

# 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 **104 Grand Ave** City **East Alton** State **IL** Zip Code **62024-1445**  
 Borrower **N/A** Owner of Public Record **U S Marshals Serv Dept of Justice** County **Madison**  
 Legal Description **Sterling Lot Pt 140-141**  
 Assessor's Parcel # **19-2-08-21-06-102-014** Tax Year **2010** R.E. Taxes \$ **0.00**  
 Neighborhood Name **Sterling** Map Reference **41180** Census Tract **4013.00**  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ **0.00**  PUD HOA \$ **N/A**  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe) **REO**  
 Lender/Client **U S Marshals** Address \_\_\_\_\_  
 Is the subject property currently offered for sale or has it been offered for sale in \_\_\_\_\_  
 Report data source(s) used, offering price(s), and date(s). **Assessor/MLS**

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.  
**urchase**

Contract Price \$ \_\_\_\_\_ Date of Contract \_\_\_\_\_ Is the property seller the owner of public record?  Yes  No Data Source(s) **Assessor**  
 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 <b>98 %</b>
Build-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	\$(000) (yrs) 2-4 Unit %
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	15 Low 40 Multi-Family %
Neighborhood Boundaries	Neighborhood is bound to the north by Highway 3, to the south by Highway 143, to the east by I-255 and to the west by Highway 3.						110 High 90 Commercial %	
Neighborhood Description	Subject has easy access to public parks, schools, shopping and restaurants in the immediate area via St. Louis Ave, a major east-west thoroughfare.						60 Pred. 70 Other 2 %	

In the present land use the other 2% is vacant  
 Market Conditions (including support for the above conclusions) **There were no adverse conditions which would affect marketability of the subject property. The marketing time of 3-6 months seems sufficient. No sales or financing concessions were prevalent.**

Dimensions **75 x 100** Area **7,500 Sq.Ft.** Shape **Irregular** View **Street Scene**  
 Specific Zoning Classification **SR2** 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	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **C** FEMA Map # **1704400005B** FEMA Map Date **3/18/1980**  
 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. **There were no adverse easements, encroachments or conditions apparent during the inspection. Reference should be made to title for easement of record.**

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 type="checkbox"/> Crawl Space	Foundation Walls	<b>ConcBlk/Conc/Fair</b>	Floors	<b>Cot/Viny/VFair</b>
# of Stories	<b>One</b>	<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	<b>VSI/Avg/Fair</b>	Walls	<b>Plaster/DW/Fair</b>
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	<b>1,104 sq. ft.</b>	Roof Surface	<b>Comp. Shingle/Fair</b>	Trim/Finish	<b>Wood/Paint/Fair</b>
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	<b>0 %</b>	Gutters & Downspouts	<b>Aluminum/Fair</b>	Bath Floor	<b>Viny/Fair</b>
Design (Style)	<b>Ranch</b>	<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	<b>Double Hung/Fair</b>	Bath Wainscot	<b>C Tile/DW/Fair</b>
Year Built	<b>1936</b>	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated	<b>None/Yes</b>	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs)	<b>35</b>	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	<b>Yes/Fair</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>1</b>
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #	Driveway Surface	<b>Grass</b>
Drop Stair	<input type="checkbox"/> Drop Stair	Other	<input type="checkbox"/> Fuel Gas	Fireplace(s) #	<input type="checkbox"/> Fence	Garage	# of Cars
Floor	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck	<input checked="" type="checkbox"/> Porch Front/Back	<input checked="" type="checkbox"/> Carport	# of Cars <b>1</b>
Finished	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Individual	<input type="checkbox"/> Other	Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances	<input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area above grade contains	<b>4 Rooms</b>	<b>2 Bedrooms</b>		<b>1 Bath(s)</b>		<b>1,104 Square Feet of Gross Living Area Above Grade</b>	
Additional features (special energy efficient items, etc.) <b>None</b>							

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **See the REO**

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 \$ \_\_\_\_\_ to \$ \_\_\_\_\_.  
 There are \_\_\_\_\_ comparable sales in the subject neighborhood within the past twelve months, median sale price from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.

FEATURE	SUBJECT
104 Grand	
Address East Alton, IL 62024-1445	
Proximity to Subject _____	
Sale Price	\$ _____
Sale Price/Gross Liv. Area	\$ _____ sq. ft.
Data Source(s)	_____
Verification Source(s)	_____
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	_____
Concessions	_____
Date of Sale/Time	_____
Location	Average
Leasehold/Fee Simple	Fee Simple
Site	6,576 Sq. Ft.
View	Street Scene
Design (Style)	Ranch
Quality of Construction	Avg/VSI
Actual Age	75
Condition	Fair
Above Grade	
Room Count	Total: 4, Bath: 2, Beds: 1
Gross Living Area	1,104 sq. ft.
Basement & Finished Rooms Below Grade	0
Functional Utility	Average
Heating/Cooling	GFWA/Central
Energy Efficient Items	Storm Windws
Garage/Carport	1 CP/Att
Porch/Patio/Deck	Porches
Fence/Fireplace	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) Assessors/MLS

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) Assessors /MLS

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	2002
Price of Prior Sale/Transfer	Redeemed
Data Source(s)	Assessor
Effective Date of Data Source(s)	06/25/2010

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

Summary of Sales Comparison Approach:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: **See attached addenda.**

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, 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 **06/24/2010**, which is the date of inspection and the effective date of this appraisal.