confirmed to the confirmed available of the confirmed available for the subject is a unit in a condominium or cooperative project, complementation of the confirmed available. 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active con-going in an atter then they were lister NG SUPPLY: the "Ne many homes are 30-180 days which ea does not offer "norder to better app xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period mpt to have them proved to help determine the Months of Housing Sulisted too high and are better represents the nedian" figure, a rangeroximate a "median" figure that might distort represents a "Opicie Nar Current – 3 Months	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY it used is inclusive of properties felt to be confirthe subject is a unit in a condominium or cooperative project, compisubject 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.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active on-going in an atter hen they were lister. NG SUPPLY: the "Ne many homes are 30-180 days which adoes not offer "norder to better app. xcludes potential or Prior 4-6 Months	pport for your conclusions. listings in any period on the to have them provide to help determine the Months of Housing Sulisted too high and are better represents the median" figure, a ranger roximate a "median" figure. Current – 3 Months or of REO listings and explain the tree.	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be consistent of the subject is a unit in a condominium or cooperative project, complete the project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since the following in the first set the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active on-going in an atter hen they were lister NG SUPPLY: the "Ne many homes are 30-180 days which are does not offer "norder to better app xcludes potential or Prior 4-6 Months If yes, indicate the number of the supplementary in the supplementary in the supplementary is supplementary in the supplementary is supplementary in the supplementary in the supplementary is supplementary in the supplementary in the supplementary is supplementary in the supplementary in the supplementary in the supplementary is supplementary in the	pport for your conclusions. Iistings in any period on the house them proved to help determine the Months of Housing Sulisted too high and are better represents the median" figure, a range roximate a "median" figure. A range roximate a "median" foutlier that might distort represents the ror of REO listings and explain the tree of REO listings and explain the tree or of REO listings and explain the tree	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY used is inclusive of properties felt to be confirmed in the subject is a unit in a condominium or cooperative project, complete and a focus of the 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 of the su	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since ment is actually from the from this market are which FIELDS). In parable but which exists the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active on-going in an atter hen they were lister then they were lister. It is a supervisor of the supervisor of	pport for your conclusions. listings in any period on the have them provided to help determine the Months of Housing Sulisted too high and are better represents the median" figure, a range roximate a "median" figure a ranger oximate a "median" four of REO listings and explain the tree or of REO listings and explain the tree	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, to ACTIVE LISTINGS: The available informat available active listings. Discussions with the contract, expired and withdrawn listings we prior to those that are now actively listed) in representative of "marketing time" (homes to Days-on-market" (DOM) for this market seg AVERAGE VS. MEDIAN: the date available has been used in this analysis. (IDENTIFY) used is inclusive of properties felt to be consistent 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, 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 pro	of formulate your conclusions, provided in this market does the Denver MLS are concerned analyzed to see who MONTHS OF HOUSING that actually sell since ment is actually from the from this market are which FIELDS). In parable but which exists the following: Prior 7–12 Months Yes No	ide both an explanation and sues not record active on-going in an atter hen they were lister then they were lister. It is a supervisor of the supervisor of	pport for your conclusions. listings in any period mpt to have them prov do to help determine the Months of Housing Sulisted too high and are better represents the median" figure, a rangeroximate a "median" figure a roximate a "median" foutlier that might distort Project Nar Current – 3 Months er of REO listings and explain the tree of REO listings and explain the tree or services and explain the tree or services are services are services and explain the tree or services are services are services are services and explain the tree or services are	or time except ride this inform e "total numbe pply" calculate e removed fror use homes real e of value has gure, a range to the average. Increasing Declining Declining	ation of a mathematical transfer of the control of	n.(OR und active listi bove is not ne market. cally listed. en "average alue has b overall Trend Stable Stable	ler ngs t the	Declining Declining Increasing

