APPRAISAL REVIEW SCORECARD

ID#: 061024.11372090_5

Reviewed By: Domino Holmes
9/10/2025

6710 108TH St

Forest Hills, NY 11375

Appraised Value
$350,000



1 Bd | 1 Ba | 791 sqft | AVG | Good

Case #.....1368691149
Assignment Type.....Purchase
Client.....JPMorgan Chase Bank, N.A.
Borrower.....Ledia Gjoka
Legal Owner.....Karen Lee
Seller is Owner.....Yes
Occupancy.....Owner
For Sale Last 36 Mo?.....Yes
PUD | HOA Fees.....No | $846/mo
Form.....2090_05

Appraisal is Made.....As is
Appraised Value.....$350,000

Appraiser.....OLEG SORKIN
License Expiration.....45000049269 expires 10/13/2024
Signed Date.....06/10/2024
Site Size.....2.11 ac

Flood Hazard Area.....No | X
Zoning.....R7-1 | Legal
Highest and Best Use.....Yes
Design | # of Stories.....Mid-Rise | 6 Story
Year Built.....Existing | 1950

Legal Desc.....2155-1

Listing Desc.....DOM 49;STRATUS MLS# 0; LD: 04/11/2024; LP: $363,000; listed on streeteay.com

Contract Price.....$348,000
CONTRACT OF SALE AS PROVIDED TO THE APPRAISER FOR HIS PERUSAL APPEARS TO BE REPRESENTATIVE OF AN ARM'S LENGTH TRANSACTION.
Concessions.....Yes | $1,740
Seller's concesson towards closing costs; no impact noted

Additional Details

Tech Review Complete.....No

Risk Indicators

Accuracy

INSUFFICIENT DATA

Review Results: 751 Rules / 14 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - 8 Findings	CPL - 5 Findings	CRX - PASS	REQ - 1 Findings	RSK - PASS

Review Checklist: 104 Items

- Order (1)
- Subject (10)
- Contract (5)
- Neighborhood (8)
- Site (9)
- Unit Description (3)
- Sales Comp (27)
- License and E&O (6)
- Photos (8)
- Maps (7)
- Floor plan (4)
- USPAP (3)
- Other (13)

Thank you for your order. This Summary is provided for information purposes and is for internal use only. All information was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

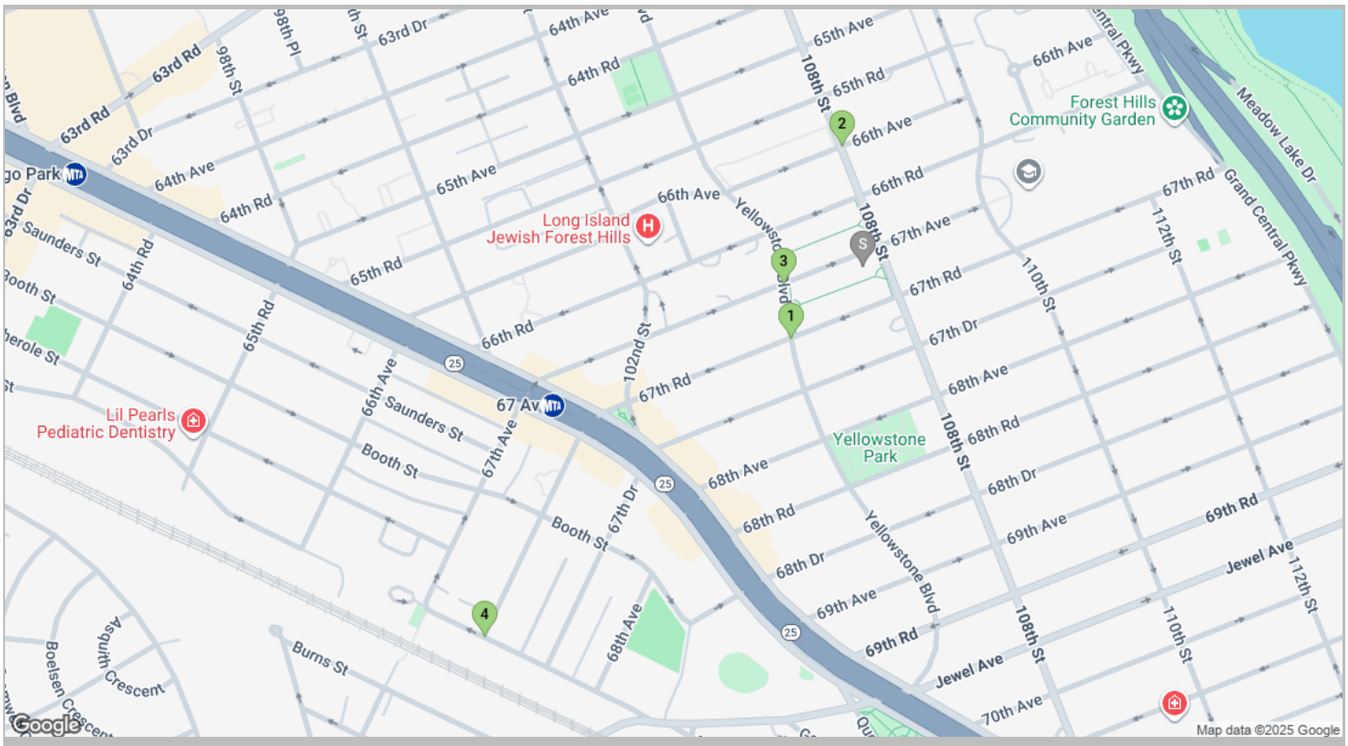
This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Alternative Sales & Listings

