# VOGEL APPRAISAL

PO Box 1728, Sandpoint, Idaho, 83864 • 208-255-2424



# **APPRAISAL OF REAL PROPERTY**

### LOCATED AT:

480 Cocolalla Loop Rd Cocolalla, ID 83813 5-55N-2W, HAUGHEY HAVEN, LOT 1

FOR: Wells Fargo Bank, N.A. - 0034526

Palo Alto, CA, 94301

# AS OF:

04/10/2018

**BY:** Cary Vogel Vogel Appraisal PO Box 1728 Sandpoint, ID 83864 Vogel Appraisal

	Unit	51111103	lucilla	Appraisa	ιπερυπ	File #	<b>7260</b>	182425 2056	
The purpose of this summary appraisal repo	ort is to provide	the lender/clien	nt with an ac	curate, and adequa	tely supported, op				
Property Address 480 Cocolalia Loc	op Rd			City Cocolal		State		Zip Code 838	13
Borrower Lester Igo			Public Record	Donald & Lo	orraine Good	i <b>man</b> Coun	by Bon	ner	
Legal Description5-55N-2W, HAUGHAssessor's Parcel #RP01716000001		LOT 1		Tax Year <b>2016</b>		DET	Taxes \$	2 542	
Neighborhood Name Cocololla				Map Reference				2,542 9508.00	
Occupant Owner Tenant Vac Property Rights Appraised Fee Simple	ant	Special As	ssessments \$	0				per year	per month
Property Rights Appraised 🔀 Fee Simple	Leasehold	Other (de	escribe)	-					•
Assignment Type 🛛 🗙 Purchase Transaction	Refinance	e Transaction	Other (de	escribe)					
Lender/Client Wells Fargo Bank, N				Alto, CA 9430					
Is the subject property currently offered for sale Report data source(s) used, offering price(s), an								Yes No	lated
for \$459,900 on 11/16/2017 and		· · · · ·		to the Selkirk		ing Service	, the st	ubject was i	Istea
I X did did not analyze the contract for					lvsis of the contract	t for sale or why th	ie analvsis	was not	
performed. Arms length sale;No		•	•		-	,	,		
Contract Price \$ 420,000 Date of Con				e owner of public rec			ource(s)	Public Reco	
Contract Price \$ <b>420,000</b> Date of Contract Price \$				etc.) to be paid by a	ny party on behalf o	f the borrower?		Yes	🗙 No
If Yes, report the total dollar amount and describ	e the items to be p	Jaiu. 💲	i <b>0</b> ;;						
Note: Race and the racial composition of the	neighborhood a	re not appraisal	factors.						
Neighborhood Characteristics				Housing Trends		One-Unit Ho	ousing	Present Lan	d Use %
Location 🗌 Urban 🔀 Suburban 🗌		operty Values	Increasing	Stable	Declining	PRICE	AGE	One-Unit	70 %
Built-Up 🗌 Over 75% 🗙 25-75%		emand/Supply	Shortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %
🗑 Growth 🗌 Rapid 🗙 Stable 🗌		arketing Time	Under 3 mt	hs 🗙 3-6 mths	Over 6 mths	100 Low	0	Multi-Family	10 %
Growth Rapid Stable Neighborhood Description See Attack	ed Addendu	um.				900 High	60	Commercial	<u>10 %</u>
Neighborhood Description See Attach	ad Addandu					<b>350</b> Pred.	20	Other	0 %
	ed Addendu	um.							
2									
Market Conditions (including support for the abo	ve conclusions)	See A	ttached A	ddendum.					
		Aroa I	- 02	Ch					
Dimensions Irregular Specific Zoning Classification S-Suburba	n		5.03 ac	Single Family	ape Irregular Residential		VIEW B	;Lakevw;	
	nconforming (Gran								
Is the highest and best use of subject property a		,				Yes 🗌 No	lf No, des		
		proposed per pla	no anu opuunu	ations) the present u	56?		11 INU, UC	scribe	
	· · ·								
Utilities Public Other (describe)		Pub	lic Other (de	scribe)	Off-site Impr	ovements - Type		Public	Private
💾 Electricity 🔀 🗌	Wate	Pub er	lic Other (de	escribe)	Off-site Impro	ovements - Type		Public	Private
Electricity X Gas X Propane LI	Wate Sani	Publer	lic Other (de	eptic	Off-site Impr Street Pav Alley Nor	ovements - Type ved ne Typical		Public	
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Electricity       Image: Construction         Gas       Image: Construction         FEMA Special Flood Hazard Area       Yes         Are the utilities and off-site improvements typica         Are there any adverse site conditions or external         Units       One         One       One with Accessory Unit         # of Stories       2         Type       Det.         Att.       S-Det./End Unit         Image: Existing       Proposed         Under Const.       Design (Style)         Story       Year Built         2004       Effective Age (Yrs)         Effective Age (Yrs)       5         Attic       None         Drop Stair       Stairs         Image: Floor       Scuttle         Finished       Refrigerator         Appliances       Refrigerator         Additional features (special energy efficient items:         Additional features (special energy efficient items:         Additional features (special energy efficient items:         Are there any physical deficiencies or adverse construction	Wath         Sani         I for the market are factors (easement factors (easement area Basement Area Basement Area Basement Area Basement Finish         Outside Entry         Evidence of         Dampness         Heating       FW         Other Hyd         Cooling       C         Individual         X       Dishwashe         6       Rooms         s, etc.).       Se         needed repairs, de         Ium and pho         Diditions that affec	Puble         er	lic Other (de	scribe)  (ell  peptic  FEMA Map # 16  If No, describe al conditions, land us  Exterior Descriptic Foundation Walls Exterior Walls Roof Surface Gutters & Downspou Window Type Storm Sash/Insulate Screens Amenities Fireplace(s) # Pool None vave Washer/I 3.0 Bath(s  ling, etc.).	Off-site Impr Street Pav Alley Nor 5017C0950E es, etc.)? on materia Conc/Goc Wood/Goc Metal/Goc Its None Vinyl/Goo d Thermopa Yes/Good X Woodsto 0 X Fence V rap X Porch F 0 Other I Dryer 0 Other ( 5) 2,05	ovements - Type red red red red red red red red red re	EMA Map erior ors Ils n/Finish h Floor h Wainscc Storage Driveway veway Sur Garage Carport Att. f Gross Lin e prior Yes	Public  Public  Public  Public  Public  Public  Public  Public  Public P	/condition onc/Gd ood od od /Good /Good /Good /Good /Good
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Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

# Uniform Residential Appraisal Report

0516182425

There are       12       comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 375,000       to \$ 500,000								
						to		,000
There are 6 comparabl	e sales in the subject	neighborhood within	the past twelve mont		rice from \$ 375,00			. 00,000
FEATURE	SUBJECT	COMPARAB	LE SALE # 1	COMPARAB	LE SALE # 2	CON	/IPARABL	E SALE # 3
Address 480 Cocolalla		6736 Dufort Ro	h	480 Sunnyside		59 Sherri	Dr	
Cocolalla, ID 8		Sagle, ID 8386		Sandpoint, ID	_	Cocolalla		042
1	3013		U	· · · · ·				013
Proximity to Subject	<b>A</b>	5.16 miles W	•	13.71 miles NE		2.08 mile		•
Sale Price	\$ 420,000		\$ 385,000		\$ 400,000			<u>\$ 402,000</u>
Sale Price/Gross Liv. Area	\$ 204.28 sq.ft.			\$ 177.94 sq.ft.		\$ 250.0		
Data Source(s)		MLS #2017301	3;DOM 77	MLS #2017363	87;DOM 68	MLS #20	171243	3;DOM 68
Verification Source(s)		Selkirk MLS		Selkirk MLS		Selkirk M	ILS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT		+(-) \$ Adjustment
Sales or Financing	DECOMINATION							r ( ) ¢ / ujuotinioni
· ·		ArmLth		ArmLth		ArmLth		
Concessions		Conv;0		VA;0		VA;0		
Date of Sale/Time		s11/17;Unk		s01/18;Unk		s07/17;U	nk	
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simp	ble	
Site	5.03 ac	5.00 ac	0	8.46 ac	-3 500	3.20 ac		0
View	B;Lakevw;	N;Woods;		B;Lakevw;	-3,500	N;Woods		+9,000
			+9,000				-	+9,000
Design (Style)	DT2;Story	DT2;Story		DT2;Story		DT1.5;St	ory	0
Quality of Construction	Q3	Q3		Q3		Q3		
Actual Age	14	12	0	34	0	18		0
Condition	C3	C3		C3		C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms.	Baths	
Room Count	6 3 3.0	6 3 2.1	+3,000		+5,000		2.1	+9,000
Gross Living Area	<b>2,056</b> sq.ft.			2,248 sq.ft.	1		B sq.ft.	+11,200
Basement & Finished	872sf872sfwo			1108sf1108sfv		1608sf16		-7,000
Rooms Below Grade	1rr1br1.0ba1o		+5,000	1rr1br1.0ba0o	0	1rr2br1.0	ba0o	-2,000
Functional Utility	Good	Good		Good		Good		<b>.</b>
	Hydr Gas/No	FA Gas/No	+2 500	FA Gas/No	+2 500	Radiant I	Elec/N	0
Energy Efficient Items	Good		. 2,000	Good	. 2,000	Good		
		Good			E ACA			= ^^^
Garage/Carport	2ga2dw	2ga2dw		2gd2cp4dw		3ga3dw		-5,000
Porch/Patio/Deck	Porch/Deck	Porch Deck Patie	-1,500	Porch Deck Pati	-1,500	Porch Dec	k Patic	-1,500
Outbuildings	Lg Shop	None	+15,000	Guest/Cabin	+9,000	Shop/Bai	rn 🛛	-3,000
Effective Age	5	5		15	+10,000	10		+5,000
		-		-				-,
Net Adjustment (Total)		<b>X</b> +	\$ 42,000	X + 🗌 -	\$ 9,700	<b>X</b> +		\$ 15.700
								\$ 15,700
Adjusted Sale Price		Net Adj. 10.9 %		Net Adj. 2.4 %		Net Adj.	3.9 %	
of Comparables		Gross Adj. 11.7 %	\$ 427,000	Gross Adj. 10.8 %	\$ 409,700	Gross Adj.	13.1 %	\$ 417,700
	the sale or transfer histo		erty and comparable sale	es. If not, explain			13.1 //	• • • • • • • • • • • • • • • • • • • •
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ACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR	d calculatior ods for estin 01/12/2 12/08/20 Active	nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 0PINION OF SITE VALUE			=\$	80,000
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PPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data	d calculatior ods for estir 01/12/2 12/08/20 Active	is. mating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,05			=\$ =\$ =\$	80,000
IT APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other metho         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data       Curre         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       Exception       Comments on Cost Approach (gross living area calculations, depreciation, etc.)	d calculatior ods for estin 01/12/2 12/08/20 Active ent	IS. nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$	130.00 40.00	==\$ ==\$ ==\$ ==\$	80,000 267,280 34,880
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and Support for the opinion of site value (summary of comparable land sales or other metho 1) Cocolalla Loop Rd, Sandpoint 4.51 Acre 2) Steep Ln Rd, Sandpoint 5.00 Acre 3) Wolverine Dr Sandpoint 5.00 Acre ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift and other local projects Quality rating from cost service Good Effective date of cost data Curre Comments on Cost Approach (gross living area calculations, depreciation, etc.) See attached sketch for structure calculations. Site value incl	d calculatior ods for estin 01/12/2 12/08/20 Active ent ludes	is. nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 0PINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 600	<b>6</b> Sq.Ft. @ \$	130.00	=\$ =\$ =\$ =\$ =\$ =\$	80,000 267,280 34,880 21,280
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and Support for the opinion of site value (summary of comparable land sales or other metho 1) Cocolalla Loop Rd, Sandpoint 4.51 Acre 2) Steep Ln Rd, Sandpoint 5.00 Acre 3) Wolverine Dr Sandpoint 5.00 Acre ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift and other local projects Quality rating from cost service Good Effective date of cost data Curre Comments on Cost Approach (gross living area calculations, depreciation, etc.) See attached sketch for structure calculations. Site value incl contributory value of the utilities. Land to improvement ratio	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is	nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,05 6arage/Carport 60 Total Estimate of Cost-New	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$	130.00 40.00 35.00	==\$ ==\$ ==\$ ==\$	80,000 267,280 34,880
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data       Curre         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         contributory value of the utilities.       Land to improvement ratio         typical of properties in this market area.       The contributory value	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of	Is.       Th         018       \$43,000         017       \$89,000         \$85,000       000         0PINION OF SITE VALUE       2,050         DWELLING       2,050         Garage/Carport       600         Total Estimate of Cost-New       Less         Physical       200	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$	130.00 40.00	=\$ =\$ =\$ =\$ =\$ =\$	80,000 267,280 34,880 21,280 323,440
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         contributory value of the utilities. Land to improvement ratio       typical of properties in this market area. The contributory value shop, and other site improvement is included in the cost esti	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of	nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,05 6arage/Carport 60 Total Estimate of Cost-New	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$	80,000 267,280 34,880 21,280 323,440 26,943)
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acre         2) Steep Ln Rd, Sandpoint       5.00 Acre         3) Wolverine Dr Sandpoint       5.00 Acre         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data       Curre         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         contributory value of the utilities.       Land to improvement ratio         typical of properties in this market area.       The contributory value	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate	is. nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 600 Total Estimate of Cost-New Less Physical Depreciation 26,943	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00	=\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ =\$ (	80,000 267,280 34,880 21,280 323,440
