Uniform Residential Appraisal Report

File # sw-12491

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 2441 Turner Street | City West Bloomfield | State MI | Zip Code 48323

Borrower MATZKIN-BRIDGER, TODD | Owner of Public Record MATZKIN-BRIDGER, TODD | County Oakland

Legal Description See PRD Addendum

Assessor's Parcel # 1813378002 | Tax Year 2021 | R.E. Taxes $ 4,502

Neighborhood Name BROOKFIELD HIGHLANDS | Map Reference 42.574622 / -83.334324 | Census Tract 1563

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [ ] PUD | HOA $ 110 [X] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Equity

Lender/Client PNC Bank | Address 2730 Liberty Avenue, Pittsburgh, PA 15222

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). Realcomp

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid:

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends					One-Unit Housing			Percent Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining		PRICE	AGE		One-Unit	100 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply		$(000)	(yrs)		2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[X] 3-6 mths	[ ] Over 6 mths		400	Low	1	Multi-Family	0 %
Neighborhood Boundaries	Orchard Lake Rd on the west / Telegraph on the east / Lone Pine on the south / Long Lake on the north.								999	High	55	Commercial	0 %
									550	Pred.	40	Other	0 %

Neighborhood Description Mostly 1&2 story larger good to excellent quality homes, constructed of brick and wood with basements and larger garages, homes on or with proximity to water are at the higher end of the range of value.

Market Conditions (including support for the above conclusions) Mostly conventional financing.

SITE

Dimensions 153.39Fx170LSx153.39Rx170RS | Area 26076 sf | Shape Irregular | View N;Res;

Specific Zoning Classification Residential | Zoning Description Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

The subjects current use is the highest and best use.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Paved	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map No. 26125C0504F | FEMA Map Date 09/29/2006

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No. If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

Improvements are in compliance with local zoning codes. There are no observable encroachments, easements are for normal utility use. Flood Cert Required for exact flood zone status.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units [X] One	[ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Good/Concrete	Floors	Gd/Wd/Crpt/Crm
# of Stories	4	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Good/BrickSiding	Walls	Good/Drywall
Type [X] Det.	[ ] Att. [ ] S-Det/End Unit	Basement Area	838 sq. ft.	Roof Surface	Avg/Asphalt	Trim/Finish	Good/Wd
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	72 %	Gutters & Downspouts	Good/Alum	Bath Floor	Gd/Ceramic
Design (Style)	QuadLevel	[ ] Outside Entry/Exit	[X] Sump Pump	Window Type	Good/DH	Bath Wainscot	Gd/Ceramic
Year Built	1971	Evidence of [ ]	Infestation	Storm Sash/Insulated	Good/Yes	Car Storage	[ ] None
Effective Age (Yrs)	15	[ ] Dampness	[ ] Settlement	Screens	Good/Yes	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s)# 0	Driveway Surface	Paved
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) #	1	[ ] Fence None	[X] Garage # of Cars 2
[ ] Floor	[X] Scuttle	Cooling [X]	Central Air Conditioning	[X] Patio/Deck	Patio	[X] Porch Cn	[ ] Carport # of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	None	[ ] Other None	[X] Att. [ ] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 9 Rooms | 5 Bedrooms | 4.1 Bath(s) | 2,706 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) The subject has basement and typical stoops and walks.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;Home is in good condition with good quality materials.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

No repairs

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

Appraisal Map Inc.

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 400,000 to $ 400,000.

There are 17 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 400,000 to $ 999,000.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2441 Turner Street West Bloomfield, MI 48323	2272 Holton Lane West Bloomfield, MI 48323		4665 Rolling Ridge Road West Bloomfield, MI 48323		2189 Fawnwood Way West Bloomfield, MI 48302	
Proximity to Subject		0.32 miles E		0.87 miles W		0.53 miles SE	
Sale Price	$	$ 650,000		$ 749,000		$ 850,000	
Sale Price/Gross Liv. Area	$ sq. ft.	$ 331.63 sq. ft.		$ 262.81 sq. ft.		$ 263.48 sq. ft.	
Data Source(s)		RMLS# 2220019925;DOM 60		RMLS# 2220000053;DOM 4		RMLS# 2210082049;DOM 32	
Verification Source(s)		Oakland County Tax Records		Oakland County Tax Records		Oakland County Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s05/22;c04/22		s02/22;c01/22		s11/21;c10/21	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	26076 sf	22100 sf	+4,000	14000 sf	+12,000	30000 sf	-4,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT4;QuadLevel	DT4;QuadLevel		DT4;QuadLevel		DT4;QuadLevel	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	51	49	-2,000	42	-900	41	-1,000
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 5 / 4.1	9 / 5 / 3.0	+15,000	9 / 5 / 3.1	+10,000	9 / 5 / 4.2	-5,000
Gross Living Area	2,706 sq. ft.	1,960 sq. ft.	+26,110	2,850 sq. ft.	-5,040	3,226 sq. ft.	-18,200
Basement & Finished Rooms Below Grade	838sf600sfin 1rr0br0.0ba1o	984sf500sfin 1rr0br0.0ba1o	0	1366sf1000sfin 1rr0br0.0ba1o	-10,000	1916sf1725sfin 1rr0br0.0ba1o	-20,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/AC	FWA/AC		FWA/AC		FWA/AC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2ga2dw	4ga2dw	-10,000	2ga2dw		3ga2dw	-5,000
Porch/Patio/Deck	PorchPatioEnclPrch	PorchPatio	+5,000	PorchPatioDeck	0	PorchDeckTerrace	0
LowerLevel	925 Sf	969 Sf	0	1358 Sf	-8,000	1310 Sf	-8,000
Net Adjustment (Total)		[X] + [ ] -	$ 38,110	[ ] + [X] -	$ -1,940	[ ] + [X] -	$ -61,200
Adjusted Sale Price of Comparables		Net Adj. 5.86 % Gross Adj. 9.56 %	$ 688,110	Net Adj. 0.26 % Gross Adj. 6.13 %	$ 747,060	Net Adj. 7.20 % Gross Adj. 7.20 %	$ 788,800

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Realcomp

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) Realcomp

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Realcomp MLS	Realcomp MLS	Realcomp MLS	Realcomp MLS
Effective Date of Data Source(s)	07/13/2022	07/13/2022	07/13/2022	07/13/2022

Analysis of prior sale or transfer history of the subject property and comparable sales None for subject.

