

Uniform Residential 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.

Property Address 1854 S Waco Ave **City** Wichita **State** KS **Zip Code** 67213-5063
Borrower N/A N/A **Owner of Public Record** Diane K Bentley Etal **County** Sedgwick
Legal Description Lots 117-119, Waco Ave, English's 8th Add
Assessor's Parcel # 087-129-32-0-13-01-006-00 **Tax Year** 2008 **R.F. Taxes \$** 536.58
Neighborhood Name Lincoln **Map Reference** 206 **Census Tract** 0040.00
Occupant Owner Tenant Vacant **Special Assessments \$** 4.04 PUD HOA \$ per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe) _____
Assignment Type Purchase Transaction Refinance Transaction Other (describe) RFO
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? Yes No
Report data source(s) used, offering price(s), and date(s) _____

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 _____

Contract Price \$ _____ **Date of Contract** _____ **Is the property seller the owner of public record?** Yes No **Data Source(s)** _____
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? Yes No
If Yes, report the total dollar amount and describe the items to be paid _____

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 checked="" type="checkbox"/> Urban	<input 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	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input 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	15 Low	40	Multi-Family	0 %
Neighborhood Boundaries	<u>Harry on N, Broadway on E, Pawnee on S, Arkansas River on W.</u>							90 High	110	Commercial	10 %
								40 Pred	67	Other	0 %

Neighborhood Description Homes are small to medium size ranch and multi-levels of average quality. Shopping, services, and employment are average distances. Children attend Wichita public schools which have average appeal. This area has average market appeal.

Market Conditions (including support for the above conclusions) Current market is active with current marketing times of 3-6 months. Market rate financing is available.

Dimensions 50 x 140 **Area** 7,000 Sq. Ft. **Shape** Rectangular **View** Avg Residential
Specific Zoning Classification SF-5 **Zoning Description** Single Family Residential
Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No **If No, describe** _____

Utilities: Public Other (describe) _____ **Water:** Public Other (describe) _____ **Off-site Improvements—Type:** Public Private
Electricity **Gas** **Sanitary Sewer** **Street** Asphalt **Alley** None

FEMA Special Flood Hazard Area Yes No **FEMA Flood Zone** X500 **FEMA Map #** 20173C0365E **FEMA Map Date** 2/2/2007
Are the utilities and off-site improvements typical for the market area? Yes No **If No, describe** _____
Are there any adverse site conditions or external factors (basements, encroachments, environmental conditions, land uses, etc.)? Yes No **If Yes, describe** Typical easements and setbacks are assumed. No adverse influences are noted.

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 checked="" type="checkbox"/> Crawl Space	Foundation Walls	<u>Concrete Block/Avg</u>	Floors	<u>Cpt. vin. lam./AvFr</u>
# of Stories	<u>1</u>	<input type="checkbox"/> Full Basement	<input checked="" type="checkbox"/> Partial Basement	Exterior Walls	<u>Lap Siding/Avg</u>	Walls	<u>Pistr. pnt./AvFr</u>
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	<u>Cellar sq. ft.</u>	Roof Surface	<u>Comp Shingles/Avg</u>	Trim/Insh	<u>Wd. paint/AvFr</u>
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	<u>Unfinished %</u>	Gutters & Downspouts	<u>None</u>	Bath Floor	<u>Vinyl/AvFr</u>
Design (Style)	<u>Bungalow</u>	<input checked="" type="checkbox"/> Outside Entry/Ext	<input checked="" type="checkbox"/> Sump Pump	Window Type	<u>Dbl Hung/Avg</u>	Bath Wainscot	<u>Plastic/AvFr</u>
Year Built	<u>1946</u>	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	<u>Combo Metal/Avg</u>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	<u>25-30</u>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	<u>Some/Avg</u>	<input checked="" type="checkbox"/> Driveway	# of Cars <u>1</u>
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Wood Stove(s) #	Driveway Surface	<u>Concrete</u>
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	<input type="checkbox"/> Fuel Gas	Fireplace(s) #	<input checked="" type="checkbox"/> Fence	Garage	# of Cars
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	Carpent	# of Cars
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	Att	Det
Appliances	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven	Dishwasher	<input type="checkbox"/> Disposal	Microwave	<input type="checkbox"/> Washer/Dryer	Other (describe)	
Finished area above grade contains	<u>4 Rooms</u>	<u>2 Bedrooms</u>	<u>1 Bath(s)</u>	<u>728 Square Feet of Gross Living Area Above Grade</u>			

Additional features (special energy efficient items, etc.) _____

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) Subject is in fair to average condition with some deferred maintenance noted. Flooring consists of carpet, vinyl, and laminate. Kitchen ceiling is beginning to bow, enclosed patio has flooring torn up, and an older electrical box (see photos). Exterior has lap siding, composition shingle roof, and double hung windows with storms.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No **If Yes, describe** _____

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No **If No, describe** _____

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There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from _____
 There are _____ comparable sales in the subject neighborhood within the _____

FEATURE	SUBJECT
1854 S Waco Ave	
Address: Wichita, KS 67213-5063	
Proximity to Subject _____	
Sale Price	\$ _____
Sale Price/Gross Liv. Area	\$ _____ sq. ft.
Data Source(s)	_____
Verification Source(s)	_____
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	_____
Date of Sale/Time	_____
Location	Lincoln
Leasehold/Fee Simple	Fee Simple
Site	7,000 Sq. Ft.
View	Avg Residential
Design (Style)	Bungalow
Quality of Construction	Average
Actual Age	1946/63
Condition	Avg/Fair
Above Grade	Total Below: _____ Baths: _____
Room Count	4 2 1
Gross Living Area	728 sq. ft.
Basement & Finished Rooms Below Grade	Cellar Unfinished
Functional Utility	Typical
Heating/Cooling	FWA/CA
Energy Efficient Items	Typical
Garage/Carport	None
Porch/Patio/Deck	Porch, Patio
Fireplace, Etc	None
Amenities	Fence
Net Adjustment (Total)	_____
Adjusted Sale Price of Comparables	_____

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **MLS**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **MLS**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on name 3).

ITEM	SUBJECT
Date of Prior Sale/Transfer	None
Price of Prior Sale/Transfer	_____
Data Source(s)	MLS
Effective Date of Data Source(s)	Date of Inspection

Analysis of prior sale or transfer history of the subject property and comparable sales **None**

Summary of Sales Comparison Approach _____

Indicated Value by Sales Comparison Approach \$ _____

Indicated Value by _____ Sales Comparison Approach _____

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: _____

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and _____ qualification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ _____ as of _____ which is the date of inspection and the effective date of this appraisal.