Rating: Fail

Review Master: PAR Logic Review

File No. 25-05-007

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

- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain "The appraiser employed the sales comparison approach, utilizing four closed sales for the assessment.", 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.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain "This appraiser confirms adherence to the American National Standards Institute (ANSI) for measuring, calculating, and reporting gross living area (GLA), and non-GLA areas The utilities were on and functioning at the time of appraisal.", 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.

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

- 1004_05UAD - SUBJECT - Assessor's Parcel Number - is 00.1208.0004.0007.00.02.02, and ACI Insights Listings indicates that the APN is 194389. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SALES COMPARABLE(S) #4 - Condition - is the same as the Subject, and the Condition adjustment is not blank or 0 (zero).
- 1004_05UAD - SALES COMPARABLE NO. 1 - Site Size - is 6351 SF sf, and ACI Insights Listings indicates that the Site Size is 7492.0 Sf.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Concessions - $10,000.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - is outside of the High / Low indicated in the 'Typical Market Price Range'. Comment, explaining this discrepancy, is required.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Site Size - is 1.02 AC sf, and ACI Insights Listings indicates that the Site Size is 7492.0 Sf.
- 1004_05UAD - SALES COMPARABLE(S) #4 - Gross Adjustment Percentage - exceeds 15% of Sales Price.

Information - These items typically require comment.

- UAD - SUBJECT - Special Assessments - is blank.