



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	181000.0	155000.0	138000.0	140000.0	169500.0
area	2000	1337	1337	1904	1796	1812
zone	Residential Low Density	RH	RH	RL	RL	RL
lotArea	4000	4060	4113	7200	7056	7590
utilities	All public Utilities (E,G,W,& S)	3	3	3	3	3
neighborhood	NAMES	NAMES	NAMES	NAMES	NAMES	NAMES
bldgType	Single-family Detached	TwnhsE	TwnhsE	1Fam	1Fam	1Fam
houseStyle	One story	1Story	1Story	1.5Fin	2Story	2Story
overallQual	Good	6	6	5	6	5



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
overallCond	Good	5	5	4	5	5
yearBuilt	2000	1998	2001	1950	1963	1962
yearRemod	2000	1999	2001	1982	1963	1962
exterior1	Wood Siding	MetalSd	MetalSd	VinylSd	HdBoard	VinylSd
exterQual	Good	Gd	Gd	TA	TA	TA
exterCond	Good	TA	TA	TA	TA	TA
foundation	Cinder Block	PConc	PConc	CBlock	CBlock	CBlock
bsmtFinType1	Good Living Quarters	GLQ	Unf	Rec	BLQ	ALQ
bsmtFindSF1	500	266.0	0.0	180.0	400.0	540.0
totalBsmtSF	500	1405.0	1337.0	1208.0	780.0	864.0



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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	1	1	1	1	1
electrical	Standard Circuit Breakers & Romex	3.0	3.0	2.0	3.0	3.0
fullBath	2	2	2	1	1	2
halfBath	1	0	0	1	1	0
bedroom	3	2	2	3	4	4
kitchen	1	1	1	1	1	1
kitchenQual	Good	Gd	Gd	TA	TA	TA



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Feature	Client property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
totRmsAbvGrd	5	5	5	7	8	8
_____	_____	_____	_____	_____	_____	_____
garageType	Attached to home	Attchd	Attchd	Attchd	Attchd	Attchd
_____	_____	_____	_____	_____	_____	_____
garageCars	2	2	2	1	2	1
_____	_____	_____	_____	_____	_____	_____
garageArea	400	511.0	511.0	240.0	483.0	264.0
_____	_____	_____	_____	_____	_____	_____
garageQual	Good	TA	TA	TA	TA	TA
_____	_____	_____	_____	_____	_____	_____
woodDeckSF	200	144.0	136.0	0.0	0.0	0.0
_____	_____	_____	_____	_____	_____	_____
fence	Good Privacy	0	0	4	0	0
_____	_____	_____	_____	_____	_____	_____



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More Photos of Appraised Property

