APPRAISAL OF REAL PROPERTY



LOCATED AT

4107 Fawnhollow Dr Dallas, TX 75244 Lot 5, Block D/8388, Glen Cove East 1st Sec

FOR

Wedgewood Inc 2015 Manhattan Beach Blvd Suite 100 Redondo Beach, CA 90278

OPINION OF VALUE

\$639,000

AS OF

07/27/2024

BY

Casey Mann
Velox Valuations LLC
704 South State Rd 135, Ste D, #393
Greenwood , IN 46143
(317) 482-7700
casey.mann@veloxval.com

Exterior-Only Inspection Residential Appraisal Report

File #	24-07-0124
--------	------------

	The purpose	oi uiis suiiii	nary appraisal repo	ort is to pr	ovide the len	der/client with ar	n accurate,	and adequate	ely sup	ported, op	inion of the	market value	of the su	bject property.
	Property Addres	S 4107	Fawnhollow Dr				City	Dallas			S	tate TX	Zip Code 7	75244
	Borrower C		roperties 2018		Owr	ner of Public Record	Dor	na Cote			C	ounty Dalla		02
	Legal Description		Block D/8388	,	e East 1st S	Sec								
	Assessor's Parc		000808595370				Tax Ye	ar 2023			R	.E. Taxes \$ c	0,070	
	Neighborhood N		th Dallas				Map R	,	19124	Į.	C		096.08	
EC	Occupant	Owner	Tenant X Vac	ant	Spe	cial Assessments \$	0			PL	JD HOA\$	0	per year	per month
UBJ	Property Rights	Appraised	Fee Simple	Leasehol	d Ott	ner (describe)						<u> </u>		
S	Assignment Typ	oe Pu	chase Transaction	Refina	ance Transaction	Other	(describe)	Servicino	7					
	Lender/Client	Wedgev	ood Inc			Address 201	5 Manhat			Suite 10	0 Redondo	Beach, CA	90278	
	Is the subject p		ered for sale or has it b	een offered for sa	le in the twelve mo				Diva (ouno ro	o, rtodonat		Yes No)
	Report data sou	rce(s) used, offerin	price(s), and date(s).		The sub	ject was not	offered ci	irrently for	sale t	hrough	NTRFIS M	S		
					1110 041	,,001 1140 1101	00.00		00.0	oug				
	I did	did not analyz	the contract for sale f	or the subject pur	chase transaction.	Explain the results of	the analysis of	the contract for	sale or w	hy the analys	is was not			
	performed.													
_														
S'AC.	Contract Price \$	3	Date of Contr	act	Is	the property seller the	e owner of pub	ic record?		Yes	No Dat	a Source(s)		
Ë	Is there any fina	ıncial assistance (lo	an charges, sale conce	ssions, gift or dov	vnpayment assista	ince, etc.) to be paid	by any party or	behalf of the bo	rrower?					Yes No
ဗ	If Yes, report the	e total dollar amour	t and describe the items	to be paid.									_	
	Note: Race and	the racial compo	sition of the neighborh	nood are not app	raisal factors.									
			od Characteristics			One-	Unit Housing	Trends			One-Un	it Housing	Present	t Land Use %
	Location	Urban [Suburban	Rural	Property Values		<u>~</u>	Stable	□ Der	clining	PRICE	AGE	One-Unit	65 %
		Over 75%	25-75%	Under 25%	Demand/Supply			In Balance		er Supply	\$ (000)	(yrs)	2-4 Unit	5 %
0	Growth		Stable	Slow	Marketing Time	Under 3		3-6 mths		er 6 mths	H		Multi-Family	
000	Neighborhood B										 00		Commercial	15 %
SR.						1-635 to the n	ortn, Inw	ood Road t	o the	east,	,000	ligh 90		10 %
ΗBC	Royal Lar Neighborhood D		th, and Marsh							P -	,,,,,	red. 20	Other	5 %
ΕG	•	· ·				rea with exist							ping, emp	pioyment,
Z	recreation	nal and med	cal facilities. T	his area is	located in t	he Dallas ISD). The "o	her" categ	ory is	vacant	land and pa	arks.		
	Market Canditio	na (includina auna	at for the above consti	alama\										
			rt for the above conclu			ue to the stab								
			ues in the sub			ed. The D/FW	/ Metrople	ex has tran	isition	ed from	a period of	rising price	s and incr	easing
=			er demand leve	els and stat				Chan				Man		
	Dimensions	Per the Dal				12,750 s		Shap	- ' '	ectangul		View N;	Res;	
	Specific Zoning		R-10(A)			oning Description		Family Re	sident	ial Distri	ct			
	Zoning Complia			onforming (Grand		No Zo		Illegal (describe)			2 v	No. KNo door	n	
	is the highest ai	nd best use of subj	ct property as improve	d (or as proposed	per plans and spi	ecifications) the prese	nt use?				Yes	No If No, descr	ide	
		B.1.11 Au	(1 ")				/I " \							
	Utilities		r (describe)		Mata.		(describe)				ements - Type		Public	Private
SITE	Electricity	X			Water	<u> </u>					ncrete		<u> </u>	
S	Gas	X			Sanitary Sewer	lacksquare			Al		ncrete	FFMA Mara Da	<u> </u>	
		lood Hazard Area	Yes	No FE			55111 11			1100K		FEMA Map Da		
					MA Flood Zone	X	FEMA M	• +0	113C0	JIBUK		. Emiliar map Di	ite 07/0	07/2014
			ments typical for the m	arket area?		X Yes	No If No	ap # 48° , describe	113C0) 190K			0170	
	No advers	dverse site condition	ments typical for the m	arket area? asements, encroa	chments, environr	Yes mental conditions, lan	No If No d uses, etc.)?	, describe			Ye	s No	If Yes, describe)
		dverse site conditionse encroach	ments typical for the m is or external factors (e ments or ease	arket area? asements, encroa ments were	chments, environr	Yes nental conditions, land	No If No d uses, etc.)?	, describe	a surv	ey for a	ccurate lot	s No	If Yes, describe	cated
	adjacent s	dverse site conditions se encroach single-family	ments typical for the m is or external factors (e ments or ease residences. N	arket area? asements, encroa ments were lo adverse	chments, environre noted duri external co	Yes nental conditions, land the site objections were	No If No d uses, etc.)?	, describe I. Rely on a	a surv	ey for ac	ccurate lot	s No	If Yes, describe	cated
	adjacent s	dverse site conditionse encroach single-family actor on the	ments typical for the m is or external factors (e ments or ease residences. N subject site or	arket area? asements, encroa ments were lo adverse	chments, environre noted duri	Yes mental conditions, landing the site obonditions were was no negative.	No If No d uses, etc.)? eservation e noted.	Rely on a	a surv ate to arketa	ey for ac	ccurate lot :	s No size. The su ave an adve	If Yes, describe bject is lo rse noise	cated
Ε	adjacent s external fa Source(s) Used	dverse site conditionse encroach single-family actor on the for Physical Chara	ments typical for the m is or external factors (e ments or ease residences. N	arket area? asements, encroa ments were lo adverse	chments, environre noted duri external co	Yes mental conditions, landing the site obounditions were was no negative.	No If No d uses, etc.)? servation e noted. tive reaction and the servation of the servati	Rely on a The interstation to its messment and Tax	a surv ate to arketa Records	ey for ac the nort ability.	ccurate lot : h did not ha	s No size. The suave an adve	If Yes, describe	cated
	adjacent s	dverse site conditionse encroach single-family actor on the for Physical Characteribe)	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property	arket area? asements, encroa ments were lo adverse	chments, environre noted duri external co bod. There	X Yes mental conditions, land the site objections were was no negatives X MLS	No If No d uses, etc.)? Deservation e noted. Live reaction Ass Data Sou	. Rely on a The intersta on to its m essment and Tax ree for Gross Liv	a surv ate to arketa Records	ey for ac the nort ability.	ccurate lot s h did not ha Prior Inspect Dallas Cen	s No size. The su ave an adve	If Yes, describe bject is lo erse noise roperty Owner al District	cated or
	adjacent s external fa Source(s) Used Other (des	dverse site condition se encroach single-family actor on the for Physical Chara ccribe) General Descri	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property	arket area? asements, encroa ments were do adverse neighborho	chments, environne e noted duri external co bod. There Appraisal Fil	X Yes	No If No d uses, etc.)? Descrivation e noted. Live reaction Data Sou	. Rely on a The interstation to its m assement and Tax ree for Gross Liv ting/Cooling	a surv ate to arketa Records	ey for acthe nortability.	ccurate lot s h did not ha Prior Inspect Dallas Cen Amenities	s No No Size. The suave an adve	If Yes, describe	cated or
	adjacent s external fa Source(s) Used Other (des	dverse site conditions en encroach single-family actor on the for Physical Characteribe) General Description on the metal one with	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property	arket area? assements, encroa ments were do adverse neighborhe	chments, environments and content of the content of	mental conditions, landing the site objections were was no negatives MLS	No If No d uses, etc.)? eservation e noted. tive reacti b Ass Data Sou Hea	. Rely on a The intersta on to its m essment and Tax ree for Gross Liv	a surv ate to arketa Records	ey for acthe nortability.	ccurate lot : h did not ha Prior Inspect Dallas Cen Amenities ace(s) #	s No	If Yes, describe bject is loerse noise roperty Owner al District Car Stora	cated or
	adjacent s external fa Source(s) Used Other (des Units On # of Stories	dverse site condition se encroach single-family actor on the for Physical Chara ccribe) General Descri ne One with	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property stion Accessory Unit	arket area? asements, encroa ments were do adverse neighborhe Concrete Full Base	chments, environment entered duri	mental conditions, landitions were was no negates MLS	No If No d uses, etc.)? eservation enoted. ive reacti S Ass Data Sou Hea	. Rely on a The interstation to its m assement and Tax ree for Gross Liv ting/Cooling	a surv ate to arketa Records	ey for acthe north ability. Firepla Wood	ccurate lot sh did not have prior Inspect Dallas Cen Amenities acc(s) #	s No size. The su ave an adve ion F tral Apprais 1 None 0 Drivew	If Yes, describe bject is lo erse noise roperty Owner al District Car Stora	cated Or Cars 2
	adjacent s external fa Source(s) Used Other (des Units Off Stories Type Off Description	dverse site condition see encroach single-family actor on the for Physical Chara cribe) General Descri ne One with 1 at Att.	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tion Accessory Unit S-Det/End Unit	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba	chments, environre e noted duri external cood. There Appraisal Fil General Descrip Slab Cment Sement Sement	mental conditions, land the site ob orditions were was no negations. MLS with the site of	No If No d uses, etc.)? servation e noted. Tive reactiff Ass Data Sou Hea Radiant Other	. Rely on a The interstation to its m essment and Tax rice for Gross Liv ting/Cooling HWBB	a surv ate to arketa Records	ey for act the north ability. Firepla Wood Patio/l	ccurate lot sh did not have prior inspect Dallas Cen Amenities acce(s) #	s No size. The su ave an adve ion F tral Apprais 1 None 0 Driveway Si	If Yes, describe bject is lo erse noise roperty Owner al District Car Stora	cated or Cars 2 Concrete
	adjacent s external fa Source(s) Used Other (des Units Or # of Stories Type O Existing	dverse site conditionse encroach single-family actor on the for Physical Characcribe) General Descri One with 1 att Att Proposed	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tition Accessory Unit S-Det./End Unit Under Const.	arket area? asements, encroa ments were No adverse neighborhe Concrete Full Base Partial Ba Exterior Walls	chments, environre e noted duri external cood. There Appraisal Fil General Descrip Slab Coment Sement But Balance	was no negates MLS white MLS was no negates MLS was no negates MLS white MLS was no negates MLS white ML	No If No d uses, etc.)? servation noted ive reacti Ass Data Sou Hea FWA Radiant Other Fuel	Rely on a The intersta on to its m assment and Tax ree for Gross Liv ting/Cooling HWBB Gas	a surv ate to arketa Records	ey for acthe northability. Firepla Wood Patio/l	ccurate lot sh did not have prior inspect Dallas Cen Amenities acce(s) # stove(s) # Deck Open	s No size. The su ave an adve ion F tral Apprais 1 None 0 Driveway Si M Garagi	If Yes, describe Ibject is lo Insert of the	cated or Gars 2 Concrete Cars 2
	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type OD Existing Design (Style)	dverse site conditionse encroach single-family actor on the for Physical Charactribe) General Descripe 1 1 2t. Att. Proposed Traditi	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tition Accessory Unit S-Det./End Unit Under Const.	arket area? asements, encroa ments were lo adverse neighborho Concrete full Base Partial Ba Exterior Walls Roof Surface	chments, environre e noted duri external cood. There Appraisal Fil General Descrip Slab Coment Sement BI	Myes ☐ mental conditions, Ian ng the site ob onditions were was no negat es MLS otion Finished Finished Finished rick/Avg ningle/Avg	No If No duses, etc.)? Servatior noted ive reaction Ass Data Sou Hea Radiant Other Fuel Central	. Rely on a The interstation to its more to reos Living/Cooling HWBB Gas HWBB	a surv ate to arketa Records	ey for acthe northability. X Firepla Wood Y Patio/l Porch Pool	Prior Inspect Dallas Cen Amenities ace(s) # stove(s) # Deck Ope Open Swimmin	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St M Garag g Carpot	If Yes, described bject is lourse noise roperty Owner all District Car Stora ray # of urface # of t	cated or Cars 2 Concrete Cars 2 Cars 0
	adjacent s external fa Source(s) Used Other (des Units Of Stories Type Of Stories Existing Design (Style) Year Built	dverse site conditionse encroach single-family actor on the for Physical Charactribe) General Descripe One with 1 at. Att. Proposed Traditi 1968	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tition Accessory Unit S-Det./End Unit Under Const.	arket area? asements, encroa ments were lo adverse neighborho Concrete full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow	chments, environments, environments, environments entered duri external cool. There Appraisal Fill General Description of the Cool of the	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Finished Finished Finished rick/Avg ningle/Avg um./Avg	No If No duses, etc.)? Servatior noted. The noted has been depicted by the n	. Rely on a The interstation to its more to reos Living/Cooling HWBB Gas HWBB	a surv ate to arketa Records	ey for act the nort ability.	Prior Inspect Dallas Cen Amenities ace(s) # stove(s) # Deck Ope Open Swimmin.	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of urface b # of t # of ed	cated or Gars 2 Concrete Cars 2
	adjacent s external fa Source(s) Used Other (des Units Of Stories Type Of Stories Type Of Stories Existing Design (Style) Year Built Effective Age (Y	dverse site conditions ender e	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tion S-Det./End Unit Under Const.	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type	chments, environment cood. There Appraisal Fill General Description Ge	Myes	No If No duses, etc.)? protect. pr	describe Rely on a The interstation to its m area for Gross Liv ting/Cooling HWBB Gas Lir Conditioning	a surv ate to arketa Records ing Area	ey for act the nort ability.	Prior Inspect Dallas Cen Amenities Loc(s) # Deck Ope Swimmin Wood None	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St M Garag g Carpot	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of urface b # of t # of ed	cated or Cars 2 Concrete Cars 2 Cars 0
	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Design (Style) Year Built Effective Age (Y Appliances	dverse site conditions ender e	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property tion S-Det./End Unit Under Const. onal	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa	chments, environment cood. There Appraisal Fill General Description Ge	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis	No If No duses, etc.)? poservation noted ive reacti	describe Rely on a The interstation to its m to	a surv ate to arketa Records ing Area	ey for act the north ability. X Firepla Wood X Patio/ Y Porch Y Porch X Fence Other (c) Other (c)	Prior Inspect Dallas Cen Amenities ace(s) # Stove(s) # Deck Ope Open Swimmin Wood None describe)	s No size. The su ave an adve fral Apprais None O	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of urface by # of t # of ced	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
	adjacent s external fa Source(s) Used Other (des # of Stories Type	dverse site conditions ender e	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion S-Det_/End Unit Under Const. Under Const. Range/Oven	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type	chments, environment cood. There Appraisal Fill General Description Ge	Myes	No If No duses, etc.)? poservation noted ive reacti	describe Rely on a The interstation to its m area for Gross Liv ting/Cooling HWBB Gas Lir Conditioning	a surv ate to arketa Records ing Area	ey for act the nort ability.	Prior Inspect Dallas Cen Amenities ace(s) # Stove(s) # Deck Ope Open Swimmin Wood None describe)	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of urface by # of t # of ced	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
ENTS	adjacent s external fa Source(s) Used Other (des # of Stories Type	dverse site conditions ender e	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion S-Det_/End Unit Under Const. Under Const. Range/Oven	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa	chments, environment cood. There Appraisal Fill General Description Ge	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis	No If No duses, etc.)? poservation noted ive reacti	describe Rely on a The interstation to its m sassment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s)	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities loce(s) # Deck Ope Swimmin Wood None describe) Square Fee	s No size. The su ave an adve tral Apprais None	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of triface ded	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
EMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Sisting Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p	dverse site conditions e encroach single-family actor on the for Physical Characribe) General Descrine One with 1 the Proposed Traditions 27 Refrigerator cove grade contains res (special energy cool, and atta	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven efficient items, etc.)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environment and cod. There Appraisal Fill General Description of the Cod. There Appraisal Fill General Description of the Cod. There Appraisal Fill General Description of the Cod. There are the Cod. The Cod. There are the Cod. Th	mental conditions, land the site ob conditions were was no negated by the site of the site	No If No duses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Radiant Other Fuel Individu. Other Towave ring, and	describe Rely on a The interstation to its massment and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at the conditioning at	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities loce(s) # Deck Ope Swimmin Wood None describe) Square Fee	s No size. The su ave an adve tral Apprais None	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of triface ded	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
ROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Sisting Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p	dverse site conditions e encroach single-family actor on the for Physical Characribe) General Descrine One with 1 the Proposed Traditions 27 Refrigerator cove grade contains res (special energy cool, and atta	ments typical for the m as or external factors (e ments or ease residences. N subject site or teristics of Property tion S-Det./End Unit Under Const. Conal Range/Oven : efficient items, etc.)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environment and cod. There Appraisal Fill General Description of the Cod. There Appraisal Fill General Description of the Cod. There Appraisal Fill General Description of the Cod. There are the Cod. The Cod. There are the Cod. Th	mental conditions, land the site ob conditions were was no negated by the site of the site	No If No duses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Radiant Other Fuel Individu. Other Towave ring, and	describe Rely on a The interstation to its massment and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at the conditioning at	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais None	If Yes, describe bject is lo prese noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
MPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type On Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions ee encroach single-family actor on the for Physical Characribe) General Descrine One with 1 att. Att. Proposed Traditit 1968 Traditit 1968 Try Refrigerator powe grade contains res (special energy pool, and attendition of the proper	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven efficient items, etc.)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environments, environments and cood. There Appraisal Fill General Description of the Cood of	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Trawl Space Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis 4 Bedrooms et and tile floo	No If Nod uses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Gradient Other Fuel Central Individua Other orowave ring, and	describe Rely on a The interstation to its massment and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at the conditioning at	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St Carpot X Attach Built-in t of Gross Living A	If Yes, describe bject is lo prese noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type On Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions ee encroach single-family actor on the for Physical Characribe) General Descrine One with 1 att. Att. Proposed Traditit 1968 Traditit 1968 Try Refrigerator powe grade contains res (special energy pool, and attendition of the proper	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven : efficient items, etc.) ached 2 car ga ty and data source(s)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environments, environments and cood. There Appraisal Fill General Description of the Cood of	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Trawl Space Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis 4 Bedrooms et and tile floo	No If Nod uses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Gradient Other Fuel Central Individua Other orowave ring, and	describe Rely on a The interstation to its massement and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at Masher/Day 33.0 Bath(s) ceiling fan	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St Carpot X Attach Built-in t of Gross Living A	If Yes, describe bject is lo prese noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type On Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions ee encroach single-family actor on the for Physical Characribe) General Descrine One with 1 att. Att. Proposed Traditit 1968 Traditit 1968 Try Refrigerator powe grade contains res (special energy pool, and attendition of the proper	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven : efficient items, etc.) ached 2 car ga ty and data source(s)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environments, environments and cood. There Appraisal Fill General Description of the Cood of	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Trawl Space Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis 4 Bedrooms et and tile floo	No If Nod uses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Gradient Other Fuel Central Individua Other orowave ring, and	describe Rely on a The interstation to its massement and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at Masher/Day 33.0 Bath(s) ceiling fan	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St Carpot X Attach Built-in t of Gross Living A	If Yes, describe bject is lo prese noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type On Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions ee encroach single-family actor on the for Physical Characribe) General Descrine One with 1 att. Att. Proposed Traditit 1968 Traditit 1968 Try Refrigerator powe grade contains res (special energy pool, and attendition of the proper	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven : efficient items, etc.) ached 2 car ga ty and data source(s)	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms	chments, environments, environments and cood. There Appraisal Fill General Description of the Cood of	mental conditions, lan ng the site ob onditions were was no negat es MLS otion Trawl Space Finished Finished rick/Avg ningle/Avg um./Avg ood/Avg isposal Mis 4 Bedrooms et and tile floo	No If Nod uses, etc.)? Servation noted. ive reacti Ass Data Sou Hea FWA Gradient Other Fuel Central Individua Other orowave ring, and	describe Rely on a The interstation to its massement and Tax rore for Gross Liv titing/Cooling HWBB Gas Air Conditioning at Masher/Day 33.0 Bath(s) ceiling fan	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St Carpot X Attach Built-in t of Gross Living A	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Source(s) Used Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions of the condition of the condition of the proper and is believed.	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Accessory Unit Range/Oven checked 2 car garty and data source(s) are determined to have reconst.	arket area? asements, encroa ments were lo adverse neighborhe Concrete full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adec	chments, environment cood. There Appraisal Fill General Description of the Cood of the Coo	mental conditions, lan ng the site ob onditions were was no negal es MLS otion Trawl Space Finished Finished Finished Finished Finished Finished Avg um./Avg Ood/Avg isposal Mic 4 Bedroms et and tile floo deterioration, renovati	No If No duses, etc.)? pservation noted	. Rely on a The interstation to its most market for the interstation to its most market for forest living/Cooling HWBB Gas Air Conditioning Washer/Dry 3.0 Bath(s) ceilling fand, etc.).	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of triface b # of t # of ced	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Source(s) Used Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions of the condition of the condition of the proper and is believed.	ments typical for the m is or external factors (e ments or ease residences. N subject site or teristics of Property btion Accessory Unit S-Det/End Unit Under Const. onal Range/Oven : efficient items, etc.) ached 2 car ga ty and data source(s)	arket area? asements, encroa ments were lo adverse neighborhe Concrete full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adec	chments, environment cood. There Appraisal Fill General Description of the Cood of the Coo	mental conditions, lan ng the site ob onditions were was no negal es MLS otion Trawl Space Finished Finished Finished Finished Finished Finished Avg um./Avg Ood/Avg isposal Mic 4 Bedroms et and tile floo deterioration, renovati	No If No duses, etc.)? pservation noted	. Rely on a The interstation to its most market for the interstation to its most market for forest living/Cooling HWBB Gas Air Conditioning Washer/Dry 3.0 Bath(s) ceilling fand, etc.).	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo pree noise roperty Owner al District Car Stora ay # of t # of t # of tea Above Grade aping, wo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Source(s) Used Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co	dverse site conditions ender the conditions of the condition of the condition of the proper and is believed.	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Accessory Unit Range/Oven checked 2 car garty and data source(s) are determined to have reconst.	arket area? asements, encroa ments were lo adverse neighborhe Concrete full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adec	chments, environment cood. There Appraisal Fill General Description of the Cood of the Coo	mental conditions, lan ng the site ob onditions were was no negal es MLS otion Trawl Space Finished Finished Finished Finished Finished Finished Avg um./Avg Ood/Avg isposal Mic 4 Bedroms et and tile floo deterioration, renovati	No If No duses, etc.)? pservation noted	. Rely on a The interstation to its most market for the interstation to its most market for forest living/Cooling HWBB Gas Air Conditioning Washer/Dry 3.0 Bath(s) ceilling fand, etc.).	a surv ate to arketa Records ing Area	ey for act the north ability.	Prior Inspect Dallas Cen Amenities Ice(s) # Deck Ope Open Swimmin Wood None describe) S2 Square Fee	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of triface b # of t # of ced	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co condition Are there any af If Yes, describe.	dverse site conditions ender e	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Accessory Unit Range/Oven checked 2 car garty and data source(s) are determined to have reconst.	arket area? asements, encroa ments were lo adverse neighborhe Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adece	chments, environment and cood. There Appraisal Fill General Description of the cood of the	mental conditions, lan ng the site ob onditions were was no negal es	No If No duses, etc.)? poservation proted	. Rely on a The interstation to its m sessment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s) ceilling fan g, etc.).	a surveta to arketa Records ing Area	ey for act the nort ability. Firepla Wood Patio/I Porch Porch Other (2,16 T: Porch	Courate lot she did not have the did not	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of orface by # of t # of t # of car Above Gradi caping, wo ct is in avo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co condition Are there any af If Yes, describe.	dverse site conditions ender e	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Conal Range/Oven Efficient items, etc.) Acched 2 car garty and data source(s) and data source(s) and the consticution of the constitution of the constitut	arket area? asements, encroa ments were lo adverse neighborhe Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adece	chments, environment and cood. There Appraisal Fill General Description of the cood of the	mental conditions, lan ng the site ob onditions were was no negal es	No If No duses, etc.)? poservation proted	. Rely on a The interstation to its m sessment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s) ceilling fan g, etc.).	a surveta to arketa Records ing Area	ey for act the nort ability. Firepla Wood Patio/I Porch Porch Other (2,16 T: Porch	Courate lot she did not have the did not	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of orface by # of t # of t # of car Above Gradi caping, wo ct is in avo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co condition Are there any ag If Yes, describe. No physic	dverse site conditions ender e	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Conal Range/Oven Efficient items, etc.) Acched 2 car garty and data source(s) and data source(s) and the consticution of the constitution of the constitut	arket area? asements, encroa ments were lo adverse neighborhe Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adece	chments, environment and cood. There Appraisal Fill General Description of the cood of the	mental conditions, lan ng the site ob onditions were was no negal es	No If No duses, etc.)? poservation proted	. Rely on a The interstation to its m sessment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s) ceilling fan g, etc.).	a surveta to arketa Records ing Area	ey for act the nort ability. Firepla Wood Patio/I Porch Porch Other (2,16 T: Porch	Courate lot she did not have the did not	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of orface by # of t # of t # of car Above Gradi caping, wo ct is in avo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des Units On # of Stories Type On Existing Design (Style) Year Built Effective Age (Y Appliances Finished area at Additional featur fencing, p Describe the co condition Are there any ag If Yes, describe. No physic property.	dverse site conditions ender e	ments typical for the mass or external factors (ements or ease) residences. Naubject site or teristics of Property stion Accessory Unit Under Const. Conal Range/Oven Efficient items, etc.) Acched 2 car garty and data source(s) and data source(s) and the consticution of the constitution of the constitut	arket area? asements, encroa ments were do adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adeco	chments, environment and cood. There Appraisal File	mental conditions, lan ng the site ob onditions were was no negat es	No If Nod uses, etc.)? servation noted. ive reacti Ass Data Sou Hea FWA Guive Fuel G	. Rely on a The interstation to its m sessment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s) ceilling fan g, etc.).	a surveta to arketa Records ing Area	ey for act the nort ability.	Courate lot she did not have the did not	s No size. The su ave an adve tral Apprais None O	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of orface by # of t # of t # of car Above Gradi caping, wo ct is in avo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached
IMPROVEMENTS	adjacent s external fa Source(s) Used Other (des # of Stories Type	dverse site conditions ender the conditions ender t	ments typical for the mass or external factors (ements or ease residences. Naubject site or teristics of Property Subject site or teristics of Property Accessory Unit S-Det/End Unit Under Const. Onal Range/Oven Efficient items, etc.) acched 2 car garty and data source(s) are do have reconsticiencies or adverse consticiencies or adverse	arket area? asements, encroa ments were lo adverse neighborho Concrete Full Base Partial Ba Exterior Walls Roof Surface Gutters & Dow Window Type Dishwa 7 Rooms rage. including apparer ceived adec	chments, environments, environments and cood. There Appraisal Fill General Description of the Appraisal Fill Gener	mental conditions, lan ng the site ob sonditions were was no negat es MLS stion Trawl Space Finished Finished Finished rick/Avg mingle/Avg um./Avg food/Avg sposal Mis 4 Bedrooms et and tile floo deterioration, renovati ep and mainte that would at that would at	No If Nod uses, etc.)? servation noted. ive reacti Ass Data Sou Hea FWA Other Truel Other Trung, and ons, remodelin enance.	. Rely on a The interstation to its m sessment and Tax rice for Gross Liv ting/Cooling HWBB Gas Lir Conditioning all Washer/Dry 3.0 Bath(s) ceilling fan g, etc.).	a surveta to arketa Records ing Area	ey for act the nort ability.	Courate lot she did not have the did not	s No size. The su ave an adve tral Apprais 1 None 0 Driveway St Carpot Built-in t of Gross Living A himal landsc 4; The subje	If Yes, describe bject is lo orse noise roperty Owner al District Car Stora ay # of orface by # of t # of t # of car Above Gradi caping, wo ct is in avo	cated or Cars 2 Concrete Cars 2 Cars 0 Detached

