APPRAISAL REVIEW SCORECARD

ID#: 061224.0828_1025_NY

6224 71st St

Middle Village, NY 11379

Appraised Value

$1,415,000



4 Bd | 2.1 Ba | Average | Average

Case #.....16239536
Assignment Type.....Hel
Client.....Bank of America
Borrower.....Karen & Edward Myers
Legal Owner.....Karen & Edward Myers
Seller is Owner.....NA
Occupancy.....Owner
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | /yr
Form.....1025_05

Appraisal is Made.....Subject to Repairs
Appraised Value.....$1,415,000

Appraiser.....Christopher D'Antonio
License Expiration.....45000049569 expires 10/25/2025
Signed Date.....06/12/2024
Site Size.....3277 sf
Site Value.....$885,000

Multiple Parcels.....No
Parcel #.....4029550114
Flood Hazard Area.....No | X
Zoning.....R4 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....Contemporary/attach | 3 Story
Year Built.....Existing | 1970

Legal Desc.....Section: 1601 Block: 2955 Lot:114

Listing Desc.....Research has revealed no current or prior listings on the subject property. MLS OneKey & google were both utilized in the search process.

Contract Price.....$0
Concessions.....NO

Additional Details

Tech Review Complete.....No

Risk Indicators

Accuracy

INSUFFICIENT DATA

Review Results: 1150 Rules / 7 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 5 Findings	CPL - PASS	CRX - 1 Findings	REQ - 1 Findings	RSK - PASS

Review Checklist: 107 Items

- ✓ Order (1)
- N/A Subject (14)
- ✗ Neighborhood (8)
- N/A Site (9)
- ✗ Improvements (9)
- ✗ Sales Comp (17)
- ✓ Cost Approach (2)
- N/A Reconciliation (4)
- N/A License and E&O (6)
- N/A Photos (9)
- N/A Maps (8)
- N/A Floor plan (4)
- N/A USPAP (3)
- ✗ Other (6)

was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

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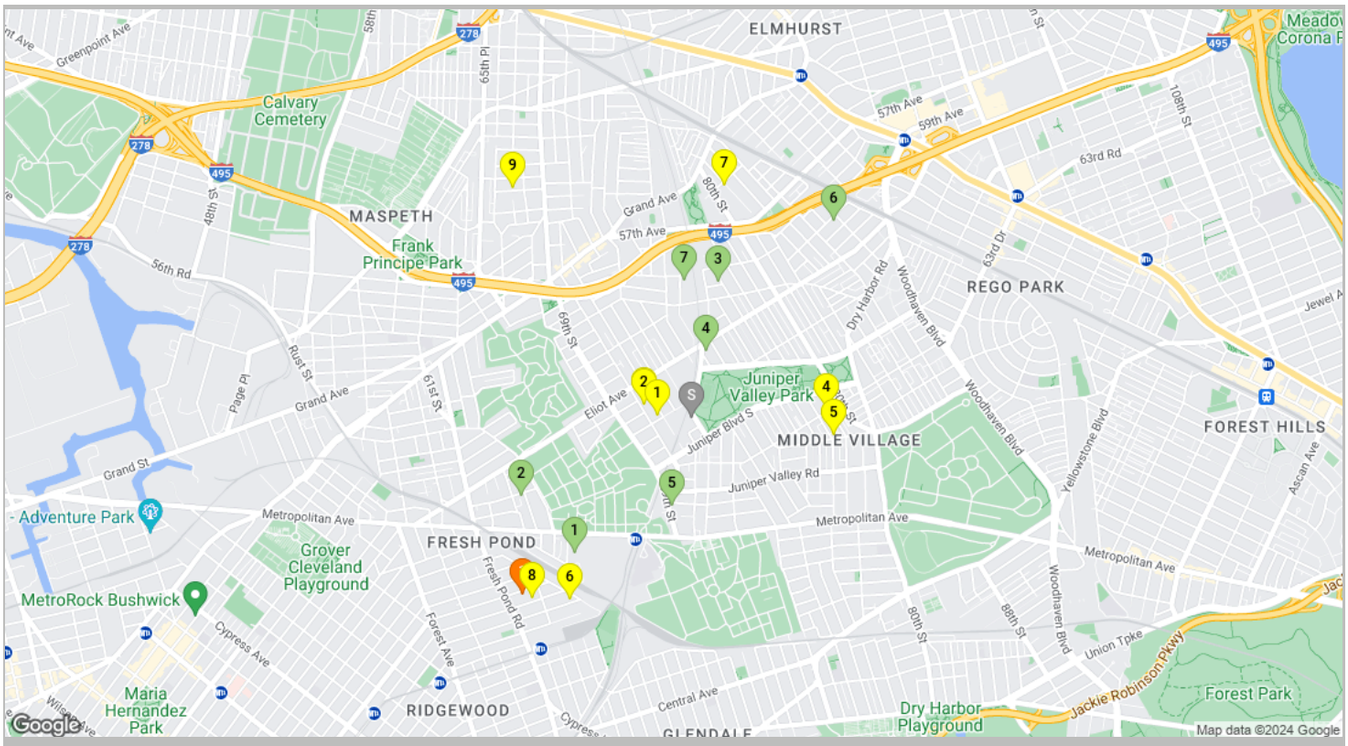
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Alternative Sales & Listings

