# **APPRAISAL OF REAL PROPERTY**



# LOCATED AT

7617 Applecross Ln Dallas, TX 75248 HIGHLANDS NORTH SEC 1 BLK 8/8198 LT 12

FOR

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

# **OPINION OF VALUE**

645,000

# AS OF

08/28/2024

# BY

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

> Kaned be Casfil Serial# DE58DF93 esign.alamode.com/verify

# 

		USPA	٩P	ADDENDUM			File No.	35882580	)
	TOWER WH1 LLC								
Pro City	perty Address 7617 Applecross Ln	Count	hv.	D	\$	ate -		Zip Code	75040
-	der Dallas Wedgewood Inc		Ly	Dallas	36	alc	TX	Zip Gode	75248
-									
	This report was prepared under the following	USPAP reporting option:							
	Appraisal Report	This report was prepared in accorda	ince	with USPAP Standards Rule 2-2(a).					
	Restricted Appraisal Report	This report was prepared in accorda	ince	with USPAP Standards Rule 2-2(b).					
	_								
	Reasonable Exposure Time								
	My opinion of a reasonable exposure time for the sul	pject property at the market value state	ed in	this report is:		30 d	avs		
					-	00 0	ayo.		
	Additional Certifications								
	I certify that, to the best of my knowledge and belief:								
	I have NOT performed services, as an appraise	r or in any other capacity, regarding th	e pr	operty that is the subject of this report with	nin the				
	three-year period immediately preceding accep	tance of this assignment.							
	I HAVE performed services, as an appraiser or	in another canacity, regarding the pror	hertv	that is the subject of this report within the	three-vear				
	period immediately preceding acceptance of th		-		, anoo you				
	- The statements of fact contained in this repo	rt are true and correct.							
	- The reported analyses, opinions, and conclus		ed a	ssumptions and limiting conditions an	nd are my p	perso	nal, impa	artial, and ur	nbiased
	professional analyses, opinions, and conclusior								
	- Unless otherwise indicated, I have no present	or prospective interest in the prop	erty	that is the subject of this report and r	no persona	al inte	rest with	1 respect to	the parties
	involved. - I have no bias with respect to the property that	at is the subject of this report or th		urties involved with this assignment					
	- My engagement in this assignment was not o			•					
	- My compensation for completing this assign	• • • • •		• •	d value or o	directi	ion in va	lue that favo	ors the cause of
	the client, the amount of the value opinion, the				•				
	- My analyses, opinions, and conclusions were		en (	repared, in conformity with the Unifor	rm Standar	rds of	Profess	ional Apprai	sal Practice that
	were in effect at the time this report was prepar - Unless otherwise indicated, I have made a pe		hat	s the subject of this report					
	- Unless otherwise indicated, no one provided s				ertification	(if the	ere are e	exceptions, th	he name of each
	individual providing significant real property app				Jianoudon	(ii uit	no aro o		
	Additional Comments								
	The purpose of this appraisal is to pro	vide an oninion of market v	/alı	ie as of the effective date for i	ise of th	e cli	ent nar	med inclu	ding internal
	asset review and/or loan servicing (in	•				C OIN	sinchia		
		0,,,							
	The Scope of Work for this appraisal	is defined per the scope of	wo	rk statement included on Page	e 4 of the	e 20	55 For	m used fo	or this
	report.								
	The appraiser has performed a visual	exterior inspection of the s	ub	ect has viewed all the compa	rable sa	les f	rom th	e street	
	and has gathered information for the								LS
	services.								
	The appraisal is prepared for the sole (including default). No third parties an								- 1
			15 1	eport without the expressed w		11501		e appiaise	51.
	The digital signatures in this report ar	e duplicates of the original	sig	nature(s) and have not been a	Itered or	cha	nged i	n any way	y.
	All photos in this report were taken by	the appraiser unless speci	ifica	ally noted on the photo pages.					
	The appraiser possesses the knowled								
	performed this app <mark>assatin ascordance</mark> Reform, Recovery and Enforcement A						or the	Financiai	Institution
4	APPRAISER:	10.1.1		SUPERVISORY APPRAISEI	n: (only if	r req	uired)		
	Kickad	ant out that							
	Signature:			Signature:					
	Name: Richard Alan Benefiel	U		Name:					
	Date Signed: 08/30/2024 State Certification #:			Date Signed: State Certification #:					
	or State License #: 1350533			or State License #:					
	State: TX			State:					
I	5 Y / D / CO // //	31/2025		Expiration Date of Certification or Lice	ense:				

Form ID14AP - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supervisory Appraiser Inspection of Subject Property: Did Not Exterior-only from Street

Effective Date of Appraisal:

08/28/2024

Serial# DE58DF93 esign.alamode.com/verify

Rand Abor Castil or

## Appraisals SP

rior_(	Only	Increation	Residential	∆nnraisa	Renor
:1101=\		IIISDECTOI	nesiueiilla	i Auulaisai	I NEUUI

58303

			EXI	erior-Only I	nspection	<b>Residential Apprai</b>	isai neport	File #	35882	580	
The purpose of t	this summa	ry appraisal report	is to p	rovide the lender	r/client with a	n accurate, and adequately	y supported, opi	nion of the ma	rket value	of the sub	oject property.
Property Address	7617 A	pplecross Ln				<sup>City</sup> Dallas		State	ТΧ		5248
Borrower WH1	-				of Public Record	Elma C Cannoi	n	Count	Dalla	S	
Legal Description Assessor's Parcel #		ANDS NORTH		3LK 8/8198 L	T 12	Tax Year 2023		R.E. T	2700 \$	4.057	
Neighborhood Name		07994422200	00				0104			4,657	
Occupant 🗙 Ow	<u>u</u>	Iands North Tenant 🗌 Vacan	nt	Specia	I Assessments \$	0	9124		<u> </u>	136.05 per year	per month
Property Rights Apprais		Fee Simple	Leaseho		(describe)	0		0		]	
Assignment Type		nase Transaction	Refin	ance Transaction	X Othe	(describe) Servicing					
Lender/Client	Nedgewo	od Inc		Ad	Idress 201	5 Manhatten Beach E	Blvd, Suite 10	0, Redondo E	Beach, C	A 75248	
Is the subject property	currently offere	ed for sale or has it bee	n offered for sa	ale in the twelve mont	hs prior to the effe	ctive date of this appraisal?			X	Yes No	
Report data source(s) u	used, offering p	price(s), and date(s).		DOM 6;P	er MLS #20	0693543 the subject v	was listed on	08/04/2024 fo	r \$595,0	00 with no	price
<u> </u>		n and became				. /					
I did di performed.	d not analyze t	he contract for sale for	the subject pur	chase transaction. Ex	plain the results o	f the analysis of the contract for sa	ale or why the analysi	is was not			
periornieu.											
Contract Price \$		Date of Contrac	:	ls th	e property seller th	e owner of public record?	Yes	No Data So	urce(s)		
	ssistance (loan		-			by any party on behalf of the borr					Yes 🗌 No
If Yes, report the total d		ind describe the items to									
Note: Race and the ra	cial composit	ion of the neighborho	od are not app	oraisal factors.							
Ν	leighborhood	Characteristics			One	-Unit Housing Trends		One-Unit Ho	using	Present	Land Use %
Location Urba	an 🔀	Suburban	Rural	Property Values	Increasi	ng 🗙 Stable	Declining	PRICE	AGE	One-Unit	80 %
Built-Up Ve	r 75%	25-75%	Under 25%	Demand/Supply	Shortage	e 🗙 In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	%
Growth Rap	<u> </u>	Stable	Slow	Marketing Time	Vinder 3	mths 3-6 mths	Over 6 mths	200 Low	29	Multi-Family	%
Neighborhood Boundar				by Campbell	Rd, the Ea	st by Coit Rd, the Sou	uth by	1,300 <sup>High</sup>	74	Commercial	15 %
· · · · · · · · · · · · · · · · · · ·		lest by Hillcres						650 Pred.	52	Other	5 %
Neighborhood Descript						city of Dallas with acc		0	,		
						t Land Use refers to v	/acant and/or	developing la	nd with r	no adverse	effect
		or marketability for the above conclusio									
Warker conditions (incl	iuuing support	TOT THE ADOVE CONCluSio	nis)	See	e attached a	iddenda.					
Dimensions 86 X	( 127 X 8	7 X 127		Area	a 11252 s	shape	Rectangula	ar	View NI-	Res;	
Specific Zoning Classifi		R-7.5(A)			ing Description	Single Family Res	rtootangut	ai	·	1103,	
Zoning Compliance	🗙 Legal	/	nforming (Gran		• •	oning Illegal (describe)	luential				
		property as improved (					X	Yes No	If No, descr	ihe Coo	e attached
addenda.											
addoniadi									-,		allacheu
Utilities Publ	lic Other (	describe)			Public Other	(describe)	Off-site Improve	•		Public	Private
Electricity		describe)		Water	Public Other	(describe)	Off-site Improve	•		000	
Electricity Karakan Kar		(describe)				(describe) ] ]	Off-site Improve	ements - Type		Public	
Electricity Gas Kenter FEMA Special Flood Ha	Izard Area	Yes		Water		] ] FEMA Map # 481	Off-site Improve	ements - Type ncrete ncrete	FEMA Map Da	Public	
Electricity Gas FEMA Special Flood Ha Are the utilities and off-	Izard Area	Yes ents typical for the mark	ket area?	Water Sanitary Sewer EMA Flood Zone	X [	FEMA Map # 481	Off-site Improve Street Con Alley Con	ements - Type ncrete ncrete	FEMA Map Da	Public Public M tte 07/0	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s	Izard Area	Yes ents typical for the mark or external factors (eas	ket area? ements, encroa	Water Sanitary Sewer EMA Flood Zone achments, environme	X X Yes [ ntal conditions, lar	FEMA Map # 481 No If No, describe id uses, etc.)?	Off-site Improve Street Con Alley Con 13C0185K	ements - Type Increte	FEMA Map Da	Public Public M tte 07/0 If Yes, describe	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar	zard Area site improvem site conditions	Yes ents typical for the mark or external factors (ease sales share sin	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone achments, environme kimity and infl	X X Yes [ ntal conditions, lan	FEMA Map # 481 No If No, describe Id uses, etc.)? n commercial propert	Off-site Improve Street Con Alley Con 13C0185K	ements - Type Increte	FEMA Map Da	Public Public M tte 07/0 If Yes, describe	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar	zard Area site improvem site conditions	Yes ents typical for the mark or external factors (eas	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone achments, environme kimity and infl	X X Yes [ ntal conditions, lan	FEMA Map # 481 No If No, describe Id uses, etc.)? n commercial propert	Off-site Improve Street Con Alley Con 13C0185K	ements - Type Increte	FEMA Map Da	Public Public M tte 07/0 If Yes, describe	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares	zard Area site improvem site conditions nd all the with no a	Yes ents typical for the mark or external factors (eas sales share sin additional locat	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone achments, environme cimity and infl w adjustment	X X Ves [ Intal conditions, lar luences from ts warrantee	FEMA Map # 481 No If No, describe d uses, etc.)? n commercial propert	Off-site Improve Street Cor Alley Cor 13C0185K	ements-Type Increte Increte Yes Inal facilities, v	FEMA Map Da	Public Public N If Yes, describe centers, an	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy	zard Area site improvem site conditions nd all the with no a	Yes ents typical for the mark or external factors (eas sales share sin additional locat ristics of Property	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone achments, environme kimity and infl	X X Yes [ ntal conditions, lan	FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d.	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ements - Type Increte Increte Increte Increte Increte Yes Inal facilities, v	FEMA Map Da No vorship c	Public Public M tte 07/0 If Yes, describe	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Other (describe)	zard Area site improvem site conditions nd all the with no a	Yes ents typical for the mari or external factors (eas sales share sin additional locati ristics of Property ior Inspection	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone achments, environme cimity and infl w adjustment	X X X Yes [ ntal conditions, lan uences from ts warranted ML	FEMA Map # 481 No If No, describe d uses, etc.)? n commercial propert	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ements-Type Increte Increte Yes Inal facilities, v	FEMA Map Da No vorship c	Public Public N If Yes, describe centers, an	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Other (describe)	I and the state of	Yes ents typical for the mari- or external factors (easi sales share sin additional locati ristics of Property ior Inspection on	ket area? ements, encroa milar pro>	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone Achments, environme kimity and infl w adjustment Appraisal Files General Description	X X X Yes [ ntal conditions, lan uences from ts warranted ML	FEMA Map # 481 No If No, describe d uses, etc.)? n commercial propert d. S Assessment and Tax R Data Source for Gross Livin	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ements - Type Increte Increte Yes nal facilities, v Prior Inspection Public Record Amenities	FEMA Map Da No vorship c	Public Public	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy M Other (describe) Gen	I and the state of	Yes ents typical for the mari- or external factors (easi sales share sin additional locati ristics of Property ior Inspection on	ket area? ements, encroa milar proy ion or vie	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone Achments, environme kimity and infl w adjustment Appraisal Files General Description Slab Crav	X X X Ves [ ntal conditions, lar luences from ts warranted ML	FEMA Map # 481 No If No, describe d uses, etc.)? n commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ements - Type Increte Increte Yes nal facilities, v Prior Inspection Public Record Amenities	FEMA Map Da	Public Public	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Mother (describe) Gen Units One	Land Area     Land	Yes ents typical for the mari- or external factors (easi sales share sin additional locati ristics of Property ior Inspection on	ket area? ements, encroa milar proy ion or vie	Water Sanitary Sewer EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptio Slab Crai ment 1	X X X Ves Intal conditions, lar uences from ts warrantee M ML ML ML	FEMA Map # 481 No If No, describe id uses, etc.)? n commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling FWA HWBB	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ments - Type norrete Yes nal facilities, v Prior Inspection Public Record Amenities cc(s) # 1 store(s) # 0	FEMA Map Da No vorship c S None Drivew	Public Pu	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Conter (describe) Gen Units One # of Stories Type Det C	a and the second	Yes ents typical for the mark or external factors (eas sales share sin additional locati ristics of Property ior Inspection on	ket area? ements, encroa milar proy ion or vie Concrete	Water Sanitary Sewer EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptio Slab Crai ment 1 sement 1	X X Yes [ ntal conditions, lar luences from ts warrantee ML on wi Space Finished	FEMA Map # 481 TRUE VALUE VALU	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio	ments - Type increte Procete Prior Inspection Public Record Amenities cc(s) # 1 stove(s) # 0 Peck EncPat	FEMA Map Da No vorship c S None Drivew	Public Public	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Comparison of the subject ar thoroughfares Source(s) Used for Phy Source(s) Used for Phy Comparison of the subject ar thoroughfares Source(s) Used for Phy Comparis	a and the second	Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on scessory Unit S-Det/End Unit Under Const.	ket area? ements, encroa milar prox ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Crav ament Brc Brc Cm	X X Yes [ Intal conditions, lar Uences from is warrantee ML ML on wil Space Finished Finished	FEMA Map # 481 TRUE VALUE VALU	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Ing Area ] Firepla Moods Patio/L Patio/L	ments - Type increte Yes nal facilities, v Prior Inspection Public Record Amenities ce(s) # 1 stove(s) # 0 Peck EncPat	FEMA Map Da FEMA Map Da No Vorship C S S S Carpor Garage Carpor	Public Public	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Other (describe) Units One ( # of Stories Type Det. Existing 1 Design (Style) Year Built	a conditions and all the with no a visical Characte Exter eral Descripti One with An 1 Att.	Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const.	ket area? ements, encroa milar prox ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface Gutters & Dow	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Crav ament Brc Brc Cm	X X Ves [ Intal conditions, lar luences front ts warrantee M ML m wl Space Finished Finished k/Avg pShgl/Avg	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d. S Assessment and Tax R Data Source for Gross Livin Heating/Cooling KFWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area [ X Firepla X Patio/T X Porch Pool X Fence	ements - Type increte Prorete Prior Inspection Public Record Amentities ce(s) # 1 stove(s) # 0 Deck EncPat CvPch None RrWd	FEMA Map Da FEMA Map Da No vorship c S S S Carpor Garage Carpor Attach	Public Pu	Private
Electricity Gas FEMA Special Flood Ha Are the utilities and off- Are there any adverse s The subject ar thoroughfares Source(s) Used for Phy Other (describe) Units One (describe) Units One (describe) Gen Units One (describe) Existing 1 Design (Style) Year Built Effective Age (Yrs)		Yes ents typical for the mari or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const.	et area? ements, encroa milar prox ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface Gutters & Dov Window Type	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic General Descriptic General Descriptic asement Brc Cm wnspouts Nor Dbl	X X X Yes [ ntal conditions, law luences front ts warranted Mul Space Finished K/Avg pShgl/Avg te Hng/Avg	FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling K FWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area ] X Firepla X Patio/C X Porch Pool X Fence 0 Other	ments - Type  acreete  Procete  Prior Inspection  Public Record  Amenities  Ce(s) # 1  Stove(s) # 0  Deck EncPat  CVPch  None  RrWd  None  None	FEMA Map Da FEMA Map Da No Vorship C S S S Carpor Garage Carpor	Public Pu	Private
Electricity		Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const.	et area? ements, encroa milar proy ion or vie Concrete Full Base Partial B Exterior Walls Roof Surface Gutters & Dov Window Type X Dishwa	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustmenti Appraisal Files General Descriptio Stab Cra sment Brc Cra unspouts Nor Dbl sher Disper Dis	X X X X X X X X X X X X X X	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling FUA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other Crowave Washer/Dryer	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area [ Woods Pation Pool Pool Pool Cor Pool Cor Pool Cor Cor Cor Cor Cor Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K C	ements - Type  Increte  Increte  Increte  Prior Inspection  Public Record  Amenities  ce(s) # 1  stove(s) # 0  Deck EncPat  CvPch  None  RrWd  None  Jescribe)  Increte Incret	FEMA Map Da Vorship c S S S Carpor Carpor Attach Built-ir	Public Pu	Private Privat
Electricity		Yes ents typical for the mari or external factors (ease sales share sii additional locati ristics of Property ior Inspection on S-Det/End Unit Under Const. Range/Oven	et area? ements, encroa milar prox ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface Gutters & Dov Window Type	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustmenti Appraisal Files General Descriptio Stab Cra ment Brc Crm vnspouts Nor Dbl isher Disp	X X X Yes [ ntal conditions, lar luences froi ts warranted Mul Space Finished Finished K/Avg pShgl/Avg he Hng/Avg Na Mul A Bedrooms	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling Heating/Cooling KFWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other crowave Washer/Dryer 3.0 Bath(s)	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area ] X Firepla X Patio/C X Porch Pool X Fence 0 Other	ments-Type  marcete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  stove(s) # 0  Deck EncPat  CvPch  None  RrWd  None  jescribe)	FEMA Map Da Vorship c S S S Carpor Carpor Attach Built-ir	Public Pu	Private Privat
Electricity		Yes ents typical for the mari or external factors (ease sales share sii additional locati ristics of Property ior Inspection on S-Det/End Unit Under Const. Range/Oven	et area? ements, encroa milar proy ion or vie Concrete Full Base Partial B Exterior Walls Roof Surface Gutters & Dov Window Type X Dishwa	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustmenti Appraisal Files General Descriptio Stab Cra sment Brc Cra unspouts Nor Dbl sher Disper Dis	X X X Yes [ ntal conditions, lar luences froi ts warranted Mul Space Finished Finished K/Avg pShgl/Avg he Hng/Avg Na Mul A Bedrooms	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? m commercial propert d. S Assessment and Tax F Data Source for Gross Livin Heating/Cooling Heating/Cooling KFWA HWBB Radiant Other Fuel Gas Central Air Conditioning Individual Other crowave Washer/Dryer 3.0 Bath(s)	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area [ Woods Pation Pool Pool Pool Cor Pool Cor Pool Cor Cor Cor Cor Cor Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K C	ments-Type  marcete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  stove(s) # 0  Deck EncPat  CvPch  None  RrWd  None  jescribe)	FEMA Map Da Vorship c S S S Carpor Carpor Attach Built-ir	Public Pu	Private Privat
Electricity	a and the set of the s	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det./End Unit Under Const.  Range/Oven icient items, etc.)	et area? ements, encroa ion or vie Concrete Full Base Partial B: Exterior Walls Roof Surface Gutters & Dov Window Type & Dishwa 8 Rooms	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptio General Des	X X X X X X X X X X X X X X	FEMA Map # 481         No       If No, describe         Id uses, etc.)?         m commercial propert         d.         S       Assessment and Tax F         Data Source for Gross Livin         Heating/Cooling         X       FWA         HWBB         Radiant         Other         Fuel       Gas         Central Air Conditioning         Individual         Other         rowave       Washer/Dryer         3.0       Bath(s)         m	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ g Area [ Woods Pation Pool Pool Pool Cor Pool Cor Pool Cor Cor Cor Cor Cor Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K Cor Alley Cor 13C0185K C	ments - Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenites  Ce(s) # 1 stove(s) # 0 Deck EncPat  CvPch None RrWd None fescribe)  So Square Feet of C	FEMA Map Da No No S Driveway St Garage Carpon Attach Built-ir iross Living A	Public  Public Publi	Private
Electricity	a contraints and a cont	Yes ents typical for the mari or external factors (ease sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det./End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in	et area? ements, encroa milar prox ion or vie Concrete Full Base Partial Base Destroir Walls Roof Surface Gutters & Dov Window Type Montow Type Rooms B Rooms	Water Sanitary Sewer EMA Flood Zone EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Stab Craw ment I ssement Dis Cra Vrispouts Nor Dbl ssher Nor Dbl See Attache nt needed repairs, del	X X X X X X X X X X X X X X	FEMA Map # 481         No       If No, describe         Id uses, etc.)?         m commercial propert         d.         S       Assessment and Tax F         Data Source for Gross Livin         Heating/Cooling         K FWA       HWBB         Radiant         Other         Fuel       Gas         Central Air Conditioning         Individual         Other         crowave       Washer/Dryer         3.0       Bath(s)         m	Off-site Improve         Street       Cor         Alley       Cor         13C0185K         ties, educatio         ties, educatio         Records       [         ug Area       []         Woods       Patio/C         P Patio/C       Porch         Porch       Other         (r       Other (r         2,95	ments - Type  merete  Yes  nal facilities, v  Yes  Prior Inspection  Public Record  Amenities  Ce(s) # 1  torve(s) # 0  Deck EncPat  CVPch  None  RrWd  None  tescribe)  S0  Square Feet of C  C3;A	FEMA Map Da No vorship c S S Driveway St Garage Carpon Attach Built-in Ross Living A	Public Pu	Private