Exterior-Only Inspection Residential Appraisal Report

File # 24-07-0124

There are 2 comparable	propert	ties curi	rently of	ffered f	or sale	ın ı	he subject neighborhoo	d rang					to \$	70	0,000
There are 6 comparable	sales		subject	neighbo			•	rangir			000,00	0			,
FEATURE		SUBJECT	Ī		CO	MPARAB	LE SALE # 1		CON	MPARABI	LE SALE # 2		CO	MPARAB	SLE SALE # 3
Address 4107 Fawnhollow	Dr Dr			4348	Twin	Post F	Rd	4216	Calcu	ılus Dı	r	4123	Flintri	idge [)r
,				Dalla	s, TX	75244	1	Dalla	s, TX	75244	1	Dalla	ıs, TX	75244	4
	•			0.46 ı	miles	NE	I.	0.20	miles I		I.		miles	N	I.
			0				\$ 655,000	•			\$ 650,000				010,000
·	Þ		Sq.it.	-			2014.40				201111				
															,
VALUE ADJUSTMENTS	D	ESCRIPTI	ON												
Sales or Financing		, LOOTHI TI	011			J11	1 () \$ Aujustinini			,,,,	T () \$ Aujustinine			JII	i () \$ /idjaotinont
Concessions				l											
Date of Sale/Time					,	/23			,	124			,	/24	
Location	N·Re	es:				120				/ <u>Z</u> -T				127	
Leasehold/Fee Simple						9				<u> </u>				9	
Site							0				0			-	0
View	N;Re	es;		N;Re	s;			N;Re	s;			N;Re	es;		
Design (Style)	DT1;	;Tradit	ional	DT1;	Traditi	ional		DT1;	Tradition	onal		DT1;	Traditi	ional	
Quality of Construction	Q4			Q4				Q4				Q4			
Actual Age	56			52			0	53			0	56			
Condition	C4			C4				C4				C4			
Above Grade		_	_									_			
Room Count	7	_		8			COMPARABLE SALE #1								
-	0-1	2,162	∠ sq.π.	0-1	2,492	sq.π.	-19,800	0-1	2,503	sy.π.	-20,500		2,071	sq.rt.	+5,500
	ust			UST				UST				Usf			
Functional Utility	A	.000		Avora	200			Δν:0=	200			Δνα-	200		+
Heating/Cooling			ral			ral				al				ral	1
Energy Efficient Items			ıaı			aı				aı				aı	
Garage/Carport														,	-2 000
Porch/Patio/Deck			0))			•		2,000
Fence, Pool, Spa											+10,000				+10,000
Fireplace(s)											,,,,,,				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Special Features	None	e .		None				None				None	•		
Net Adjustment (Total)					+	X -	\$ -19,800				\$ -10,500		+		\$ 17,500
Adjusted Sale Price				Net Adj.		3.0 %				1.6 %		1 .			
of Comparables				Gross Ad	dj.	3.0 %	\$ 635,200	Gross A	dj.	4.7 %	\$ 639,500	Gross A	dj.	3.5 %	\$ 627,500
	ale or tra	ansfer hist	tory of the	subject p	roperty ar	nd compa	rable sales. If not, explain								
did not research the s	Fig. Comparable sales in the soled indiprotoned within the past below morths continued in State Comparable Sales Compar														
and not research the s	Julio 01 11 0	Big Big Subject Registered within the plat leaver morths onlying is size pick Sept													
		any prior	ealee or tr	anefore of	f the cubic	ect nrone	rty for the three years prior to	the effer	tive date o	of this and	nraical				
My research did did n		any prior	sales or tr	ansfers of	f the subje	ect prope	rty for the three years prior to	the effec	tive date o	of this app	oraisal.				
My research ☐ did 🔀 did n Data Source(s) MLS/CAD	ot reveal														
My research did X did n Data Source(s) MLS/CAD My research X did did n	ot reveal														
My research	ot reveal ot reveal	any prior	sales or tr	ansfers of	f the comp	parable sa	ales for the year prior to the c	late of sa	le of the co	omparabl	e sale.				
My research did MLS/CAD Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal	ot reveal ot reveal	any prior	sales or tr	ansfers of efer history	f the comp	parable sa	ales for the year prior to the o	late of sa (report ac	le of the co	omparabl	e sale. on page 3).			COMP	ARABLE SALE #3
My research did MLS/CAD Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal	ot reveal ot reveal	any prior	sales or tr	ansfers of efer history	f the comp	parable sa	ales for the year prior to the o	late of sa (report ac	le of the co	omparabl	e sale. on page 3).		06/16		
My research did MLS/CAD Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal	ot reveal ot reveal	any prior	sales or tr	ansfers of efer history	f the comp	parable sa	ales for the year prior to the o	late of sa (report ac	le of the co	omparabl	e sale. on page 3).				
My research did did did n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	ot reveal ot reveal ysis of th	any prior : he prior sa	sales or tr ale or trans	ansfers of fer history UBJECT	f the comp	parable sa ubject pro	ales for the year prior to the copperty and comparable sales COMPARABLE SA	late of sa (report ad LE #1	le of the co	omparable	e sale. on page 3). COMPARABLE SALE #2		\$0	5/2023	3
My research did did id in Data Source(s) MLS/CAD My research did did id in Data Source(s) MLS/CAD Report the results of the research and anal ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	ot reveal ot reveal ysis of th	any prior sahe prior s	sales or trans	ansfers of ofer history UBJECT	f the comp y of the su	parable sa	pperty and comparable sales COMPARABLE SA MLS/County Recco	report ac	le of the co	omparable rior sales MLS/007/27	e sale. on page 3). COMPARABLE SALE #2 County Records /2024		\$0 MLS/ 07/27	6/2023 Coun 7/2024	ty Records
My research did did did n Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal 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	ot reveal ot reveal ysis of tr	any prior same prior samble same prior same prior same prior same prior same prior same	sales or trans sle or trans Sl County 2024 ty and cor	ansfers of sfer history UBJECT Recoi	f the comp y of the su rds	parable sa	pperty and comparable sales COMPARABLE SA MLS/County Recco 07/27/2024 Acc	(report ac LE #1	le of the co	omparable rior sales MLS/0 07/27	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Apprai		\$0 MLS/ 07/27 strict, t	6/2023 Coun 7/2024 the su	ty Records 4 bject property
My research did did id n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer	ot reveal ysis of tr (the subje	any prior sa the prior sa MLS/C 07/27/2 ect proper	sales or trans sle or trans Sl County 2024 tty and cor	ansfers of fer history UBJECT Recoi	rds sales rs. Sa	parable sa ubject pro	perty and comparable sales COMPARABLE SA MLS/County Recco 07/27/2024 Accumber 3 had a prio	(report ac LE #1 ords ording r sale	le of the co	omparable rior sales MLS/0 07/27 e Dalla	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraisast 12 months. Th		\$0 MLS/ 07/27 strict, t	6/2023 Coun 7/2024 the su	ty Records 4 bject property
My research did did id n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer	ot reveal ysis of tr (the subje	any prior sa the prior sa MLS/C 07/27/: ect proper	sales or trans sle or trans Sl County 2024 tty and cor	ansfers of fer history UBJECT Recoi	rds sales rs. Sa	parable sa ubject pro	perty and comparable sales COMPARABLE SA MLS/County Recco 07/27/2024 Accumber 3 had a prio	(report ac LE #1 ords ording r sale	le of the co	omparable rior sales MLS/0 07/27 e Dalla	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraisast 12 months. Th		\$0 MLS/ 07/27 strict, t	6/2023 Coun 7/2024 the su	ty Records 4 bject property
My research did did id in Data Source(s) MLS/CAD My research did did id in Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer	ot reveal ysis of tr (the subje	any prior sa the prior sa MLS/C 07/27/: ect proper	sales or trans sle or trans Sl County 2024 tty and cor	ansfers of fer history UBJECT Recoi	rds sales rs. Sa	parable sa ubject pro	perty and comparable sales COMPARABLE SA MLS/County Recco 07/27/2024 Accumber 3 had a prio	(report ac LE #1 ords ording r sale	le of the co	omparable rior sales MLS/0 07/27 e Dalla	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraisast 12 months. Th		\$0 MLS/ 07/27 strict, t	6/2023 Coun 7/2024 the su	ty Records 4 bject property
My research did did id n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer	ot reveal ysis of tr (the subje	any prior sa the prior sa MLS/C 07/27/: ect proper	sales or trans sle or trans Sl County 2024 tty and cor	ansfers of fer history UBJECT Recoi	rds sales rs. Sa	parable sa ubject pro	perty and comparable sales COMPARABLE SA MLS/County Recco 07/27/2024 Accumber 3 had a prio	(report ac LE #1 ords ording r sale	le of the co	omparable rior sales MLS/0 07/27 e Dalla	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraisast 12 months. Th		\$0 MLS/ 07/27 strict, t	6/2023 Coun 7/2024 the su	ty Records 4 bject property
My research did did did n Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer v disclosed on NTREISMLS	ot reveal ysis of tr (the subje	any prior sa the prior sa MLS/C 07/27/: ect proper the la reami	sales or trans sle or trans Sl County 2024 ty and cor ust thre	ansfers of sfer history UBJECT Recoi nparable see year compa	rds sales rs. Sa	parable sa ubject pro	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc Imber 3 had a prio no prior sales wit	r sale	le of the co	omparable for sales MLS/0 07/27, e Dalla the la 12 mo	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thinths.	e puro	\$0 MLS/ 07/27 strict, t	Coun 7/2024 the su price	ty Records 4 bject property was not
My research did did in Data Source(s) MLS/CAD My research did did in Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach	Section Sect														
My research did did id in Data Source(s) MLS/CAD My research did did id in Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer via disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s	FAUNE SABLE COMPANSE SEL # 1 COMPANSE SEL # 2 COMPANSE SEL # 3 COMPANSE SEL # 2 COMPANSE SEL # 3 COMPANSE SEL #														
My research did did id in Data Source(s) MLS/CAD My research did did id in Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer via disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was	ot reveal ysis of tr (() the subjection The	any prior sa MLS/C 07/27/2 ect proper the la reami	sales or trans SI County 2024 ty and cor est three inaing The colosing Pool a	Recoi mparable see year compa	f the complete support of the suppor	parable si ubject pro la parable Nu es had	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Accumber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathrooi	(report ac (report ac LE #1 ords ording r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did did did Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sales	ot reveal ysis of tr (() () () () () () () () () () () () ()	any prior sa MLS/C 07/27// the la reami	Sales or trans SI County 2024 ty and cor set three co losing Pool a	Recoil mparable see year costs adjustr	rds rds sales rs. Se arable involve ments listing	parable si ubject pro la parable si ubject pro la parable Nu es had	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Accumber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathrooi	(report ac (report ac LE #1 ords ording r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did did did Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sales	ot reveal ysis of tr (() () () () () () () () () () () () ()	any prior sa MLS/C 07/27// the la reami	Sales or trans SI County 2024 ty and cor set three co losing Pool a	Recoil mparable see year costs adjustr	rds rds sales rs. Se arable involve ments listing	parable si ubject pro la parable si ubject pro la parable Nu es had	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Accumber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathrooi	(report ac (report ac LE #1 ords ording r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sales	ot reveal ysis of tr (() () () () () () () () () () () () ()	any prior sa MLS/C 07/27// the la reami	Sales or trans SI County 2024 ty and cor set three co losing Pool a	Recoil mparable see year costs adjustr	rds rds sales rs. Se arable involve ments listing	parable si ubject pro la parable si ubject pro la parable Nu es had	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Accumber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathrooi	(report ac (report ac LE #1 ords ording r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sales	ot reveal ysis of tr (() () () () () () () () () () () () ()	any prior sa MLS/C 07/27// the la reami	Sales or trans SI County 2024 ty and cor set three co losing Pool a	Recoil mparable see year costs adjustr	rds rds sales rs. Se arable involve ments listing	parable si ubject pro la parable si ubject pro la parable Nu es had	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Accumber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathrooi	(report ac (report ac LE #1 ords ording r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence	ot reveal ysis of tr the subject within The	any prior sa MLS/C 07/27// the la reami	sales or transition of the color of the colo	Recoil Recomparable see year costs comparable sees year	rds rds rds rables vinvolvinents listing nts**	parable s; ubject pro	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc mber 3 had a prio no prior sales wit considered to accuthe comparable sales \$10,000. Bathroold a downward adju	r sale hin th	le of the co	MLS/0 07/27. the late and the l	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thouths. the current marke ed 'reasonable' mes were adjusted	t and carketi	\$0 MLS/ 07/27 strict, t chase	Coun 7/2024 the su price t requ bense er hal	ty Records ty Records bject property was not ire an and no f bath and
