

Subject Photo Page

Borrower/Client	Gary Wamsley
Property Address	117 E. Sand St
City	Pacific
Lender	County Franklin State MO Zip Code 63069



Subject Front

117 E. Sand St



Subject Rear



Subject Street

Appraisal Report**Uniform Residential Appraisal Report**

File # 1502-23 W

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT	Property Address	117 E. Sand St	City	Pacific	State	MO	Zip Code	63069
	Borrower	Gary Wamsley	Owner of Public Record	Helen J. Case	County	Franklin		
	Legal Description	Legal Description to come from Title Co, Ref # 017240						
	Assessor's Parcel #	19-1-12-0-1-004-101-000	Tax Year	2014	R.E. Taxes \$ 785			
	Neighborhood Name	Pacific	Map Reference	37-ZZ70	Census Tract 8003.00			
	Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	<input type="checkbox"/> per year	<input type="checkbox"/> per month
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
	Assignment Type	<input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
	Lender/Client	Address						
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). DOM 260; Owner, County Records, Inspection, & MLS Listings MLS # 14028787 listing date 05/28/2014 listing price \$73,500 lowered to \$69,500 on 08/05/2014 to \$59,0000 on 02/11/2015								
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; Contract appears to be valid and contains 9 Pages. However Appraiser is not an Attorney and takes no responsibility for the legality of the contract								
Contract Price \$ 55,000 Date of Contract 02/12/2015 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Public Records								
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No								
If Yes, report the total dollar amount and describe the items to be paid. \$0;								

Note: Race and the racial composition of the neighborhood are not appraisal factors.									
Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	80 %		
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	Low	0	Multi-Family	5 %		
Neighborhood Boundaries	to the North, to the East, to the South, and to the West.					High	110	Commercial	5 %
						Pred.		Other	5 %
Neighborhood Description	The immediate area has a mix of residential & small commercial development. Proximity to employment & amenities--average, employment stability--average, appeal to market--average. There are no apparent adverse factors which affect the subject's marketability.								
Market Conditions (including support for the above conclusions)	See Market Conditions Report								

Dimensions .117 acres + or -	Area 5097 sf	Shape Rectangular-per assess	View N;Res;				
Specific Zoning Classification SFR	Zoning Description Single Family Homes						
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Utilities	Public	Other (describe)	Public	Off-site Improvements - Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/> Public	Street Asphalt/Typical	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/> Public	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 29071C0145D		FEMA Map Date 10/18/2011		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe							
No apparent adverse easements, encroachments, special assessments, slide areas, illegal/nonconforming zoning uses observed at time of inspection. Refer to title and survey for restrictions and easements of record.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/C4	Floors	Cpt,Tile,WD,C2
# of Stories 1.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Frm/Vin/C3	Walls	Drywall,C3
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 689 sq.ft.	Roof Surface	Comp. shingle/C3	Trim/Finish	Wood/, C3
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Metal/C3	Bath Floor	Tile,C3
Design (Style) 1.5 Story	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dh/Vi/C3	Bath Wainscot	Drywall,C3
Year Built 1945	Evidence of <input type="checkbox"/> Infestation None Noted	Storm Sash/Insulated	Unk	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/C3	Driveway	# of Cars 1
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete/Typical
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <input checked="" type="checkbox"/> Elec.	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	Garage	# of Cars 1
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 1	<input checked="" type="checkbox"/> Porch 1	Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	Pool none	<input type="checkbox"/> Other None	Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					

Finished area above grade contains: 5 Rooms 1 Bedrooms 1.0 Bath(s) 1,007 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Small fireplace, covered front stoop and screened in back deck
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-one to five years ago;Bathrooms-updated-one to five years ago;Subject property is a 70 year old 1 BR, 1 BA, with a full basement that is not finished, of Q 4 quality construction and in C3 condition.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe
Appraiser is not a building inspector. For further information on any of the components within the home, it is recommended the client obtain a written building inspection from a licensed inspector.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe

Exterior Photos

Borrower/Client	Gary Wamsley
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Lender	Franklin
State	MO
Zip Code	63069



Front



Front



Back



Back



Street

Interior Photos

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Kitchen



Living



Bedroom



Bath



Basement



Second level

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Lender				

ADDENDUM FACTORS AFFECTING MARKETABILITY:

February 24, 2015 site visit at 117 East San St. in Pacific Missouri, in Franklin county

Subject property is on asphalt street, has a small covered stoop in the front, and an enclosed back screened porch/deck a detached one car garage, both are vinyl sided with asphalt shingle roof.

Subject interior has main level living room dining room kitchen full bath and bedroom hardwood floors, tile in the bathroom.

Kitchen has been updated with new or cabinets and formica countertops Second level is eight 12' x 26.5 open area no closets..Full basement, unfinished, concrete walls

The neighborhood consists primarily of residential properties, small and large farms, and some recreational tracts of land. Access to Interstate I-44 is approximately 2 miles and provides access to amenities and neighboring communities. This market is a typical small town type market centered around the largest town in the area **Pacific** a population of approximately **7,000**, with a market coverage area of around 50 square miles. The distance between suburban sales is usually not a significant or even notable factor for marketability or adjustment.

Employment in the area is provided by local corporations, various hospital and medical facilities, and several area retail stores, restaurants, and other businesses. The area also boasts several parks for those wishing outdoor entertainment as well as golf courses. The accessibility of major connecting roadways in the area is convenient for employment.

