

[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

291 HANNA LEO ROAD
RAWLINS, WY 82301

[REDACTED]

[REDACTED]

[REDACTED]

N/A

[REDACTED]

December 17, 2013

[REDACTED]

[REDACTED]

[REDACTED]

File No. [REDACTED]

[REDACTED]

File Number: [REDACTED]

In accordance with your request, I have appraised the real property at:

291 HANNA LEO ROAD
RAWLINS, WY 82301

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of [REDACTED] is:

[REDACTED]

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

[REDACTED]

SUMMARY REPORT

LAND APPRAISAL REPORT

File No.

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.

CLIENT AND PROPERTY IDENTIFICATION

Property Address:

291 HANNA LEO ROAD

City:

RAWLINS

State:

WY

Zip:

82301

Borrower:

N/A

Owner of Public Record:

MATTHEW MECK

County:

CARBON

Legal Description:

SW1/4NW1/4: SEC 33 T 28 R 83 NET 40 A. MORL

Assessor's Parcel #:

28833320010000

Tax Year:

2013

R.E. Taxes:

171.00

Neighborhood Name:

RURAL CARBON COUNTY

Map Reference:

NO MSA

Census Tract:

9677.00

Special Assessments:

NONE

PUD

☐ Yes

☐ No

HOA: \$

0.00

☐ Per Year

☐ Per Month

Property Rights Appraised:

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

Assignment Type:

☐ Purchase Transaction

☐ Refinance Transaction

☒ Other (describe)

Lender/Client:

Address:

CONTRACT ANALYSIS

I

☐ did

☒ 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.

N/A

Contract Price \$:

N/A

Date of Contract:

N/A

Is the property seller the owner of public record?

☒ Yes

☐ No

Data Source(s)

COURTHOUSE

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?

☐ Yes

☒ No

If Yes, report the total dollar amount and describe the items to be paid. \$

N/A

N/A

NEIGHBORHOOD DESCRIPTION

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 type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	20 %
Built-Up	<input type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input checked="" 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	%
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	UKN Low	UNK	Multi-Family	%
Neighborhood Boundaries: See Attached Addendum.								UKN High	UNK	Commercial	%
								UNK Pred.	UNK	Other VACANT	80 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property Compatability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Neighborhood Description: THE SUBJECT NEIGHBORHOOD IS LOCATED IN A VERY RURAL AREA. THERE ARE VERY LITTLE IMPROVEMENTS AND THE MAJOROITY OF THE LAND SURRIOUNDING THE SUBJECT IS VACANT. THERE ARE APPROIMATELY FOUR - FIVE CABINETS WITHIN A FIVE MILE RADIUS OF THE SUBJECT. THESE CABINS DO NOT APPEAR TO HAVE YEAR ROUND ACCESS AND ARE MORE OF A SUMMER RETREAT. THE AGES AND PRICE OF THESE CABINS ARE UNKNOWN AS THEY HAVE NOT BEEN LISTED ON THE WYMLS. IT APPEARS THERE ARE SOME NEWER CABINS WITHIN THE IMMEDIATE MARKET AREA.

Market Conditions (including support for the above conclusions): HANNA SERVES AS A RETIREMENT AND BEDROOM COMMUNITY WITH CLOSEST PRIMARY TOWN OF RAWLINS WITH THE STATE PENITENTIARY, DEVELOPMENT AND PRODUCTION OF NATURAL RESOURCES IN SURROUNDING AREAS, TOURISM AND LOCATION ON INTERSTATE 80 AND THE UNION PACIFIC RAILROAD PROVIDE BASES FOR EMPLOYMENT AND STABILITY IN THE HOUSING MARKET. THE AVERAGE PRICE OF HOUSING HAS INCREASED SIGNIFICANTLY FROM 2006 - 2008 AND NOW DEMAND HAS SLOWED DOWN QUICKLY WITH AN INCREASE AMOUNT OF ACTIVE LISTINGS. THE MEDIAN MARKETING TIME IN HANNA IS OVER SIX MONTHS PRIMARILY BECAUSE OF THE WINTER MONTHS AND THE HIGHER UNEMPLOYMENT RATE.

SITE DESCRIPTION

Dimensions:

AREA PER COUNTY RECORDS

Area:

40

☒ Acres

☐ Sq.Ft.