My research did did did n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence	ot reveal If (() It the subject to the subject tof	MLS/C 07/27/: MLS/C 07/27/: The large and continue and	sales or transition of the color of the colo	Recoil Recomparable see year comparable see year	rds rds rds rds rables vinvolvimentsing nts**	parable s; ubject pro	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc mber 3 had a prio no prior sales wit considered to accuthe comparable sales \$10,000. Bathroold a downward adju	r sale hin th	ie of the co	MLS/0 07/27, e Dallal 112 mo	con page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thenths. The current marke ed 'reasonable' mes were adjusted the listing price was	t and of arketing by \$4, as war	\$0 MLS/ 07/27 strict, t chase	Country (Country (Cou	ty Records ty Records bject property was not ire an and no f bath and
My research did did no did no Data Source(s) MLS/CAD My research did did no did no Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence	ot reveal ysis of tr the subjection The eller precess Num da for	MLS/C 07/27// the lareami	Sales or transition of the country 2024 by and coroning Pool a 5 and 6 conal co	Recoil Re	rds rds rds rds rables v involvimentsing nts**	parable s; ale Nu es had were c ed in t were gs and	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc mber 3 had a prio no prior sales wit considered to accuthe comparable sa \$10,000. Bathroot d a downward adju	ords ording r sale hin th	g to the co	MLS/0 07/27, 2 Dalla 112 mo	con page 3). COMPARABLE SALE #2 County Records //2024 as Central Appraiast 12 months. Thenths. The current marketed 'reasonable' mes were adjusted the listing price was the listing price was the course of the current marketed 'reasonable' mes were adjusted the listing price was the listing price was the current marketed 'reasonable' mes were adjusted the listing price was the current marketed 'reasonable' mes were adjusted the listing price was the current marketed 'reasonable' mes were adjusted the listing price was the current marketed 'reasonable' mes were adjusted the listing price was the current marketed 'reasonable' mes were adjusted 'r	t and diarketi by \$4, as war	\$0 MLS/ 07/27 strict, thase	Country/2024 the suprice t requirements to require the force	ty Records ty Records the state of the state
My research did did no did no Data Source(s) MLS/CAD My research did did no did no Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence	ot reveal ysis of the subject of th	MLS/CO07/27// ML	Sales or transparent sales or	Recoil Re	rds rds rds rds rds rds rds rds	parable si ubject promise had ale Nu were ced in 1 were gs and	pperty and comparable sales COMPARABLE SA MLS/County Recc O7/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accuthe comparable sales \$10,000. Bathroold a downward adjuice.	report ac (report ac (ie of the co	MLS/007/27/2007/27/2007/27/2007/27/2007/27/2007/27/2007/27/2007/27/2007/27/20007/2007/20007/20007/20007/20007/20007/20007/20007/20007/20007/20007/200000000	county Records //2024 as Central Appraiast 12 months. The current marke ed 'reasonable' mes were adjusted the listing price was 100 income Approadequate data was	t and dearketing by \$4, as war	\$0 MLS/ 07/27 strict, thase did not not expected to the second of the se	Countrillo	ty Records ty Records the latest property was not ire an and no f bath and urrent market
My research did did did no Data Source(s) MLS/CAD My research did did did no Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence conditions. **See addence The Sales Comparison Approach Indicated Value by Sales Comparison Apgiven the most consideratire conciliation. The Income	ot reveal If the subjection is the subjection is the subjection in the subjection in the subjection is the subjection in the subjection in the subjection is the subjection in the subjection in the subjection is the subjection in the subjection in the subjection is the subjection in the subjection in the subjection is the subjection in the subjection in the subjection in the subjection is the subjection in the subjection i	any prior sa MLS/C 07/27/ 07/27/ the la reami	Sales or transition of the cooling and co	Record Re	rds rds sales rs. Se arable block involve ments listin nts**	parable si ubject pro	perty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accut the comparable sales \$10,000. Bathrool d a downward adju- cost Approach (if developed and sellers in the su to further support the owner-occupie	r sale with the country of the count	ue of the co	MLS/0 07/27/ 2 Dalla the la 12 mo sesent t sidere	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thinths. the current marketed 'reasonable' mes were adjusted the listing price was given secondary sales in this mark.	t and of arketi by \$4, as war ach (if de as ava v cons et.	\$0 MLS/ 07/27 07/27 trict, 1 chase did not no exp 000 perrantec	Country Countr	ty Records ty Records bject property was not ire an and no f bath and current market fore it was the
My research did did did n Data Source(s) MLS/CAD My research did did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer v disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence Indicated Value by Sales Comparison Ap given the most considerati reconciliation. The Income This appraisal is made did not and and	ot reveal If (() If () If (any prior sa MLS/C MLS/C MNLS/C MN	Sales or trans SI County 2024 2024 2024 The colosing Pool a 5 and 6 conal colosing conal colosing County 2024 Cou	Record Re	rds rds sales rs. Se arable arbles v involvements b listing nts**	parable si ubject pro ubject pro ubject pro ubject pro uwere c ed in t were gs and	pperty and comparable sales COMPARABLE SA MLS/County Recc 07/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accut the comparable sales \$10,000. Bathrool d a downward adju Cost Approach (if developed and sellers in the su to further support the owner-occupied and specifications on	report active from the first from th	ie of the co	omparable ompara	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. The one of the current market and in the current market and in the listing price was given secondary, sales in this mark hypothetical condition the company of the current market and in the current market and i	t and of arketic by \$4, as war as ava or conset.	\$0 MLS/ 07/27 O7/27 Strict, 1 Chase did not not extended to the control of the c	Countries of the superior of t	ty Records ty Records the been ty Records the state of th
My research did did did n Data Source(s) MLS/CAD My research did did n Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence Indicated Value by Sales Comparison Approach Indicated Value by: Sales Comparison Approach Indicated Value by Cales Comparison Approach Conditions. **See addence The Sales Comparison Approach The Sales Comparison Approach Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach Conditions. **See addence The Sales Comparison Approach The Sales Comparison Appro	ot reveal If (() the subject of the	any prior sa MLS/C 07/27// tet proper the la reami	sales or transition of the color of the colo	Record Re	rds rds rds rds rables vs. Sales rarable involviments listing nts**	parable si	perty and comparable sales COMPARABLE SA MLS/County Recc O7/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathroot d a downward adju Cost Approach (if developer and sellers in the su to further support the owner-occupie and specifications on is of a hypothetical	urately ales wm coustme	g to the co	MLS/007/27, a Dalla the late t	e sale. on page 3). COMPARABLE SALE #2 County Records //2024 as Central Apprairant 12 months. The onths. the current market ed 'reasonable' mass were adjusted the listing price was signed and a was a given secondary sales in this mark hypothetical condition the list of alterations have	t and of arketic by \$4, as war as ava or conset.	\$0 MLS/ 07/27 O7/27 Strict, 1 Chase did not not extended to the control of the c	Countries of the superior of t	ty Records ty Records the been ty Records the state of th
My research	ot reveal ysis of the subject of th	any prior sa MLS/C 07/27// tet proper the la reami	Sales or trans SI County 2024 2024 2024 The colosing Pool a 5 and 6 conal colosing conal colosing County 2024 Cou	Record Re	rds rds rds rds rables vs. Sales rarable involviments listing nts**	parable si	perty and comparable sales COMPARABLE SA MLS/County Recc O7/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathroot d a downward adju Cost Approach (if developer and sellers in the su to further support the owner-occupie and specifications on is of a hypothetical	urately ales wm coustme	g to the co	MLS/007/27, a Dalla the late t	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. The one of the current market and in the current market and in the listing price was given secondary, sales in this mark hypothetical condition the company of the current market and in the current market and i	t and of arketic by \$4, as war as ava or conset.	\$0 MLS/ 07/27 O7/27 Strict, 1 Chase did not not extended to the control of the c	Countries of the superior of t	ty Records ty Records the been ty Records the state of th
My research did did did no Data Source(s) MLS/CAD My research did did no did no Data Source(s) MLS/CAD Report the results of the research and anal 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 had no prior sale/transfer disclosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sale conditions. **See addence conditions. **See addence The Sales Comparison Approach adjustment for time conditions. **See addence conditions. **See	ysis of treveal ysis of treveal the subjective within and a for eller ; necess Num da for approach \$ pproach \$ pproach \$ proach	any prior sa MLS/C 07/27/2 the la reami paid cl ssary. bbers 5 ch refle free Cc roach 10 grepaid the ext	Sales or transister of the country 2024 by and corresponding to the control of th	Recoil Re	rds rds rds rds rds rds rds rds	parable si	perty and comparable sales COMPARABLE SA MLS/County Recc O7/27/2024 Acc Imber 3 had a prio no prior sales wit considered to accut the comparable sa \$10,000. Bathroot d a downward adju Cost Approach (if developer and sellers in the su to further support the owner-occupie and specifications on is of a hypothetical	ords ords ording r sale hin th slees w could ustme d nate the va d nate the condition	g to the co	MLS/007/27, e Dalla the late t	e sale. on page 3). COMPARABLE SALE #2 County Records //2024 as Central Appraisast 12 months. Thenths. the current marketed 'reasonable' mes were adjusted the listing price was given secondary sales in this mark hypothetical condition that is or alteration or repair.	t and of arketic by \$4, as war as ava or conset.	\$0 MLS/ 07/27 strict, thase didid not not not exp. 000 p. rrantect veloped) ilable, ideratii improve comple	Countries of the superior of t	ty Records ty Records the subject property was not ire an and no f bath and current market fore it was the have been subject to the
My research did did did n Data Source(s) MLS/CAD My research did did did did n Data Source(s) MLS/CAD Report the results of the research and and ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of had no prior sale/transfer viscolosed on NTREISMLS Summary of Sales Comparison Approach adjustment for time. Any s monetary adjustment was \$10,000 for full bath. Sales conditions. **See addence Indicated Value by Sales Comparison Approach Indicated Value by Sales Comparison Approac	eller proach \$ proach \$ con. To approach \$ following on of the fiffication, of the fiffication, and the fifting th	any prior sa MLS/C07/27// 07/27// paid cl reami paid cl ssary. bers 5 addition subject reflection of the Cocooch subject repair of the cocooch subject repair of the extended the extended the extended the extended the cocooch subject repair of the extended the extended the extended the cocooch subject repair of the extended the extende	Sales or transition of the cooling and the coo	Record Re	rds rds rds rds rds rds rds rds	parable si ubject pro were code in the were and the simple since the sim	pperty and comparable sales COMPARABLE SA MLS/County Recc O7/27/2024 Acc Imber 3 had a prio no prior sales wit Considered to accut the comparable sales \$10,000. Bathrool d a downward adju Cost Approach (if developed and specifications on its of a hypothetical condition or deficien property from at lee	report active from the condition of the	te of the co	omparable MLS/0 07/27/ e Dalla 12 mo seent t nsidere receive of t day day day day day define propried define proprie	e sale. on page 3). COMPARABLE SALE #2 County Records /2024 as Central Appraiast 12 months. Thinths. the current marketed 'reasonable' mes were adjusted the listing price was given secondary sales in this mark hypothetical condition that airs or alterations have alteration or repair: ed scope of work, perty that is the secondary that is the seco	t and darketi by \$4, as war ach (if de as ava / cons et. at the been statemas subject	\$0 MLS/ 07/27 07/27 strict, the chase did not not not explored to the chase welloped) illable, ideration improvement of	Countries and the superior of	ty Records ty Records bject property was not ire an and no f bath and current market fore it was the have been subject to the

