

Uniform Residential Appraisal Report

File # SAMPLE-101a

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.

SUBJECT	Property Address	3705 W Memorial Rd	City	Oklahoma City	State	OK	Zip Code	73134-1512		
	Borrower	Smith, Bob & Emma	Owner of Public Record	Jones, Frank & Sally	County	OKLAHOMA				
	Legal Description	Lot 15, Block 2 - ORANGE GROVE ESTATES								
	Assessor's Parcel #	407-1534FVC	Tax Year	2004	R.E. Taxes \$	1,082.16				
	Neighborhood Name	Hillcrest Estates	Map Reference	36420	Census Tract	1085.11				
	Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	None		<input checked="" type="checkbox"/> PUD	HOA \$	12.50	<input type="checkbox"/> per year <input type="checkbox"/> per month	
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)								
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)								
	Lender/Client	Baytown Mortgage Company Address 3705 W Memorial Road, BUILDING 402								
	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? <input type="checkbox"/> Yes <input type="checkbox"/> No									
Report data source(s) used, offering price(s), and date(s).										
CONTRACT	I <input type="checkbox"/> did <input type="checkbox"/> 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.									
	Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> 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	Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
	Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100 %		
	Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %		
	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150	Low	2	Multi-Family	0 %	
	Neighborhood Boundaries	The subject is within the platted bounds of the neighborhood. The			300	High	10	Commercial	0 %	
	neighborhood is bounded on the north by Pershing avenue, on the East by Goldenrod avenue, on the So									
	Neighborhood Description The neighborhood is primarily a residential area, composed of average homes with adequate maintenance and average									
	appeal in the market. The neighborhood appears to have reasonable access to schools, places of worship, employment, shopping, public									
	transportation, freeway access and local CBD, and supporting services. This neighborhood appears to have increasing market value.									
	Market Conditions (including support for the above conclusions) The market value in the area is stable, with supply remaining relatively the same, and									
values remaining stable. Interest rates are low and points typically range from 0-3 points. At this time, there is very little sales concessions or										
special financing. Days on the market have remained relatively low. This neighborhood is composed of similar housing with respect to design and q										
SITE	Dimensions	110x65x95x65	Area	6,662.50 sqr ft	Shape	Typical for area		View	Typical for area	
	Specific Zoning Classification	R-1A Zoning Description								
	Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)								
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/> OUC	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/> OUC	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/> OUC	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/> City of Orlando	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>
	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone	X	FEMA Map #	40109C0202G		FEMA Map Date	7/2/2002
	Are the utilities and off-site improvements typical for the market area? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe									
Site improvement and landscaping are typical for area. No apparent encroachments, easements, or other detrimental conditions noted at time of inspection other than typical utility easements.										
IMPROVEMENTS	General Description		Foundation		Exterior Description		Interior		materials/condition	
	Units	<input checked="" type="checkbox"/> One <input checked="" type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Elevated		Floors	Carpet & Tile/Avg.	
	# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Wood shake		Walls	Sheetrock/Avg.	
	Type	<input type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	None sq.ft.	Roof Surface	40 Yr/Comp		Trim/Finish	Wood/Avg.	
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	N/A %		Gutters & Downspouts	Metal/GOOD		Bath Floor	Tile/Avg.	
	Design (Style)	Rambler	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Casement		Bath Wainscot	Tile/Avg.	
	Year Built	1995	Evidence of	<input type="checkbox"/> Infestation <input type="checkbox"/> Unknown	Storm Sash/Insulated			Car Storage	<input type="checkbox"/> none	
	Effective Age (Yrs)	5	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	Yes/Yes		Driveway	# of Cars	
	Atic	<input type="checkbox"/> None	Heating	<input 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 Elec.	Fireplace(s) #	1		Fence	# of Cars	
<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	Patio/Deck	<input type="checkbox"/> Porch		Carport	# of Cars		
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	Pool	<input type="checkbox"/> Other		Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)										
Finished area above grade contains: 7 Rooms 3 Bedrooms 2 Bath(s) 2,934 Square Feet of Gross Living Area Above Grade										
Additional features (special energy efficient items, etc.). The rear patio has been enclosed and insulated with double-paned windows. Ceramic tile and										
A/C. This is now a finished SUN ROOM.										
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The property is in generally good condition and has										
been well maintained by the current owner. Repairs and conditions are consistent of other properties in this age bracket, and are due primarily										
to normal wear & tear on the property.										
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe										
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe										