

# Uniform Residential Appraisal Report

Loan#185675119  
File # 161108484

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.							
Property Address		76 E Westland St		City Tucson State AZ Zip Code 85711			
Borrower		Philips, Alex Owner of Public Record		Philips, Alex Cp/Rs County Pima			
Legal Description		Del Monte Village Lot 270					
Assessor's Parcel #		128-12-2720		Tax Year 2016 R.E. Taxes \$ 1,231			
Neighborhood Name		Del Monte Village		Map Reference 14S 14E Sec14 Census Tract 0035.02			
Occupant		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0		<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Property Rights Appraised		<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					
Assignment Type		<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)					
Lender/Clien Fairway Independent Mortgage Corp. Address 5151 E. Broadway Blvd., Tucson, AZ 85711							
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Research of the public records and missaz revealed that the subject property is not under current agreement or option and is not offered for sale and has not been offered for sale on the open market during the past 12 months.							
I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.							
Contract Price \$		Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)				
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?		<input type="checkbox"/> Yes <input type="checkbox"/> No					
If Yes, report the total dollar amount and describe the items to be paid.							
<b>Note: Race and the racial composition of the neighborhood are not appraisal factors.</b>							
NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	Present Land Use %	
	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit 84 %	
	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 1 %	
	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	50	Low 30	Multi-Family 1 %	
	Neighborhood Boundaries		Broadway Blvd. north,Craycroft Rd. east, 22nd St. south and Columbus Blvd. west.	360	High 75	Commercial 10 %	
				150	Pred. 55	Other 4 %	
Neighborhood Description		The subject property is located in the Del Monte Village subdivision in central Tucson. The neighborhood has generally average to good overall appeal with no adverse influences affecting appeal or marketability. Schools, shopping and employment are within a convenient distance. There is average to good proximity to main thoroughfares.					
Market Conditions (including support for the above conclusions)		Market data indicates fairly stable property values, marketing times in most markets less than 90 days, with supply and demand in balance. Seller concessions of 3% - 3.5% are typical in most markets, but less common in upper end properties and cash transactions.					
Dimensions 80x151.13		Area 12090 sf	Shape Rectangular	View N;Res;			
Specific Zoning Classification R-1		Zoning Description Residential					
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		*4% vacant land/parks/houseofworship/schools					
Is the highest and best use of 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					
SITE	Utilities	Public <input type="checkbox"/> Other (describe)	Public <input type="checkbox"/> Other (describe)	Off-site Improvements - Type	Public <input type="checkbox"/> Private		
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt <input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley Yes <input checked="" 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 # 04019C2284L	FEMA Map Date 06/16/2011		
	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						
The appraiser has not checked the land records for recorded easements and has reported only apparent easements, encroachments and other apparent adverse conditions. Utility and municipal easements are typical and do not affect marketability.							
IMPROVEMENTS	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/Avg	Floors	Cpt,Ct/Good	
	# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Avg	Walls	Drywall/Good	
	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/Avg	Trim/Finish	Wood/Good	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Overhang/Avg	Bath Floor	Ct/Good	
	Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DualPane/New	Bath Wainscot	Ct/Good	
	Year Built 1952	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None/Typical	Car Storage <input checked="" type="checkbox"/>	None	
	Effective Age (Yrs) 18	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Metal/Avg	<input type="checkbox"/> Driveway	# of Cars 0	
	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 type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence ChnLnk	<input type="checkbox"/> Garage	# of Cars 0	
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov	<input type="checkbox"/> Porch Uncov	<input type="checkbox"/> Carport	# of Cars 0	
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan/Hood							
Finished area above grade contains:		7 Rooms	3 Bedrooms	2.0 Bath(s)	1,522 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.). See URAR page 3 of 6 for a list of features.							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3:Kitchen-remodeled-timeframe unknown;Bathrooms-remodeled-timeframe unknown;Typical depreciation for age & quality. No functional obsolescence noted that would have an effect on value. The family room and dining room are additions that have been completed in a workmanlike manner, are heated and cooled, flow well with the original floorplan and are included in the gross living area. A copy of the permit has been scanned into this report. Subject is in overall good condition. The utilities were on and in working order at the time of inspection.							
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
There is no measurable functional or external obsolescence.							
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