Exterior only mopeoution in	Joidonnal Appraisal Hope		File # 24-07	7-0124	
ADDENDUM TO CONSIDERATION OF PERSONAL PROPERTY					
For the purpose of this report, the appraisal process excluded any person	al property or non-realty iten	ns from the e	estimate of v	alue.	
INTENDED USE AND INTENDED USER					
It is understood that the intended use of this appraisal is for the loan under	rwriting and/or credit decision	ons by Wedg	ewood Inc, t	he intended	user
and client. Any other use or user are not intended or authorized.					
ADDENDUM TO ENVIRONMENTAL CONDITIONS					
The appraiser is not a home or environmental inspector. The appraiser pr					
property is free of defects or environmental problems. The appraiser performance of the property is free of defects or environmental problems.	•			ily. Mold may	y be
present in areas the appraiser cannot see. A professional home inspection	n or environmental inspection	on is recomm	nended.		
CONDITIONS OF IMPROVEMENTS					
CONDITIONS OF IMPROVEMENTS	:	.1-1-1-2-4-2			u
Appraisals are not considered home inspections. A home inspection is an					
structure, construction, and mechanical systems. The home inspector ide			•		
remaining useful life of these systems, equipment, and structure. Should the estimate of value could be altered. The appraisers make no warrantie					JOIL
observable. The appraisers are not qualified to detect defects in mechani					nold
The electrical, plumbing, and mechanical components are assumed to be					
relied upon to disclose any apparent or latent defects in the subject prope		ullion. This a	рргаізаі терс	ort Siloulu ilo	n be
Telled upon to disclose any apparent or latent defects in the subject prope	ty condition.				
ADDENDUM TO ELECTRONIC SIGNATURES AND DIGITAL PHOTOG	RAPH				
This appraisal has been signed with electronic signatures that are passwer		l report is val	lid with electi	ronic signatu	ıres
only. In addition, the photos supplied in this report are digital and have no				orno orginara	
only in addition, the protect supplied in the report and digital and have no	Door of marious.				
ADDITIONAL COMMENTS					
This area of the City of Dallas primarily consists of homes built in the 196	o's-2000's that are considere	ed to be in av	verage condi	ition.	
, , , , , , , , , , , , , , , , , , , ,			J		
Older homes are being demolished for new construction of higher quality	new residences. This trend	places emph	asis on land	values in the	e area
resulting in high land to value ratios (over 30% of total value). This does r					
area. The subject is located in the Dallas ISD. No oversupply conditions	exists in the neighborhood a	rea and dem	nand is thoug	ht to be stab	ole.
	E (not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	E (not required by Fannie Mae)				
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)	Re	cent lot sale			e subject
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within	Re the subject's market were I				e subject
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)	Re the subject's market were I				e subject
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00	Re the subject's market were l SF or \$455,000 (rounded).				
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE	limited to old	er homes wh	=\$	455,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166	limited to old		=\$ ==\$	
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162	limited to old	er homes wh	=\$ ==\$ ==\$	455,000 291,870
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras	limited to old	er homes wh	=\$ ====\$ ====\$	455,000 291,870 50,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: (Extras Garage/Carport 466	limited to old	er homes wh	=\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garage/Carport 46- Total Estimate of Cost-New	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ ====\$ ====\$	455,000 291,870 50,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: (Extras Garage/Carport 46- Total Estimate of Cost-New Less Physical	limited to old	er homes wh	=\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$(455,000 291,870 50,000 20,880 362,750 178,074)
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: (EXtras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$(455,000 291,870 50,000 20,880 362,750 178,074)
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool.	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 464 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$600. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$600. The source of cost data to sales within the swift of cost data to \$600. Available lot sales within the subject of \$701,200 or \$701,2	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to service a present the site value is \$36.00 to service a present the site value is \$36.00 to service foots data a present the site value is \$36.00 to service a present the site value is \$36.00 to ser	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae)	limited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$600. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$600. Available lot sales within demolished. Warshall & Swift and Marshall & Swift (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) NICOME APPROACH TO VALESTIMATE AND AVA Gross Rent Multiplier	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 464 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$	2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. It is the opinion of the appraiser that the site value is \$36.00 estimated. Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) 28 Year INCOME APPROACH TO VAI Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The I	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae)	2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$600.000 to	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements UNDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ INCOMMENT OF THE PROACH APPROACH APPRO	2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$36.00 to \$400 to \$36.00 t	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garage/Carport 46: Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP ADDOS (if applicable)	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$36.00 to \$36.00 to \$695,000 to \$405 to \$695,000 to \$69	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICCOME Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$36.00 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to \$36.00 to \$36.00 to \$36.00 to \$400 to \$36.00 to \$400 to \$	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICCOME Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR SOURCE OF COMMENT OR REPRODUCTION OR REPRODUCT	The subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING Extras Garage/Carport Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH JE (not required by Fannie Mae) = \$ ICOME Approach was not ap N FOR PUDs (if applicable) No Unit type(s) Detached try is an attached dwelling unit.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 ESTIMATED REPRODUCTION OR REPRODUCTION O	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garape/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP Approach was not ap NFOR PUDS (if applicable) No Unit type(s) Detached ty is an attached dwelling unit.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$60.000 to \$695,000. Available lot sales within demolished. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) 28 Year INCOME APPROACH TO VAI Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The Is most sales in this market. PROJECT INFORMATIC Is the developer/builder in control of the Honeowners' Association (HOA)? Provide the following information for PUDS ONLY if	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: (EXtras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH JE (not required by Fannie Mae) = \$ come Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached ty is an attached dwelling unit.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$605,000. Available lot sales within demolished. It is the opinion of the subjection of \$605,000 to \$605,000. Available lot sales within demolished. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) Reproduct Information of 55 years. Extra costs include fencing, landscaping and pool. Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The I most sales in this market. PROJECT INFORMATIC Is the developer/builder in control of the HOA and the subject propulation in the project of the followi	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: Extras Garape/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP Approach was not ap NFOR PUDS (if applicable) No Unit type(s) Detached ty is an attached dwelling unit.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$60.000 to \$695,000. Available lot sales within demolished. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) Restinated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The Is most sales in this market. PROJECT INFORMATIC 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 con	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached try is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$605,000. Available lot sales within demolished. It is the opinion of the subjection of \$605,000 to \$605,000. Available lot sales within demolished. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) Reproduct Information of 55 years. Extra costs include fencing, landscaping and pool. Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The I most sales in this market. PROJECT INFORMATIC Is the developer/builder in control of the HOA and the subject propulation in the project of the followi	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,16: (EXtras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH JE (not required by Fannie Mae) = \$ come Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached ty is an attached dwelling unit.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.000 to \$60.000 to \$695,000. Available lot sales within demolished. ESTIMATED REPRODUCTION OR REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q4 Effective date of cost data 08/2022 Comments on Cost Approach (gross living area calculations, depreciation, etc.) GLA was obtained from the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) Restinated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The Is most sales in this market. PROJECT INFORMATIC 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 con	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached try is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the opinion of the appraiser that the site value is \$36.00 to general sales. It is the sales within demolished. It is the sales within the sales of \$36.00 to general sales and a sales and a sales and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) 28 Year INCOME APPROACH TO VAI Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The Is most sales in this market. PROJECT INFORMATIC 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 propletal number of units for sale Was the project contain any multi-dwelling units? No Data Source(s) Are the units, common elements, and recreation	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,166 Extras Garage/Carport 466 Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOME Approach was not ap NFOR PUDs (if applicable) No Unit type(s) Detached ty is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional Deplied due to	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000
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) neighborhood range from \$300,000 to \$695,000. Available lot sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the appraiser that the site value is \$36.00 to sales within demolished. It is the opinion of the subject of cost data to sales within demolished. Warshall & Swift (and the architectural drawings and assumed accurate. The construction budget indicated a total cost of \$701,200 or \$160.83/SF (excluding lot cost and profit). A \$135.00/SF dwelling cost was utilized based upon comparable cost figures, cost budget and Marshall & Swift. A physical depreciation of 49.09% was based on the subject's effective age of 27 years and an estimated total economic life of 55 years. Extra costs include fencing, landscaping and pool. Estimated Remaining Economic Life (HUD and VA only) Reproduct Information for Val Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) The 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 propulated in the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject propulate in project contain any multi-dwelling units? Yes No Data Source(s)	Re the subject's market were I SF or \$455,000 (rounded). OPINION OF SITE VALUE DWELLING 2,162 Extras Garage/Carport 46- Total Estimate of Cost-New Less Physical Depreciation 178,074 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH UE (not required by Fannie Mae) = \$ ICOMP Approach was not ap N FOR PUDS (if applicable) No Unit type(s) Detached try is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	Ilimited to old 2 Sq.Ft. @ \$ 0 Sq.Ft. @ \$ 4 Sq.Ft. @ \$ Functional Deplied due to	135.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	455,000 291,870 50,000 20,880 362,750 178,074) 185,000 2,000 642,000