Shape:

RECTANGULAR

View:

N;Res;

Zoning Classification:

RAM

Zoning Description:

RANCHING, AGRICULTURAL, MINING

Zoning Compliance:

☒ Legal

☐ Legal Nonconforming (Grandfathered Use)

☐ No Zoning

☐ Illegal (describe)

Uses permitted under current zoning regulations:

RAM

Highest & Best Use:

AS-IS VACANT

Describe any improvements:

THERE ARE NO SITE IMPROVEMENTS ON THE SUBJECT

Do present improvements conform to zoning?

☐ Yes

☐ No

☒ No improvements

If No, explain:

Present use of subject site:

VACANT

Current or proposed ground rent?

☐ Yes

☒ No

If Yes, \$

Topography:

ROLLING HILLS

Size:

TYPICAL FOR AREA

Drainage:

APPEARS ADEQUATE

Corner Lot:

☐ Yes

☒ No

Underground Utilities:

☐ Yes

☐ No

Fenced:

☐ Yes

☐ No

If Yes, type:

Special Flood Hazard Area

☐ Yes

☒ No

FEMA Flood Zone:

X

FEMA Map #:

560011

FEMA Map Date:

04/05/1988

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input type="checkbox"/>	<input type="checkbox"/>		Street Surface	DIRT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>		Street Type/Influence	RURAL/POOR		
Water	<input type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input type="checkbox"/>	<input type="checkbox"/>		Sidewalk	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	NONE	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market?

☒ Yes

☐ No

If No, describe:

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?

☒ Yes

☐ No

If Yes, describe:

IT APPEARS THE SUBJECT HAS A RIGHT OF WAY ACCESS EASEMENT INTO THE SUBJECT PROPERTY. THIS EASEMENT DOES NOT APPEAR TO HAVE ANY EFFECT ON THE SUBJECTS OVERALL MARKETABILITY.

Site Comments:

THERE ARE NO ADVERSE CONDITIONS THAT NEGATIVELY IMPACT THE SUBJECTS MARKETABILITY. THE SITE UTILITY IS TYPICAL FOR THE AREA AND CONFORMS WELL WITH ALL OF THE OTHER SINGLE FAMILY DWELLINGS. THERE ARE NO SITE IMROVEMENTS FOR THE SUBJECT.

File No.

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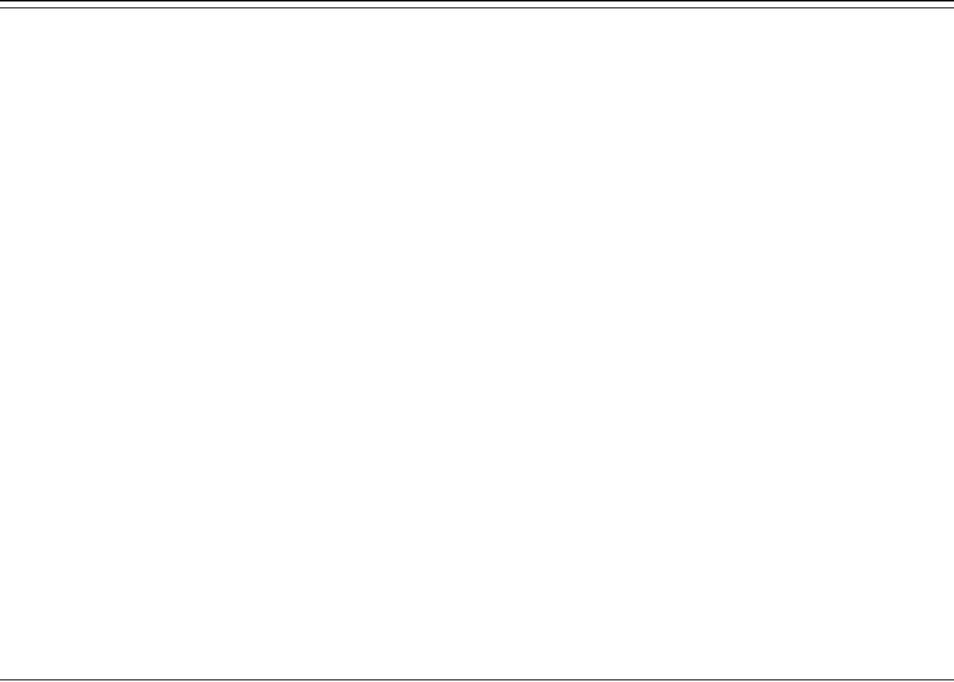
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.:	
Property Address: 291 HANNA LEO ROAD		Case No.:	
City: RAWLINS	State: WY	Zip: 82301	
Lender:			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: \$



