

RESIDENTIAL APPRAISAL REPORT

File No.: T-14-1230R

Property Address: 219 N Encinal St		City: Mathis		State: TX		Zip Code: 78368-2315	
County: San Patricio		Legal Description: Lots 7 and 8, Block 2, Park		Assessor's Parcel #: 1299-0002-0007-002			
Tax Year: 2013		R.E. Taxes: \$ 936.54		Special Assessments: \$ 0		Borrower (if applicable):	
Current Owner of Record: Melvin & Wanda Shilling		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing					
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month			
Market Area Name: Mathis		Map Reference: 18580		Census Tract: 48409-0113.00			
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							
This report reflects the following value (if not current, see comments): <input checked="" type="checkbox"/> Current (the inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective							
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)							
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)							
Intended Use: To provide an estimate of market value of the subject property to be used as a tool for the future marketing of subject property.							
Intended User(s) (by name or type): See Addendum.							
Client: Linda Kirchoff		Address: 219 Encinal, Mathis, TX 78368					
Appraiser: James Monte Hall, MAA		Address: P.O. Box 81492, Corpus Christi, TX 78468					
Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Predominant Occupancy: <input checked="" type="checkbox"/> Owner 90 <input type="checkbox"/> Tenant 5 <input checked="" type="checkbox"/> Vacant (0-5%) 425 <input type="checkbox"/> Vacant (>5%) 75		One-Unit Housing: PRICE \$ (000) AGE (yrs) 35 Low 5 425 High 70 75 Pred 35	
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.	
Present Land Use: One-Unit 80% 2-4 Unit 5% Multi-Unit 0% Comm'l 10% Vacant 5%		Change in Land Use: <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:					
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Mathis is a rural community of approximately 5,000 inhabitants located some 35 miles NW of Corpus Christi. The community is self supporting with all the typical city utilities and residential support services, ie. grocery, retail and medical facilities, available. Major employment centers are located in NW Corpus Christi and Alice. There has been a significant regional impact on the local economy from the Eagle-Ford Shale Oil field explorations.							
Dimensions: Rectangular		Site Area: 15,000 sf					
Zoning Classification: None		Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input checked="" type="checkbox"/> Illegal <input checked="" type="checkbox"/> No zoning		Description: No Zoning			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No		Ground Rent (if applicable) \$ /			
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)							
Actual Use as of Effective Date: Improved residential		Use as appraised in this report: Same					
Summary of Highest & Best Use: The highest and best use of the subject site is residential single family							
Utilities: Public <input checked="" type="checkbox"/> Other <input type="checkbox"/>		Provider/Description		Off-site Improvements		Type	
Electricity <input checked="" type="checkbox"/>				Street Asphalt		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
Gas <input checked="" type="checkbox"/>				Curb/Gutter None		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
Water <input checked="" type="checkbox"/>				Sidewalk None		<input type="checkbox"/> Public <input type="checkbox"/> Private	
Sanitary Sewer <input checked="" type="checkbox"/>				Street Lights Yes		<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	
Storm Sewer <input checked="" type="checkbox"/>				Alley None		<input type="checkbox"/> Public <input type="checkbox"/> Private	
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)							
FEMA Spec? Flood Hazard Area: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone: C		FEMA Map # 4805570001B		FEMA Map Date 10/23/19/9	
Site Comments: No adverse easements or encroachments were noted. The typical building set backs and PUE's are assumed as in compliance with them. The subject property does not appear to be located in a flood hazard zone. No current survey was provided to the appraiser for review.							
General Description		Exterior Description		Foundation		Basement	
# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation Slab None		Basement Area Sq. Ft. 0		<input checked="" type="checkbox"/> None	
# of Stories 1		Exterior Walls Vinyl Siding		Crawl Space Yes		% Finished 0	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface Comp Shingle		Basement No		Ceiling	
Design (Style) Rambler		Gutters & Dwnspts. None		Sump Pump <input type="checkbox"/>		Walls	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.		Window Type SHAluminum/Avg		Dampness <input type="checkbox"/>		Floor	
Actual Age (Yrs.) 52		Storm/Screen Yes/Full		Settlement None		Outside Entry	
Effective Age (Yrs.) 20				Infestation None			
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities	
Floors Cpt. Vinyl/Avg		Refrigerator <input type="checkbox"/> Stairs <input type="checkbox"/>		Fireplace(s) # 0		Woodstove(s) # 0	
Walls DW. WPnl. Vinyl/Avg		Range/Oven <input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/>		Patio Cov/Open			
Trim/Finish Baseboards/Avg		Disposal <input type="checkbox"/> Scuttle <input checked="" type="checkbox"/>		Deck None			
Bath Floor Vinyl/Avg		Dishwasher <input checked="" type="checkbox"/> Doorway <input type="checkbox"/>		Porch None			
Bath Wainscot Tile/Avg		Fan/Hood <input checked="" type="checkbox"/> Floor <input type="checkbox"/>		Fence Link			
Doors Wood/Avg		Microwave <input checked="" type="checkbox"/> Heated <input type="checkbox"/>		Pool None			
		Washer/Dryer <input type="checkbox"/> Finished <input type="checkbox"/>					
Finished area above grade contains: 6 Rooms 2 Bedrooms 1.0 Bath(s) 1,828 Square Feet of Gross Living Area Above Grade							
Additional Features: Covered Porches; Open Patio; Detached garage with workshop area and bath; (49'x55')							
Describe the condition of the property (including physical, functional and external obsolescence): There is less than the typical amount of deferred maintenance items for a property of its age and this house is considered to be in good condition for the purpose of this report.							

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My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): CCAOR MLS; San Patricio County Appraisal District Records

1st Prior Subject Sale/Transfer: _____ Analysis of sale/transfer history and/or any current agreement of sale/listing: Texas is a non-disclosure state. A search of the limited available sources did not reveal a sale or listing of the comparables in the past 12 months (other than those reported in the grid). There are no other known prior sales of the subject within the past 3 years.

Date: _____ Price: _____ Source(s): MLS,SPCAD

2nd Prior Subject Sale/Transfer: _____ Date: _____ Price: _____ Source(s): _____

SALES COMPARISON APPROACH TO VALUE (if developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	219 N Encinal St Mathis, TX 78368-2315	1315 E San Patricio Ave Mathis, TX 78368	241 Texas St Mathis, TX 78368	500 E Rockport St Mathis, TX 78368
Proximity to Subject		0.58 miles SE	0.50 miles S	0.08 miles S
Sale Price	\$	\$ 135,000	\$ 85,000	\$ 90,000
Sale Price/GLA	\$ /sq.ft.	\$ 75.00 /sq.ft.	\$ 47.22 /sq.ft.	\$ 47.62 /sq.ft.
Data Source(s)	Walkthrough	CCAORMLS212210;DOM 59	CCAR#210638;DOM 432	CCAR#223160;DOM 50
Verification Source(s)	SPCAD; Owner	Broker: Lone Star RE	SPCAD	SPCAD
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.	DESCRIPTION +(-) \$ Adjust.
Sales or Financing		Armlth	Armlth	Armlth
Concessions		VA;5400	USDA;0	Conv;0
Date of Sale/Time		6/27/2013	6/06/2014	6/19/2014
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	N;Res;	N;Res;	N;Res;	N;Res;
Site	15,000 sf	21105 sf	17729 sf	22521 sf
View	Avg/SFR	Avg/SFR	Avg/SFR	Avg/SFR
Design (Style)	Rambler	Rambler	Rambler	Rambler
Quality of Construction	Average	Average	Average	Average
Age	52	39	51	51
Condition	Average/Good	Average/Good	Average	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 2 1.0	6 2 2.0	6 2 2.0	6 3 1.1
Gross Living Area	1,828 sq.ft.	1,800 sq.ft.	1,800 sq.ft.	1,890 sq.ft.
Basement & Finished	0sf	0sf	0sf	0sf
Rooms Below Grade				
Functional Utility	Average	Average	Average	Average
Heating/Cooling	CH/CA	CH/CA	CH/CA	CH/CA
Energy Efficient Items	Average	Average	Average	Average
Garage/Carport	2 DG, Workshop, Stg	1 Att Garage	1 Att Garage	2 DG(old)
Porch/Patio/Deck	Cov,Cov,Open	Cov,Open	Cov,Open	Cov,Open
Appliances	Std Ktn Appl	Std Ktn Appl	Basic Kt	Basic Kt
Features	Fence,sprklr sys	Fence	Fence	None
Features	GstQtrs,None	GstQtrs;Whse	None	None
Net Adjustment (Total)		\$ -12,900	\$ 32,000	\$ 29,400
Adjusted Sale Price of Comparables		\$ 122,100	\$ 117,000	\$ 119,400

Summary of Sales Comparison Approach See attached addendum.

