LAND APPRAISAL REPORT

| | | | File No. | | |
|--|--|-----------------------------|---|--|--|
| Borrower Property Address | | Census Tract | Map Reference | | |
| | County | State | Zip Code | | |
| Legal Description | e of Sale Loan Term | | inad Co. Classical Co. Minimia DUD | | |
| City Legal Description Date Sale Price \$ Date Actual Real Estate Taxes \$ | e of SaieLoan Term (vr) | yrs. Property Rights Apprai | | | |
| Lender/Client Address | | | | | |
| Occupant | Appraiser | Instructions to Appraiser | | | |
| Location | Urban Suburban | Rural | Good Avg. Fair Poor | | |
| · <u> </u> | Over 75% 25% to 75% | Under 25% Employmer | nt Stability | | |
| | Rapid Steady Increasing Stable | | te to Employment | | |
| | Increasing Stable Shortage In Balance | | e to Shopping | | |
| | Under 3 Mos. 4-6 Mos. | = ''' I | of Public Transportation | | |
| Present Land Use% 1 Family | % 2-4 Family% Apts% Con- | | | | |
| Mindustrial Wacant Macant Macan | | | | | |
| | rom To Owner Tenant | Protection 1 | from Detrimental Conditions | | |
| Predominant Occupancy | Owner Tenant | % Vacant Police and | Fire Protection | | |
| | | | pearance of Properties | | |
| Single Family Age yrs. to yrs. Predominant Age yrs. Appeal to Market | | | | | |
| Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): | | | | | |
| | | | | | |
| | | | | | |
| Dimensions = Sq. Ft. or Acres Corner Lot | | | | | |
| Zoning classification Present Improvements do do not conform to zoning regulations Highest and best use Present use Other (specify) | | | | | |
| Public Other (Describe) OFF SITE IMPROVEMENTS Topo | | | | | |
| Elec. Street Access Public Private Size | | | | | |
| Gas Surface Shape | | | | | |
| Water Maintenance Public Private View San. Sewer Storm Sewer Curb/Gutter Drainage | | | | | |
| Underground Elect. & Tel. Sidewalk Street Lights Is the property located in a HUD Identified Special Flood Hazard Area? No Yes | | | | | |
| Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): | | | | | |
| | | | | | |
| | | | | | |
| The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar | | | | | |
| adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less | | | | | |
| | is (+) adjustment is made thus increasing th | | | | |
| ITEM SUBJECT PROPERTY COMPARABLE NO. 1 COMPARABLE NO. 2 | | | . 2 COMPARABLE NO. 3 | | |
| Address | | | | | |
| Proximity to Subject | | | | | |
| Sales Price \$ | \$ | \$ | \$ | | |
| Sales Price \$ Price \$ Data Source | \$ | \$ | | | |
| | ION DESCRIPTION +(- |)\$ Adjust. DESCRIPTION + | (-)\$ Adjust. DESCRIPTION +(-)\$ Adjust. | | |
| Time Adjustment | | | | | |
| Location Site/View Other Feature | | | | | |
| Other Feature | | | | | |
| Other Feature | | | | | |
| | | | | | |
| Sales or Financing | | | | | |
| Concessions | | | | | |
| Net Adj. (Total) Indicated Value | + - \$ | + - \$ | + - \$ | | |
| of Subject | Net % \$ | Net % \$ | Net % \$ | | |
| Comments on Market Data: | | | | | |
| | | | | | |
| Comments and Conditions of Appraisal: | | | | | |
| Comments and Conditions of Appraisal: | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Final Reconciliation: | | | | | |
| Final Reconciliation: | DEFINED, OF SUBJECT PROPERTY AS OF | | to be \$ | | |
| Final Reconciliation: | | | to be \$ | | |
| Final Reconciliation: | | | to be \$ Did Did Not Physically Inspect Property | | |