



REALM.

APPRAISAL OF



Client:

Date of appraisal:

April 06, 2023



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Results of Appraisal

Evaluation: \$202,602.00

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: Good	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: 202602



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Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	202602	266.0	0.0	180.0	400.0	540.0
area	2000	Gd	Gd	TA	TA	TA
zone	Residential Low Density	TA	TA	TA	TA	TA
lotArea	4000	6	6	5	6	5
utilities	All public Utilities (E,G,W,& S)	5	5	4	5	5
neighborhood	NAMES	2	2	3	4	4
bldgType	Single-family Detached	4060	4113	7200	7056	7590
houseStyle	One story	144.0	136.0	0.0	0.0	0.0
overallQual	Good	GLQ	Unf	Rec	BLQ	ALQ



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
overallCond	Good	1	1	1	1	1
yearBuilt	2000	1998	2001	1950	1963	1962
yearRemod	2000	Gd	Gd	TA	TA	TA
exterior1	Wood Siding	1039	1674	680	1281	1971
exterQual	Good	1999	2001	1982	1963	1962
exterCond	Good	5	5	7	8	8
foundation	Cinder Block	3	3	3	3	3
bsmtFinType1	Good Living Quarters	1	1	1	1	1
bsmtFindSF1	500	181000.0	155000.0	138000.0	140000.0	169500.0
totalBsmtSF	500	0	0	4	0	0



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
heating	Floor Furnace	GasA	GasA	GasA	GasA	GasA
heatingQC	Good	Ex	Ex	Gd	TA	TA
centralAir	Yes	3.0	3.0	2.0	3.0	3.0
electrical	Standard Circuit Breakers & Romex	0	0	1	1	0
fullBath	2	PConc	PConc	CBlock	CBlock	CBlock
halfBath	1	Attchd	Attchd	Attchd	Attchd	Attchd
bedroom	3	NAmes	NAmes	NAmes	NAmes	NAmes
kitchen	1	1405.0	1337.0	1208.0	780.0	864.0
kitchenQual	Good	2	2	1	2	1



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
totRmsAbvGrd	5	511.0	511.0	240.0	483.0	264.0
_____	_____	_____	_____	_____	_____	_____
garageType	Attached to home	MetalSd	MetalSd	VinylSd	HdBoard	VinylSd
_____	_____	_____	_____	_____	_____	_____
garageCars	2	2	2	1	1	2
_____	_____	_____	_____	_____	_____	_____
garageArea	400	RH	RH	RL	RL	RL
_____	_____	_____	_____	_____	_____	_____
garageQual	Good	TwnhsE	TwnhsE	1Fam	1Fam	1Fam
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	200	1337	1337	1904	1796	1812
_____	_____	_____	_____	_____	_____	_____
fence	Good Privacy	1Story	1Story	1.5Fin	2Story	2Story
_____	_____	_____	_____	_____	_____	_____



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More Photos of Appraised Property

