

Property Address <b>461 Ira Street</b>		Census Tract <b>44</b>		LENDER DISCRETIONARY USE			
City <b>Atlanta</b>		County <b>Fulton</b>		State <b>GA</b>		Zip Code <b>30312</b>	
Legal Description <b>LL 85, Dist. 14</b>				Date			
Owner/Occupant <b>14-0085-0009-086-1</b>				Map Reference <b>827J6</b>			
Sale Price \$ <b>N/A</b>		Date of Sale <b>N/A</b>		Property Rights Appraised		Mortgage Amount \$	
Loan charges/concessions to be paid by seller \$ <b>N/A</b>				<input checked="" type="checkbox"/> Fee Simple		Mortgage Type	
R.E. Taxes \$ <b>523.00</b>		Tax Year <b>2008</b>		<input type="checkbox"/> Leasehold		Discount Points and Other Concessions	
Lender/Client <b>U. S. Marshals</b>		HOA \$/Mo. <b>0.00</b>		<input type="checkbox"/> Condominium (HUDVA)		Paid by Seller \$	
10385 Westmoor Drive Suite 100, Broomfield, CO 80021				<input type="checkbox"/> PUD		Source	
LOCATION <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural BUILT UP <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% GROWTH RATE <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <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 checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				NEIGHBORHOOD ANALYSIS Employment Stability Convenience to Employment Convenience to Shopping Convenience to Schools Adequacy of Public Transportation Recreation Facilities Adequacy of Facilities Property Compatibility Protection from Detrimental Cond. Police & Fire Protection General Appearance of Properties Appeal to Market			
PRESENT LAND USE %		LAND USE CHANGE		PREDOMINANT OCCUPANCY		SINGLE FAMILY HOUSING	
Single Family <b>85</b>		<input checked="" type="checkbox"/> Not Likely		<input checked="" type="checkbox"/> Owner		PRICE AGE	
2-4 Family		<input type="checkbox"/> Likely		<input type="checkbox"/> Tenant		30 Low <b>20</b>	
Multi-Family		<input type="checkbox"/> In process		Vacant (0-5%) <input checked="" type="checkbox"/>		150 High <b>90</b>	
Commercial		<input type="checkbox"/> To:		Vacant (over 5%) <input type="checkbox"/>		Predominant	
Industrial						100 <b>60</b>	
Vacant						Appeal to Market	

Note: Race or the racial composition of the neighborhood are not considered reliable appraisal factors. COMMENTS: The subject is located within 1 mile of the Atlanta Business District, within one mile of schools and shopping. Shopping, major roadways, parks, public transportation, and other amenities are all within close proximity. Foreclosures are predominant in this area due to the slow economy.

Dimensions <b>No Survey (From Tax Records)</b>				Topography <b>Mostly Level</b>	
Site Area <b>.1136 Acres</b>				Size <b>Adequate</b>	
Zoning Classification <b>R3 (Residential)</b>				Shape <b>Rectangular</b>	
Corner Lot <b>Yes</b>				Drainage <b>Adequate</b>	
Zoning Compliance <b>No</b>				View <b>Residential</b>	
HIGHEST & BEST USE: Present Use <b>Yes</b>				Landscaping <b>Typical</b>	
Other Use <b>No</b>				Driveway <b>None</b>	
UTILITIES		SITE IMPROVEMENTS		Apparent Easements <b>None Noted</b>	
Public Other		Type Public Private		FEMA Flood Hazard Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity <input checked="" type="checkbox"/>		Street <b>Asphalt</b>		FEMA Map/Zone <b>1300870381E</b>	
Gas <input checked="" type="checkbox"/>		Curb/Gutter <b>No</b>			
Water <input checked="" type="checkbox"/>		Sidewalk <b>No</b>			
Sanitary Sewer <input checked="" type="checkbox"/>		Street Lights <b>Amber</b>			
Storm Sewer <input checked="" type="checkbox"/>		Alley <b>None</b>			

Comments (Apparent adverse easements, encroachments, special assessments, slide areas, etc.): **See Attached Addendum**

The undersigned has recited three recent sales of properties most similar and proximate to subject and has 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, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of 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	461 Ira Street Atlanta
Proximity to Subject	
Sales Price	\$ <b>N/A</b>
Price/ N/A	\$ <b>0</b>
Data Source	Inspection
VALUE ADJUSTMENTS	
DESCRIPTION	
Sales or Financing Concessions	
Date of Sale/Time	
Location	Suburban
Site/View	Residential
Site Size	.1136 Acres
Net Adj. (total)	
Indicated Value of Subject	

Comments of Sales Comparison:

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

I (We) certify: that to the best of my (our) knowledge and belief, the facts and data used herein, are true and correct; that I (we) personally inspected the subject property and inspected all comparable sales cited in this report; and that I (we) have no undisclosed interest, present or prospective therein.

Appraiser(s) \_\_\_\_\_ Review Appraiser \_\_\_\_\_ (if applicable)  Did  Did Not Inspect Property