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and Support for the opinion of site value (summary of comparable land sales or other metho 1) Cocolalla Loop Rd, Sandpoint 4.51 Acre 2) Steep Ln Rd, Sandpoint 5.00 Acre 3) Wolverine Dr Sandpoint 5.00 Acre ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall & Swift and other local projects Quality rating from cost service Good Effective date of cost data Curre Comments on Cost Approach (gross living area calculations, depreciation, etc.) See attached sketch for structure calculations. Site value incl contributory value of the utilities. Land to improvement ratio typical of properties in this market area. The contributory val shop, and other site improvement is included in the cost esti under site improvements. The effective age is 5 years. The remaining economic life of the dwelling is estimated at 55 year	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars.	is. nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 602 Total Estimate of Cost-New Less Physical Depreciation 26,943 Depreciated Cost of Improvements "As-is" Value of Site Improvements	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00	===\$ ===\$ ===\$ ==\$ ==\$ ==\$( ==\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497
COST APPROACH	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acree         2) Steep Ln Rd, Sandpoint       5.00 Acree         3) Wolverine Dr Sandpoint       5.00 Acree         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         contributory value of the utilities. Land to improvement ratio       typical of properties in this market area. The contributory val         shop, and other site improvement is included in the cost esti       under site improvements. The effective age is 5 years. The         remaining economic life of the dwelling is estimated at 55 year       Estimated Remaining Economic Life (HUD and VA only)	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars. 55 Years	is. mating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 602 Total Estimate of Cost-New Less Physical Depreciation 26,943 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00	===\$ ===\$ ===\$ ==\$ ==\$ ==\$( ==\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497
	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acree         2) Steep Ln Rd, Sandpoint       5.00 Acree         3) Wolverine Dr Sandpoint       5.00 Acree         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         contributory value of the utilities. Land to improvement ratio       typical of properties in this market area. The contributory val         shop, and other site improvement is included in the cost esti       under site improvements. The effective age is 5 years. The         remaining economic life of the dwelling is estimated at 55 year       Estimated Remaining Economic Life (HUD and VA only)	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars. 55 Years	is. nating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 602 Total Estimate of Cost-New Less Physical Depreciation 26,943 Depreciated Cost of Improvements "As-is" Value of Site Improvements	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00	===\$ ===\$ ===\$ ===\$ ==\$( ===\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497 45,000
	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acree         2) Steep Ln Rd, Sandpoint       5.00 Acree         3) Wolverine Dr Sandpoint       5.00 Acree         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data       Curre         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl       contributory value of the utilities. Land to improvement ratio         typical of properties in this market area.       The contributory value site improvement is included in the cost esti         under site improvements.       The effective age is 5 years.       The         remaining economic Life of the dwelling is estimated at 55 year       Estimated Remaining Economic Life (HUD and VA only)       Structure Approach	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars. 55 Years H TO VALU	is. mating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 602 Total Estimate of Cost-New Less Physical Depreciation 26,943 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPI	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional	130.00 40.00 35.00 External	===\$ ===\$ ===\$ ===\$ ==\$( ===\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497 45,000 421,497
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	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acree         2) Steep Ln Rd, Sandpoint       5.00 Acree         3) Wolverine Dr Sandpoint       5.00 Acree         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data         Quality rating from cost service       Good       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         Contributory value of the utilities. Land to improvement ratio       typical of properties in this market area. The contributory val         shop, and other site improvement is included in the cost esti       under site improvements. The effective age is 5 years. The         remaining economic Life of the dwelling is estimated at 55 year       Estimated Monthly Market Rent \$ X Gross Rent Multiplier         Summary of Income Approach (including support for market rent and GRM)       PROJECT INFO         Is the developer/builder in control of the Homeowners' Association (HOA)?       Y         Provide the following information for PUDS ONLY if the	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars. 55 Years H TO VALU r	Is.       Th         018       \$43,000         017       \$89,000         \$85,000       \$85,000         0PINION OF SITE VALUE	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	130.00 40.00 35.00 External	===\$ ===\$ ===\$ ==\$ ==\$ ==\$ =\$ =\$ =\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497 45,000 421,497
INCOME	Provide adequate information for the lender/client to replicate the below cost figures and         Support for the opinion of site value (summary of comparable land sales or other method)         1) Cocolalla Loop Rd, Sandpoint       4.51 Acree         2) Steep Ln Rd, Sandpoint       5.00 Acree         3) Wolverine Dr Sandpoint       5.00 Acree         ESTIMATED       REPRODUCTION OR       REPLACEMENT COST NEW         Source of cost data       Marshall & Swift and other local projects         Quality rating from cost service       Good       Effective date of cost data         Quality rating from cost service       Good       Effective date of cost data         Comments on Cost Approach (gross living area calculations, depreciation, etc.)       See attached sketch for structure calculations. Site value incl         Contributory value of the utilities. Land to improvement ratio       typical of properties in this market area. The contributory val         shop, and other site improvement is included in the cost esti       under site improvements. The effective age is 5 years. The         remaining economic Life of the dwelling is estimated at 55 year       Estimated Remaining Economic Life (HUD and VA only)         Summary of Income Approach (including support for market rent and GRM)       PROJECT INFO         Is the developer/builder in control of the Homeowners' Association (HOA)?       N         Provide the following information for PUDs ONLY if the deve	d calculation ods for estin 01/12/2 12/08/20 Active ent ludes is lue of imate ars. 55 Years H TO VALU r	IS. mating site value) Th 018 \$43,000 017 \$89,000 \$85,000 OPINION OF SITE VALUE DWELLING 2,050 872 Garage/Carport 602 Total Estimate of Cost-New Less Physical Depreciation 26,943 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Dubu (if applicable) No Unit type(s) Detacher and the subject property is an attach	6 Sq.Ft. @ \$ 2 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ 8 Sq.Ft. @ \$ Functional 3 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	130.00 40.00 35.00 External	===\$ ===\$ ===\$ ==\$ ==\$ ==\$ =\$ =\$ =\$	80,000 267,280 34,880 21,280 323,440 26,943) 296,497 45,000 421,497
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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

#### APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature any MV carl	Signature
Name Cary Vogel	Name
Company Name Vogel Appraisal	Company Name
Company Address PO Box 1728	Company Address
Sandpoint, ID 83864	
Telephone Number 208-255-2424	Telephone Number
Email Address cary@vogelappraisal.com	Email Address
Date of Signature and Report 04/10/2018	Date of Signature
Effective Date of Appraisal 04/10/2018	State Certification #
State Certification #	or State License #
or State License # CGA-342	State
or Other (describe) State #	Expiration Date of Certification or License
State ID	
Expiration Date of Certification or License 01/15/2019	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
480 Cocolalla Loop Rd	Did inspect exterior of subject property from street
Cocolalla, ID 83813	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 420,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name Corelogic Valuation Solutions, inc.	
Company Name Wells Fargo Bank, N.A 0034526	COMPARABLE SALES
Company Address , Palo Alto, CA 94301	Did not inspect exterior of comparable sales from street
	<ul> <li>Did inspect exterior of comparable sales from street</li> </ul>
Email Address	Date of Inspection

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

	l	<b>Jniform Re</b>	sidential Ap	opraisal F	Report	05161824 File # 72602050	-
FEATURE	SUBJECT		LE SALE # 4	•	RABLE SALE # 5		LE SALE # 6
Address 480 Cocolalla L		4035 Dufort R		57 Wolverin		80 Gold Moun	-
Cocolalla, ID 8		Sagle, ID 8386		Cocolalla, II		Sagle, ID 8386	
Proximity to Subject		3.83 miles NW		3.12 miles S	6	5.51 miles NE	
Sale Price	\$ 420,000		\$ 445,000		\$ 400,000		\$ 450,000
Sale Price/Gross Liv. Area	\$ 204.28 sq.ft.			\$ 177.78 S		\$ 173.75 sq.ft.	
Data Source(s) Verification Source(s)		MLS #2018039 Selkirk MLS	3;DOM 40	MLS #20180 Selkirk MLS	0778;DOM 13	MLS #2018089 Selkirk MLS	95;DOM 11
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		DESCRIPTION	+(-) \$ Adjustment
Sales or Financing	DECOMMINENT	ArmLth		ArmLth		ArmLth	
Concessions		VA;0		Pending;0		Listing;0	-22,500
Date of Sale/Time		s03/18;Unk		Active		Active	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	5 000	Fee Simple		Fee Simple	0.500
Site View	5.03 ac B;Lakevw;	10.00 ac N;Woods;		15.00 ac N;Woods;		8.40 ac N;Woods;	-3,500 +9,000
Design (Style)	DT2;Story	DT1.5;Story		DT2;Story	+9,000	DT2;Story	+9,000
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	14	13	0	23	0	4	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			aths	Total Bdrms. Baths	
Room Count	6 <u>3</u> <u>3.0</u>	6 <u>3</u> 2.0	+5,000		2.0 +2,000		-3,000
Gross Living Area Basement & Finished	2,056 sq.ft. 872sf872sfwo	2,083 sq.ft.					
Basement & Finished Rooms Below Grade	872st872stwo 1rr1br1.0ba1o		+9,000 +5,000		+9,000 +5,000		+9,000 +5,000
Functional Utility	Good	Good	+5,000	Good	+5,000	Good	+5,000
Heating/Cooling	Hydr Gas/No	Hyd Elec/AC	-1.500	Radiant Gas	s/N 0	Radiant Gas/N	0
Energy Efficient Items	Good	Good	.,	Good	<b>_</b>	Good	
Garage/Carport	2ga2dw	2ga2dw		1cp1dw	+7,500	2dw	+10,000
Porch/Patio/Deck	Porch/Deck	Porch/Deck		Porch		Porch/Deck	
Outbuildings	Lg Shop	Shop/Barn	-3,000	Guest/Cabir			+3,000
Effective Age	5	5		10	+5,000	2	-3,000
Net Adjustment (Total)		<b>X</b> +	\$ 18,500	<b>X</b> +	- \$ 34,100	□ + <b>X</b> -	\$-9,400
Adjusted Sale Price		Net Adj. 4.2 %			5 %	Net Adj. 2.1 %	
					0 /		
of Comparables		Gross Adj. 8.4 %	\$ 463.500	Gross Adj. 16.	0 % \$ 434.100	Gross Adj. 18,1 %	\$ 440.600
of Comparables Report the results of the research a	and analysis of the prio						\$ 440,600
Report the results of the research a ITEM				and comparable s		sales on page 3).	\$ 440,600 RABLE SALE # 6
Report the results of the research a ITEM Date of Prior Sale/Transfer		r sale or transfer histor	of the subject property	and comparable s	ales (report additional prior	sales on page 3).	· · · ·
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Market (	Conditions Add	endum to	the Appraisal Repo	rt	File No.	051618242 72602056	25
The purpose of this addendum is to provide the lender/cl							
neighborhood. This is a required addendum for all apprai	sal reports with an effectiv	e date on or after A	pril 1, 2009.	-			
Property Address 480 Cocolalla Loop Ro	1	City <b>Co</b>	colalla	State	D	ZIP Code <b>838</b>	13
Borrower Lester Igo Instructions: The appraiser must use the information req	uired on this form as the h	asis for his/her cor	clusions, and must provide suppo	rt for those	conclusio	ne regarding	
