

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 62 AUTUMNVIEW DRIVE **City** WILLIAMSVILLE **State** NY **Zip Code** 14221
Borrower N/A **Owner of Public Record** PICCOLI, RICHARD **County** ERIE
Legal Description LIBER/PAGE:1118/7178, DATE:09/01/2006, LOCATED TOWN OF AMHERST
Assessor's Parcel # 41.0-9-17 **Tax Year** 2010 **R.E. Taxes \$** 4,456.00
Neighborhood Name N/A **Map Reference** MSA 15380 **Census Tract** 142.05
Occupant Owner Tenant Vacant **Special Assessments \$** N/A PUD **HOA \$** N/A per year per month
Property Rights Appraised Fee Simple Leasehold Other (describe)
Assignment Type Purchase Transaction Refinance Transaction Other (describe)
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? Yes No
Report data source(s) used, offering price(s), and date(s). AS PER THE MLS THE PROPERTY WAS NOT LISTED FOR SALE 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.
 N/A
Contract Price \$ _____ **Date of Contract** _____ **Is the property seller the owner of public record?** Yes 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? 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	85 %
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	5 %
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	90 Low	15	Multi-Family	5 %
Neighborhood Boundaries	SUBJECT IS LOCATED IN THE TOWN OF AMHERST: HEIM RD NORTH, N FOREST RD WEST, HOPKINS RD EAST AND W KLEIN RD SOUTH.						450 High	65	Commercial		5 %
Neighborhood Description	THE SUBJECT IS LOCATED IN A PRIMARILY RESIDENTIAL AREA. THERE ARE A VARIETY OF ADEQUATELY MAINTAINED HOMES. EMPLOYMENT, OPPORTUNITIES ARE AVAILABLE THROUGHOUT THE GREATER BUFFALO AREA. THE SUBJECT HAS AVERAGE MARKET APPEAL.						195 Pred.	45	Other		%

Market Conditions (including support for the above conclusions) MARKET CONDITIONS IN TERMS OF SUPPLY AND DEMAND ARE CONSIDERED IN BALANCE. HOME PRICES HAVE REMAINED STABLE OVER PAST YEAR. PRICES HAVE NOT SPIKED AND COLLAPSED LIKE OTHER AREAS OF THE COUNTRY.

Dimensions 75 X 155 **Area** 11625 Sq.Ft. **Shape** RECTANGULAR **View** AVERAGE
Specific Zoning Classification R-1 **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: N/A
Utilities **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements—Type** **Public** **Private**
Electricity 100 AMP CB **Water** **Street** BLACKTOP
Gas **Sanitary Sewer** **Alley** NONE
FEMA Special Flood Hazard Area Yes No **FEMA Flood Zone** X **FEMA Map #** 360226/0009E **FEMA Map Date** 10/16/1992
 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 APPARENT ADVERSE EASEMENTS, ENCROACHMENT OR SPECIAL ASSESSMENTS NOTED BY THE APPRAISER.

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	INTERIOR
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 PRD CONC/AVG	Floors HW/CT/AVG
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls ALUM/BRK/AVG	Walls DRYWALL/AVG
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1200 sq. ft.	Roof Surface ASPHALT/AVG	Trim/Finish WOOD/AVG
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 50 %	Gutters & Downspouts ALUMINUM/AVG	Bath Floor CERAMIC/AVG
Design (Style) COLONIAL	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type CSMT/AVG	Bath Wainscot CERAMIC/AVG
Year Built 1968	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated INSUL GLSS/AVG	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens METAL/AVG	<input checked="" type="checkbox"/> Driveway # of Cars 3
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #	Driveway Surface CONCRETE
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel GAS	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input type="checkbox"/>	<input checked="" type="checkbox"/> Garage # of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
Finished area above grade contains: 8 Rooms 4 Bedrooms 2.5 Bath(s) 2,473 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.): WOODBURNING FIREPLACE, CENTRAL AIR CONDITIONING, FRONT PORCH, PATIO AND BASEMENT REC ROOM
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): THE DWELLING HAS BEEN ADEQUATELY MAINTAINED. THE KITCHEN AND BATHS ARE UPDATED. THERE ARE GRANITE COUNTERTOPS IN THE KITCHEN. THERE ARE PERSONAL ITEMS LEFT IN THE PROPERTY. OTHER THAN THE REMOVAL OF THESE ITEMS NO REPAIRS ARE NECESSARY.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe: THERE ARE NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS AFFECTING LIVABILITY.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe: THE SUBJECT IS COMPATIBLE WITH THE NEIGHBORHOOD.

