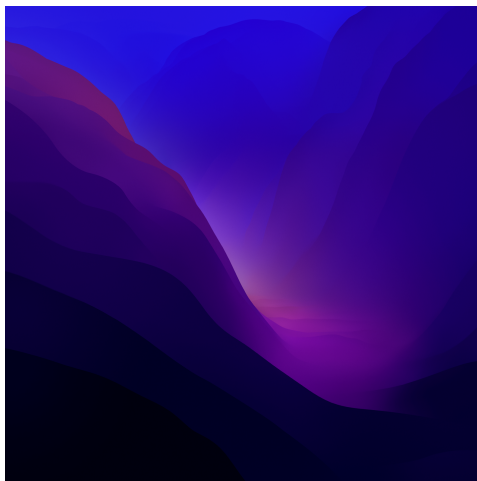




**REALM.**

## **APPRAISAL OF**



**Client:**

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**Date of appraisal:**

April 06, 2023



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## Results of Appraisal

Evaluation: \$215627

### Features considered

area: 2	zone: Agriculture	
lotArea: 2	utilities: All public Utilities (E,G,W,& S)	neighborhood: Northridge Heights
bldgType: Two-family Conversion; originally built as one-family dwelling	houseStyle: One and one-half story: 2nd level unfinished	overallQual: Very Excellent
overallCond: Very Excellent	yearBuilt: 23	yearRemod: 23
exterior1: Stone	exterQual: Excellent	exterCond: Excellent
foundation: Slab	bsmtFinType1: Good Living Quarters	bsmtFindSF1: 23



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totalBsmtSF: 23	heating: Floor Furnace	heatingQC: Good
centralAir: No	electrical: Fuse Box over 60 AMP and all Romex wiring (Average)	fullBath: 2
halfBath: 3	bedroom: 2	kitchen: 3
kitchenQual: Excellent	totRmsAbvGrd: 2	garageType: Basement Garage
garageCars: 2	garageArea: 2300	garageQual: Excellent
woodDeckSF: 23	fence: Good Privacy	price: 215627



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## Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	215627	215627	215627	215627	215627	215627
area	2	2	2	2	2	2
zone	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
lotArea	2	2	2	2	2	2
utilities	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)
neighborhood	Northridge Heights	Northridge Heights	Northridge Heights	Northridge Heights	Northridge Heights	Northridge Heights
bldgType	Two-family Conversion; originally built as one-family dwelling	Two-family Conversion; originally built as one-family dwelling	Two-family Conversion; originally built as one-family dwelling	Two-family Conversion; originally built as one-family dwelling	Two-family Conversion; originally built as one-family dwelling	Two-family Conversion; originally built as one-family dwelling



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
houseStyle	One and one-half story: 2nd level unfinished	One and one-half story: 2nd level unfinished	One and one-half story: 2nd level unfinished	One and one-half story: 2nd level unfinished	One and one-half story: 2nd level unfinished	One and one-half story: 2nd level unfinished
overallQual	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent
overallCond	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent
yearBuilt	23	23	23	23	23	23
yearRemod	23	23	23	23	23	23
exterior1	Stone	Stone	Stone	Stone	Stone	Stone
exterQual	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
exterCond	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
foundation	Slab	Slab	Slab	Slab	Slab	Slab



# REALM.

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
bsmtFinType1	Good Living	Good Living	Good Living	Good Living	Good Living	Good Living
	Quarters	Quarters	Quarters	Quarters	Quarters	Quarters
bsmtFindSF1	23	23	23	23	23	23
totalBsmtSF	23	23	23	23	23	23
heating	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace
heatingQC	Good	Good	Good	Good	Good	Good
centralAir	No	No	No	No	No	No
electrical	Fuse Box over 60 AMP and all Romex wiring (Average)	Fuse Box over 60 AMP and all Romex wiring (Average)	Fuse Box over 60 AMP and all Romex wiring (Average)	Fuse Box over 60 AMP and all Romex wiring (Average)	Fuse Box over 60 AMP and all Romex wiring (Average)	Fuse Box over 60 AMP and all Romex wiring (Average)
fullBath	2	2	2	2	2	2
halfBath	3	3	3	3	3	3



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
_____	_____	_____	_____	_____	_____	_____
bedroom	2	2	2	2	2	2
_____	_____	_____	_____	_____	_____	_____
kitchen	3	3	3	3	3	3
_____	_____	_____	_____	_____	_____	_____
kitchenQual	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
_____	_____	_____	_____	_____	_____	_____
totRmsAbvGrd	2	2	2	2	2	2
_____	_____	_____	_____	_____	_____	_____
garageType	Basement	Basement	Basement	Basement	Basement	Basement
	Garage	Garage	Garage	Garage	Garage	Garage
_____	_____	_____	_____	_____	_____	_____
garageCars	2	2	2	2	2	2
_____	_____	_____	_____	_____	_____	_____
garageArea	2300	2300	2300	2300	2300	2300
_____	_____	_____	_____	_____	_____	_____
garageQual	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
fence	Good Privacy	Good Privacy	Good Privacy	Good Privacy	Good Privacy	Good Privacy



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
_____	_____	_____	_____	_____	_____	_____





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## More Photos of Appraised Property

