Neighborhood Characteristics	The state of the s												
			One-Unit H	lousing Trends			it Housing	Present Land Use %					
Location 🗌 Urban 🔀 Suburban 🗌	Rural	Property Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	65 %				
Built-Up 🛛 Over 75% 🗌 25-75% 📗	Under 25%	Demand/Supply	Shortage		Over Supply	\$ (000)	(yrs)	2-4 Unit	15 %				
Growth ☐ Rapid ☐ Stable ☐	Slow	Marketing Time	Under 3 mth	is 🔀 3-6 mths	Over 6 mths	80 L	0 <b>w</b> 0	Multi-Family	5 %				
Neighborhood Boundaries BOUND TO	THE NOR	TH BY HIGHL	AND AVE ;	TO THE WEST	BY AETNA	350 H	igh 220	Commercial	5 %				
AVE ; TO THE SOUTH BY ROOSE	VELT AVE	TO THE EAS	ST BY HIGH S	ST.		175 PI	red. 80	Other	10 %				
Neighborhood Description SUBJECT NEIGHBORHOOD IS PRIMARILY MADE UP OF SINGLE FAMILY HOMES APPEARING TO BE MAINTAINED													
IN OVERALL AVERAGE TO GOOD CONDITION. ALL MAJOR AMENITIES, MAJOR ROUTES AND/OR HIGHWAYS ARE IN THE VICINITY OR													
EASILY ACCESSIBLE.													
Market Conditions (including support for the abo	ve conclusions	) MARI	KET ACTIVIT	Y/CONDITIONS	APPEAR TO	BE MOST	LY STABLE	E. MARKET	TIME IS				
TYPICALLY 3 TO 6 MONTHS. INT	EREST RA	TES CONTINI	JE TO BE FA	VORABLE AND	MORTGAGE	FUNDSR	EADILY AV	/AILABLE TO	)				
QUALIFIED BUYERS.													
Dimensions PER DEED.		Area	5227 sf	Sha	PRECTANG	ULAR	View N;	Res:					
Specific Zoning Classification R6 Zoning Description RESIDENTIAL SINGLE FAMILY (6,000 SF MINIMUM LOT SIZE)													
Zoning Compliance 🔀 Legal 🔲 Legal No	nconforming (G	randfathered Use)		g 🔲 Illegal (descri									
Is the highest and best use of subject property a						Yes I	No If No, des	cribe					
				,									
Utilities Public Other (describe)		Pi	ublic Other (des	scribe)	Off-site Impr	ovements - Ty	/pe	Public	Private				
Electricity 🖂 🗌	1	Water [	<del>и пі</del>		Street ASF			$\boxtimes$	П				
Gas 🖂 🗆	5	Sanitary Sewer	<del>a i</del>		Alley NOI			- ii	П				
FEMA Special Flood Hazard Area Yes	⊠ No FE		<u> </u>	FEMA Map # 095	50810004B		FEMA Map	Date 04/04/1	983				
Are the utilities and off-site improvements typical			<u> </u>	o If No, describe	000100042			0-170-171	000				
Are there any adverse site conditions or external					es . etc.1?	Ye	s 🖂 No	If Yes, describe					
NO APPARENT ADVERSE EASEM	,												
SEE ADDITIONAL COMMENTS PA				DIAL ADDLOOM	LIVIO WEIKE	NOTED OF	OIN INOI L	.crioiv.					
OLE ADDITIONAL COMMENTOTA	OL OI IIIL	_ ^	INEL OIL I										
General Description		Foundation		Exterior Description	n materia	ls/condition	Interior	materials	/condition				
Units 🖂 One 🔲 One with Accessory Unit	Concrete		wl Space	Foundation Walls	STONEAV	•	Floors	WOOD/AV					
# of Stories 1.5	Full Base			Exterior Walls	ALUM/AVG		Walls	DRYWALL					
Type Det. Att. S-Det./End Unit	Basement Are			Roof Surface	ASPHALT/		Trim/Finish	WOOD/AV					
Existing Proposed Under Const.	Basement Fini			Gutters & Downspout			Bath Floor		· .				
Design (Style) CAPE								TILE/AVG.					
Design (Style) CAPE Year Built 1944	Outside E	ntry/Exit		Window Type	DBL HUNG	AVG.	Bath Wains cot	TILE/AVG.					
Year Built 1944	Outside E Evidence of	ntry/Exit Infestation	Sump Pump	Window Type Storm Sash/Insulated	DBL HUNG COMBO/A	VG.	Bath Wains cot Car Storage	TILE/AVG.	4				
Year Built         1944           Effective Age (Yrs)         25 YEARS	Outside E Evidence of Dampnes	ntry/Exit Infestation s Settleme	Sump Pump nt	Window Type Storm Sash/Insulated Screens	DBL HUNG COMBO/A'	VG. VG.	Bath Wains cot Car Storage Driveway	TILE/AVG. None # of Cars	4				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         ☑ None	Outside E Evidence of Dampnes Heating	ntry/Exit Infestation s Settlerne FWA HWBI	Sump Pump int B Radiant	Window Type Storm Sash/Insulated Screens Amenities	DBL HUNG COMBO/A COMBO/A Woodsto	VG. VG. VG.	Bath Wains cot Car Storage ☑ Driveway Driveway Surf	TILE/AVG. None # of Cars ace ASP	HALT				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         ☒ None           ☐ Drop Stair         ☐ Stairs	Outside E Evidence of Dampnes Heating Other	ntry/Exit Infestation s Settleme FWA HWBI	Sump Pump  nt  B Radiant  GAS	Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) #	DBL HUNG COMBO/A COMBO/A Woodsto	6/AVG. VG. VG. IVe(s) # 0	Bath Wains cot Car Storage Driveway Driveway Surf Garage	TILE/AVG. None # of Cars ace ASP # of Cars	HALT 1				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle	Outside E Evidence of Dampnes Heating Other Cooling	ntry/Exit	Sump Pump  nt  B Radiant  GAS  itioning	Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck NO	DBL HUNG COMBO/A* COMBO/A* Woodsto O Fence	6/AVG . VG . VG . ve(s) # 0	Bath Wains cot Car Storage  Driveway Driveway Surf Garage Carport	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars	HALT 1 0				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle           □ Finished         Heated	Outside E Evidence of Dampnes Heating Other Cooling Individua	Infrestation   Infrestation	Sump Pump  nt  B Radiant  GAS itioning her NONE	Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck NO Pool NONE	DBL HUNG COMBO/A COMBO/A Woodsto Woodsto O Fence ONE Porch	6/AVG. VG. VG. ve(s) # 0 1	Bath Wains cot Car Storage Driveway Driveway Surf Garage	TILE/AVG. None # of Cars ace ASP # of Cars	HALT 1				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle           □ Finished         Heated           Appliances         Refrigerator         Range/Over	Outside Evidence of Dampnes Heating Other Cooling Individual	Infrestation   Infrestation   Infrestation   Settleme   FWA   HWBI   Fuel	Sump Pump  nt  B Radiant  GAS itioning her NONE sal Microw	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other ( ryer Other)	s/AVG. v/G. v/G. v/e(s) # 0 1 2 (describe)	Bath Wains cot Car Storage Driveway Driveway Surf. Garage Carport Att.	TILE/AVG.  None # of Cars ace ASP # of Cars # of Cars  Det.	HALT  1 0 Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           Drop Stair         Stairs           Floor         Scuttle           Finished         Heated           Appliances         Refrigerator         Range/Over           Finished area above         grade contains:	Outside E Evidence of Dampnes Heating Other Cooling Individual Bishwa 6 Rooms	ntry/Exit	nt B Radiant GAS itioning her NONE sal Microw Bedrooms	Window Type Storm Sash/Insulated Screens Amenities Fireplace(s) # Patio/Deck NO Pool NONE	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other ( ryer Other)	s/AVG. v/G. v/G. v/e(s) # 0 1 2 (describe)	Bath Wains cot Car Storage Driveway Driveway Surf. Garage Carport Att.	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars	HALT  1 0 Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle           □ Finished         Heated           Appliances         Refrigerator         Range/Over	Outside E Evidence of Dampnes Heating Other Cooling Individual Bishwa 6 Rooms	Infrestation   Infrestation   Infrestation   Settleme   FWA   HWBI   Fuel	nt B Radiant GAS itioning her NONE sal Microw Bedrooms	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other ( ryer Other)	s/AVG. v/G. v/G. v/e(s) # 0 1 2 (describe)	Bath Wains cot Car Storage Driveway Driveway Surf. Garage Carport Att.	TILE/AVG.  None # of Cars ace ASP # of Cars # of Cars  Det.	HALT  1 0 Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           Drop Stair         Stairs           Floor         Scuttle           Finished         Heated           Appliances         Refrigerator         Range/Over           Finished area above grade contains:         Additional features (special energy efficient item	Utside E Evidence of Dampnes Heating Other Cooling Individual Rooms Rooms s, etc.).	ntry/Exit	nt B Radiant GAS itioning her NONE sal Microw Bedrooms D.	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D  1.0 Bath(s)	DBL HUNG COMBO/A COMBO/A Woodsto O Fence DNE Porch Other ( Inyer Other)	6/AVG. VG. VG. Ve(s) # 0 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage  Driveway Driveway Surf. Garage  Carport  Att.	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars  # of Cars  Det.	HALT  1  0  Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           Drop Stair         Stairs           Floor         Scuttle           Finished         Heated           Appliances         Refrigerator         Range/Over           Finished area <b>above</b> grade contains:         Additional features (special energy efficient item           Describe the condition of the property (including	Utside E Evidence of Dampnes Heating Other Cooling Individual Bishwa 6 Rooms s, etc.).	ntry/Exit	nt B Radiant GAS litioning her NONE sal Microw Bedrooms D. ovations, remode	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D  1.0 Bath(s)	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other Other Oge GA;Kitche	S/AVG. VG. VG. VG. VG. 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage  Driveway Driveway Surf. Garage Carport Att.  eet of Gross Live	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.	HALT  1  0  Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle           □ Finished         Heated           Appliances         Refrigerator         X Range/Over           Finished area above grade contains:         Additional features (special energy efficient item           Describe the condition of the property (including ten years ago,NO PHYSICAL, FUNdate)	Outside E Evidence of Dampnes Heating Other Cooling Individual Dishwa 6 Rooms s, etc.).	ntry/Exit	nt B Radiant GAS litioning her NONE sal Microw Bedrooms D. ovations, remode	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D  1.0 Bath(s)	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other Other Oge GA;Kitche	S/AVG. VG. VG. VG. VG. 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage  Driveway Driveway Surf. Garage Carport Att.  eet of Gross Live	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.	HALT  1  0  Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           Drop Stair         Stairs           Floor         Scuttle           Finished         Heated           Appliances         Refrigerator         Range/Over           Finished area <b>above</b> grade contains:         Additional features (special energy efficient item           Describe the condition of the property (including	Outside E Evidence of Dampnes Heating Other Cooling Individual Dishwa 6 Rooms s, etc.).	ntry/Exit	nt B Radiant GAS litioning her NONE sal Microw Bedrooms D. ovations, remode	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D  1.0 Bath(s)	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other Other Oge GA;Kitche	S/AVG. VG. VG. VG. VG. 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage  Driveway Driveway Surf. Garage Carport Att.  eet of Gross Live	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.	HALT  1  0  Built-in				
Year Built         1944           Effective Age (Yrs)         25 YEARS           Attic         None           □ Drop Stair         Stairs           □ Floor         Scuttle           □ Finished         Heated           Appliances         Refrigerator         X Range/Over           Finished area above grade contains:         Additional features (special energy efficient item           Describe the condition of the property (including ten years ago,NO PHYSICAL, FUNdate)	Outside E Evidence of Dampnes Heating Other Cooling Individual Dishwa 6 Rooms s, etc.).	ntry/Exit	nt B Radiant GAS litioning her NONE sal Microw Bedrooms D. ovations, remode	Window Type  Storm Sash/Insulated Screens  Amenities  Fireplace(s) #  Patio/Deck NO Pool NONE ave Washer/D  1.0 Bath(s)	DBL HUNG COMBO/A COMBO/A Woodsto O Fence ONE Porch Other Other Oge GA;Kitche	s/AVG. vG. vGs. ve(s) # 0 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage  Driveway Driveway Surf. Garage Carport Att.  eet of Gross Live	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.	HALT  1  0  Built-in				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Souttle Flinished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item)  Describe the condition of the property (including ten years ago, NO PHYSICAL, FUNK COMMENTS PAGE OF APPRAISA	Outside E Evidence of Dampnes Heating Other Cooling Individual Solution Records	ntry/Exit	Sump Pump  Int  B	Window Type  Storm Sash/Insulated  Screens  Amenities  Fireplace(s) #  Patio/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Injer Other (	s/AVG. vG. vGs. ve(s) # 0 1 2 0 (describe) 3 Square Fe	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AD	Mone # of Cars ace ASP # of Cars Cars Det.  Mone # of Cars  # of Cars  Det.  Moms-updated- DITIONAL	HALT 1 0 Built-in				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Souttle Finished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item  Describe the condition of the property (including ten years ago, NO PHYSICAL, FUNCOMMENTS PAGE OF APPRAISA  Are there any physical deficiencies or adverse c	Outside E  Evidence of  Dampnes  Heating  Other  Cooling  Individual  Report  Dishwa  Reded repairs  CTIONAL O  L REPORT	ntry/Exit	nt B    Radiant GAS iitioning her NONE sal    Microw Bedrooms O. ovations, remode OBSOLESC	Window Type  Storm Sash/Insulated  Screens  Amenities  Fireplace(s) #  Patlo/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  ENCE WAS NO	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Injer Other ( DTED UPON II	S/AVG. VG. VG. We(s) # 0 1 2 0) (describe) 3 Square Fe	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AC	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.  Det.  Det.  DITIONAL	HALT 1 0 Built-in irade six to				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Souttle Flinished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item)  Describe the condition of the property (including ten years ago, NO PHYSICAL, FUNK COMMENTS PAGE OF APPRAISA	Outside E  Evidence of  Dampnes  Heating  Other  Cooling  Individual  Report  Dishwa  Reded repairs  CTIONAL O  L REPORT	ntry/Exit	nt B    Radiant GAS iitioning her NONE sal    Microw Bedrooms O. ovations, remode OBSOLESC	Window Type  Storm Sash/Insulated  Screens  Amenities  Fireplace(s) #  Patlo/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  ENCE WAS NO	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Injer Other ( DTED UPON II	S/AVG. VG. VG. We(s) # 0 1 2 0) (describe) 3 Square Fe	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AC	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.  Det.  Det.  DITIONAL	HALT 1 0 Built-in irade six to				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Souttle Finished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item  Describe the condition of the property (including ten years ago, NO PHYSICAL, FUNCOMMENTS PAGE OF APPRAISA  Are there any physical deficiencies or adverse c	Outside E  Evidence of  Dampnes  Heating  Other  Cooling  Individual  Report  Conditions that all  Coults of the cooling  Cooling  Individual  Report	ntry/Exit	nt B    Radiant GAS iitioning her NONE sal    Microw Bedrooms O. ovations, remode _ OBSOLESC	Window Type  Storm Sash/Insulated  Screens  Amenities  Fireplace(s) #  Patlo/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  ENCE WAS NO	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Injer Other ( DTED UPON II)  property? IONS THAT A	S/AVG. VG. VG. We(s) # 0 1 2 0) (describe) 3 Square Fe	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AC	TILE/AVG. None # of Cars ace ASP # of Cars # of Cars Det.  Det.  Det.  DITIONAL	HALT 1 0 Built-in irade six to				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None  □ Drop Stair Stairs □ Floor Scuttle □ Finished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item  Describe the condition of the property (including ten years ago; NO PHYSICAL, FUNCOMMENTS PAGE OF APPRAISA  Are there any physical deficiencies or adverse contains.  THERE WERE NO APPARENT PH  AND/OR STRUCTURAL INTEGRIT	Outside E  Evidence of  Dampnes  Heating  Other  Cooling  Individual  Rooms s, etc.).  Inneeded repairs  CTIONAL O  L REPORT  Onditions that a'  YSICAL DE  Y OF THE S	ntry/Exit	nt B   Radiant GAS ititioning her NONE sal   Microw Bedrooms D. ovations, remode L OBSOLESC soundness, or stream AND/OR ADV OPERTY AT	Window Type  Storm Sash/Insulated  Screens  Amenities  Freplace(s) #  Patio/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  CENCE WAS NO  uctural integrity of the /ERSE CONDIT  TIME OF INSPE	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Other	S/AVG. VG. VG. VG. Ve(s) # 0 1 2 0 (describe) 3 Square Fe NSPECTIC	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AD Yes ME	TILE/AVG. None # of Cars ace ASP # of Cars Det.  Det.  Oms-updated- DDITIONAL  In If Yes, descripty, SOUND	HALT 1 0 Built-in irade six to				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Souttle Finished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item  Describe the condition of the property (including ten years ago; NO PHYSICAL, FUNCOMMENTS PAGE OF APPRAISA  Are there any physical deficiencies or adverse of THERE WERE NO APPARENT PH	Outside E  Evidence of  Dampnes  Heating  Other  Cooling  Individual  Rooms s, etc.).  Inneeded repairs  CTIONAL O  L REPORT  Onditions that a'  YSICAL DE  Y OF THE S	ntry/Exit	nt B   Radiant GAS ititioning her NONE sal   Microw Bedrooms D. ovations, remode L OBSOLESC soundness, or stream AND/OR ADV OPERTY AT	Window Type  Storm Sash/Insulated  Screens  Amenities  Freplace(s) #  Patio/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  CENCE WAS NO  uctural integrity of the /ERSE CONDIT  TIME OF INSPE	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Other	S/AVG. VG. VG. VG. Ve(s) # 0 1 2 0 (describe) 3 Square Fe NSPECTIC	Bath Wains cot Car Storage Driveway Driveway Surf Garage Carport Att.  ted; Bathroc N. SEE AC	TILE/AVG. None # of Cars ace ASP # of Cars Det.  Det.  Oms-updated- DDITIONAL  In If Yes, descripty, SOUND	HALT 1 0 Built-in irade six to				
Year Built 1944  Effective Age (Yrs) 25 YEARS  Attic None Drop Stair Stairs Floor Scuttle Finished Heated  Appliances Refrigerator Range/Over Finished area above grade contains:  Additional features (special energy efficient item  Describe the condition of the property (including ten years ago; NO PHYSICAL, FUNCOMMENTS PAGE OF APPRAISA  Are there any physical deficiencies or adverse contains.  THERE WERE NO APPARENT PH  AND/OR STRUCTURAL INTEGRIT	Outside E Evidence of Dampnes Heating Other Cooling Individual Rooms S, etc.). Inneeded repairs CTIONAL O L REPORT Outside E Y OF THE S Evidence of Ev	ntry/Exit	Nump Pump  Int  B   Radiant  GAS  Ititioning  her NONE  sal   Microw  Bedrooms  D.  Ovations, remode  OBSOLESC  soundness, or structure  AND/OR ADV  OPERTY AT  condition, use, co	Window Type  Storm Sash/Insulated  Screens  Amenities  Freplace(s) #  Patio/Deck NO  Pool NONE  ave Washer/D  1.0 Bath(s)  ing, etc.).  CENCE WAS NO  Jetural integrity of the  /ERSE CONDIT  TIME OF INSPE	DBL HUNG COMBO/A COMBO/A Woodsto O Fence Other ( Injer Other ( Injer Depart) CA;Kitche DTED UPON II	S/AVG. VG. VG. VG. Ve(s) # 0 1 2 0 (describe) 3 Square Fe NSPECTIC	Bath Wains cot  Car Storage  Driveway  Driveway Surf.  Garage  Carport  Att.  ted (Bathroc  N. SEE AD  Yes   If No, describ	TILE/AVG. None # of Cars ace ASP # of Cars Det.  Det.  Oms-updated- DDITIONAL  In If Yes, descripty, SOUND	HALT 1 0 Built-in irade six to				

There are 6 comparable	prope	erties ci	urrently	ottered	tor sa	le in t	he subject	neighborh	ood ran	ging in	price	trom \$	69,900		to :	179	9,900	
There are 6 comparable	sales	sales in the subject neighborhood within the past twelve mon						hs rang	hs ranging in sale price from \$ 65,000					to\$ 165,000 .				
FEATURE		SUBJEC	T	COMPARABLE SALE # 1						COM	PARAB	LE SALE #	<b>#</b> 2		CON	IPARAB	LE SALE #	3
Address 140 Maplewood A	wood Ave			130 Highland Ave				80 Re	ed Mo	untair	ı Ave		64 B	irden :	St			
Torrington, CT 06790			Torrington, CT 06790					Torrir	igton,	CT 0	6790		Torri	ngton	CT 0	6790		
Proximity to Subject				0.23 miles N					0.95	miles	NE			0.32	miles	NW		
Sale Price	\$						\$ 100,000				\$ 140,000				\$	95,000		
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	65.79	sq.ft.			\$	134.62	2 sq.ft.			\$	84.8	2 sq.ft.		
Data Source(s)			170430370 ;DOM 21			1703	91092	100; 2	<i>l</i> 1		1703	84 186	DON; 8	<i>l</i> 1				
Verification Source(s)			TAX RECORDS / MLS				TAX RECORDS / MLS					TAX	TAX RECORDS / MLS					
VALUE ADJUSTMENTS	DE	SCRIPT	ION	DE	SCRIPTI	ON	+(-) \$ A	djustment	DE	SCRIPT	ION	+(-)\$	Adjustment	DE	SCRIPT	ION	+(-)\$	Adjustment
Sales or Financing			Estate				ArmLth		1,,		Arml	_th						
Concessions			Cash;0				FHA;7000				Cash	1;0						
Date of Sale/Time			s10/21;c09/21		0		s06/2	1;c05	/21		C	s05/2	21;c04	/21		0		
Location	N;Res;		N;Res;				N;Res;				N;Res;							
Leasehold/Fee Simple	FEE	SIMPL	_E	FEE:	SIMPL	.E			FEE SIMPLE				FEE SIMPLE		LE			
Site	5227	sf		12197 sf			0	15682 sf			-1,700	13939 sf			-1,400			
View	N;Re	V;Res;		N;Res;				N;Res;					N;Res;					
Design (Style)	DT1.5;CAPE		DT2;COLONIAL			0 DT2;0		T2;COLONIAL			0	0 DT1.5;CAPE		PΕ				
Quality of Construction	Q4		Q4			Q4					Q4							
Actual Age	78			112				0	122				0	68				0
Condition	C4			C4					СЗ				-15,000	C4				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		
Room Count	6	3	1.0	6	3	1.0			5	3	1.0		0	6	4	1.0		-2,500
Gross Living Area		983	sq.ft.		1,520	sq.ft.		-1,100		1,040	) sq.ft.		-1,100		1,120	) sq.ft.		-2,700
Basement & Finished	702sf0sfwu		J	868sf0sfwu			0		520sf0sfwu		0		800sf0sfwu				0	
Rooms Below Grade																		
Functional Utility	AVE	RAGE		AVERAGE				AVERAGE				AVERAGE						
Heating/Cooling	HW/N	NONE		HW/NONE					HW/NONE				HW/NONE					
Energy Efficient Items	STAN	NDAR	D	STANDARD				STANDARD		D			STANDARD					
Garage/Carport	1gd4	dw		4dw		+3,500		1gd4dw				1gd4dw						
Porch/Patio/Deck	2EP			EP/PTO			0		EP/OP		0		OP/EP			0		
FIREPLACE	NONE		NONE				NONE				NON	ΙE						
														-				
Net Adjustment (Total)					+ [	٦.	\$	2,400		+ [	☑ -	\$	-17,800	$\vdash$	1 + [	☒ -	\$	-6,600
Adjusted Sale Price				Net Adj		2.4 %	_	2,.00	Net Adi		12.7 %		,000	Net Ad		6.9 %		0,000
of Comparables				Gross Adj. 4.6 %			\$	102,400			12.7 %	\$ 122 200		Gross Adj. 6.9 %		\$	88,400	

FEATURE	SUBJECT		LE SALE # 4	COMPARABLE SALE # 5				COMPARABLE SALE # 6				
Address 140 Maplewood	d Ave	56 Alice St		81 Sharon Ave								
Torrington, CT 06790		Tomington, CT 0	6790	Torrington, CT 06790								
Proximity to Subject		1.27 miles NE		0.43 miles	N							
Sale Price	\$		\$ 140,000			\$ 126,500				\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 179.49 sq.ft.		\$ 129.8	8 sq.ft.		\$		sq.ft.			
Data Source(s)		170455329 ;DOI	M 18	170475344	AOD; 4	/ 10						
Verification Source(s)		TAX RECORDS	/ MLS	TAX RECO	ORDS	/MLS						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		ION	+ (-) \$ Adjustment		
Sales or Financing		ArmLth		Listing								
Concessions		Conv;0		Conv;0								
Date of Sale/Time		s02/22;c12/21	C	Active								
Location	N;Res;	N;Res;		N:Res:								
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE								
Site	5227 sf	6970 sf	0	10019 sf		0						
View	N;Res;	N;Res;		N;Res;								
Design (Style)	DT1.5;CAPE	DT1.5;CAPE		DT1.5;CAF	PE_							
Quality of Construction	Q4	Q4		Q4								
Actual Age	78	73	0	67		0						
Condition	C4	C3	-15,000	C4								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms.	Baths			
Room Count	6 3 1.0	4 2 1.0	+3,500	6 3	1.0							
Gross Living Area	983 sq.ft.	780 sq.ft.	+5,300	974	sq.ft.	0			sq.ft.			
Basement & Finished	702sf0sfwu	780sf0sfwu	C	855sf0sfwi	J	0						
Rooms Below Grade												
Functional Utility	AVERAGE	AVERAGE		AVERAGE								
Heating/Cooling	HW/NONE	FHANONE	0	HW/NONE								
nergy Efficient Items	STANDARD	STANDARD		STANDAR								
Garage/Carport	1ad4dw	4dw	+3,500	1gbi4dw		0						
Porch/Patio/Deck	2EP	WD/OP/EP		NONE	+3,000							
FIREPLACE	NONE	NONE	<u> </u>	NONE								
Net Adjustment (Total)		□ + □ -	\$ -4,200	⊠+ [		\$ 3,000		+ [		\$		
Adjusted Sale Price		Net Adj. 3.0 %		Net Adj.	2.4 %		Net Ad		%			
of Comparables		Gross Adj. 20.6 %	\$ 135,800	Gross Adj.	2.4 %	\$ 129,500	Gross	Adj.	%	\$		
Report the results of the researc	h and analysis of the prio	r sale or transfer histor	y of the subject property	and comparab	le sales				).			
ITEM	M SUBJECT		COMPARABLE SA			OMPARABLE SALE # !	,	C	OMPAR	ABLE SALE # 6		
Date of Prior Sale/Transfer												
Price of Prior Sale/Transfer												
Data Source(s)	PUBLIC RE	CORDS	PUBLIC RECORE	os	PUBLIC RECORDS							
Effective Date of Data Source(s)					03/30/2022							
	100.00.000	perty and comparable	03/30/2022									