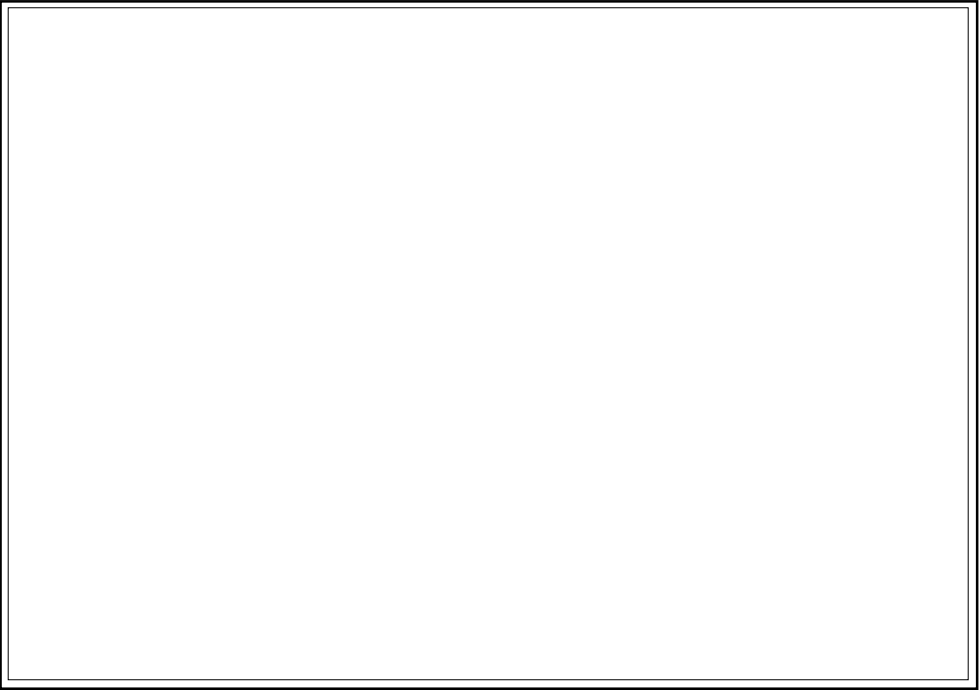
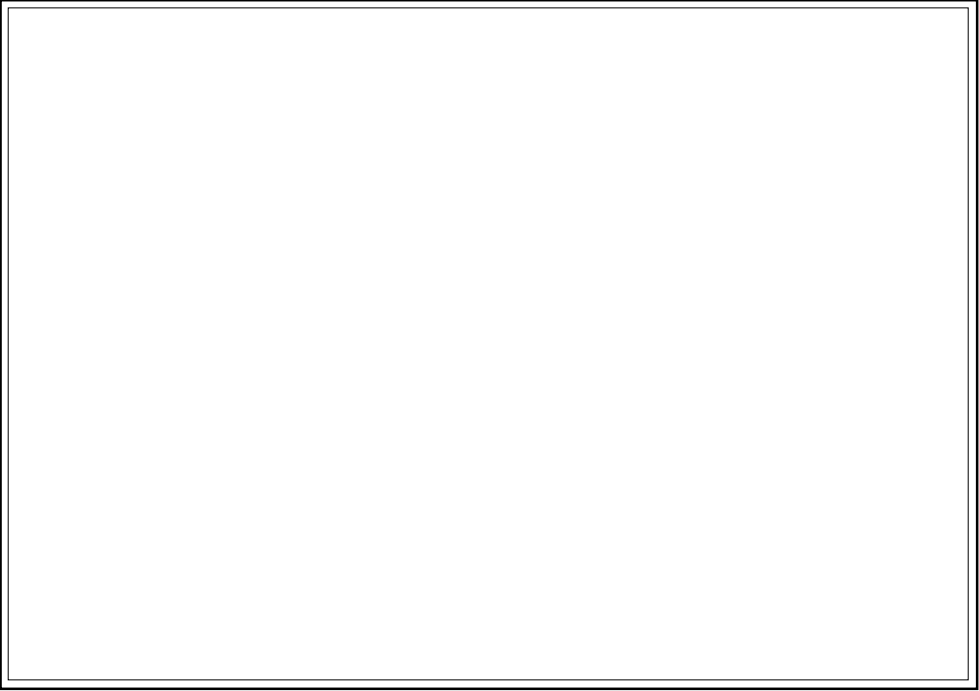
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

