

NOTIFICATIONS

CASE#: C15-2016-0020 LOCATION: 5704 Wynona Ave.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

| Case # 45 - 2016 - 0020 ROW # 114 | 71057 Tax# 0231020706 |
|---|--|
| | TEADU |
| Section 1: Applicant Statement | |
| Street Address: 5704 Wynona Avenue | |
| Subdivision Legal Description: | |
| Lot 85 Allandale Sec 1 | |
| | |
| Lot(s): | Block(s): |
| Outlot: | Division: |
| Zoning District: SF-2 | |
| l/We James Kidwell | on behalf of myself/ourselves as |
| authorized agent for SELF | affirm that on |
| * | ear 2016 , hereby apply for a hearing before the |
| Board of Adjustment for consideration to (sel | ect appropriate option below): |
| ○ Erect ○ Attach ○ Complete ○ R | lemodel Maintain Other: Special exemption |
| Type of Structure: existing carport | |
| | |

| LDC 25-2-513 492(D) | |
|--|-----------------------------------|
| | - |
| Section 2: Variance Findings | |
| The Board must determine the existence of, sufficiency of, and weight findings described below. Therefore, you must complete each of the a as part of your application. Failure to do so may result in your application incomplete. Please attach any additional supporting documents. | pplicable Findings Statements |
| I contend that my entitlement to the requested variance is based on the | ne following findings: |
| Reasonable Use The zoning regulations applicable to the property do not allow for a rea | asonable use because: |
| Special exception - the carport in front setback existed when we p | ourchased the house in 1985 |
| | |
| | |
| Hardshipa) The hardship for which the variance is requested is unique to the | no proporty in that: |
| Without the variance, we would lose the benefit of the carport that years | · · · |
| special Exception | |
| b) The hardship is not general to the area in which the property is | located because: |
| Carports are numerous in this neighborhood (8 of 16 houses on the from Northland Dr. to Koenig/Allandale Road] have, and use, carp | oorts). |
| Special Exception | |
| Area Character The variance will not alter the character of the area adjacent to the pro | perty, will not impair the use of |
| adjacent conforming property, and will not impair the purpose of the re- in which the property is located because: | galations of the zorning district |
| adjacent conforming property, and will not impair the purpose of the regin which the property is located because:The carport does not obstruct views, does not increase total imperation. | |

09/11/2015 | Page 5 of 8

City of Austin | Board of Adjustment General/Parking Variance Application

| Re a v Ap | que aria per | ng (additional criteria for parking variances only) est for a parking variance requires the Board to make additional findings. The Board may grant ance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, andix A with respect to the number of off-street parking spaces or loading facilities required if it is findings of fact that the following additional circumstances also apply: |
|-----------------|--------------------|--|
| | 1. | Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because: //a |
| | 1 1/2 According | /a |
| | 2. | The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because: |
| | 111/ | in the state of th |
| | 3. | The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because: |
| | n/ | 'a |
| | 4. | The variance will run with the use or uses to which it pertains and shall not run with the site because: |
| | n/ | a |
| | | |
| | NO. | TE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated. |
| | | that my statements contained in the complete application are two and correct to the best of |
| my | kno | that my statements contained in the complete application are true and correct to the best of owledge and belief. |
| , ,hh | 00 | ant Signature: James Kidwell Date: Jan 8, 2016 |

City of Austin | Board of Adjustment General/Parking Variance Application

Applicant Name (typed or printed): James Kidwell

09/11/2015 | Page 6 of 8

| Applicant Mailing Address: 5704 Wynona Avenue | | |
|--|---|---|
| City: Austin | State: Texas | Zip: 78756 |
| Phone (will be public information): (512) 450-0669 | | |
| Email (optional – will be public information): | | |
| Section 4: Owner Certificate | | |
| I affirm that my statements contained in the complete a my knowledge and belief. | application are true and | correct to the best of |
| Owner Signature: James Kidwill | valituu uundaramakki soojeen ore-seeksuu uunda astariinkii viika kuu aasaa aasaa aasaa kassa sookeeleessa soo | Date: gan 8, 2016 |
| | | , |
| Owner Mailing Address: 5704 Wynona Avenue | | |
| City: Austin | State: Texas | Zip: 78756 |
| Phone (will be public information): (512) 450-0669 | | |
| Email (optional – will be public information): | | |
| Section 5: Agent Information | | |
| Agent Name: | | |
| Agent Mailing Address: | | |
| City: | | Zip: |
| Phone (will be public information): | | |
| Email (optional – will be public information): | | |
| Section 6: Additional Space (if applicable Please use the space below to provide additional information and the spection and specific proper item, include the Section and | mation as needed. To e | ensure the information is ontinued on next page). |
| Attached are copies of the building inspection reports mortgage refinancing. The former has the carport she the carport is shown in photos. The latter specifically | own in a sketch and the | e side and one leg of |
| sketch. | | |
| ` | | |
| • | | • |
| | | |
| | | |
| | | |
| | | |

25-2-476 SPECIAL EXCEPTIONS.

- (A) The Board of Adjustment shall grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under <u>Chapter 25-2</u> (*Zoning*) if the board finds that the special exception meets the requirements of this section.
 - (B) The Board shall grant a special exception under Subsection (A) of this section if:
- (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
 - (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
- (ii) at least 10 years, if the application for a special exception is submitted on or before June 6, 2016;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;
- (ii) impair the use of adjacent property that is developed in compliance with city code; or
- (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.
 - (C) A special exception granted under this section:
- (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
- (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
- (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.
- (D) A structure granted a special exception under this section shall be treated as a non-complying structure under <u>Chapter 25-2</u>, <u>Article 8</u> (*Noncomplying Structures*). *Source: Ord. 20110526-098; Ord. 20121108-091; Ord. 20130822-126*.