Freddie Mac Form 2055 March 2005 UAD Version 9/2011 Page 3 of 6 Fannie Mae Form 2055 March 2005 This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

DEFINITION OF MARKET VALUE:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by under stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: 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. reporting this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist.

 Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

 APPRAISER'S CERTIFICATION: The Apprais

The Appraiser certifies and agrees that

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a 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.

20. I identified the lender/client in this appraisal report who is	the individual, organization, or agent for the organization that
ordered and will receive this appraisal report.	
21. The lender/client may disclose or distribute this appraisal re	port to: the borrower; another lender at the request of the
	nortgage insurers; government sponsored enterprises; other
secondary market participants; data collection or reporting	services; professional appraisal organizations; any department,
agency, or instrumentality of the United States; and any state,	the District of Columbia, or other jurisdictions; without having to
obtain the appraiser's or supervisory appraiser's (if applicable)	consent. Such consent must be obtained before this appraisal
report may be disclosed or distributed to any other party (inclu	ding, but not limited to, the public through advertising, public
relations, news, sales, or other media).	
22. I am aware that any disclosure or distribution of this appra	isal report by me or the lender/client may be subject to certain
laws and regulations. Further, I am also subject to the provi	
that pertain to disclosure or distribution by me.	sions of the official Standards of Froiessional Appraisal Fractice
that portain to dissipation by me.	
23. The borrower, another lender at the request of the borrow	er, the mortgagee or its successors and assigns, mortgage
insurers, government sponsored enterprises, and other secondary	market participants may rely on this appraisal report as part
	ore of these parties.
24. If this appraisal report was transmitted as an "electronic	record" containing my "electronic signature," as those terms are
defined in applicable federal and/or state laws (excluding audio	and video recordings), or a facsimile transmission of this
appraisal report containing a copy or representation of my sig	nature, the appraisal report shall be as effective, enforceable and
valid as if a paper version of this appraisal report were de	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	ment or both under the provisions of Title 18, United States
Code, Section 1001, et seq., or similar state laws.	
SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisor	ory Appraiser certifies and agrees that:
4 I discally assessing the appraisant for this appraisal assistance	h have weed the anguised was at and agree with the anguised
 I directly supervised the appraiser for this appraisal assignmen analysis, opinions, statements, conclusions, and the appraise 	
analysis, opinions, statements, conclusions, and the appraise	5 Columbation.
2. I accept full responsibility for the contents of this appraisal	report including, but not limited to, the appraiser's analysis, opinions,
statements, conclusions, and the appraiser's certification.	report including, but not infinited to, the appraisons analysis, opinions,
statements, constanting, and and appraison a continuation.	
3. The appraiser identified in this appraisal report is either a s	ub-contractor or an employee of the supervisory appraiser (or the
appraisal firm), is qualified to perform this appraisal, and is acc	, - , , , , , , , , , , , , , , , , , ,
	openio to portorni uno appraioni unosi uto apprioniti cinto inter-
4. This appraisal report complies with the Uniform Standards	of Professional Appraisal Practice that were adopted and
·······································	
···	of Professional Appraisal Practice that were adopted and
promulgated by the Appraisal Standards Board of The Appraisal	of Professional Appraisal Practice that were adopted and
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic re-	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" containing my "electronic signature," as those terms are
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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.
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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.
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED)
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined. APPRAISER Signature Name Casey Mann	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as a paper version of this appraisal report were defined by the company Name Velox Valuations LLC	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined by the company Name Velox Valuations LLC Company Address Yelox Valuations LLC Company Address Yelox Valuations LLC Company Address 704 South State Rd 135, Ste D, #393	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined by the company Name Velox Valuations LLC Company Address Yelox Valuations LLC Total State Rd 135, Ste D, #393 Greenwood , IN 46143	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined by the company Name Velox Valuations LLC Company Name Velox Valuations LLC Total State Rd 135, Ste D, #393 Greenwood, IN 46143 Telephone Number (317) 482-7700	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined by the company Name Casey Mann Company Name Velox Valuations LLC Total State Rd 135, Ste D, #393 Greenwood, IN 46143 Telephone Number (317) 482-7700 Email Address casey.mann@veloxval.com	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined by the company Name Velox Valuations LLC Company Name Velox Valuations LLC Total South State Rd 135, Ste D, #393 Greenwood , IN 46143 Telephone Number (317) 482-7700 Email Address casey.mann@veloxval.com Date of Signature and Report 07/30/2024	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic report report were defined as an "electronic report report version of this appraisal report were defined as an "electronic report report version of this appraisal report version of this appraisa	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification #
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic report report were defined as an "electronic report re	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License #
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report version appraisal report version of this appraisal report version of this appraisal report version appraisal report versi	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification #
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic report report were defined as an "electronic report re	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License #
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic report report were defined as an "electronic report re	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic redefined as an "electronic r	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic redefined as an "electronic r	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as an "electronic redefined as an "electronic r	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as an "electural as an "electural as appraisal report were defined a	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report Name Casey Mann Company Name Velox Valuations LLC Company Address Greenwood, IN 46143 Telephone Number (317) 482-7700 Email Address casey mann@veloxval.com Date of Signature and Report 07/30/2024 Effective Date of Appraisal 07/27/2024 State Certification # 1361534 or State License # or Other (describe) State # State TX Expiration Date of Certification or License 09/30/2025 ADDRESS OF PROPERTY APPRAISED 4107 Fawnhollow Dr	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report version of this appraisal report version state Report version state Report version v	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect exterior of subject property Did inspect exterior of subject property from street
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report version o	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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 slivered containing my original hand written signature. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect exterior of subject property Did inspect exterior of subject property from street Date of Inspection
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report version of this appraisal report version state Report version state Report version v	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect exterior of subject property Did inspect exterior of subject property from street
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report were defined as appraisal report version of this appraisal report version o	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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 slivered containing my original hand written signature. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect exterior of subject property Did inspect exterior of subject property from street Date of Inspection
promulgated by the Appraisal Standards Board of The Appraisal report was prepared. 5. If this appraisal report was transmitted as an "electronic redefined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign valid as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as if a paper version of this appraisal report were defined as appraisal report were defined as if a paper version of this appraisal report were defined as an "electronic redefined as an	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal cord" 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. SUPERVISORY APPRAISER (ONLY IF REQUIRED) Signature Name Company Name Company Address Telephone Number Email Address Date of Signature State Certification # or State License # State Expiration Date of Certification or License SUBJECT PROPERTY Did not inspect exterior of subject property Did inspect exterior of subject property from street Date of Inspection COMPARABLE SALES

Redondo Beach, CA 90278

compliance@clearcapital.com.

