# APPRAISAL REVIEW SCORECARD

ID#: js-10-28-getmetadata-a

# 121212 Walla Pl

Palm Coast, FL 95691

Appraised Value

$480,000



4 Bd | 2.1 Ba | 3362 sqft | Q3 | C3

Case #.....N/A
Assignment Type.....Purchase
Client.....PNC Bank
Borrower.....Joseph M Fuchs
Legal Owner.....Owen Owner
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.....$480,000

Appraiser.....Cathy A Addi
License Expiration.....1600274-O expires 07/21/2017
Signed Date.....05/05/2017
Site Size.....6534 sf
Site Value.....$161,000

Multiple Parcels.....No
Parcel #.....010-2066833864000
Flood Hazard Area.....Yes | X
Zoning.....R-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....DT2;Ranch | 2 Story
Year Built.....Existing | 2005

Legal Desc.....Pt Nw Cor Sw 1/4 Nw 1/4 H 18

Listing Desc.....DOM 50;Is currently offered for sale on 1/25/2011 for $00. The reference number is as provided by, days on market is 0. Is currently offered for sale on 08/15/2011 for $00. The reference number is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.is as provided by , days on market is 0. Is currently offered for sale on for $00. The reference number is as listing 123456789 and not MLS 852963741.

Contract Price.....$480,000
Non-arms length sale;Comments
Concessions.....Yes | $0
$0;;No financial assistance was noted

## Additional Details

Tech Review Complete.....No

## Review Results: 2976 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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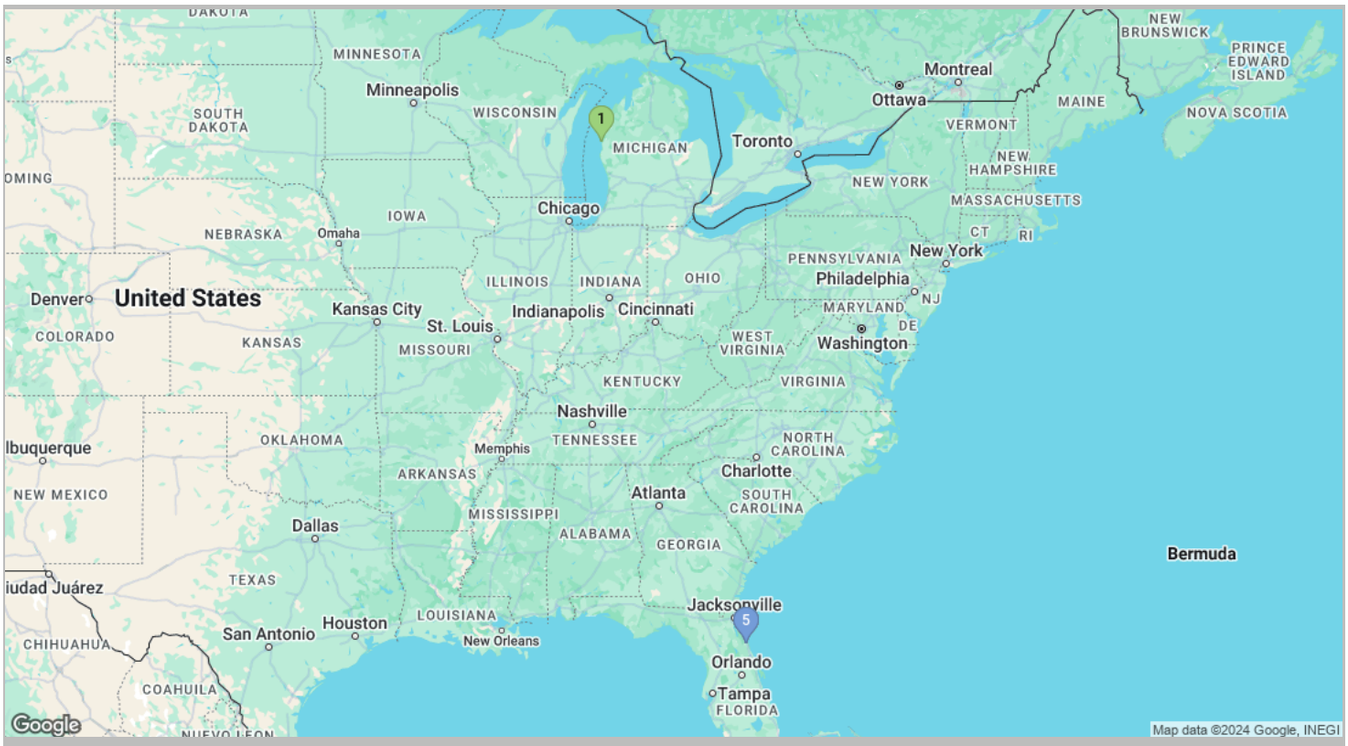
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# Alternative Sales & Listings

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As Of 5/5/2017

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 | 121212 Walla Pl<br>Palm Coast FL, 95691 | – | $480,000 | 05/05/2017 | 6534 sf | 3,362 | 4 | 2.1 | 12 | 2cp |
| 1 | 212 E Ludington Ave<br>Ludington, MI 49431 | 7.25 | $470,000 | s03/17;c02/17 | 6500 sf | 3,600 | 4 | 2.1 | 9 | 2cp |
| 2 | 12 Winterling Pl<br>Palm Coast, FL 32164 | 7.35 | $490,000 | s05/17;c04/17 | 10500 sf | 3,300 | 2 | 3.0 | 15 | 2ga |
| 3 | 971 N Lakeshore Dr<br>Ludington, MI 49431 | 8.48 | $480,000 | s08/16;c07/16 | 10629 sf | 3,300 | 3 | 3.0 | 9 | 2ga |
| 4 | 8 Winterling Pl<br>Palm Coast, FL 32164 | 1 | $475,000 | Active | 11000 sf | 3,300 | 4 | 2.1 | 5 | 2cp |
| 5 | 6 Walla Pl<br>Palm Coast, FL 32164 | 1 | $485,000 | Active | 10019 sf | 3,390 | 4 | 2.0 | 13 | 2cp |
| 6 | 5 Winterberry Pl<br>Palm Coast, FL 32164 | 1 | $477,777 | s11/16;c10/16 | 10411 sf | 3,332 | 4 | 2.0 | 18 | 2cp |
| 7 | 57 Waters Dr<br>Palm Coast, FL 32164 | 1 | $459,990 | Active | 10019 sf | 3,300 | 4 | 2.1 | 5 | 2cp |
| 8 | 18 Wasserman Dr<br>Palm Coast, FL 32164 | 1 | $490,000 | s03/17;c02/17 | 10019 sf | 3,034 | 4 | 2.0 | 19 | 2ga2dw |
| 9 | 101 Wedgewood Dr<br>Palm Coast, FL 32164 | 1 | $467,500 | s03/17;c02/17 | 14418 sf | 3,357 | 4 | 2.0 | 14 | 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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