APPRAISAL REVIEW SCORECARD

ID#: STP2825_0709_LANDpdf

305 5th St

New Kensington, PA 15068

Appraised Value
$2,000



Not Available

Case #.....1715428682
Assignment Type.....Mortgage Servicing
Client.....Fannie Mae
Borrower.....N/A
Legal Owner.....Listed below*
Seller is Owner.....NA
Occupancy.....Not Available
For Sale Last 36 Mo?.....Yes
PUD | HOA Fees.....No | /yr
Form.....LAND_10

Appraisal is Made.....As is
Appraised Value.....$2,000

Appraiser.....Bradley Craig Watson, PA Cert Res RE Appraiser
License Expiration.....RL001612L expires 06/30/2027
Signed Date.....07/08/2025
Site Size.....1,933
Site Value.....N/A

Multiple Parcels.....No
Parcel #.....24-05-03-0-123
Flood Hazard Area.....No | X500
Zoning.....R-1 | Legal
Highest and Best Use.....No
Design | # of Stories..... | Not Available
Year Built.....Not Available |

Legal Desc.....Instrument# 202402280004723 (Full description attached)

Listing Desc.....
Contract Price.....
Concessions.....NO

Review Results: 573 Rules / 18 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 17 Findings	CPL - PASS	CRX - 1 Findings	REQ - PASS	RSK - PASS

Review Checklist: 0 Items

DISCLAIMER - This is disclaimer text for the purpose of covering our behinds.

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Alternative Sales & Listings

305 5th St
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SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS

#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	305 5th St New Kensington PA, 15068	–	–	07/05/2025	1,933 sf	–	–	–	–	–
1	543 6th Ave New Kensington, PA 15068	0.18	$1,420	03/04/2025	–	–	–	–	–	–
2	125 Catalpa St New Kensington, PA 15068	0.90	$1,100	03/26/2025	–	–	–	–	–	–
3	Lots 304-306 Railroad St Hyde Park, PA 15641	10.62	$9,000	12/04/2024	–	–	–	–	–	–
4	1616 4th Ave # 1618 Arnold, PA 15068	1.26	$5,000	01/27/2023	–	–	–	–	–	–
5	546 3rd Ave New Kensington, PA 15068	0.08	$9,900	N/A-Listing	–	–	–	–	–	–
6	800 E Hill Dr New Kensington, PA 15068	1.66	$12,900	N/A-Listing	–	–	–	–	–	–
1	2019 WOODMONT AVE NEW KENSINGTON PA, 15068-4122	1.64	–	–	–	None	–	0.0	–	–
1	469 DUTCHMANS RUN RD NEW KENSINGTON PA, 15068-3730	2.76	$65,000	10/17/2026	–	None	None	0.0	–	–
2	240 W 6TH AVE TARENTUM PA, 15084-1302	2.79	–	–	–	None	–	0.0	–	–
3	129 REPP RD NEW KENSINGTON PA, 15068	3.26	–	–	–	None	–	0.0	–	–

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Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

ERRORS FINDINGS: 17

3 CM
List Comps. 1-3 | Price/Gross Living Area
REOAD_09 - COMPETING LISTINGS - Subject Price/Gross Living Area - is blank.

3 CM
List Comps. 1-3 | REO Property: Yes
REOAD_09 - COMPETING LISTINGS - Subject REO Property - is blank.

3 CM
List Comps. 1-3 | Vacant/Occupied
REOAD_09 - COMPETING LISTINGS - Subject Vacant/Occupied - is blank.

3 CM
List Comps. 1-3 | Design (Style)
REOAD_09 - COMPETING LISTINGS - Subject Design (Style) - is blank.

3 CM
List Comps. 1-3 | Quality of Construction
REOAD_09 - COMPETING LISTINGS - Subject Quality of Construction - is blank.

3 CM
List Comps. 1-3 | Age
REOAD_09 - COMPETING LISTINGS - Subject Age - is blank.

3 CM
List Comps. 1-3 | Condition
REOAD_09 - COMPETING LISTINGS - Subject Condition - is blank.

3 CM
List Comps. 1-3 | Total Rooms
REOAD_09 - COMPETING LISTINGS - Subject Total Rooms - is blank.

3 CM
List Comps. 1-3 | Bedroooms
REOAD_09 - COMPETING LISTINGS - Subject Bedrooms - is blank.

3 CM
List Comps. 1-3 | Baths
REOAD_09 - COMPETING LISTINGS - Subject Bathrooms - is blank.

3 CM
List Comps. 1-3 | Gross Living Area
REOAD_09 - COMPETING LISTINGS - Subject Square Feet - is blank.

3 CM
List Comps. 1-3 | Below Grade Area
REOAD_09 - COMPETING LISTINGS - Subject Below Grade Area - is blank.

3 CM
List Comps. 1-3 | Below Grade Area
REOAD_09 - COMPETING LISTINGS - Subject Below Grade Area - is blank. Please enter the total area below grade. If there is no area below grade, enter 'None'.

3 CM
List Comps. 1-3 | Below Grade Finish
REOAD_09 - COMPETING LISTINGS - Subject Below Grade Finish - is blank. Please enter the total finished area below grade. If there is no finished area below grade, enter 'None'.

3 CM
List Comps. 1-3 | Functional Utility
REOAD_09 - COMPETING LISTINGS - Subject Functional Utility - is blank.

3 CM
List Comps. 1-3 | Heating/Cooling
REOAD_09 - COMPETING LISTINGS - Subject Heating/Cooling - is blank.

3 CM
List Comps. 1-3 | Garage/Carport
REOAD_09 - COMPETING LISTINGS - Subject Garage/Carport - is blank.

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WARNING FINDINGS: 1

3
CX

Property Ident | Legal Description
CRX - LAND_10 - SUBJECT - Legal Description - on report (Instrument# 202402280004723 (Full description attached)), differs from PUBLIC RECORDS (HSE PT LOTS 51-52-53 B-1).

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Review Checklist

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