Errors - These items must be corrected to receive a "pass".

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (SCHOOL) "THE SUBJECT PROPERTY IS LOCATED IN THE TOWN OF TONAWANDA, WITHIN THE KENMORE-TONAWANDA CENTRAL SCHOOL DISTRICT.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

Warnings - These items may be incorrect and require your review.

- CRX - 1004_05UAD - SUBJECT - Legal Description - on report (DEED BOOK 11077 / PAGE# 3142 / SECTION 66.22, BLOCK 3, LOT 3), differs from PUBLIC RECORDS (188 E DELAWARE AV 1151 452 40 X 115).
- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (SBL# 66.22-3-3), differs from PUBLIC RECORDS (146489 66. 22-3-3).
- 1004_05UAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Age (86; Year Built: 1935) differs from PUBLIC RECORDS (90; Year Built: 1935).
- 1004_05UAD - SALES COMPARABLE(S) #3 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- CRX - 1004_05UAD - SALES COMPARISON APPROACH - Subject - Gross Living Area (2204) differs from PUBLIC RECORDS (2373).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)

Information - These items typically require comment.

- UAD - APPRAISER - Expiration Date of Certification or License - does not match ASC.gov. Expiration Date entered on report is 11/ 6/2023. Expiration Date on ASC.gov is 11/ 6/2027.