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

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	6710 108TH St Forest Hills NY, 11375	–	$348,000	06/08/2024	–	791	1	1.0	74	NONE
1	67-35 YELLOWSTONE BLVD 6A, FOREST HILLS, NY 11375	0.10	$350,000	12/12/2023	–	950	2	1.0	74	NONE
2	6634 108TH St 4F, FOREST HILLS, NY 11375	0.05	$315,000	01/25/2024	–	791	1	1.0	74	NONE
3	67-11 YELLOWSTONE BLVD 6e, FOREST HILLS, NY 11375	0.07	$420,000	02/26/2024	–	950	2	1.0	74	NONE
4	99-45 67TH RD 309, FOREST HILLS, NY 11375	0.50	$356,000	04/12/2024	–	900	1	1.0	74	NONE

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

APPRAISAL REVIEW SCORECARD ID#: 061024.11372090_5

Review Results

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

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 1 lowest to 5 highest

ERRORS FINDINGS: 1

3 CR	Contract | Financial Assistance: Amount 2090_05 - CONTRACT - Financial Assistance: No - is checked and the Financial Assistance Amount is greater than 0 (zero). If there is no financial assistance, leave the amount field blank or, enter 0 or "None".	Approved

WARNING FINDINGS: 8

3 CM	Subject | Subject County REQ - SUBJECT - Property County - on report QUEENS does not match Property County as ordered QUEENS COUNTY.	Approved
3 CM	Cooperative Project Information | Financing (Other): Mortgage Balance 2090_05 - COOP PROJECT INFORMATION - Mortgage Balance: Second - is blank.	Approved
3 CM	Cooperative Project Information | Financing (Other): Mortgage Balance 2090_05 - COOP PROJECT INFORMATION - Mortgage Balance: Other - is blank.	Approved
3 CR	Sales Comparison Approach (123) | Gross Living Area Sq.Ft. 2090_05 - SALES COMPARABLE(S) #1, 3 - Gross Living Area - is 15% greater or less than the Subject's Gross Living Area.	Approved
3 CR	Sales Comparison Approach (123) | Comparable: Net Adjustment 2090_05 - SALES COMPARABLE(S) #1 - Gross Adjustment Percentage - exceeds 15% of Sales Price.	Approved
3 CS	Sales Comparison Approach (123) | Comparable Sales Sold or Transferred Within Prior Year of Sale: Yes 2090_05 - SALES COMPARISON APPROACH - Date of Prior Sale/Transfer - My research did reveal prior sales or transfers for the year prior is indicated, yet comparable prior sale has not been entered. Please reconcile.	Approved
3 CR	Sales Comparison Approach (123) | Comparable Sales Sold or Transferred Within Prior Year of Sale: Yes 2090_05 - SALES COMPARISON APPROACH - 'My Research Did Reveal Prior Sales or Transfers of the Comparable Sales for the Year Prior to the Date of Sale' - is checked and Date of Prior / Sale Transfer of all Comparable Sales is older than 12 months from the Date of Sale of the Comparable Sale. Please reconcile.	Approved
3 CS	Sales Comparison Approach (123) | Date of Prior Sale/Transfer 2090_05 - SALES COMPARISON APPROACH - Subject Date of Prior Sale/Transfer - is blank and a prior sale/transfer is indicated. Please reconcile.	Approved