6224 71st 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	6224 71st St Middle Village NY, 11379	–	$0	06/10/2024	3277 sf	–	4	2.1	54	–
1	6437 65th Ln Middle Village, NY 11379	0.25	$1,375,000	07/07/2023	2576 sf	–	4	2.0	64	–
2	6416 62nd Ave Middle Village, NY 11379	0.33	$1,383,000	08/30/2023	3887 sf	–	4	2.1	59	–
3	7625 58th Rd Middle Village, NY 11379	0.90	$1,427,500	04/01/2024	1966 sf	–	4	2.1	59	–
4	6111 75th St Middle Village, NY 11379	0.51	$1,520,000	11/18/2022	2136 sf	–	4	2.1	49	–
5	6904 66th Rd Middle Village, NY 11379	–	–	–	–	–	–	–	–	–
6	8438 60th Ave Middle Village, NY 11379	–	–	–	–	–	–	–	–	–
7	5809 75th St Middle Village, NY 11379	–	–	–	–	–	–	–	–	–
1	6168 69TH LN MIDDLE VILLAGE NY, 11379-1225	0.12	–	–	–	2,846	–	0.0	–	–
2	6137 69TH PL MIDDLE VILLAGE NY, 11379-1126	0.17	–	–	–	2,846	–	0.0	–	–
3	6133 69TH PL MIDDLE VILLAGE NY, 11379-1126	0.18	–	–	–	2,846	–	0.0	–	–
4	6368 79TH ST MIDDLE VILLAGE NY, 11379-1310	0.5	–	–	–	2,616	–	0.0	–	–
5	7805 FURMANVILLE AVE MIDDLE VILLAGE NY, 11379-2301	0.54	–	–	–	2,660	–	0.0	–	–
6	6449 WOODBINE ST RIDGEWOOD NY, 11385-4653	0.8	–	–	–	3,025	–	0.0	–	–
7	8020 54TH AVE ELMHURST NY, 11373-4710	0.86	–	–	–	3,025	–	0.0	–	–
8	6141 PALMETTO ST RIDGEWOOD NY, 11385-3324	0.88	–	–	–	3,402	–	0.0	–	–

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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
1	6128 GATES AVE RIDGEWOOD NY, 11385-3319	0.9	$1,080,000	01/10/2024	–	3,492	5	0.0	104	–
9	6701 53RD RD MASPETH NY, 11378-1709	1.07	–	–	–	2,700	–	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: 3

3 CN
(Section #1) | File Number on Form
1025_05 - REPORT - Fair Lending - Comments in the Ending Addenda contain "THE POTENTIAL MARKET RENT IN THE AREA IS ESTABLISHED BASED ON THE CONDITION OF THE UNIT AS WELL AS LOCATION & THE NUMBER OF BEDROOMS AND BATHROOMS.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.

