APPRAISAL REVIEW SCORECARD

ID#: stp_24-0717-1

12 Renshaw

Palm Coast, FL 32164-6628

Appraised Value

$220,000



3 Bd | 2.0 Ba | 1655 sqft | Q3 | C3

Case #.....Case Number
Assignment Type.....Purchase
Client.....Bankof AMerica
Borrower.....Duane Pipes
Legal Owner.....Sandy SHores
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....No
PUD | HOA Fees.....No | $0/yr
Form.....1004_05UAD

Appraisal is Made.....As is
Appraised Value.....$220,000

Appraiser.....Joe Appraiser
License Expiration.....1201001674 expires 07/31/2017
Signed Date.....03/01/2016
Site Size.....10400 sf
Site Value.....$50,000

Multiple Parcels.....Yes
Parcel #.....1234567 876655422
Flood Hazard Area.....Not Available
Zoning.....R-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2;ranch | 2 Story
Year Built.....Existing | 2011

Legal Desc.....48, 73, Section 44, Palm Coast

Listing Desc.....DOM 69;The subject was listed for sale on 01/24/2015 for $510,000. FSBO

Contract Price.....$220,000
Arms length sale;comments
Concessions.....Yes | $0
$0;;N/A

Additional Details

Tech Review Complete.....No

Review Results: 1458 Rules / 0 Findings

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

Review Checklist: 0 Items

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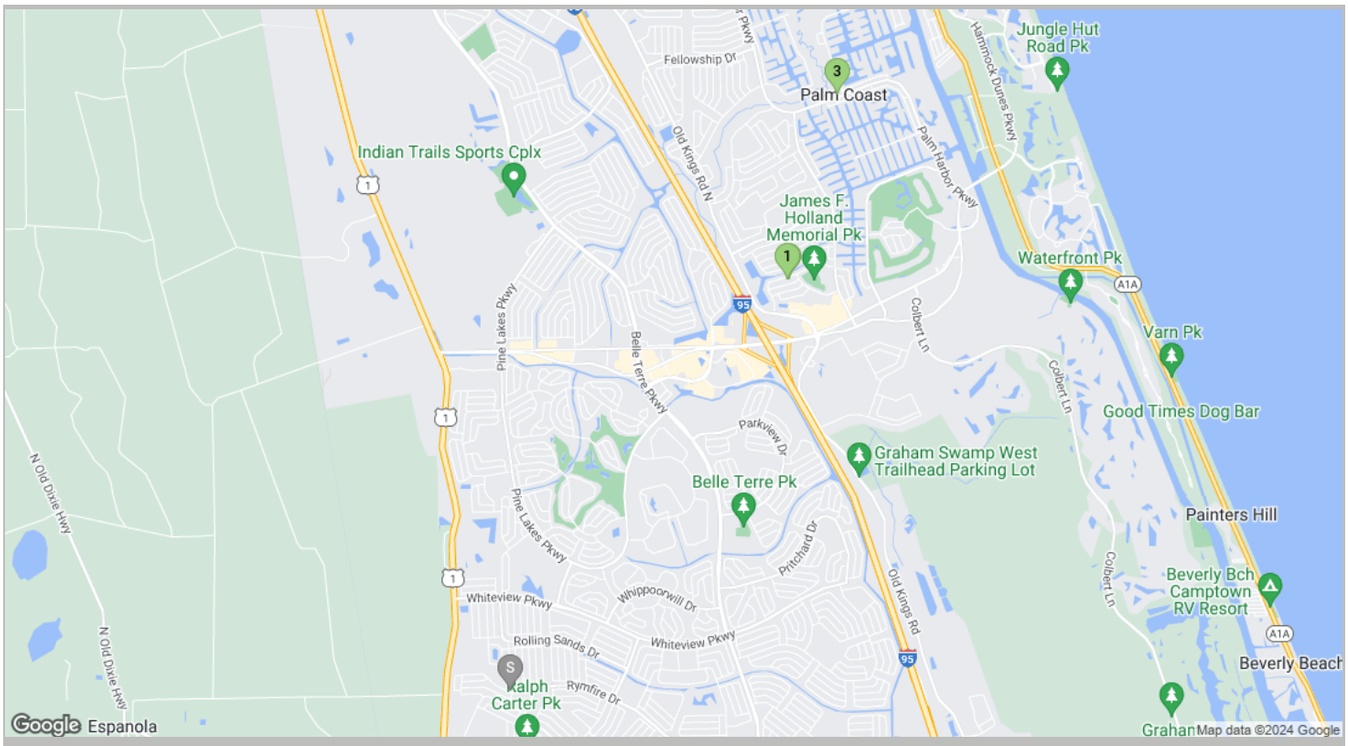
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Alternative Sales & Listings

12 Renshaw
Palm Coast, FL 32164-6628

Appraised Value
$220,000
As Of 3/1/2016

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	12 Renshaw Palm Coast FL, 32164-6628	–	$220,000	03/01/2016	10400 sf	1,655	3	2.0	4	2ga2dw
1	54 Farragut Drive Palm Coast, FL 32137	4.21	$230,000	s11/15;c11/15	10400 sf	1,655	3	2.0	4	2ga2dw
2	52 Farragut Drive Palm Coast, FL 32137	4.22	$230,000	s11/15;c11/15	10500 sf	1,655	3	2.0	4	2ga2dw
3	7 Central Place Palm Coast, FL 32137	5.79	$219,500	s03/16;Unk	10500 sf	1,680	3	2.0	3	2ga2dw

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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 ❶ lowest to ❺ highest

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Review Checklist

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