INFORMATIONAL FINDINGS: 5

3 CS	Subject | Address of Property Appraised UAD - SUBJECT - Property Address - should be a valid USPS address.	Approved
3 CS	Sales Comparison Approach (123) | Address UAD - SALES COMP #1 - Property Address - is not a valid USPS address. Please reconcile.	Approved
3 CS	Sales Comparison Approach (123) | Address UAD - SALES COMP #2 - Property Address - is not a valid USPS address. Please reconcile.	Approved
3 CS	Sales Comparison Approach (123) | Address UAD - SALES COMP #3 - Property Address - is not a valid USPS address. Please reconcile.	Approved
3 CS	Sales Comparison Approach (123) | Address UAD - SALES COMP #4 - Property Address - is not a valid USPS address. Please reconcile.	Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

Order — FINDINGS: 1

3 CM	Invoice | Not Included in Report CHK - 2090_05 - REPORT - Is an Invoice not included in the appraisal report?	✓ Approved

Subject — FINDINGS: 10

3 CM	Subject | Address of Property Appraised CHK - 2090_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified?	✓ Approved
3 CM	Subject | Current Owner CHK - 2090_05 - SUBJECT - If Transaction Type is Refinance, did the Owner Name match the Borrower Name?	N/A
3 CM	Subject | Current Owner CHK - 2090_05 - SUBJECT - If the transaction type is a purchase, does the Owner of Public Record match the name in the Contract?	✓ Approved
3 CM	Subject | Legal Description CHK - 2090_05 - SUBJECT - Is a complete Legal Description provided?	✓ Approved
3 CM	Subject | Occupant: Vacant CHK - 2090_05 - SUBJECT - If Occupant: Vacant is selected, is a comment provided to indicate if the utilities are connected and operable?	N/A
3 CM	Subject | COOP Assessment CHK - 2090_05 - SUBJECT - Are dues or fees for private associations or use of facilities provided?	✓ Approved
3 CM	Subject | Transaction Type: Purchase CHK - 2090_05 - SUBJECT - Is Assignment Type provided?	✓ Approved
3 CM	Subject | Lender/Client: Company Name CHK - 2090_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information?	✓ Approved
3 CM	Subject | Twelve Month Listing History of Subject Property CHK - 2090_05 - SUBJECT - Is MLS the Data Source utilized for researching and documenting Listing History?	✓ Approved
3 CM	Subject | Twelve Month Listing History of Subject Property CHK - 2090_05 - SUBJECT - If MLS was not utilized as the Data Source, was an explanation provided?	✓ Approved

Contract — FINDINGS: 5

3 CM	Contract | Sales Contract Reviewed: Yes CHK - 2090_05 - CONTRACT - If this is a Purchase transaction, did the appraiser indicate if they did or did not analyze the Contract for Sale?	✓ Approved
3 CM	Contract | Analysis of the Sales Contract CHK - 2090_05 - CONTRACT - Is the explanation of the results of the analysis of the Contract for Sale, or why the analysis was not performed, provided?	✓ Approved
3 CM	Contract | Contract Price CHK - 2090_05 - CONTRACT - If a Purchase Transaction, does the price listed in the contract match the Contract Price provided?	✗ Known Issue
3 CM	Contract | Date of Contract CHK - 2090_05 - CONTRACT - If this is a Purchase transaction, does the date listed in the Contract match the Date of Contract provided?	✓ Approved
3 CM	Contract | Contract Data Source CHK - 2090_05 - CONTRACT - Are Data Source(s) provided?	✓ Approved

Neighborhood — FINDINGS: 8

3 CM	Neighborhood | Property Values: Declining CHK - 2090_05 - NEIGHBORHOOD - If Property Values are in a declining market, are the rate and data source(s) used provided?	N/A
3 CM	Neighborhood | Neighborhood Boundaries CHK - 2090_05 - NEIGHBORHOOD - Does the Location correspond to the Aerial Map (Location: I-495 to the North, Jackie Robinson Pkwy to the South , Grand Central Pkwy to the East and Alderton st to the West.)?	✓ Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

3 CM	Neighborhood | Neighborhood Boundaries CHK - 2090_05 - NEIGHBORHOOD - Do the Boundaries include the delineations 'North' 'South' 'East' and 'West'?	Approved
3 CM	Neighborhood | Coop Housing: Price Low CHK - 2090_05 - NEIGHBORHOOD - Are all Cooperative Housing fields (Low High Pred. Price and Age) completed with a numerical value?	Approved
3 CM	Neighborhood | Present Land use: One Unit CHK - 2090_05 - NEIGHBORHOOD - Does Present Land Use breakdown add up to 100%?	Approved
3 CM	Neighborhood | Present Land use: Other Label CHK - 2090_05 - NEIGHBORHOOD - If Present Land Use: Other is indicated, was a comment provided as to land use?	Approved
3 CM	Neighborhood | Neighborhood Description CHK - 2090_05 - NEIGHBORHOOD - Is the Neighborhood Description completed in detail?	Approved
3 CM	Neighborhood | Neighborhood Market Conditions CHK - 2090_05 - NEIGHBORHOOD - Is the Neighborhood Market Conditions accurate and do they support statements and the 1004MC?	Approved

Site — FINDINGS: 9

3 CM	Project Site | Specific Zoning Classification CHK - 2090_05 - SITE - Is the Specific Zoning Classification provided?	Approved
3 CM	Project Site | Zoning Description CHK - 2090_05 - SITE - Is Zoning Description other than residential?	N/A
3 CM	Project Site | Zoning Compliance: Nonconforming CHK - 2090_05 - SITE - If Zoning Compliance is Legal Non-conforming Grandfathered, are comments included as to why it isn't conforming, whether the Subject can be rebuilt, the impact on marketability, and if no like Comparable Sales are available?	N/A
3 CM	Project Site | Utilities: Water: Other CHK - 2090_05 - SITE - Utilities -If Water and / or Sanitary Sewer are marked 'Other', is commentary provided to indicate if it is typical for the market and if it has affect on marketability?	N/A
3 CM	Project Site | Street: Private CHK - 2090_05 - SITE - Street - If Private Street and not a PUD, are comments provided if it is common and typical for the area, who is responsible for maintaining the road, and permanent legal access?	N/A
3 CM	Project Site | FEMA Special Flood Hazard Area: Yes CHK - 2090_05 - SITE - Is the FEMA Special Flood Hazard Are section completed?	N/A
3 CM	Project Site | FEMA Special Flood Hazard Area: Yes CHK - 2090_05 - SITE - If the Subject Property is in a flood zone, are comments included regarding impact and marketability, and is Site Value provided in the Cost	N/A
3 CM	Project Site | Utilities/Off-Site Improvements Typical: No CHK - 2090_05 - SITE - If the Utilities and Off-site Improvements are not typical for the market area, is commentary provided?	N/A
3 CM	Project Site | Adverse Site Conditions: Yes CHK - 2090_05 - SITE - If Adverse Site Conditions are indicated or observed, is a description provided in the report and are photos included?	N/A

Unit Description — FINDINGS: 3

3 CM	Unit Description | Finished area above ground: Rooms CHK - 2090_05 - IMPROVEMENTS - Does the Total number of rooms (3), bedrooms (1), bathrooms (1) and square feet of GLA (791), match the photos and Sketch?	Approved
3 CM	Unit Description | Condition of the Property CHK - 2090_05 - UNIT DESCRIPTION - Is the Condition of the Property thoroughly explained?	Approved
3 CM	Unit Description | Condition of the Property CHK - 2090_05 - UNIT DESCRIPTION - Is the Condition of the Property consistent with photos and commentary?	Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

