

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 59 Tenth Street		City Trion	State GA	Zip Code 30753
Borrower N/A		Owner of Public Record Ericka Broyles		
Legal Description Land Lot 103; 6th District; 4th Section; Lot 230; Deed Book 460 Page 750		County Chattooga		
Assessor's Parcel # 00T05-00000-033-000		Tax Year 2008	R.E. Taxes \$ 189.79	
Neighborhood Name Trion		Map Reference Map T5; Parcel 33	Census Tract 9802.00	
Occupant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ N/A		<input type="checkbox"/> PUD	HOA \$ N/A 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 twelve months prior to 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). According to MLS sources the subject has not been listed within the past 12 months.				

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? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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	1 %			
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	20	Low	New	Multi-Family	1 %		
Neighborhood Boundaries See Attached Addendum		2,000	High	60+	Commercial	20 %		
		30	Pred.	30	Other vacant	8 %		

Neighborhood Description **The subjects immediate market area consists of homes ranging in size, age & quality of construction. The subject is considered typical of the marketplace. There is adequate access to area amenities.**

Market Conditions (including support for the above conclusions) **The subject neighborhood has a relatively stable home base with average supply/demand. This leads to stability in pricing and marketing times typically of 3-6 months. Seller paid points and closing costs of 1 to 4 points are common. Other sales and financing concessions are not typically required.**

Dimensions **See attached tax map addendum.** Area **0.30 Acres** Shape **Rectangular** View **Typical Subdivision**

Specific Zoning Classification **R1** Zoning Description **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 <input type="checkbox"/> Other (describe)	Public <input type="checkbox"/> Other (describe)	Off-site Improvements—Type	Public	Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input type="checkbox"/> <input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone Zone X	FEMA Map # 13055C062D	FEMA Map Date 9/26/2008
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. No adverse site conditions 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 Conc. Block/Avg	Floors Carpet/Vyn/Avg				
# of Stories One	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Frame/Avg	Walls Panel/Avg				
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area Crawl sq. ft.	Roof Surface Metal/Avg	Trim/Finish Wood/Avg				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish N/A %	Gutters & Downspouts None	Bath Floor Vinyl/Avg				
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type DH Wood/Avg	Bath Wainscot Fiberglass/Avg				
Year Built 1900	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated Insulated/Avg	Car Storage <input checked="" type="checkbox"/> None				
Effective Age (Yrs) 50	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Yes/Avg	<input type="checkbox"/> Driveway # of Cars				
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 Gravel				
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Wall <input type="checkbox"/> Fuel Elec	Fireplace(s) #	<input type="checkbox"/> Garage # of Cars				
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <input checked="" type="checkbox"/> Porch 2	<input type="checkbox"/> Carport # of Cars				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other Window	Pool <input type="checkbox"/> Other	<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> 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 <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan & Hood							

Finished area above grade contains: **4 Rooms 2 Bedrooms 1 Bath(s) 1,080 Square Feet of Gross Living Area Above Grade**

Additional features (special energy efficient items, etc.) **The subject has typical features for a home in this market area.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **The subject is in fair physical condition with no functional or economic obsolescence noted unless specifically addressed in other comments or addenda. The following is a list of items that need mentioning. They are: 2 places siding coming off leaves are rotting in places screen on front porch all tore up panel coming off wall inside Total is and will be placed in the grid under the condition line and compared to the sold and active listings used.**

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. **The subject is generally considered to conform to the neighborhood/market area in terms of style, utility and construction.**

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File ..

There are _____ comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____
 There are _____ comparable sales in the subject neighborhood within the most recent months ending in calendar year _____

FEATURE	SUBJECT
Address	59 Tenth Street
Proximity to Subject	Trion
Sale Price	\$ _____
Sale Price/Gross Liv. Area	\$ _____ 0.00 sq. ft.
Data Source(s)	Tax Records
Verification Source(s)	Inspection
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing Concessions	N/A
Date of Sale/Time	
Location	Suburban/Avg
Leasehold/Fee Simple	Fee Simple
Site	0.30 Acres
View	Typical S/D
Design (Style)	Ranch/Fair
Quality of Construction	FFrame/Fair
Actual Age	109A/50E
Condition	Fair/Defer \$2600
Above Grade	Total Bdrms. Baths
Room Count	4 2 1
Gross Living Area	10.00 1,080 sq. ft.
Basement & Finished Rooms Below Grade	Crawl Space None
Functional Utility	Average
Heating/Cooling	Wall Window
Energy Efficient Items	Standard
Garage/Carport	Open Parking
Porch/Patio/Deck	2CPorch
Extras	None
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	09/24/2004
Price of Prior Sale/Transfer	\$16000 Non FMV
Data Source(s)	Tax Records
Effective Date of Data Source(s)	10/06/2009

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

Summary of Sales Comparison Approach:

Indicated Value by Sales Comparison Approach \$ _____
 Indicated Value by: Sales Comparison Approach \$ _____ Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____

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 improvements: _____

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statements of assumptions and limiting conditions, and appraiser's certification, 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.