

# Uniform Residential Appraisal Report

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** 1299 Graymont Drive SW **City** Atlanta **State** GA **Zip Code** 30310  
**Borrower** N/A **Owner of Public Record** Neighborhood Inv Group LLC **County** Fulton  
**Legal Description** Land Lot 137 of the 14th District  
**Assessor's Parcel #** 14-0137-0001-025 **Tax Year** 2009 **R.E. Taxes \$** 1,265.00  
**Neighborhood Name** Parkview Homesites **Map Reference** 844 H-8 **Census Tract** 80.00  
**Occupant**  Owner  Tenant  Vacant **Special Assessments \$** None  PUD **HOA \$** None  per year  per month  
**Property Rights Appraised**  Fee Simple  Leasehold  Other (describe)  
**Assignment Type**  Purchase Transaction  Refinance Transaction  Other (describe) REO  
**Lender/Client** \_\_\_\_\_ **Address** \_\_\_\_\_

Is the subject property CURRENTLY LISTED FOR SALE has it been offered for sale in the twelve months prior to the date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s) \_\_\_\_\_

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.  
**There is no sales contract.**

**Contract Price \$** N/A **Date of Contract** N/A **Is the property seller the owner of public record?**  Yes  No **Data Source(s)** N/A  
**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 type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %	
Built-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	6	Low	55	Multi-Family	%
Neighborhood Boundaries: Almont Drive to the north, Epworth Street to the east, Campbellton Road to the south, and Westmont Road to the west.								121	High	65	Commercial	5 %
Neighborhood Description: The subject property is located in an older established neighborhood. It is located approximately three and a half miles southwest of the central Atlanta business district.								10	Pred.	60	Other Vacant	5 %

Market Conditions (including support for the above conclusions) Property values have declined approximately 15% from the prior 7-12 month period to the current 3 month period. Foreclosures continue to impact the market.

**Dimensions** Survey not available **Area** 0.1722 Acres **Shape** Rectangular **View** Houses  
**Specific Zoning Classification** R4 **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**  **Other (describe)** \_\_\_\_\_ **Public**  **Other (describe)** \_\_\_\_\_ **Off-site improvements—Type** **Public**  **Private**   
**Electricity**  **Water**  **Street** Asphalt   
**Gas**  **Sanitary Sewer**  **Alley** None   
**FEMA Special Flood Hazard Area**  Yes  No **FEMA Flood Zone** X **FEMA Map #** 1351570356E **FEMA Map Date** 05/07/2001  
 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: Typical residential restrictions apply. Any recorded easements are considered typical for residential property and pose no detriment to the subject property.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/avg	Floors	Carpet/avg	
# of Stories	1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Concrete block/av	Walls	Drywall/avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq. ft.	Roof Surface	Comp Shing/avg	Trim/Finish	Wood/avg
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	%	Gutters & Downspouts	None	Bath Floor	Ceramic/avg
Design (Style)	Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Metal/avg	Bath Wainscot	Ceramic/avg	
Year Built	1950	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No/No	Car Storage	<input checked="" type="checkbox"/> None	
Effective Age (Yrs)	25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	No	<input checked="" type="checkbox"/> Driveway # of Cars	2	
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	Concrete	
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel GAs	Fireplace(s) #	Fence	Garage # of Cars		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	Patio/Deck	Porch	Carport	# of Cars		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Individual <input type="checkbox"/> Other	Pool	Other	Att.	Det.	Built-in	
Appliances	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						
Finished area above grade contains:	6 Rooms	4 Bedrooms	1 Bath(s)	1,200 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.)	None noted.						

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) The two additional bedrooms and laundry included in the frame addition to back of the existing structure can only be accessed through the kitchen or from outside entrances. The subject property was vacant at time of inspection and utilities were not in service. Replace hvac system, water heater, repair sheet rock damage and replace floor covering. Estimated cost to cure \_\_\_\_\_

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 \_\_\_\_\_

