



**REALM.**

## **APPRAISAL OF**



**Client:**

---

**Date of appraisal:**

April 05, 2023



REALM.

## Results of Appraisal

Evaluation:     **\$195627**

### Features considered

area: 5367	zone: Floating Village Residential	
lotArea: 3567	utilities: Electricity, Gas, and Water (Septic Tank)	neighborhood: Northwest Ames
bldgType: Two-family Conversion; originally built as one-family dwelling	houseStyle: Two story	overallQual: Average
overallCond: Excellent	yearBuilt: 2005	yearRemod: 2005
exterior1: Vinyl Siding	exterQual: Average/Typical	exterCond: Good
foundation: Cinder Block	bsmtFinType1: Average Rec Room	bsmtFindSF1: 345
totalBsmtSF: 345	heating: Gas forced warm air furnace	heatingQC: Fair
centralAir: Yes	electrical: Fuse Box over 60 AMP and all Romex wiring (Average)	fullBath: 2
halfBath: 3	bedroom: 4	kitchen: 5
kitchenQual: Average/Typical	totRmsAbvGrd: 9	garageType: Attached to home
garageCars: 3	garageArea: 234	garageQual: Average/Typical
woodDeckSF: 344	fence: Minimum Privacy	



**REALM.**

## Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	195627	195627	195627	195627	195627	195627
area	5367	5367	5367	5367	5367	5367
zone	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential	Floating Village Residential
lotArea	3567	3567	3567	3567	3567	3567
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	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames
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



# REALM.

Feature	Client property		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
houseStyle	Two story		Two story		Two story		Two story		Two story		Two story	
overallQual	Average		Average		Average		Average		Average		Average	
overallCond	Excellent		Excellent		Excellent		Excellent		Excellent		Excellent	
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	Good		Good		Good		Good		Good		Good	
foundation	Cinder Block		Cinder Block		Cinder Block		Cinder Block		Cinder Block		Cinder Block	
bsmtFinType1	Average	Rec	Average	Rec	Average	Rec	Average	Rec	Average	Rec	Average	Rec
	Room		Room		Room		Room		Room		Room	



REALM.

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
bsmtFindSF1	345	345	345	345	345	345
totalBsmtSF	345	345	345	345	345	345
heating	Gas forced warm air furnace	Gas forced warm air furnace	Gas forced warm air furnace	Gas forced warm air furnace	Gas forced warm air furnace	Gas forced warm air furnace
heatingQC	Fair	Fair	Fair	Fair	Fair	Fair
centralAir	Yes	Yes	Yes	Yes	Yes	Yes
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



## REALM.

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
bedroom	4	4	4	4	4	4
_____	_____	_____	_____	_____	_____	_____
kitchen	5	5	5	5	5	5
_____	_____	_____	_____	_____	_____	_____
kitchenQual	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
_____	_____	_____	_____	_____	_____	_____
totRmsAbvGrd	9	9	9	9	9	9
_____	_____	_____	_____	_____	_____	_____
garageType	Attached to home	Attached to home	Attached to home	Attached to home	Attached to home	Attached to home
_____	_____	_____	_____	_____	_____	_____
garageCars	3	3	3	3	3	3
_____	_____	_____	_____	_____	_____	_____
garageArea	234	234	234	234	234	234
_____	_____	_____	_____	_____	_____	_____
garageQual	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	344	344	344	344	344	344
_____	_____	_____	_____	_____	_____	_____
fence	Minimum Privacy	Minimum Privacy	Minimum Privacy	Minimum Privacy	Minimum Privacy	Minimum Privacy
_____	_____	_____	_____	_____	_____	_____



REALM.

## More Photos of Appraised Property