Electricity	arrian and an and an and an and an	Ves ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (int only" and inform	et area? ements, encroa ion or vie Concrete Full Base Partial B: Exterior Walls Roof Surface Gutters & Dov Window Type X Dishwa 8 Rooms cluding appare mation no	Water Sanitary Sever EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment Brc Cra ment Brc Cra mspouts Nor Dbls sher Dbls See Attache the eded repairs, del ted above is	X X Yes [ Intal conditions, lar luences from is warranted M M Space Finished K/Avg pShgl/Avg pShgl/Avg ne Hng/Avg No A Bedrooms d Addendu terioration, renoval from prior N	FEMA Map #       481         No       If No, describe         id uses, etc.)?       m commercial propert         m commercial propert       f.         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       3.0 Bath(s)         m       ass.         ions, remodeling, etc.).       ALS Isisting (20693543)	Off-site Improve         Street       Cor         Alley       Cor         13C0185K         ties, educatio         ties, educatio         Records       [         Marca       ft         Woods       Patio/C         Porch       Porch         Porch       Other (r         Other (r       Other (state)         3), public recco       Patio/C	ments - Type  morete  Yes  rarete  Yes  rarete  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Deck EncPat  CVPch  None  RrWd  None  fescribe)  S0  Square Feet of C  C3;A  rds, and othe	FEMA Map Da Vorship c Vorship c S S S Carpor Attach Built-ir Gross Living A Ppraiser' r on-line	Public Pu	Private
Electricity	a and the property of the prop	Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det./End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (ini only" and inforr esearch of Pub	ket area?     ements, encroa     milar prox     ion or vie         Concrete         Full Base         Partial Bi         Exterior Walls         Roof Surface         Gutters & Dow     Window Type         X Dishwa         8 Rooms     cluding appare     mation no     plic Recorr	Water Sanitary Sewer EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I asement Brc Crm wrispouts Nor Dbl sher M Disp See Attaches ds, local MLS	X X Yes [ Intal conditions, lar luences from is warranted MI is warranted MI is warranted K/Avg pShgl/Avg he Hng/Avg losal X MI 4 Bedrooms d Addendu terioration, renoval from prior M S and availa	FEMA Map # 481         No       If No, describe         id uses, etc.)?       in commercial propert         m       commercial propert         d.       in commercial propert         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M       FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Other         Fuel       Gas         a.0       Bath(s)         m       ason, remodeling, etc.).         MLS listing (20693543)         ble on-line data did m	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio ties, educatio Records [ Woods Pation Pool Pool Pool Pool Other (a 2,95 3), public records	ments - Type  morete  Yes  nal facilities, v  Yes  Prior Inspection  Public Record  Amenities  Ce(s) # 1  Stove(s) # 0  Deck EncPat  CVPch  None  RrWd  None  Recorde  S0  Square Feet of C  C3;A  ords, and othe  formation in re	FEMA Map Da FEMA Map Da No vorship c S S S Driveway St Carpor Attach Built-ir Gross Living A ppraiser' r on-line egard to s	Public  Public Publ	Private
Electricity	arr Area	Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (ini on) on (Seearch of Pub new roof in 202	et area? ements, encroa milar proy ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface Gutters & Dov Window Type Distwa 8 Rooms cluding appare mation no plic Recor 24, therefor	Water Sanitary Sewer EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Craw ment I Brc C	X X Yes [ Intal conditions, lar luences from ts warranted MIL MIL MISpace Finished K/Avg pShgl/Avg Ne Hng/Avg Nosal MI 4 Bedrooms d Addendu terioration, renoval from prior M S and availa aiser is maka	FEMA Map # 481         No       If No, describe         Id uses, etc.)?       m commercial propert         d.       S         X       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         X       FWA         Heating/Cooling       Assessment and Tax F         Data Source for Gross Livin       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Other         crowave       Washer/Dryer         3.0       Bath(s)         m       MLS Isisting (20693543)         ble on-line data did n       ing the extraordinary	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe  formation in re hat the subject	FEMA Map Da FEMA Map Da Vorship c S S S S Carpor Carpor Carpor Attach Built-ir Gross Living A ppraiser' r on-line egard to s t is in tyj	Public  Public Pub	Private
Electricity	arr Area	Yes ents typical for the mark or external factors (easy sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (in only" and inforr esearch of Pub new roof in 202 ate of the prior	et area? ements, encroa milar proy ion or vie Concrete Full Base Partial Bi Exterior Walls Roof Surface Gutters & Dov Window Type X Dishwa 8 Rooms cluding appare mation no plic Recor 24, therefor MLS listin	Water Sanitary Sever EMA Flood Zone Achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Craw ment I Brc Craw ment I Dbl sher Dbl sher Dbl sher Dbl sher Dbl sher Dbl sher I Dbl sher I Dbl sher I Dbl bre, the appra g reviewed, s	X X Yes [ Intal conditions, lar luences from ts warranted ML ML ML ML ML ML ML ML ML ML	FEMA Map # 481         No       If No, describe         Id uses, etc.)?       m commercial propert         d.       S         X       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         X       FWA         Heating/Cooling       Radiant         Other       Gas         Fuel       Gas         Central Air Conditioning       Individual         Other       Other         crowave       Washer/Dryer         3.0       Bath(s)         m       John         ions, remodeling, etc.).       ALS listing (20693543)         ible on-line data did n       ing the extraordinary         for the market as con       Son	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe  formation in re hat the subject	FEMA Map Da FEMA Map Da Vorship c S S S S Carpor Carpor Carpor Attach Built-ir Gross Living A ppraiser' r on-line egard to s t is in tyj	Public  Public Pub	Private
Electricity	a and the property of the property and the damediate of the property of t	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S	et area? ements, encroa milar proy ion or vie Concrete Full Bass Partial B Exterior Walls Roof Surface Gutters & Dow Window Type Cluding appare mation no plic Recor At, theref6 MLS listin See addei	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I Brc Brc Cra ment I Brc	X X X X X X X X X X X X X X	FEMA Map # 481         No       If No, describe         Id uses, etc.)?       m commercial propert         d.       S         X       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         X       FWA         Heating/Cooling       Radiant         Other       Gas         Fuel       Gas         Central Air Conditioning       Individual         Other       Other         crowave       Washer/Dryer         3.0       Bath(s)         m       John         ions, remodeling, etc.).       ALS listing (20693543)         ible on-line data did n       ing the extraordinary         for the market as con       Son	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe  formation in re hat the subject	FEMA Map Da FEMA Map Da Vorship c S S S S Carpor Carpor Carpor Attach Built-ir Gross Living A ppraiser' r on-line egard to s t is in tyj	Public Pu	Private
Electricity	a and the property of the property and the damediate of the property of t	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S	et area? ements, encroa milar proy ion or vie Concrete Full Bass Partial B Exterior Walls Roof Surface Gutters & Dow Window Type Cluding appare mation no plic Recor At, theref6 MLS listin See addei	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I Brc Brc Cra ment I Brc	X X X X X X X X X X X X X X	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? Commercial propert d. S Assessment and Tax F Data Source for Gross Livin Data Source for Gross Livin Radiant Other Fuel Gas Central Air Conditioning Individual Other Gas Washer/Dryer 3.0 Bath(s) m ions, remodeling, etc.). ALS listing (20693543 ble on-line data did m ing the extraordinary for the market as con ments.	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe  formation in re hat the subject	FEMA Map Da FEMA Map Da No vorship c S S S S S S S S S S S S S S S S S S S	Public Pu	Private
Electricity	a and the property of the property and the damediate of the property of t	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S	et area? ements, encroa milar proy ion or vie Concrete Full Bass Partial B Exterior Walls Roof Surface Gutters & Dow Window Type Cluding appare mation no plic Recor At, theref6 MLS listin See addei	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I Brc Brc Cra ment I Brc	X X X X X X X X X X X X X X	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? Commercial propert d. S Assessment and Tax F Data Source for Gross Livin Data Source for Gross Livin Radiant Other Fuel Gas Central Air Conditioning Individual Other Gas Washer/Dryer 3.0 Bath(s) m ions, remodeling, etc.). ALS listing (20693543 ble on-line data did m ing the extraordinary for the market as con ments.	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe formation in re hat the subject	FEMA Map Da FEMA Map Da No vorship c S S S S S S S S S S S S S S S S S S S	Public Pu	Private
Electricity	a and the property of the property and the damediate of the property of t	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S	et area? ements, encroa milar proy ion or vie Concrete Full Bass Partial B Exterior Walls Roof Surface Gutters & Dow Window Type Cluding appare mation no plic Recor At, theref6 MLS listin See addei	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I Brc Brc Cra ment I Brc	X X X X X X X X X X X X X X	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? Commercial propert d. S Assessment and Tax F Data Source for Gross Livin Data Source for Gross Livin Radiant Other Fuel Gas Central Air Conditioning Individual Other Gas Washer/Dryer 3.0 Bath(s) m ions, remodeling, etc.). ALS listing (20693543 ble on-line data did m ing the extraordinary for the market as con ments.	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Peck EncPat  CVPch  None  RrWd  None  RrWd  None  C3;A  pords, and othe formation in re hat the subject	FEMA Map Da FEMA Map Da No vorship c S S S S S S S S S S S S S S S S S S S	Public Pu	Private
Electricity	a and the property of the property and the damediate of the property of t	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S	et area? ements, encroa milar proy ion or vie Concrete Full Bass Partial B Exterior Walls Roof Surface Gutters & Dow Window Type Cluding appare mation no plic Recor At, theref6 MLS listin See addei	Water Sanitary Sever EMA Flood Zone EMA Flood Zone achments, environme cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I Brc Brc Cra ment I Brc	X X X X X X X X X X X X X X	FEMA Map # 481 FEMA Map # 481 No If No, describe duses, etc.)? Commercial propert d. S Assessment and Tax F Data Source for Gross Livin Data Source for Gross Livin Radiant Other Fuel Gas Central Air Conditioning Individual Other Gas Washer/Dryer 3.0 Bath(s) m ions, remodeling, etc.). ALS listing (20693543 ble on-line data did m ing the extraordinary for the market as con ments.	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  morete  Yes  nal facilities, v  Yes  Prior Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Deck EncPat  CVPch  None  RrWd  None  fescribe)  S0 Square Feet of C  C3;A  rds, and othe formation in re hat the subject comparable s  [	FEMA Map Da FEMA Map Da No vorship c S S S S S S S S S S S S S S S S S S S	Public Pu	Private
Electricity	arrian and control of the property of the the property of the the property of the	Yes ents typical for the mark or external factors (ease sales share sin additional locati ristics of Property ior Inspection on Secessory Unit S-Det/End Unit Under Const.  Range/Oven icient items, etc.) and data source(s) (in consty and inforr essearch of Pub hew roof in 202 ate of the prior market area. S		Water Sanitary Sever EMA Flood Zone Achments, environmer cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I sement I Brc Cra ment I Brc Cra me	X X Yes [ Intal conditions, lar luences from is warrantee Multiple of the second is warrantee Multiple of the second will space Finished K/Avg pShgl/Avg ne Hng/Avg nosal Multiple of the second from prior M S and availa aiser is maka and typical itional com ness, or structural	FEMA Map #       481         No       If No, describe         id uses, etc.)?       in commercial propert         m commercial propert       i.         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Gas         rowave       Washer/Dryer         3.0       Bath(s)         m       MLS Isisting (20693543)         ble on-line data did ming the extraordinary for the market as comments.         integrity of the property?	Off-site Improve Street Cor Alley Cor 13C0185K ties, educatio Records [ Woods Patio[ Porch Porch Other (d Other (d 2,95 3), public records Market Cor Note: Street Cor Note: Str	ments-Type  merete  Yes  nal facilities, v  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1 totov(s) # 0 Deck EncPat  CVPch None RrWd None fescrite)  So Square Feet of C C3;A ords, and othe formation in re that the subjec comparable s	FEMA Map Da FEMA Map Da No vorship c S S S S S S S S S S S S S S S S S S S	Public Pu	Private
Electricity	arrian and control of the property of the the property of the the property of the	Yes ents typical for the mark or external factors (easi sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (inv only" and inforr esearch of Pub new roof in 202 ate of the prior market area. S encies or adverse cond		Water Sanitary Sever EMA Flood Zone Achments, environmer cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I sement I Brc Cra ment I Brc Cra me	X X Yes [ Intal conditions, lar luences from is warrantee Multiple of the second is warrantee Multiple of the second will space Finished K/Avg pShgl/Avg ne Hng/Avg nosal Multiple of the second from prior M S and availa aiser is maka and typical itional com ness, or structural	FEMA Map #       481         No       If No, describe         id uses, etc.)?       in commercial propert         m commercial propert       i.         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Gas         rowave       Washer/Dryer         3.0       Bath(s)         m       MLS Isisting (20693543)         ble on-line data did ming the extraordinary for the market as comments.         integrity of the property?	Off-site Improve         Street       Cor         Alley       Cor         13C0185K         ties, educatio         Records       [         Market       [         Ng Area       [         Woods       Patio/C         Porch       Porch         Porch       Other (r         Other (r       Other (assumption t         assumption t       mpared to the	ments-Type  merete  Yes  nal facilities, v  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1 totov(s) # 0 Deck EncPat  CVPch None RrWd None fescrite)  So Square Feet of C C3;A ords, and othe formation in re that the subjec comparable s	FEMA Map Da Vorship c Vorship c S S Driveway St Carpor Attach Built-ir iross Living A ppraiser' r on-line egard to s t is in tyy sales incl Yes Yes Yes	Public Pu	Private
Electricity	arrian and control of the property of the the property of the the property of the	Yes ents typical for the mark or external factors (easi sales share sin additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (inv only" and inforr esearch of Pub new roof in 202 ate of the prior market area. S encies or adverse cond		Water Sanitary Sever EMA Flood Zone Achments, environmer cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I sement I Brc Cra ment I Brc Cra me	X X Yes [ Intal conditions, lar luences from is warrantee Multiple of the second is warrantee Multiple of the second will space Finished K/Avg pShgl/Avg ne Hng/Avg nosal Multiple of the second from prior M S and availa aiser is maka and typical itional com ness, or structural	FEMA Map #       481         No       If No, describe         id uses, etc.)?       in commercial propert         m commercial propert       i.         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Gas         rowave       Washer/Dryer         3.0       Bath(s)         m       MLS Isisting (20693543)         ble on-line data did ming the extraordinary for the market as comments.         integrity of the property?	Off-site Improve         Street       Cor         Alley       Cor         13C0185K         ties, educatio         Records       [         Market       [         Ng Area       [         Woods       Patio/C         Porch       Porch         Porch       Other (r         Other (r       Other (assumption t         assumption t       mpared to the	ments-Type  merete  Yes  nal facilities, v  Yes  nal facilities, v  Prior Inspection  Public Record  Amenities  ce(s) # 1 totov(s) # 0 Deck EncPat  CVPch None RrWd None fescrite)  So Square Feet of C C3;A ords, and othe formation in re that the subjec comparable s	FEMA Map Da Vorship c Vorship c S S Driveway St Carpor Attach Built-ir iross Living A ppraiser' r on-line egard to s t is in tyy sales incl Yes Yes Yes	Public Pu	Private
Electricity		Yes ents typical for the mark or external factors (easi sales share si additional locati ristics of Property ior Inspection on ccessory Unit S-Det/End Unit Under Const. Range/Oven icient items, etc.) and data source(s) (inv only" and inforr esearch of Pub new roof in 202 ate of the prior market area. S encies or adverse cond to the neighborhood (fu		Water Sanitary Sever EMA Flood Zone Achments, environmer cimity and infl w adjustment Appraisal Files General Descriptic Slab Cra ment I sement I Brc Cra ment I Brc Cra me	X X X Yes [ ntal conditions, lar luences fron is warranted MI Space Finished Finished K/Avg pShgl/Avg ne Hng/Avg nosal MI 4 Bedrooms d Addendu terioration, renoval from prior N S and avails aiser is mak aiser is mak aiser is mak and typical itional com- ness, or structural construction, etc.	FEMA Map #       481         No       If No, describe         id uses, etc.)?       in commercial propert         m commercial propert       i.         S       Assessment and Tax F         Data Source for Gross Livin       Heating/Cooling         M FWA       HWBB         Radiant       Other         Fuel       Gas         Central Air Conditioning       Individual         Other       Gas         rowave       Washer/Dryer         3.0       Bath(s)         m       MLS Isisting (20693543)         ble on-line data did ming the extraordinary for the market as comments.         integrity of the property?	Off-site Improve         Street       Cor         Alley       Cor         13C0185K         ties, educatio         Records       [         Market       [         Ng Area       [         Woods       Patio/C         Porch       Porch         Porch       Other (r         Other (r       Other (assumption t         assumption t       mpared to the	ments-Type  morete  Pror Inspection  Public Record  Amenities  ce(s) # 1  torve(s) # 0  Pick EncPat  CvPch  None  RrWd  None  RrWd  None  formation in re hat the subject  comparable s  Yes   No ff 1	FEMA Map Da Vorship c Vorship c S S Driveway St Carpor Attach Built-ir iross Living A ppraiser' r on-line egard to s t is in tyy sales incl Yes Yes Yes	Public  Public Public  Public P	Private