Freddie Mac Form 71 March 2009

USPAP ADDENDUM

57960 File No. 3567221

Catamount Properties 201		
	3 LLC	
perty Address 6985 Braun Ct		
Arvada	County Jefferson	State CO Zip Code 80004
Wedgewood Inc	5511515511	3000.
vvcagewood mo		
This report was prepared under the following US	PAP reporting option:	
M Approint Depart	his woned was avenued in accordance with UCDAD Chandards Dula C. C(a)	
Appraisal Report T	his report was prepared in accordance with USPAP Standards Rule 2-2(a).	
Restricted Appraisal Report T	his report was prepared in accordance with USPAP Standards Rule 2-2(b).	
Decemble Functions Times		
Reasonable Exposure Time		
My opinion of a reasonable exposure time for the subject	t property at the market value stated in this report is:	Estimated exposure time is
between 30-180 days		
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, regarding the property that is the subject of this report	within the
three-year period immediately preceding acceptan	de or tris assignment.	
LIIAVE norformed consists on an approiser or in	and how a consider, we consider the arrangely that in the cribinal of this year of rithin	Also Albana vices
	nother capacity, regarding the property that is the subject of this report within	the three-year
period immediately preceding acceptance of this a	ssignment. Those services are described in the comments below.	
- The statements of fact contained in this report a	re true and correct	
·	s are limited only by the reported assumptions and limiting conditions	and are my personal importial and unbiased
	s are infliced only by the reported assumptions and inflitting conditions	s and are my personal, impartial, and unbiased
professional analyses, opinions, and conclusions.		
- Unless otherwise indicated, I have no present or	prospective interest in the property that is the subject of this report an	nd no personal interest with respect to the parties
involved.		
	s the subject of this report or the parties involved with this assignmen	nt .
		IL.
- My engagement in this assignment was not con	tingent upon developing or reporting predetermined results.	
- My compensation for completing this assignmen	t is not contingent upon the development or reporting of a predetermi	ined value or direction in value that favors the cause of
the client, the amount of the value opinion, the atta	inment of a stipulated result, or the occurrence of a subsequent event	directly related to the intended use of this appraisal.
· · · · · · · · · · · · · · · · · · ·	veloped, and this report has been prepared, in conformity with the Un	*
	volopou, and this report has been propared, in comorning with the on	morni otandardo di i rorcoolonal Appialoal i ractice that
were in effect at the time this report was prepared.		
- Unless otherwise indicated, I have made a perso	nal inspection of the property that is the subject of this report.	
 Unless otherwise indicated, no one provided sign 	nificant real property appraisal assistance to the person(s) signing this	s certification (if there are exceptions, the name of each
individual providing significant real property apprai	sal assistance is stated elsewhere in this report).	
	! !	
Additional Comments		
Additional Comments This is based on an exterior inspection	solely.	
	solely.	
This is based on an exterior inspection		
This is based on an exterior inspection	solely. SUPERVISORY APPRAIS	SER: (only if required)
This is based on an exterior inspection		SER: (only if required)
This is based on an exterior inspection		SER: (only if required)
This is based on an exterior inspection PPRAISER:		SER: (only if required)
PPRAISER: gnature: High a Faumbach	SUPERVISORY APPRAIS Signature:	SER: (only if required)
PPRAISER: gnature: George A. Baumbach	SUPERVISORY APPRAIS Signature: Name:	SER: (only if required)
PPRAISER: gnature: George A. Baumbach 107/14/2024	SUPERVISORY APPRAIS Signature: Name: Date Signed:	SER: (only if required)
PPRAISER: gnature: George A. Baumbach ate Signed: 07/14/2024	SUPERVISORY APPRAIS Signature: Name:	SER: (only if required)
PPRAISER: gnature: George A. Baumbach ate Signed: 07/14/2024 ate Certification #: CR1319243	SUPERVISORY APPRAIS Signature: Name: Date Signed:	SER: (only if required)
PPRAISER: Ignature: Seorge A. Baumbach ate Signed: 07/14/2024 ate Certification #: CR1319243 State License #:	SUPERVISORY APPRAI:	SER: (only if required)
PPRAISER: gnature:	SUPERVISORY APPRAI:	
PPRAISER: Ignature:	SUPERVISORY APPRAIS	License:
This is based on an exterior inspection APPRAISER: Ignature:	SUPERVISORY APPRAI: Signature: Name: Date Signed: State Certification #: or State License #: State: Expiration Date of Certification or Supervisory Appraiser Inspection	License:

Subject Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	State	СО	Zip Code	80004	
Lender/Client	Wedgewood Inc							



Subject Front

6985 Braun Ct Sales Price

Gross Living Area 1,648 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; N;Res; 8,093 sf View Site Quality Q3 48 Age



Subject Street



Subject Street

Comparable Photo Page

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	State	СО	Zip Code	80004	
Lender/Client	Wedgewood Inc							



Comparable 1

6501 Welch Ct

Prox. to Subject 0.92 miles SE 550,300 Sale Price Gross Living Area 1,599 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; View N;Res; 9,692 sf Site Q3 Quality Age 57



Comparable 2

7140 Van Gordon St

Prox. to Subject 0.86 miles E Sale Price 565,000 Gross Living Area 1,800 Total Rooms Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 7,032 sf Quality Q3 Age 54



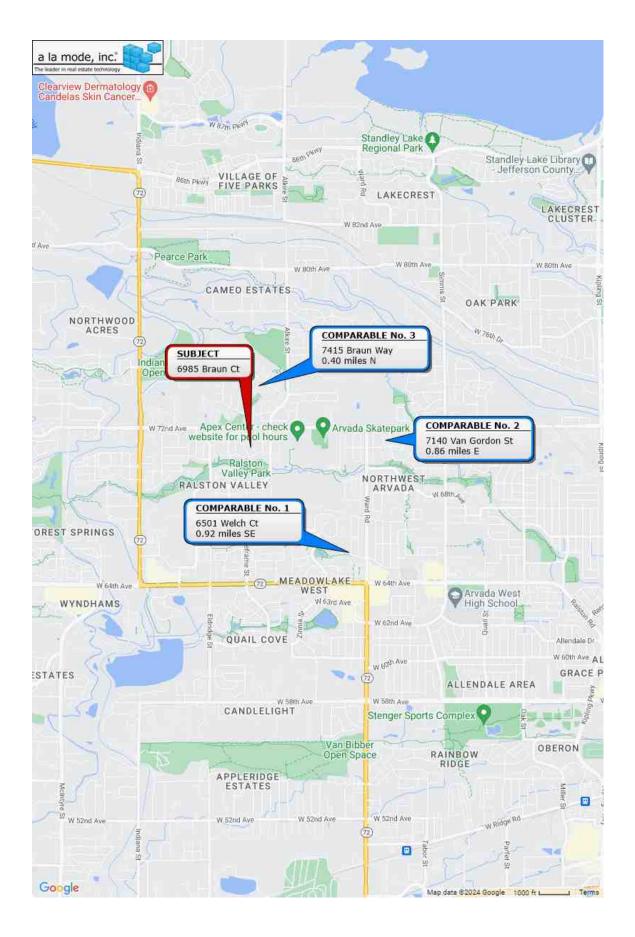
Comparable 3

7415 Braun Way

Prox. to Subject 0.40 miles N Sale Price 605,000 Gross Living Area 1,426 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 8,093 sf Quality Q3 Age 47

