

Uniform Residential Appraisal Report

File No. 1303047

There are **15** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **246,000** to \$ **1,000,000**.
 There are **41** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **246,000** to \$ **1,000,000**.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Vinings Estates Drive SE Address Mableton, GA 30126		Vinings Estates Drive SE Mableton, GA 30126		Vinings Estates Drive SE Mableton, GA 30126		Kendall Knoll Court Mableton, GA 30126	
Proximity to Subject		0.07 miles SSE		0.27 miles WNW		0.47 miles S	
Sale Price	\$	\$ 380,000		\$ 340,000		\$ 434,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 110.56 sq. ft.		\$ 101.52 sq. ft.		\$ 126.68 sq. ft.	
Data Source(s)		FMLS # [REDACTED]; DOM 244		FMLS # [REDACTED]; DOM 153		FMLS # [REDACTED]; DOM 3	
Verification Source(s)		Doc #15029-667		Doc #15014-3065		Tax ID: 17-0399-0-039-0	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		Short Conv;9150	-9,150	ArmLth Conv;9000	-9,000
Date of Sale/Time		s01/13;c12/12	0	s12/12;c08/12	0	s03/13;c01/13	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	30817 sf	26963 sf	0	28234 sf	0	21344 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	Colonial	Colonial		Colonial		Colonial	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	14	14		14		11	0
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	0	Total Bdrms Baths		Total Bdrms Baths	0
Room Count	8 4 3.1	8 5 4.0	-2,000	8 4 3.1		10 4 3.1	0
Gross Living Area 25	3,405 sq. ft.	3,437 sq. ft.	-800	3,349 sq. ft.	1,400	3,426 sq. ft.	-525
Basement & Finished Rooms Below Grade	1461sf1402sfwo 2rr2br1.0ba1o	1636sf0sfwo	9,816	1574sf1574sfwo 3rr1br1.0ba0o	-2,280	1610sf0sfwo	10,024
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	3 Car Garage	3 Car Garage		3 Car Garage		2 Car Garage	2,000
Porch/Patio/Deck	CFPor,Deck,Scrn	CFPor,Deck	4,000	CFPor,Deck	4,000	CFPor,Deck,Scrn	
Fireplace	1 F/P	1 F/P		1 F/P		1 F/P	
Fence,Pool,Etc	Fence	None	2,000	Fence		None	2,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,016	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 6,030	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,499
Adjusted Sale Price of Comparables		Net Adj. 3.4%		Net Adj. -1.8%		Net Adj. 1.0%	
		Gross Adj. 4.9%	\$ 393,016	Gross Adj. 5.0%	\$ 333,970	Gross Adj. 5.4%	\$ 438,499

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain I did research the sale or transfer history of the subject property and comparable sales. See below.

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **FMLS/Tax Records**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **FMLS/Tax Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	FMLS #Tax Records	FMLS #Tax Records		FMLS #Tax Records		FMLS #Tax Records	
Effective Date of Data Source(s)	03/11/2013	03/11/2013		03/11/2013		03/11/2013	

Analysis of prior sale or transfer history of the subject property and comparable sales **No sales or transfers are noted for the subject property in the 3 years prior to the effective date of this report.**

No sales or transfers are noted for the comparable sales (1, 2, 3, and 4) in the 12 months prior to the dates of sale utilized for purposes of this report.

No sales or transfers are noted for the active listings (comparables #5 and 6) in the 12 months prior to the effective date of this report.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach \$ **393,000**

Indicated Value by: Sales Comparison Approach \$393,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

The sales comparison approach was given 100% of the weight in determining an estimate of value for the subject property. The cost approach is not applicable for this report. The income approach is not applicable for this report.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **The subject has been appraised "as-is, where-is" with the assumption that all mechanical systems are in working order.**

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **393,000** as of **03/27/2013**, which is the date of inspection and the effective date of this appraisal.