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

# Exterior-Only Inspection Residential Appraisal Report

58303

						-	spection Resid					File #	3588	2580		
There are 17 comparable	propertie	es curre	ntly of	ffered fo	or sale	in th	e subject neighborf			price			to \$	1,1	79,00	0 · 0
There are 67 comparable	sales i	in the	subject	neighbo	rhood wi	ithin th	e past twelve mor	ths rang	ing in s	sale pri	ce from \$ 265,00	0		to \$	1,198,0	. 000
FEATURE	ę	SUBJECT			COM	IPARABL	E SALE # 1		CO	MPARAB	LE SALE # 2		CC	MPARAE	BLE SALE :	# 3
Address 7617 Applecross I	ln			7427	Brentfi	ield D	r	7612	2 Apple	cross	ln	7878	Quer	ida I r	1	
Dallas, TX 75248					s, TX 7		-		as, TX				is. TX			
Proximity to Subject					miles V				miles				miles	-	•	
Sale Price	\$			0.211			\$ 640,00		111100	011	\$ 645,000	0.17	milliou	02	\$	675,000
Sale Price/Gross Liv. Area	\$		sq.ft.	s c	224.25		040,00	S	208.20	sa.ft.	040,000	s	236.2	e sa.ft.		010,000
Data Source(s)	•		• • •				90.DOM 10				072-DOM 12					OM 79
Verification Source(s)							89;DOM 10				873;DOM 12					OM 78
VALUE ADJUSTMENTS	DE	SCRIPTIO	N		23882 SCRIPTION		+ (-) \$ Adjustment		#8248		+(-) \$ Adjustment		#2427 Escripti			) \$ Adjustment
Sales or Financing	DL	JOHIF HU				v	+ (-) & Aujustinent	-		///	+ (-) & Aujustinent			UN	τ(·)	j o Aujustinent
-				ArmL				Arm				ArmL				
Concessions				Conv	,			Cas	,				n;5000			
Date of Sale/Time					3;c10/2	23			24;c04	/24			23;c11			
	N;Res			N;Res	s;			N;Re	es;			A;Re	s;Bsy	Rd		+5,000
	Fee S	Simple		Fee S	Simple			Fee	Simple	9		Fee	Simple	e		
	11252	2 sf		9583	sf			0 1123	38 sf		0	1176	1 sf			0
	N;Res	s;		N;Res	s;			N;Re	es;			N;Re	es;			
	DT1;F	Ranch		DT1;F	Ranch			DT1	;Ranch			DT2;	TXTra	ad		0
	Q4			Q4				Q4				Q4				
Actual Age	49			46				0 49				54				0
Condition	C3			C3				C3			+32,200	C3				-33,700
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths		
Room Count	8	4	3.0	8	4	3.0		8	4	3.0		8	4	2.1		+10,000
Gross Living Area		2,950	sq.ft.		2,854			0	3.098		-10,508		2,857			0
Basement & Finished	0sf	,		0sf	,			0sf	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			0sf	,501			
Rooms Below Grade				<sup>3</sup>												
	Adequ	uate		Adeq	uate			Δde	quate			Adec	iliate			
	FA/C/			FA/C				FA/0				FA/C			+	
															-	
1	Zoneo			Zone				Zone				Zone			+	
	2ga2d		<b>D</b> '	2ga2d				2ga2		,		2gd2			+	0
		h/Encl	Pch		h/Atriu -	m	+5,00	_	ch/Enc				ExtPa -			+5,000
		Fence		1FP/F					/Fence				Fence	)	-	
Pool	None			None				Poo			-20,000	Pool			-	-20,000
				_		_										
Net Adjustment (Total)						-	\$ 5,00		+ [	-	\$ 1,692		] +	X -	\$	-33,700
Adjusted Sale Price				Net Adj.		0.8 %		Net Ad		0.3 %		Net Adj.		5.0 %		
of Comparables				Gross Ad		0.8 %		O Gross	Adj.	9.7 %	\$ 646,692	Gross A	dj.	10.9 %	\$	641,300
I M did did not recearch the ca	ale or tran	nsfer histor	ry of the	subject pr	roperty and	l compar	able sales. If not, explain									
I 🗙 did 🗌 did not research the sa																
	t reveal a	any prior sa	ales or tr	ansfers of	the subject	t propert	y for the three years prio	to the effe	ective date of	of this ap	praisal.					
					the subjec	t propert	y for the three years prio	to the effe	ctive date o	of this ap	praisal.					
My research X did did not Data Source(s) Realist/NTF	REIS/F	Public	Recor	rds			y for the three years prio es for the year prior to th									
My research X did did not Data Source(s) Realist/NTF My research X did did not	REIS/F t reveal a	Public any prior sa	Recoi ales or tr	rds ansfers of												
My research X did did not Data Source(s) Realist/NTF My research X did did not	REIS/F t reveal a REIS/F	Publicf any prior sa Publicf	Recoi ales or tr Recoi	rds ansfers of rds	the compa	arable sa	es for the year prior to th	e date of s	ale of the c	omparabl	le sale.					
My research X did did not Data Source(s) Realist/NTF My research X did did not Data Source(s) Realist/NTF	REIS/F t reveal a REIS/F	Publicf any prior sa Publicf	Recoi ales or tr Recoi e or trans	rds ansfers of rds	the compa	arable sa	es for the year prior to th	e date of s es (report a	ale of the c	omparabl	le sale.			СОМР	ARABLE S	SALE #3
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM	REIS/F t reveal a REIS/F /sis of the	Publicf any prior sa Publicf e prior sale	Recor ales or tr Recor e or trans SI	rds ransfers of rds sfer history	the compa	arable sa	es for the year prior to the	e date of s es (report a	ale of the c additional p	omparabl rior sales	e sale. on page 3). COMPARABLE SALE #2		07/4/			SALE #3
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM Date of Prior Sale/Transfer	REIS/F t reveal a REIS/F /sis of the 0	PublicF any prior sa PublicF e prior sale	Record ales or trans or trans SI 024	rds ransfers of rds sfer history	the compa	arable sa	es for the year prior to the	e date of s es (report a	ale of the c additional pr	omparabl rior sales 06/14	e sale. on page 3).			COMP 3/2023		DALE #3
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	REIS/F t reveal a REIS/F vsis of the 0 \$	PublicF any prior sa PublicF e prior sale 08/23/2 575,00	Recor ales or tr Recor or trans SI 024 D0	rds ansfers of rds sfer history UBJECT	the compa y of the sub	arable sa pject prop	es for the year prior to th erty and comparable sal COMPARABLE	e date of s es (report a SALE #1	ale of the c additional pr	omparabl rior sales 06/14 \$0	ie sale. on page 3). COMPARABLE SALE #2 /2023		\$0	3/2023	3	
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)	REIS/F t reveal a REIS/F vsis of the 0 \$ R	Publicf any prior sa Publicf e prior sale 08/23/2 5575,00 Realist/	Recor ales or tr Recor e or trans st 024 00 'NTRI	rds ansfers of rds sfer history UBJECT	the compa y of the sub	arable sa Dject proj	es for the year prior to the erty and comparable sal COMPARABLE Realist/NTREIS.	e date of s es (report a SALE #1	ale of the c additional pr ec	omparabl rior sales 06/14 \$0 Realis	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe	C	\$0 Real	3/2023 ist/NT	3 REIS/I	SALE #3 PubRec
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0	Publicf any prior sa Publicf e prior sale 08/23/2 5575,00 Realist/ 08/28/2	Recor ales or tr Recor or trans 024 00 /NTRI 024	rds ansfers of rds sfer history UBJECT EIS/Pu	the company of the sub ubRec	arable sa Dject proj	es for the year prior to the erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024	e date of s es (report a SALE #1 'PubRe	ale of the c Idditional p	omparabl ior sales 06/14 \$0 Realis 08/28	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024		\$0 Real 08/28	3/2023 ist/NT 3/2024	3 REIS/I 4	PubRec
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th	REIS/F t reveal a REIS/F rsis of the 0 \$ R 0 the subject	Publicf any prior sa Publicf e prior sale 08/23/2 (5575,00 Realist/ 08/28/2 ct property	Recor ales or tr e or trans 024 00 NTRI 024 e and cor	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s	the company of the sub ubRec sales	pject prop	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prior	e date of s es (report a SALE #1 PubRe er MLS	ale of the c additional p ec #2069	omparabl ior sales 06/14 \$0 Realis 08/28 08/28	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a	prior	\$0 Reali 08/28 transfe	3/2023 ist/NT 8/2024 er on l	3 'REIS/I 4 08/23/2	PubRec 2024 with
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. T	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 the subject the ap	PublicF any prior sa PublicF e prior sale 08/23/2 5575,00 Realist/ 08/28/2 ct property opraise	Recor ales or tr Recor or trans 024 00 'NTRI 024 ' and cor r four	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i	the compa of the sub ubRec sales nforma	arable sa Dject prop F C ation t	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prio o support or de	e date of s es (report a SALE #1 PubRe er MLS scribe	ale of the c additional pr ec #2069 this sal	omparabl rior sales 06/14 \$0 Realis 08/28 08/28 13543 e pric	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde	prior erance	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on 0 ata ind	3 REIS/I 4 08/23/2 licates	PubRec 2024 with it to
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Thave sold below market va	REIS/F t reveal a REIS/F 0 0 \$ R 0 the subject he ap lue. N	PublicF any prior sa PublicF e prior sale 08/23/2 (575,00 Realist/ 08/28/2 ct property opraise No othe	Recor ales or trans or trans 024 00 NTRI 024 and cor r four er pric	rds ransfers of rds sfer history UBJECT EIS/Pu mparable s nd no i pr sale:	the compa of the sub ubRec sales nforma s or tra	arable sa Dject prop F C ation t	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prior o support or de s were found for	e date of s ss (report a SALE #1 PubRe er MLS scribe r the st	ale of the c additional pu ec #2069 this sal ubject v	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM  did did not 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	PublicF any prior sa PublicF e prior sale 08/23/2 5575,00 Realist/ 08/28/2 ct property opraise No othe dicated	Recor ales or tr Recor or trans 024 00 NTRI 024 and cor r four er pric d with	rds ransfers of rds sfer history UBJECT EIS/PL mparable s nd no i or sale: n no sa	the compa of the sub ubRec sales nforma s or tra ale pric	arable sa oject prop F ation t ansfer e/valu	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS. 18/28/2024 0 support or de s were found fo ie disclosed and	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Thave sold below market va	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	PublicF any prior sa PublicF e prior sale 08/23/2 5575,00 Realist/ 08/28/2 ct property opraise No othe dicated	Recor ales or tr Recor or trans 024 00 NTRI 024 and cor r four er pric d with	rds ransfers of rds sfer history UBJECT EIS/PL mparable s nd no i or sale: n no sa	the compa of the sub ubRec sales nforma s or tra ale pric	arable sa oject prop F ation t ansfer e/valu	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS. 18/28/2024 0 support or de s were found fo ie disclosed and	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy ITEM  did did not 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sub ubRec sales nforma s or tra ale pric	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/F t reveal a REIS/F vsis of the 0 \$ R 0 \$ R 0 the subject the ap lue. N	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoi lates or tr Recoin e or trans St 024 00 NTRI 024 and corr r four r four r four er pric d with	rds ansfers of rds sfer history UBJECT EIS/Pu mparable s nd no i or sales n no sa the 12	the compa of the sut ubRec sales nforma s or tra ale pric 2 mont	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compar	REIS/I/ t reveal a REIS/IF of the siss of the 0 0 \$ 8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Publicf any prior sa Publicf e prior sale 98/23/2 575,00 Realist/ 98/28/2 ct property popraise Jo othe dicated sales v	Recoil ales or tr Recoil or trans SI 024 20 NTRI 024 and corr r four r four r four er price d with within eee At	rds ansters of sfer history UBJECT ELS/PL mparable s nd no i pr sale: n no sa t the 12 ttached	the compared by a compared by	arable sa pject prop F c ation t ansfer e/valu hs pri	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRe PubRe r MLS scribe i r the si d no mi	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe	\$0 Reali 08/28 transfe e of da	3/2023 ist/NT 8/2024 er on l ata ind lic rec	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did did not Data Source(s) Realist/NTF My research  did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Ti have sold below market vai 2, 3 & 4 had prior transfers for any of the other compari	REIS// t reveal a REIS// 0 0 \$ 8 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1	Public/E Public/f Public/f e prior sale 88/23/2 5575,00 Realist/ 88/28/2 et property bo othe- dicated sales v S	Recoil ales or tr Recoil or trans SI 024 20 NTRI 024 and corr r four r four r four er price d with within eee At	rds ansters of sfer history UBJECT ELS/Pu mparable s and no i or sale: n no sa t the 12 ttached 45,0000	the compared of the sub- ubRec sales nforma s or tra alle pric 2 mont d Adde	arable sa oject project project F C d d d d d d d d d d d d d d d d d d	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion support or de s were found for the disclosed ann- or to the transa	e date of s ss (report a SALE #1 PubRet er MLS scribe f the ss d no m ctions i	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont	prior erance ns. Pe sales	\$0 Real 08/2t transfit e of da er publ or trar	3/2023	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research       ✓ did       ✓ did       ✓ did not         Data Source(s)       Realist/NTF         My research       ✓ did       ✓ did of not         Data Source(s)       Realist/NTF         Report the results of the research and analy       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 th       a sale price of \$575,000. Tl         have sold below market vai       2, 3 & 4 had prior transfers         for any of the other comparison       Approach	REIS// t reveal a REIS// 0 0 \$ 8 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1	Public/E Public/f Public/f e prior sale 88/23/2 5575,00 Realist/ 88/28/2 et property bo othe- dicated sales v S	Recoil ales or tr Recoil or trans SI 024 20 NTRI 024 and corr r four r four r four er price d with within eee At	rds ansters of sfer history UBJECT ELS/Pu mparable s and no i or sale: n no sa t the 12 ttached 45,0000	the compared by a compared by	arable sa oject project project F C d d d d d d d d d d d d d d d d d d	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS. 18/28/2024 Prion support or de s were found for the disclosed annor to the transa	e date of s ss (report a SALE #1 PubRet er MLS scribe f the ss d no m ctions i	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont listings. No prior s	prior erance ns. Pe sales	\$0 Real 08/2t transfit e of da er publ or trar	3/2023	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research  did  did not Data Source(s) Realist/NTF My research  did  did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market vai 2, 3 & 4 had prior transfers for any of the other comparison Summary of Sales Comparison Approach	REIS// t reveal a REIS// 0 0 \$ 8 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1	Public/E Public/f Public/f e prior sale 88/23/2 5575,00 Realist/ 88/28/2 et property bo othe- dicated sales v S	Recoil ales or tr Recoil or trans SI 024 20 NTRI 024 and corr r four r four r four er price d with within eee At	rds ansters of sfer history UBJECT ELS/Pu mparable s nd no i or sale: n no sa t the 12 ttached 45,000C	the compared of the sub- ubRec sales nforma s or tra alle pric 2 mont d Adde	arable sa oject project project F C d d d d d d d d d d d d d d d d d d	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS. 18/28/2024 Prion support or de s were found for the disclosed annor to the transa	e date of s ss (report a SALE #1 PubRet er MLS scribe f the ss d no m ctions i	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont listings. No prior s	prior erance ns. Pe sales	\$0 Real 08/2t transfit e of da er publ or trar	3/2023	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research       idid       idid not         Data Source(s)       Realist/NTF         My research       idid       idid not         Data Source(s)       Realist/NTF         Report the results of the research and analy       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 th       a sale price of \$575,000. Th         have sold below market va       2, 3 & 4 had prior transfers         for any of the other comparison Approach       Indicated Value by Sales Comparison Approach         Indicated Value by Sales Comparison Approach       Sales Comparison Approach	REIS// t reveal a REIS// 0 0 \$ 8 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 0 0 8 8 0 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1 9 1	Public/E Public/f Public/f e prior sale 88/23/2 5575,00 Realist/ 88/28/2 et property bo othe- dicated sales v S	Recoil ales or tr Recoil or trans SI 024 20 NTRI 024 and corr r four r four r four er price d with within eee At	rds ansters of sfer history UBJECT ELS/Pu mparable s nd no i or sale: n no sa t the 12 ttached 45,000C	the compared of the sub- ubRec sales nforma s or tra alle pric 2 mont d Adde	arable sa oject project project F C d d d d d d d d d d d d d d d d d d	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS. 18/28/2024 Prion support or de s were found for the disclosed annor to the transa	e date of s ss (report a SALE #1 PubRet er MLS scribe f the ss d no m ctions i	ale of the c additional public ec #2069 this sal ubject v atching	omparabl for sales 06/14 \$0 Realis 08/28 08/28 03543 e pric within	e sale. compage 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRe /2024 the subject had a e as the preponde the prior 36 mont listings. No prior s	prior erance ns. Pe sales	\$0 Real 08/2t transfit e of da er publ or trar	3/2023	3 REIS/I 4 08/23/2 licates ords C	PubRec 2024 with it to Comps
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compart Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach See Attached Addendum	REIS/F treveal a REIS/F 0 0 0 0 0 0 0 0 0 0 0 0 0	Public/ Public/ Public/ Public/ e prior sale 8/23/2 575.0 (2:575.0)) (2:575.0)) (2:575.0) (2:575.0)) (2:575.0) (2:575.0)) (2:5	Record ales or trans sources of trans sources of trans sources of trans sources of trans sources of trans and corr of courr of co	rds ansfers of ds fer history UBJECT EIS/PL EIS/PL mparable s n no sea the 12 the 12 the 12 the 45,000 645	the comparison of the sub- sales information of the sub- ales price of the sub- ale price of the sub- ale price of the sub- ale price of the sub- solution o	arable sa arable sa bject proj F C C C C	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS 18/28/2024 Priories o support or de s were found for the disclosed and or to the transa	e date of s is (report a SALE #1 PubRes scribe r the sid a no m tions i i no m tions i e ered) \$	ale of the c dditional ph ecc #20699 this sall sall sall sall atching used.	omparable ior sales 06/14 \$0 Realis 08/28 3543 3543 3543 3543 	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponder the prior 36 montil listings. No prior single Income Approx	prior erance ns. Pe sales	\$0 Real 08/22 transfe e of da er publ or tran	3/2023 ist/NT 8/2024 er on li tata ind lic rec nsfers \$	3 REIS// 4 08/23/3 icates ords C were f	PubRec 2024 with it to Comps found
My research	REIS/F treveal a REIS/F o 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ \$ R 0 0 \$ \$ 0 0 \$ \$ 0 0 \$ \$ 0 0 \$ \$ 8 R 0 0 0 \$ 0 0 \$ 0 0 \$ 8 R 0 0 0 \$ 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 \$ 8 R 0 0 0 8 8 8 8 8 8 8 8 8 8 8 8 8	Public/ my prior sa Public f e prior sale sl8/23/2 et property b8/28/2 et property b8/28/2 et property sales v S S S S S S S	Record alles or tr Record or trans St 024 00 NTRI 024 and cord a with r four er price d with within ee At	rds ansfers of rds fer history UBJECT ELS/PL mparable s no sale: the 12 ttached ttached 645 completi	the competence of the sub- rot the sub- sales information of the sub- sales or transition of the sub- solution of	arable sa arable sa bject prop F C C C C C C D plans	es for the year prior to the erty and comparable sal COMPARABLE Realist/NTREIS 08/28/2024 Prior o support or de s were found for le disclosed any or to the transa	e date of s ss (report a SALE #1 PubRes scribe r the su tions to contections of contections of c	ale of the c dditional ph ecc #20699 this sall ubject \ ubject \ u	omparable ior sales 06/14 \$0 Realis 3543 3543 3543 9 pric within I MLS	ie sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRed /2024 the subject had a e as the preponded the prior 36 montil listings. No prior significations Income Approxe- nypothetical condition the second secon	prior rrance ns. Pe sales	\$0 Real 08/28 transfe a of da er publo or tran	3/2023 ist/NT B/2024 er on 1 ta ind lic rec rsfers \$ \$ ements	3 REIS// 4 08/23/3 licates ords C were 1	PubRec 2024 with it to comps found
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compart Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach See Attached Addendum	REIS/I/ t reveal a REIS/IF sisis of the 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 0	Public/ Public/ Public/ Public/ prior sale 8/23/2 5575,00 Realist/ 8/28/2 praise to roperty praise to roperty sales v S S \$ \$ \$	Record alles or tr Record or trans 024 00 NTRI 024 and corr r four er prict d within eee At	rds ansfers of rds fer history UBJECT ELS/PL mparable s and no i rs rale: the 12 itached 45,000 645 completi	the competence of the sub- root the sub- sales information of the sub- sales or tras s	arable sa oject proj F F C C C C C C C C C C	es for the year prior to the erty and comparable sal COMPARABLE Realist/NTREIS 8/28/2024 Priories swere found for use disclosed and or to the transa	e date of s ss (report a SALE #1 PubRee er MLS scribe r the su d no m tions i scribe ped) \$	ale of the c dditional pri ecc #2069 this sal ubject W atching used.	f a the rep	ie sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponde the prior 36 montil listings. No prior s Income Approa	prior rrance ns. Pe sales	\$0 Real 08/28 transfe a of da er publo or tran	3/2023 ist/NT B/2024 er on 1 ta ind lic rec rsfers \$ \$ ements	3 REIS// 4 08/23/3 licates ords C were 1	PubRec 2024 with it to Comps found
My research did did not Data Source(s) Realist/NTF My research did did not Data Source(s) Realist/NTF Report the results of the research and analy 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 th a sale price of \$575,000. Th have sold below market va 2, 3 & 4 had prior transfers for any of the other compart Summary of Sales Comparison Approach Indicated Value by Sales Comparison Approach See Attached Addendum	REIS/I/ t reveal a REIS/IF sisis of the 0 0 \$ 8 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 0 \$ 8 0 0 0 0	Public/ Public/ Public/ Public/ prior sale 8/23/2 5575,00 Realist/ 8/28/2 praise to roperty praise to roperty sales v S S \$ \$ \$	Record alles or tr Record or trans 024 00 NTRI 024 and corr r four er prict d within ee At	rds ansfers of rds fer history UBJECT ELS/PL mparable s and no i rs rale: the 12 itached 45,000 645 completi	the competence of the sub- root the sub- sales information of the sub- sales or tras s	arable sa oject proj F F C C C C C C C C C C	es for the year prior to the erty and comparable sal COMPARABLE Realist/NTREIS 08/28/2024 Prior o support or de s were found for le disclosed any or to the transa	e date of s ss (report a SALE #1 PubRee er MLS scribe r the su d no m tions i scribe ped) \$	ale of the c dditional pri ecc #2069 this sal ubject W atching used.	f a the rep	ie sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponde the prior 36 montil listings. No prior s Income Approa	prior rrance ns. Pe sales	\$0 Real 08/28 transfe a of da er publo or tran	3/2023 ist/NT B/2024 er on 1 ta ind lic rec rsfers \$ \$ ements	3 REIS// 4 08/23/3 licates ords C were 1	PubRec 2024 with it to comps found
My research	REIS// t reveal a REIS// sis of the 0 0 \$ \$ Reisis of the 0 0 0 \$ he subjec he ap lue. N as intrable s nach \$ ppproach 1 following on t	Public/Epublic/ Public/epionsale epionsale 88/23/2 5575,00 Realist/ 88/28/2 to roperly 90 othe- sales v S \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Recolution of the second secon	rds ansters of rds fer history UBJECT ELS/PL ELS/PL mparable s nd no i for sale: n no sale: n no sale: the 12 ttached 45,000C 645 completi taterations / assum	the comparison of the sub- rof the sub- sales informa is or transition of the sub- s or transition of the sub- s or transition of the sub- s or transition of the sub- site of the sub- sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-	arable sa arable sa arable sa pject pror F C ation t f f C c c plans at the	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS, 18/28/2024 Prion Support or de swere found for the disclosed annor or to the transa	e date of s is (report a is (re	ale of the c dditional pu #2069 this sal bbject v atching used.	ior sales 06/14 \$0 Realis 08/28 3543 e pric vithin MLS	ie sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRee /2024 the subject had a e as the preponde the prior 36 mont listings. No prior state income Approx nypothetical condition the aiteration or repair.	prior erance sales ch (if de at the been	\$0 Realing 08/28 transfe e of da er publ or trar veloped)	3/2023 ist/NT 8/2024 er on u ta ind lic rec nsfers \$ \$ ements tated, or	3 REIS/I 4 08/23/2 icates ords C were t	PubRec 2024 with it to comps found
My research	REIS/I/ treveal a REIS/I/ siss of the 0 \$ 0 \$ R 0 0 \$ R 0 0 * \$ R 0 0 * \$ R 0 0 * \$ * S 0 * * S * S * S * S * S * S * S * S	Public/ Public	Record alles or tr Record or trans SI 024 00 NTRI 024 024 00 NTRI 024 024 024 00 C NTRI ee At control	rds ansfers of ds fer history UBJECT EIS/PL EIS/PL no sale: n no sale: n no sale: n no sale: 45,000 645 45,000 645	the comparison of the sub- rof the sub- sales informa is or transition of the sub- s or transition of the sub- s or transition of the sub- s or transition of the sub- site of the sub- sub-sub-sub-sub-sub-sub-sub-sub-sub-sub-	arable sa arable sa arable sa pject proj F C C C C C C C C C C C C D Jans	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS 18/28/2024 o support or de s were found for to support for at hypothetical condition or defic property from at	e date of s is (report a is (re	ale of the c dditional pu additional pu addi	f a t t the repure	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRee /2024 the subject had a e as the preponder the prior 36 montil listings. No prior signature Income Approximation the airs or alterations have alteration or repair: ed scope of work,	prior erance sales sales ch (if de at the e been stateme	\$0 Realing 08/28 transfe e of da er publ or trar veloped)	3/2023 ist/NT B/2024 er on i ta ind lic rec nsfers \$ \$ ements eted, or assum	3 REIS// 4 08/23/: icates ords C were t	PubRec 2024 with it to comps found
My research       ✓ did       did not         Data Source(s)       Realist/NTF         My research       ✓ did       did old not         Data Source(s)       Realist/NTF         Report the results of the research and analy       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 th       a sale price of \$575,000. Th         have sold below market va       2, 3 & 4 had prior transfers         for any of the other comparison       Approach         Summary of Sales Comparison Approach	REIS/I treveal a REIS/I treveal a REIS/I o 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Public/ Public/ Public/ Public/ e prior sale 88/23/2 5575,00 Realist/ 18/28/2 ct property 88/28/2 ct property 88/28/28/2 ct property 88/28/28/28/28/2 ct property 88/28/28/28/28/28/28/28/28/28/28/28/28/2	Record alles or trans sortrans sortrans sortrans sortrans sortrans sortrans and corr r four r four r four r four r four d with within ee At 6. 6. 6. 6. 6. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7.	rds ansfers of ds fer history UBJECT EIS/PL EIS/PL no sale: n no sale: n no sale: n no sale: 45,000 645 45,000 645	the comparison of the sub- rot the sub- sales information of the sub- ales or transition of the sub- ale price of the sub- d Addee information of the sub- state of the sub- the sub- the sub- the sub- the sub- state of the sub- the sub- sub- sub- the sub- the sub- sub- sub- sub- sub- sub- sub- sub-	arable sa arable sa pject proj F C C C C C C C C C C C C C C C D Jans der F C C C C C D Jans der F C C C C D D C C D D C C D D C C D D C C D D C C D D C C D D C C D D C C D D C C D D D C C D D D C C D D D C D D D C D D D C D D D C D D D D C D	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS 18/28/2024 Prioric Support or de o support or de to support or de to support or de to support or de s were found de to support or de to support or de s were found de to support or de s were found to the disclosed and or to the transa to support or de transactions s of a hypothetical condition or defic property from at t value, as defin	e date of s is (report a SALE #1 PubRes scribe r the su tions i contections i contecti	ale of the c dditional pri exc #20699 #2069 #2069 #2069 #2069 #2069 #2069 #200 #2069 #2000 #2000 #2000 #2000 #2000 #2000 #200 #2000 #2000 #200	f a the reprequire	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponder the prior 36 montil listings. No prior signification of the income Approxi- typothetical condition the aiteration or repair: ed scope of work,	prior erances sales sales ch (if de at the e been stateme ubject	\$0 Real 08/28 e of dates er publo or trar veloped	3/2023 ist/NT B/2024 er on i ta ind lic rec nsfers \$ \$ ements eted, or assum	3 REIS// 4 08/23/: icates ords C were t	PubRec 2024 with it to comps found
My research       ✓ did       did not         Data Source(s)       Realist/NTF         My research       ✓ did       did old not         Data Source(s)       Realist/NTF         Report the results of the research and analy       ITEM         Date of Prior Sale/Transfer       Price 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 th         A sale price of \$575,000. Th       have sold below market va         2, 3 & 4 had prior transfers       for any of the other comparison         Summary of Sales Comparison Approach	REIS/I treveal a REIS/I treveal a REIS/I o 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Public/ Public	Record alles or trans sortrans sortrans sortrans sortrans sortrans sortrans and corr r four r four r four r four r four d with within ee At 6. 6. 6. 6. 6. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7.	rds ansfers of ds fer history UBJECT EIS/PL EIS/PL mparable ss nd no i no sale: n no sal	the comparison of the sub- rol the sub- sales information of the sub- alle price is on that is on the sub- d Addee is on the sub- physical of the sub- on the sub- the sub- on the sub- the sub-	arable sa arable sa pject proj F C d d tion t f f C d d d f f C d d d f f C d d d f f C d d d f f c d d d f f f c d d d f f f c d d d f f f f	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS 18/28/2024 o support or de s were found for to support or de s were found for to the transa and specifications s of a hypothetica condition or defic property from at t value, as defin the date of insp	e date of s ss (report a SALE #1 PubRes er MLS er MLS er the st d no m ctions i d no m ctions i ency do beed) \$	ale of the c dditional pri exc #20699 #2069 #2069 #2069 #2069 #2069 #2069 #200 #2069 #2000 #2000 #2000 #2000 #2000 #2000 #200 #2000 #2000 #200	f a the reprequire	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponde the prior 36 montil listings. No prior signature Income Approximation hypothetical condition the aiteration or repair: ed scope of work, perty that is the signature	prior erances sales sales ch (if de at the e been stateme ubject	\$0 Real 08/28 e of da er publo or trar veloped	3/2023 ist/NT B/2024 er on i ta ind lic rec nsfers \$ \$ ements eted, or assum	3 REIS// 4 08/23/: icates ords C were t	PubRec 2024 with it to Comps found
My research	REIS/I treveal a REIS/I treveal a REIS/I o 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ R 0 0 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Public/ Public/ Public/ Public/ e prior sale 88/23/2 5575,00 Realist/ 18/28/2 ct property 88/28/2 ct property 88/28/28/2 ct property 88/28/28/28/28/2 ct property 88/28/28/28/28/28/28/28/28/28/28/28/28/2	Record alles or trans sortrans sortrans sortrans sortrans sortrans sortrans and corr r four r four r four r four r four d with within ee At 6. 6. 6. 6. 6. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7. 7.	rds ansfers of ds fer history UBJECT EIS/PL EIS/PL mparable ss nd no i no sale: n no sal	the comparison of the sub- rot the sub- sales information of the sub- ale price of the sub- sort rate of the sub- sort rate of the sub- the sub- of the sub- sort of the sub- so	arable sa arable sa pject proj F C d d tion t f f C d d d f f C d d d f f C d d d f f C d d d f f c d d d f f f c d d d f f f c d d d f f f f	es for the year prior to th erty and comparable sal COMPARABLE Realist/NTREIS 18/28/2024 o support or de s were found for to support or de s were found for to the transa and specifications s of a hypothetica condition or defic property from at t value, as defin the date of insp	e date of s ss (report a SALE #1 PubRes er MLS er MLS er the st d no m ctions i d no m ctions i ency do beed) \$	ale of the c dditional pri exc #20699 #2069 #2069 #2069 #2069 #2069 #2069 #200 #2069 #2000 #2000 #2000 #2000 #2000 #2000 #200 #2000 #2000 #200	f a the reprequire	e sale. on page 3). COMPARABLE SALE #2 /2023 st/NTREIS/PubRes /2024 the subject had a e as the preponde the prior 36 montil listings. No prior signature Income Approximation hypothetical condition the aiteration or repair: ed scope of work, perty that is the signature	prior erance sales sales ates ates been stateme praisal.	\$0 Real 08/28 e of da er publo or trar veloped	3/2023 ist/NT B/2024 er on 1 ita ind lic rec nsfers sisters si	3 REIS// 4 08/23/: icates ords C were t	PubRec 2024 with it to comps found

