Rating: Fail

Review Master: PAR Logic Review

File No. 1025_3231 Com

Client Specific Requirements - The client requires these items be corrected to receive a "pass".

- UAD - APPRAISER - Certification or License Number - should match ASC.gov.

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

- 1025_05 - NEIGHBORHOOD - Property Value - boxes are blank.
- 1025_05 - REPORT - Fair Lending - Comments in the Neighborhood Description contain "Convenient location and good local school system.", 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.
- 1025_05 - REPORT - Fair Lending - Comments in the Condition of the Property contain "Overall condition is acceptable and consistent with that typically found in a well-maintained, five-year-old dwelling.", 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.
- 1025_05 - COMPARABLE RENTAL DATA - Subject Rent Control - does not match the Rent Control selection in the Improvements section.
- 1025_05 - SALES COMPARISON APPROACH - Subject Actual Age (1 years) - does not match the Year Built (2012) based on the Effective Date of the report(02/25/2025).
- 1025_05 - APPRAISER - Signature - is blank.
- 1025_05 - APPRAISER - Certification/License State - is not equal to the Subject Property Address State.
- 1004MC_2009 - APPRAISER - Signature - is blank.

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

- 1025_05 - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_FRONT, page contains street_number, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1025_05 - SUBJECT - Assessor's Parcel Number - is 2508014B, and ACI Insights Listings indicates that the APN is 05918421. Comment, including an explanation of this difference, is required.
- 1025_05 - SUBJECT - Occupant: Vacant - is blank and ACI Insights indicated that the Subject Property is vacant. Comment, including an explanation of this difference, is required.
- 1025_05 - CONTRACT - Financial Assistance - is indicated. On purchase transactions, if there are any interested-party contributions, concessions, or builder incentives, comment including whether any / all are unusual, excessive, or significantly impactful to the sale price, is required.
- 1025_05 - NEIGHBORHOOD - Price Range - subject market value falls outside of the neighborhood value range.
- 1025_05 - SITE - Area is 10000 and ACI Insights Listings indicates that the Site Area is 4966.0 Sqft. Comment, including an explanation of this difference, is required.
- 1025_05 - RECONCILIATION - Market Value - is not within the neighborhood sales range within the past 12 months.
- 1025_05 - SALES COMPARISON APPROACH - Subject Bathroom Count - is 2 and ACI Insights indicates that the number of bathroom photos included in the report is 1. The number of bathroom photos included in the report should be equal to or greater than the number of bathrooms in the Subject Property. For example if the Subject contains 2.5 bathrooms, there should be at least 3 bathroom photos included in the report.
- 1025_05 - SALES COMPARABLE NO. 1 - Sale Price - unadjusted Sale Price falls outside of the price range defined in the neighborhood housing section.
- 1025_05 - SALES COMPARABLE NO. 1 - Site Size - is 10000 SF sf, and ACI Insights Listings indicates that the Site Size is 4966. 0 Sf.
- 1025_05 - SALES COMPARABLE NO. 2 - Site Size - is 10500 SF sf, and ACI Insights Listings indicates that the Site Size is 4966. 0 Sf.
- 1025_05 - SALES COMPARABLE NO. 2 - Condition - is C4, and ACI Insights indicates that the Condition is C2. Please review the Condition of the Property regarding this discrepancy.
- 1025_05 - SALES COMPARABLE NO. 3 - Site Size - is 10000 SF sf, and ACI Insights Listings indicates that the Site Size is 4966. 0 Sf.
- 1025_05 - SALES COMPARABLE NO. 3 - Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- 1025_05 - RECONCILIATION - Opinion of Market Value - does not match the Indicated Value by Sale Comparison Approach.
- 1025_05 - RECONCILIATION - Market Value - is not bracketed by the unadjusted Sale Prices of the Comparable Sales.
- 1025_05 - RECONCILIATION - Estimated Market Value - is greater than the Comparable Adjusted Sales Price of all Comparable Sales.
- 1025_05 - REPORT - PHOTOS - ACI Insights detected that a photo on the SUBJECT_REAR, page contains roof_unfinished, siding_unfinished, under_construction, cluttered, unlandscaped, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1025_05 - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains front_house, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1025_05 - REPORT - PHOTOS - ACI Insights detected that a photo on the INT3KLBKITCHEN, page contains refrigerator_missing, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1025_05 - REPORT - PHOTOS - ACI Insights detected that a photo on the RENTAL_COMP_2, page contains street_number, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.

- 1025_05 - REPORT - PHOTOS - ACI Insights detected that a photo on the RENTAL_COMP_3, page contains lawn__yard_damage, street_number, severity_immaterial, walkway_damage, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.
- UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.