housing trends and overall market conditions as reported							
it is available and reliable and must provide analysis as ir							
explanation. It is recognized that not all data sources will							
in the analysis. If data sources provide the required inform	•			•			
average. Sales and listings must be properties that comp subject property. The appraiser must explain any anomal				ised by a pr	ospective	buyer of the	
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Mon				Overall Trend	
Total # of Comparable Sales (Settled)	6	4	2	Inc	reasing	Stable	Declining
Absorption Rate (Total Sales/Months)	1.00	1.33	0.67	lnc 🗌		X Stable	Declining
Total # of Comparable Active Listings	8	6	6		-	Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	8.0	4.5	9.0	De	clining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List % Median Comparable Sale Price	Prior 7–12 Months 390.000	Prior 4–6 Mon <b>362,500</b>			reasing	Overall Trend Stable	Declining
Median Comparable Sales Days on Market	71	163	170			Stable	Increasing
Median Comparable List Price	399,000	329,000	339,500	lnc		X Stable	Declining
Median Comparable Listings Days on Market	193	185	183	De		X Stable	Increasing
Median Sale Price as % of List Price	97.55	95.89	88.35			Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p Explain in detail the seller concessions trends for the pas		N0	ad from 2% to 5% increasing use			Stable	Increasing
			Listing Service, there i				of huver
requested concession, relating to the re							
significant segment of the current m				ee rung			
· · · · · · · · · · · · · · · · · · ·							
Are foreclosure sales (REO sales) a factor in the market?		2 / 1	(including the trends in listings an			/	
Bank owned and foreclosure proper	ties represent les	s than 10% (	of the local market in th	his pric	e rang	e in the are	а.
Cite data sources for above information. Data	according to reco	ords from the	e local Multiple Listing	Service	).		
Current and the shore information of summary for	naluaiana in tha Nlainhhauh	and costion of the	annuaisal uana di fauna di		al informa	the such as	
Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw	-			-			
The above statistics include the median							due to
winter weather and summer tourism wit							
periodic comparisons may not be a true							
trends for single family properties in the	e market area with	sale price be	ng the most significant	indicato	r show	ing that the	market
conditions are stable.							
If the subject is a unit in a condominium or cooperative p			Project	Name:			
Subject Project Data	Prior 7–12 Months	Prior 4–6 Mon	ths Current – 3 Months			Overall Trend	
Total # of Comparable Sales (Settled)					reasing	Stable Stable	Declining
Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings					reasing clining	Stable Stable	Declining Increasing
Months of Unit Supply (Total Listings/Ab.Rate)					clining clining	Stable	Increasing Increasing
Are foreclosure sales (REO sales) a factor in the project?	Yes No	o If yes, indicat	e the number of REO listings and e		0		]
foreclosed properties.				· · · ·			
	the subject unit and project	t.					
	the subject unit and projec	t					
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	the subject unit and projec	t. Signa	ture				
Summarize the above trends and address the impact on	the subject unit and projec	Signa	ture visory Appraiser Name				
Summarize the above trends and address the impact on Signature Appraiser Name Cary Vogel Company Name Vogel Appraisal	the subject unit and projec	Signa Supe Comp	visory Appraiser Name vany Name				
Summarize the above trends and address the impact on Signature Appraiser Name Cary Vogel Company Name Vogel Appraisal Company Address PO Box 1728	Vogl	Signa Supe Comp Comp	visory Appraiser Name vany Name vany Address				
Summarize the above trends and address the impact on Signature Appraiser Name Cary Vogel Company Name Vogel Appraisal Company Address PO Box 1728 State License/Certification # CGA-342	State ID	Signa Supe Comp State	visory Appraiser Name vany Name vany Address License/Certification #			State	
Summarize the above trends and address the impact on Signature Appraiser Name Cary Vogel Company Name Vogel Appraisal Company Address PO Box 1728	State ID	Signa Supe Comp State	visory Appraiser Name vany Name vany Address License/Certification # Address			State 1004MC Ma	

