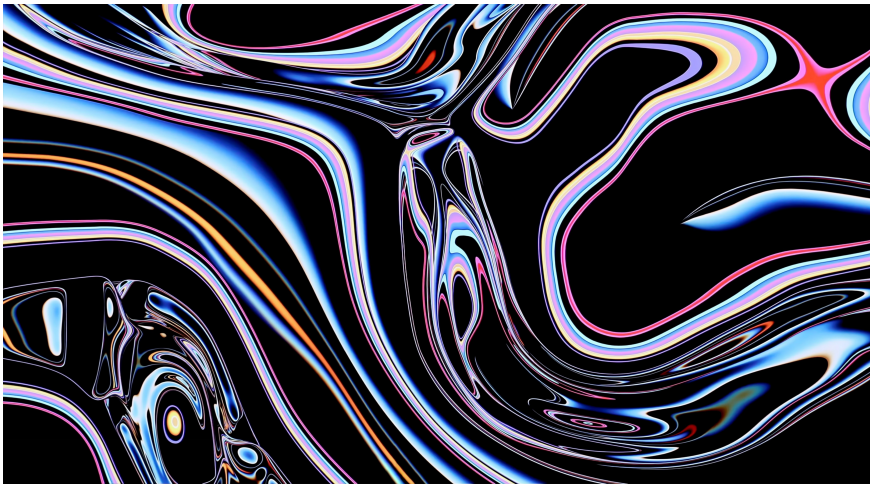




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# APPRAISAL OF



**Client:**

\_\_\_\_\_

**Date of appraisal:**

April 06, 2023



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## Results of Appraisal

Evaluation: \$205173

### Features considered

area: 23	zone: Agriculture	
lotArea: 23	utilities: Electricity, Gas, and Water (Septic Tank)	neighborhood: Northwest Ames
bldgType: Duplex	houseStyle: One story	overallQual: Very Excellent
overallCond: Excellent	yearBuilt: 23	yearRemod: 23
exterior1: Stucco	exterQual: Good	exterCond: Good
foundation: Brick & Tile	bsmtFinType1: Average Living Quarters	bsmtFindSF1: 23



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totalBsmtSF: 23	heating: Floor Furnace	heatingQC: Poor
centralAir: No	electrical: Fuse Box over 60 AMP and all Romex wiring (Average)	fullBath: 23
halfBath: 23	bedroom: 23	kitchen: 23
kitchenQual: Good	totRmsAbvGrd: 23	garageType: More than one type of garage
garageCars: 23	garageArea: 23	garageQual: Excellent
woodDeckSF: 23	fence: Good Privacy	price: 205173



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## Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	205173	205173	205173	205173	205173	205173
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	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames	Northwest Ames
bldgType	Duplex	Duplex	Duplex	Duplex	Duplex	Duplex
houseStyle	One story	One story	One story	One story	One story	One story
overallQual	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent	Very Excellent



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Feature	Client property		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
overallCond	Excellent		Excellent		Excellent		Excellent		Excellent		Excellent	
_____	_____		_____		_____		_____		_____		_____	
yearBuilt	23		23		23		23		23		23	
_____	_____		_____		_____		_____		_____		_____	
yearRemod	23		23		23		23		23		23	
_____	_____		_____		_____		_____		_____		_____	
exterior1	Stucco		Stucco		Stucco		Stucco		Stucco		Stucco	
_____	_____		_____		_____		_____		_____		_____	
exterQual	Good		Good		Good		Good		Good		Good	
_____	_____		_____		_____		_____		_____		_____	
exterCond	Good		Good		Good		Good		Good		Good	
_____	_____		_____		_____		_____		_____		_____	
foundation	Brick & Tile		Brick & Tile		Brick & Tile		Brick & Tile		Brick & Tile		Brick & Tile	
_____	_____		_____		_____		_____		_____		_____	
bsmtFinType1	Average	Living	Average	Living	Average	Living	Average	Living	Average	Living	Average	Living
	Quarters		Quarters		Quarters		Quarters		Quarters		Quarters	
_____	_____		_____		_____		_____		_____		_____	
bsmtFindSF1	23		23		23		23		23		23	
_____	_____		_____		_____		_____		_____		_____	
totalBsmtSF	23		23		23		23		23		23	
_____	_____		_____		_____		_____		_____		_____	



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
heating	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace	Floor Furnace
heatingQC	Poor	Poor	Poor	Poor	Poor	Poor
centralAir	No	No	No	No	No	No
electrical	Fuse Box over 60	Fuse Box over 60	Fuse Box over 60	Fuse Box over 60	Fuse Box over 60	Fuse Box over 60
	AMP and all	AMP and all	AMP and all	AMP and all	AMP and all	AMP and all
	Romex wiring	Romex wiring	Romex wiring	Romex wiring	Romex wiring	Romex wiring
	(Average)	(Average)	(Average)	(Average)	(Average)	(Average)
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
kitchenQual	Good	Good	Good	Good	Good	Good



## REALM.

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
totRmsAbvGrd	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageType	More than one type of garage	More than one type of garage	More than one type of garage	More than one type of garage	More than one type of garage	More than one type of garage
_____	_____	_____	_____	_____	_____	_____
garageCars	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageArea	23	23	23	23	23	23
_____	_____	_____	_____	_____	_____	_____
garageQual	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent
_____	_____	_____	_____	_____	_____	_____
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