ADDENDUM TO SALES COMPARISON:

In the appraisers research of the market area in which the subject property is located, all available data such as the Multiple Listing Service, in house appraisal files, local brokers and other data sources were researched. When selecting the comparables for this analysis, the appraiser found the most recent and similar sales from within the subject property area. To have used sales other than those listed, would require the appraiser to make more subjective adjustments which would only tend to weaken the overall value conclusion. Thus, the appraiser chose to utilize the sales shown as they are the best overall barometers of value available as of day of inspection.

Easement refers to typical utility easement, & not considered detrimental to the use, enjoyment, or value of subject property.

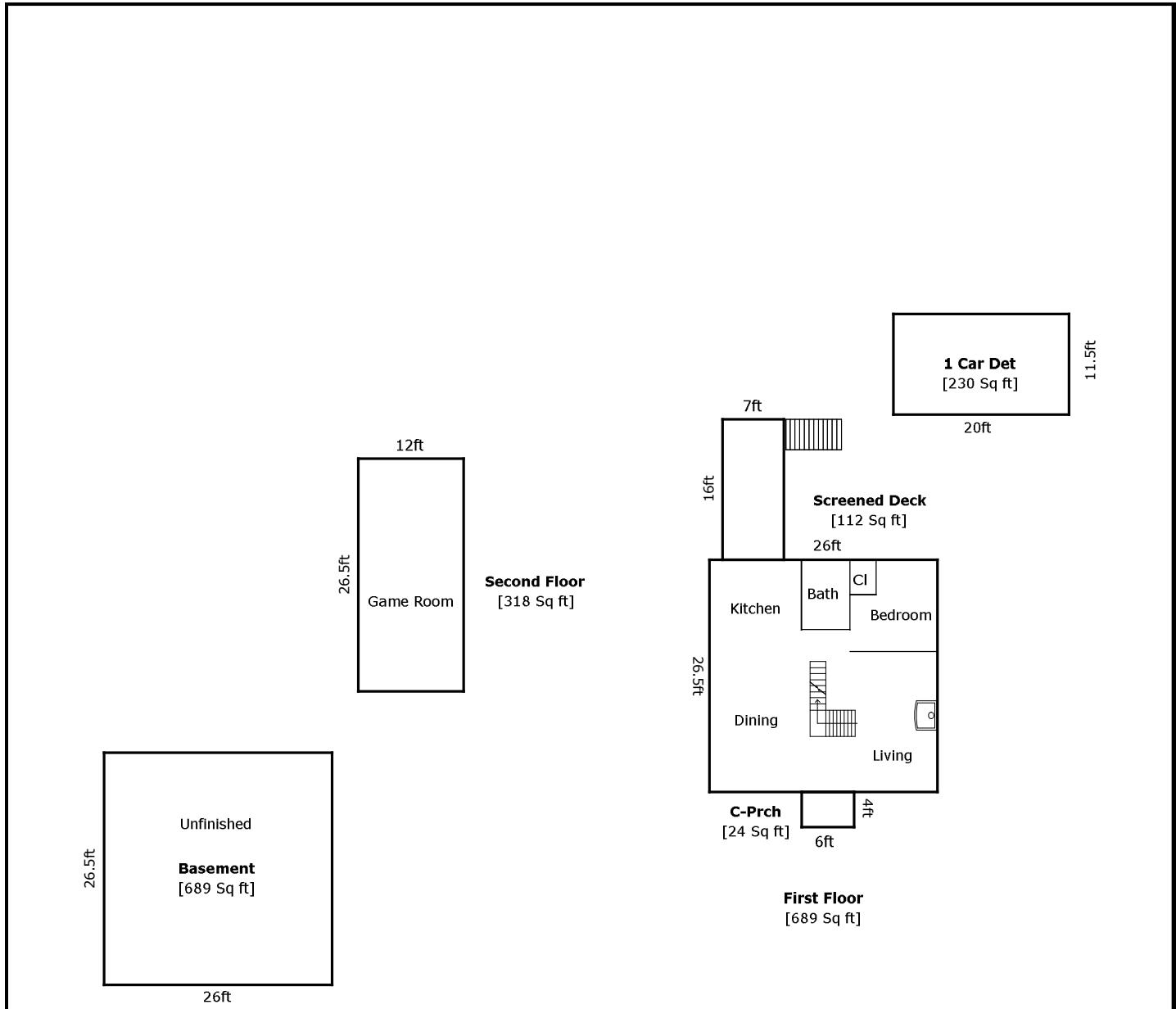
The local market does not appear to greatly distinguish between styles, i.e. ranch, split-level, bungalow, earth shelter, etc. with all being generally well accepted; the subject would appear to fit well into this market category.

County assessor does not require disclosure of sale prices on properties, therefore sale prices may be unknown on past sales of subject and comparables.

Digital signatures and subject photos are originals.

Building Sketch

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TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details
First Floor	$26.5 \times 26 = 689$
Second Floor	$26.5 \times 12 = 318$
Total Living Area (Rounded):	1007 Sq ft
Non-living Area	
C-Prch	$6 \times 4 = 24$
1 Car Det	$11.5 \times 20 = 230$
Screened Deck	$7 \times 16 = 112$
Basement	$26.5 \times 26 = 689$