



REALM.

APPRAISAL OF



Client:

Date of appraisal:

April 06, 2023



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Results of Appraisal

Evaluation: \$213377

Features considered

area: 23	zone: Agriculture	
lotArea: 23	utilities: Electricity, Gas, and Water (Septic Tank)	neighborhood: Old Town
bldgType: Single-family Detached	houseStyle: One and one-half story: 2nd level finished	overallQual: Very Excellent
overallCond: Very Excellent	yearBuilt: 23	yearRemod: 32
exterior1: Stucco	exterQual: Excellent	exterCond: Excellent
foundation: Cinder Block	bsmtFinType1: Unfinished	bsmtFindSF1: 23



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totalBsmtSF: 23	heating: Gas forced warm air furnace	heatingQC: Average/Typical
centralAir: Yes	electrical: Standard Circuit Breakers & Romex	fullBath: 23
halfBath: 23	bedroom: 23	kitchen: 23
kitchenQual: Good	totRmsAbvGrd: 23	garageType: Basement Garage
garageCars: 23	garageArea: 23	garageQual: Average/Typical
woodDeckSF: 23	fence: Good Privacy	price: 213377



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Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	213377	213377	213377	213377	213377	213377
area	23	23	23	23	23	23
zone	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
lotArea	23	23	23	23	23	23
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	Old Town	Old Town	Old Town	Old Town	Old Town	Old Town
bldgType	Single-family Detached	Single-family Detached	Single-family Detached	Single-family Detached	Single-family Detached	Single-family Detached
houseStyle	One and one-half story: 2nd level finished	One and one-half story: 2nd level finished	One and one-half story: 2nd level finished	One and one-half story: 2nd level finished	One and one-half story: 2nd level finished	One and one-half story: 2nd level finished



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
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	32	32	32	32	32	32
exterior1	Stucco	Stucco	Stucco	Stucco	Stucco	Stucco
exterQual	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
exterCond	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
foundation	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block
bsmtFinType1	Unfinished	Unfinished	Unfinished	Unfinished	Unfinished	Unfinished
bsmtFindSF1	23	23	23	23	23	23



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
totalBsmtSF	23	23	23	23	23	23
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	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
centralAir	Yes	Yes	Yes	Yes	Yes	Yes
electrical	Standard Circuit Breakers & Romex	Standard Circuit Breakers & Romex	Standard Circuit Breakers & Romex	Standard Circuit Breakers & Romex	Standard Circuit Breakers & Romex	Standard Circuit Breakers & Romex
fullBath	23	23	23	23	23	23
halfBath	23	23	23	23	23	23
bedroom	23	23	23	23	23	23
kitchen	23	23	23	23	23	23



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
kitchenQual	Good	Good	Good	Good	Good	Good
_____	_____	_____	_____	_____	_____	_____
totRmsAbvGrd	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageType	Basement	Basement	Basement	Basement	Basement	Basement
	Garage	Garage	Garage	Garage	Garage	Garage
_____	_____	_____	_____	_____	_____	_____
garageCars	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageArea	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageQual	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical	Average/Typical
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
fence	Good Privacy	Good Privacy	Good Privacy	Good Privacy	Good Privacy	Good Privacy
_____	_____	_____	_____	_____	_____	_____



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More Photos of Appraised Property

