Uniform Residential Appraisal Report

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# مان	68856

The purpose of the duffinary appraisal topo	ort is to provide the lender/client with an acc	diate, and adequatery supported, opin	mon or the market value	of the subject property.
Property Address 1030 Curtin St		City Houston		Zip Code 77018
Borrower Robert Ferrier	Owner of Public Record	Suzanne Mosqueda	County Harris	3
	8 Shepherd Park Plaza Sec 1			
Assessor's Parcel # 092-395-000-0202		Tax Year 2015	R.E. Taxes \$ 1	,
Neighborhood Name Shepherd Park Pla		Map Reference 452L	Census Tract 5	
Occupant Owner Tenant Vac		0 PUI	D HOA\$O	per year per month
r Toperty Mights Appraised Tee Simple	Leasehold Other (describe)	ooriho)		
	Refinance Transaction Other (de	· · · · · · · · · · · · · · · · · · ·	OF Diama TV 75002	
	Services, Inc Address 4965 Pr or has it been offered for sale in the twelve months	reston Park Boulevard, Suite 19		Yes No
Report data source(s) used, offering price(s), and		ty is currently offered for sale for		
Data Source is HAR#80841004.	DOM 47, Subject propert	ly is currently offered for sale ic	л \$579,000. List date	00/09/2010. THE
I 🔀 did 🗌 did not analyze the contract for	sale for the subject purchase transaction. Explain t		for sale or why the analysis	was not
performed. Arms length sale;All inform	mation provided indicate that the contr	act was an arms length sale.		
	ntract 07/26/2016 Is the property seller the	owner of public record? Yes	No Data Source(s)	Tax Records/MLS
,	ale concessions, gift or downpayment assistance,			Yes X No
If Yes, report the total dollar amount and describe	e the items to be paid. \$0;;Per Cont	ract.		
Note: Race and the racial composition of the	neighborhood are not appraisal factors.			
Neighborhood Characteristics	One-Unit H	lousing Trends	One-Unit Housing	Present Land Use %
Location Urban Suburban	Rural Property Values Increasing	➤ Stable Declining	PRICE AGE	One-Unit 68 %
Built-Up 🔀 Over 75% 🗌 25-75%	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit 6 %
Growth Rapid Stable	Slow Marketing Time X Under 3 mth	ns 3-6 mths Over 6 mths	65 Low 0	Multi-Family 8 %
Neighborhood Boundaries W Tidwell Re	d to the north, N Main St to the east, F	Rosslyn Rd to the west, and	1,226 High 96	Commercial 10 %
W 34th St to the south.			470 Pred. 41	Other 8 %
	nas good access to all necessary and ex	pected support facilities such as	schools, shopping, red	creational facilities,
	There are no apparent adverse factors v			
	pendent School District. Other land usag	e consists of undeveloped, public	c, educational, and rec	reational land uses.
Market Conditions (including support for the above	· · · · · · · · · · · · · · · · · · ·	l values are currently stable wit		
	months and typically in range of zero			th seller
	and slightly higher on typical FHA trai			
Dimensions Rely on Survey	Area 9775 sf	Shape Rectangula	r View N;	Res;
Specific Zoning Classification No Zoning	Zoning Description N			
	nconforming (Grandfathered Use) No Zoning		·	. 21
Is the highest and best use of subject property as	s improved for as proposed per plans and specifica			
	o improvou (or as propossus per plans and opsemed	ations) the present use:	Yes No If No, des	cribe
Utilities Public Other (describe)				
Utilities Public Other (describe)	Public Other (de:	scribe) Off-site Impro	vements - Type	Public Private
Electricity 🔀 🗌	Public Other (de:	scribe) Off-site Impro	ovements - Type crete	
Electricity 💢 🗌	Public Other (de: Water Sanitary Sewer □	scribe) Off-site Impro Street Cond Alley None	ovements - Type crete	Public Private
Electricity	Public Other (des Water Sanitary Sewer Sanitary Sewer No FEMA Flood Zone X Other (des	scribe) Off-site Impro	ovements - Type crete	Public Private
Electricity Gas Gas FEMA Special Flood Hazard Area Yes Are the utilities and off-site improvements typical	Water X Sanitary Sewer X No FEMA Flood Zone X	scribe) Off-site Impro Street Cond Alley None FEMA Map # 48201C0660M o If No, describe	ovements - Type crete e FEMA Map	Public Private
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