CITY OF AUSTIN DEVELOPMENT WEB MAP

cos derial

9704 WYNONG

___ Lot Lines

Streets

Building Footprints

Named Creeks

Lakes and Rivers Parks

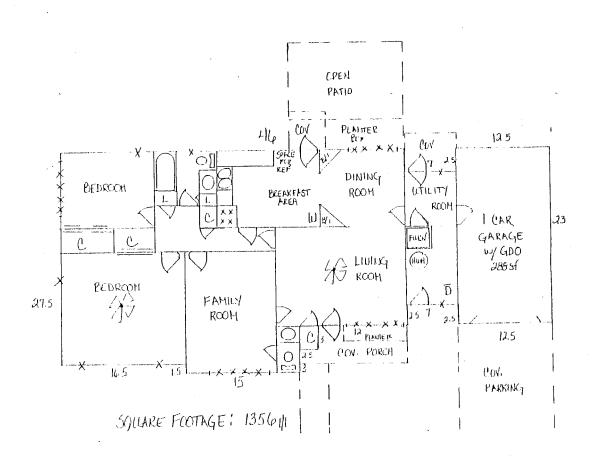
County



| L | | | 1. | - O n | · ^ ' >= | SIDE | JTI A & | -Opp. | AIS " | · 🙈 | D\T | | le No. | | | |
|----------------------------|--|---|--|--|--|---|--|--|---|--|--|--|--|--|---|--|
| | Properi Iton & Analysis | | ' | T I | 11. | SIDE | 4117 | Tract | |) C2 | - · 📆 | ENDER DISC | | | 1 R 2 Q 4 SE | |
| | Property Jess 5704 Wyns City Austin | na. | <u>Ayen.</u> County z | rayis. | | State | T.X | Zip Code | 2U I 70754 | | | ale Price | | \$. | 7 | |
| I | Legal Description Lot 85, s | | | | | | 1.A | | | | D | ate | | Y | | |
| F | Owner/Occupant James R. | ri | duell. | L CVD1 | LLANU. thia | I Mil | ı M | lap Reference | 6.0 | 030 | М | ortgage Ami | ount | [| _ | - |
| 'n | Sale Price \$ N / A | Dat | e of Sale | N/A | L. II. J. M | H | | | TY RIGHT | | AISED M | ortgage Type | B | | 7 | |
| E | Loan charges/concessions to be p | ald I | by seller | N/A | | | | x Fee | Simple | | ם | iscount Point | ts and (| Other C | o s ons | |
| Ţ | R.E. Taxes \$ 1,504,14 | | | 1987 | H0/ | \$/Mo. υ | nknow | n Lea | sehold | | P | aid by Seller | | \$ | • | |
| | Lender/Client University | | deral | Credi | | | | Con | dominlun | n (HUD/\ | VA) | | | | | |
| | 4611 Guadai | | | | Texas | 7875 | | | Minimis F | | | ource | | | | |
| | LOCATION | | Urban | | x Sub | | ļ | Rural | - 1 | | | ANALYSIS | | Good | Avg. Fair | Poor |
| | BUILT UP | x | Over 759 | 46 | | 75% | ļ | Under 25 | | | nent Stat | • | | \square | H | H |
| | GROWTH RATE | | Rapid | | x Sta | | ļ | Slow | | | | mployment | | 닐 | | |
| | PROPERTY VALUES | Ц | Increasin | - | X Sla | | ļ | Declining | 1 | | ence to S | | | 님 | | \vdash |
| | DEMAND/SUPPLY | \square | Shortage | | | lalance | , | X Over Sup | ' ' | | ence to S | | | \vdash | | \mathbb{H} |
| | MARKETING TIME | \Box | Under 3 | | | Mos. | | x Over 6 M | | • | • | lic Transport | tation | \mathbb{H} | | \vdash |
| Ė | 1 | | USE CHAI | | PREDOM | | | ile family h Price | 400 | | on Facilit | - | | H | | إحا |
| Ŀ | | t Lik | ely | <u> x</u> | OCCUPA | | \$ | (000) | (vrs) | • | cy of Utili | | | H | H | H |
| | | ely | | | Owner | | × | | | | / Compati | - | and | H | | \forall |
| Ξ | , | broc | ess | | Tenant | (0.50/) | | OK Low | | | as nom v Fire Prot | etrimental C | onu, | H | MH | 片 |
| Ţ | Commercial 5 % To | _ | | | Vacant (| | | 5 K Iligh Predominar | | | | ice of Prope | rtioe · | H | | H |
| E | Industrial 5% | | | | Vacant | (over 5%) | | | | | to Market | • | ilios | H | MH | H |
| i de la | Vacant 5 % Note: Race or the racial compositi | 20.0 | L the noin | blooked a | re not co | neidered re | | 25K - | | | | | | -1-1- | 1 1 1 | |
| | COMMENTS: fully develo | | | | | | | | | | | | | | | - 1 |
| E | business district. | | | | | | | | | | | | | | | |
| | mercial properties | | | | | | | | | | | | | | | |
| | Burnet Road, Alland | lat | e Roa | d andH | ancoc | k Driv | e. G | rowth r | ate i | s co | nside | red to | be (S | eeA | ttachme | nt) |
| | Dimensions 85.00 x 127 | | | | | | | | | | pography | | | | y Level | |
| | Site Area +/- 11,729 Sc | | | | | | Lot No | | | Siz | e | - | | | For Are | |
| | Zoning Classification Restric | t i | on of | Deed | Res. | Zoning | Complian | C6 Yes | | Sh | аре | | ecta | | | |
| Н | HIGHEST & BEST USE: Present Us | e Y | e s | | | Other U | lse N/A | | | Dra | alnage | A | ррев | rs. | Adequat | e |
| П | UTILITIES Public |)ther | | ITE IMPRO | VEMENTS | i Ty | /ре | Public | Privat | le Vie | €W | A | vera | g e | | |
| Π. | Electricity | | | itreet | As | phalt | | <u>x</u> | | | ndscaping | J <u>A</u> | vera | ge/ | Typical | |
| $\bar{\tau}$ | Gas X | | | Curb/Gutter | | ncrete | | X | | 1. | veway | | oner | | | |
| | Water X | | | idewalk | No | | | _ | | | • | | lone | Not | | |
| ľ | Sanitary Sewer X | | | itreet Lights | | andard | | <u> x </u> | 닏 | | MA Flood | | res* | | No _ <u>x</u> _ | |
| | Storm Sewer X | | | lley | No | | 404- | | | | ма Мар | | | | 040D/Zo | |
| | COMMENTS (Apparent adverse ea | seme | enis, encr | oacnments, | special | assessmen | HS, SHUE | areas, eic.) | subje | ich | s toc | ated on | 1 8 1 | ypi | cal int | er. |
| | property. The only | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 600 | | | ١ |
| | | | | | | Idvers | | | ect s | | | ormal (| See | | |) |
| | GENERAL DESCRIPTION | 1 | EXTERIOR | DESCRIPT | ION | | FOUNDA | TION | | BA | SEMENT | | | INSUL | ATION | <u> </u> |
| 9 | GENERAL DESCRIPTION Units One (1) | 1 | EXTERIOF Foundatio | DESCRIPT 1 | ION | Conc. | FOUNDA Slab | ATION | Yes | BA Are | | | N/A N/A | | ATION | <u> </u> |
| 913 | GENERAL DESCRIPTION Units One (1) Stories One (1) | - 1 | EXTERIOR | DESCRIPT n Valls | Prd. BV/F | Conc. | FOUNDA | ATION pace | | BA Are | SEMENT ea Sq. Ft. | | N/A | INSUL Roof | ATION |) * * |
| STREET | GENERAL DESCRIPTION | - 1 | EXTERIOF Foundatio Exterior V Roof Surf | DESCRIPT n Valls | Prd. BV/F | Conc. rame .Shgl | FOUNDA Slab Crawl S | pace | Yes N/A | BA Are % Cel | SEMENT ea Sq. Ft. Finished | | N/A | INSUL Roof Ceilin | ATION | |
| SINEMEN | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) | | EXTERIOF Foundatio Exterior V Roof Surf | DESCRIPT n /alls ace Dwnspts. | ON Prd. BV/F Comp | Conc. rame .Shgt | FOUNDA Slab Crawl S Baseme | pacent | Yes H/A H/A | BA Are % Cel Wa | SEMENT ea Sq. Ft. Finished Iling ills | N/A | N/A | INSUL Roof Ceilin Walls | ATION | |
| SINEMEMOR | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Slyle) Traditi Existing Yes Proposed No | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & | DESCRIPT n /alls ace Dwnspts. ype | ON Prd. BV/F Comp Alum | Conc. rame .Shgt | FOUNDA Stab Crawl S Baseme Sump P | pace ont ump ess None | Yes H/A H/A H/A eNote | BA Are % Cel Wa | SEMENT ea Sq. Ft. Finished Iling ills | N / A N / A N / A | N/A | INSUL Roof Ceilin Walls Floor None Adeq | ATION g Luacy A v g . | * |
| SINEMEMORAL | GENERAL DESCRIPTION | | EXTERIOR Foundatio Exterior V Roof Surf Gutters & Window | DESCRIPT n /alls ace Dwnspts. ype | Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgt | FOUNDA Slab Crawl S Baseme Sump Poundant | TION pace nt ump ss Non ent Non | Yes H/A H/A H/A eNote | BA Are % Cel Wa | SEMENT ea Sq. Ft. Finished Iling alls | N / A N / A N / A | N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ | ATION g LIACY A V g . ly Efficient li | * alems: |
| SINEMENORUM | GENERAL DESCRIPTION | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens | DESCRIPT n /alls ace Dwnspts. ype | Prd. BV/F Comp Alum SP M N/A | Conc. rame .Shgt | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme | TION pace nt ump ss Non ent Non | Yes H/A H/A H/A eNote | BA Are % Cel Wa | SEMENT ea Sq. Ft. Finished Iling alls | N / A N / A N / A | N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ | uacy Avg. uscy Avg. y Efficient li | * * * derns: c h · |
| IMPROVEMENTS | GENERAL DESCRIPTION | | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufacti | DESCRIPT Talls ace Dwnspts. Type Tred House | ION Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgl | FOUNDA Slab Crawl S Baseine Sump Pi Dampne Settleme Infestati | TION pace nt ump ss Non ent Non on Non | Yes N/A N/A N/A eNote eNote eNote | BA Are % Cel Wa d Flo d Out | SEMENT ea Sq. Ft. Finished Illing alls oor tside Entr | N/A N/A N/A N/A YN/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S d | g Luacy Avg. Ly Efficient liee Atta | * isims: ch· |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Slyle) Traditi Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22Eff ROOMS Foyer Living | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens | DESCRIPT n /alls ace Dwnspts. ype | ION Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgl | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme | TION pace nt ump ss Non ent Non | Yes H/A H/A H/A eNote | BA Are % Cel Wa d Flo d Out | SEMENT ea Sq. Ft. Finished Iling alls | N / A N / A N / A | N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S d | uacy Avg. uscy Avg. y Efficient li | * isims: ch· |
| | GENERAL DESCRIPTION | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti | DESCRIPT n valls ace Dwnspts. ype sh Kitcher | ION Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgt etal | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | TION pace nt ump ss Non ent Non on Non | Yes N/A N/A N/A eNote eNote eNote | d Flo Out | SEMENT ea Sq. ft. Finished Illing alls for tside Entr | N/A N/A N/A YN/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S d | uacy Avg. y Ettlicient li e Atta Statem Area Sq | # # # # # # # # # # # # # # # # # # # |
| | GENERAL DESCRIPTION | | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufacti | DESCRIPT Talls ace Dwnspts. Type Tred House | ION Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgt etal | FOUNDA Slab Crawl S Baseine Sump Pi Dampne Settleme Infestati | TION pace nt ump ss Non ent Non on Non | Yes N/A N/A N/A eNote eNote eNote | d Flo Out | SEMENT ea Sq. Ft. Finished Illing alls oor tside Entr | N/A N/A N/A N/A YN/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S d | g Luacy Avg. Ly Efficient liee Atta | # # # # # # # # # # # # # # # # # # # |
| | GENERAL DESCRIPTION | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti | DESCRIPT n valls ace Dwnspts. ype sh Kitcher | ION Prd. BV/F Comp Alum SP M N/A Yes | Conc. rame .Shgt etal | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | TION pace nt ump ss Non ent Non on Non | Yes N/A N/A N/A eNote eNote eNote | d Flo Out | SEMENT ea Sq. ft. Finished Illing alls for tside Entr | N/A N/A N/A YN/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S d | uacy Avg. y Ettlicient li e Atta Statem Area Sq | # # # # # # # # # # # # # # # # # # # |
