Uniform Residential Appraisal Report File No.

					of the subject property
Property Address 5721 S. Gordon Road		City Austell			Code 30168-4334
Borrower Borrower	Approved the state of the state	COMMANDATORS FOR		detta	.ade 30100-4334
The state of the s		United States of America	Co	unty Cobb	
Legal Description L.L. 33; Dist. 18; Lot 57	- Administration	CONTROL CONTRO		O belo. same management personner.	Alborat
Assessor's Parcel # 18003300110		Tax Year 2009	R	E. Taxes \$ 1,1	34.74
Neighborhood Name No Neighborhood	Name	Map Reference FMLS# 783D10		nsus Tract 031	TOTALING COUNTY
Occupant Owner Tenant X Vacar			BD HOAS N	The same of the sa	Anna
		<u> </u>	OD HOAS IN	<u></u>	per year per recnt!
The state of the s	Leasehold Other (describe)	Secret 14 co. code recent	Control of the second commence		and the second
Assignment Type , Purchase Fransaction	Refinance Transaction X Other (descri	be Asset Valuation Purpe	ses Only		77. C. 10. C. A
Lenger/Client	Address [•			
is the subject property currently offered for save or t		s progress the offactive date of they won	danati	es X No	A CONTRACTOR OF THE PROPERTY O
Report data source(s) used: offering price(s), and d					ain the nact 12
months.	According to rines a w	La sources me subject i	ias not been	i iisteu witi	iiii tile past 12
max.					
did X did not apaiyze the contract for sale			act for sale or why	the analysis wa	s not performed.
The subject is not a purchase train	nsaction. Therefore no contra	ct was analyzed.			
l s					ALLE T GLOSING
Contract Price \$ N/A Date of Cor	ntract N/A Is the monesty se	Her the owner of public record?	Yes No	Data Sourcoist	Tax Records
The state of the s	To be the second of the second	A CONTRACTOR OF THE CONTRACTOR			
Is there any financia: assistance (loan charges, salo					L JNo
If Yes, report the total collar amount and describe the	he sterns to be paid. N/A	N/A - There is no p	urchase trai	nsaction	
				The state of the s	
Note: Race and the racial composition of the ne	achborhood are not appraisal factors				
Neighborhood Characteristics		esing Trends	the a Resident		D
The contract of the contract o	The second of th	productive and interpreted the production	One-Unit Hau		Present Land Use %
Suburban Rura	a Property Values X Increasing		PRICE	AGE One	Ont 70 %
Built-Up ☐ Over 75% (X) 25-75% ☐ Und	ler 25% Demane/Supply Shortage	X In Balance Cver Supply	\$(000)	(yes) 2-4 t	.nst 4 %
Growth Rapid Stable X Slov			24 Low	New Must	COPPRODUCE Actions for the second
The state of the s	The second of th	To the 3 CARS O WIRE	ALBERTAL CONTROL OF THE PARTY OF THE PARTY.		Person sode generalist communicately and property
Neighborhood Boundaries See attached N	Nap Addendum	and the second	155 High	60+ Com	e or only appropriately, Manager and Control of the
12	The second secon	and the second s	62 Pred	45 Othe	: Vcnt 10 %
Neighborhood Description The subject's i	mmediate market area consis	ts primarily of single fam	ily detached	homes ra	naina widely in
size, age & quality of construction					
		ypical of one story order	nomes in ti	ie markety	ace. There is
adequate access to area amenitie	The state of the s	AND THE PARTY OF T	and the second second	when the second state of the second	
Market Conditions (including support for the above.	condusions) See Attached Adder	ndum			
	And the state of t	The second of th		resource provides a control	or i woman
See attached plat addess	1.00 Acre	Shape Irregular		Tunia	al Suburban
Dimensions See attached plat addend		Outropount of commenter that the comment of the com	managa Escadadora de como de c	View Typic	ai Suburban
Spec4c Zoning Classification R20	Zoning Description Reside	ential			
Zoning Compliance 🗶 Legal 🔲 Legal Nor	oconforming (Grandfathered Use) No.	(describe)			
is the highest and pest use of the subject property a		And the second s	Yes No	If No, describe.	* ************************************
is the rightest and biss one to the subject property of	as improved the us to shower her highly and sh	conclusional and present use:	J16840	n ivo, describe.	- manager or 17 to appropriate of a few management