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

58303

		Exterior-Only In	spection Reside	ential Appr	raisal I	Report		File #	35882580		
FEATURE	SUBJECT	COMPARABL	LE SALE # 4	CC	MPARABL	.e sale #	5		COMPARABL	E SALE #	6
Address 7617 Applecross	Ln	7313 Bluefield D	r	7415 Carta	a Valle	y Dr					
Dallas, TX 75248		Dallas, TX 75248	3	Dallas, TX	75248	3					
Proximity to Subject	•	0.35 miles SW		0.26 miles	W	•				•	
Sale Price Sale Price/Gross Liv. Area	\$ \$ sq.ft.	¢	\$ 625,000			\$	685,000	s	og #	\$	
Data Source(s)	ə sy.ıı.	204.02		\$ 272.9			4.00	\$	sq.ft.		
Verification Source(s)		NTREIS #20558 Doc #87767/Rea		NTREIS #		305;DOI	VI 23				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPT		+(-)\$	Adjustment	DE	SCRIPTION	+(-) \$ Ac	djustment
Sales or Financing		ArmLth		Listing			-				-
Concessions		Cash;0									
Date of Sale/Time		s04/24;c04/24		Active							
Location	N;Res;	N;Res;		B;Res;Grn	blt		-5,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simpl	e						
Site View	11252 sf	8581 sf	+5,342	8407 sf			+5,690				
Design (Style)	N;Res;	N;Res;	0	N;Res;	a d						
Quality of Construction	DT1;Ranch Q4	DT2;TXTrad Q4	0	DT2;TXTra Q4	au		0				
Actual Age	49	51	0	51			0				
Condition	C3	C3	+15,600				-68,500				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	,	Total Bdrms.	Baths		,	Total	Bdrms. Baths		
Room Count	8 4 3.0	8 4 3.0		7 4	3.0		0				
Gross Living Area	2,950 sq.ft.	3,056 sq.ft.	-7,526		0 sq.ft.		+31,240		sq.ft.		
Basement & Finished	0sf	0sf		0sf							
Rooms Below Grade											
Functional Utility Heating/Cooling	Adequate	Adequate		Adequate							
Energy Efficient Items	FA/CA	FA/CA		FA/CA Zoned							
Garage/Carport	Zoned 2ga2dw	Zoned 2gbi2dw	0	2ga2dw							
Porch/Patio/Deck	CvPch/EnclPch	CvPch/CvPat		CPch/CPa	t/Dck		0				
FP/Fence	1FP/Fence	1FP/Fence	.2,000	1FP/Fence			0				
Pool	None	None		None	-						
Net Adjustment (Total)		X + 🗌 -	\$ 15,916		Χ-	\$	-36,570		+ 🗌 -	\$	
Adjusted Sale Price		Net Adj. 2.5 %		Net Adj.	5.3 %			Net Adj.	%	•	
of Comparables Report the results of the research and anal	unio of the prior cale or trap	Gross Adj. 5.0 %		Gross Adj.	16.1 %		648,430	Gross A	lj. %	\$	
ITEM		UBJECT	COMPARABLE SAL			COMPARABL	ESALE# 0	5	COMPA	ABLE SALE #	<sup>£</sup> 6
Date of Prior Sale/Transfer	08/23/2024		01/13/2024	- 4				)			0
Price of Prior Sale/Transfer	\$575,000		\$0								
Data Source(s)			Realist/NTREIS/P	ubRec	Realis	st/NTRE	IS/PubRe	с			
Effective Date of Data Source(s)	08/28/2024		08/28/2024		08/28	/2024					
Analysis of prior sale or transfer history of	the subject property and co	mparable sales									
Analysis/Comments											
3											
<u></u>											

