FHA/VA Case No. Page # 5

Uniform Residential Appraisal Report

210324074 File# R21-169

					e from \$ 245,000	to \$ 410	
					price from \$ 230,00		105,000
FEATURE	SUBJECT		LE SALE # 1		BLE SALE # 2		LE SALE # 3
Address 5815 Hoover St		5037 De Milo Dr		5610 De Lange Ln		5906 W 43rd St	
Houston, TX 770	92	Houston, TX 770)92	Houston, TX 77	7092	Houston, TX 770	92
Proximity to Subject	ф ол т осо	0.75 miles SE	h 0.47.000	0.22 miles SE	h	0.39 miles S	Φ 222.222
Sale Price Sale Price/Gross Liv. Area	\$ 317,000 \$ 242.91 sq.ft.		\$ 315,000	\$ 250.85 sq.f	\$ 367,500	\$ 247.87 sq.ft.	\$ 320,000
Data Source(s)	φ <u>242.91</u> 54.π.	HARMLS #5415		HARMLS #689	<u>'</u>	HARMLS #42387	750:DOM 115
Verification Source(s)		Assessor/Sales		Assessor/Sales		Assessor/Sales A	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	() + ()	ArmLth	() + 10,000	ArmLth	() + 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
Concessions		Conv;1000	0	Conv;12375	0	Conv;350	0
Date of Sale/Time		s03/21;c02/21		s02/21;c01/21		s01/21;c12/20	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site		6650 sf	0	6195 sf	0	7848 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)		DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction Actual Age	Q4 47	Q4 66	0	Q3 55	-33,700	57	0
Condition	C2	C2	U	C2	0	C2	U
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath	s	Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 1.1	+3,000			6 3 2.0	
Gross Living Area	1,305 sq.ft.	1,128 sq.ft.	+8,000				0
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	Good	Good		Good		Good	
Heating/Cooling	Central/Central	Central/Central		Central/Central		Central/Central	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	2gd2dw	2gbi2dw		2gbi2dw		2gbi2dw	0
Porch/Patio/Deck	None/Patio	Porch/Patio		Porch/Patio		None/Deck	0
Fireplace Fence/Pool	1 Fireplace Wood/None	None Wood/None	+2,000		+2,000		+2,000
Fence/Pool	vvood/None	Wood/None		Wood/None		Wood/None	
Net Adjustment (Total)		X +	\$ 3,000	+ X	\$ -48,900	X +	\$ 2,000
Adjusted Sale Price		Net Adj. 1.0 %		Net Adj. 13.3		Net Adj. 0.6 %	
■ · · · ·		Gross Adj. 7.3 %					
of Comparables I X did did not research	the sale or transfer histo		rty and comparable sale	Gross Adj. 14.4 Ses. If not, explain	% \$ 318,600	Gross Adj. 0.6 %	\$ 322,000
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