# Comparable 1

130 Highland Ave

Prox. to Subject 0.23 miles N Sales Price 100,000 Gross Living Area 1,520 Total Rooms Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; View N;Res; 12197 sf Site Quality Q4 Age 112



## Comparable 2

80 Red Mountain Ave

0.95 miles NE Prox. to Subject Sales Price 140,000 Gross Living Area 1,040 Total Rooms 5 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; View N;Res; Site 15682 sf Quality Q4 122 Age



# Comparable 3

64 Birden St

Prox. to Subject 0.32 miles NW 95,000 Sales Price Gross Living Area 1,120 Total Rooms 6 Total Bedrooms 4 Total Bathrooms 1.0 Location N;Res; View N;Res; Site 13939 sf Quality Q4 68 Age



### Comparable 4

56 Alice St

Prox. to Subject 1.27 miles NE Sales Price 140,000 Gross Living Area 780 Total Rooms 4 Total Bedrooms 2 Total Bathrooms 1.0 Location N;Res; N;Res; 6970 sf View Site Quality Q4 Age 73



#### Comparable 5

81 Sharon Ave

0.43 miles N Prox. to Subject Sales Price 126,500 Gross Living Area 974 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 1.0 Location N;Res; N;Res; View 10019 sf Site Quality Q4 Age 67

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