

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 1316 S Emporia Ave	City Wichita	State KS Zip Code 67211
Borrower n/a n/a	Owner of Public Record Fernandez, Thomas	County Sedgwick
Legal Description LOT 66 & N 1/2 LOT 68 EMPORIA AVE ZIMMERLY'S 3RD ADD		
Assessor's Parcel # 128280320600600	Tax Year 2008	R.E. Taxes \$ 650.06
Neighborhood Name Zimmerlys	Map Reference Webmaps	Census Tract 32
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$ 4.04	<input type="checkbox"/> PUD HOA \$ 0.00 <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 type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) REO	
Lender/Client:	Address:	
Is the subject property currently offered for sale or has it been offered for sale in the past within the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s): MLS		

I <input 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: n/a

Contract Price \$ n/a	Date of Contract:	Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No
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 type="checkbox"/> No		
If Yes, report the total dollar amount and describe the items to be paid: 0 n/a		

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 \$ (000)	One-Unit 60 %
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	AGE (yrs)	2-4 Unit 10 %
Growth: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	10 Low 1	Multi-Family 10 %
Neighborhood Boundaries: Subject property is located south of Highway 54/Kellogg, north of Pawnee, east of Broadway and west of Hydraulic in the city of Wichita, Kansas.		98 High 134	Commercial 10 %
Neighborhood Description: The immediate market area is predominately single-family housing of various style homes consisting of 1 story and multi-level homes. Proximity to services, employment and recreation is good. Other for present land use is the influence of public schools, public parks and places of worship.		35 Pred 69	Other 10 %

Market Conditions (including support for the above conclusions) **Marketing time for the area is currently stable. It is typical for Seller to pay 1-4% concessions in the form of loan costs for the buyer. The overall turn around on property is 54 days on the market; the sale price to listing price is approximately 92%. Both figures are based on an average of 12 months worth of sales in subject market area.**

Dimensions 37.5x150	Area 5625 Sq.Ft.	Shape Rectangular
Specific Zoning Classification MF-29	Zoning Description Mult Family	View Residential
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 the 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 <input checked="" type="checkbox"/> Other (describe)	Public: <input checked="" type="checkbox"/> Other (describe)	Off-site improvements—Type: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>
Electricity <input checked="" type="checkbox"/>	Water <input checked="" type="checkbox"/>	Street Asphalt
Gas <input checked="" type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/>	Alley None
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X500 FEMA Map # 20173C0365E FEMA Map Date 02/02/2007		
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: See page 3 additional comments section.		

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 Rock/Fair	Floors Carpet/Fair
# of Stories 1.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls PSiding/Ave	Walls Plstr/Lath/Ave
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq ft	Roof Surface Comp/Fair	Trim/Finish Pntd Pine/Ave
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish 0 %	Gutters & Downspouts No	Bath Floor Vinyl/Ave
Design (Style) Bungalow	<input type="checkbox"/> Outside Entry/Ext <input type="checkbox"/> Sump Pump	Window Type Vinyl/Ave	Bath Wainscot Fiberglass/Ave
Year Built 1946	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insulated/Ave	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 40	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Some/Fair	<input checked="" type="checkbox"/> Driveway # of Cars 2
Attic: <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #	Driveway Surface Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Stove Fuel NG	<input type="checkbox"/> Fireplace(s) #	<input checked="" type="checkbox"/> Garage # of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input type="checkbox"/> Carport # 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"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances: <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	Other (describe):
Finished area above grade contains: 5 Rooms	2 Bedrooms	1 Bath(s)	912 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.): Typical features for a home of this age.			

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): **Any property built prior to 1978 may contain lead based paint. Subject property found to be in overall fair average to fair condition and is being appraised in as is condition. Appraisers noted items needing attention and/or repaired are as follows: 1. Interior needs cleaned up and trash hauled off. 2. Interior walls and ceilings to be painted. 3. Needs new floor covering. 4. Foundation needs repaired. 5. Roof over front stoop and laundry room in back of house needs repaired/replaced. 6. Ceiling on front stoop needs repaired/replaced. Estimated cost to cure: \$12,000.**

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 past twelve months ranging in sale price from _____

FEATURE	SUBJECT
1316 S Emporia Ave	
Address Wichita, Ks 67211	
Proximity to Subject _____	
Sale Price	\$ n/a
Sale Price/Gross Liv. Area	\$ 0.00 sq ft
Data Source(s)	_____
Verification Source(s)	_____
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	0
Date of Sale/Time	_____
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	5625 Sq Ft
View	Residential
Design (Style)	Bungalow
Quality of Construction	P.Sdg
Actual Age	63 Years
Condition	Aver/Fair(Repairs)
Above Grade	Total: 5 Rooms: 2 Baths: 1
Room Count	5 2 1
Gross Living Area	912 sq. ft.
Basement & Finished Rooms Below Grade	Crawl 0-0-0
Functional Utility	Average
Heating/Cooling	GStv/None
Energy Efficient Items	Typical
Garage/Carport	2 Det Garage
Porch/Patio/Deck	CStoop
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/County Records**
 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/County Records**

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 page 3).

ITEM	SUBJECT
Date of Prior Sale/Transfer	n/a
Price of Prior Sale/Transfer	\$0
Data Source(s)	County Rec/MLS
Effective Date of Data Source(s)	08/19/2009

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

DEFINITIONS

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 I conditionally certify, 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.