Email Address

		Exterior-Only In	nspection Reside	ential App	raisal l	Report	File #	24-07-0124	
FEATURE	SUBJECT	COMPARAE	BLE SALE # 4	С	OMPARABL	E SALE # 5		COMPARABLE	
Address 4107 Fawnhollow	Dr	4224 High Sum	mit Dr	12424 Ce	dar Ber		4216	Rickover Dr	
Dallas, TX 75244		Dallas, TX 7524	4	Dallas, TX	(75244	ļ	Dalla	s, TX 75244	
Proximity to Subject		0.27 miles N		0.72 miles	s W		0.28	miles NE	
Sale Price	\$		\$ 674,500			\$ 630,000			\$ 699,900
	\$ sq.ft.	202.01			12 sq.ft.			286.61 ^{sq.ft.}	
Data Source(s) Verification Source(s)		MLS #20597037		MLS #205				#20566281;	
VALUE ADJUSTMENTS	DESCRIPTION	MLS/CAD/Dave DESCRIPTION	+(-) \$ Adjustment	MLS/CAD DESCRIP		Perry Miller +(-) \$ Adjustment		CAD/Compa	+(-) \$ Adjustment
Sales or Financing	DESCRIPTION	ArmLth	1 () © Adjustmine	Listing	11011	-12,600			-14,000
Concessions		Cash;0		Listing		-12,600	LISUI	ly	-14,000
Date of Sale/Time		s05/24;c04/24		Active			c07/2	24	
Location	N;Res;	N;Res;		N;Res;			N;Re		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simp	le		Fee S	Simple	
Site	12,750 sf	10,620 sf	0	9,740 sf		+24,100	12,79	94 sf	
View	N;Res;	N;Res;		N;Res;			N;Re		
Design (Style) Quality of Construction	DT1;Traditional	DT1;Traditional		DT1;Trad	itional			Traditional	
Actual Age	Q4	Q4		Q4		0	Q4		
Condition	56 C4	53 C4	0	57 C4		U	53 C4		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms	. Baths		Total	Bdrms. Baths	
Room Count	7 4 3.0	9 4 3.0	0		2.0	+10,000		4 3.0	ſ
Gross Living Area	2,162 sq.ft.	2,899 sq.ff				-22,400		2,442 sq.ft.	-16,800
Basement & Finished	0sf	0sf	,200	0sf		, 100	0sf	, .	. 2,300
Rooms Below Grade									
Functional Utility	Average	Average		Average			Avera		<u></u>
Heating/Cooling	FWA/Central	FWA/Central		FWA/Cen	tral			/Central	
Energy Efficient Items	None	None		None			None		
Garage/Carport Porch/Patio/Deck	2ga2dw	2ga2dw		2ga2dw			2ga2		
	Porch/Patio	Porch/Patio	110,000	Porch/Pat		110,000		n/Patio	110.000
Fence, Pool, Spa Fireplace(s)	Fence,Pool 1 Fireplace	Fence,None 1 Fireplace	+10,000	Fence,No 1 Fireplac		+10,000		e,ivone eplace	+10,000
Special Features	None	None		None			None	•	
Net Adjustment (Total)		□ + ⋈ -	\$ -34,200		Π-	\$ 9,100	_		\$ -20,800
Adjusted Sale Price		Net Adj. 5.1 %	í	Net Adj.	1.4 %		Net Adj.	3.0 %	,
of Comparables		Gross Adj. 8.0 %			12.0	\$ 639,100	Gross A	dj. 5.8 %	\$ 679,100
Report the results of the research and anal								0011010	ADJ 5 0 AJ 5 #
ITEM Date of Prior Sale/Transfer	S	UBJECT	COMPARABLE SAL	E# 4		COMPARABLE SALE #	5	CUMPAR	ABLE SALE # 6
Price of Prior Sale/Transfer									
Data Source(s)	MLS/County	Records	MLS/County Reco	orde	MLS/	County Records		MLS/Count	v Records
Effective Date of Data Source(s)	07/27/2024	11000140	07/27/2024	7140	07/27			07/27/2024	y 11000140
Analysis of prior sale or transfer history of	the subject property and co	mparable sales			'				
Analysis/Comments									
Thaily on Commonto									
-				-	-				

Location Map

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a cl	lear and accurate understanding	of the market trends and o	onditions prevalent in the subject						
	vith an effective date on or after A	·							
- TOTTAWIIIOIIOW DI		^{City} Dalla	S	S	tate TX	ZII	P Code 752	244	
Gatamount Toportion 2010; EEG									
				-					
				exterit					
· · ·	, ,			مقداد					
	=		-						
				oi trie					
						0	orall Trand		
					Increacing			1	Doclining
, ,						1		╄	,
					-	X		₽	-
								╄	-
- 1111					Decilining	_			Increasing
				-	Increasing			T-	Doclining
•	. /		<u> </u>	 -				╬	-
-	-					_		⊬	-
· · · · · · · · · · · · · · · · · · ·					<u> </u>			╬	-
Solution Catamount Properties 2018, LLC		-							
			104.00%	— 		_		⊬	
7 7			sing use of huvdowns, closing costs	condo] Doomining	M'	Clabic	Ι∟	moreasing
				, conuo					
No significant seller co	ncessions are being	paid in this sub	пагкет.						
seglothook. The is required advanced in all appears inserted with an efforte date on or after April 1, 2009. Toppoint Advanced A 10/17 Examultonian Properties 2018, LLC International Properties and provide international Properties 2018, LLC In									
Are foreelecure cales (DEO cales) a factor in the market?	□ Voc ► No	If you ovalain (incl	ding the trande in lictings and cales	of foracion	ad proportion)				
, ,			-						
•		s listed or sold w	ithin this market area.	Foreci	osure trend	is in	the subj	ect	
neighborhood are thought to be near region	nal levels.								
resploys Adors 2. ALOT Fearwhold with an effective date on or after Age 11, 2009. Brower Catamount Properties 2018, LLC Heredevises. The properties 2018, LLC Heredevises. The properties 2018, LLC Heredevises. The properties and under the firm is the beats to halve conclusions, and must provide support for those conclusions, regarding house, preface of the third provides and provide support for those conclusions, and must provide support for those conclusions, and must provide support for those conclusions, regarding house, preface of the design of the									
exploration. The is a regarder defortune for all appreciate proofs with an electric date on or the April 1, 2009 The Contract Motions of LOTE Fearwhold DOV Dr. Service Contractions of the Contraction of the Service Motion of LOTE Fearwhold Service of the Contraction, and must be serviced from the Contraction of the Contraction of the Service Motion									
THE			•						
Interest Annual Control of all paragraphs designed and or all appears reports with an effected date on a of the Apil 1, 2009. Property Markets									
market. The only data provided by MLS is f marked as "N/A".	for listings that are a	ctive or under co	ntract. Therefore, the o	data fo					
insightenous file is a register additional for all appraisal regists with an effective data or of the April 1, 2009. Somewar Catamicrosis Transport of Programs (1) and 10 of Earth Company of Earth Earth Company of Earth Compan									
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to	for listings that are a the Neighborhood section of the o formulate your conclusions, pro	appraisal report form. If y	ntract. Therefore, the our used any additional information, so and support for your conclusions.	data for uch as	r prior listin	gs n	oted abo	ove	
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendi	for listings that are and the Neighborhood section of the oformulate your conclusions, pro ng sales and closed	ctive or under co appraisal report form. If y ovide both an explanation sales data foun	ntract. Therefore, the contract. Therefore, the contract. Therefore, the contract of the contr	data for	r prior listin	gs n	noted abo	ove h	are
insight of Asters a CAT OFT Fammhold or all paycase quest with or an effective dire on or after April 1, 2009. Settler VA Catamount Properties 2018, LLC Report Advances A Land OFT Fammhold or an effective dire or an effective directive or an effective or ano									
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. T	for listings that are and the Neighborhood section of the office that your conclusions, prong sales and closed this. The data analyze the average DOM is	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the of the used any additional information, sind support for your conclusions. If on MLS. This area in median sale price, male	data for uch as the Cit rketing	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendi adequate sales data over the past 12 mont price ratios remain stable year over year. T and demand levels appear to be in balance.	for listings that are and the Neighborhood section of the offormulate your conclusions, prong sales and closed this. The data analyzing average DOM is each	ctive or under co appraisal report form. If y wide both an explanation sales data foun ed has seen the	ntract. Therefore, the contract. Therefore, the contract in used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, many and on the analyzed data	data for uch as the Cit rketing a and t	r prior listin ty of Dallas times and	gs n	table wit	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendi adequate sales data over the past 12 mont price ratios remain stable year over year. T and demand levels appear to be in balance.	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a conclusion of the average DOM is a conclusion.	appraisal report form. If y appraisal report form. If y vivide both an explanation sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the contract. Therefore, the contract in used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, manada on the analyzed data	data for uch as the Cit rketing a and t	r prior listin ty of Dallas times and	gs n	atable wit sale price	h he/lis	are
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendiadequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendiadequate sales data over the past 12 mont price ratios remain stable year over year. The analysis is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject Project Data	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a conclusion of the average DOM is a conclusion.	appraisal report form. If y appraisal report form. If y vivide both an explanation sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the contract. Therefore, the contract in used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, manada on the analyzed data	data for uch as the Cit rketing a and t	r prior listin	gs n	atable wit sale pricends, the	h he/lis	are st oply
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales also data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales also data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales also data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales also data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales also data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia analysis of pendia analysis included active listings, pendia analysis of pendia an	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a conclusion of the average DOM is a conclusion.	appraisal report form. If y appraisal report form. If y vivide both an explanation sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the contract. Therefore, the contract in used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, manada on the analyzed data	data for uch as the Cit rketing a and t	ty of Dallas times and he historica	gs n	stable with sale price and stable with sale and	h he/lis	are st pply
market. The only data provided by MLS is f marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales aleas and over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales aleas and over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales aleas and over the past 12 mont price ratios remain stable year over year. The past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales and over the past 12 mont price ratios remain stable year over year. The past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains analysis of the past 12 mont price ratios remains remains remains re	If any required data is unavailable in it is caralised, the appraiser must provide an vide data for a shaded area below, if it is available, however, the appraiser must include the data required and the proviser should expose the proviser given and leafthy it is an approach below the proviser of the substance of the proviser of								
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings is finally and the properties of the subject is a unit in a condominium or cooperative project, completely a final # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a conclusion of the average DOM is a conclusion.	appraisal report form. If y appraisal report form. If y vivide both an explanation sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the contract. Therefore, the contract in used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, manada on the analyzed data	data for uch as the Cit rketing a and t	r prior listin ty of Dallas times and he historica Increasing Increasing Declining	gs n is s the Ow	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooper	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is f marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are not price ratios remain stable year over year. The analysis included active listings are not price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project.	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project, complete subject is a unit in a condominium or cooperative project operation and in a condominium or cooperative project operation. If the subject is a unit in a condominium or cooperative project operation and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project operation and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project operation and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project operation and demand levels appear to be in balanced.	for listings that are and the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is a constant of the sales and closed the sales and	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completed and a 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.	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completely a for 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?	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completed and a 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.	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completed and a 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.	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are to be in balanced. If the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a c	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are to be in balanced. If the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a c	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are to be in balanced. If the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a c	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are to be in balanced. If the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project, completed by the subject is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a condominium or cooperative project is a unit in a c	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation. sales data foun ed has seen the at 28 days. Base	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, complete subject Project Data and a formation of the subject project Data and a formation 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 unit of the subject of the subj	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y possible both an explanation sales data foun ed has seen the at 28 days. Base Prior 4–6 Months If yes, indicate the	ntract. Therefore, the or used any additional information, so and support for your conclusions. If on MLS. This area in median sale price, mailed on the analyzed data or the analyzed Months. Project Current – 3 Months	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. When the subject is a unit in a condominium or cooperative project, completed and the subject Data and Data	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation sales data foun ed has seen the at 28 days. Base Prior 4–6 Months If yes, indicate the	ntract. Therefore, the contract. Therefore, the contract. Therefore, the contract of the contr	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pending adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are in balanced. If the subject is a unit in a condominium or cooperative project, completed and for the subject Data and for 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	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation sales data foun ed has seen the at 28 days. Base Prior 4–6 Months If yes, indicate the	ntract. Therefore, the or used any additional information, so used any additional information, so and support for your conclusions. If on MLS, This area in median sale price, manaded on the analyzed data and on the analyzed data are considered to the analyzed data are considered t	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stab	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is a marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completed and advantage of the subject listings are included as a 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 th	for listings that are an the Neighborhood section of the formulate your conclusions, prong sales and closed this. The data analyzing average DOM is easier the following: Prior 7–12 Months Yes No	appraisal report form. If y vide both an explanation sales data foun ed has seen the at 28 days. Base Prior 4–6 Months If yes, indicate the Signature Superviso Company	ntract. Therefore, the or used any additional information, so and support for your conclusions. It is area in median sale price, many add on the analyzed data on the analyzed data. Project Current – 3 Months The project of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are sup	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is 1 marked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings and demand levels appear to be in balanced. If the subject is a unit in a condominium or cooperative project, completed and the subject Data and Data	for listings that are an the Neighborhood section of the oformulate your conclusions, prong sales and closed this. The data analyziche average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the concl	prior 4–6 Months Prior 4–6 Months If yes, indicate the Signature Supervisc Company	ntract. Therefore, the continuous and support for your conclusions. If on MLS. This area in median sale price, manado on the analyzed data and the analyzed data analyzed data and the analyzed data analyzed data analyzed data analyzed data an	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing
market. The only data provided by MLS is finarked as "N/A". Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, to The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings, pendia adequate sales data over the past 12 mont price ratios remain stable year over year. The analysis included active listings are in balanced. If the subject is a unit in a condominium or cooperative project, completed and for a comparable sales (Settled). Absorption Rate (Total Sales/Months). Total # of Active Comparable Listings. Months of Unit Supply (Total Listings/Ab.Rate). Are foreclosed properties. Summarize the above trends and address the impact on the subject of the s	for listings that are an the Neighborhood section of the oformulate your conclusions, prong sales and closed this. The data analyziche average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the average DOM is elected to the conclusions of the concl	prior 4–6 Months Prior 4–6 Months If yes, indicate the Signature Supervisc Company	ntract. Therefore, the or used any additional information, so and support for your conclusions. It is area in median sale price, many add on the analyzed data on the analyzed data. Project Current – 3 Months The project of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are support of REO listings and explain the support of REO listings are sup	the Cit	r prior listing ty of Dallas times and he historica Increasing Increasing Declining Declining	gs n is s the Own	etable with sale price and stable with sale price and stable stable stable stable stable	h he/lis	are st pply Declining Declining Increasing