Borrower	Lester Igo			
Property Address	480 Cocolalla Loop Rd			
City	Cocolalla	County Bonner	State ID	Zip Code 83813
Lender/Client	Wells Fargo Bank, N.A 0034526			

#### **Neighborhood Boundaries**

The general neighborhood is considered the Sandpoint Suburban Area. The area boundaries lie west from Sandpoint along the Pend Oreille River, north into the Selle Valley, bordered on the northwest by the Selkirk Ridge and on the east by the foothills of the Cabinet Mountains, and to the south the area including suburban community of Sagle, along the north/south route, Highway 95. Sandpoint (pop. 8,159) lies at the northwest end of Lake Pend Oreille in a mostly level glacial valley with mountains rising to the west and northwest a short distance from town.

Bonner County (pop. 40,908) is characterized by mountains rising to 7,000 ft. With several glacial valleys running mostly north and south through the mountain ranges. There are two large lakes, Priest Lake and Lake Pend Oreille with several other smaller mountain lakes. Schweitzer Ski area is located just to the northwest of Sandpoint. Other land uses include; agriculture, timber reproduction, single family residential and vacant land.

Single family residences are located on waterfront, secondary waterfront, foothill and mountain view sites of varying sizes, smaller size suburban properties and urban properties in several small cities. Sandpoint is the main employment and service center in the area. Most of the employment in the area is of small service related businesses for the recreation, logging and transportation systems in the area. The City of Sandpoint is the county seat.

#### Neighborhood market data:

For 2012 in the **Sandpoint Area** for single family dwellings, the average sale price was **\$240,100** The average marketing time was 172 days. The sales price as a percentage of list price was 92.5%. The number of sales was 394.

For 2013 in the **Sandpoint Area** for single family dwellings, the average sale price was **\$256,800** The average marketing time was 164 days. The sales price as a percentage of list price was 94.3%. The number of sales was 420.

For 2014 in the **Sandpoint Area** for single family dwellings, the average sale price was **<u>\$278,600</u>** The average marketing time was 149 days. The sales price as a percentage of list price was 95.1%. The number of sales was 425.

For 2015 in the **Sandpoint Area** for single family dwellings, the average sale price was **\$290,000** The average marketing time was 147 days. The sales price as a percentage of list price was 78.90%. The number of sales was 481.

For 2016 in the **Sandpoint Area** for single family dwellings, the average sale price was **\$308,750**. The average marketing time was 138 days. The sales price as a percentage of list price was 96%. The number of sales was 488.

For 2017 in the **Sandpoint Area** for single family dwellings, the average sale price was **\$341,300**. The average marketing time was 141 days. The sales price as a percentage of list price was 95.6%. The number of sales was 222.

Based on trend analysis and neighborhood information, and with support from the comparables' days on market, the subject is estimated to sell at the appraised value in a reasonable exposure time of 3 to 6 months with appropriate marketing techniques. These techniques include proper exposure with an asking price at approximately market value. Many items can drastically affect marketing times including economic conditions, property condition, asking price, access, etc.

A reasonable exposure time for the subject property developed independently from the stated marketing time is six months.

The appraiser has not performed any prior service relating to the subject property in the previous three years.

