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## **APPRAISAL OF**



**Client:**

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**Date of appraisal:**

April 06, 2023



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## Results of Appraisal

Evaluation: \$206743

### Features considered

area: 2000

zone: Residential Low Density

lotArea: 4000

utilities: All public Utilities (E,G,W,& S)

neighborhood: NAmes

bldgType: Single-family Detached

houseStyle: One story

overallQual: Good

overallCond: Good

yearBuilt: 2000

yearRemod: 2000

exterior1: Wood Siding

exterQual: Excellent

exterCond: Good

foundation: Cinder Block

bsmtFinType1: Good Living Quarters

bsmtFindSF1: 500

totalBsmtSF: 500

heating: Floor Furnace

heatingQC: Good



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centralAir: Yes

electrical: Standard Circuit Breakers & Romex

fullBath: 2

halfBath: 1

bedroom: 3

kitchen: 1

kitchenQual: Good

totRmsAbvGrd: 5

garageType: Attached to home

garageCars: 2

garageArea: 400

garageQual: Good

woodDeckSF: 200

fence: Good Privacy

price: 206743



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## Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	206743	4060	4113	7200	7056	7590
area	2000	0	0	1	1	0
zone	Residential Low Density	266.0	0.0	180.0	400.0	540.0
lotArea	4000	TA	TA	TA	TA	TA
utilities	All public Utilities (E,G,W,& S)	2	2	1	1	2
neighborhood	NAMES	6	6	5	6	5
bldgType	Single-family Detached	511.0	511.0	240.0	483.0	264.0
houseStyle	One story	0	0	4	0	0
overallQual	Good	1337	1337	1904	1796	1812



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
overallCond	Good	144.0	136.0	0.0	0.0	0.0
yearBuilt	2000	1	1	1	1	1
yearRemod	2000	TA	TA	TA	TA	TA
exterior1	Wood Siding	2	2	3	4	4
exterQual	Excellent	1039	1674	680	1281	1971
exterCond	Good	NAmes	NAmes	NAmes	NAmes	NAmes
foundation	Cinder Block	PConc	PConc	CBlock	CBlock	CBlock
bsmtFinType1	Good Living Quarters	GLQ	Unf	Rec	BLQ	ALQ
bsmtFindSF1	500	181000.0	155000.0	138000.0	140000.0	169500.0
totalBsmtSF	500	GasA	GasA	GasA	GasA	GasA



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
heating	Floor Furnace	5	5	7	8	8
heatingQC	Good	1998	2001	1950	1963	1962
centralAir	Yes	2	2	1	2	1
electrical	Standard Circuit Breakers & Romex	1Story	1Story	1.5Fin	2Story	2Story
fullBath	2	1	1	1	1	1
halfBath	1	Attchd	Attchd	Attchd	Attchd	Attchd
bedroom	3	1405.0	1337.0	1208.0	780.0	864.0
kitchen	1	TwnhsE	TwnhsE	1Fam	1Fam	1Fam
kitchenQual	Good	Gd	Gd	TA	TA	TA



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
totRmsAbvGrd	5	5	5	4	5	5
_____	_____	_____	_____	_____	_____	_____
garageType	Attached to home	MetalSd	MetalSd	VinylSd	HdBoard	VinylSd
_____	_____	_____	_____	_____	_____	_____
garageCars	2	RH	RH	RL	RL	RL
_____	_____	_____	_____	_____	_____	_____
garageArea	400	Gd	Gd	TA	TA	TA
_____	_____	_____	_____	_____	_____	_____
garageQual	Good	1999	2001	1982	1963	1962
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	200	3.0	3.0	2.0	3.0	3.0
_____	_____	_____	_____	_____	_____	_____
fence	Good Privacy	3	3	3	3	3
_____	_____	_____	_____	_____	_____	_____



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## More Photos of Appraised Property