3 CN
Additional Comments | Additional Comments
1025_05 - REPORT - Fair Lending - Comments in the Additional Comments contain "THE RESEARCH OF THE LOCAL MLS LISTINGS SHEETS OFFER NO SPECIFIC REASONING AS TO WHY THE DAYS ON THE MARKET EXCEEDED THE MARKET CONDITIONS ESTABLISHED ON PAGE 1.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending

3 CN
Sales History (456) | Comments on Sales Comparison
1025_05 - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain "THE REVIEW OF THE LOCAL MLS LISTINGS SHEETS HAVE REVEALED NO SPECIFIC REASONING AS TO WHY THE DAYS ON THE MARKET FOR COMPARABLES UTILIZED WITHIN THIS REPORT FALL OUTSIDE THE RANGE ESTABLISHED ON PAGE 1.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending

WARNING FINDINGS: 7

3 CX
Subject | Assessor's Parcel Number
CRX - 1025_05 - SUBJECT - Assessor's Parcel # - on report (4029550114), differs from PUBLIC RECORDS (630100-02955-0114).

3 CM
Subject | Lender/Client Address
REQ - LENDER/CLIENT - Company Address - on report 70 BATTERSON PARK RD., FARMINGTON, CT 06032 does not match Lender/Client Address as ordered 7105 Corporate Drive, Plano TX 75024.

1025_05 - NEIGHBORHOOD - Location - is Urban, and ACI Insights indicates that the neighborhood location is Suburban , Rural. Please review neighborhood data and photos, and verify the Subject Property's location.

1025_05 - 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.

1025_05 - SALES COMPARISON APPROACH - Subject View - is RESIDENTIAL and ACI Insights indicates that the view is Woods. Please review Subject Property data and photos, and verify the Subject Property's view.

3 CM
Reconciliation | The appraisal is made: subject to repairs
1025_05 - RECONCILIATION - 'This Appraisal is Made Subject to Repairs or Alterations' - is checked. Comment required that use of a hypothetical condition might affect assignment results.

3 CR
Sales Comparison Analysis | Date of Sale/Time
1025_05 - SALES COMPARABLE(S) #4 - Date of Sale - precedes Effective Date of the appraisal by more than 12 months.

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Review Checklist

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Order — FINDINGS: 1

3 CM	Invoice | Not Included in Report CHK - 1025_05 - REPORT - Is an Invoice not included in the appraisal report?	✔ Approved

Subject — FINDINGS: 14

3 CM	Subject | Address of Property Appraised CHK - 1025_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified?	
3 CM	Subject | Current Owner CHK - 1025_05 - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name?	N/A
3 CM	Subject | Current Owner CHK - 1025_05 - SUBJECT - If the transaction type is a purchase, does the Owner of Public Record match the name in the Contract?	N/A
3 CM	Subject | Legal Description CHK - 1025_05 - SUBJECT - Is a complete Legal Description provided?	✔ Approved
3 CM	Subject | Tax Year CHK - 1025_05 - SUBJECT - Is the Tax Year current?	✔ Approved
3 CM	Subject | Occupant: Tenant CHK - 1025_05 - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented?	N/A
3 CM	Subject | Occupant: Vacant CHK - 1025_05 - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable?	N/A
3 CM	Subject | HOA Fees CHK - 1025_05 - SUBJECT - Are HOA Fees provided if PUD is selected?	N/A
3 CM	Subject | HOA Fees CHK - 1025_05 - SUBJECT - Are dues or fees for private associations or use of facilities provided?	
3 CM	Subject | Property Rights Appraised: Fee Simple CHK - 1025_05 - SUBJECT - Is Property Rights Appraised Fee Simple?	✔ Approved
3 CM	Subject | Assignment Type: Purchase CHK - 1025_05 - SUBJECT - Is Assignment Type provided?	✔ Approved
3 CM	Subject | Lender/Client: Company Name CHK - 1025_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information?	
3 CM	Subject | Twelve Month Listing History of Subject Property CHK - 1025_05 - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History?	✔ Approved
3 CM	Subject | Twelve Month Listing History of Subject Property CHK - 1025_05 - SUBJECT - If MLS was not utilized as the Data Source, was an explanation provided?	

Contract — FINDINGS: 5

3 CM	Contract | Sales Contract Reviewed: Yes CHK - 1025_05 - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale?	N/A
3 CM	Contract | Analysis of the Sales Contract CHK - 1025_05 - CONTRACT - Is the explanation of the results of the analysis of the Contract for Sale, or why the analysis was not performed, provided?	N/A
3 CM	Contract | Contract Price CHK - 1025_05 - CONTRACT - If a Purchase Transaction, does the price listed in the contract match the Contract Price provided?	N/A

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3 CM	Contract | Date of Contract CHK - 1025_05 - CONTRACT - If this is a Purchase transaction, does the date listed in the Contract match the Date of Contract provided?	N/A
3 CM	Contract | Contract Data Source CHK - 1025_05 - CONTRACT - Are Data Source(s) provided?	N/A

Neighborhood — FINDINGS: 8

3 CM	Neighborhood | Property Values: Declining CHK - 1025_05 - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided?	N/A
3 CM	Neighborhood | Neighborhood Boundaries CHK - 1025_05 - NEIGHBORHOOD - Does the Location correspond to the Aerial Map (Location: The subject is located North of Metropolitan Ave, South of the Long Island Expressway, East of Fresh Pond Road and West of Woodhaven blvd)?	
3 CM	Neighborhood | Neighborhood Boundaries CHK - 1025_05 - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'?	✔ Approved
3 CM	Neighborhood | 2-4 Unit Housing: Price: Low CHK - 1025_05 - NEIGHBORHOOD - Are all 2-4 Unit Housing fields (Low High Pred. Price and Age) completed with a numerical value?	✔ Approved
3 CM	Neighborhood | Present Land use: One family CHK - 1025_05 - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%?	✔ Approved
3 CM	Neighborhood | Present Land use: Other Label CHK - 1025_05 - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use?	
3 CM	Neighborhood | Neighborhood Description CHK - 1025_05 - NEIGHBORHOOD - Is the Neighborhood Description completed in detail?	✔ Approved
3 CM	Neighborhood | Market Conditions CHK - 1025_05 - NEIGHBORHOOD - Is the Neighborhood Market Conditions accurate and do they support statements and the 1004MC?	

Site — FINDINGS: 9

3 CM	Site | Specific Zoning Classification CHK - 1025_05 - SITE - Is the Specific Zoning Classification provided?	✔ Approved
3 CM	Site | Zoning Description CHK - 1025_05 - SITE - Is Zoning Description other than residential?	✔ Approved
3 CM	Site | Zoning Compliance: Nonconforming CHK - 1025_05 - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are available?	N/A
3 CM	Site | Utilities: Water: Other CHK - 1025_05 - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability?	N/A
3 CM	Site | Street: Private CHK - 1025_05 - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access?	N/A
3 CM	Site | FEMA Special Flood Hazard Area: Yes CHK - 1025_05 - SITE - Is the FEMA Special Flood Hazard Are section completed?	N/A
3 CM	Site | FEMA Special Flood Hazard Area: Yes CHK - 1025_05 - SITE - If the Subject Property is in a flood zone, are comments included regarding impact and marketability, and is Site Value provided in the Cost	N/A
3 CM	Site | Utilities/Off-Site Improvements Typical: No CHK - 1025_05 - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided?	N/A

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3 CM	Site | Adverse Site Conditions: Yes CHK - 1025_05 - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included?	