| ROOM LIST IMPROVEMENTS | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Design (Style) Existing Proposed Under Construction Age (Yrs.) Effective Age (Yrs.) 20 - 22 Eff BOMS Foyer Dasement Level 1 Level 2 Level 2 | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti | DESCRIPT n valls ace Dwnspts. ype sh Kitcher | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | Pace Intump SS Non Non Non Rec. Rm. | Yes H/A H/A H/A H/A eNote eNote eNote | d Flo Out | SEMENT ea Sq. ft. Finished Illing alls for tside Entr | N/A N/A N/A YN/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S e e d | uacy Avg. y Ettlicient li e Atta Statem Area Sq | * * * * * * * * * * * * * * * * * * * |
| | GENERAL DESCRIPTION | f f f f f f f f f f f f f f f f f f f | EXTERIOF Foundation Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti Dining | DESCRIPT n talls ace Dwnspts. type sh cred House Kitcher | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal | FOUNDA Slab Crawl Si Baseine Sump Pi Dampne Settleme Infestati amily Rm. | Pace Intump SS Non Non Non Rec. Rm. | Yes H/A H/A H/A H/A eNote eNote eNote | d Flo d d Oul ms # | SEMENT ea Sq. Ft. Finished lling alls or tside Entr | N/A N/A N/A N/A N/A N/A N/A N/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S e e d | g uacy A v g . y Efficient li ee Atta Statem Area Sq 1,355. | * * * * * * * * * * * * * * * * * * * |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ | s: | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufactu Dining x HIE Fy HIE | DESCRIPT At alls ace Dwnspts. ype sh red House Kitcher X ATING Re F H A | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa KITCHEN E Refrigerato | FOUNDA Slab Crawl Si Baseine Sump Pi Dampne Settleme Infestati amily Rm. | Pace Intump SS Nonent None | Yes H/A H/A H/A H/A eNote eNote eNote | BAArd % Cel Wa d Flo Out d flo flo flo flo flo flo flo flo flo fl | SEMENT ea Sq. Ft. Finished lling alls or tside Entr | N/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | uacy A v g . y Efficient li e A t t a Statem Area Sq 1,355. | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood | SS: OON A V ! | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti Dining X HE 9 Typ Fut | DESCRIPT Adlis ace Dwnspts. ype sh ried House Kitcher X ATING Be Fit A | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa KITCHEN E Refrigerato Range/Ove | FOUNDA Slab Crawl Si Baseine Sump Pi Dampne Settleme Infestati amily Rm. | Rec. Rm. Rec. Sm. ATTIC None Stalrs | Yes H/A H/A H/A H/A eNote eNote eNote | BAArd %6 Cel Wa d Flo d Out d ms # h(s); IMPROV Quality Condition | SEMENT ea Sq. Ft. Finished liling alls for tside Entr Balhs . 5 | N/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | ATION g uacy A v g . y Efficient II se Atta Statem Area Sq 1,355. | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood Trim/Finish Standard/A | s: on Ave | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufacti Dining x HE 9 Typ V Fut Coo | DESCRIPT Adlis ace Dwnspts. ype sh red House Kitcher x ATING He FH A H G a sh didion A V sh | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa KITCHEN E Refrigerato Range/Ove Disposal | FOUNDA Slab Crawl Si Baseine Sump Pi Dampne Settleme Infestation x edroom(s coulp. or | Rec. Rm. Rec. Stairs Drop Stairs | Yes N/A N/A N/A eNote eNote eNote | BA Area See See See See See See See See See S | SEMENT ea Sq. Ft. Finished liling alls for tside Entr Balhs . 5 /EMENT of Const on of Imp Sizes/Lay | N/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | uacy A v g y Efficient II e e A t t a. S t a t e m Area Sq 1,355. | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood Trim/Finish Bath Floor Cer. Yile / A | s: on A v: Vg | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufacti Dining X HIE Typ Fue Color Add | DESCRIPT In Valls ace Dwnspts. Type Sh Irred House Kitcher X ATING He Fill He Gas addition A V agayacy A V agaya | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa KITCHEN E Refrigerato Range/Ove Disposal Dishwashe | FOUNDA Slab Crawl Si Baseine Sump Pi Dampne Settlerne Infestation x edroom(s COUIP. or | Rec. Rm. Rec. Rm. ATTIC None Stairs Drop Stair Scuttle | Yes H/A H/A H/A H/A eNote eNote eNote | BA Are % Cel Wa d d Ou d d d d l l l l l l l l l l l l l l l | SEMENT ea Sq. ft. Finished liling alls for tside Entr Balhs 5 /EMENT of Const on of Imp Sizes/Lay and Stor | N/A N/A N/A N/A N/A N/A N/A N/A N/A Laundry X 1,356 ANALYSIS ruction rovements out rage | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | uacy A v g y Efficient II ee A t t a S t a t em Area Sq 1,355. | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Tradit' L Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Erinished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Wainscot Cer. Tile / A | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window 1 Storm Sa. Screens Manufacti Dining X HE 9 Tyu V Fue Coo Add CO | DESCRIPT In Valls acce Dwnspts. ype sh wred House Kitcher X ATING He Fill Gas addition AVS equacy AVS OLING | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa KITCHEN E Range/Ove Disposal Dishwashe Fan/Hood | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestation x edroom(s COUIP. | Rec. Rm. Rec. Rm. Rec. Statis Drop Statis Scuttle Floor | Yes N/A N/A N/A eNote eNote eNote | BA Are % Cel Wa d d Ou on the first series with the first series w | SEMENT ea Sq. ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const on of Imp Sizes/Lay and Stoi Efficience | N/A N/A N/A N/A N/A N/A N/A N/A Laundry X 1,356 ANALYSIS ruction ruction ruction ruction ruction ruction ruction | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | uacy A v g y Efficient II ee A tta Statem Area Sq 1,355. of Gross Livi Avg Fair X | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood Trim/Finish Bath Floor Cer. Yile / A | | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window I Storm Sa Screens Manufacti Dining X HIE Typ V Fue Cool Add CO Cei | DESCRIPT In Valls ace Dwnspts. Type Sh Irred House Kitcher X ATING He Fill He Gas addition A V 6 addition A V 7 addition A V 7 addition A V 7 addition A V 8 addit | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal Den Fa KITCHEN E RengerOve Disposal Dishwashe Fan/Hood Compactor | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestation x edroom(s COUIP. or T T | Rec. Rm. Rec. Rm. Rec. Stalrs Drop Stalrs Scuttle Floor Heated | Yes N/A N/A N/A eNote eNote eNote | BA Ard % Cel Wa d d Out of the first | SEMENT ea Sq. ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const con on Imp Sizes/Lay and Ston Efficienc ng-Adequ | N/A | M / A N / A Oth | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d | uacy A v g y Efficient II ee Atta Area Sq 1,355. of Gross Livi Avg. Fair X X X X X X X X X X X X X X X X X X X | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Tradit' L Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Erinished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Wainscot Cer. Tile / A | | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufacti Dining X HE Typ V Fut Coo Ad Co Co | DESCRIPT n /alls ace Dwnspts. ype sh red House Kitcher x ATING re F H / G a a didion A V s equacy A V s outling formal yes er if 7 / V s er if 7 | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal Den Fa KITCHEN E Rengeroto Rengeroto Disposal Dishwashe Fan/Hood Compactor Washer/Di | FOUNDA Slab Crawl S Baseme Sump P Dampne Settlem Infestation x edroom(s COUIP. or | Rec. Rm. Rec. Rm. Rec. Rm. The ATTIC Nones Stair Scuttle Floor Heated Finished | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo | BA Ard % Cel Wa d d Out of the first | SEMENT ea Sq. ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const con on Imp Sizes/Lay and Ston Efficienc ng-Adequ eal-Adequ | N/A | N/A N/A | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d Good | uacy A v g y Efficient II ee Attam Area Sq 1,355. | * * lems: ch- ent FL 75 |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Detached Design (Style) Fraditit Existing Proposed Under Construction Age (Yrs.) Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Basement Level 1 Level 2 Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Woods Trim/Floish Bath Floor Bath Wainscot Ceff. Tile/A Standard/A | S: 000 A V V 9 V 9 V 9 V 9 | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HE Typ V Fut Coo Ad Coe Ott Coi | DESCRIPT Adlis ace Dwnspts. ype sih red House Kitcher X ATING F H A andidion A V S adurcy A V S output for indidion A V S output | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal Den Fa KITCHEN E Renge/Ove Disposal Dishwashe Fan/Hood Compactor Washer/Dr Microwave | FOUNDA Slab Crawl S Baseme Sump P Dampne Settlem Infestation x edroom(s COUIP. or | Rec. Rm. Rec. Rm. Rec. Stalrs Drop Stalrs Scuttle Floor Heated | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo | BA Ard % Cel Wa d d Out of the second of the | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const Sizes/Lay and Stot Efficienc ng-Adequ al-Adequ | N/A | Oth Square | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d Good | uacy A v g y Efficient II ee Atta Area Sq 1,355. of Gross Livi Avg. Fair X X X X X X X X X X X X X X X X X X X | * * lems: ch- ent FL 75 |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood Trim/Finish Bath Floor Bath Walnscot Doors Standard/A Fireplace(s) None | | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HIE Typ Fut Coo Ad Coo Ad | DESCRIPT Adlis ace Dwnspts. ype sih red House Kitcher x ATING F H A addition AV aquacy AV | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal Den Fa KITCHEN E Refrigerato Refrigerato Disposal Dishwashe Fan/Hod Compactor Washer/Dr Microwave Intercom | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestali x edroom(s COUIP. or X ryer C ryer C c c c c c c c c c c | Rec. Rm. Rec. Rm. Rec. Rm. The ATTIC None Stair Scuttle Floor Heated Finished Unfin. | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo | BA Ard % Cel Wa d d d d d d d d d d d d d d d d d d | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const of Const of Const cand Stot Efficience and Stot Efficience and Adequ cal-Adequ a Cabinets libility to | N/A | Oth Square | INSUL Roof Ceilin Walls Floor None Adeq Energ * S & e d Good | uacy A v g y Efficient II ee Atta Statem Area Sq 1,355. | * * lems: ch- ent FL 75 |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Del /Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 22 Eff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wood Trim/Finish Bath Floor Bath Walnscot Doors Standard/A Fireplace(s) None | S: 000 A V V 9 V 9 V 9 V 9 | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HE Typ Fut Coo Ad Coo Ad Att | DESCRIPT Adlis ace Dwnspts. ype sih red House Kitcher X ATING F H A and did no A V S equacy A V S | ION Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc, rame . Shgt . etal Den Fa KITCHEN E Refriger/Ove Disposal Dishwasher/Dr Microwave Intercom Adequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestali x edroom(s COUIP. or X ryer C ryer C x | Rec. Rm. Rec. Rm. Rec. Rm. The ATTIC Nones Stair Scuttle Floor Heated Finished | Yes H/A H/A H/A H/A eNote eNote CNote Sedroor Z X X | BA Arra % Cel Wa Arra for Cel Wa Ma Flo Out of Cel Ma Ma Mark for Cel Mark for Cel Mark for M | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 JEMENT of Const of on of Imp Sizes/Lay and Stoo Efficienc ng-Adequ acai-Adequ a Cabinets libility to & Marke | N/A | Oth Square | INSUL Roof Ceilin Walls Floor None Adeq Energ * \$ c e d | uacy A v g . y Efficient li ee Atta Statem Area Sq 1,355. | * * lems: ch- ent FL 75 |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Detached Design (Style) Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22E ff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV Walls Paint, Wood Walls Paint, Wood Standard/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition AV9. None | s: on A v: /A v y v y v y v y v y v y v y v y v y v | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window I Storm Sa Screens Manufacti Dining X HIE Typ Co Co Ad Att Del Roof Roof Att Del Roof Roof Roof Roof Roof Roof Roof Roo | DESCRIPT In Valls acce Dwnspts. Iype Sh Irred House Kitcher X ATING He Fill He Gas Addition AV Bequacy A | ON Prd. BV/F Comp Alum SP M N/A Yes N/A | Conc. rame . Shgt . etal Den Fa RittCHEN E Range/Ove Disposal Dishwashe Fan/Hood Compactor Washer/Di Microwave Intercom Adequate Flectric Or | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati x edroom(s COUIP. or X r yer C | Rec. Rm. Rec. Rm. Rec. Rm. Rec. rm. ATTIC None Stalrs Drop Stalr Scuttle Floor Heated Finished Unfin. House Entry Outside Entry Rasement Frasement Fras | Yes H/A H/A H/A HOTE ENOTE ENOTE SERVICE Bedroon 2 | BA Are % Cel Wa d d Out of the first | SEMENT ea Sq. ft. Finished liling alls for tside Entr Balhs . 5 /EMENT of Const of of str side Stor Efficience ng-Adequ al-Adequ | Laundry Laundry Laundry Laundry ANALYSIS ruction r | Oth Square | INSUL Roof Cellin Walls Floor None Adeq Energy e d Feet C Good | uacy A v g y Efficient II e e A t t a S t a t e m Area Sq 1,355. | * * * * * * * * * * * * * |
| | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22E ff ROOMS Foyer Living Basement Level 1 x Level 2 x Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wook Walls Paint, Wook Standard/A Standard/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg. None | s: on A v: V g V g V g | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window Storm Sa Screens Manufacti Dining X HIE Typ Co Co Co Co Co Ad Ad Att Del Buil Del Co Co | DESCRIPT In Valls ace Dwnspts. Iype Sh Ired House Kitcher X A Roo ATING He Gas Indidition A V Squucy A V | ON Prd. BV/F Comp Alum SP M N/A Yes N/A G G G G G G G G G G G G G G G G G G G | Conc, rame . Shgt . etal Den Fa BKITCHEN E Range/Ove Disposal Dishwashe Fan/Hood Compactor Washer/Di Microwave Intercom Adequate Inadequate Inadequate Inadequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. roi. ATTIC None Stairs Drop Stair Scuttle Floor Heated Finished Unfin. House Entry Outside Entry Basement Entressed | Yes H/A H/A H/A HOTE ENOTE ENOTE STATE Bedroon 2 -5 Bal X Value Thirty Pine | BA Are % Cel Wa d d Out of the first serious for the first serious | SEMENT ea Sq. ft. Finished liting alls for tside Entr Balhs . 5 /EMENT of Const of of stip sizes/Lay sizes/Lay cand Stor Efficience ng-Adequ al-Adequ al-Ad | Laundry Laundry Laundry X 1,356 ANALYSIS ruction | Oth Square Square Ition A Cond A C | INSUL Roof Cellin Walls Floor None Adeq Energy e d Good | uacy A v g y Efficient II e e A t t a. S t a t e m Area Sq 1,355. | ent FL Poor Yrs. |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Detached Design (Style) Traditit Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22E ff ROOMS Foyer Living Basement Level 1 x Level 2 x Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV/ Walls Paint, Wook Walls Paint, Wook Standard/A Standard/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg. None | s: on A v: V g V g V g | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window Storm Sa Screens Manufacti Dining X HIE Typ Co Co Co Co Co Ad Ad Att Del Buil Del Co Co | DESCRIPT In Valls ace Dwnspts. Iype Sh Ired House Kitcher X A Roo ATING He Gas Indidition A V Squucy A V | ON Prd. BV/F Comp Alum SP M N/A Yes N/A G G G G G G G G G G G G G G G G G G G | Conc, rame . Shgt . etal Den Fa BKITCHEN E Range/Ove Disposal Dishwashe Fan/Hood Compactor Washer/Di Microwave Intercom Adequate Inadequate Inadequate Inadequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. roi. ATTIC None Stairs Drop Stair Scuttle Floor Heated Finished Unfin. House Entry Outside Entry Basement Entressed | Yes H/A H/A H/A HOTE ENOTE ENOTE STATE Bedroon 2 -5 Bal X Value Thirty Pine | BA Are % Cel Wa d d Out of the first serious for the first serious | SEMENT ea Sq. ft. Finished liling alls for tside Entr Balhs . 5 /EMENT of Const of of str of const of str of const of c | Laundry Laundry Laundry Laundry X 1,356 ANALYSIS ruction | Oth Square Square Ition A Cond A C | INSUL Roof Cellin Walls Floor None Adeq Energy e d Good | uacy A v g y Efficient II e e A t t a S t a t e m Area Sq 1,355. | ent FL Poor Yrs. |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det./Att.) Detached Design (Style) Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22E ff ROOMS Foyer Living Basement Level 1 X Level 2 X Finished area above grade contain SURFACES Materials/Condit Floors HW, Cpt, SV Walls Paint, Wood Walls Paint, Wood Standard/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition AV9. None | s: on Av: Vg Vg | EXTERIOF Foundatio Exterior V Roof Surf Gutters & Window I Storm Sa Screens Manufacti Dining X HE Gutters Add Co Co Add Att Del Butters Add | DESCRIPT Adlis ace Dwnspls. When Kitcher Kit | ON Prd. BV/F Comp Alum SP M N/A Yes N/A G G G G G G G G G G G G G G G G G G G | Conc, rame . Shgt . etal Den Fa BKITCHEN E Range/Ove Disposal Dishwashe Fan/Hood Compactor Washer/Di Microwave Intercom Adequate Inadequate Inadequate Inadequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestati | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. House Entry Outside Entry Basement Erressed patio, | Yes H/A H/A H/A H/A eNote eNote content Bedroon 2 .5 Bal X X pintry pine fence | BA Ard % Cel Wa d d Out of the second of the | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const con of Imp Sizes/Lay and Sto Efficienc ng-Adequ all-Adequ all-Ade | Laundry Laundry Laundry X 1,356 ANALYSIS ruction Laundry Laundry | Olh Square Square Ition & Cond altifum Ition Cond Ition I | INSUL Roof Ceilin Walls Floor None Adeq Energy e d er | Juacy A v g y Efficient II e e Atta Statem Area Sq 1,355. of Gross Livi Avg Fair X X X X X X X X X X X X X X X X X X X | ems: ch- ent .FL .FS .YrsYrs. |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Surfaces Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Wainscot Cer. Tile/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Toom, tafo (2) Cert Tile/A Condition Avg None Additional features: Hardwood Condition Avg None Additional features: Hardwood Condition Avg None | s: on Avg vg vg | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HE Tyr Cor Cor Cor Cor Cor Ad Att De Bui Loors Fans Fans Cor Tyr Tyr Tyr Tyr Tyr Tyr Tyr Tyr Tyr Ty | DESCRIPT Adlis ace Dwnspts. ype sih Kitcher X ATING He FHA Holdinon AV Sequacy AV Beduacy AV B | ON Prd. BV/F Comp Alum SP M N/A Yes N/A I I I I I I I I I I I I I I I I I I | Conc, rame . Shgt . etal Den Fa XITCHEN E Refriger/Ove Disposal Dishwashe Fan/Hod Compactor Washer/Dr Microwave Intercom Adequate Inadequate Inadequate Inadequate Inadequate Inadequate Inadequate Inadequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestali x edroom(s Typer C T | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. The ATTIC None Stair Scuttle Floor Heated Finished Unfin. House Entry Outside Entry Basement Ertressed patio, | Yes H/A H/A H/A H/A eNote eNote CNote ENote For a content A A A A A A A A A A A A A | BA Are BA | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const of Const of Const sizes/Lay and Stol Efficienc ng-Adequ al-Adequ a | Laundry Laundry Laundry Laundry X 1,356 ANALYSIS ruction rovements out age y acy & Condi -Adequacy Neighborhoot lability ining Econor ining Physic Richelling Physic Ph | Oth Square | INSUL Roof Ceilin Walls Floor None Adeq Energe ed er Feet t Good | Juacy A v g y Efficient II ee Attem Area Sq 1,355. of Gross Livi Avg Fair X | * * * * * * * * * * * * * |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Finished area above grade contain SURFACES Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Wainscot Cer. Tile/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Toom, tafo (2) Cert Teach Carport Condition (PiùSical, functional Che de Standard of the second | s: on A V: V9 V9 V9 Nnt ub | EXTERIOF Foundatio Exterior V Root Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HE Typ Con | DESCRIPT Adlis ace Dwnspts. ype sih red House Kitcher X ATING F H A Addison AV S Bequacy AV S Cover in the control of the control o | ON Prd. BV/F Comp Alum SP M N/A Yes N/A IIIIS; | Conc, rame . Shgt . etal Den Fa XITCHEN E Refriger/Ove Disposal Dishwasher/Dr Microwave Intercom Adequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestali x edroom(s COUIP. or Fryer Frye | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. House Entry Outside Entry Outside Entry Basement Er Tressed patlo, Ion, etc.): Tee no it | Yes H/A H/A H/A H/A eNote eNote eNote Bedroo 2 .5 Bal X X plus plus fence here ems o | BA Are Are Are Are Are Are Are Are Are Ar | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const of Const of Const of Const ing-Adequ and Stol Efficience and Adequ and Adeq | Laundry Laundry Laundry 1,356 ANALYSIS ruction rovements out acy & Condiacy & Condia | Oth Square Square Ition Condition | INSUL Roof Ceilin Walls Floor None Adeq Energe ed Feet (Good | Juacy A v g | ems: ch- ent FL 75 Poor |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Finished area above grade contain SURFACES Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Walnscot Doors Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Additional features: Hardwood Foom, take (2) cell to parking area in fro Bepresiation (Missical, functional- the dasign of the s the subject other te | s: on A V: V9 V9 V9 nt than the half | EXTERIOF Foundation Exterior V Root Surf Gutters & Window Storm Sa Screens Manufact Dining X HE Typ Con | DESCRIPT Adlis ace Dwnspts. ype sih Ired House Kitcher X ATING F H // G as addition A V g equacy A V g ached ached It-In In bec To Ver The garri addity ached ached It-In In bec The garri T | ON Prd. BV/F Comp Alum SP M N/A Yes N/A In | Conc, rame . Shgt . etal Den Fa KITCHEN E Refrigerote Refrigerote Microwave Intercom Adequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestalia x edroom(s Typer C | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. House Entry Outside Entry Basement Entres sed patio, Ion, etc.): Tenoit the service of the second seco | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo 2 .5 Bal X X X Plus Plus Plus Fence here ems o consi | BAArd % Cel Wa d Du ms # 1 h(s); IMPROV Quality Condition Closets Energy Plumbir Electric Kitchen Compa Appeat Estimat Estimat G y a are f ph derec | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs 5 /EMENT of Const of Const of Const of Const ing-Adequ and Stol Efficience and Adequ and Adeq | Laundry Laundry Laundry 1,356 ANALYSIS ruction rovements out acy & Condiacy & Condia | Oth Square Square Ition Condition | INSUL Roof Ceilin Walls Floor None Adeq Energe ed Feet (Good | Juacy A v g | ems: ch- ent FL 75 Poor |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Finished area above grade contain SURFACES Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Walnscot Cer. Tile/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Additional features: Hardwood Foom, tafo (2) Cerl to Parking area in fro Bepresiation (Missical, functional- the design of the s the subject other to necessary repairs to | s: on A v: /A v: vg vg vg nt ng nt hai | EXTERIOF Foundation Exterior V Root Surf Gutters & Window Storm Sa Screens Manufact Dining X HE Typ Con | DESCRIPT Adlis ace Dwnspls. ype sih Ired House Kitcher X ATING He FH A Addition AV Sequacy AV COVE In Berry In Berry COVE In Berry In | ON Prd. BV/F Comp Alum SP M N/A Yes N/A In | Conc, rame . Shgt . etal Den Fa KITCHEN E Refrigerote Refrigerote Microwave Intercom Adequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestalia x edroom(s COUIP or X ryer C or A or A or T or | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. House Entry Outside Entry Outside Entry Basement Er Tressed Patlo, Ion, etc.): Te e no it ch was e inspe | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo 2 .5 Bal X X X Plus Plus Plus Fence ems o consi ction | BAArd % Cel Wa d d Out ms # 1 h(s): IMPROV Qualitytt Conditit Closets Energy Plumbir Electric Kitchen Compa Appeal Estimat Estimat H a I d y a a r e f p h d e r e c | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs . 5 /EMENT of Const sizes/Lay and Stol Efficienc ng-Adequ and Tobinets and Tobinets and Rema ted Rema ted Rema ted Rema ted Rema ted Roma ted R | Laundry Laundry 1,356 ANALYSIS ruction rovements out age y acy & Condia Adequacy Neighborhoot lability ining Econor in Kitche and a lideprean age/ | Oth Square Square Ition Condition | INSUL Roof Ceilin Walls Floor None Adeq Energy e d floor feet t food finance adec food finance adec food food food food food food food foo | Juacy A v g y Efficient II ee Attem Area Sq 1,355. of Gross Livi Avg Fair X | red |
| HITTERIOR TROOM LIST THE | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Finished area above grade contain SURFACES Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Walnscot Cer. Tile/A Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Additional features: Hardwood Foom, tafo (2) Cerl to Parking area in fro Bepresiation (Missical, functional- the design of the s the subject other to necessary repairs to | s: on A v: /A v: vg vg vg nt ng nt hai | EXTERIOF Foundation Exterior V Root Surf Gutters & Window Storm Sa Screens Manufact Dining X HE Typ Con | DESCRIPT Adlis ace Dwnspls. ype sih Ired House Kitcher X ATING He FH A Addition AV Sequacy AV COVE In Berry In Berry | ON Prd. BV/F Comp Alum SP M N/A Yes N/A In | Conc, rame . Shgt . etal Den Fa KITCHEN E Refrigerote Refrigerote Microwave Intercom Adequate Inadequate | FOUNDA Slab Crawl S Baseme Sump P Dampne Settleme Infestalia x edroom(s COUIP or X ryer C or A or A or T or | Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. Rec. Rm. House Entry Outside Entry Outside Entry Basement Er Tressed Patlo, Ion, etc.): Te e no it ch was e inspe | Yes H/A H/A H/A H/A eNote eNote eNote Sedroo 2 .5 Bal X X X Plus Plus Plus Fence ems o consi ction | BAArd % Cel Wa d d Out ms # 1 h(s): IMPROV Qualitytt Conditit Closets Energy Plumbir Electric Kitchen Compa Appeal Estimat Estimat H a I d y a a r e f p h d e r e c | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs . 5 /EMENT of Const sizes/Lay and Stol Efficienc ng-Adequ and Tobinets and Tobinets and Rema ted Rema ted Rema ted Rema ted Rema ted Roma ted R | Laundry Laundry 1,356 ANALYSIS ruction rovements out age y acy & Condia Adequacy Neighborhoot lability ining Econor in Kitche and a lideprean age/ | Oth Square Square Ition Condition | INSUL Roof Ceilin Walls Floor None Adeq Energy e d floor feet t food finance adec food finance adec food food food food food food food foo | Juacy A v g y Efficient II ee Attem Area Sq 1,355. of Gross Livi Avg Fair X | red |
| SINTERIOR ROOMLIST INP | GENERAL DESCRIPTION Units One (1) Stories One (1) Type (Det /Att.) Detached Design (Style) Tradit (Existing Yes Proposed No Under Construction No Age (Yrs.) 36 Years Effective Age (Yrs.) 20 - 22 Eff ROOMS Foyer Living Basement Level 1 x Level 2 Living Finished area above grade contain SURFACES Materials/Condit HW, Cpt, SV/ Walls Trim/Finish Bath Floor Bath Walnscot Doors Standard/A Fireplace(s) None CAR STORAGE: Garage No. Cars 1 Carport Condition Avg None Additional features: Hardwood Additional features: Hardwood Foom, take (2) cell to parking area in fro Bepresiation (Missical, functional- the dasign of the s the subject other te | S: on A V: Y 9 V 9 V 9 N 1 t e r o valei t e | EXTERIOF Foundation Exterior V Roof Surf Gutters & Window 1 Storm Sa Screens Manufact Dining X HE 9 Typ V Fue Coo Cee Old Coo Coo Add X Att Del Builtons fans of t external in jects in see v ince and i | DESCRIPT Adils ace Dwnspis. ype sih red House Kitcher X ATING Be Fill Gas Adilion AV Sequacy AV Cove In the gard addition AV sequacy AV ached all-in In be cove floor mal He dent all npact in su Libiect | ON Prd. BV/F Comp Alum SP M N/A Yes N/A 1 [Interpolation Fred Fred Fred Fred Fred Fred Fred Fred | Conc, rame . Shgt . etal Den Fa KITCHEN E Refrigerate Range/Ove Disposal Dishwashe Fan/Hood Compacton Washer/Di Microwave Intercom Adequate Inadequate Electric De a reas Rtry, needed, m . Ther d tear time instet area ighbor | FOUNDA Slab Crawl S Baseme Sump P Dampne Settlem Infestalia x edroom(s Typer C T | Rec. Rm. Rec. R | Yes H/A H/A H/A H/A eNote eNote eNote Self-tool X X X X X X X X X X X X X | BAAre % Cel Wa Are % Colored to the first form of the first form o | SEMENT ea Sq. Ft. Finished liting alls for tside Entr Balhs Sement Balh | Laundry Laundry X 1,356 ANALYSIS ruction rovements out y acy & Condi a-Adequacy Neighborhoc tability ining Econor ining Physic k t c ce nd an a | Olh Square Square Ition Ition Active Attive Atti | INSUL Roof Ceilin Walls Floor None Adeq Energ * S c ed d f c i o n a adec typ g mo | Juacy Avg. y Efficient II ee Atta Statem Area Sq 1,355. of Gross Livi Avg. fair X X X X X X X X X X X X X X X X X X X | idents: cent Fit 75 Poor Yrs. Yrs. |