Sales Comp — FINDINGS: 27

3 CM	Sales Comparison Approach (123) | Number of Comparable Listings CHK - 2090_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Listings in the Neighborhood?	✔ Approved
3 CM	Sales Comparison Approach (123) | Number of Comparable Sales CHK - 2090_05 - SALES COMPARISON APPROACH - Are the number of properties and value range provided for the Comparable Sales in the Neighborhood?	✔ Approved
3 CM	Sales Comparison Approach (123) | Address CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Net and Gross Adjustment % calculated correctly for all Comparable Sales?	✔ Approved
3 CM	Sales Comparison Approach (123) | Project Name CHK - 2090_05 - SALES COMPARISON APPROACH - Is at least one Comparable Sale located outside of the Subject Property's project?	✔ Approved
3 CM	Sales Comparison Approach (123) | Project Name CHK - 2090_05 - SALES COMPARISON APPROACH - Are all Comparable Sales are located in the Subject's COOP Project, or if they are not, is a comment provided?	✔ Approved
3 CM	Sales Comparison Approach (123) | View CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparables Sale's View is the same as the Subject's and an adjustment is given, is a comment provided?	N/A
3 CM	Sales Comparison Approach (123) | Monthly Maintenance Fee CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparable Sale is in the Subject's Project, has a different maintenance fee amount, and an adjustment is not made, is a comment provided?	N/A
3 CM	Sales Comparison Approach (123) | Quality of Construction CHK - 2090_05 - SALES COMPARISON APPROACH - If the Quality of Construction is the same as the Subject's and an adjustment is given, is a comment provided?	N/A
3 CM	Sales Comparison Approach (123) | Age CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Actual Age provided for the Subject and all Comparable Sales?	✔ Approved
3 CM	Sales Comparison Approach (123) | Age CHK - 2090_05 - SALES COMPARISON APPROACH - If a Comparable Sale's Actual Age is outside of the Neighborhood Housing range, is a comment provided?	✔ Approved
3 CM	Sales Comparison Approach (123) | Bedrooms CHK - 2090_05 - SALES COMPARISON APPROACH - If the Subject Property is a 0, 1, or 2 bedroom home, does at least one Comparable Sale have a similar or lower bedroom count?	✔ Approved
3 CM	Sales Comparison Approach (123) | Gross Living Area Sq.Ft. CHK - 2090_05 - SALES COMPARISON APPROACH - Is the GLA of all Comparable Sales within 25% of the Subject Property's GLA?	✔ Approved
3 CM	Sales Comparison Approach (123) | Address CHK - 2090_05 - SALES COMPARISON APPROACH - Do all line-item adjustments include a range of positive and negative values, or if any across-the-board adjustments were found, are Appraiser comments included?	✔ Approved
3 CM	Sales Comparison Approach (123) | Comparable: Proximity to Subject CHK - 2090_05 - SALES COMPARISON APPROACH - Does the distance between the Subject Property and the Comparable Sales correspond to the location (If 'Urban' within .5 Miles; If 'Suburban' within 1 Mile; If 'Rural' within 5 Miles)?	✔ Approved
3 CM	Sales Comparison Approach (123) | Sales Price CHK - 2090_05 - SALES COMPARISON APPROACH - Does the Unadjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment provided?	✔ Approved
3 CM	Sales Comparison Approach (123) | Date of Sale/Time CHK - 2090_05 - SALES COMPARISON APPROACH - If the Date of Sale of the Comparable Sales is greater than within 6 months, is a comment provided?	✔ Approved
3 CM	Sales Comparison Approach (123) | Comparable: Net Adjustment Percentage CHK - 2090_05 - SALES COMPARISON APPROACH - If Net Adjustments are greater than 15%, is a comment provided?	N/A
3 CM	Sales Comparison Approach (123) | Comparable: Net Adjustment Percentage CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Net Adjustment % of the majority of the Comparable Sales adjusted less than 15%?	✔ Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