Marian and the second of the s	14 PORTAGORIHINE AMERIKANAN AND AND AND AND AND AND AND AND AND			- so marrie amaterialistical especialist	97) (1) (1) (1) (1) (1) (1) (1) (1) (1) (
	Public		Off. puta Impress	ements—Type	Public Private
Utilities Public Other (describe)		Other (describe)	Other miprov	Chicken Comments	
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2 Electricity X	Water	County Water	Street Aspha	TO A COURT OF THE PARTY OF THE	
Electricity X Gas X	Water X Sanitary Sewer	County Water X Septic/Typical	Street Aspha	ilt	(x)
Electricity	Water X Santary Sever No FEMA Flood Zone Zone X	County Water X Septic/Typical FEMA Map # 130052 - 02	Street Aspha	TO A COURT OF THE PARTY OF THE	(x)
Electricity X	Water X	County Water X Septic/Typical FEMA Wap # 130052 - 00 If No, describe	Street Aspha Alley None 203G FEM	alt MA Map Date 12	2/16/2008
Electricity	Water X	County Water X Septic/Typical FEMA Wap # 130052 - 00 If No, describe	Street Aspha	alt MA Map Date 12	(x)
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	Chiloffi Residentia Applaisa Report	
There are ga	tribble properties currently offered for sale in the subject noights rhood ranging in price from \$ to \$	
There are pa	table sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 10	
FEATURE	SUBJECT	_
5721 S. Gordon R		
Address Austell		
Preximity to Subject		
Sale Price	\$ N/A	
THE PARTY OF THE P	THE RESERVE OF THE PARTY OF THE	
Sale Prico/Gross Liv. Area	5 0.00 sq t.	
Data Source(s)	TxRcd/RQ/FMLS	
Verbication Source(s)	Inspection	
VALUE ADJUSTMENTS	DESCRIPTION	
Sale or Financing	N/A	
Concessions	N/A	
Date of Sale/Time	N/A	
Location	Suburban/Avg	
THE STREET STREET STREET STREET, STREET STREET, STREET	A COUNTY OF THE PROPERTY OF TH	
Leaseholo/Fee Simple	Fee Simple	
Sate	0.80 Acre/Avg	
View	Typ Suburban	
Design (Style)	Ranch/Average	
Quality of Construction	Frame/Avg	
Actual Age	47A/20E	
Condition	Avg/Deferred	
Above Grace	Coal form: Subs	
Ream Count	The state of the s	
Š.	the same to the sa	
Gross Laving Area 10.00	1,312 sq.n.	
Basement & Finished	Part./392 Sq.Ft.	
Rooms Below Grade	Unfinished	
Functional Utility	Typical	
Heating/Cooling	FWA C/Air	
Energy Efficient Items	Standard	
Garage/Carport	1Carport Att	
Porch/Pato/Deck	Stoop	
Fireplaces	None	
Extras	Fence	
Detached Bldgs	None	
	None	
Net Adjustment (Total)		
Adjusted Sale Price		
of Comparables		
I (X) did	enarch the sale or transfer history of the subject property and comparable sales. If not, explain	
	3	
	- AND AMARICAN VIANO MILITARY STATES	
My research X old	did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisa:	
	Listing # 3529744 indicates the property was sold on 03/13/2008 for \$61,000. Unable to confirm on GSCCCA	
My research X did	did not revoal 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) FMLS,		
	earch and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)	
:TEM	SUBJECT SUBJECT	
Date of Prior Sale/Transfer	03/13/2008	
Price of Prior Sale/Transfer	\$61,000	
Data Source(s)	FMLS # 3529744	
Effective Date of Data Sour	ce(s) 02/06/2010	
Analysis of prior sale or tran	isler history of the subject property and comparable saids	
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Cummor of Cala Car	Annach	_
Summary of Sales Compar	ми армася	manhori
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was a secretar destroy		grpss
AND A STREET OF STREET		
Indicated Value by Sales C	nonalis en Angola	
Indicated Value by: Sale	s Comparison Approach (if developer Income Approach (if developed	
1000	Share is: Subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed	
1	repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been complicted, or	
inspection based on the out	and require alteration or repair	
Jaseo on a complete vi:	sual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptic	
conditions, and apprais	er's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report	
aso	et's certification, my (our) opinion of the market value, as defined, of the real property (that is the subject of this report , which is the date of inspection and the effective date of this appraisal.	