Rating: Fail

Review Master: PAR Logic Review

N/A

File No. 1234567.1

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

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

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

- CRX - 1004_05UAD - SALES COMPARABLE NO. 2 - Age (15; Year Built: 0) differs from PUBLIC RECORDS (11; Year Built: 2011).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 2 - Gross Living Area (3300) differs from PUBLIC RECORDS (2543).
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Age (5; Year Built: 2020) differs from PUBLIC RECORDS (34; Year Built: 1988).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Gross Living Area (3300) differs from PUBLIC RECORDS (1483).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 5 - Age (13; Year Built: 0) differs from PUBLIC RECORDS (19; Year Built: 2003).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 5 - Gross Living Area (3390) differs from PUBLIC RECORDS (1390).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 6 - Age (18; Year Built: 0) differs from PUBLIC RECORDS (24; Year Built: 1998).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 6 - Gross Living Area (3332) differs from PUBLIC RECORDS (1604).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Date of Prior Sale/Transfer (2/ 1/2014) differs from PUBLIC RECORDS (7/ 6/2005).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Price of Prior Sale/Transfer (235000) differs from PUBLIC RECORDS (160000).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 5 - Date of Prior Sale/Transfer (12/30/2003) differs from PUBLIC RECORDS (8/26/2020).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 5 - Price of Prior Sale/Transfer (114200) differs from PUBLIC RECORDS (177500).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 8 - Age (19; Year Built: 0) differs from PUBLIC RECORDS (32; Year Built: 1990).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 8 - Gross Living Area (3034) differs from PUBLIC RECORDS (2034).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 9 - Age (14; Year Built: 0) differs from PUBLIC RECORDS (32; Year Built: 1990).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 9 - Gross Living Area (3357) differs from PUBLIC RECORDS (1657).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 7 - Date of Prior Sale/Transfer (2/ 1/2014) differs from PUBLIC RECORDS (7/ 9/2021).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 7 - Price of Prior Sale/Transfer (23500) differs from PUBLIC RECORDS (264900).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 8 - Date of Prior Sale/Transfer (7/28/1999) differs from PUBLIC RECORDS (11/20/2020).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 8 - Price of Prior Sale/Transfer (133000) differs from PUBLIC RECORDS (249900).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 9 - Date of Prior Sale/Transfer (2/ 1/2016) differs from PUBLIC RECORDS (8/16/2012).
- CRX - 1004_05UAD - SALES COMPARABLE NO. 9 - Price of Prior Sale/Transfer (225000) differs from PUBLIC RECORDS (110000).

Information - These items typically require comment.

- UAD - SUBJECT - Property Address - should be a valid USPS address.
- UAD - SALES COMP #1 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #2 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #3 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #4 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #5 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #6 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #7 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #8 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.
- UAD - SALES COMP #9 - Design (Style) - Adjustment is blank. Description differs from the subject property. If no adjustment is warranted, a zero (0) must be entered.