## Uniform Residential Appraisal Report

Fisher  
File # 21119716

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.							
Property Address 143 Mine St		City Shepherdsville		State KY		Zip Code 40165	
Borrower Robert Fisherman		Owner of Public Record		Jessica & Robert H Fisherman		County Bullitt	
Legal Description Lot 6, Sec 1 High Meadow ( 858 PG 860)				Tax Year 2015		R.E. Taxes \$ 1,705	
Assessor's Parcel # 053-SEO-06-004				Map Reference 31140		Census Tract 0204.00	
Neighborhood Name High Meadow							
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant		Special Assessments \$ 0		<input type="checkbox"/> PUD <input type="checkbox"/> HOA \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)							
Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)							
Lender/Client First Capital Bank of Kentucky		Address 2735 Bardstown Rd, Louisville, KY 40205					
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Greater Louisville Association of Realtors Multiple Listing Service GLARMLS , Subject has not been listed or offered for sale in the past 12 months.							
I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.							

CONTRACT		Contract Price \$	Date of Contract	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)			
		Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?				<input type="checkbox"/> Yes	<input type="checkbox"/> No
		If Yes, report the total dollar amount and describe the items to be paid.					

Note: Race and the racial composition of the neighborhood are not appraisal factors.							
NEIGHBORHOOD		Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing	
		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	92 %
		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	3 %
		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	178	Low 19	Multi-Family	3 %
		Neighborhood Boundaries Bounded on the North by Jefferson County, South & East- Floyds Fork and West-		225	High 40	Commercial	2 %
		Bates Ln. Area is predominantly single family residential.		210	Pred. 23	Other	%
Neighborhood Description The subject is located in the northeastern part of Bullitt County approximately 7 miles northeast of Shepherdsville (the county seat). Homes typically sell in less than 90 days. Neighborhood offers close proximity to schools, houses of worship, downtown, parks and interstates.							
Market Conditions (including support for the above conclusions) The subject's market area has been stable in the past 12 months. Homes typically sell in less than 90 days.							

SITE		Dimensions 100 x 250	Area 24829 sf	Shape Irregular	View N;Res;	
		Specific Zoning Classification R-1	Zoning Description Single Family Residential			
		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 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				
IMPROVEMENTS		Utilities <input type="checkbox"/> Public <input type="checkbox"/> Other (describe)	Public <input type="checkbox"/> Other (describe)	Off-site Improvements - Type	Public	Private
		Electricity <input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Gas <input checked="" type="checkbox"/>	Sanitary Sewer <input type="checkbox"/> Septic	Alley None	<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 # 21029C0067F	FEMA Map Date 04/05/2016	
		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				
		The site is on grade. Site size from PVA. Site size is typical of residential lots in this market. Site is connected to all utilities. Site is serviced by septic system which is well accepted in this market. No adverse site conditions.				

IMPROVEMENTS		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 type="checkbox"/> Crawl Space	Foundation Walls Prd Con/Gd	Floors	wood lam/crpt/Gd		
		# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Alum/Avg	Walls	Drywall/Gd		
		Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,333 sq.ft.	Roof Surface CompAsh/Gd	Trim/Finish	Wood/ Gd		
		<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 84 %	Gutters & Downspouts Alum/Gd	Bath Floor	Ceramic/Gd		
		Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type Vinyl DH/Good	Bath Wainscot	Fiberglass/Gd		
		Year Built 1979	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insulated/Gd	Car Storage	<input type="checkbox"/> None		
		Effective Age (Yrs) 25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Screens/Good	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 Concrete			
		<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 2 <input checked="" type="checkbox"/> Fence Chn Ink	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 Conc <input checked="" type="checkbox"/> Porch Cov front	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 Abov grnd <input checked="" type="checkbox"/> Other util/gar	Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in			
		Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe)	Range hood					

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,333 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Subject offers insulated windows, wood laminate flooring, new water heater, sump pump, covered porch, patio, fence, new landscaping, new appliances, utility garage attached to detached garage.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;Subject is a ranch style home in overall good condition with a good level of maintenance and some updates. Updates include flooring , water heater, new water line, appliances and fresh paint throughout. The floor plan is typical of Ranch style homes in this market. The basement offers a second fire place, rec room and other. Physical depreciation due to age. No functional or external obsolescence noted. Above ground pool is personal property.