Indicated Value by Sales Comparison Approach \$ 120,000

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COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): The subject is located in a small town. A lack of comparable land sales precludes the development of an estimated site value by comparison. Therefore, the appraiser has employed an alternate method of "extraction", which involves extracting the land values from the Sale Prices to arrive at a dollar per unit measure. These dollar per unit measures are reconciled into a single dollar per unit measure which is applied to the subject's land area.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> 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.): The Cost Approach is not considered applicable when the typical purchaser would not compare the subject dwelling with the cost of new construction. The typical investor would not rebuild the same style house.	OPINION OF SITE VALUE = \$ 5,000 DWELLING Sq.Ft. @ \$ _____ = \$ _____ Sq.Ft. @ \$ _____ = \$ _____ Sq.Ft. @ \$ _____ = \$ _____ Sq.Ft. @ \$ _____ = \$ _____ Sq.Ft. @ \$ _____ = \$ _____ Garage/Carport Sq.Ft. @ \$ _____ = \$ _____ Total Estimate of Cost-New = \$ _____ Less Physical Functional External Depreciation = \$(_____) Depreciated Cost of Improvements = \$ _____ "As-Is" Value of Site Improvements = \$ _____ = \$ _____ = \$ _____ = \$ _____
	Estimated Remaining Economic Life (if required): 45 Years	INDICATED VALUE BY COST APPROACH = \$ _____
	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM): The Income Approach was not developed due to the lack of insufficient rental sales data to develop a reasonable market rent and a reliable GRM.	
	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
Legal Name of Project: _____ Describe common elements and recreational facilities: _____ _____ _____		
PUD	Indicated Value by: Sales Comparison Approach \$ 120,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation: The Direct Sales Comparison Approach is given the most consideration as it most accurately represents the actions between buyers & sellers in the market. Cost Approach not developed due to subject's age. The Income Approach is not used due to the lack of rental sales data sufficient to develop a reliable market rent and GRM.	
RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 120,000 , as of: 08/19/2014 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains 18 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____	
	Client Contact: 361-384-2433 Client Name: Linda Kirchoff E-Mail: lindak@vbtex.com Address: 219 Encinal, Mathis, TX 78368	
	APPRAISER <div style="text-align: center; font-size: 2em; font-family: cursive;">J Monte Hall</div> Appraiser Name: James Monte Hall, MAA Company: Tasador, Inc. Phone: (361) 852-3246 x3# Fax: (361) 852-3595 E-Mail: monte@tasadorappraisals.com Date of Report (Signature): 08/26/2014 License or Certification #: 1332666 State: TX Designation: Expiration Date of License or Certification: 08/31/2015 Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 08/19/2014	
	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____	
SIGNATURES		



Supplemental Addendum

File No. T-14-1230R

Borrower						
Property Address	219 N Encinal St					
City	Mathis	County	San Patricio	State	TX	Zip Code 78368-2315
Lender/Client						

• **GP Residential: Site - Highest and Best Use**

Real Estate is valued in terms of its highest and best use. Highest and best use is that which is the most profitable likely use of a property. It may also be defined as that available use and program of future utilization which produces the highest present land value. The Dictionary of Real Estate Appraisal, Forth Edition, page 135, defines highest and best use as:

Highest and Best Use: The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Highest and Best Use of Land or a Site as Though Vacant: Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.

Highest and Best Use of Property as Improved: The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

An analysis of the highest and best use of a property is the most important aspect of the appraisal process because it is in terms of highest and best use that market value is estimated. This study and analysis of highest and best use is based on available data regarding those uses considered legal, possible, or most probable alternative uses, appropriate use, and the maximum feasible uses for the subject site. The highest and best use analysis is intended to reflect the highest and best use of the site as though vacant and a separate analysis of the property as improved.

Highest & Best Use as Vacant:

Considering the physically possible, legally possible and financial feasibility tests of highest and best use, it is the appraiser's opinion that the highest and best use of the subject's site is for development of a single family residence.

Highest & Best Use as Improved:

We have analyzed the overall market area and immediate subdivision to determine how the subject improvements compare to the others in quality, size and overall appeal. The subject improvements are considered to be of similar quality and features for homes in the immediate market area. It is therefore, the appraiser's opinion the subject improvements are well received and represent the highest and best use as improved.

• **GP Residential: Site - Adverse Conditions or External Factors**

No adverse easements or encroachments were noted. The typical building set backs and PUE's are assumed as is compliance with them. According to the Flood Map Panel referenced, the subject is not located in a special flood hazard zone. A current survey of the subject site was not provided for review.

The existence of hazardous materials, which may or may not be present in or on the property, was not observed by the appraiser unless otherwise noted in the report. The appraiser, however, is not an expert in environmental hazards and is not qualified to identify or detect such substances. The presence of such substances may affect the value or marketability of the property. The opinion of value is based on the assumption that there are no hazardous materials in or on the property that would adversely affect the value or marketability of the property. The appraiser assumes no responsibility for the detection of such materials or conditions at the time of the walk through of the property.

• **GP Residential: Improvements - Physical Deficiencies or Adverse Conditions**

As an appraiser, the physical walk through of the subject property was conducted for valuation purposes only. This appraiser is not a licensed home inspector and does not warrant the condition of the structure or any components therein. Condition references in this report are intended for use in comparisons to other properties in the area. Should a more detailed home inspection by a professional in this field reveal significant physical depreciation items other than what was noted in this report, the appraiser retains the right to alter the value conclusions accordingly if they are so warranted.

• **URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach**

It is common procedure in the appraisal practice to adhere to a set of guidelines administrated by the Housing and Urban Development, Department of Veterans Affairs and the Appraisal Foundation. This appraisal will follow these guidelines as completely as possible. If there is a departure, there will be an explanation within the text. The sales utilized in the Sales Comparison Analysis should preferable be less than six months old and no more than 12 months old. Additionally, gross adjustments should not exceed 25% of its sale's price. If, however, the case warrants, larger adjustments and older sales may be used given valid reasoning.

Supplemental Addendum

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Borrower					
Property Address 219 N Encinal St					
City	Mathis	County	San Patricio	State	TX
				Zip Code	78368-2315
Lender/Client					

NOTE: The market was searched for comparables within the subject neighborhood that fell into the prescribed guidelines and a limited but adequate number were found. The subject property is located in a small agriculturally oriented community with a limited amount of available inventory at any given time. This, of course, results in a limited credible population of potential sales comparables but a limited available population of sales period. The appraiser was compelled to expand the search for comparables sales to include sales that may not fall within the multiple guidelines for data with regard to physical characteristics or marketing exposure. The marketing time of one comparable is well in excess of the median marketing time for the neighborhood. While there are alternative sales occurring less than six months from the general market area, they are not considered to be reasonable substitutes for the subject property.

NOTE: Even though each of the comparable sales developed gross and/or net adjustment percentages that exceed the prescribed guidelines, these sales are believed to adequately represent transactions from the market area. When appraising dwellings with such widely varying contributing characteristics, it is practically impossible to maintain the percentage guidelines. Invariably a number of individual adjustments will cause the normal guideline percentages to exceed the normal acceptable ceiling. This is a common event when appraising properties in the subject's market area and, over the years, property types are personalized or updated, quality, condition and age all may vary to a certain extent. This circumstance is not considered to preclude the use of the selected comparables or render them any less applicable. This is a normal market condition in this area and one with which the appraisal process must contend.

Each of the comparables used are closed sales from the subject market area or a similar competing one. ADJ. COMMENTS:

1) The adjustment of location, site attributes, and view amenity are considered aggregately and then reported on one line item of the Sales Comparison Grid under site. The adjustments are based on the market's perceived value difference in comparing the subject site and those of the comparables according to the above characteristics. The subject and each comparable sale's lot values are developed according to the market's appropriate dollar unit of measure, then measured against each other to arrive at an adjustment.

2) The condition adjustment reflects the perceived differences in the observed and reported short lived physical depreciation items. These differences are rendered to an estimated unit value and applied to the total area of the comparable. Adjustment estimated at +\$10.00/sf of GLA for subject's observed condition vs. observed and/or reported condition of Sales #2 and 3.

3) Additional bedrooms adjustment estimated at \$5,000 per room, bathroom adjusted at \$5,000/full, \$2,500/half for market's perceived value of added utility.

4) Size adj. is based on \$28.00/sf of GLA, extracted from closed sales in report. No adjustment when less than 75 sf difference.

5) The remaining adjustments normally reflect the net contributory value an amenity item or the lack of same. When adequate data is available, this value is estimated through paired set analysis. When data is incomplete, adjustment amounts are estimated on a cost to cure difference and/or the application with reasonable judgment what the market would pay for the utility added by such an item.

Assumptions, Limiting Conditions & Scope of Work

File No.: T-14-1230R

Property Address: 219 N Encinal St

City: Mathis

State: TX

Zip Code: 78368-2315

Client: Linda Kirchoff

Address:

Appraiser: James Monte Hall, MAA

Address: P.O. Box 81492, Corpus Christi, TX 78468

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No: T-14-1230R

Property Address: 219 N Encinal St City: Mathis State: TX Zip Code: 78368-2315
 Client: Linda Kirchoff Address:
 Appraiser: James Monte Hall, MAA Address: P.O. Box 81492, Corpus Christi, TX 78468

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: 361-384-2433	Client Name: Linda Kirchoff
E-Mail: lindak@vbtex.com	Address:
<div style="display: flex;"> <div style="flex: 1;"> <p>APPRAISER</p> <p><i>J Monte Hall</i></p> <p>Appraiser Name: James Monte Hall, MAA</p> <p>Company: Tasador, Inc.</p> <p>Phone: (361) 852-3246 x3# Fax: (361) 852-3595</p> <p>E-Mail: monte@tasadorappraisals.com</p> <p>Date Report Signed: 08/26/2014</p> <p>License or Certification #: 1332666 State: TX</p> <p>Designation:</p> <p>Expiration Date of License or Certification: 08/31/2015</p> <p>Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: 08/19/2014</p> </div> <div style="flex: 1;"> <p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name:</p> <p>Company:</p> <p>Phone: Fax:</p> <p>E-Mail:</p> <p>Date Report Signed:</p> <p>License or Certification #: State:</p> <p>Designation:</p> <p>Expiration Date of License or Certification:</p> <p>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection:</p> </div> </div>	

GP RESIDENTIAL

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Building Sketch

Borrower				
Property Address	219 N Encinal St			
City	Mathis	County	San Patricio	State TX Zip Code 78368-2315
Lender/Client				