Improvements — FINDINGS: 9

3 CM	Improvements | Year Built CHK - 1025_05 - IMPROVEMENTS - If the Actual Age (54) is significantly different from Predominant Age (0) is a comment provided as to why it is outside the range and the marketability of the property?	
3 CM	Improvements | Foundation: Infestation CHK - 1025_05 - IMPROVEMENTS - If evidence of Infestation, Dampness, or Settlement is indicated, is a comment provided?	N/A
3 CM	Improvements | Unit #1: Rooms CHK - 1025_05 - IMPROVEMENTS - Does the Total number of rooms (8), bedrooms (4), bathrooms (2.1) and square feet of GLA (2036), match the photos and Sketch?	
3 CM	Improvements | Unit #1: Rooms CHK - 1025_05 - IMPROVEMENTS - Does the Finished Area room count listed correspond to the number of Units indicated?	
3 CM	Improvements | Unit #1: Rooms CHK - 1025_05 - IMPROVEMENTS - Is the Total Number of Rooms, Bedrooms, Bathrooms, and GLA provided for each Unit?	✔ Approved
3 CM	Improvements | Condition of the Property CHK - 1025_05 - IMPROVEMENTS - Is the Condition of the Property thoroughly explained?	
3 CM	Improvements | Physical Deficiencies or Adverse Conditions CHK - 1025_05 - IMPROVEMENTS - If Physical Deficiencies or Adverse Conditions are noted, is a description provided?	N/A
3 CM	Improvements | Property Conformity to Neighborhood CHK - 1025_05 - IMPROVEMENTS - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided?	N/A
3 CM	Improvements | Rent Controls: Yes CHK - 1025_05 - IMPROVEMENTS - Is the Total Number of Rooms, Bedrooms, Bathrooms, and GLA provided for each Unit?	✔ Approved

Sales Comp — FINDINGS: 17

3 CM	Sales Comparison Analysis | Number of Comparable Listings CHK - 1025_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood?	✔ Approved
3 CM	Sales Comparison Analysis | Number of Comparable Sales CHK - 1025_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood?	✔ Approved
3 CM	Sales Comparison Analysis | Address CHK - 1025_05 - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales?	✔ Approved
3 CM	Sales Comparison Analysis | Site CHK - 1025_05 - SALES COMPARISON APPROACH - Is the Site Size provided for the Subject and all Comparable Sales?	✔ Approved
3 CM	Sales Comparison Analysis | View CHK - 1025_05 - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided?	N/A
3 CM	Sales Comparison Analysis | Quality of Construction CHK - 1025_05 - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment provided?	N/A
3 CM	Sales Comparison Analysis | Age CHK - 1025_05 - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales?	✔ Approved
3 CM	Sales Comparison Analysis | Age CHK - 1025_05 - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided?	

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3 CM	Sales Comparison Analysis | Address CHK - 1025_05 - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included?	✓ Approved
3 CM	Sales Comparison Analysis | Sales Price CHK - 1025_05 - SALES COMPARISON APPROACH - Does the Unadjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided?	N/A
3 CM	Sales Comparison Analysis | Date of Sale/Time CHK - 1025_05 - SALES COMPARISON APPROACH - If the Date of Sale of the Comparable Sales is greater than within 6 months, is a comment provided?	
3 CM	Sales Comparison Analysis | Comparable: Net Adjustment Percentage CHK - 1025_05 - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided?	N/A
3 CM	Sales Comparison Analysis | Comparable: Net Adjustment Percentage CHK - 1025_05 - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%?	✓ Approved
3 CM	Sales Comparison Analysis | Comparable: Gross Adjustment Percentage CHK - 1025_05 - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided?	N/A
3 CM	Sales Comparison Analysis | Comparable: Gross Adjustment Percentage CHK - 1025_05 - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%?	✓ Approved
3 CM	Sales Comparison Analysis | Comparable: Adjusted Sales Price CHK - 1025_05 - SALES COMPARISON APPROACH - Does the Adjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment	N/A
3 CM	Sales Comparison Analysis | Comparable: Proximity to Subject CHK - 1025_05 - SALES COMPARISON APPROACH - Does the distance between the Subject Property and the Comparable Sales correspond to the location (If 'Urban' within .5 Miles; If 'Suburban' within 1 Mile; If 'Rural' within 5 Miles)?	

