

Second Mortgage Property Value Analysis Report

Federal Home Loan Mortgage Owned by America's Savings Institutions

WC	Lewis	& Ass	ociates

Borro	ower/Subi	ect Property	Informati	on							
Borrower	,			-		Ce	nsus		M	p Ref	
								SF	PUD		2-4 Units
Property Address							eck one:			Condo	2-4 Units
City				County		Sta			Code		
Phone No.			Requested \$			rm Mos		ers Est Value \$			
No. of Rooms	No. of	Bedrooms	No. of Baths	Family room o		Gross Living Area	G	arage/Carport	Porches	Patio Cer	ntral Air:
				Yes	No		Sq.Ft.				Yes No
Field	Donort										
NEIGHBO	Report										
NEIGHDU	RHUUD				-						
Location			Urban		Suburban	Rural				Good Ave	g. Fair Poor
Built Up		7	Over 7	5%	25% to 75%	Under 2	5% P	roperty Compatibility			
Growth Rate		Fully Dev.	Rapid	_	Steady	Slow	G	eneral Appearance of I	Property		
Property Values			Increas	sing	Stable	Declinin	g A	ppeal to Market			
Demand/Supply			Shortag	ge	In Balance	Over Su	oply				
Marketing Time			Under	3 Mos.	4-6 Mos.	Over 6 N	los.				
Present Land Use		% 1 Family	% 2-4 Family	% Apt	s % Cor	ndo % Comme	ercial	% Industrial	%	/acant %	
Change in Present I	Land Use		Not Lik	kely	Likely	Chg From	ו <u> </u>			to	
Predominant Occup	pancy		Owner		Tenant		% Vacant				
S/F Price Rng \$			to \$				= Predomina	ant Value			
S/F Age		to		Yrs. Predom.	Age	Yrs.					
	es not consider race	or the racial composition of	f the neighborhood to	o be reliable appraisal facto							
Comments on facto	ors favorable or unf	avorable, affecting mark	etability (e.g. publi	ic parks, schools, noise)							
			5.51								
SUBJECT	PROPER	ТҮ									
Year Built		Units		Storie		Pro	perty Rati	ina	6	ad Aug	Fois Door
		Units							G	od Avg.	Fair Poor
Type (det., duplex,							tion of Exterior		-	\neg	
Design (rambler, sp	plit)						atibility to Neig		-	\dashv	
Ext. Wall Mat'l.				Roof Mat'l.			al and Marketab	bility	L		
Property in HUD-Ide		hazard Area?		Yes	N						
Special Energy-Effic	icient Items										
	ble or unfavorable i	including deferred main									
Comments (favorat		including deterrou main	tenance)								-
Comments (favorab			tenance)								
Comments (ravorat			tenance)								
		-		Improveme	nt						
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