#### Additional Features:

Entry from covered deck into dining; living with wood stove open to above and french doors to deck;; kitchen with granite counters; primary bedrooms with attached bathroom and walk in closet; bedroom and a bath; upper with loft area bedroom with balcony and a bath; lower level with family room with exterior door to patio; laundry; bathroom; storage and bedroom with exterior door to patio; 40 x 60 shop with leanto; chicken coop and wood storage.

# **Subject Photo Page**

Borrower	Lester Igo	
Property Address	480 Cocolalla Loop Rd	
City	Cocolalla	Co
Lender/Client	Wells Fargo Bank, N.A 0034526	

County Bonner

State ID



# Subject Front

	-
480 Cocolalla	Loop Rd
Sales Price	420,000
Gross Living Area	2,056
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
	N:Res:
	B:Lakevw;
	5.03 ac
	Q3
	14

Subject Rear & Side





**Subject Street** 

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



Driveway 480 Cocolalla Loop Rd 420,000 2,056 6 3 3.0 N;Res; B;Lakevw; 5.03 ac Q3 14

Entry





Living

Borrower	Lester Igo	
Property Address	480 Cocolalla Loop Rd	
City	Cocolalla	County
Lender/Client	Wells Fargo Bank, N.A 0034526	

ty Bonner



	Dining
480 Cocolalla	Loop Rd
Sales Price	420,000
Gross Living Area	2,056
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
	N;Res;
	B;Lakevw;
	5.03 ac
	Q3
	14

Family

Kitchen





**Main Attached Bath** 

-			
Borrower	Lester Igo		
Property Address	480 Cocolalla Loop Rd		
City	Cocolalla	County	Bonner
Lender/Client	Wells Fargo Bank, N.A 0034526		



# Main Bedroom 1

Zip Code 83813

480 Cocolalla Loop Rd					
Sales Price	420,000				
Gross Living Area	2,056				
Total Rooms	6				
Total Bedrooms	3				
Total Bathrooms	3.0				
Location	N;Res;				
View	B;Lakevw;				
Site	5.03 ac				
Quality	Q3				
Age	14				

State ID

Main Bedroom 2





Main Bath

Borrower	Lester Igo		
Property Address	480 Cocolalla Loop Rd		
City	Cocolalla	County	Bonner
Lender/Client	Wells Fargo Bank, N.A 0034526		



U	pper den
480 Cocolalla	Loop Rd
Sales Price	420,000
Gross Living Area	2,056
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	B;Lakevw;
Site	5.03 ac
Quality	Q3
Age	14

Zip Code 83813

State ID

**Upper Bedroom** 





Upper attached bath

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



# Family - Basement

480 Cocolalla Loop Rd					
Sales Price	420,000				
Gross Living Area	2,056				
Total Rooms	6				
Total Bedrooms	3				
Total Bathrooms	3.0				
Location	N;Res;				
View	B;Lakevw;				
Site	5.03 ac				
Quality	Q3				
Age	14				







**Bath - Basement** 

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



# Laundry- Basement

480 Cocolalla Loop Rd						
Sales Price	420,000					
Gross Living Area	2,056					
Total Rooms	6					
Total Bedrooms	3					
Total Bathrooms	3.0					
Location	N;Res;					
View	B;Lakevw;					
Site	5.03 ac					
Quality	Q3					
Age	14					

Lake views





**Garage interior - Basement** 

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



# **Detached Shop**

480 Cocolalla Loop Rd						
Sales Price	420,000					
Gross Living Area	2,056					
Total Rooms	6					
Total Bedrooms	3					
Total Bathrooms	3.0					
Location	N;Res;					
View	B;Lakevw;					
Site	5.03 ac					
Quality	Q3					
Age	14					

**Shop Interior** 





Sheds

# Building Sketch (Page - 1)

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



# Building Sketch (Page - 2)

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						

TOTAL Sketch by a la mode, inc.	Area Calculations Summary	
Living Area		Calculation Details
First Floor	1448 Sq ft	55 × 24 = 1320
		$16 \times 8 = 128$
Second Floor	608 Sq ft	$20 \times 16 = 320$
		$24 \times 12 = 288$
Total Living Area (Rounded):	2056 Sq ft	
Non-living Area		
Balcony	96 Sq ft	$12 \times 8 = 96$
Deck	476 Sq ft	$0.5 \times 2 \times 3 = 3$
		$0.5 \times 3 \times 2 = 3$
		$12 \times 3 = 36$
		$12 \times 8 = 96$
		$14 \times 13 = 182$
		$6 \times 24 = 144$
		$0.5 \times 6 \times 4 = 12$
2 car built -in	608 Sq ft	24 × 23 = 552
		14 × 4 = 56
Basement	872 Sq ft	28 × 14 = 392
		$18 \times 20 = 360$
		$12 \times 10 = 120$

# **Plat Map**

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



# **Aerial Map**

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



# Neighborhood Map

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



# **Comparable Photo Page**

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



Co	mparable 1								
6736 Dufort Rd									
Prox. to Subject	5.16 miles W								
Sale Price	385,000								
Gross Living Area	2,108								
Total Rooms	6								
Total Bedrooms	3								
Total Bathrooms	2.1								
Location	N;Res;								
View	N;Woods;								
Site	5.00 ac								
Quality	Q3								
Age	12								



Comparable 2	1
--------------	---

	-
480 Sunnyside	Ridge Rd
Prox. to Subject	13.71 miles NE
Sale Price	400,000
Gross Living Area	2,248
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	B;Lakevw;
Site	8.46 ac
Quality	Q3
Age	34



