

Model: # PROPERTY APPRAISAL REPORT

****Report #:**** APR-2024-087453

****Date:**** March 15, 2024

****Appraiser:**** Michael Thompson, CRA #3847512

BORROWER INFORMATION

****Name:**** Joe Doe

****Social Security #:**** XXX-XX-4829

****Contact:**** (555) 234-7891

****Email:**** joe.doe@email.com

PROPERTY DETAILS

****Property Address:**** 1247 Maple Grove Lane, Springfield, IL 62704

****Property Type:**** Single Family Residence

****Year Built:**** 2018

****Square Footage:**** 2,340 sq ft

****Lot Size:**** 0.34 acres (14,810 sq ft)

****Bedrooms:**** 4

****Bathrooms:**** 2.5

****Garage:**** 2-car attached

PROPERTY VALUATION

****Current Market Value:**** \$385,000

****Purchase Price:**** \$380,000

****Down Payment:**** \$76,000 (20%)

****Loan Amount Requested:**** \$304,000

****Loan-to-Value Ratio:**** 79%

PROPERTY FEATURES

- Central Air Conditioning & Heating
- Hardwood floors in main living areas
- Granite countertops in kitchen
- Stainless steel appliances included
- Fenced backyard
- Updated electrical and plumbing systems
- Energy-efficient windows throughout

NEIGHBORHOOD INFORMATION

****School District:**** Springfield District 186

****Elementary:**** Lincoln Elementary (Rating: 8/10)

****Middle School:**** Washington Middle (Rating: 7/10)

****High School:**** Springfield High (Rating: 8/10)

****Nearby Amenities:****

- Shopping center: 1.2 miles

- Hospital: 2.8 miles

- Public transportation: 0.6 miles

- Highway access: 1.5 miles

COMPARABLE SALES

1. ****1156 Oak Street**** - \$378,000 (Sold Feb 2024, 2,290 sq ft)

2. ****892 Pine Avenue**** - \$392,000 (Sold Jan 2024, 2,410 sq ft)

3. ****1534 Elm Drive**** - \$374,500 (Sold March 2024, 2,285 sq ft)

PROPERTY TAX INFORMATION

****Annual Property Tax:**** \$4,620

****Tax ID:**** 14-28-301-015

****Last Assessment:**** \$295,000 (2023)

INSURANCE ESTIMATE

Annual Homeowner's Insurance: \$1,380

Flood Zone: X (Minimal Risk)

Flood Insurance Required: No

Appraiser Signature: _Michael Thompson_

License #: CRA-3847512

Appraisal Valid Through: September 15, 2024

This appraisal is prepared for mortgage lending purposes only and reflects market conditions as of the effective date.