Freddie Mac Form 2055 March 2005

Fannie Mae Form 2055 March 2005

	(not required by Fannie Mae)				
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			sed on a review	of sales o	f similar
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	Sit	e value is ba	sed on a review	of sales o	f similar
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	Sit	e value is ba	sed on a review	of sales o	f similar
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E	Sit state professionals.	e value is ba	sed on a review		
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	Sit state professionals. OPINION OF SITE VALUE		sed on a review	=\$	f similar 240,000
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) sites in the market area, assessor's data, and discussion with area Real E	Sit state professionals.	e value is ba Sq.R. @ \$ Sq.R. @ \$	sed on a review		
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals. OPINION OF SITE VALUE	Sq.Ft. @ \$	sed on a review	=\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals. OPINION OF SITE VALUE DWELLING Garage/Carport	Sq.Ft. @ \$	sed on a review	===\$ ====\$ ====\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data	Sit state professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical	Sq.Ft. @ \$ Sq.Ft. @ \$	sed on a review	=\$ =\$ =\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals. OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		===\$ ====\$ ====\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING Garage/Carport Total Estimate of Cost-New Less Physical Depreciation	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		====\$ ====\$ ====\$ ===\$ ===\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 36 Years	Sit State professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		======================================	
Provide adequate information for the lender/client to replicate the below cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 36 Years INCOME APPROACH TO VALI	Sit State professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 36 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier	Sit State professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.) Estimated Remaining Economic Life (HUD and VA only) 36 Years INCOME APPROACH TO VALU	Sit State professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E  ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Estimated Remaining Economic Life (HUD and VA only) 36 Years INCOME APPROACH TO VALI Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	Sit State professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$		=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E  ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached	Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached	Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements  NDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit Site professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements NDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit. Total number of units sold	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciation Depreciated Cost of Improvements  NDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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)         sites in the market area, assessor's data, and discussion with area Real E         ESTIMATED       REPRODUCTION OR         REPLACEMENT COST NEW         Source of cost data         Quality rating from cost service       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)         Estimated Remaining Economic Life (HUD and VA only)       36 Years         INCOME APPROACH TO VALI         Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)         Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper         Legal Name of Project         Total number of units       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Source of cost data       Total number of units         Source of units rented <td< th=""><th>Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion</th><th>Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional</th><th>External</th><th>=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$</th><th>240,000</th></td<>	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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)         sites in the market area, assessor's data, and discussion with area Real E         ESTIMATED       REPRODUCTION OR         REPLACEMENT COST NEW         Source of cost data         Quality rating from cost service       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)         Estimated Remaining Economic Life (HUD and VA only)       36 Years         INCOME APPROACH TO VALI         Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)         Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper         Legal Name of Project         Total number of units       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Source of cost data       Total number of units         Source of units rented <td< th=""><th>Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit. Total number of units sold Data source(s)</th><th>Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional</th><th>External</th><th>=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$</th><th>240,000</th></td<>	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciation Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit. Total number of units sold Data source(s)	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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)         sites in the market area, assessor's data, and discussion with area Real E         ESTIMATED       REPRODUCTION OR         REPLACEMENT COST NEW         Source of cost data         Quality rating from cost service       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)         Estimated Remaining Economic Life (HUD and VA only)       36 Years         INCOME APPROACH TO VALI         Estimated Monthly Market Rent \$       X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)         Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper         Legal Name of Project         Total number of units       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Total number of units rented       Total number of units         Source of cost data       Total number of units         Source of units rented <td< th=""><th>Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion</th><th>Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional</th><th>External</th><th>=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$</th><th>240,000</th></td<>	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E  ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit.  Total number of units sold Data source(s) No If Yes, date of conversion	Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E  ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000
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) sites in the market area, assessor's data, and discussion with area Real E  ESTIMATED	Sit state professionals.  OPINION OF SITE VALUE DWELLING  Garage/Carport Total Estimate of Cost-New Less Physical Depreciated Cost of Improvements 'As-is' Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	Sq.Fl. @ \$ Sq.Fl. @ \$ Sq.Fl. @ \$ Functional	External	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$	240,000

Freddie Mac Form 2055 March 2005

- Form 2055 March 2005 Round Abor Casifil

File #

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to 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 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 undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

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 prosence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental assessment of the property.

5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Serial# DE58DF93

esign.alamode.com/verify

File #

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

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

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.

Serial# DE58DF93

esign.alamode.com/verify

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgage or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a factorial descentive the appraisal Serter Marcelon descentive the signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature KICHAO KON QUIMU	Signature
Name Richard Alan Benefiel	Name
Company Name CR Appraisals	Company Name
Company Address 1301 Salado Pass	Company Address
Mckinney, TX 75072-3152	
Telephone Number (765) 278-1410	Telephone Number
Email Address crappraisalstexas@gmail.com	Email Address
Date of Signature and Report 08/30/2024	Date of Signature
Effective Date of Appraisal 08/28/2024	State Certification #
State Certification #	or State License #
or State License # 1350533	State
or Other (describe) State #	Expiration Date of Certification or License
State TX	
Expiration Date of Certification or License <u>12/31/2025</u>	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
7617 Applecross Ln	Did inspect exterior of subject property from street
Dallas, TX 75248	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 645,000	
LENDER/CLIENT	COMPARABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhatten Beach Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 75248	
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 6 of 6

- ···· Form 2055 March 2005 Round Alon Galifiel

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

Borrower	WHILLO							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							

#### AIR Certification:

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

#### Neighborhood Comments:

The subject is located in the development known as Highlands North on the north side of the city of Dallas. The neighborhood is made up of various style one and two story single family residential properties built between 1950 and 1995. The subject is compatible with other homes in the neighborhood. No negative influences were noted.

The subject is not located in a PUD and there are no mandatory HOA fees.

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

### Exterior-Only: Neighborhood - Market Conditions

As noted on the attached 1004MC, market conditions are indicating mostly stable values over the prior 12 months. Marketing times for homes most similar to the subject are generally less than 30 days. Most homes in the market area are selling at or slightly above listing prices. Based on a review of MLS sales in the described neighborhood boundaries, the median sale price over the prior 6 months was \$665,000 (35 sales) and over the prior 7-12 months was \$666,500 (30 sales) indicating a stable market.

### • Exterior-Only: Site - Highest and Best Use

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

#### Additional Features:

According to the appraiser's observation, old MLS listing, and public records, the subject has a covered front porch, enclosed rear patio, rear yard wood fence, one fireplace, four bedrooms, three full bathrooms, and a two car attached garage with rear alley entry.

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

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

## Sales Comparison Analysis - Summary of Sales Comparison Approach:

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

Time of sale adjustments are not warranted on sales contracted and closed within the prior 12 months based on data noted in the Market Conditions comments. While not all the sales closed within 90 days, all closed within the prior 12 months and are relevant and appropriate for inclusion in this mostly stable market.

Comp 3 is located on a busy road. Review of similar sales in the market area going back 24 months indicates this to have an affect on the market and an adjustment is taken for inferior location based on matched paired sales analysis. Comp 5 backs to a greenbelt. Review of similar sales in the market area going back 24 months indicates this to have an affect on the market and an adjustment is taken for superior location based on matched paired sales analysis.

Comp 2 is dated with visible need of deferred maintenance of floor coverings and paint and is adjusted 5% of the sale price for inferior condition. Comp 3 has recent updates to include some kitchen and bath updates and is adjusted 5% of the sale price for superior condition. Comp 4 has visible need of deferred maintenance of floor coverings and paint and is adjusted 2.5% of the sale price for sale price for inferior condition. Comp 5 has recent updates and remodeling to include kitchen, bathrooms, floor coverings and paint and is adjusted 10% of the sale price for superior condition. Comb 5 has recent updates and remodeling to include kitchen, bathrooms, floor coverings and paint and is adjusted 10% of the sale price for superior condition. Condition adjustments are based on matched paired sales analysis.

No discernible difference between bedroom mix or one story versus two story design is indicated in the subject's immediate market area.

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

Other adjustments are based on group sales and matched paired sales analysis with site size adjustments taken at \$2 per square foot for differences over 2000 square feet, bath count adjustment taken at \$10000 per half bath, and GLA adjustments taken at \$71 per square foot for differences over 100 square feet.

Comp 5 is an active listing that shows current market activity and potential value for properties similar to the subject in the market area, however, it is given little weight in the value conclusion.

Comp 1, most overall similar to the subject and requiring the least adjustment, is given the greatest weight in the conclusion of value with consideration given all the comparables.

NOTE: Comp photos for Comps 1, 3, 4 & 5 are MLS photos due to appraiser's photos being corrupt.

**Supplemental Addendum** 

Borrower	WH1 LLC							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							

### **Reconciliation and Final Value Conclusion:**

The Sales Comparison Approach is the most relevant approach to determining value for this property. The Cost Approach and Income Approach have not been developed. The subject is 49 years old and the development of the Cost Approach would not provide accurate or reliable information. Rental properties are not predominant in the area, therefore, the Income Approach would not provide an accurate and relevant conclusion. The Sales Comparison Approach is deemed the most reliable and accurate approach for determining market value for the subject as of the effective date.

### Predominant Value:

The subject's value is consistent with the predominant values in the neighborhood.

**NOTE:** The subject is located in an area which may be eligible for FEMA assistance due to storms and flooding from April 26, 2024 to June 5, 2024. Per appraiser personal observation there was no indication the subject or any properties in the subject's immediate market area suffered damage from these recent weather events in the area. Market data also indicates the weather events to have no indicated affect on the subject's described market area or marketability. The subject is not in an area affected by Hurricane Beryl.