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.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe
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# Uniform Residential Appraisal Report

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File # 161108484

<p>The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.</p>																																																																																																												
<b>SUBJECT</b> Property Address 76 E Westland St Borrower Philips, Alex Legal Description Del Monte Village Lot 270 Assessor's Parcel # 128-12-2720 Neighborhood Name Del Monte Village Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) Assignment Type <input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) Lender/Clien Fairway Independent Mortgage Corp. Address 5151 E. Broadway Blvd., Tucson, AZ 85711 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Report data source(s) used, offering price(s), and date(s). Research of the public records and missaz revealed that the subject property is not under current agreement or option and is not offered for sale and has not been offered for sale on the open market during the past 12 months. I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.		City Tucson State AZ Zip Code 85711 Owner of Public Record Philips, Alex Cp/Rs County Pima Tax Year 2016 R.E. Taxes \$ 1,231 Map Reference 14S 14E Sec14 Census Tract 0035.02 Special Assessments \$ 0 <input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid.																																																																																																										
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<b>NEIGHBORHOOD</b> <p>Note: Race and the racial composition of the neighborhood are not appraisal factors.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Neighborhood Characteristics</th> <th colspan="3">One-Unit Housing Trends</th> <th>One-Unit Housing</th> <th>Present Land Use %</th> </tr> </thead> <tbody> <tr> <td>Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>\$ (000)</td> <td>PRICE AGE</td> <td>One-Unit (yrs)</td> <td>84 %</td> </tr> <tr> <td>Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td> <td>50 Low 30</td> <td></td> <td>2-4 Unit</td> <td>1 %</td> </tr> <tr> <td>Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td></td> <td>360 High 75</td> <td></td> <td>Multi-Family</td> <td>1 %</td> </tr> <tr> <td>Neighborhood Boundaries Broadway Blvd. north,Craycroft Rd. east, 22nd St. south and Columbus Blvd. west.</td> <td></td> <td>150 Pred. 55</td> <td></td> <td>Commercial</td> <td>10 %</td> </tr> <tr> <td>Neighborhood Description The subject property is located in the Del Monte Village subdivision in central Tucson. The neighborhood has generally average to good overall appeal with no adverse influences affecting appeal or marketability. Schools, shopping and employment are within a convenient distance. There is average to good proximity to main thoroughfares.</td> <td></td> <td></td> <td></td> <td>Other</td> <td>4 %</td> </tr> <tr> <td>Market Conditions (including support for the above conclusions) Market data indicates fairly stable property values, marketing times in most markets less than 90 days, with supply and demand in balance. Seller concessions of 3% - 3.5% are typical in most markets, but less common in upper end properties and cash transactions.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing	Present Land Use %	Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	PRICE AGE	One-Unit (yrs)	84 %	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50 Low 30		2-4 Unit	1 %	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		360 High 75		Multi-Family	1 %	Neighborhood Boundaries Broadway Blvd. north,Craycroft Rd. east, 22nd St. south and Columbus Blvd. west.		150 Pred. 55		Commercial	10 %	Neighborhood Description The subject property is located in the Del Monte Village subdivision in central Tucson. The neighborhood has generally average to good overall appeal with no adverse influences affecting appeal or marketability. Schools, shopping and employment are within a convenient distance. There is average to good proximity to main thoroughfares.				Other	4 %	Market Conditions (including support for the above conclusions) Market data indicates fairly stable property values, marketing times in most markets less than 90 days, with supply and demand in balance. Seller concessions of 3% - 3.5% are typical in most markets, but less common in upper end properties and cash transactions.																																																																
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<b>SITE</b> Dimensions 80x151.13 Area 12090 sf Shape Rectangular View N;Res; Specific Zoning Classification R-1 Zoning Description Residential Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe) *4% vacant land/parks/houseofworship/schools Is the highest and best use of 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																																																																																																												
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