



REALM.

APPRAISAL OF



Client:

Date of appraisal:

April 03, 2023



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Results of Appraisal

Evaluation: \$999,999.00

Features considered

area: 2345	zone: Floating Village Residential	
lotArea: 1234	utilities: Electricity, Gas, and Water (Septic Tank)	neighborhood: Northridge Heights
bldgType: Two-family Conversion; originally built as one-family dwelling	houseStyle: One and one-half story: 2nd level unfinished	overallQual: Good
overallCond: Good	yearBuilt: 2005	yearRemod: 2005
exterior1: Vinyl Siding	exterQual: Average/Typical	exterCond: Average/Typical



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foundation: Cinder Block	bsmtFinType1: Below Average Living Quarters	bsmtFindSF1: 345
totalBsmtSF: 345	heating: Hot water or steam heat other than gas	heatingQC: Average/Typical
centralAir: No	electrical: 60 AMP Fuse Box and mostly knob & tube wiring (poor)	fullBath: 2
halfBath: 2	bedroom: 2	kitchen: 2
kitchenQual: Good	totRmsAbvGrd: 9	garageType: Car Port
garageCars: 2	garageArea: 234	garageQual: Good
woodDeckSF: 234	fence: Minimum Wood/Wire	price: 999,999.00



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Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	999,999.00	999,999.00	999,999.00	999,999.00	999,999.00	999,999.00
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
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



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



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
garageArea	234	234	234	234	234	234
garageQual	Good	Good	Good	Good	Good	Good
woodDeckSF	234	234	234	234	234	234
fence	Minimum Wood/Wire	Minimum Wood/Wire	Minimum Wood/Wire	Minimum Wood/Wire	Minimum Wood/Wire	Minimum Wood/Wire



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More Photos of Appraised Property