Mar	rket Conditions Add	dendum to the Ap	oraisal Report			0.51	000500		
The purpose of this addendum is to provide the lender/client with a d		•	•		File No.	358	882580		
neighborhood. This is a required addendum for all appraisal reports			. ,						
Property Address 7617 Applecross Ln		<sup>City</sup> Dallas		S	tate TX	Z	IP Code 75	248	
Borrower WH1 LLC									
Instructions: The appraiser must use the information required on this	s form as the basis for his/her con	nclusions, and must provide supp	ort for those conclusions, regard	ling					
housing trends and overall market conditions as reported in the Neig	hborhood section of the appraisal	report form. The appraiser must	fill in all the information to the ex	tent					
it is available and reliable and must provide analysis as indicated beli	ow. If any required data is unavaila	able or is considered unreliable, t	he appraiser must provide an						
explanation. It is recognized that not all data sources will be able to p									
in the analysis. If data sources provide the required information as an	•		• •						
average. Sales and listings must be properties that compete with the				the					
subject property. The appraiser must explain any anomalies in the da									
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months				verall Trend		
Total # of Comparable Sales (Settled)	30	18	19		Increasing		Stable		Declining
Absorption Rate (Total Sales/Months)	5.00	6.00	6.33		Increasing		Stable		Declining
Total # of Comparable Active Listings	3	8	17		Declining		Stable	X	
Months of Housing Supply (Total Listings/Ab.Rate)	0.6	1.3	2.7		Declining		Stable	X	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months				verall Trend		
Median Comparable Sale Price	666,500	692,500	668,825		Increasing	_	Stable		Declining
Median Comparable Sales Days on Market	12	7	8		Declining	_	Stable		Increasing
Median Comparable List Price	600,000	683,500	699,000		Increasing	_	Stable	ЦЦ	Declining
Median Comparable Listings Days on Market	89	95	35		Declining		Stable		Increasing
Median Sale Price as % of List Price	95.91%	101.32%	95.67%		Increasing		Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	No No			Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 months									
fees, options, etc.). Seller concessions are		or factor in the subject	t's market area. The	re ha	is been lit	tle to	no char	nge i	n the
trends of seller contributions over the past	12 months.								
		Marca 11 million -	a konstruction (* 1919)						
Are foreclosure sales (REO sales) a factor in the market?	Yes 🗙 No	If yes, explain (including t	ne trends in listings and sales of f	oreclos	ea properties).				
REO sales are not a definitive factor in this	s market at this time.								
Cite data sources for above information. The a	bove information was	s obtained through th	ne NTREIS (North Te	exas	Real Esta	ite In	formatio	n Sy	stem).
Cite data sources for above information. The a As Texas is a non-disclosure state, comple				exas	Real Esta	ite In	formatio	n Sy	stem).
				exas	Real Esta	ite In	formatio	n Sy	stem).
	ete sales information	is not available through	ugh county records.		Real Esta	ite In	formatio	n Sy	stem).
As Texas is a non-disclosure state, comple	ete sales information	is not available throu appraisal report form. If you use	ugh county records.		Real Esta	ite In	formatio	n Sy	stem).
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in	ete sales information the Neighborhood section of the a to formulate your conclusions, pro	is not available throu appraisal report form. If you use avide both an explanation and sup	agh county records.	1 as				n Sy	stem).
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings,	ete sales information the Neighborhood section of the a to formulate your conclusions, pro le NTREIS for the sub	is not available thron appraisal report form. If you use ovide both an explanation and su bject's immediate ne	ugh county records. I any additional information, such aport for your conclusions. Ighborhood to conclu	i as ude th	ne informa	ation	for the		
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, t Enough information is available through th	ete sales information the Neighborhood section of the a to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at	is not available thro appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a bi	ugh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub	ude th	ne informa s area ma	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep	ete sales information the Neighborhood section of the a to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con-	is not available throu appraisal report form. If you use vivide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh	agh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub pown on the top of the	ude the pject's	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat	ete sales information the Neighborhood section of the to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con- ve of listings and sale	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	agh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub pown on the top of the	ude the pject's	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ	ete sales information the Neighborhood section of the to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con- ve of listings and sale	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	agh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub pown on the top of the	ude the pject's	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ	ete sales information the Neighborhood section of the to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con- ve of listings and sale	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	agh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub pown on the top of the	ude the pject's	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ	ete sales information the Neighborhood section of the to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con- ve of listings and sale	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	agh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub pown on the top of the	ude the pject's	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ	ete sales information the Neighborhood section of the to formulate your conclusions, pro ne NTREIS for the sub port. Data indicated at te view of market con- ve of listings and sale	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	igh county records. i any additional information, such popt for your conclusions. ighborhood to conclu oad range of the sut own on the top of the search for comparab	ude ti oject's grid ole sa	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, t Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm	ete sales information the Neighborhood section of the is to formulate your conclusions, pro the NTREIS for the sub port. Data indicated at the view of market con- ve of listings and sale ments see addendum	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	Igh county records. i any additional information, such poort for your conclusions. ighborhood to conclu oad range of the such own on the top of the search for comparab	ude ti oject's grid ole sa	ne informa s area ma page for	ation arket,	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, t Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm	ete sales information the Neighborhood section of the is to formulate your conclusions, pro- ne NTREIS for the sub- yourt. Data indicated at te view of market com- ve of listings and sale <b>nents see addendum</b>	is not available throw appraisal report form. If you use wide both an explanation and sup bject's immediate ne bove represents a bi ditions. The data sh as considered in the	igh county records. i any additional information, such popt for your conclusions. ighborhood to conclu oad range of the sut own on the top of the search for comparab	ude ti oject's grid ole sa	ne informa s area ma page for	ation arket, curre	for the without	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, t Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm	ete sales information the Neighborhood section of the is to formulate your conclusions, pro the NTREIS for the sub port. Data indicated at the view of market con- ve of listings and sale ments see addendum	is not available throi appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a bi iditions. The data sh es considered in the <b>n</b> .	Igh county records. i any additional information, such poort for your conclusions. ighborhood to conclu oad range of the such own on the top of the search for comparab	ude ti oject's grid ole sa	ne informa s area ma page for	ation arket, curre	for the without ent listing	limiti	ing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data	ete sales information the Neighborhood section of the is to formulate your conclusions, pro- te NTREIS for the sub- yourt. Data indicated at te view of market com- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months	is not available throi appraisal report form. If you use wide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh- es considered in the <b>n</b> . Prior 4–6 Months	Igh county records. i any additional information, such port for your conclusions. ighborhood to conclu oad range of the such pown on the top of the search for comparab Project Na Current – 3 Months	ude ti oject's grid ole sa	ne informa s area ma page for les.	ation arket, curre	for the without ent listing verall Trend	limiti	ingid
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled)	ete sales information the Neighborhood section of the is to formulate your conclusions, pro- te NTREIS for the sub- yourt. Data indicated at te view of market com- ve of listings and sale ments see addendum lete the following: Prior 7–12 Months n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi uditions. The data sh es considered in the n. Prior 4–6 Months n/a	Igh county records. i any additional information, such port for your conclusions. ighborhood to conclu oad range of the such own on the top of the search for comparab Project Na Current – 3 Months n/a	ude ti oject's grid ole sa	ne informa s area ma page for les.		for the without ent listing verall Trend Stable	limiti	ingid
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	ete sales information the Neighborhood section of the is to formulate your conclusions, pro- te NTREIS for the sub- yourt. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months n/a n/a	is not available throi appraisal report form. If you use vide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a	Igh county records. i any additional information, such poort for your conclusions. ighborhood to conclu oad range of the such own on the top of the search for comparab	ude ti oject's grid ole sa	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable	limiti	ing nd Declining Declining
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale te the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. if any additional information, such poort for your conclusions. ighborhood to conclu coad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a n/a n/a n/a n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, 1 Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, 1 Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed as Texas is a non-disclosure state, completed and a support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (REO sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, 1 Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed as Texas is a non-disclosure state, completed and a support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (REO sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed as Texas is a non-disclosure state, completed and a support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (REO sales) a factor in the project?	ete sales information the Neighborhood section of the s to formulate your conclusions, pro te NTREIS for the sub yort. Data indicated at te view of market con- ve of listings and sale tents see addendum lete the following: Prior 7–12 Months n/a n/a n/a n/a n/a n/a n/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed as the seven of the seven information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, tenough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurat sales within the prior 12 months is indicative. For additional Market Conditions common subject rise aunit in a condominium or cooperative project, compound with the formation and the section of the appraisal rept and the search by GLA, to give a more accurate sales within the prior 12 months is indicative. For additional Market Conditions common subject is a unit in a condominium or cooperative project, composite the subject is a unit in a condominium or cooperative project, composite the formation and the section of the subject is a unit in a condominium or cooperative project, composite the section of the subject is a unit in a condominium or cooperative project, composite the section of the section of the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and the subject is a unit in a condominium or cooperative project, composite and 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 condominium or cooper	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject region to a support of the subject is a unit in a condominium or cooperative project, compositive the for additional market (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject region to a support of the subject is a unit in a condominium or cooperative project, compositive the for additional market (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a n/a n/a	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurat sales within the prior 12 months is indicatin For additional Market Conditions common subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject region to a support of the subject is a unit in a condominium or cooperative project, compositive the for additional sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurat sales within the prior 12 months is indicatin For additional Market Conditions common subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, comple Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through th Neighborhood Section of the appraisal rep the search by GLA, to give a more accurat sales within the prior 12 months is indicativ For additional Market Conditions comm If the subject is a unit in a condominium or cooperative project, comp Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and analysis of pending sales and/or expired and withdrawn listings, the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions commonsure and/or expired and withdrawn listings, the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions commonsure and/or expired and without the prior to the subject is a unit in a condominium or cooperative project, compositive the subject is a unit in a condominium or cooperative project, compositive the transmission of the subject is a unit in a condominium or cooperative project, compositive the transmission of the transmission of the subject is a unit in a condominium or cooperative project, compositive of the comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.  Summarize the above trends and address the impact on the subject and the subject	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data shi es considered in the <b>n</b> . Prior 4–6 Months n/a n/a n/a n/a fl yes, indicate the numbe	Igh county records. I any additional information, such port for your conclusions. Ighborhood to conclu oad range of the sub own on the top of the search for comparab Project Na Current – 3 Months n/a	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and withdrawn listings, is a non-disclosure state, completed and withdrawn listings, is a nalysis of pending sales and/or expired and withdrawn listings, it is a nalysis of pending sales and/or expired and withdrawn listings, it is a nalysis of pending sales and/or expired and withdrawn listings, it is a nalysis of pending sales and/or expired and withdrawn listings, it is a nalysis of pending sales and/or expired and withdrawn listings, it is a sales within the prior 12 months is indicative. For additional Market Conditions common sales within the prior 12 months is indicative. For additional Market Conditions common subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data shi es considered in the n. Prior 4–8 Months n/a n/a n/a n/a if yes, indicate the numbe	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and withdrawn listings, the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, the search by GLA, to give a more accurated sales within the prior 12 months is indicative. For additional Market Conditions common subject is a unit in a condominium or cooperative project, compositive to the subject is a unit in a condominium or cooperative project, compositive of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub oort. Data indicated at te view of market con- ve of listings and sale nents see addendum lete the following: Prior 7–12 Months N/a	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data shi es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe if yes, indicate the numbe signature Sugenture Sugenture	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and address the impact on the subject is a unit in a condominium or cooperative project, composition and the comparable sales (Settled) If the subject is a unit in a condominium or cooperative project, composition and a different additional Market Conditions common additional to a comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Sales (Settled) Are foreclosure sales (RED sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub yourt. Data indicated at te view of market com ve of listings and sale te view of market com ve of listings and sale nents see addendum lete the following: Prior 7-12 Months n/a N	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data shi es considered in the n. Prior 4–8 Months n/a n/a n/a if yes, indicate the numbe if yes, indicate the numbe supervisory App Company Name	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal repthe search by GLA, to give a more accurated sales within the prior 12 months is indication For additional Market Conditions comments and within the prior 12 months is indicational for additional Market Conditions comments and a different and a different and a subject is a unit in a condominium or cooperative project, composite the search by GLA and the subject is a unit in a condominium or cooperative project, composite the search and the subject is a unit in a condominium or cooperative project, composite and a different and the subject is a unit in a condominium or cooperative project, composite and a different and the subject is a different and the prior of the approximation and the subject is a different and the subject is a different and the project (project) and the project? Total afformation and address the impact on the subject is a unit and address the impact on the subject project project project project project and address the impact on the subject for a sign alamode com/verify and the above trends and address the impact on the subject project project project and address the impact on the subject appraiser Name Richard Alan Benefiel Company Name CR Appraisals (project) and the prior of the project	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub yourt. Data indicated at te view of market com ve of listings and sale te view of market com ve of listings and sale nents see addendum lete the following: Prior 7-12 Months n/a n/a n/a n/a Na No Serial:DE58 Composition Composit	is not available throi appraisal report form. If you use povide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a in/a if yes, indicate the numbe if yes, indicate the numbe	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed and address the impact on the subject is a unit in a condominium or cooperative project, composition and address the impact on the subject is a unit in a condominium or cooperative project, composition and a different address the impact on the subject is a unit in a condominium or cooperative project, composition and address the impact on the subject is a unit in a condominium or cooperative project, composition and address the impact on the subject is a unit in a condominium or cooperative project, composition and the comparable sales (Settled)  If the subject is a unit in a condominium or cooperative project, composition Rate (Total Sales/Months) Total # of Comparable Sales (Settled)  Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)  Are foreclosure sales (REO sales) a factor in the project?  foreclosed properties.  Summarize the above trends and address the impact on the subject  Signature  Appraiser Name Richard Alan Benefiel Company Name CR Appraiser last	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub yourt. Data indicated at te view of market com ve of listings and sale te view of market com ve of listings and sale nents see addendum lete the following: Prior 7-12 Months n/a N	is not available throi appraisal report form. If you use vivide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh es considered in the n. Prior 4–6 Months n/a n/a n/a if yes, indicate the numbe if yes, indicate the numbe supervisory App Company Name S2 Company Addre State License/Ce	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing
As Texas is a non-disclosure state, completed as As Texas is a non-disclosure state, completed as Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, I Enough information is available through the Neighborhood Section of the appraisal rept the search by GLA, to give a more accurated sales within the prior 12 months is indication For additional Market Conditions comments and the subject is a unit in a condominium or cooperative project, compositive transmission of the appraise sales within the prior 12 months is indication for additional Market Conditions comments and a state of the subject is a unit in a condominium or cooperative project, compositive for additional Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	ete sales information the Neighborhood section of the re to formulate your conclusions, pro te NTREIS for the sub sort. Data indicated at te view of market con- ve of listings and sale te view of market con- ve of listings and sale te the following:  Prior 7-12 Months n/a N	is not available throi appraisal report form. If you use povide both an explanation and su bject's immediate ne bove represents a bi ditions. The data sh as considered in the n. Prior 4–6 Months n/a n/a n/a in/a if yes, indicate the numbe if yes, indicate the numbe	Igh county records.	ame:	ne informa s area ma page for les.		for the without ent listing verall Trend Stable Stable Stable	limiti	ing nd Declining Declining Increasing

### 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.

UAD Version 9/2011 (Updated 4/2012)

Renad Hon Castfil Serial# DE58DF93 esign\_alamode.com/verify

Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE esign.alamo

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

#### Quality Ratings and Definitions (continued)

### Q3

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

### Q4

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

### Q5

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

### Q6

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

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major 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.

Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE sign.alamode.com/verify

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

### Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
ADDIEVIATION	Full Name	Fields where this Abbreviation way Appear

UAD Version 9/2011 (Updated 4/2012)

Round Abs Castfil Serial# DE58DF93 esign.alamode.com/verify

Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

# Subject Photo Page

Borrower	WH1 LLC							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



# Subject Front

7617 Applecross Ln					
Sales Price					
Gross Living Area	2,950				
Total Rooms	8				
Total Bedrooms	4				
Total Bathrooms	3.0				
Location	N;Res;				
View	N;Res;				
Site	11252 sf				
Quality	Q4				
Age	49				





# Subject Rear

# Subject Street

Reind Ab Cashi Serial# DE58DF93 esign.alamode.com/verify

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

# Photograph Addendum

Borrower	WH1 LLC							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



**Additional Street View** 

Front Side View 1



Front Side View 2

**Address Verification** 



**Rear Alley View 1** 

Kand Jon Early J Serial# DE58DF93 esign.alamode.com/verify

# **Comparable Photo Page**

Borrower	WH1 LLC							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



# **Comparable 1**

7427 Brentfield D	r
Prox. to Subject	0.21 miles W
Sale Price	640,000
Gross Living Area	2,854
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	9583 sf
Quality	Q4
Age	46



# Comparable 2

7612 Applecross Ln						
Prox. to Subject	0.06 miles SW					
Sale Price	645,000					
Gross Living Area	3,098					
Total Rooms	8					
Total Bedrooms	4					
Total Bathrooms	3.0					
Location	N;Res;					
View	N;Res;					
Site	11238 sf					
Quality	Q4					
Age	49					



# Comparable 3

7878 Querida Ln	
Prox. to Subject	0.47 miles SE
Sale Price	675,000
Gross Living Area	2,857
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	A;Res;BsyRd
View	N;Res;
Site	11761 sf
Quality	Q4
Age	54

MLS Photo

# **Comparable Photo Page**

Borrower	WH1 LLC						
Property Address	7617 Applecross Ln						
City	Dallas	County	Dallas	State	ТΧ	Zip Code	75248
Lender/Client	Wedgewood Inc						



# **Comparable 4**

	7313 Bluefield Dr	
	Prox. to Subject	0.35 miles SW
ļ	Sale Price	625,000
1	Gross Living Area	3,056
	Total Rooms	8
	Total Bedrooms	4
	Total Bathrooms	3.0
	Location	N;Res;
1	View	N;Res;
ļ	Site	8581 sf
1	Quality	Q4
1	Age	51
		MLS photo



# **Comparable 5**

7415 Carta Valley	/ Dr
Prox. to Subject	0.26 miles W
Sale Price	685,000
Gross Living Area	2,510
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	B;Res;Grnblt
View	N;Res;
Site	8407 sf
Quality	Q4
Age	51

