

**Note:** Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	50 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	23 Low	0	Multi-Family	5 %
Neighborhood Boundaries				North of The Aiken/Edgefield County Line, South of Route 283, East of The Savannah River, West of Route 430.			985 High		114 Commercial		10 %
Neighborhood Description				The Subject is located in Edgefield County, The North Augusta Community k/a Camache Hill, a mature and established residential section in the southern area of the county. The community is easily linked to the Aiken, North Augusta & Augusta, Ga. metropolitan areas and their major employment, retail and government centers.							
Market Conditions (including support for the above conclusions)				The overall detached 12 month market analysis shows 2 listings, 37 sold, (3.08 monthly adsorption rate), 100% list to sell ratio, 2 to 3 month marketing period, 1% average value decrease, & a 7% median value increase. The neighborhood market shows 0 listings, 12 Sales, 0% average value increase & a 0% median value increase.							
Dimensions				51x207x233x111x132x175x27x 240		Area 1.92 ac		Shape Irregular		View N:Res;	
Specific Zoning Classification				RD Zoning Description See Attached Addendum							
Zoning Compliance				<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: Continued							
Residential Use.											
Utilities				Public		Other (describe)		Off-site Improvements--Type		Public Private	
Electricity				<input checked="" type="checkbox"/> Above Ground		<input checked="" type="checkbox"/> Water		Street		<input checked="" type="checkbox"/> Dirt	
Gas				<input type="checkbox"/> None		<input type="checkbox"/> Sanitary Sewer		<input checked="" type="checkbox"/> Septic		Alley None	
FEMA Special Flood Hazard Area				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 45037C0359D		FEMA Map Date 03/03/2011	
Are the utilities and off-site improvements typical for the market area?				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: No adverse conditions noted or observed.							
GENERAL DESCRIPTION				FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition			
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit				<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Foundation Walls Stone/Con/A		Floors WW/SG/CT/F			
# of Stories 1				<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Masonite/A		Walls Drywall/F			
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit				Basement Area 0 sq. ft.		Roof Surface Composite/A		Trim/Finish Stand/A			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.				Basement Finish 0 %		Gutters & Downspouts None		Bath Floor Ceramic Tile/A			
Design (Style) Ranch				<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type DH/A		Bath Wainscot None			
Year Built 1950				Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated Yes/No/A		Car Storage <input type="checkbox"/> None			
Effective Age (Yrs) 40				<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens Yes/F		<input checked="" type="checkbox"/> Driveway # of Cars 2			
Attic <input type="checkbox"/> None				Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities <input type="checkbox"/> WoodStove(s) #0		Driveway Surface Gravel			
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs				Cooling <input type="checkbox"/> Other Fuel Electric		Fireplace(s) # 0		<input type="checkbox"/> Garage # of Cars 0			
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle				Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Stn		<input type="checkbox"/> Porch None <input checked="" type="checkbox"/> Carport # of Cars 1			
<input type="checkbox"/> Finished <input type="checkbox"/> Heated				<input type="checkbox"/> Individual <input type="checkbox"/> Other		Pool None		<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains:				6 Rooms		3 Bedrooms		2.0 Bath(s)		1,767 Square Feet of Gross Living Area Above Grade	
Additional features (special energy efficient items, etc.)				Stone Patio, ceiling fans.							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)				C5:No updates in the prior 15 years.The Subject is improved with a 71 year old Ranch unit considered fair in its overall quality and condition. The floors are covered with carpet and sheet goods. The walls and ceilings are painted. The standard kitchen and baths are market accepted in the bracketed value range. Deferred maintenance noted throughout the subject.							

NEIGHBORHOOD

SITE

IMPROVEMENTS

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
144 Scoggins Rd Address: North Augusta, SC 29860		545 Bauskett Street EDGEFIELD, SC 29824		63 Flat Rock Road MODOC, SC 29838		600 Columbia Road EDGEFIELD, SC 29824	
Proximity to Subject		14.00 miles NE		12.18 miles NW		14.70 miles NE	
Sale Price	\$	\$ 85,000		\$ 133,797		\$ 110,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 50.27 sq. ft.		\$ 79.74 sq. ft.		\$ 69.62 sq. ft.	
Data Source(s)		AMLSSC #118777:DOM 91		AMLSSC #116241:DOM 116		AMLSSC #114799:DOM 180	
Verification Source(s)		Tax Record 1161203002000		Tax Record 0170000053000		Tax Record 1371000060000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment	DESCRIPTION	+( ) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth FHA;3400	-3,400	ArmLth RH;0	
Date of Sale/Time		s09/21;c09/21		s08/21;c06/21		s06/21;c06/21	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.92 ac	1.21 ac	1,000	40075 sf	3,000	28314 sf	3,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch		DT1;Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	71	65	-300	81	1,500	66	0
Condition	C5	C5		C4	-4,000	C5	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6   3   2.0	7   3   2.0	0	7   2   2.0	2,000	6   3   1.1	2,000
Gross Living Area	20   1,767 sq. ft.	1,691 sq. ft.	0	1,678 sq. ft.	0	1,580 sq. ft.	3,700
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		800sf0sfwo	-1,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA/None	3,000	FWA C/Air		FWA/None	3,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	1cp2dw	2gd2dw	-1,500	1cp2dw		1gb1dw	-1,500
Porch/Patio/Deck	Patio,Porch	None	2,000	Porch	1,000	Patio,Porch	
Fireplace	None	2 F/P	-1,000	1 F/P	-500	1 F/P	-500
Amenities	None	Shed	-500	Shed	-500	None	
Kitchen/ Bath	Stand/Stand	Stand/Stand		Stand/Stand		Stand/Stand	
Net Adjustment (Total)		(X) + ( ) - \$ 2,700		( ) + (X) - \$ 900		(X) + ( ) - \$ 8,700	
Adjusted Sale Price		Net Adj. 3.2%		Net Adj. -0.7%		Net Adj. 7.9%	
# of Comparables		Gross Adj. 10.9%	\$ 87,700	Gross Adj. 11.9%	\$ 132,897	Gross Adj. 13.4%	\$ 118,700
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____							

SALES COMPARISON APPROACH

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain \_\_\_\_\_



**SUBJECT PROPERTY**

Appraised Date: October 26, 2021  
Appraised Value: \$ 118,700



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**



Kitchen



Bathroom 1



Laundry



Bathroom 2





Living Room



Dining Room



Family Room



Bedroom 1





Reverse Angle of Kitchen



Air Compressor



Head & Shoulders View of Attic



Crawl Space

