

# LAND APPRAISAL REPORT

File No. \_\_\_\_\_

Borrower N/A Census Tract 0403.07 Map Reference 45-27-14  
 Property Address 1016 Macy St E  
 City Lehigh Acres County Lee State FL Zip Code 33974-3685  
 Legal Description LEHIGH ACRES UNIT 10 BLK 55 PB 15 PG 140 LOT 1  
 Sale Price Na Date of Sale Na Loan Term Na yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimus PUD  
 Actual Real Estate Taxes \$33.65 (yr.) Loan charges to be paid by seller Na Other sale concessions Na  
 Lender/Client \_\_\_\_\_ Address \_\_\_\_\_  
 Occupant \_\_\_\_\_ Appraiser \_\_\_\_\_ Instructions to Appraiser ESTIMATE MARKET VALUE

**NEIGHBORHOOD**

Location ☐ Urban ☒ Suburban ☐ Rural  
 Built Up ☐ Over 75% ☒ 25% to 75% ☐ Under 25%  
 Growth Rate ☐ Fully Dev. ☐ Rapid ☐ Steady ☒ Slow  
 Property Values ☐ Increasing ☒ Stable ☐ Declining  
 Demand/Supply ☐ Shortage ☐ In Balance ☒ Over Supply  
 Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.  
 Present Land Use 40 % 1 Family 10 % 2-4 Family 1 % Apts 2 % Condo 6 % Commercial  
1 % Industrial 30 % Vacant \_\_\_\_\_ %  
 Change in Present Land Use ☐ Not Likely ☐ Likely ☒ Taking Place(\*)  
 (\*) From VACANT LAND To BUILT UP/SFR  
 Predominant Occupancy ☒ Owner ☐ Tenant 5 % Vacant  
 Single Family Price Range 15,000 to 250,000 Predominant Value 50,000  
 Single Family Age NEW yrs. to yrs. 50 Predominant Age 5-10 yrs.  
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) \*\*\*See attached addenda...\*\*\*

Good Avg Fair Poor  
 Employment Stability ☐ ☒ ☐ ☐  
 Convenience to Employment ☐ ☒ ☐ ☐  
 Convenience to Shopping ☐ ☒ ☐ ☐  
 Convenience to Schools ☐ ☒ ☐ ☐  
 Adequacy of Public Transportation ☐ ☒ ☐ ☐  
 Recreational Facilities ☐ ☒ ☐ ☐  
 Adequacy of Utilities ☐ ☒ ☐ ☐  
 Property Compatibility ☐ ☒ ☐ ☐  
 Protection from Detrimental Conditions ☐ ☒ ☐ ☐  
 Police and Fire Protection ☐ ☒ ☐ ☐  
 General Appearance of Properties ☐ ☒ ☐ ☐  
 Appeal to Market ☐ ☒ ☐ ☐

**SITE**

Dimensions 105 x 125 (0.32 Acres) = 13,125 ☐ Corner Lot  
 Zoning Classification RS-1, Residential Single Family Present Improvements ☒ Do ☐ Do Not Conform to Zoning Regulations  
 Highest and Best Use ☐ Present Use ☒ Other (specify) BUILT-UP SINGLE FAMILY  
 Public ☐ Other (Describe) \_\_\_\_\_  
 Elec. ☒ \_\_\_\_\_  
 Gas ☐ \_\_\_\_\_  
 Water ☐ WELL  
 San. Sewer ☐ SEPTIC  
 Underground Elec & Tel \_\_\_\_\_  
 OFF-SITE IMPROVEMENTS  
 Str. Address ☒ Public ☐ Private  
 Surface ASPHALT  
 Maintenance ☒ Public ☐ Private  
☐ Storm Sewer ☐ Curb/Gutter  
☐ Sidewalk ☒ Street Lights  
 Topo LEVEL  
 Size AVERAGE FOR AREA  
 Shape RECTANGULAR  
 View RESIDENTIAL  
 Drainage APPEARS ADEQUATE  
 Property located in a HUD identified Special Flood Hazard Area? ☐ Yes ☒ No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) NO ADVERSE EASEMENTS, ENCROACHMENTS OR ENVIRONMENTAL CONDITIONS NOTED, HOWEVER I AM NOT A SURVEYOR OR ENVIRONMENTAL ENGINEER. IT IS RECOMMENDED TO OBTAIN AN INSPECTOR FROM A LICENSED PROFESSIONAL IN THESE FIELDS. WELL AND SEPTIC ARE COMMON FOR THIS MARKET.

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	1016 Macy St E
	Lehigh Acres, FL 33974
Proximity to subject	
Sales Price	\$
Price \$/Sq. Ft.	
Data Source	Inspection
Date of Sale and	DESCRIPTION
Time Adjustment	Na
Location	Average
Site/View	Residential
Site Size	0.32 Acres
Days on Market	0
Sales or Financing	Na
Concessions	na
Net Adj. (Total)	
Indicated Value of Subject	

**RECONCILIATION**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF March 11, 2010 to be \_\_\_\_\_

Appraiser Signature \_\_\_\_\_ Supervisor Signature (if applicable) \_\_\_\_\_  
 Appraiser Name \_\_\_\_\_ Supervisor Name \_\_\_\_\_  
☒ Did ☐ Did Not Physically Inspect Property  
 Date Report Signed March 11, 2010 Date Report Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State FL State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 State License # \_\_\_\_\_ State \_\_\_\_\_ State License # \_\_\_\_\_ State \_\_\_\_\_