MLS photo

# **Comparable 6**

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

# **Location Map**

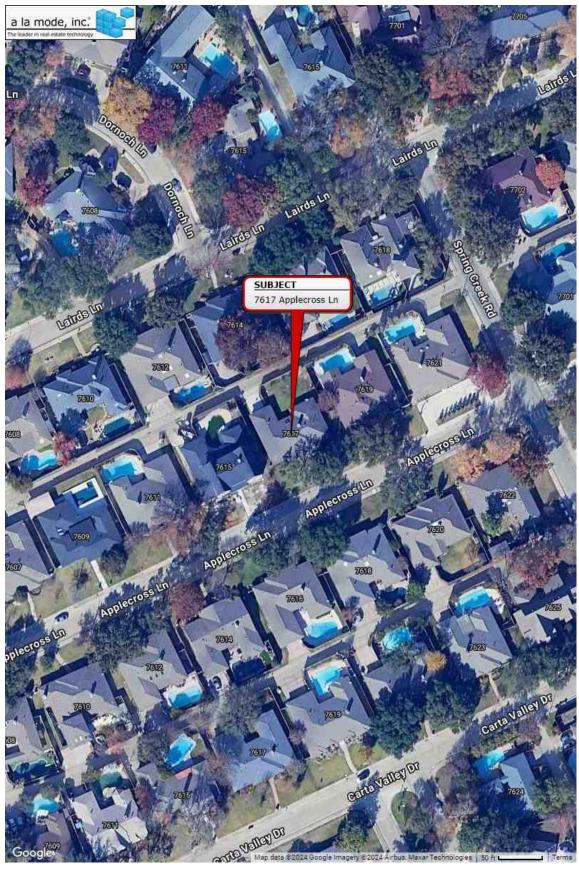
Borrower	WH1 LLC							
Property Address	7617 Applecross Ln							
City	Dallas	County	Dallas	State	ΤХ	Zip Code	75248	
Lender/Client	Wedgewood Inc							



800-ALAMODE Serial# DE58DF93 esign.alamode.com/verify

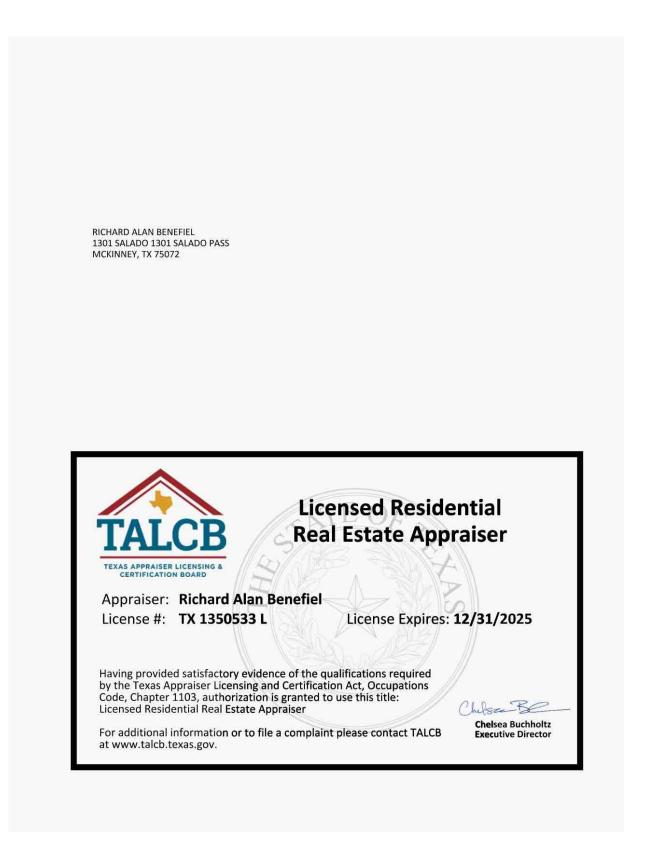
Aerial I	Map
----------	-----

Borrower	WH1 LLC						
Property Address	7617 Applecross Ln						
City	Dallas	County	Dallas	State	ТΧ	Zip Code	75248
Lender/Client	Wedgewood Inc						

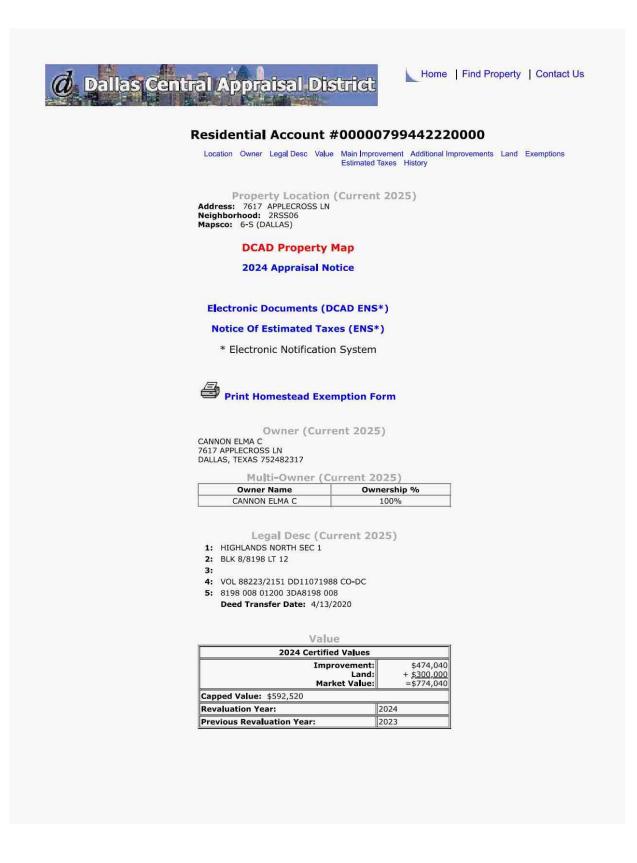


Map data @2024 Google Imagery @2024 Airbus, Maxar Tech ogies | 50 ft

Rame Abar Casifil Serial# DE58DF93 esign.alamode.com/verify License



CEF BEL	S CERTIFICATE IS ISSUED AS A RTIFICATE DOES NOT AFFIRMAT LOW, THIS CERTIFICATE OF INS RESENTATIVE OR PRODUCER, AI	MAT	TER Y OF	R NEGATIVELY AMEND, DOES NOT CONSTITU	Y AND C	ONFERS	ER THE CO	UPON THE CERTIFICA	TE HO BY TH	E POLICIE
tern	ORTANT: If the certificate holder in ns and conditions of the policy, ce tificate holder in lieu of such endors	ertair	n poli	icles may require an end						
RODU	and a second state of the		114(0)	2	CONTACT NAME:	Isaac Peck	ć			
REP	Insurance Services, LLC				PHONE	(xt): 888-34	7_5273	FAX (A/C, No):	619-70	4-0793
353	El Cajon Blvd, Suite 124-605				E-MAIL ADDRESS:	Info@orep		1.0.001.000	0.10.1.0	
an D	liego, CA 92115				PRODUCE	R				
							URER(S) AFFOR	DING COVERAGE		NAIC #
SURE					INSURER A	A: Acceler	ant National I	nsurance Company		10220
	CR Appraisals				INSURER E	в:				
	1301 Salado Pass				INSURER O	C :				
	McKinney, TX 75072				INSURER D	D :				
					INSURER E	E:				
1000	ERAGES CER		1000000	NUMBER:	INSURER F	E:		REVISION NUMBER:		
IND CER EXC	S IS TO CERTIFY THAT THE POLICIES (CATED. NOTWITHSTANDING ANY RI RTIFICATE MAY BE ISSUED OR MAY SLUSIONS AND CONDITIONS OF SUCH	PER POLI	REME TA <b>I</b> N,	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF ANY DED BY TH BEEN REI	CONTRACT HE POLICIE DUCED BY	OR OTHER S DESCRIBE PAID CLAIMS	DOCUMENT WITH RESPE D HEREIN IS SUBJECT 1	ECT TO	WHICH TH
SR FR	TYPE OF INSURANCE	INSR	WVD	POLICY NUMBER	(M	POLICY EFF	POLICY EXP (MM/DD/YYYY)	LIMIT	10	
6								EACH OCCURRENCE DAMAGE TO RENTED	S	
-	COMMERCIAL GENERAL LIABILITY							PREMISES (Ea occurrence)	s	
+	CLAIMS-MADE OCCUR							MED EXP (Any one person)	S	
+								PERSONAL & ADV INJURY	S	
								GENERAL AGGREGATE	\$	
9	SEN'L AGGREGATE LIMIT APPLIES PER:							PRODUCTS - COMP/OP AGG	S S	
+		<u> </u>	<u> </u>					COMBINED SINGLE LIMIT	2	
L.		_	_					(Ea accident)	s	
-	ANY AUTO	<u> </u>						BODILY INJURY (Per person)	s	
-	ALL OWNED AUTOS SCHEDULED AUTOS							BODILY INJURY (Per accident)	S	
F	HIRED AUTOS							PROPERTY DAMAGE (Per accident)	s	
F	NON-OWNED AUTOS							() or addressing	s	
	- NON-OWNED ACTOS								s	
	UMBRELLA LIAB OCCUR	r						EACH OCCURRENCE	s	
+	- OCCOR	-						AGGREGATE	s	
	EXCESS LIAB CLAIMS MADE							HOONEOHIE	s	
	EXCESS LIAB CLAIMS-MADE	11								
	DEDUCTIBLE	1							5	
	DEDUCTIBLE RETENTION \$ VORKERS COMPENSATION							WC STATU- OTH-	s	
A	DEDUCTIBLE RETENTION \$ VORKERS COMPENSATION ND EMPLOYERS' LIABILITY NY PROPRIETOR/PARTNER/EXECUTIVE Y/N NY PROPRIETOR/PARTNER/EXECUTIVE		_			;		WC STATU- TORY LIMITS OTH- EL, EACH ACCIDENT	s	
A	DEDUCTIBLE RETENTION S VORKERS COMPENSATION IND EMPLOYERS' LABILITY NY PROPRIETOR/PARTNER/EXECUTIVE Y/N PROPRIETOR/PARTNER/EXECUTIVE Y/N	N/A							\$	
A C (I	DEDUCTIBLE RETENTION S VORKERS COMPENSATION NID EMPLOYERS' LABILITY NY PROPRIETORPARTNER'EXECUTIVE Y / N FFICERMMEMBER EXCLUDED? Wandatory in NH) yes, describe under							E,L, EACH ACCIDENT	\$	
A C (IT S	DEDUCTIBLE RETENTION \$ VORKERS COMPENSATION ND EMPLOYERS' LIABILITY NY PROPRIETOR/PARTNER/EXECUTIVE FFICERMAEMBER EXCLUDED? Mandatory in NH)			NRE40PL100861-0	11	0/19/2023	10/19/2024	E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT PER CLAIM: \$1,000,000	s s s	
A C C S	DEDUCTIBLE RETEINTION \$ VORKERS COMPENSATION ND EMPLOYERS' LIABILITY Y/N NP PROPRIETOR/PARTINEREXECUTIVE FFICERMMEMBER EXCLUDED? Mandatory in NH) yas, describe under FFCLAL PROVISIONS.belrow			NRE40PL100861-0	11	0/19/2023	10/19/2024	E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	s s s	
ESCR eal E	DEDUCTIBLE RETEINTION \$ VORKERS COMPENSATION ND EMPLOYERS' LIABILITY Y/N NP PROPRIETOR/PARTINEREXECUTIVE FFICERMMEMBER EXCLUDED? Mandatory in NH) yas, describe under FFCLAL PROVISIONS.belrow	N/A	Attach	ACORD 101, Additional Remarks				E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT PER CLAIM: \$1,000,000	s s s	
ESCR eal E etroa	DEDUCTIBLE RETENTION S VORKERS COMPENSATION NO DEMPLOYERS' LABILITY NY PROPRIETOR/PARTNER/EXECUTIVE Y/N Mandatory in NHi yes, describe under PECIAL PROVISIONS below PECIAL PROVISIONS below PETION OF OPERATIONS / LOCATIONS / VEHIC state Appraisal Services active Date: 10/19/2022	N/A	Attach	ACORD 101, Additional Remarks	Schedule, if			E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT PER CLAIM: \$1,000,000	s s s	
ESCR eal E etroa	DEDUCTIBLE RETENTION S VORKERS COMPENSATION NO EMPLOYERS' LABILITY NY PROPRIETORPARTNEREXECUTIVE V/ N Andatory in NH) Vgs. describe under PECIAL PROVISIONS helow Frors and Omissions IPTION OF OPERATIONS / LOCATIONS / VEHIC Estate Appraisal Services tclive Date: 10/19/2022 sionals Covered: Richard Benefiel an	N/A	Attach	ACORD 101, Additional Remarks	Schedule, if CANCE SHOULI EXPIRA	more space is	required) THE ABOVE DI HEREOF, NOTI	E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT PER CLAIM: \$1,000,000	s s DO	
ESCR eal E etroa	DEDUCTIBLE RETENTION S VORKERS COMPENSATION NO EMPLOYERS' LABILITY NY PROPRIETORPARTNER/EXECUTIVE Mandatory in NH yes, disention of the execution of the execut	N/A	Attach	ACORD 101, Additional Remarks	Schedule, if CANCE SHOULI EXPIRA POLICY	more space is LLATION D ANY OF 1 TION DATE 1	required) THE ABOVE DI THEREOF, NOTH- NTATIVE	EL, EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT PER CLAIM: \$1,000,000 AGGREGATE: \$1,000,00	s s DO	



Building Class	21	Construction Type	FRAME	# Baths (Full/Half)	3/ 0
Year Built	1975	Foundation	SLAB	# Kitchens	1
Effective Year Built	1975	Roof Type	HIP	# Bedrooms	4
Actual Age	50 years	Roof Materia	COMP SHINGLES	# Wet Bars	1
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	1
Living Area	2,950 sqft	Ext. Wall Materia	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,950 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	40%			Sauna (Y/N)	N

# Main Improvement (Current 2025)

### Additional Improvements (Current 2025) # Improvement Type Construction Floor Exterior Wall Area (sqft) 1 ATTACHED GARAGE BK-BRICK CONCRETE UNASSIGNED 528

Land (2024 Certified Values)											
#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land	
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 7500 SQFT	90	125	0.0000 SQUARE FEET	FLAT PRICE	\$300,000.00	0%	\$300,000	N	

\* All Exemption information reflects 2024 Certified Values. \*

Exemptions (2024 Certified Values)

	City	School	County and School Equalization	College	Hospita	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$118,504	\$159,252	\$118,504	\$118,504	\$118,504	\$0
OTHER EXEMPTION	\$153,400	\$10,000	\$100,000	\$100,000	\$100,000	\$0
Taxable Value	\$320,616	\$423,268	\$374,016	\$374,016	\$374,016	\$0

#### **Exemption Details**

Estimated Taxes (2024 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	RICHARDSON ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7357	\$1.1431	\$0.215718	\$0.110028	\$0.2195	N/A
Taxable Value	\$320,616	\$423,268	\$374,016	\$374,016	\$374,016	\$0
Estimated Taxes	\$2,358.77	\$4,838.38	\$806.82	\$411.52	\$820.97	N/A
Tax Ceiling	N/A	\$0.00	\$325.16	N/A	N/A	N/A
				Total	Estimated Taxes:	\$9,236.46

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

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

History

### History

© 2024 Dallas Central Appraisal District. All Rights Reserved. **Property Card - Page 4**