| - | Allon OMILA-JM DESIDER INC. | 110 to 01 HR 294 |
|--------------|--|--|
| | the Certification & SV | I Hmiling Condition |
| | at SKETCH (SHOW GROSS LIVING ARE $l_{1,E}$ JE GhratE) author Mac or Farme Mare show only square foot calculations and cost approach comments in this space | ESTIMATED 1: AUCTION COST NEW OF IMPROVEMENTS: |
| | at SKETCH (SHOW CHOOS Etvine rate 1/4) | Dwelling1,356 Sq. Ft. @ \$ 52.00 \$0,512 |
| | | Sa Ft. @ \$ = |
| | $1.0 \times 46.0 \approx 1,058.00$ | ExtrasIncluded_In_Base_Rute |
| | $3.0 \times 34.0 = 102.00$ | Covered Carport Area |
| | $1.5 \times 31.5 = 47.25$ | Covered Carport Area. 1,000 Special Energy Efficient Items Standard. |
| | $1.5 \times 15.0 = 22.50$ | Porches, Patius, etc |
| \mathbf{a} | $7.0 \times 18.0 = 126.00$ | Priches, ratus, the Caylupen Fence 4 032 |
| | | Garage/Carport288 Sq Ft. @ \$14 .004 .032 Total Estimated Cost New 78 ,544 |
| 0 | Total 1,355.75 SAY 1,356 | |
| 1.4 | • | Physical Functional External |
| | The subject is functionally designed and does not | less to see |
| Н | suffer from functional obsolescence. No economic | Depreciation |
| II. | obsolescence was noted. The cost figures were | Depreciated value of improvements |
| lif | supported by the Marshall and Swift Index. Depre- | Site Imp. "as is" (driveway, landscaping, etc.) = \$ 2.,500 ESTIMATED SITE VALUE |
| М | ciation was based on the Aye/Life Method. Land | ESTIMATED SITE VALUE |
| | value was derived from conversations with local | (If leasehold, show only leasehold value) |
| | Realtors and appraisers. | INDICATED VALUE BY COST APPROACH = \$ 90,044 |
| 1 | (Not Required by Freddie Mac and Fannie Mae) | Construction Warranty Yus No |
| | Does property conform to applicable HUD/VA property standards? Yes No | Name of Warranty Program |
| | II No, explain H / A | Warranty Coverage Expires |
| Ħ | | |
| | The undersigned has recited three recent sales of properties most similar and proximate to subject | oct and has considered these in the market analysis. The description includes a dollar |
| H | admissionery reflecting marker reaction to those near or significant | a the todicated value of subject: If a significant field of the comparable is wherein |
| | lo, or more favorable than, the subject property, a minus (+) adjustment is made, thus reducing or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the inc | licated value of the subject. |
| H | COMPADADLE NO. 1 | COMPARABLE NO. 2 COMPARABLE NO. 3 |
| • | TEM SUBJECT COMPARABLE NO. 1 5704 Wynona 5619 Bull Creek | 2607 Twin Oaks Drive 5003 Shoat Creek |
| | 3704 Wyllona Solvana | |
| | Address Avenue | +/- 8 Blocks +/- 7 Blocks |
| Ħ | Proximity to Subject \$ 4/- 3 Blocks Sales Price \$ 4/A | 1 |
| | Sales Price \$ N/A \$ 99,500 Price/Gross Liv Area \$ N/A □ \$ 61.27 □ | 56.95 [2] \$ 63.42 [2] [MAN AND AND AND AND AND AND AND AND AND A |
| • | | MLS/IR/Realtor MLS/IR/Realtor |
| | OF CONSTION | DESCRIPTION (-) \$ Adjustment DESCRIPTION (-) \$ Adjustment |
| - 1 | VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION (-)\$ Adjustment | Conv.LTV80% Conv.LTV90% |
| H | Sales or Financing Concessions Concessions Conv.LTV90% Str. Pd. 3Pts | 00114.21100.01 |
| | Sales of Financing Concessions Str Pd 3Pts 0 | 12/30/07 0 1/6/88 |
| | Date of Sale/Time 3/88 11/11/8/ | Ayerage/Int O Ayerage/Int |
| 1 | Location | 0 70x125/4vg |
| | Site/View 86x136/Avg 100x108/Avg 0 | 80×151/Ayg. 0 70×125/Ayg. |
| 1 | Design and Appeal 1StTred/Avg 1StTred/Avg U | 1StCont/Ays 0 1StTrad/Ays Ayerase 0 Inferior ±100 |
| | Quality of Construction Average Inferior +1000 | <u> </u> |
| | Age 36 Years 37 Years 0 | <u> </u> |
| 0 | Obtained a second secon | Total Bulins Ballis Total Bulins Baths |
| | Above Grade total Bolinis Bathis Total Bolinis Hallis | |
| | | 6 3 2.5 -2500 7 3 1.0 +150 1.633 Sq. Ft -6600 1.412 Sq. Ft -150 |
| - 2 | Gross Living Area 1,356 Sq Ft 1,624 Sq Ft -6400 | 1,033,041,01 |
| | Basement & Finished | O No Programment |
| | Rooms Below Grade No Basement No Basement 0 | No Basement O No Basement Average O Average |
| - fil | Functional Utility Average Average 0 | |
| - 4 | I leating/Cooling CA/CII CA/CII 0 | |
| 7.7 | Garage/Carport 1 CAG/Cov 2 CAG -1000 | |
| | Barcher Dalin Day/goen Cov/Open, | |
| | Pools, etc. Fence Fence | Part. Fence +500 Fence |
| ٠. | Special Energy | Standard 0 Standard |
| | Ellicient lienis Standard Standard 0 | The state of the s |
| | Fireplace(s) Nofireplace Nofireplace 0 | NoFireplace 0 NoFireplace 0 Range/Oven, |
| | Other (e.g. kitchen Range/Oven, | 250 5mm/Nmod |
| | equip, remodeling) Fan/Nood B1-Kitchen -250 | 7 00 |
| | Net Adj (total) + X-\$ 11,650 | |
| | Net Adj (total) Indicated Value of Subject \$ 87,850 | \$ 86,650 |
| | of Subject \$ 87,850 | ab, 650 minimum. |
| • | Comments on Sales Companison. The three sales utilized in the | his report are att todated minimum features. |
| | | |
| | | |
| 1 | INDICATED VALUE BY SALES COMPARISON APPROACH | May Gross Rept Multiplier = \$ N/ |
| Ī | INDICATED VALUE BY SALES COMPARISON APPROACH INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ Indicated value by income approach or the renairs alterations inspections | /MO. X Gross near Manager plans and specifications |
| Î | This appraisal is made [x "as is [] subject to the repairs, increasing, increasing, | |
| ı | Comments and Conditions of Appraisal: None. | AND ASSESSED TO A COMMAND ASSESSED ASSE |
| | The state of the s | to a indicator of value as it reflect |
| | Final Reconciliation: The Market Data Approach is felt to | be the nest indicator of supported |
| E | Final Reconciliation: The Market Data Approach is rettion the actions of the typical buyer and seller in t | he marketplace. This application to (See Attachmen |
| | | |
| ŀ | by the Cost Approach. The Income Approach is no This appraisal is based upon the above requirements, the certification, contingent and li | MIBING CONTINUOUS, AND MAIRER VAINE DEMONSTRATE OF STATES OF |
| | Environment & Francis Fr | in Taltunbert |
| t | Funding Man Four 430 (Buy 7/R6)/Fannie Mae Form 1004B (Rev. 7/86) filed will | h client 19 March 24 19 88 to be \$ 89,000. |
| ķ | | AS UF March 24 |
| ţ | | |
| ŀ | I (We) certify: that to the best of my (our) knowledge and belief the facts and data used it inside and out, and have made an exterior inspection of all comparable sales cities. Apply | - · - · · · · · / 1/ 2 |
| | REVIEW APPRA | HOLD /// |
| | APPRAISER(5) // Ya Varia (2/21/09 / (it applicable) | Signature Did M Did |
| | Signature WHALATI ON A PEAL YSTS | Name Lof C. Brooks, SRPA, CRA Inspect Propert |





5704 LUYNONA AVENUE

| | · | | SIDENTIAL | APPI | R L REPO | R O | | | File No. | |
|-----|--|-----------------------------|---|----------|-----------------------|---------------------------------------|----------------------------|-------------------|--|------------|
| G. | BorrowerHank Kidwell an | | Mills | | Censu | us Tract15. | 01 M | ap Referenc | e 2-31 <i>07</i> | |
| | Property Address 5704 Wynor | na Drive | O T | | F1 | Taras | | Zip Code | 79.5 | |
| | CityAustin Legal Description Lot 85, Sc | action 1 A | CountyTra | | | Texas tas 787 | 156 | ZID COOR | 1° 1/2 | |
| | Sale Price \$ 100.500 Date | | Loan Term | | yrs Property Rig | | | l.easeho | la D Mim | mis PUD |
| | Actual Real Estate Taxes \$ | | an charges to be pai | | | | | | • | |
| | Lender/Client Drew Mortga | | | | Address 1406 (| | | | in, TX | 78746 |
| | Оссираню Омпет | Appraiser Le | ee C. Burns | & Co | Instructions to Ap | praiser Est | imate C | urrent | Market | Value |
| | Location | Urban | X Suburban | П | Rural | I | | | Good Avg. | Fair Poor |
| H | Built Up | Over 75% | 25% to 75% | | Under 25% | Employme | nt Stability | | | |
| | Growth Rate 🔲 Fully Dev. 🗌 | Rapid | Steady | | Slow | Convenienc | e to Employ | ment | | |
| | Property Values 🛣 | Increasing | Stable | | Declining | Convenienc | e to Shoppii | ng | | |
| | 9 | Shortage | In Balance | | Over Supply | | e to Schools | | | |
| | | Under 3 Mos. | 4-6 Mos. | | Over 6 Mos. | | of Public Tra | nsportation | | |
| | Present Land Use 90% 1 Family | | | Condo | 5% Commercial | | | | | HH |
| Ē | <u></u> | 5% Vacant Not Likely | _% Likely (*) | | aking Place (*) | Adequacy (| ompatibility | | 무띩 | HH |
| - | , · | _ | To | □'' | aking race () | Į | from Detrim | ental Condit | ions K | HH |
| E | f | Owner | Tenant | 5 | % Vacant | l | Fire Protecti | | | HH |
| | Single Family Price Range \$7 | 5,000 to \$1,75 | .000 Predominar | | | General Ap | pearances of | Properties | | |
| Tr | Single Family Age | 10 yrs to 100 | yrs Predominar | ıt Age | 25 yrs | Appeal to f | Market | | | |
| | Note: FHLMC/FNMA do not consid | | | | | | | | | |
| | Comments including those factors | | | | | | | | | |
| | is located 5 miles no | | | | | | | | | |
| | amenities as close p ject has had average | | | | | | | | | |
| | the future. | market acce | epeance in a | <u></u> | GOT MICH CILI | S CLEIN | 2 ancres | PELLOU | O COULCE | 1105 411 |
| | | | | | | | | | | |
| | Dimensions 85 X 137 | | | | - 11, | 645 Sq1 | rt or XWX XX | X | Corner | Lot |
| | Zoning classification Residen | | | | Present improve | ments 🗓 | do 🗌 do | not conform | n to zoning r | egulations |
| | 1 | sent use Other | | | | · · · · · · · · · · · · · · · · · · · | | | | |
| A | Public Other (Descri | | SITE IMPROVEME | | Topo Level | | | | | |
| | Elec. K | | ess: Public [| | | , | | | | |
| | Water K | Maintenand | aved Asphalt | | Shape Rectar | | | | | |
| 7 | San. Sewer X | Storm S | | | Drainage Appe | , | qua re | | | |
| | Underground Elect | t. & Tel. Sidewai | k X Street | Lights | is the property locat | led in a HUD i | dentified Specia | al Flood Hazar | d Area? No | Yes |
| | Comments (favorable or unfavorab | ble including any ar | pparent adverse ease | ments, | encroachments or o | ther adverse | conditions) | The sub | ject is | |
| | located on a typical | | | | | | | | | |
| | site is not located | | | - | r panel 4806 | 24-0040 | C_of_th | e City | of Aust | Lŋ |
| | flood plain maps, rev X Existing Proposed Uni | der Constr. No. Ur | nits 1 Type (de | et, dupl | ex, semi/det, etc.) | Design (ran | nbler, split le | vel, etc.) | Exterior Wa | ls |
| | Yrs, Age: Actual 31 Effective | | | | | | | | 90% BV 10 | 12 FR |
| 4 | | | ts None Wir | | ype Frame | | | Insulation | None | = |
| Ē | Comp. Shingle Gal | | <u>tal </u> | Storm | | 1.4.311 | ination | X Ceiling | Roof | X Walls |
| 1 | Foundation Walls | | | Floor | | ed Ceiling _ ed Walls | , | | ······································ | |
| - | Poured Concrete | | crete Floor | | | ed Floor | | | | |
| | Slab on Grade Crawl Space | | nce of: Dampr | ness | Termites Set | ttlement | | | | |
| | Comments The subject in | nprovements | were functi | onal | ly designed | and wer | e in av | erage c | ondition | ı on |
| | the date of inspection | | Kinahan Boo Ea | D | - I Bo- D- I F | Bedrooms | No. Baths | Laundry | Oth | ar. |
| Ľ | Room List Foyer Living Basement |) Dining I | Kitchen Den Fa | mily R | m. Rec. Rm. E | sear dorns | INU, Dattis | Laundry | | 181 |
| 4 | 1st Level 1 | 1 | 1 | | | 3 | 1.5 | 1 | | |
| | 2nd Level | | | | | | | | | |
| 5 | | | | | | <u> </u> | | | | |
| | Finished area above grade contains | | | | 5 baths, Gross Li | | | 1. ft. Bsmt A | | O_sq. ft. |
| | Kitchen Equipment: Refrigera | | | | | | actor W | /asher X Adequ | Dryer | edequate |
| 1 | HEAT: TypeCentral Fuel C | Gas Cor X Carpet Ovenlar | | ATH CU | ND: Central | Other | | X Yuado | | <u>-</u> |
| | | Plaster | COMO P A | | Quality of t | Construction | n (Materials & | & Finish) | Good Avg. | Fair Poor |
| | | X Average Fa | ıir Poor | | | af Improvem | | | | ă. |
| 7 | Bath Floor K Ceramic | <u> </u> | | | Room sizes | and layout | | | | |
| | Bath Wainscot 🖺 Ceramic [|] | | | Closets and | | | | | |
| 2 | Special Features (including energy | efficient itemsThe | e subject te | a tur | | | | | | |
| | two ceiling fans. | | | | Plumbing— | | | | | 무님 |
| | ATTIC: X Yes No \(\) \(\) | Stairway Drop- | stair X Scuttle | 7 Fine | | | d condition uacy and co | ndition | | |
| 3 | Finished (Describe) Unfinishe | | | Hest | ~ | ity to Neighl | | | | HH |
| 11 | CAR STORAGE: X Garage | | hed Detached | | 4.1 | | | | l M | H H |
| - | No, Cars 1 Adaquate | | ConditionAverag | | Appeal and | Marketabili | tγ | | | |
| | | | | | | | | | n if less than Lo | |
| | FIREPLACES, PATIOS, POOL, F | ENCES, etc. (descr | ibe) The subje | ct f | eatures a co | vered p | orch, c | overed | patio ar | nd a |
| | wood fence. | | | ···- | | hoL ! | 00 t ==== | 1 dono- | 10 fu | 100 |
| | COMMENTS (including functional ally designed and has | For physical inadeq | uacies, repairs need | ed, mod | dernization, etc.) 1 | ne subj | hie inf | Tuence | the eng | deat |
| | is considered to have | an effecti | ve age of 3 | l ver | ers as oppos | ed to 1 | ts actu | al age | of 15 ve | ars. |
| | LE CONDINCECO LO NAVE | . u. crecti | | _ / _ / | abpos | | | 0- | 10 | |
| 198 | | | | | | | | | | |

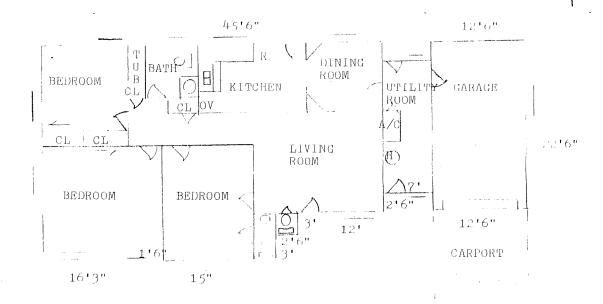
| _ | | VALU | ATION SE | | _ |
|----------------------|--|---|-----------------------------------|--|--|
| itted for T-NN | AA, the appraisor must att | ach (1) sketch or map sh | owing locatio | in of subject street names distar | LMC Form 439/FNMA Form 1964 |
| iental conditio | ns and (2) exterior buildin | g sketch of improvemen | ts showing dir | nensions | \IJ. |
| Measurements | No. Star | es Sq. Ft. | | IMATED REPRODUCTION CO | |
| 16.00 | 27.00 _× | 1 4 | 32.00 Dw | elling1,316 Sq. Ft | - 4 AP |
| × | | | | Sq. Ft ras Included in base | · @ \$ |
| 15.00 × | 25.50 | | 63.75 Ext | ras | . 18 00 |
| 12.00 , | 22.50 _x | - | | cial Energy Efficient Items 2 (| Ceiling fans 500 |
| 7.00 × | 17.50° | 1 . 1 | 22.50 Por | ches, Patios, etc. Cov.porch | n, cov. pat. 2000 |
| × | × | . 4 | Gar | age/Car Port 264 Sq. Ft | (a) \$ 10.00 = 2,640 |
| Total Gross Living A | rea (List in Market Data A | nalysis below) | 1,316 Site | Improvements (driveway, lands | 3500 3500 |
| | and economic obsolescenc | e The subje | ct Tot | al Estimated Cost New | \$ 94,180 |
| esidence is | functionally de | signed and loc | ated | Physical Funct | ional Economic |
| n a well pro | tected resident | ial subdivisio | D. Loss | 5 | |
| | ither functiona | l nor economic | Dep | reciation \$ 17,894 \$ | 0 \$ 0 \$ 17,894 |
| bsolescence | was charged. | | Dep | reciated value of improvements. | s 76,286 |
| | | | | IMATED LAND VALUE | |
| | | | [(11) | easehold, show only teasehold va | alue) |
| | | | INC | DICATED VALUE BY COST AP | PROACH \$ 101,286 |
| tem in the comparabl | e property is superior to, o titem in the comparable is | ret reaction to those item r more favorable than, th | is of significan e subjectoran | it variation between the subject a serty - aminus (-) adjustment is m | I thuse in the market analysis. The descrip nd comparable properties. It a significant oade, thus reducing the indicated value of timent is made, thus increasing the indica- |
| ITEM | Subject Property | COMPARABLE | NO. 1 | COMPARABLE NO. 2 | COMPAHABLE NO. 3 |
| ddress | 5704 | 7615 Shoal Cr | eek | 4468 Sinclair | 5717 |
| | Wynona Dr. | Drive | | Avenue | Marilyn Drive |
| roximity to Subj. | | 6 Blocks West | | 9 Blocks South | 8 Blocks West |
| ales Price | \$ 100,500 FD | S | 112,000 | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | \$ 105,000 |
| | | | 71. 117 [7] | | |