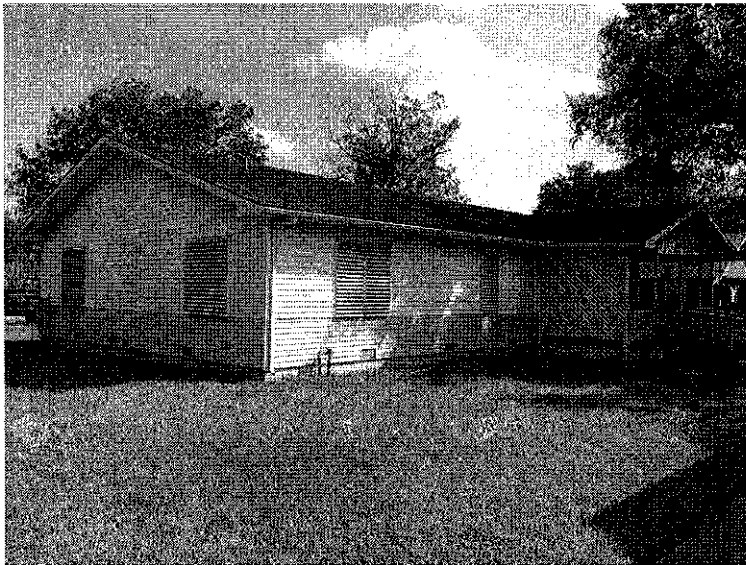
Subject Photo Page

Borrower						
Property Address	219 N Encinal St					
City	Mathis	County	San Patricio	State	TX	Zip Code 78368-2315
Lender/Client						



Subject Front

219 N Encinal St
Sales Price
G.L.A. 1,828
Tot. Rooms 6
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N;Res;
View Avg/SFR
Site 15,000 sf
Quality Average
Age 52



Subject Rear



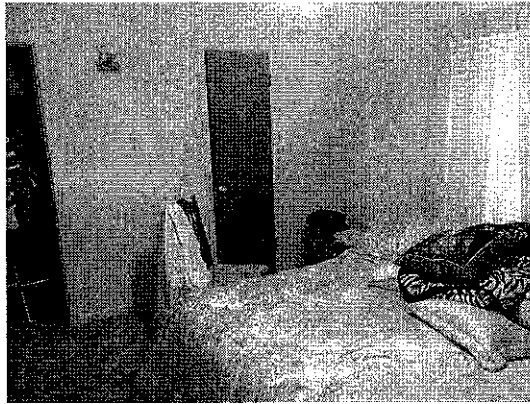
Subject Street

Photograph Addendum

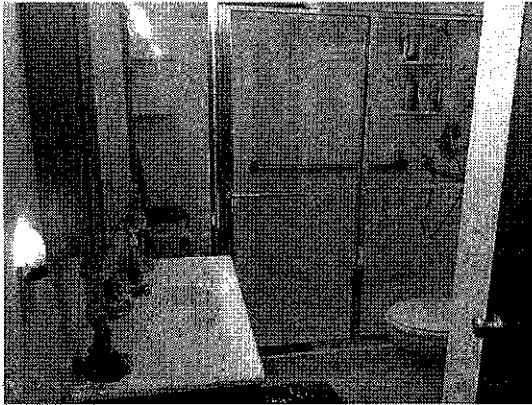
Borrower					
Property Address	219 N Encinal St				
City	Mathis	County	San Patricio	State	TX
				Zip Code	78368-2315
Lender/Client					



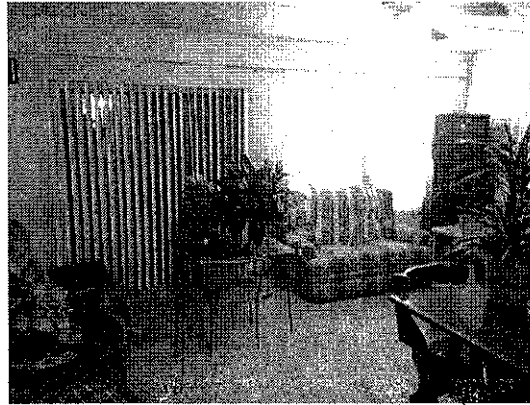
Bedroom



Bedroom



Bath



Front Living



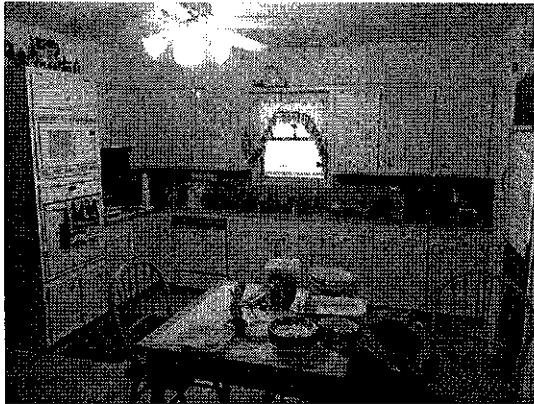
Dining



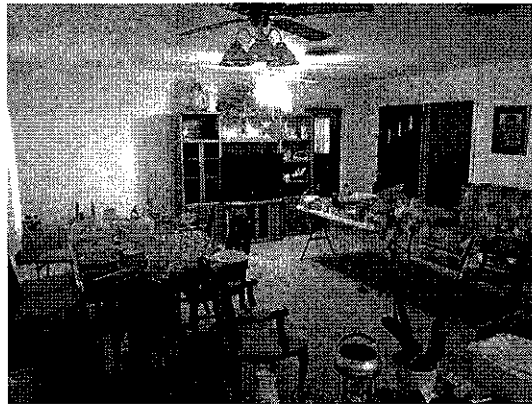
Pantry

Photograph Addendum

Borrower					
Property Address		219 N Encinal St			
City	Mathis	County	San Patricio	State	TX
		Zip Code		78368-2315	
Lender/Client					



