

# LAND APPRAISAL REPORT

Borrower \_\_\_\_\_ Census Tract **161-9600** Map Reference **A157-1-21**  
 Property Address **110 MEADOWLARK LANE**  
 City **GROVER** County **CLEVELAND** State **NC** Zip Code **28073-8791**  
 Legal Description **110 MEADOWLARK LANE**  
 Sale Price **N/A** Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised  Fee  Leasehold  De Minimus PUD  
 Actual Real Est. \_\_\_\_\_ \$? **34** (yr.) Loan charges to be paid by seller **N/A** Other sale concessions \_\_\_\_\_  
 Lender/Client \_\_\_\_\_ Address \_\_\_\_\_  
 Occupant **VACANT** Appraiser \_\_\_\_\_

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply Marketing Time <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos. Present Land Use <input checked="" type="checkbox"/> 50 % 1 Family <input type="checkbox"/> 2-4 Family <input type="checkbox"/> % Apts <input type="checkbox"/> % Condo <input type="checkbox"/> 1 % Commercial <input type="checkbox"/> % Industrial <input checked="" type="checkbox"/> 49 % Vacant <input type="checkbox"/> % Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely <input type="checkbox"/> Taking Place(*) (*)From _____ To _____ Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> % Vacant Single Family Price Range <b>20,000</b> to <b>400,000</b> Predominant Value <b>120,000</b> Single Family Age <b>0</b> yrs. to yrs. <b>50+</b> Predominant Age <b>30</b> yrs.	<table border="0" style="width: 100%;"> <tr> <td>Employment Stability</td> <td>Good</td> <td>Avg</td> <td>Fair</td> <td>Poor</td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	Good	Avg	Fair	Poor	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) **THE SUBJECT IS LOCATED IN THE MEADOW BROOK SUBDIVISION WITH REASONABLE ACCESS TO ALL PUBLIC SERVICES. THE WIDE RANGE IN SINGLE FAMILY HOUSING IS TYPICAL FOR THE AREA AND NOT CONSIDERED DETRIMENTAL TO MARKETABILITY. MOST**

Dimensions **SEE ATTACHED PLAT** = **.857 AC**  Corner Lot  
 Zoning Classification **NONE** Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) \_\_\_\_\_

Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) _____ Gas <input type="checkbox"/> _____ Water <input checked="" type="checkbox"/> _____ San. Sewer <input type="checkbox"/> SEPTIC <input checked="" type="checkbox"/> Underground Elec & Tel _____	OFF-SITE IMPROVEMENTS Str. Address <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <b>ASPHALT</b> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Topo <b>MOSTLY LEVEL</b> Size <b>.857 ACRE</b> Shape <b>RECTANGULAR</b> View <b>AVERAGE</b> Drainage <b>ADEQUATE</b> Property located in a HUD identified Special Flood Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **NORMAL UTILITY EASEMENTS FOR ELECTRIC, TELEPHONE, ETC. SUBJECT IS LOCATED IN CLOSE PROXIMITY TO AN ACTIVE RAILROAD LINE, BUT DOES NOT APPEAR TO ADVERSELY AFFECT MARKETABILITY. NO OTHER APPARENT ADVERSE EASEMENTS, ENCROACHMENTS OR OTHER ADVERSE CONDITIONS.**

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT
Address	110 MEADOWLAKE LANE
	GROVER
Proximity to subject	
Sales Price	\$
Price \$/Sq. Ft.	
Data Source	
Date of Sale and Time Adjustment	DESCRIPTION
Location	AVERAGE
Site/View	.857 AC/AVG
TOPOGRAPHY	LEVEL
Sales or Financing Concessions	
Net Adj. (Total)	
Indicated Value of Subject	

Comments on Market Data \_\_\_\_\_

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF \_\_\_\_\_ to be \_\_\_\_\_

Appraiser Signature \_\_\_\_\_ Supervisor Signature (if applicable) \_\_\_\_\_  
 Appraiser Name \_\_\_\_\_ Supervisor Name \_\_\_\_\_  
 Did  Did Not Physically Inspect Property  
 Date Report Signed \_\_\_\_\_ Date Report Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State Certification # \_\_\_\_\_  
 State License # \_\_\_\_\_ State License # \_\_\_\_\_