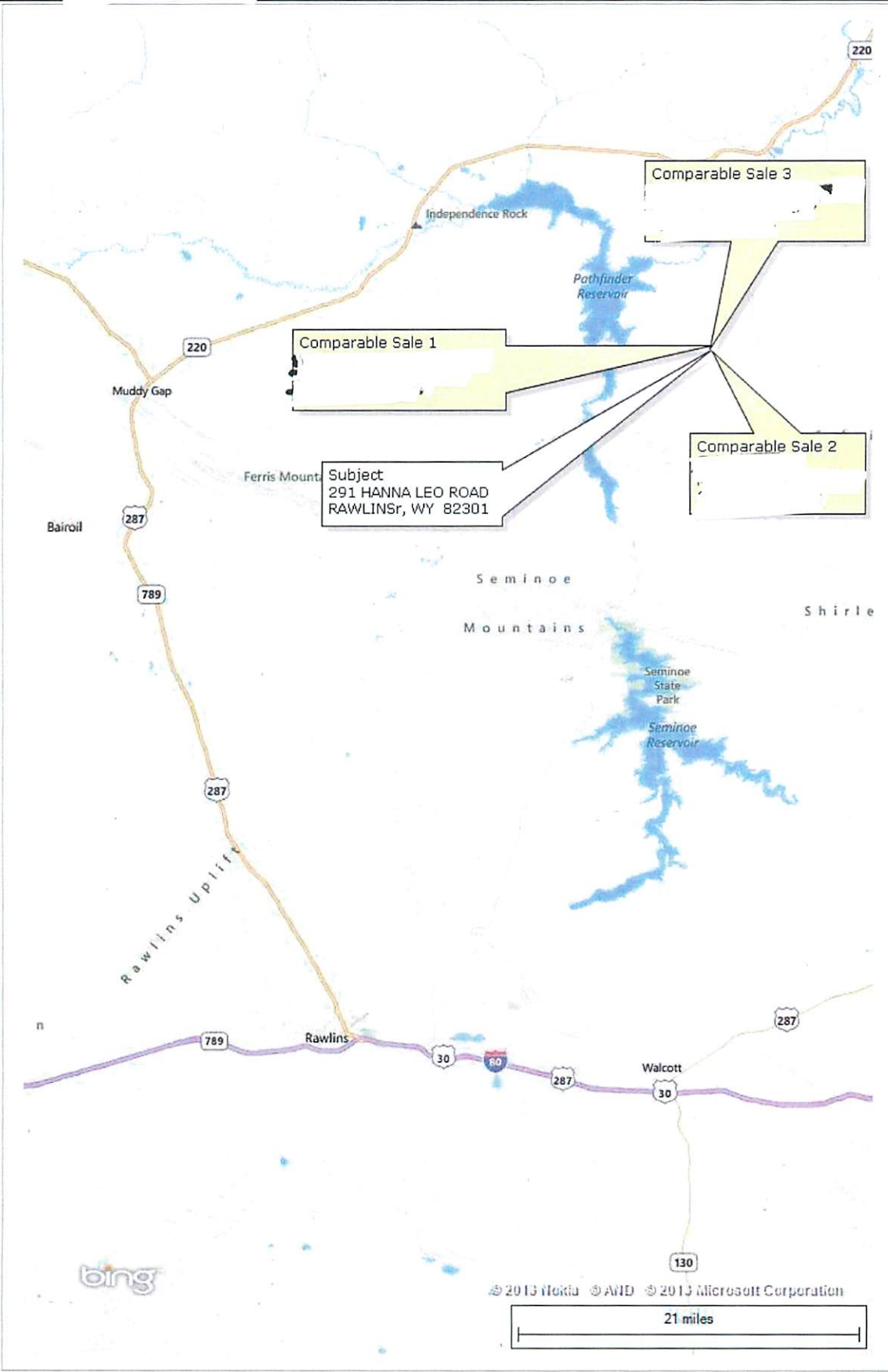
Borrower: N/A		File No.:	
Property Address: 291 HANNA LEO ROAD		Case No.:	
City: RAWLINS		State: WY	Zip: 82301
Lender:			

RIGHT OF WAY ACCESS



LOCATION MAP

Borrower:		File No.:	
Property Address:	291 HANNA LEO ROAD	Case No.:	
City:	RAWLINS	State:	WY
Lender:		Zip:	82301



1. 10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

10/10/10

SUBJECT PHOTOGRAPHS



Subject 1



Subject 2



Subject 3



Subject 4



Subject 5



Subject Street

MAP WITH SUBJECT AND COMPARABLES IDENTIFIED

