CoreLogic
Valuation Solutions

File # 1783.2

DISASTER INSPECTION
EXTERIOR REPORT

Loan Number:		Order Number:	
Borrower:	Tamaz Mtvralashvili	Vendor Reference No.:	15114804
Property Street:	1783 Spruce Ave	Order Date:	10/31/2023
City:	Des Plaines	State: IL Zip: 60018	Report Date: 11/02/2023
County:	Cook		

EXTERIOR SUMMARY INFORMATION

LOCATION:	VIEWED PROPERTY FROM STREET:	NEIGHBORHOOD CONDITION:
☐ Urban	☒ Full Frontal View	Do other nearby properties appear damaged?
☒ Suburban	☐ Partial View	☒ No
☐ Rural	☐ No View / Obstructed View	☐ Yes

EXTERIOR PROPERTY CONDITION

☒ No ☐ Yes	Does the property have readily apparent damage that is visible to anyone as viewed from the street?
	If there is visible damage, please indicate the suspected cause of the damage: ☐ Flood ☐ Fire ☐ Wind (i.e. tornado) ☐ Hurricane ☐ Earthquake ☐ Landslide ☐ Other:
	If there is visible damage, what part of the home is damaged, as viewed from the street? ☐ Roof ☐ Windows ☐ Foundation ☐ Structural ☐ Exterior Walls ☐ Exterior Paint ☐ Landscaping ☐ Other:
☒ No ☐ Yes	Should the property have an interior inspection completed? (If Yes, state reason in Comments)
☒ No ☐ Yes	The disaster appears to still be in the area where the property is located.
Disaster Statement:	There is a(n) closed disaster declaration for a Severe Storms and Flooding. The incident period is from 06/29/2023 to 07/02/2023.

EXTERIOR COMMENTS

A full interior and exterior appraisal inspection was performed on 10/13/2023. The disaster declaration period was from 06/29/2023-07/02/2023. No damage was noted on the subject property or in the subject neighborhood at the time of inspection (3 months post-disaster).

INSPECTION SUMMARY AND RECOMMENDATIONS

☒	NO DAMAGE. No apparent neighborhood or subject property factors that negatively impact marketability were observed.
☐	MINOR DAMAGE. Apparent neighborhood and/or subject property factors that negatively impact marketability were observed, but are considered only minor and easily curable (Above-noted damage should be addressed by an appraisal update "as is" or "subject to repairs", to be ordered separately per Client's direction from a qualified real estate appraiser, per loan underwriting requirements as necessary).
☐	MODERATE TO MAJOR DAMAGE. Apparent neighborhood and/or subject property factors that negatively impact marketability were observed and are considered moderate to major, but curable and likely to be repaired (Above-noted damage should be addressed by an appraisal update or new appraisal "subject to repairs", to be ordered separately per Client's direction from a qualified real estate appraiser, per loan underwriting requirements as necessary).
☐	SEVERE DAMAGE / UNINHABITABLE. Apparent neighborhood and/or subject property factors that negatively impact marketability were observed and are considered severe to the point of being "uninhabitable" - making further valuation services unnecessary, as the property no longer appears suitable as collateral for mortgage lending at this time.

Signature: Garrat VanWagenen

Name: Garrat Van Wagenen

Effective Date of Report: 10/13/2023

Company Name: ServiceLink

Company Address: 5722 N Winthrop Ave 2N

Chicago, IL 60660

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Subject Photo Page

Borrower	Tamaz Mtvralashvili						
Property Address	1783 Spruce Ave						
City	Des Plaines	County	Cook	State	IL	Zip Code	60018
Lender/Client	Bank of America						



Subject Front

1783 Spruce Ave

Sales Price	329,000
Gross Living Area	1,730
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	6255 sf
Quality	Q3
Age	73



Subject Street

Subject Photo Page

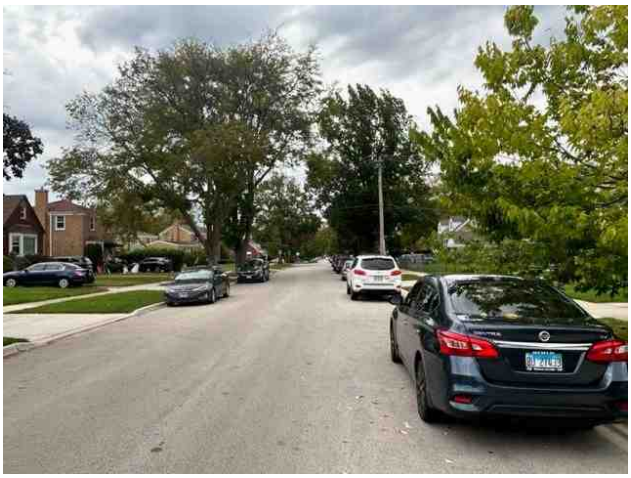
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City	Des Plaines	County	Cook	State	IL	Zip Code	60018
Lender/Client	Bank of America						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 90 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

I performed an appraisal on the subject property on 10/13/2023.

APPRAISER:

Signature: Garrat Van Wagenen

Name: Garrat Van Wagenen

State Certification #: 556.000437

or State License #:

State: IL Expiration Date of Certification or License: 09/30/2025

Date of Signature and Report: 11/02/2023

Effective Date of Appraisal: 10/13/2023

Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): 10/13/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):


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File
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Draw
Read aloud
1
of 1
State of Illinois
Department of Financial and Professional Regulation
Division of Real Estate
LICENSE NO.
556.000437
The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:
EXPIRES:
09/30/2025
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
GARRAT B VAN WAGENEN
5722 N WINTHROP AVE 2N
CHICAGO, IL 60660
MARIO TRETO, JR.
SECRETARY
LAURIE MURPHY
DIRECTOR
The official status of this license can be verified at IDFPR.illinois.gov
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