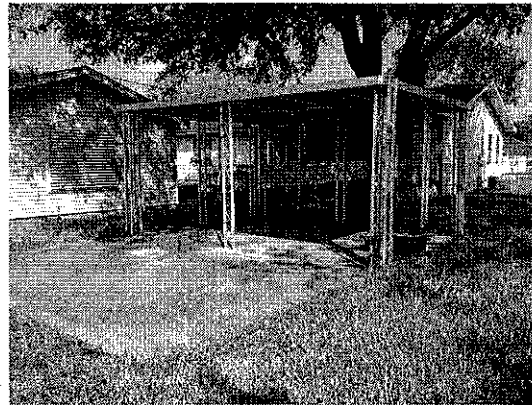
Kitchen



Living



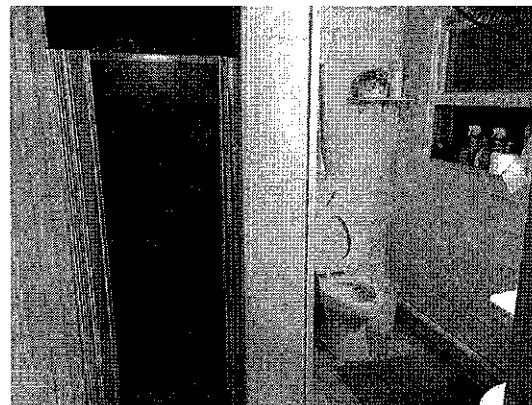
Cov Patio



Cov/Open Patio



Interior view of workshop



Bath in workshop

Photograph Addendum

Borrower				
Property Address 219 N Encinal St				
City	Mathis	County	San Patricio	State TX Zip Code 78368-2315
Lender/Client				



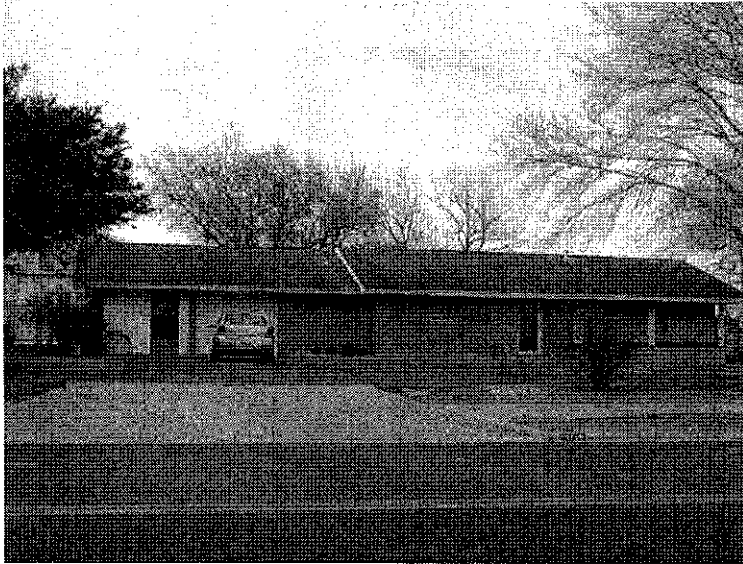
Rear view



Garage

Comparable Photo Page

Borrower						
Property Address	219 N Encinal St					
City	Mathis	County	San Patricio	State	TX	Zip Code 78368-2315
Lender/Client						



Comparable 1

1315 E San Patricio Ave
Proximity 0.58 miles SE
Sale Price 135,000
GLA 1,800
Total Rooms 6
Total Bedrms 2
Total Bathrms 2.0
Location N;Res;
View Avg/SFR
Site 21105 sf
Quality Average
Age 39



Comparable 2

241 Texas St
Proximity 0.50 miles S
Sale Price 85,000
GLA 1,800
Total Rooms 6
Total Bedrms 2
Total Bathrms 2.0
Location N;Res;
View Avg/SFR
Site 17729 sf
Quality Average
Age 51



Comparable 3

500 E Rockport St
Proximity 0.08 miles S
Sale Price 90,000
GLA 1,890
Total Rooms 6
Total Bedrms 3
Total Bathrms 1.1
Location N;Res;
View Avg/SFR
Site 22521
Quality Average
Age 51