Freddie Mac Form 71 March 2009

File No. 24-07-0124

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3

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

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

C4

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

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

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high-level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

03

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Ω4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Abbreviations Used in Data Standardization Text

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

UAD Version 9/2011 (Updated 1/2014)

USPAP ADDENDUM File No. 24-07-0124 Borrower Catamount Properties 2018, LLC Property Address 4107 Fawnhollow Dr Zip Code 75244 County Dallas City Dallas State TX Lende Wedgewood Inc This report was prepared under the following USPAP reporting option: Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a). Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b) Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 15-120 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 acceptance of this assignment. I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. - The statements of fact contained in this report are true and correct. - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions, - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment. - My engagement in this assignment was not contingent upon developing or reporting predetermined results. - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared. - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report). Additional Comments Due to the agreed upon scope of work, an interior inspection nor exterior measurements of the subject property were performed. The appraiser visited the property and observed the exterior of the structure(s). The appraiser relied on public documents and information/descriptions about the interior. This information on the relevant physical characteristics and condition were noted and specified in the Scope of Work section of this appraisal report. The appraiser cannot make any representation or warranty as to the veracity of the information provided. APPRAISER: SUPERVISORY APPRAISER: (only if required) Signature: Signature: Casey Mann Date Signed: Date Signed: 07/30/2024 State Certification # State Certification # <u>1361</u>534 or State License #: or State License #: State: TX Expiration Date of Certification or License: 09/30/2025 Expiration Date of Certification or License: Effective Date of Appraisal: Supervisory Appraiser Inspection of Subject Property: 07/27/2024

Did Not

Exterior-only from Street

Interior and Exterior

Supplemental Addendum

	ouppid	monta	Audonaum			24-07-	0124	
Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							

File No. 24 OZ 0424

HIGHEST AND BEST USE ANALYSIS

The concept of Highest and Best Use can be defined as being: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The determination of Highest and Best Use included an analysis of current zoning of the subject property and the immediate surrounding properties. The subject property is zoned single-family district by the City of Dallas. Based upon the location and utility of the property, the highest and best use for the subject, in "as is" condition, is for continued single-family residential usage.

NEIGHBORHOOD MARKETABILITY

This neighborhood has access to area thoroughfares and arterial routes. This market area exhibits a broad range of uses centered primarily on residential property and the commercial development in place to support the residential populous. There were no adverse external conditions noted.

MARKET CONDITIONS IN NEIGHBORHOOD

The subject is located in the City of Dallas and the Dallas Independent School District. There were no over supplied conditions observed in the existing single-family residential market. The continued demand for the neighborhood can be linked primarily to its proximity to schools and commercial/retail development.

SUBJECT FEATURES

The subject is a single-family residence is assumed to have an average quality and condition. The residence has a brick veneer exterior, pitched shingle roof and a traditional-style design. Per the Dallas Central Appraisal District property information, the layout includes 4 bedrooms, 3 full baths, living room, dining, kitchen, laundry, fireplace, ceiling fans, tile and carpet flooring, and 2 car attached garage.

The outdoor area includes a porch, patio, wood fencing, pool and minimal landscaping.

COMMENTS ON SALES COMPARISON

The search parameters for the comparable sales researched were in the City of Dallas, the Dallas ISD, and within 1 mile of the subject. The purchase price range for similar sized home sales ranged from \$500,000 to \$700,000. The square footages of these homes ranged from 1,800 SF to 2,899 SF.

Date of Sale

Sale Number 1 was over the preferred 6 month guideline. However, it was similar to the subject in size, age/condition and location.

Site

The site sizes of the comparables are considered to be similar in location and utility. Site adjustments were \$8.00/SF for differences over 3,000 square feet.

Quality

The comparables have similar interior quality compared to the subject and adjustment consideration was not warranted.

Actual Age

Age adjustments were 1% for every 10 years difference.

Condition

Condition adjustments were not warranted for differences since the market reaction is towards age difference.

Gross Living Area

GLA differences were adjusted by \$60.00 per square foot rounded to the nearest \$100.

Bedroom Count

Bedroom adjustments were not warranted as the comparable have already been adjusted for differences in GLA. Adjusting for bedroom count would be considered adjusting the same item of contribution twice.

Supplemental Addendum

	Juppic	fillGilla	i Auuciiuuiii		п	16 IND. 24-07-	0124	
Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							

RECONCILIATION

Sale Numbers 1 - 3 were given the most consideration due to their similar size and location. Sale Number 4 was given less weight due to its larger size. Comparable Numbers 5 and 6 were listings and were added to support the final value and given the least weight. The adjustments in the sales grid were derived from a combination of pairing of sales data, discussions with area Realtors, and the appraiser's knowledge of the area.

With consideration given to the applicable market data collected and analyzed, the estimated market value of the fee simple interest in the subject property, in "upon completion" condition, as of July 26, 2024, was \$639,000.

The D/FW Metroplex has transitioned from a period of rapidly rising prices and strong market activity to lower demand levels and stable pricing. Real estate list prices have become more consistent with historic data levels although inventory levels remain low. The global pandemic and low interest rates strongly contributed to this previous heightened market activity. In mid 2022, rising mortgage rates have greatly reduced housing refinance applications and weakened effective demand levels for all types of real estate. Demand for commercial and residential real estate is projected to be below normal trend lines due to the high interest rates and the possibility of a national recession. However, the Dallas area should not have the price erosion of other markets due to the continued population growth, strong economy and relative affordability.

Subject Photo Page

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



Subject Front

4107 Fawnhollow Dr

Sales Price

 Gross Living Area
 2,162

 Total Rooms
 7

 Total Bedrooms
 4

 Total Bathrooms
 3.0

 Location
 N;Res;

 View
 N;Res;

 Site
 12,750 sf

 Quality
 Q4

 Age
 56



Subject Side View



Street View

Subject Photos

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							





Alternate Street View

Side View

Comparable Photo Page

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



Comparable 1

4348 Twin Post Rd

Prox. to Subject 0.46 miles NE 655,000 Sale Price Gross Living Area 2,492 Total Rooms 8 Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; View N;Res; 15,106 sf Site Q4 Quality Age 52



Comparable 2

4216 Calculus Dr

Prox. to Subject 0.20 miles N Sale Price 650,000 2,503 Gross Living Area Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 10,620 sf Q4 Quality Age 53



Comparable 3

4123 Flintridge Dr

Prox. to Subject 0.41 miles N Sale Price 610,000 Gross Living Area 2,071 Total Rooms 7 Total Bedrooms 4 Total Bathrooms 2.1 Location N;Res; N;Res; View Site 10,290 sf Quality Q4 Age 56

Comparable Photo Page

Borrower	Catamount Properties 2018, LLC								
Property Address	4107 Fawnhollow Dr								
City	Dallas	County	Dallas	•	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc								



Comparable 4

4224 High Summit Dr

Prox. to Subject 0.27 miles N Sale Price 674,500 Gross Living Area 2,899 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; View N;Res; 10,620 sf Site Q4 Quality Age 53



Comparable 5

12424 Cedar Bend Dr

Prox. to Subject 0.72 miles W Sale Price 630,000 Gross Living Area 2,536 Total Rooms 9 Total Bedrooms 4 Total Bathrooms 2.0 Location N;Res; N;Res; View Site 9,740 sf Quality Q4 Age 57



Comparable 6

4216 Rickover Dr

Prox. to Subject 0.28 miles NE Sale Price 699,900 Gross Living Area 2,442 Total Rooms 8 Total Bedrooms 4 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 12,794 sf Quality Q4 Age 53

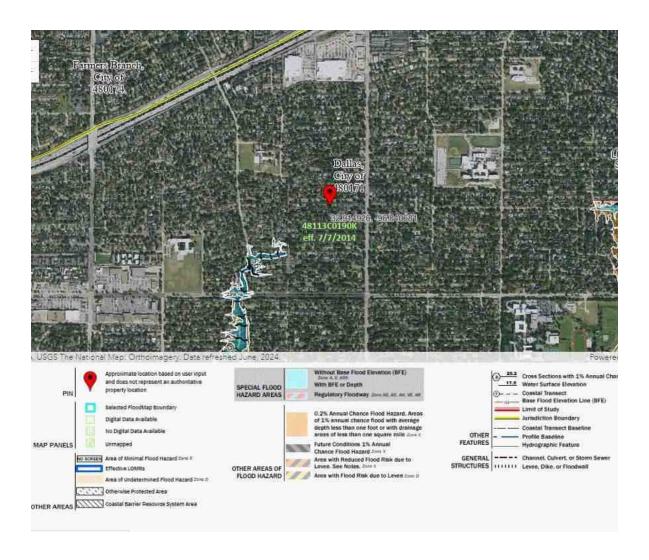
Plat Map

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



Flood Plain Map

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



Aerial Map

Borrower	Catamount Properties 2018, LLC							
Property Address	4107 Fawnhollow Dr							
City	Dallas	County	Dallas	State	TX	Zip Code	75244	
Lender/Client	Wedgewood Inc							



CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results. The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.
- 6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- I have performed no services, as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 8. The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, as well as with Title XI of the Federal Financial Institutions Reform and Enforcement Act of 1989 (FIRREA) and its regulations, and the Uniform Standards of Professional Appraisal Practice.
- Mr. Casey Mann has made a personal observation of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.

Casey R. Mann

Certified Residential TX-1361534-R

QUALIFICATIONS OF THE APPRAISER CASEY R. MANN

Mr. Mann is a certified residential real estate appraiser in Texas with 10 + years of experience as a trainee and real estate appraiser. He has experience in the valuation of all types of single-family residential, multi-family, townhome, condominium, vacant land, and special use properties.

Education and Professional Affiliations:

Bachelor's Degree - Indiana University of South Bend

Certified Residential Real Estate Appraiser - State of Texas Certificate TX-1361534-R

Recent Continuing Education Appraisal Coursework:

Statistics, Modeling, and Finance – 2023

National Update USPAP Course - 2022

Green Building Concepts - 2022

Residential Property Inspection for Appraisers - 2022

Understanding Luxury Home Features - 2022

Residential Construction and the Appraiser – 2020

National Update USPAP Course - 2020

Advanced Residential Application & Case Studies - 2019

Clients Served:

PNC Bank Bank of America
Frost Bank BNY Mellon

Prosperity Bank
Guaranty Bank
Texas Heritage National Bank
Origin Bank
Origin Bank

Benchmark Bank BancorpSouth/Cadence Bank

Pegasus Bank
Navy Federal Credit Union
Citizens National Bank of Texas

Happy State Bank
City National Bank
Veritex Bank

T Bank
First Horizon Bank
JP Morgan Chase Bank

PennyMac Pilgrim Bank

North Dallas Bank and Trust Company American National Bank of Texas

Comerica Bank Texas Bank
Texas Republic Bank HomeBank Texas
Bank OZK BTH Bank

Independent Financial Entrust Financial Corp.

PlainsCapital Bank Amegy Bank, a division of Zions Bank



Certified Residential Real Estate Appraiser

Appraiser: Casey Ryan Mann

License #: TX 1361534 R License Expires: 09/30/2025

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

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

Chelsea Buchholtz Commissioner