

Uniform Residential Appraisal Report

File No.

| | |
|---|-------------------------------|
| There are <u>comparable properties currently offered for sale in the subject neighborhood ranging in price from</u> | |
| There are <u>comparable sales in the subject neighborhood within the past twelve months ranging in sale price</u> | |
| FEATURE | SUBJECT |
| 6915 W Main St | |
| Address Belleville, IL 62223 | |
| 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 | |
| Date of Sale/Time | |
| Location | Suburb/Avg |
| Leasehold/Fee Simple | Fee Simple |
| Site | 9,750 SqFt |
| View | Homes/Cmcl/Avg. |
| Design (Style) | 1 Story/Cottage |
| Quality of Construction | Common Brick |
| Actual Age | 60 yrs |
| Condition | Average- |
| Above Grade | Total Bdrms Baths |
| Room Count | 5 2 1.00 |
| Gross Living Area | 1,140 sq. ft. |
| Basement & Finished Rooms Below Grade | 100% Basement Rec Room/No cor |
| Functional Utility | Average |
| Heating/Cooling | FWA/Central |
| Energy Efficient Items | Storms |
| Garage/Carport | 2 Car Detached |
| Porch/Patio/Deck | Porch/Patio/Deck |
| Fireplaces | 1 Fireplace |
| Net Adjustment (Total) | |
| Adjusted Sale Price of Comparables | |

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/Tax 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/Tax 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 | no prior sales |
| Price of Prior Sale/Transfer | listings |
| Data Source(s) | MLS/Tax Records |
| Effective Date of Data Source(s) | 09/11/09 |

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

Summary of Sales Comparison Approach

0

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, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is 0, which is the date of inspection and the effective date of this appraisal.