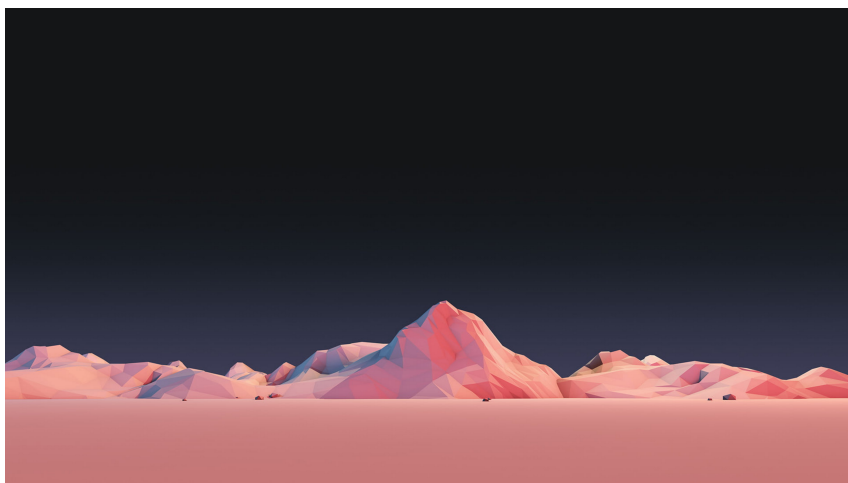




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APPRAISAL OF



Client:

Date of appraisal:

April 06, 2023



REALM.

Results of Appraisal

Evaluation: \$160318

Features considered

area: 2500	zone: Agriculture	
lotArea: 1200	utilities: All public Utilities (E,G,W,& S)	neighborhood: Bloomington Heights
bldgType: Duplex	houseStyle: One and one-half story: 2nd level finished	overallQual: Fair
overallCond: Very Poor	yearBuilt: 23	yearRemod: 23
exterior1: Stucco	exterQual: Good	exterCond: Good
foundation: Cinder Block	bsmtFinType1: Average Living Quarters	bsmtFindSF1: 23



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totalBsmtSF: 23	heating: Gas forced warm air furnace	heatingQC: Average/Typical
centralAir: Yes	electrical: Fuse Box over 60 AMP and all Romex wiring (Average)	fullBath: 23
halfBath: 23	bedroom: 23	kitchen: 23
kitchenQual: Fair	totRmsAbvGrd: 23	garageType: More than one type of garage
garageCars: 23	garageArea: 23	garageQual: Good
woodDeckSF: 23	fence: Good Privacy	price: 160318



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Feature Comparison with Similar Properties

Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
price	160318	160318	160318	160318	160318	160318
area	2500	2500	2500	2500	2500	2500
zone	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
lotArea	1200	1200	1200	1200	1200	1200
utilities	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)	All public Utilities (E,G,W,& S)
neighborhood	Bloomington Heights	Bloomington Heights	Bloomington Heights	Bloomington Heights	Bloomington Heights	Bloomington Heights
bldgType	Duplex	Duplex	Duplex	Duplex	Duplex	Duplex
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	Fair	Fair	Fair	Fair	Fair	Fair
overallCond	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor	Very Poor
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	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block	Cinder Block
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



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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	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	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	Fair	Fair	Fair	Fair	Fair	Fair
_____	_____	_____	_____	_____	_____	_____
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	Good	Good	Good	Good	Good	Good
_____	_____	_____	_____	_____	_____	_____
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

