## RESIDENTIAL APPRAISAL SUMMARY REPORT File No. Property Address: 1500 PENSYLVANIA AVENUE City: WASHINGTON State: DC Zip Code: County: Legal Description: Assessor's Parcel # R.E. Taxes: \$ Special Assessments: \$ Tax Year: Borrower (if applicable): Occupant: **Current Owner of Record:** Owner Manufactured Housing Vacant U PUD Condominium Cooperative HOA: \$ per year per month Project Type: Other (describe) Market Area Name: Map Reference: Census Tract The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) Prospective This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work) Leasehold Leased Fee Property Rights Appraised: Fee Simple Other (describe) Intended Use: Intended User(s) (by name or type): Client: Address: Appraiser: JOEL PEARL 105 PADGETT COURT, CARY, NC 27518 Address: Predominant Occupancy One-Unit Housing Location: Urban Suburban Rural **Present Land Use** Change in Land Use Built up: Over 75% 25-75% Under 25% **PRICE** AGE One-Unit Not Likely Stable Slow \$(000) % In Process Growth rate: Rapid Owner (yrs) 2-4 Unit Likely \* Property values: Increasing Stable Declining Tenant Multi-Unit % \* To: Low Demand/supply: Shortage In Balance Over Supply **☐** Vacant (0-5%) High Comm'l 3-6 Mos. Over 6 Mos. □ Vacant (>5%) Pred Marketing time: Under 3 Mos. % Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Ш Dimensions Site Area: Zoning Classification: Description: No zoning Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ Highest & Best Use as improved: Present use, or Other use (explain) Actual Use as of Effective Date: Use as appraised in this report: Summary of Highest & Best Use: Utilities Public Other Provider/Description Off-site Improvements **Public Private** Topography Electricity Street Size Shape Gas Curb/Gutter Water Drainage Sidewalk Sanitary Sewer View Street Lights Storm Sewer Alley ☐ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe) FEMA Spec'l Flood Hazard Area 🔲 Yes 🔲 No FEMA Flood Zone **FEMA Map Date** Site Comments: **General Description Exterior Description** Foundation Basement Heating # of Units Acc.Unit Foundation Slah Area Sa. Ft. Type # of Stories **Exterior Walls** % Finished **Crawl Space Fuel** Type Det. Att. Roof Surface Ceiling Basement Cooling Design (Style) **Gutters & Dwnspts** Sump Pump Walls Existing Proposed Und.Cons Window Type **Dampness** Floor Central Actual Age (Yrs.) Storm/Screens Settlement **Outside Entry** Other Effective Age (Yrs.) Infestation Interior Description Appliances Attic [ **Amenities** Car Storage None None Floors Refrigerator Stairs Fireplace(s) # Woodstove(s) # Garage # of cars ( Tot.) Walls Range/Oven Drop Stair Patio Attach. Trim/Finish Disnosal Scuttle Deck Detach **Bath Floor** Dishwasher Doorway Porch Blt.-In **Bath Wainscot** Fan/Hood Floor Fence Carport Doors Microwave Heated Pool Driveway Washer/Dryer Finished Surface Finished area above grade contains: Square Feet of Gross Living Area Above Grade Bath(s) Rooms **Bedrooms** Additional features: Describe the condition of the property (including physical, functional and external obsolescence):

## **RESIDENTIAL APPRAISAL SUMMARY REPORT**

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_	My research did Data Source(s):	did not reveal any	prior	sales	or transf	ers of the	subject property	for the three ye	ears prior to	the effective date	of this apprais	ial.	
TRANSFER HISTORY	1st Prior Subject S	ale/Transfer	Anal	sis o	f sale/tra	nsfer hist	tory and/or any cu	rrent agreemer	nt of sale/lis	tina:			
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Ξ	Price:												
끮	Source(s):												
S	2nd Prior Subject S	Sale/Transfer											
RA	Date:												
⊢	Price: Source(s):												
	SALES COMPARISON A	PPROACH TO VAL	UE (if	deve	loped)	ΜT	The Sales Compari	son Approach	was not de	veloped for this an	praisal.		
