

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 **3987 Riley St** City **South Lebanon** State **Oh** Zip Code **45065-1049**
 Borrower **N/A** Owner of Public Record **United States of America** County **Warren**
 Legal Description **HIGHLAND PARK LOT: PT 30 0.121 acres** Tax Year **2008** R.E. Taxes \$ **630.52**
 Assessor's Parcel # **12023790090** Map Reference **17140** Census Tract **0321.00**
 Neighborhood Name **South Lebanon**
 Occupant Owner Tenant Vacant Special Assessments \$ _____ PUD HOA \$ _____ per year _____ per month
 Property Rights Appraised Fee Simple Leasehold Other (describe) _____
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **REO**
 Lender/Client **US Marshals** 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). **MLS, Courthouse. No listings or sales.**

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 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 type="checkbox"/> Urban	<input checked="" 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	70 %
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" 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	10 Low	New	Multi-Family	5 %
Neighborhood Boundaries	See Attached Addendum						400+ High	100+	Commercial		5 %
							150 Pred.	30	Other		15 %
Neighborhood Description	See Attached Addendum										

Market Conditions (including support for the above conclusions) **The general market conditions are stable at this time, with no future changes in demand anticipated. The predominant financing in the area is Conventional, FHA and VA, at prevailing rates and terms**

Dimensions **Mostly Rectangular** Area **.12 Acres** Shape **Mostly Rectangular** View **Typical View**
 Specific Zoning Classification **R1** 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) _____ Public Other (describe) _____ Off-site Improvements—Type Public Private
 Electricity Water Street **Asphalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **3907570070D** FEMA Map Date **9/21/2000**
 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 (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe. _____

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	None	Floors	Crp,Vin/Avg
# of Stories	1.5	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Aluminum/Avg	Walls	Drywall/Avg
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	N/A sq. ft.	Roof Surface	Fiber/Avg	Trim/Finish	P.Wood/Avg
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	N/A %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Vin,Crp/Avg
Design (Style)	1.5 Story	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Dbl Hung/Avg	Bath Wainscot	Fiber/Avg
Year Built	1925	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	Yes/Avg	Car Storage	<input checked="" type="checkbox"/> None
Effective Age (Yrs)	20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Yes/Avg	Driveway # of Cars	
Attic	<input checked="" type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities		Driveway Surface	None
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	<input type="checkbox"/> Fuel Gas	Fireplace(s) #		Garage # of Cars	
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch	Carport # of Cars	
Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	Pool	<input type="checkbox"/> Other	Att. Det. Built-in	
Appliances	<input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	Washer/Dryer	<input type="checkbox"/> Other (describe)		
Finished area above grade contains:		6 Rooms	3 Bedrooms	1 Bath(s)	960 Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc.).		Ceiling fans					

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The subject is adequately with no deferred maintenance noted. No major functional, physical or external obsolescences were noted at the time of inspection.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. **The appraiser is not a home inspector cannot guarantee the livability or structural integrity of the subject. Any questions in regards to the livability or structural integrity should be consulted with a certified home inspector.**

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

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FEATURE	SUBJECT
3987 Riley St	
Address	South Lebanon, Oh 45065-104
Proximity to Subject	
Sale Price	\$ N/A
Sale Price/Gross Liv. Area	\$ sq. ft.
Data Source(s)	
Verification Source(s)	
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	
Date of Sale/Time	N/A
Location	Suburban
Leasehold/Fee Simple	Fee Simple
Site	.12 Acres
View	Typical View
Design (Style)	1.5 Story
Quality of Construction	Average
Actual Age	84 Years
Condition	Average
Above Grade Room Count	Total Bdrms. Baths
	6 3 1
Gross Living Area	960 sq. ft.
Basement & Finished Rooms Below Grade	N/A
Functional Utility	Average
Heating/Cooling	Fa/No
Energy Efficient Items	None Noted
Garage/Carport	None
Porch/Patio/Deck	Porch
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) Courthouse

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) Courthouse

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

ITEM	SUBJECT
Date of Prior Sale/Transfer	See Below
Price of Prior Sale/Transfer	
Data Source(s)	Courthouse
Effective Date of Data Source(s)	10/09

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

Summary of Sales Comparison Approach

RECONCILIATION