Comparable 3						
59 Sherri Dr						
Prox. to Subject	2.08 miles SW					
Sale Price	402,000					
Gross Living Area	1,608					
Total Rooms	4					
Total Bedrooms	1					
Total Bathrooms	2.1					
Location	N;Res;					
View	N;Woods;					
Site	3.20 ac					
Quality	Q3					
Age	18					

# **Comparable Photo Page**

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



<b>Comparable 4</b>								
4035 Dufort Rd								
Prox. to Subject	3.83 miles NW							
Sale Price	445,000							
Gross Living Area	2,083							
Total Rooms	6							
Total Bedrooms	3							
Total Bathrooms	2.0							
Location	N;Res;							
View	N;Woods;							
Site	10.00 ac							
Quality	Q3							
Age	13							

State ID



C	0	m	pa	ra	bl	e	5

00	
57 Wolverine	Dr
Prox. to Subject	3.12 miles S
Sale Price	400,000
Gross Living Area	2,250
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Woods;
Site	15.00 ac
Quality	Q3
Age	23



<b>Co</b> 80 Gold Moun	<b>mparable 6</b> tain Dr
Prox. to Subject	5.51 miles NE
Sale Price	450,000
Gross Living Area	2,590
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Woods;
Site	8.40 ac
Quality	Q3
Age	4

Age

### **Location Map**

Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						



Borrower	Lester Igo						
Property Address	480 Cocolalla Loop Rd						
City	Cocolalla	County	Bonner	State	ID	Zip Code	83813
Lender/Client	Wells Fargo Bank, N.A 0034526						

# Bureau of Occupational Licenses Department of Self Governing Agencies The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)

# **CERTIFIED GENERAL APPRAISER**

# CARY M VOGEL PO BOX 1728 SANDPOINT ID 83864

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-Tava Copy

Tana Cory Chief, B.O.L.

CGA-342 Number

01/15/2019 Expires

Borrower	Lester Igo
Property Address	480 Cocolalla Loop Rd
City	Cocolalla
Lender/Client	Wells Fargo Bank, N.A 0034526

County Bonner



301 E. Fourth Street, Cincinnati, OH 45202

### DECLARATIONS

REAL ESTATE PROFESSIONAL ERRORS & OMISSIONS INSURANCE POLICY

State ID

#### THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: RAB3873873-17

Renewal of: RAB3873873-16

Program Administrator:

Herbert H. Landy Insurance Agency Inc. 75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. Named Insured: Cary Vogel dba Vogel Appraisal

Item 2. Address: 520 Cedar

City, State, Zip Code: Sandpoint, ID 83864 Attn:

Item 3. Policy Period: From <u>10/05/2017</u> To <u>10/05/2018</u> (Month, Day, Year) (Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability:

A. \$1,000,000 Limit of Liability - Each Claim

- B. \$1,000,000 Limit of Liability Policy Aggregate
- C. \$ 500,000 Limit of Liability Fair Housing Claims (inclusive of Claim Expenses)

D. \$ 500,000 Limit of Liability - Fungi Claims (inclusive of Claim Expenses)

Item 5. Deductible: (inclusive of Claim Expense): \$ 1,500 Each Claim

Item 6. Premium: \$ 1,324.00

item 7. Retroactive Date (if applicable): 10/05/2006

Item 8. Forms, Notices and Endorsements attached: D43100 (03/15) D43300 ID (05/13) D43408 (05/13) D43421 (03/15) D43432 (05/13) IL7324 (08/12)

Betty a mapuon

Authorized Representative

Page 1 of 1

D43101 (03/15)

#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### **Condition Ratings and Definitions**

#### C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

#### СЗ

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### **Quality Ratings and Definitions**

### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

#### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

# Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
А	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br Bau Del	Bedroom	Basement & Finished Rooms Below Grade
BsyRd c	Busy Road Contracted Date	Location Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
Ν	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions Basement & Finished Rooms Below Grade
rr RT	Recreational (Rec) Room Row or Townhouse	
s	Settlement Date	Design (Style) Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
SD	Short Sale	Sale or Financing Concessions
sf	Short Sale Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
	I	1

UAD Version 9/2011 (Updated 1/2014)

		Commentary Addendum	File No.		
Borrower	Lester Igo				
Property Address					
City		County	State	Zip Code	
			-		

### Section: FORM

Rule: FORM\_0370 Per USPAP, an appraiser must disclose whether they have or have not performed any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity. And if the answer is yes, the appraiser must disclose the type of services that were performed.

Have you performed any services on the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment? If Yes, please disclose the type of each prior service performed by you during this period of time:

Answer: N:

### Section: IMPROVEMENTS

Rule: IMPR 1055 The subject's Heat Source has been indicated as "Other". If the subject's primary heat source is listed as 1 of the 3 options on the form, please uncheck the "Other" box and check one of the 3 options on the form. Per VSS Residential Appraisal Guidelines, please make sure that the following 5 questions are addressed in the fields below.

1.) Is it continuously fueled? If No, please provide details below as to how fuel is supplied to the subject.

Answer: Y:

3.) Is it externally vented? If No, please provide details below as to how the heat source is vented.

Answer: Y;

4.) Is it adequate to heat the home? If No, please provide details below as to how this was determined.

Answer: Y;

5.) Is it common and typical for the market? If No, please provide details below as to how the heat source is atypical.

Answer: Y;