	FEATURE	SUBJECT	· · · · · · · · · · · · · · · · · · ·				SALE # 1		//PARABLE			PARABLE SA	ALE # 3
	Address 1500 PENSY	LVANIA AVEN	UE										
	WASHINGTO	ON , DC											
	Proximity to Subject	•					•		ا				
	Sale Price Sale Price/GLA	\$	/sq.ft	¢		/sq.ft.	\$	\$	/sq.ft.	<u> </u>	\$	/sq.ft.	
	Data Source(s)	Ψ	/5 <b>y</b> .ii.	φ		/54.11.]		Ψ	/54.11.		φ	/54.11.]	
	Verification Source(s)												
	VALUE ADJUSTMENTS	DESCRIPTIO	V		DESCRI	PTION	+(-) \$ Adjust	DESCR	IPTION	+(-) \$ Adjust.	DESCRIF	TION	+(-) \$ Adjust.
	Sales or Financing												
	Concessions												
	Date of Sale/Time												
	Rights Appraised Location			$\vdash$									
	Site												
	View												
	Design (Style)				_								
	Quality of Construction												
	Age Condition												
	Above Grade	Total Bdrms Ba	aths	Total	Bdrms	Baths		Total Bdrms	Baths		Total Bdrms	Baths	
	Room Count	101411   2411110   21			Janne	24110		1944			10000		
	Gross Living Area		sq.ft.			sq.:	ft.		sq.ft			sq.ft.	
	Basement & Finished												
	Rooms Below Grade Functional Utility												
	Heating/Cooling												
<b>VCH</b>	Energy Efficient Items												
AC	Garage/Carport												
28	Porch/Patio/Deck												
API													
NO													
SALES COMPARISON APPRO													
PA	Net Adjustment (Total)			-	٦.	□. 1	\$	<del> </del>	<u> </u>				
S S	Adjusted Sale Price				+		Φ	+	\$	)	+		
S	of Comparables						\$		\$	}		\$	
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	Indicated Value by Sal	es Comparison A	nnro	ach \$	1								
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			eveloped for this appraisa	ıl	
	Provide adequate information for replication of the following cost figures and	d calculations	•		
	Support for the opinion of site value (summary of comparable land sales or			e):	
			J	/	
┰	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW		OPINION OF SITE VAI	_UE	=\$
迃	Source of cost data:		DWELLING	Sq.Ft. @ \$	=\$
Ø	Quality rating from cost service: Effective date of cost data:			Sq.Ft. @ \$	=\$
	'	etc ).		Sq.Ft. @ \$	=\$
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			_		•
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COST					=\$
			Garage/Carport	Sq.Ft. @ \$	=\$
			Total Estimate of Cos		=\$
			Less Phys	sical Functional	External
			Depreciation		=\$(
				mprovements	
				Improvements	=\$
			713 13 Value of Oile	improvemento	=\$
					=\$
	Estimated Remaining Economic Life (if required):		rs INDICATED VALUE B		=\$
뜮	INCOME APPROACH TO VALUE (if developed)  The Income Appro		developed for this appra	ısal.	
<b>NCOME APPROACH</b>	Estimated Monthly Market Rent \$ X Gross Rent Mu		= \$		Indicated Value by Income Approach
R	Summary of Income Approach (including support for market rent and	GRM):			
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		et is part of a i	Planned Unit Developmen	<u>t.                                    </u>	
	Legal Name of Project:				
ما	Describe common elements and recreational facilities:				
PUD					
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	Indicated Value by Calca Companie on Approach 6	4 A mm wa a a b	/if developed\ 6	Income Annua	each (if developed) &
	, , , , , ,	ost Approach	(if developed)\$	income Appro	oach (if developed) \$
	Final Reconciliation				
	Final Reconciliation				
	Final Reconciliation				
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ATION		ns and specif	ications on the basis of	of a Hynothetical Conditio	on that the improvements have been
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