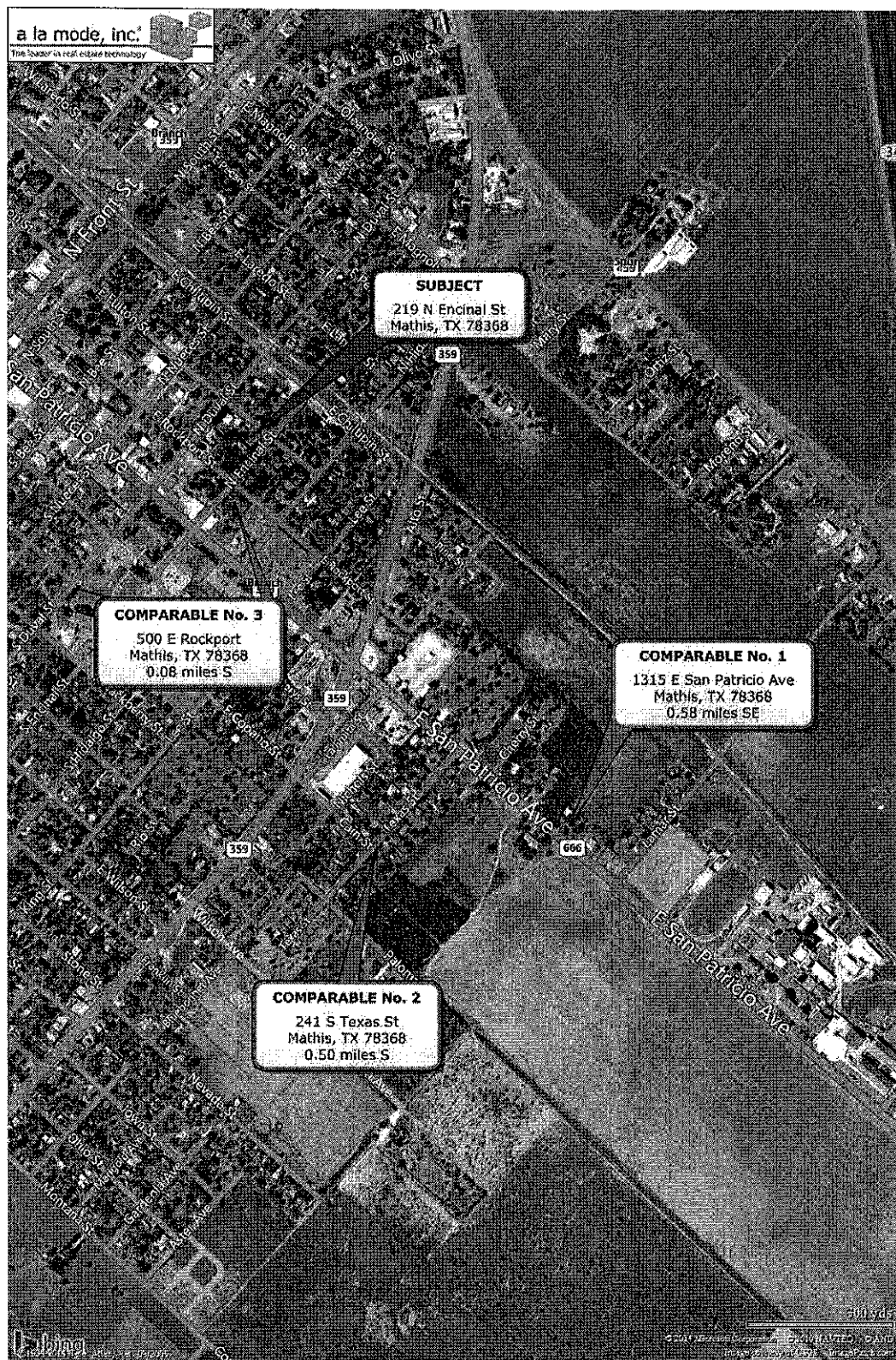
Aerial Map

Borrower					
Property Address	219 N Encinal St				
City	Mathis	County	San Patricio	State	TX Zip Code 78368-2315
Lender/Client					



Location Map

Borrower					
Property Address	219 N Encinal St				
City	Mathis	County	San Patricio	State	TX
				Zip Code	78368-2315
Lender/Client					



Borrower		File No. T-14-1230R	
Property Address	219 N Encinal St	County	San Patricio
City	Mathis	State	TX
Lender/Client		Zip Code	78368-2315

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☐ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☒ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

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

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 120-180

Definition of Exposure Time (USPAP 2014-2015): estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

APPRAISER:

Signature: 

Name: James Monte Hall, MAA

State Certification #: 1332666

or State License #:

State: TX Expiration Date of Certification or License: 08/31/2015

Date of Signature and Report: 08/26/2014

Effective Date of Appraisal: 08/19/2014

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 08/19/2014

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

Appraiser Certification

Texas Appraiser Licensing and Certification Board

P.O. Box 12188 Austin, Texas 78711-2188

Certified Residential Real Estate Appraiser

Number: **TX 1332666 R**

Issued: **08/05/2013**

Expires: **08/31/2015**

Appraiser: **JAMES MONTE HALL**

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


Douglas E. Oldmixon
Commissioner

RESIDENTIAL APPRAISAL REPORT

File No.: T-14-1230R

SUBJECT	Property Address: 219 N Encinal St County: San Patricio	City: Mathis Legal Description: Lots 7 and 8, Block 2, Park	State: TX Zip Code: 78368-2315																																	
ASSIGNMENT	Assessor's Parcel #: 1299-0002-0007-002 Tax Year: 2013 R.E. Taxes: \$ 938.54 Special Assessments: \$ 0 Current Owner of Record: Melvin & Wanda Shilling Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) HOA: \$ 0 per year per month Market Area Name: Mathis Map Reference: 18580 Census Tract: 48409-0113.00																																			
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work) Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) Intended Use: To provide an estimate of market value of the subject property to be used as a tool for the future marketing of subject property. Intended User(s) (by name or type): See Addendum. Client: Linda Kirchhoff Address: 219 Encinal, Mathis, TX 78368 Appraiser: James Monte Hall, MAA Address: P.O. Box 81492, Corpus Christi, TX 78468																																			
SITE DESCRIPTION	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"> Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. </td> <td style="width:33%;"> Predominant Occupancy <input checked="" type="checkbox"/> Owner 90 <input type="checkbox"/> Tenant 5 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%) </td> <td style="width:34%;"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th>Change In Land Use</th> </tr> <tr> <th>PRICE (\$/000)</th> <th>AGE (yrs)</th> <th>One-Unit</th> <th>80 %</th> <th><input checked="" type="checkbox"/> Not Likely</th> </tr> <tr> <td>35</td> <td>Low 5</td> <td>2-4 Unit</td> <td>5 %</td> <th><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</th> </tr> <tr> <td>425</td> <td>High 70</td> <td>Multi-Unit</td> <td>0 %</td> <td></td> </tr> <tr> <td>75</td> <td>Pred 35</td> <td>Comm'l</td> <td>10 %</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Vacant</td> <td>5 %</td> <td></td> </tr> </table> </td> </tr> </table> <p>Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Mathis is a rural community of approximately 5,000 inhabitants located some 35 miles NW of Corpus Christi. The community is self supporting with all the typical city utilities and residential support services, i.e. grocery, retail and medical facilities, available. Major employment centers are located in NW Corpus Christi and Alice. There has been a significant regional impact on the local economy from the Eagle-Ford Shale Oil field explorations.</p>			Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.	Predominant Occupancy <input checked="" type="checkbox"/> Owner 90 <input type="checkbox"/> Tenant 5 <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th>Change In Land Use</th> </tr> <tr> <th>PRICE (\$/000)</th> <th>AGE (yrs)</th> <th>One-Unit</th> <th>80 %</th> <th><input checked="" type="checkbox"/> Not Likely</th> </tr> <tr> <td>35</td> <td>Low 5</td> <td>2-4 Unit</td> <td>5 %</td> <th><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</th> </tr> <tr> <td>425</td> <td>High 70</td> <td>Multi-Unit</td> <td>0 %</td> <td></td> </tr> <tr> <td>75</td> <td>Pred 35</td> <td>Comm'l</td> <td>10 %</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Vacant</td> <td>5 %</td> <td></td> </tr> </table>	One-Unit Housing		Present Land Use		Change In Land Use	PRICE (\$/000)	AGE (yrs)	One-Unit	80 %	<input checked="" type="checkbox"/> Not Likely	35	Low 5	2-4 Unit	5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	425	High 70	Multi-Unit	0 %		75	Pred 35	Comm'l	10 %				Vacant	5 %	
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75	Pred 35	Comm'l	10 %																																	
		Vacant	5 %																																	
DESCRIPTION OF IMPROVEMENTS	Dimensions: Rectangular Site Area: 15,000 sf Zoning Classification: None Description: No Zoning Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input checked="" type="checkbox"/> No zoning Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ / Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Actual Use as of Effective Date: Improved residential Use as appraised in this report: Same Summary of Highest & Best Use: The highest and best use of the subject site is residential single family																																			
GENERAL DESCRIPTION	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"> Utilities Public Other Provider/Description Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) </td> <td style="width:33%;"> Off-site Improvements Type Public Private Street Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/> Curb/Gutter None <input checked="" type="checkbox"/> <input type="checkbox"/> Sidewalk None <input type="checkbox"/> <input type="checkbox"/> Street Lights Yes <input checked="" type="checkbox"/> <input type="checkbox"/> Alley None <input type="checkbox"/> <input type="checkbox"/> </td> <td style="width:34%;"> Topography Level at grade Size 15000 sf Shape Rectangular Drainage Appears Adequate View Avg/SFR </td> </tr> </table>			Utilities Public Other Provider/Description Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	Off-site Improvements Type Public Private Street Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/> Curb/Gutter None <input checked="" type="checkbox"/> <input type="checkbox"/> Sidewalk None <input type="checkbox"/> <input type="checkbox"/> Street Lights Yes <input checked="" type="checkbox"/> <input type="checkbox"/> Alley None <input type="checkbox"/> <input type="checkbox"/>	Topography Level at grade Size 15000 sf Shape Rectangular Drainage Appears Adequate View Avg/SFR																														
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FINISHED AREA	Finished area above grade contains: 6 Rooms 2 Bedrooms 1.0 Bath(s) 1,828 Square Feet of Gross Living Area Above Grade Additional features: Covered Porches; Open Patio; Detached garage with workshop area and bath; (49'x55') Describe the condition of the property (including physical, functional and external obsolescence): There is less than the typical amount of deferred maintenance items for a property of its age and this house is considered to be in good condition for the purpose of this report.																																			