

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 checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %	
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2 %	
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	95 Low	25	Multi-Family	9 %	
Neighborhood Boundaries				160 High	45	Commercial	3 %	
Young Meadows Road.				135 Pred.	42	Other Vacant	20 %	
Neighborhood Description The subject neighborhood consists of single family dwellings that vary in size, style and value. The neighborhood contains a small amount of commercial property which is common and typical and has no adverse effect on use or value. Other land use of 20% is vacant woods and pastures which does not affect marketability.								
Market Conditions (including support for the above conclusions) The trend of price per square foot of similar sales in this market over the past three years: has been stable. Estimated exposure time is 2 months.								

Dimensions **75 x 150** Area **11250 sf** Shape **Rectangular** View **N;Res;**

Specific Zoning Classification **R-75-S** Zoning Description **Single family residential**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe. **See Attached**

Addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	01101C0229H	FEMA Map Date	02/05/2014
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. None noted								

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls	Concrete/Average	Floors	Cpt/Vnl/Average
# of Stories	1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	Brick/Average	Walls	Dry/Pnl/Average
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	0 sq. ft.	Roof Surface	Shingle/Average	Trim/Finish	Wood/Average
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Metal/Average	Bath Floor	Ceramic/Avg
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	Wood/Average	Bath Wainscot	Ceramic/Avg
Year Built	1974	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	None/None	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Alum/Average	<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"/> Wood Stove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Rear	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Rear	<input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Pool Inground	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven		<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave		<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe) Hood fan		

Finished area **above** grade contains: **7** Rooms **3** Bedrooms **2.0** Bath(s) **1,989** Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) **Fireplace, rear patio, inground pool, front porch, attached 2 car garage, fencing.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C4:No updates in the prior 15 years:See addendum for a list of needed repairs. No external or functional inadequacies were observed at the time of inspection. A head and shoulders inspection of the attic was completed. The attic meets HUD Minimum Property Requirements. No utilities were on at the time of inspection. The subject is equipped with a smoke detector which meets Alabama law. CO detectors are not required in Alabama dwellings built before 2012. It is not required to seismically secure water heaters in Alabama.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
2140 E Aberdeen Dr Address: Montgomery, AL 36116		2285 E Aberdeen Dr Montgomery, AL 36116			2213 Edinburgh Dr Montgomery, AL 36116			2124 Edinburgh Dr Montgomery, AL 36116		
Proximity to Subject		0.36 miles SW			0.18 miles SW			0.08 miles NW		
Sale Price	\$	\$ 139,000			\$ 147,000			\$ 147,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 70.92 sq. ft.			\$ 77.21 sq. ft.			\$ 72.59 sq. ft.		
Data Source(s)		MAAR MLS #486831;DOM 1			MAAR MLS #481910;DOM 44			MAAR MLS #486213;DOM 167		
Verification Source(s)		Tax Records / Exterior Insp			Tax Records / Exterior Insp			Tax Records / Exterior Insp		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(+) \$ Adjustment		DESCRIPTION	+(+) \$ Adjustment		DESCRIPTION	+(+) \$ Adjustment	
Sale or Financing		ArmLth FHA;0			ArmLth Conv;4400			ArmLth Conv;1500		
Concessions		0			0			0		
Date of Sale/Time		s02/21;c01/21			s11/20;c11/20			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	11250 sf	10759 sf			11250 sf			11250 sf		
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT2;Colonial		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	47	43			43			46		
Condition	C4	C4			C3			C3		
		-6,000			-14,000			-14,000		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 3 2.0	7 4 2.0	0		7 4 2.0	0		7 4 2.1	-3,000	
Gross Living Area	35 1,989 sq. ft.	1,960 sq. ft.	1,015		1,904 sq. ft.	2,975		2,025 sq. ft.	-1,260	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	Cn/Cn	Cn/Cn			Cn/Cn			Cn/Cn		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2ga2dw	1dw			1dw			2ga2dw		
Porch/Patio/Deck	Porch, Patio	Screened Porch			Patio, Cvd Patio			Porch, Cvd Patio		
Fireplace, etc.	Fireplace	Fireplace			Fireplace			Fireplace		
Fence	Fence, Pool	Fence			Fence			Fence		
		6,000			6,000			6,000		
Additional Features	None	None			Storages			-3,000		
Net Adjustment (Total)		[X] + [] - \$ 6,015			[] + [X] - \$ 2,525			[] + [X] - \$ 12,760		
Adjusted Sale Price of Comparables		Net Adj. 4.3% Gross Adj. 14.4% \$ 145,015			Net Adj. -1.7% Gross Adj. 22.1% \$ 144,475			Net Adj. -8.7% Gross Adj. 16.8% \$ 134,240		

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

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) **MAAR MLS, online tax records**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **MAAR MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MAAR MLS / Tax Records	MAAR MLS #486831	MAAR MLS #481910	MAAR MLS #486213
Effective Date of Data Source(s)	08/02/2021	08/02/2021	08/02/2021	08/02/2021

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject and the comparable listings have not sold in the past 36 months. The comparable sales have not sold in the 36 months preceding their respective dates of sale shown above.**

Uniform Residential Appraisal Report

File No. **1210792**

FEATURE		SUBJECT		COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
2140 E Aberdeen Dr		6707 Sansone Ct		2216 E Aberdeen Dr											
Address Montgomery, AL 36116		Montgomery, AL 36116		Montgomery, AL 36116											
Proximity to Subject		0.30 miles SW		0.19 miles SE											
Sale Price		\$ 160,000		\$ 150,000											
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 89.99 sq. ft.			\$ 80.09 sq. ft.			\$ sq. ft.					
Data Source(s)		MAAR MLS #498230;DOM 14			MAAR MLS #494399;DOM 8										
Verification Source(s)		Tax Records / Exterior Insp			Tax Records / Exterior Insp										
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing				Listing		0		Listing		0					
Concessions															
Date of Sale/Time				c06/21				c06/21							
Location		N;Res;		N;Res;				N;Res;							
Leasehold/Fee Simple		Fee simple		Fee simple				Fee simple							
Site		11250 sf		15246 sf		0		11250 sf							
View		N;Res;		N;Res;				N;Res;							
Design (Style)		DT1;Ranch		DT1;Ranch				DT1;Ranch							
Quality of Construction		Q4		Q4				Q4							
Actual Age		47		37		-8,000		45		0					
Condition		C4		C3		-15,000		C3		-15,000					
Above Grade		Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths	Total	Bd rms.	Baths		
Room Count		7	3	2.0	7	3	2.0	7	3	2.0					
Gross Living Area		35		1,989 sq. ft.		1,778 sq. ft.		7,385		1,873 sq. ft.		4,060		sq. ft.	
Basement & Finished Rooms Below Grade		0sf		0sf				0sf							
Functional Utility		Typical		Typical				Typical							
Heating/Cooling		Cn/Cn		Cn/Cn				Cn/Cn							
Energy Efficient Items		None		None				None							
Garage/Carport		2ga2dw		2ga		0		1dw		6,000					
Porch/Patio/Deck		Porch, Patio		Patio		1,000		Porch, Patio							
Fireplace, etc.		Fireplace		Fireplace				Fireplace							
Fence		Fence, Pool		Fence		6,000		Fence		6,000					
Additional Features		None		None				Storage		-2,000					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 8,615		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 940		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net Adj. -5.4%		\$ 151,385		Net Adj. -0.6%		\$ 149,060		Net Adj. %		Gross Adj. % \$	
				Gross Adj. 23.4%				Gross Adj. 22.0%							
ITEM		SUBJECT		COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6					
Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer															
Data Source(s)		MAAR MLS / Tax Records		MAAR MLS #498230			MAAR MLS #494399								
Effective Date of Data Source(s)		08/02/2021		08/02/2021			08/02/2021								
Summary of Sales Comparison Approach															

SALES COMPARISON APPROACH



COMPARABLE SALE #1

2285 E Aberdeen Dr
Montgomery, AL 36116
Sale Date: **s02/21;c01/21**
Sale Price: \$ **139,000**



COMPARABLE SALE #2

2213 Edinburgh Dr
Montgomery, AL 36116
Sale Date: **s11/20;c11/20**
Sale Price: \$ **147,000**



COMPARABLE SALE #3

2124 Edinburgh Dr
Montgomery, AL 36116
Sale Date: **s06/21;c06/21**
Sale Price: \$ **147,000**



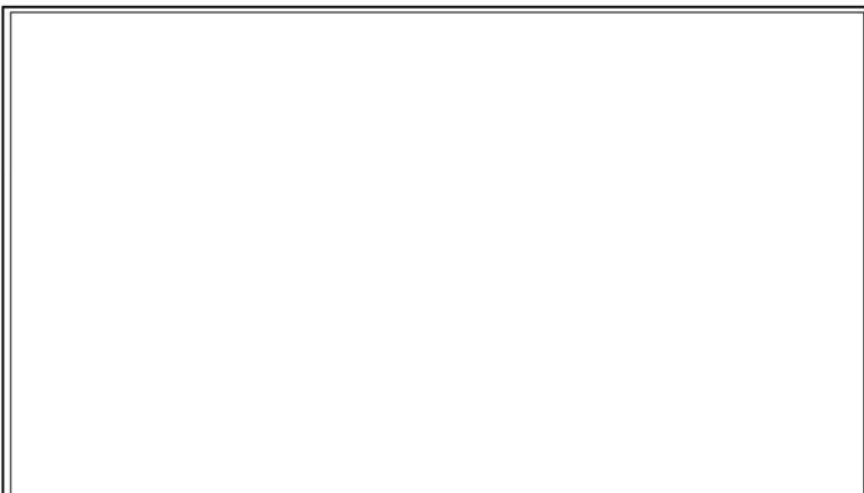
COMPARABLE SALE #4

**6707 Sansone Ct
Montgomery, AL 36116
Sale Date: c06/21
Sale Price: \$ 160,000**



COMPARABLE SALE #5

**2216 E Aberdeen Dr
Montgomery, AL 36116
Sale Date: c06/21
Sale Price: \$ 150,000**



COMPARABLE SALE #6

Sale Date:
Sale Price: \$