Prior Sales History — FINDINGS: 2

3 CM	Prior Sale History | Researched Sale/Transfer History of Subject and Comparable Sales: Yes CHK - 1025_05 - SALES COMPARISON APPROACH - If prior sales of the Subject or Comparable Sales is given, is a comment including type of sale and why it sold for less / more provided?	N/A
3 CM	Prior Sale History | Date of Prior Sale/Transfer CHK - 1025_05 - SALES COMPARISON APPROACH - If one or more Comparable Sales had a prior sale within the past year, is a comment provided?	N/A

Cost Approach — FINDINGS: 2

3 CM	Cost Approach | Comparable Land Sales and Site Value Comments CHK - 1025_05 - COST APPROACH - Are Opinion of Value and Support for the Opinion of Site Value provided?	✓ Approved
3 CM	Cost Approach | Cost Approach Comments CHK - 1025_05 - COST APPROACH - If New Construction, is the Cost Approach provided?	N/A

Reconciliation — FINDINGS: 4

3 CM	Reconciliation | The appraisal is made: subject to repairs CHK - 1025_05 - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance?	
3 CM	Reconciliation | Appraised Value of Subject Property CHK - 1025_05 - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided?	N/A
3 CM	Reconciliation | Appraised Value of Subject Property CHK - 1025_05 - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified?	
3 CM	Reconciliation | Appraised Value of Subject Property CHK - 1025_05 - RECONCILIATION - Is the Opinion of Market Value ($1,415,000) within the Neighborhood price range ($317,000 - $1680,000) on page 1 of the report?	✓ Approved

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License and E&O — FINDINGS: 6

3 CM	Signatures | Appraiser: Name CHK - 1025_05 - CERTIFICATION - Is the Appraiser's signature provided?	Approved
3 CM	Signatures | Appraiser: Date Report Signed CHK - 1025_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?	Approved
3 CM	Signatures | Appraiser: State Certification # CHK - 1025_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (Christopher D'Antonio, 45000049569)?	
3 CM	Signatures | Appraiser: State CHK - 1025_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?	Approved
3 CM	Signatures | Appraiser: Expiration Date CHK - 1025_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?	Approved
3 CM	Signatures | Appraiser: Expiration Date CHK - 1025_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date?	Approved

Photos — FINDINGS: 9

3 CM	Photo Addendum | Security Bars CHK - 1025_05 - PHOTO ADDENDUM - If applicable, is a photo of Security Bars included?	
3 CM	Photo Addendum | Special Features CHK - 1025_05 - PHOTO ADDENDUM - If Special Features exist (Ex. Pool,BBQ, etc.), are photos provided?	
3 CM	Photo Addendum | Comparable Sales, Listings, Rentals CHK - 1025_05 - PHOTO ADDENDUM - Are photographs of Comparable Sales, Listings, and Rentals original, labeled, and clear, and are MLS / file photos only utilized in extreme circumstances or gated communities?	
3 CM	Photo Addendum | Items of Bias CHK - 1025_05 - PHOTO ADDENDUM - Are items of bias including people or photos that show clear race or ethnicity, or inclusion of religious artifacts / symbols, excluded from any photographs of Subject?	
3 CM	Photo Addendum | Subject and Neighborhood CHK - 1025_05 - PHOTO ADDENDUM - Is an aerial photo provided and sufficiently scaled to show the Subject Property and its immediate neighborhood?	
3 CM	Photo Addendum | Similar Comparables CHK - 1025_05 - PHOTO ADDENDUM - Are photographs included to support the Appraiser's determination of value, and are Comparable Sales similar in design, quality and appeal to the Subject Property?	
3 CM	Photo Addendum | Required Photos CHK - 1025_05 - PHOTO ADDENDUM - Are all required photos provided: all bathrooms (3) and half-bathrooms (2), kitchen, main living area, updates, renovations, deterioration, front, rear, street view, and exterior side photos?	
3 CM	Photo Addendum | Beneficial or Adverse Views CHK - 1025_05 - PHOTO ADDENDUM - View is RESIDENTIAL. Are photos included for any view that is beneficial adverse or not a typical residential view?	N/A
3 CM	Photo Addendum | Accessory Unit CHK - 1025_05 - PHOTO ADDENDUM - If applicable, are Accessory Unit photos included?	N/A

Maps — FINDINGS: 8

3 CM	Location Map | Map Lables CHK - 1025_05 - LOCATION MAP - Is the map labeled appropriately?	
3 CM	Location Map | Subject Property CHK - 1025_05 - LOCATION MAP - Does the map include the Subject Property?	