| ITEM | Subject Property | COMPARABLE NO. 1 | COMPARABLE NO. 2 | COMPARABLE NO. 3 |
|---|---|------------------------|-----------------------|---|
| Address | 5704 | 7615 Shoal Creek | 4468 Sinclair | 5717 |
| taken menancemental production out an analysis and and | Wynona Dr. | Drive | Avenue | Marilyn Drive |
| Proximity to Subj. | | 6 Blocks West | 9 Blocks South | 8 Blocks West |
| Sales Price | s 100,500 | § 112,000 | \$ 97,500 | s 105,000 |
| Price/ Living area | s 76.37 [/] | \$ 74.07 | 3 90.28 M | s 66.50 [] |
| Data Source | Inspection | Realtor/TCAD | Realtor/TGAD | ∦ Realtor/TCAD |
| Date of Sale and | DESCRIPTION | DESCRIPTION Adjustment | | DESCRIPTION Adjustment |
| Time Adjustment | 12/84 | 9/84 +2,800 | 7/84 +4,050 | 6/84 +5,250 |
| Lixation | Average | Inferior 1 +2,500 | Equal | Equal |
| Site/View | 11,645/Int. | 12,012/Int. + | 6750/Int. +2,500 | 8896/lnt. +1,500 |
| Design and Appeal | Trad./Avg. | Trad./Infer. ++2,500 | Trad./Equal | Trad./Equal |
| Juality of Const. | Average | Equal (| Equal | Equal |
| Age | 31 | 19 | 44 1 . | 27 |
| Condition | Average | Fair (+3,500 | Good ! -2,500 | Fair +3,500 |
| Living Area Room | Total B-rms Baths | Total B-rms Baths! | Total Barms Baths | Total Bons Baths |
| Count and Total | 7 3 1.5 | 7 3 2 - 500 | 5 : 2 : 1 + 1,500 | 7 3 2 1 -500 |
| Gross Living Area | 1,316 Sq.Ft. | 1,512 Sq.Ft.1 -5,900 | 1,080 sq.Ft. 1 ±7,100 | 1,579 Sq.Ft L -7,900 |
| lasement & Bsmt | None | None | 208 Sq. Ft. + | None I |
| -mished Hooms | *************************************** | ı | Addition 1-4,150 | ı |
| ² unctional Utility | Average | Average | Average | Average |
| An Conditioning | Central | Central | Central | Central |
| iarage/Car Port | 1 Attached | 2 Attached +-1,000 | None ++1,000 | None +1,000 |
| forches, Patio | Cov. Porch | Cov. Porch | Cov.Porch,Op: | Cov. Porch |
| 'ools, etc | Cov. Patio | Open Patio +500 | Wood Deck + −1,500 | Open Patio + +500 |
| ipecial Energy | Wood Fence | C-L Fence +1,000 | Wood Fence | C-L Fence ++1,000 |
| officient Items | 2 Ceiling . | Pool (-10,000 | No Ceiling | No Ceiling |
| MATTER TRANSPORT AND 1 N. LOUIS AND TAXABLE MATTER AND ADDRESS OF THE P. S. L. C. | Fans | No Fans +500 | Fans +500 | Fans + +500 |
| Other (e.g. fines | No Fireplace | Fireplace, 1 -1,500 | No Fireplace: | Fireplace -1,500 |
| places, krichen | Std. Kit, | Std.Kit., | Std.Kit., | Std.Kit., |
| quip., remadeling) | Central Heat | Central Heat! | Central Heat | Central Heat |
| Sales or Financing | Conventional | Conventional: | F.U.A. | Cash |
| Concessions | | l l | l | 1 |
| Vet adj. (Total) | | Plus; X Minus \$ 5,600 | XPlus: Minus \$ 8,500 | [X] Plus, [] Minus \$ 3.350 |
| ndicate Value of Subject | | \$ 106,400 | \$ 106,000 | s 108.350 |
| Comments on Market | DataSee Attached | • | *XX *XX * | 1111 |
| | | | | Birth of Parklands on Advisorate order the management assessment of the management of the design of the second of |
| | | | | |

| SIGS CIVING MES | 1,010 Sq.rt. | 1,012 Sq.Ft.1 -0,900 | 1,080 Sq.Ft.' f/,100 | [1,579 Sq.Fr = -7,900] |
|--|-------------------------|---|--|---|
| lasement & Bsmt | None | None | 208 Sq. Ft. + | None I |
| mished Hooms | | l l | Addition 1-4,150 |) |
| anctional Utility | Average | Average | Average | Average |
| An Conditioning | Central | Central | Central | Central |
| iarage/Car Port | 1 Attached | 2 Attached + -1,000 | None ++1,000 | None +1,000 |
| forches, Patio | Cov. Porch | Cov. Porch | Cov.Porch,Op: | Cov. Porch |
| 'ools, etc | Cov. Patio | Open Patio +500 | | Open Patio + +500 |
| Special Energy | -Wood Fence | C-L Fence +1,000 | Wood Fence | C-L Fence ++1,000 |
| :fluient Items | 2 Ceiling . | Pool 1-10,000 | No Ceiling | No Ceiling |
| desire suppression in the same annual | Fans | No Fans +500 | Fans +500 | Fans +500 |
| Other (e.g. fire- | No Fireplace | Fireplace, 1-1,500 | No Fireplace+ | Fireplace -1,500 |
| daces, krichen quip., remodelmo) - | Std. Kit, | Std.Kit., | Std.Kit., | Std.Kit., |
| -pop., remudering) | Central Heat | Central Heat! | Central Heat | Central Heat |
| Bates or Financing Concessions | Conventional | Conventional | F.U.A. | Cash |
| Vet adj. (Total) | | Plus; [X] Minus! \$ 5,600 | XPlus: Minus \$ 8.500 | [X] Plus, [] Minus \$ 3,350 |
| ndicate Value of Subject | | \$ 106,400 | \$ 106,000 | 18 |
| NDICATED VALUE | BY MARKET DATA A | PROACH | | s 106,500 |
| | | H (If applicable Economic Market | Daniel Marian Commission | \$ 106,500 |
| his augraisal is made | √ X "as is" Subject to | the repairs, alterations, or conditions lis | ted balow Securitation over | Multiplier NA = \$ NA plans and specifications. |
| Comments and Condi | tions of Appraisal: The | Income Approach is not | completion per | prans and specifications. |
| he subject n | eighborhood are | not typically purchas | end for their rental r | e since residences in |
| me bab jec e n | CIERROLIHOOG ALE | not typically purchas | sed for their rental p | otentiai. |
| | | | enterenta formador o reconomista enterente que enterente | en |
| inal Reconciliation: | The Market Appr | oach is considered to | hest reflect the acti | one of buyone and |
| ellers in th | e market and st | nce adequate market da | ta was available it w | ons of buyers and |
| n the final | value estimate. | nee adequate market da | ta was availante it w | as given most weight |
| onstruction Warrant | | e of Warranty Program NA | Market | inty Coverage Expires NA |
| | | the certification, contingent and limiting | conditions and Market Value definition | hat we stated in |
| X EHUMC Form 43 | 9 (Rev. 10/78)/ENMA Eq. | rm 1004B (Rev. 10/78) filed with the | Dogombor 13 | |
| ESTIMATE THE MA | ARKET VALUE AS DEEL | NED, OF SUBJECT PROPERTY AS | OF December 13 to 9 | 19 84 X artached. |
| , | ' / / / | TO SOURCE PROPERTY AND | or peceniner 13 19 0 | 4to be \$ 106,500 |
| ppraiser(s) | Make for | Pevie | w Appraiser (if applicable) Lee C. | Burns MAI/SRPA |
| ichael E. Bu | rrichter | | | Did Not Physically Inspect Property |
| | | | | |

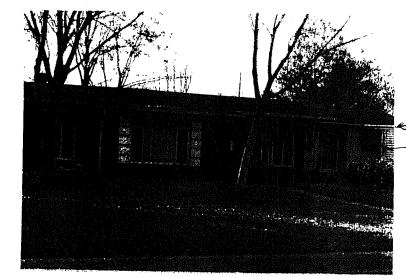
Borrower: Hank Kidwell and Cynthia

Address: 5704 Wynona Drive



PROTOGRAPHS

Borrower: Hank Kidwell and Cynthia 111s Address: 5704 Wynona Drive



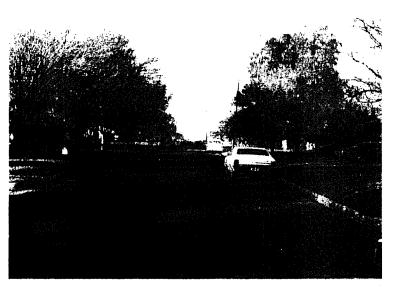
FRONT VIEW OF SUBJECT

- side of carport

carpert support



REAR VIEW OF SUBJECT



STREET VIEW OF SUBJECT



| . Address: | 5704 Wynona Ave. |
|--|------------------|
| Permit Number: | 2016-008302 |
| Property Owner Requesting Special Exception: | Mr. Kidwell |

| Special Exception Requested: | , |
|--|-------------|
| Carport encroaching into front yard setback | |
| | |
| | |
| | |
| | |
| Date Structure was originally constructed: verified CO | DA GIS 1997 |

| Date of Inspection: Building Official or designated representative | | 1-28-2016 Tony Hernandez |
|--|---------------------|---|
| | | |
| | the either the prop | e variances request will result in a hazard to the life, health or public safety of perty for which the variance is requested or to an adjoining public or private owing hazards related to the variance request were noted in this inspection: |
| | 1. | |
| | | |
| | | |