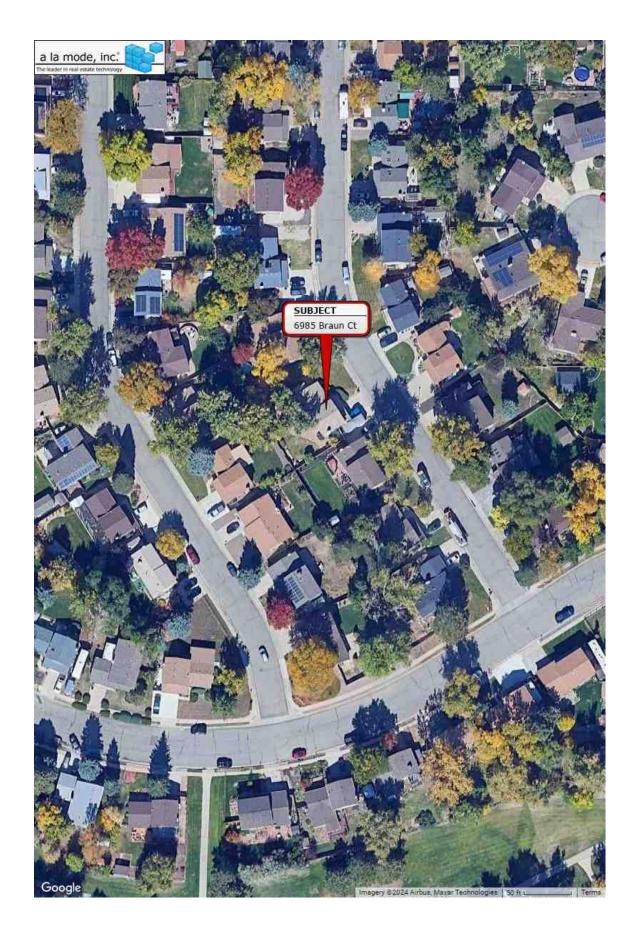
Location Map

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	State	СО	Zip Code	80004	
Lender/Client	Wedgewood Inc						•	



Aerial Map

Borrower	Catamount Properties 2018 LLC							
Property Address	6985 Braun Ct							
City	Arvada	County	Jefferson	Sta	te CO	Zip Code	80004	
Lender/Client	Wedgewood Inc							







LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company") 499 Washington Boulevard, 8th Floor Jersey City, NJ 07310 877-245-3510

AAI000571-10	AAI000571-09						
ED BOLLOW SOUTH A STATE OF THE							
GAINST THE INSURED DURING NO LATER THAN SIXTY (60) DA EXTENDED REPORTING PERIO	TO LIABILITY FOR ONLY THOSE THE POLICY PERIOD AND THEN REPORTED OF AFTER EXPIRATION OR TERMINATION OF DD, IF APPLICABLE, FOR A WRONGFUL ACT EFORE THE END OF THE POLICY PERIOD .						
24 To: 04/14/2025 dress stated in 1 above.							
Each Claim							
,							
j							
00,000 Each Claim 00,000 Aggregate							
00 Supplemental Payment Coverage 00 Supplemental Payment Coverage 00 Supplemental Payment Coverage Supplemental Payment Coverage							
7. Covered Professional Services (as defined in the Policy and/or by Endorsement):							
erty Damage Caused ction (\$100,000 Sub-Limit): ation: uation:	Yes X No No Yes No X No X Yes No X X Yes No X X X X Yes Yes No X X X X Yes Yes No X X X X Yes						
	GAINST THE INSURED DURING NO LATER THAN SIXTY (60) DA EXTENDED REPORTING PERIOR RETROACTIVE DATE AND BEY. 24 To: 04/14/2025 dress stated in 1 above. Each Claim 30,000 Each Claim 300,000 Aggregate 300 Supplemental Payment Coverage 301 Supplemental Payment Coverage 302 Supplemental Payment Coverage 303 Supplemental Payment Coverage 304 Supplemental Payment Coverage 305 Supplemental Payment Coverage 306 Supplemental Payment Coverage 307 Supplemental Payment Coverage 308 Supplemental Payment Coverage 309 Supplemental Payment Coverage 309 Supplemental Payment Coverage 400 Supplemental Payment Coverage 500 Supplemental Payment Coverage 500 Supplemental Payment Coverage 600 Supplemental Payment Coverage 601 Supplemental Payment Coverage 602 Supplemental Payment Coverage 603 Supplemental Payment Coverage 604 Supplemental Payment Coverage 605 Supplemental Payment Coverage 606 Supplemental Payment Coverage 607 Supplemental Payment Coverage 608 Supplemental Payment Coverage 609 Supplemental Payment Coverage 609 Supplemental Payment Coverage 609 Supplemental Payment Coverage						

Aspen American Insurance Company LIA001 (04/19) Page 1 of 2

License

George Baumbach CR1319243

George Alexander Baumbach

Marcie Waters

...

Director: Marcia Waters

6562 S Xenophon St Littleton, CO 80127

State of Colorado Department of Regulatory Agencies Division of Real Estate

Board of Real Estate Appraisers

George Alexander Baumbach

Certified Residential Appraiser

License #: CR1319243 Status: Active

Expires: 12/31/2025

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

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

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