Summary of Sales Comparison Approach Emphasis is on comp 1 rounded up to remaining comps2&3. All comps are within 6 months excep C3 to provide similar designe. Comps are all within 1 mile and were included for recent closing and similarity. Appraiser has provided no prior services on the subject propertyin the past 36 months. Exposure time is 90 days. All comps are within Gross & Net adjustments guidelines. Search parameters: 1st proximity and date 2nd Extend date.

Indicated Value by Sales Comparison Approach $ 740,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 740,000 **Cost Approach (if developed) $** 749,670 **Income Approach (if developed) $** 0

Primary weight on sales comparisons approach as it reflects the behavior of the majority of buyers in this market. The cost approach is less reliable but gives support.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: None

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 740,000 **, as of** 07/13/2022 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

Site value from market extrapolation

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Marshel & Swift, Realcomp

Quality rating from cost service Good Effective date of cost data Current

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

See sketch addendum for sqft calculations, cost data also derived from market extrapolation.

OPINION OF SITE VALUE				=$ 150,000
Dwelling	2,706 Sq. Ft. @ $	250.00		=$ 676,500
BSMT	838 Sq. Ft. @ $	45.00		=$ 37,710
			LowerLevel	175,000
Garage/Carport	547 Sq. Ft. @ $	18.00		=$ 9,846
Total Estimate of Cost-New				=$ 899,056
Less	Physical	Functional	External	
Depreciation	299,386			=$ (299,386)
Depreciated Cost of Improvements				=$ 599,670
'As-is' Value of Site Improvements				=$
Indicated Value By Cost Approach				=$ 749,670

Estimated Remaining Economic Life (HUD and VA only) 30 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [ ] No Unit type(s) [ ] Detached [ ] Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data Source(s)

Are the units, common elements, and recreation facilities complete? [ ] Yes [ ] No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? [ ] Yes [ ] No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

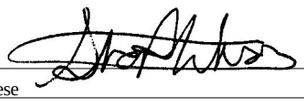
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Steven Paul Wiese
Company Name Appraisal Map Inc.
Company Address 35914 Charter Crest Road
Farmington Hills, MI 48335
Telephone Number 248 568 5903
Email Address appraisalmap@hotmail.com
Date of Signature and Report 07/19/2022
Effective Date of Appraisal 07/13/2022
State Certification # 1204001278
or State License #
or Other State #
State MI
Expiration Date of Certification or License 07/31/2023

ADDRESS OF PROPERTY APPRAISED
2441 Turner Street
West Bloomfield, MI 48323
APPRAISED VALUE OF SUBJECT PROPERTY $ 740,000
LENDER/CLIENT
Name First American Mortgage Solutions
Company Name PNC Bank
Company Address 2730 Liberty Avenue
Pittsburgh, PA 15222
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address

Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

File No. sw-12491

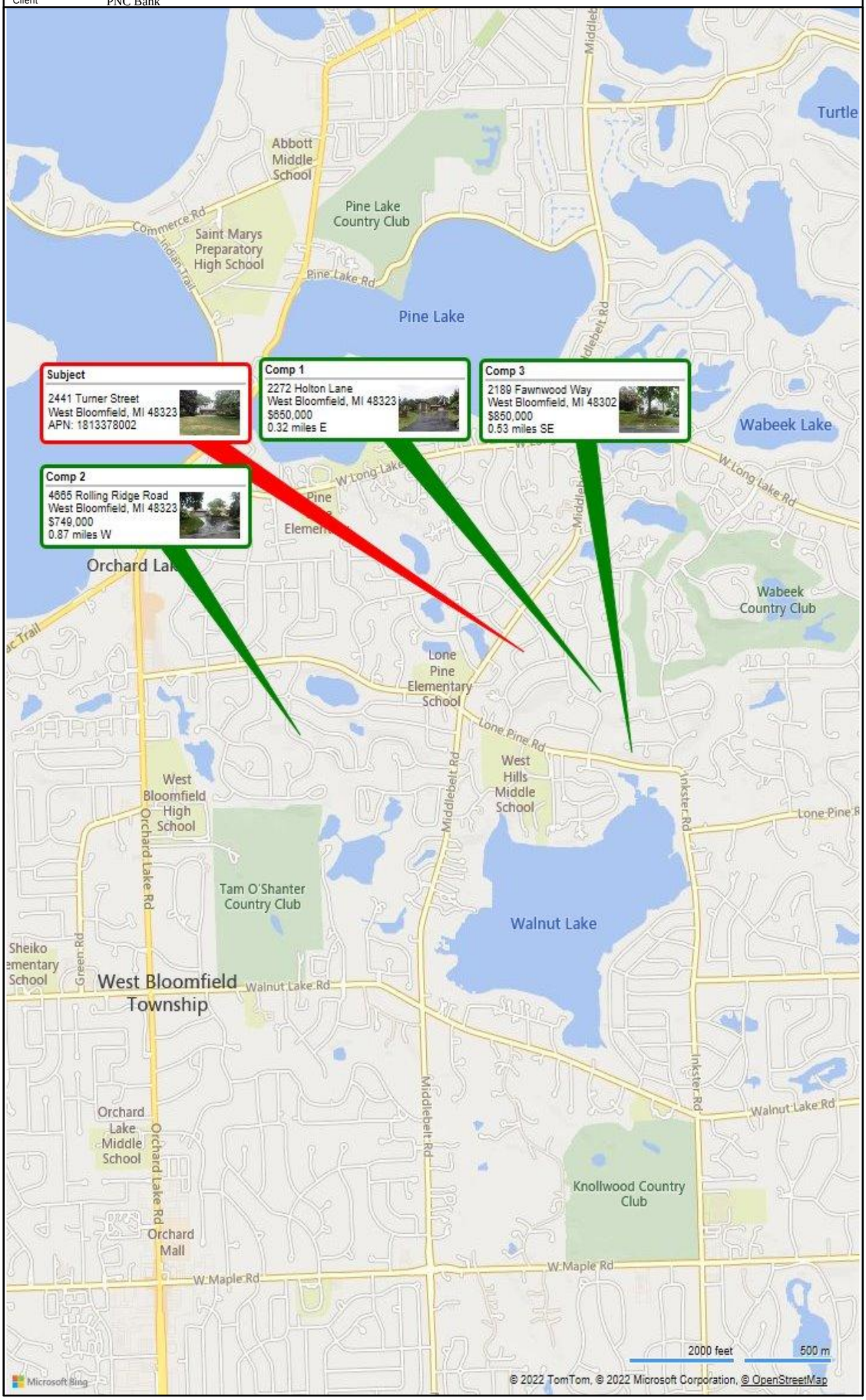
Location Map

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



File No. sw-12491

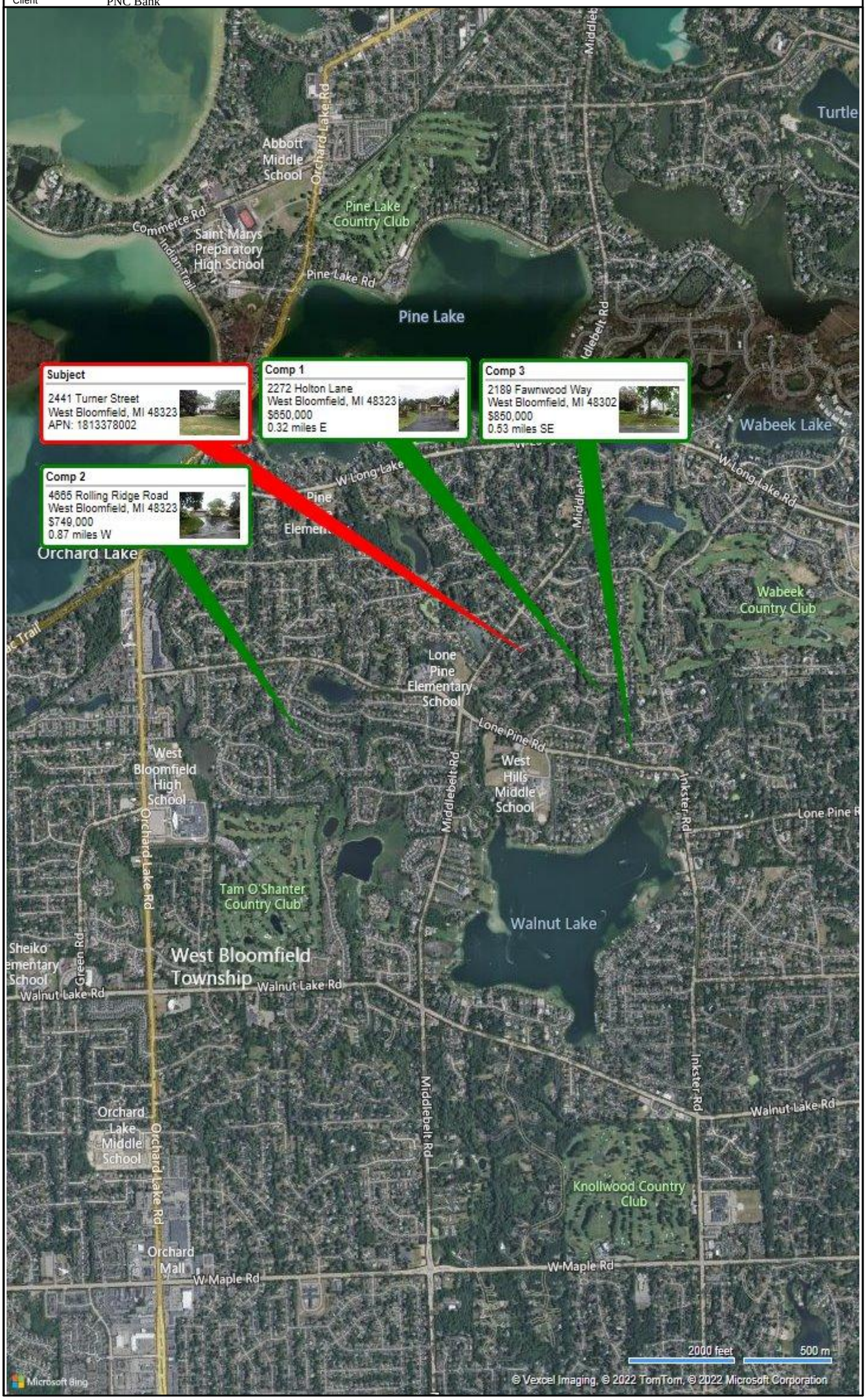
General Map 1

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



File No. sw-12491

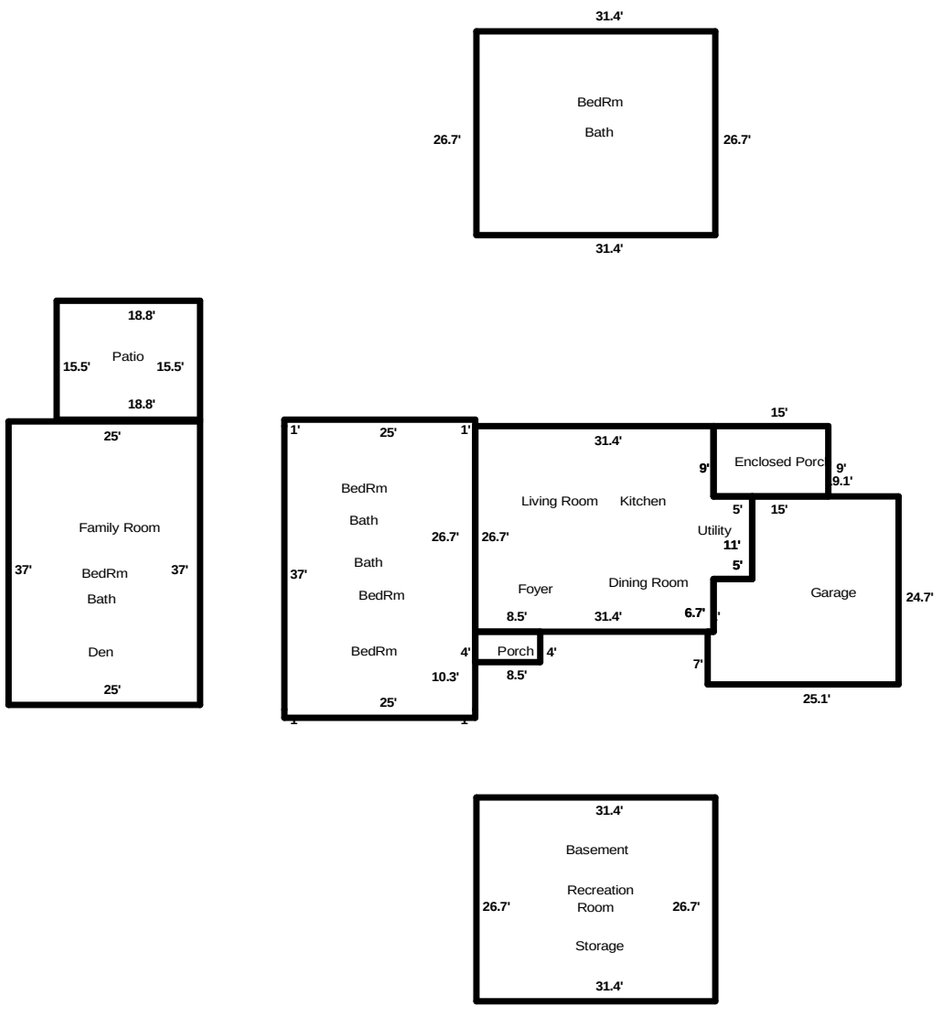
SKETCH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



SUMMARY	SQ FT AREA	PERIMETER
Living Area		
First Floor	893	126
Second Floor	975	128
Third Floor	838	116
Total	2706	370
Basement		
Basement	838	116
Garage/Carport		
Attached Garage	547	100
Porches/Patios		
Enclosed Porch	135	48
Below Grade Area		
Lower Level	925	124
Porches/Patios		
Patio	291	69
Porch	34	25

AREA CALCULATION DETAILS			
First Floor			
31.4	X	26.7	= 838.3
5.0	X	11.0	= 55.0
Total			893.3
Second Floor			
25.0	X	39.0	= 975.0
Third Floor			
31.4	X	26.7	= 838.3
Lower Level			
25.0	X	37.0	= 925.0

SKETCH-IT 1-800-523-0872

File No. sw-12491

PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

File No. sw-12491

PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD
Property Address 2441 Turner Street
City West Bloomfield County Oakland State MI Zip Code 48323
Client PNC Bank



COMPARABLE #1

2272 Holton Lane
West Bloomfield, MI 48323

Price	$650,000
Price/SF	331.63
Date	s05/22;c04/22
Age	49
Room Count	9-5-3.0
Living Area	1,960
Value Indication	$688,110



COMPARABLE #2

4665 Rolling Ridge Road
West Bloomfield, MI 48323

Price	$749,000
Price/SF	262.81
Date	s02/22;c01/22
Age	42
Room Count	9-5-3.1
Living Area	2,850
Value Indication	$747,060



COMPARABLE #3

2189 Fawnwood Way
West Bloomfield, MI 48302

Price	$850,000
Price/SF	263.48
Date	s11/21;c10/21
Age	41
Room Count	9-5-4.2
Living Area	3,226
Value Indication	$788,800

File No. sw-12491

PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



Front



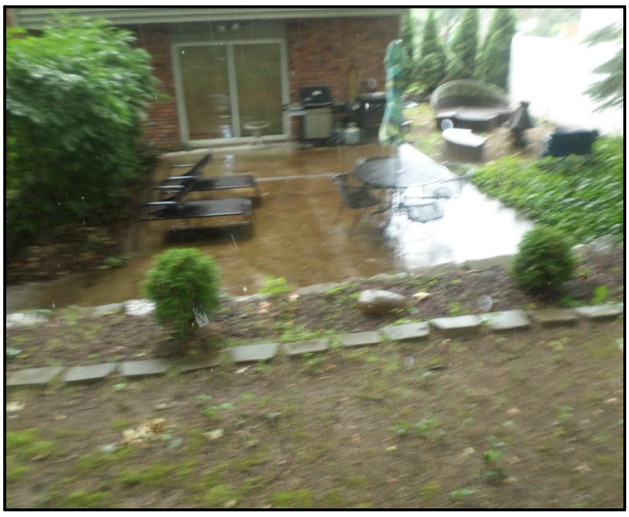
Front



Rear



Rear



Patio



ACs

File No. sw-12491

PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



Side



Side



Street



Street



Hotwater



Furnace

File No. sw-12491

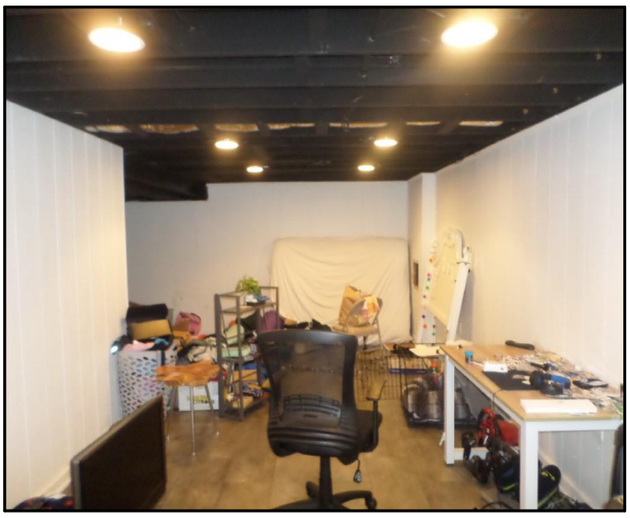
PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

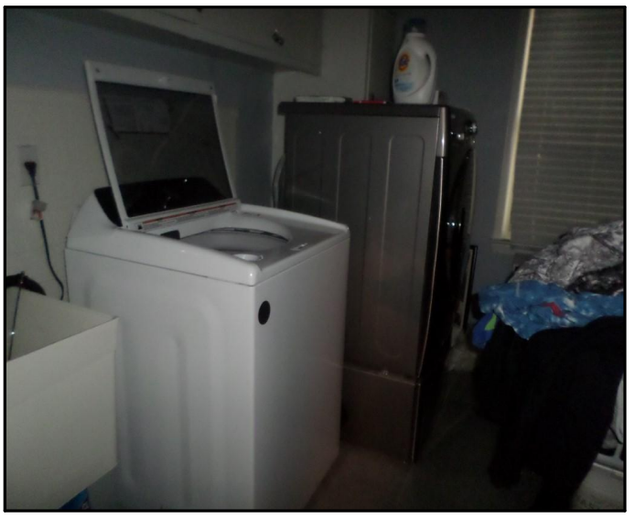
Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

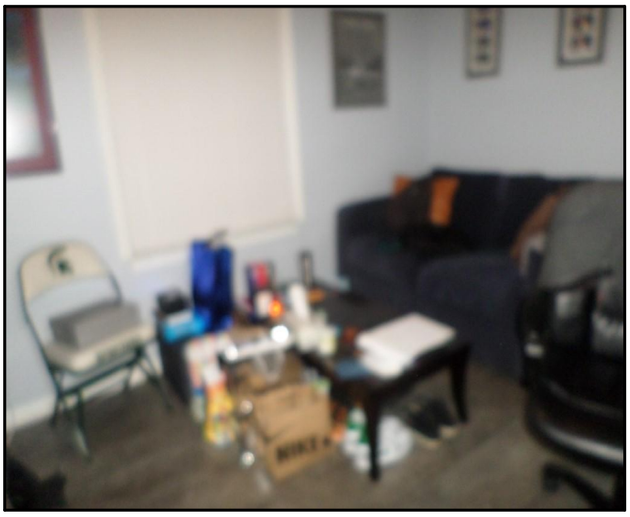
Client PNC Bank



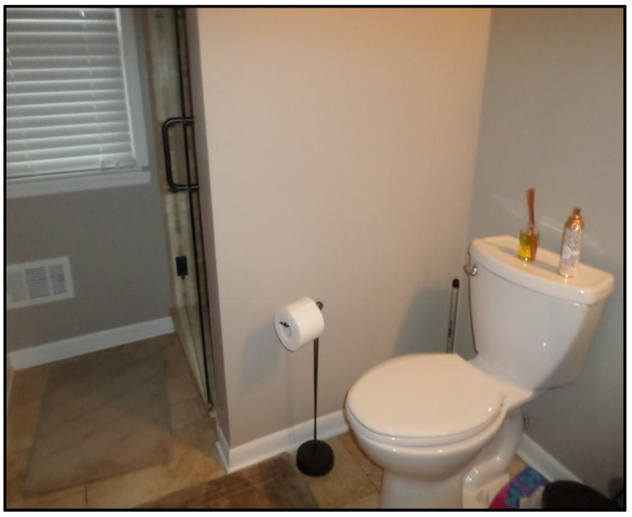
Bsmt Recroom



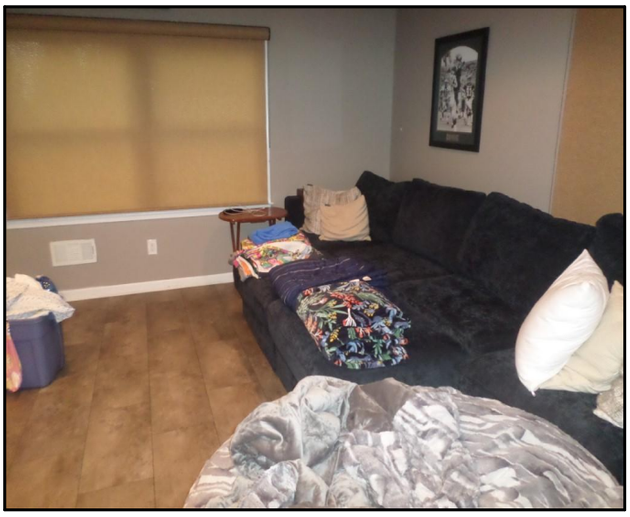
Laundry



Bedroom



Bath



Family Rm



FPL

File No. sw-12491

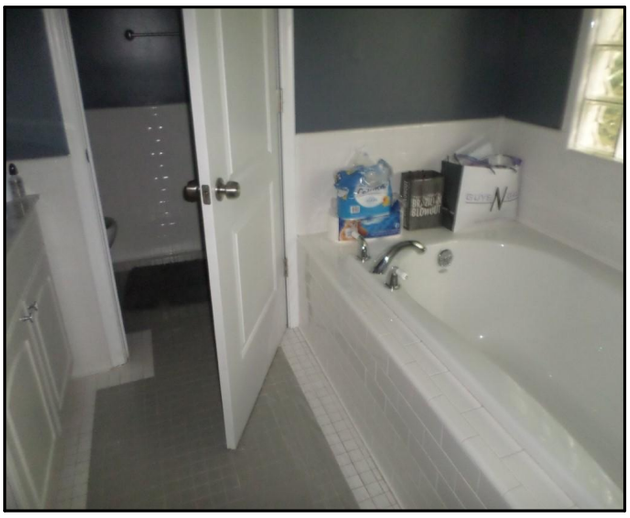
PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

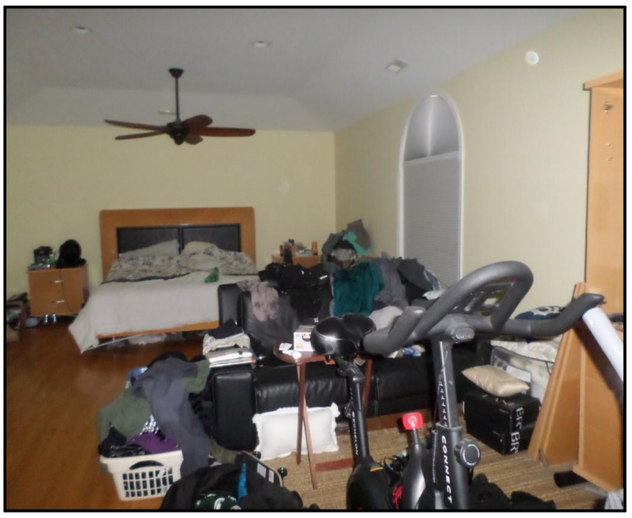
Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

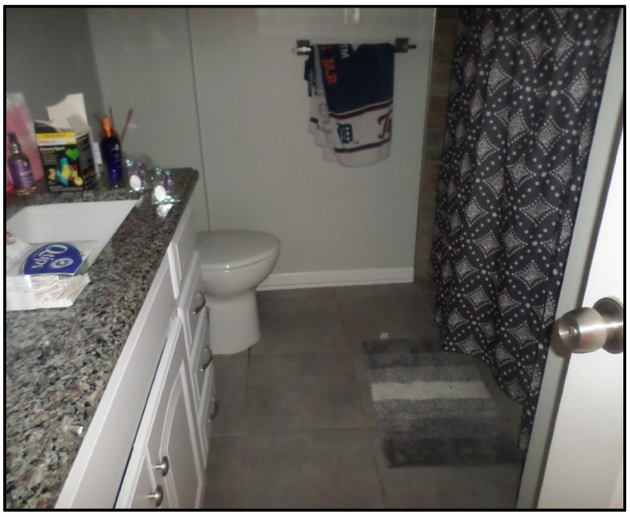
Client PNC Bank



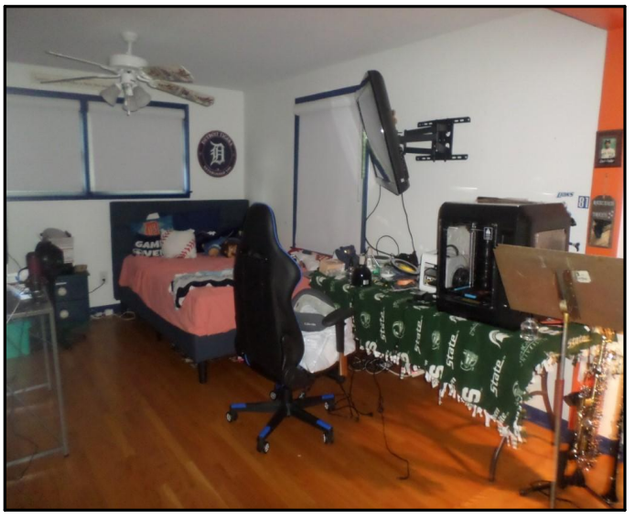
Bath



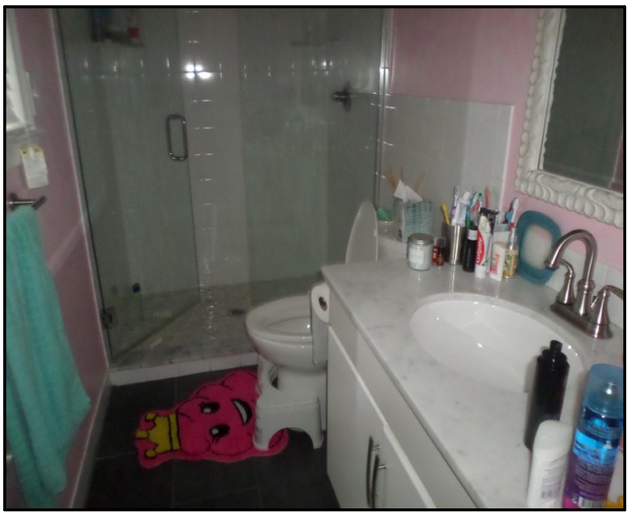
Bedroom



Bath



Bedroom



Bath



Bedroom

File No. sw-12491

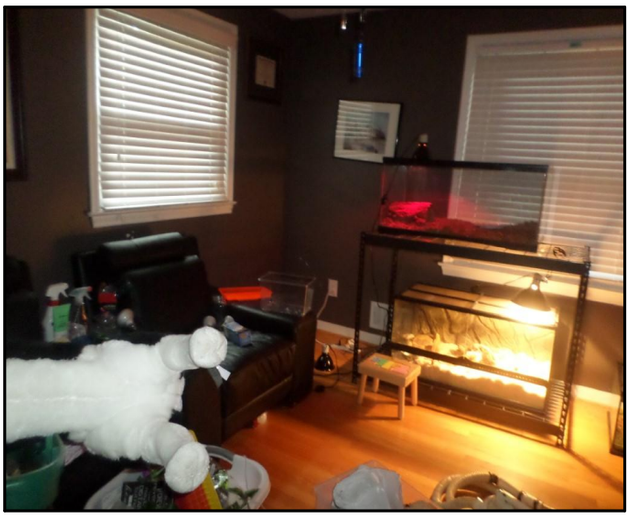
PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

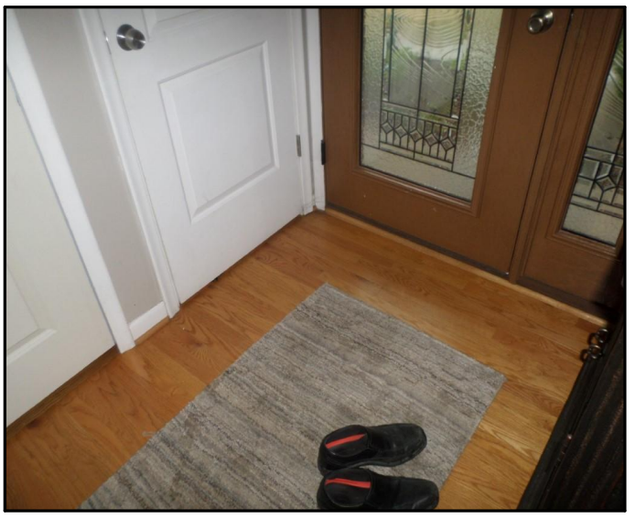
Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank

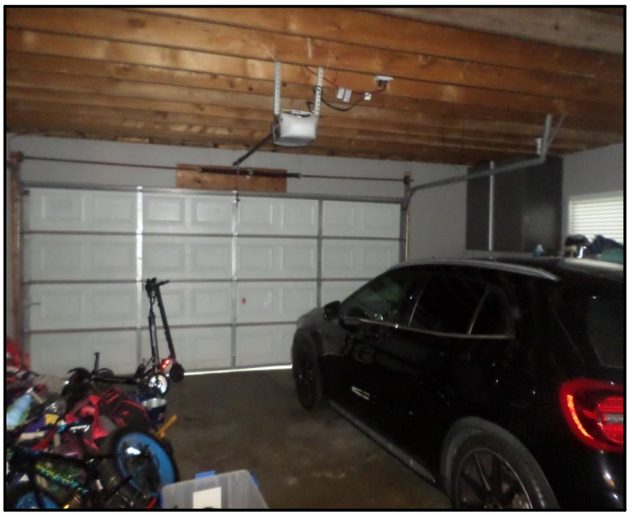


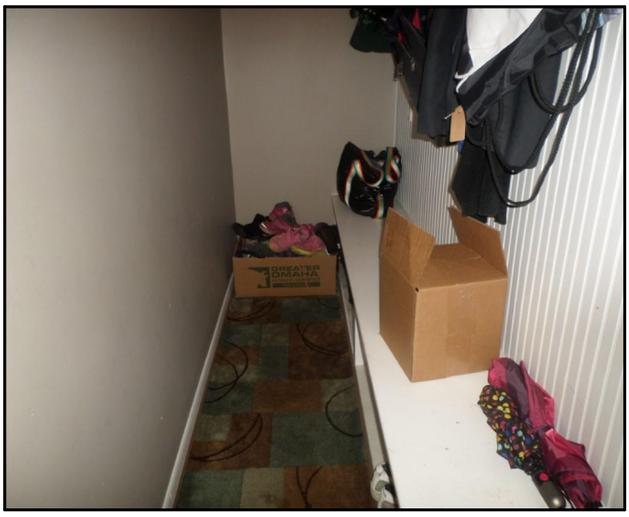
Bedroom



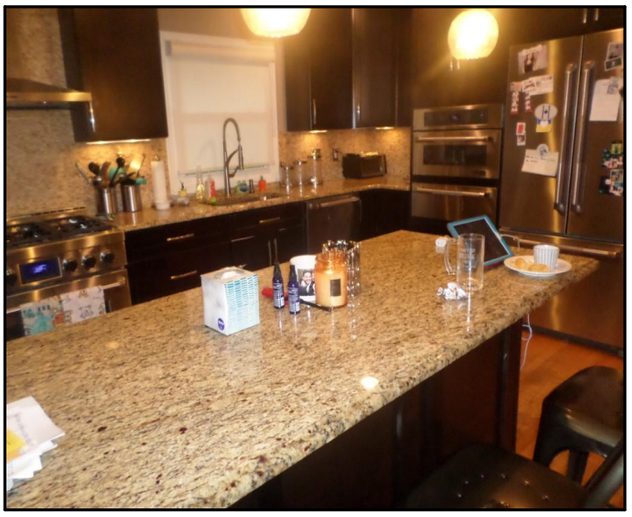
Foyer







Utility



Kitchen

File No. sw-12491

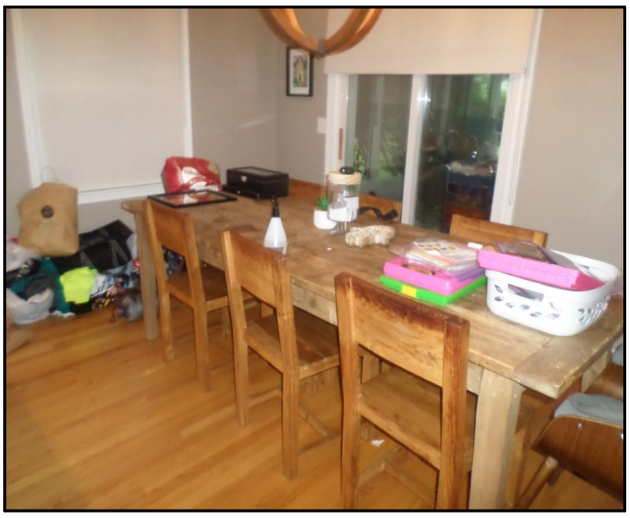
PHOTOGRAPH ADDENDUM

Borrower or Owner MATZKIN-BRIDGER, TODD

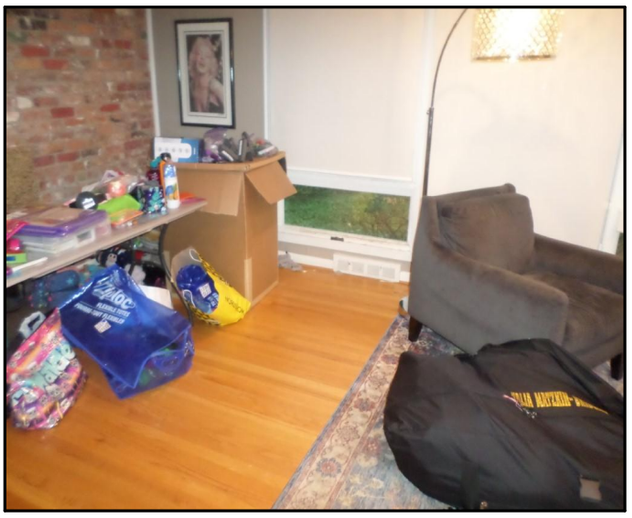
Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Client PNC Bank



Dinning



Living Rm



Electric On



Location & Ownership

Property Address:	**2441 Turner Street**	Property ID:	**1813378002**
City/State/Zip:	**West Bloomfield, Michigan, 48323-3262**		
Owner Name:	**Todd Matzkin-Bridger**	Lat/Long:	**42.574622 / -83.334324**
Taxpayer Address:	**2441 Turner Street**	Census Tract:	**1563**
City/State/Zip:	**West Bloomfield, Michigan, 48323-3262**	Block Group:	**1**
City/Village/Town:	**West Bloomfield Twp**	School District:	**Bloomfield Hills**
Subdivision:	**BROOKFIELD HIGHLANDS**	Property Category:	**Residential**
MLS Area:	**02181 - West Bloomfield Twp**	Land Use:	**401 - RESIDENTIAL, IMPROVED**
Legal Description:	**T2N, R79, SEC 13 & 24 BROOKFIELD HIGHLANDS LOT 33**		

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2021	W	$2,084.36	$0.00	$176.74	$0.00	$2,261.10
2021	S	$2,240.83	$0.00	$0.00	$0.00	$2,240.83
2020	W	$2,224.31	$0.00	$0.00	$0.00	$2,224.31
2020	S	$2,145.32	$0.00	$0.00	$0.00	$2,145.32
2019	W	$1,955.55	$0.00	$0.00	$0.00	$1,955.55
2019	S	$2,092.70	$0.00	$0.00	$0.00	$2,092.70
2018	W	$1,970.08	$0.00	$0.00	$0.00	$1,970.08
2018	S	$2,095.74	$0.00	$0.00	$0.00	$2,095.74
2017	W	$1,952.47	$0.00	$189.81	$0.00	$2,142.28
2017	S	$2,076.58	$0.00	$0.00	$0.00	$2,076.58

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
2021	$114,340	$233,760	100	$4,501.93
2020	$112,770	$235,040	100	$4,369.63
2019	$110,670	$206,420	100	$4,048.25
2018	$108,080	$204,670	100	$4,065.82
2017	$105,860	$185,150	100	$4,218.86

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
ANDERSON GREGORY M	MATZKIN BRIDGER TODD	11/27/2012	11/16/2012	$188,000	WAR/DEED	45011/0888
ROBERT A NAVETTA	ANDERSON GREGORY M	05/23/1996	05/07/1996	$235,000	DEED	00000/0000

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
ROCKET MORTGAGE LLC	MATZKIN-BRIDGER TODD	01/04/2022	12/02/2021	$271,500	MTG	57237/0530
QUICKEN LOANS LLC	MATZKIN BRIDGER TODD	09/21/2020	09/14/2020	$205,000	MTG	54855/0761
QUICKEN LOANS INC	MATZKIN BRIDGER TODD	10/15/2019	10/08/2019	$213,000	MTG	53378/0738
JPMORGAN CHASE BANK NA	MATZKIN BRIDGER TODD	05/06/2014	04/21/2014	$130,000	MTG	47009/0432
QUICKEN LOANS INC	MATZKIN BRIDGER TODD	01/30/2013	11/16/2012	$178,000	MTG	45285/0622
BERGIN FINANCIAL INC	ANDERSON GREGORY M	10/22/2004	08/26/2004	$400,000	MTG	34289/0221
BERGIN FINANCIAL	ANDERSON GREGORY M	10/22/2004	08/26/2004	$50,000	MTG	34289/0238

Characteristics

Living Area SF:	**3636**	Bedrooms:	**4**
Basement Sqft:	**838**	Bathrooms:	**4.1**
Year Built:	**1958**	Pool:	
Exterior:	**Aluminum, Vinyl**	Garage Features:	
Architecture Level:	**Bi-Level**	Garage Year Built:	
Style:		Garage Sqft:	**547**
Basement:	**Basement**	Garage Width:	
Water:		Garage Capacity:	**2**
Heating:	**Forced Air**	Gas Service:	
Heat Fuel:	**Natural Gas**	Sewer:	
Central Air:	**Yes**	Well:	
#1 Porch Type:	**Porch - Concrete Covered**	Septic:	
#1 Porch/Dimensions:	**/**	Storm Sewer:	
#2 Porch Type:	**Porch - Concrete Glass Encl**	Construction Type:	
#2 Porch/Dimensions:	**/**	Land Dimension:	**153.39X170.00**
Topography:		Land Sqft:	**26136**
Irregular:		Acres:	**0.60**

Aspen American Insurance Company

(Referred to below as the "Company")
590 Madison Avenue, 7th Floor
New York, NY 10022
877-245-3510

Date Issued	Policy Number	Previous Policy Number
10/26/2021	AAI003710-07	AAI003710-06

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 121376
   Named **Insured:**
   WIESE, STEVE
   P.O. Box 496
   Farmington, MI 48336

2. **Policy Period:** From: 10/26/2021 To: 10/26/2022
   12:01 A.M. Standard Time at the address stated in 1 above.

3. **Deductible:** $1000 Each **Claim**

4. **Retroactive Date:** 08/23/1999

5. **Inception Date:** 10/26/2015

6. **Limits of Liability:** **A.** $300,000 Each Claim
   B. $300,000 Aggregate

   Subpoena Response: $5,000 Supplemental Payment Coverage
   Pre-Claim Assistance: $5,000 Supplemental Payment Coverage
   Disciplinary Proceeding: $7,500 Supplemental Payment Coverage
   Loss of Earnings: $500 per day Supplemental Payment Coverage

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes	X	No		
Residential Property:	Yes	X	No		
Commercial Property:	Yes		No	X	
Bodily Injury and Property Damage Caused During Appraisal Inspection ($100,000 Sub-Limit):	Yes	X	No		(If "yes", added by endorsement)
Right of Way Agent and Relocation:	Yes		No	X	
Machinery and Equipment Valuation:	Yes		No	X	
Personal Property Appraisal:	Yes		No	X	(If "yes", added by endorsement)
Real Estate Sales/Brokerage:	Yes		No	X	(If "yes", added by endorsement)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN

P888414

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

BUREAU OF PROFESSIONAL LICENSING

CERTIFIED RESIDENTIAL APPRAISER
LICENSE

STEVEN PAUL WIESE

LICENSE NO.
1204001278

EXPIRATION DATE
07/31/2023

ISSUED ON
3480625

THIS DOCUMENT IS ONLY VALID UNDER THE LAWS OF THE STATE OF MICHIGAN

Market Conditions Addendum to the Appraisal Report

File No. sw-12491

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 2441 Turner Street City West Bloomfield State MI ZIP Code 48323

Borrower MATZKIN-BRIDGER, TODD

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	11	3	3	Increasing	X Stable	Declining
Absorption Rate (Total Sales/Months)	1.83	1.00	1.00	Increasing	X Stable	Declining
Total # of Comparable Active Listings	1	1	2	Declining	X Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.55	1.00	2.00	Declining	X Stable	Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	500,000	500,000	488,000	Increasing	X Stable	Declining
Median Comparable Sales Days on Market	11	54	18	Declining	X Stable	Increasing
Median Comparable List Price	445,000	679,000	679,000	Increasing	X Stable	Declining
Median Comparable Listings Days on Market	54	20	20	Declining	X Stable	Increasing
Median Sale Price as % of List Price	100.00	105.00	98.00	Increasing	X Stable	Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?		☐ Yes	☒ No	Declining	X Stable	Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions are most common with fha transactions.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Current market condition are strong but continue to be uncertain due to covad 19 corona virus.

Cite data sources for above information. Realcomp Mls, Public record data.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Current market condition are strong but continue to be uncertain due to covad 19 corona virus.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: **Project Name:**

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				Increasing	X Stable	Declining
Absorption Rate (Total Sales/Months)				Increasing	X Stable	Declining
Total # of Active Comparable Listings				Declining	X Stable	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				Declining	X Stable	Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature

Appraiser Name Steven Paul Wiese

Company Name Appraisal Map Inc.

Company Address 35914 Charter Crest Road, Farmington Hills, MI 48335

State License/Certification # 1204001278 State MI

Email Address appraisalmap@hotmail.com

Signature

Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

Case No.

File No. sw-12491

Borrower MATZKIN-BRIDGER, TODD

Property Address 2441 Turner Street

City West Bloomfield County Oakland State MI Zip Code 48323

Lender/Client PNC Bank Address 2730 Liberty Avenue, Pittsburgh, PA 15222

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1 - The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 - The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 - The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property*

C5 - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
G	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade