



REALM.

APPRAISAL OF



Client:

Date of appraisal:

April 03, 2023



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Results of Appraisal

Price and other info about appraised property goes here



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Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
area	2345	2345	2345	2345	2345	2345
zone	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential
lotArea	1234	1234	1234	1234	1234	1234
utilities	Electricity, Gas, and Water (Septic Tank)	Electricity, Gas, and Water (Septic Tank)	Electricity, Gas, and Water (Septic Tank)	Electricity, Gas, and Water (Septic Tank)	Electricity, Gas, and Water (Septic Tank)	Electricity, Gas, and Water (Septic Tank)
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	Good	Good	Good	Good	Good	Good
overallCond	Good	Good	Good	Good	Good	Good
yearBuilt	2005	2005	2005	2005	2005	2005
yearRemod	2005	2005	2005	2005	2005	2005
exterior1	Vinyl Siding	Vinyl Siding	Vinyl Siding	Vinyl Siding	Vinyl Siding	Vinyl Siding
exterQual	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
exterCond	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
foundation	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
bsmtFinType1	Below Average Living Quarters	Below Average Living Quarters	Below Average Living Quarters	Below Average Living Quarters	Below Average Living Quarters	Below Average Living Quarters
bsmtFindSF1	345	345	345	345	345	345
totalBsmtSF	345	345	345	345	345	345
heating	Hot water or steam heat other than gas	Hot water or steam heat other than gas	Hot water or steam heat other than gas	Hot water or steam heat other than gas	Hot water or steam heat other than gas	Hot water or steam heat other than gas
heatingQC	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
centralAir	No	No	No	No	No	No
electrical	60 AMP Fuse Box and mostly knob & tube wiring (poor)	60 AMP Fuse Box and mostly knob & tube wiring (poor)	60 AMP Fuse Box and mostly knob & tube wiring (poor)	60 AMP Fuse Box and mostly knob & tube wiring (poor)	60 AMP Fuse Box and mostly knob & tube wiring (poor)	60 AMP Fuse Box and mostly knob & tube wiring (poor)
fullBath	2	2	2	2	2	2



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
halfBath	2	2	2	2	2	2
bedroom	2	2	2	2	2	2
kitchen	2	2	2	2	2	2
kitchenQual	Good	Good	Good	Good	Good	Good
totRmsAbvGrd	9	9	9	9	9	9
garageType	Car Port	Car Port	Car Port	Car Port	Car Port	Car Port
garageCars	2	2	2	2	2	2
garageArea	234	234	234	234	234	234
garageQual	Good	Good	Good	Good	Good	Good
woodDeckSF	234	234	234	234	234	234



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
fence	Minimum	Minimum	Minimum	Minimum	Minimum	Minimum
	Wood/Wire	Wood/Wire	Wood/Wire	Wood/Wire	Wood/Wire	Wood/Wire



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More Photos of Appraised Property