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Review Checklist

6224 71st St
Middle Village, NY 11379

Appraised Value
$1,415,000
As Of 6/12/2024

3 CM
Location Map | Comparable Sales
CHK - 1025_05 - LOCATION MAP - Does the map include all Comparable Sales?

3 CM
Location Map | Comparable Listings
CHK - 1025_05 - LOCATION MAP - Does the map include all Comparable Listings?

3 CM
LOCATIONMAPPAGE | LOCATION_MAP.1
CHK - 1025_05 - LOCATION MAP - Does the map include all Comparable Rentals?

3 CM
Location Map | Major Boundary
CHK - 1025_05 - LOCATION MAP - If any Comparable Sale or Listing is separated from the Subject Property by a major boundary (highway, train tracks, mountain ranges, etc.), is commentary provided?

3 CM
Location Map | External Influences
CHK - 1025_05 - LOCATION MAP - Has the Reviewer utilized on-line mapping to verify any potential external influences?

3 CM
Location Map | Market Area
CHK - 1025_05 - LOCATION MAP - Do the Comparable Sales appear to be located in the same market area as the Subject Property?

Floor plan — FINDINGS: 4

3 CM
Sketch | Completed Units
CHK - 1025_05 - SKETCH - Are rooms and entry points for each Unit labeled on the floor plan?

3 CM
Sketch | Measurements
CHK - 1025_05 - SKETCH - Does the Sketch include all measurements?

3 CM
Sketch | Rooms and GLA Match Report
CHK - 1025_05 - SKETCH - Does the Total Number of Rooms (8), Bathrooms (2.1), Bedrooms (4), and GLA (2036) match the report and photos?

3 CM
Sketch | Digitally Created Sketch
CHK - 1025_05 - SKETCH - Was the Sketch created using a sketching application (hand-drawn sketch or calculations were not provided)?

USPAP — FINDINGS: 3

3 CM
USPAP | Clear and Accurate Report
CHK - 1025_05 - USPAP - 2-1(a) - Does the Appraiser clearly and accurately set forth the report in a manner that is not misleading?

3 CM
USPAP | Intended User(s)
CHK - 1025_05 - USPAP - 2-1(b) - Does the Report contain sufficient information to enable the intended users of the appraisal to understand the report properly?

3 CM
USPAP | Extraordinary Assumptions, Hypothetical Conditions, Limiting Conditions
CHK - 1025_05 - USPAP - 2-1(c)- Does the report clearly and accurately disclose any extraordinary assumptions, hypothetical conditions, or limiting conditions that directly affect the appraisal and indicates its impact on value and assignment results?

Other — FINDINGS: 6

3 CM
Required Statement | Three-year Disclosure
CHK - 1025_05 - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided?
✔ Approved

3 CM
Comparable Rental Data | Analysis of Rental Data
CHK - 1025_05 - COMPARABLE RENTAL DATA -Is the 'Analysis of Rental Data and Support for Estimated Market Rents for the Units Reported' provided?
✔ Approved

3 CM
Comparable Rental Data | Analysis of Rental Data
CHK - 1025_05 - COMPARABLE RENTAL DATA - If there are known Rental Concessions, is an explanation provided?

3 CM
Subject Rent Schedule | Leases: Date Lease Began
CHK - 1025_05 - COMPARABLE RENTAL DATA - Do the number of units rented indicated on the Subject Rent Schedule match the units on the Operating Income Statement (216)?

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Review Checklist

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Middle Village, NY 11379

Appraised Value
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As Of 6/12/2024

3 CM	Subject Rent Schedule | Actual Rents: Total Rents CHK - 1025_05 - COMPARABLE RENTAL DATA - If rent is being collected is Tenant-Occupied indicated or, if rent is being collected and Owner-Occupied is indicated, is commentary provided?		
3 CM	PUD Information | PUD: Unit Type: Attached CHK - 1025_05 - PUD INFORMATION - If the Unit Type is Attached, and the Builder is in control of the HOA, is the entire PUD section completed?	N/A	

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