3 CM	Sales Comparison Approach (123) | Comparable: Gross Adjustment Percentage CHK - 2090_05 - SALES COMPARISON APPROACH - If Gross Adjustments are greater than 25%, is a comment provided?	N/A
3 CM	Sales Comparison Approach (123) | Comparable: Gross Adjustment Percentage CHK - 2090_05 - SALES COMPARISON APPROACH - Is the Gross Adjustment % of the majority of Comparable Sales adjusted less than 25%?	✓ Approved
3 CM	Sales Comparison Approach (123) | Comparable: Adjusted Sales Price CHK - 2090_05 - SALES COMPARISON APPROACH - Does the Adjusted Sale Price of the Comparable Sales bracket the Subject's Contract Price, or is a comment	✓ Approved
3 CM	Sales Comparison Approach (123) | Researched Sale/Transfer History of Subject and Comparable Sales: Yes CHK - 2090_05 - SALES COMPARISON APPROACH - If prior sales of the Subject or Comparable Sales is given, is a comment including type of sale and why it sold for less / more provided?	✓ Approved
3 CM	Sales Comparison Approach (123) | Date of Prior Sale/Transfer CHK - 2090_05 - SALES COMPARISON APPROACH - If one or more Comparable Sales had a prior sale within the past year, is a comment provided?	✓ Approved
3 CM	Sales Comparison Approach (123) | The appraisal is made: subject to repairs CHK - 2090_05 - RECONCILIATION - If report is 'Subject to repairs' is a comment provided indicating if required immediately for health, safety or soundness, or if repairs are for deferred maintenance?	N/A
3 CM	Sales Comparison Approach (123) | Appraised Value of Subject Property CHK - 2090_05 - RECONCILIATION - If Appraised Value does not match Indicated Value by Sales Comparison Approach, is a comment provided?	✓ Approved
3 CM	Sales Comparison Approach (123) | Appraised Value of Subject Property CHK - 2090_05 - RECONCILIATION - If the Subject Property's value is over $1 Million, is the Appraiser Certified?	N/A
3 CM	Sales Comparison Approach (123) | Appraised Value of Subject Property CHK - 2090_05 - RECONCILIATION - Is the Opinion of Market Value ($350,000) within the Neighborhood price range ($120,000 - $1500,000) on page 1 of the report?	✓ Approved

License and E&O — FINDINGS: 6

3 CM	Signatures | Appraiser: Name CHK - 2090_05 - CERTIFICATION - Is the Appraiser's signature provided?	✓ Approved
3 CM	Signatures | Appraiser: Date Report Signed CHK - 2090_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?	✓ Approved
3 CM	Signatures | Appraiser: State Certification # CHK - 2090_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (OLEG SORKIN, 45000049269)?	✓ Approved
3 CM	Signatures | Appraiser: State CHK - 2090_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?	✓ Approved
3 CM	Signatures | Appraiser: Expiration Date CHK - 2090_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?	✓ Approved
3 CM	Signatures | Appraiser: Expiration Date CHK - 2090_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date?	✓ Approved

Photos — FINDINGS: 8

3 CM	Photo Addendum | Security Bars CHK - 2090_05 - PHOTO ADDENDUM - If applicable, is a photo of Security Bars included?	↩ Revision Requested
3 CM	Photo Addendum | Special Features CHK - 2090_05 - PHOTO ADDENDUM - If Special Features exist (Ex. Pool,BBQ, etc.), are photos provided?	↩ Revision Requested
3 CM	Photo Addendum | Comparable Sales, Listings, Rentals CHK - 2090_05 - PHOTO ADDENDUM - Are photographs of Comparable Sales, Listings, and Rentals original, labeled, and clear, and are MLS / file photos only utilized in extreme circumstances or gated communities?	↩ Revision Requested

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

3 CM	Photo Addendum | Items of Bias CHK - 2090_05 - PHOTO ADDENDUM - Are items of bias including people or photos that show clear race or ethnicity, or inclusion of religious artifacts / symbols, excluded from any photographs of Subject?	Revision Requested
3 CM	Photo Addendum | Subject and Neighborhood CHK - 2090_05 - PHOTO ADDENDUM - Is an aerial photo provided and sufficiently scaled to show the Subject Property and its immediate neighborhood?	Approved
3 CM	Photo Addendum | Similar Comparables CHK - 2090_05 - PHOTO ADDENDUM - Are photographs included to support the Appraiser's determination of value, and are Comparable Sales similar in design, quality and appeal to the Subject Property?	Approved
3 CM	Photo Addendum | Required Photos CHK - 2090_05 - PHOTO ADDENDUM - Are all required photos provided: all bathrooms (1) and half-bathrooms (0), kitchen, main living area, updates, renovations, deterioration, front, rear, street view, and exterior side photos?	Approved
3 CM	Photo Addendum | Beneficial or Adverse Views CHK - 2090_05 - PHOTO ADDENDUM - View is RESIDENTIAL/NEUTRAL. Are photos included for any view that is beneficial adverse or not a typical residential view?	Approved

Maps — FINDINGS: 7

3 CM	Location Map | Map Lables CHK - 2090_05 - LOCATION MAP - Is the map labeled appropriately?	Approved
3 CM	Location Map | Subject Property CHK - 2090_05 - LOCATION MAP - Does the map include the Subject Property?	Approved
3 CM	Location Map | Comparable Sales CHK - 2090_05 - LOCATION MAP - Does the map include all Comparable Sales?	Approved
3 CM	Location Map | Comparable Listings CHK - 2090_05 - LOCATION MAP - Does the map include all Comparable Listings?	Approved
3 CM	Location Map | Major Boundary CHK - 2090_05 - LOCATION MAP - If any Comparable Sale or Listing is separated from the Subject Property by a major boundary (highway, train tracks, mountain ranges, etc.), is commentary provided?	Approved
3 CM	Location Map | External Influences CHK - 2090_05 - LOCATION MAP - Has the Reviewer utilized on-line mapping to verify any potential external influences?	Approved
3 CM	Location Map | Market Area CHK - 2090_05 - LOCATION MAP - Do the Comparable Sales appear to be located in the same market area as the Subject Property?	Approved

Floor plan — FINDINGS: 4

3 CM	Sketch | Completed Units CHK - 2090_05 - SKETCH - Are rooms and entry points for each Unit labeled on the floor plan?	Approved
3 CM	Sketch | Measurements CHK - 2090_05 - SKETCH - Does the Sketch include all measurements?	Approved
3 CM	Sketch | Rooms and GLA Match Report CHK - 2090_05 - SKETCH - Does the Total Number of Rooms (3), Bathrooms (1), Bedrooms (1), and GLA (791) match the report and photos?	Approved
3 CM	Sketch | Digitally Created Sketch CHK - 2090_05 - SKETCH - Was the Sketch created using a sketching application (hand-drawn sketch or calculations were not provided)?	Approved

USPAP — FINDINGS: 3

3 CM	USPAP | Clear and Accurate Report CHK - 2090_05 - USPAP - 2-1(a) - Does the Appraiser clearly and accurately set forth the report in a manner that is not misleading?	Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.

Review Checklist

6710 108TH St
Forest Hills, NY 11375

Appraised Value
$350,000
As Of 6/10/2024

3 CM	USPAP | Intended User(s) CHK - 2090_05 - USPAP - 2-1(b) - Does the Report contain sufficient information to enable the intended users of the appraisal to understand the report properly?	✔ Approved
3 CM	USPAP | Extraordinary Assumptions, Hypothetical Conditions, Limiting Conditions CHK - 2090_05 - USPAP - 2-1(c)- Does the report clearly and accurately disclose any extraordinary assumptions, hypothetical conditions, or limiting conditions that directly affect the appraisal and indicates its impact on value and assignment results?	✔ Approved

Other — FINDINGS: 13

3 CM	SUBJECT | OCCUPANT_TENANT_X.1 CHK - 2090_05 - SUBJECT - If Occupant: Tenant is checked, did the Appraiser indicate that it is rented?	N/A
3 CM	SUBJECT | PROPERTY_CONFORM_NBHD_DESC.1 CHK - 2090_05 - IMPROVEMENTS - If No selected in response to 'Does the Property Generally Conform to the Neighborhood', is a description provided?	N/A
3 CM	SUBJECT | PROP_PHYS_DEFICIENCIES_DESC.1 CHK - 2090_05 - IMPROVEMENTS - If Physical Deficiencies or Adverse Conditions are noted, is a description provided?	N/A
3 CM	Required Statement | Three-year Disclosure CHK - 2090_05 - REQUIRED STATEMENTS - Is a Three-Year Disclosure Statement, indicating if appraiser has done any work on the Subject in the immediate three years prior to the appointment, provided?	✔ Approved
3 CM	Project Description | Project Amenities, Security Features, Recreational Facilities, etc. CHK - 2090_05 - PROJECT DESCRIPTION - Is a description of the Project Amenities and Special Features provided?	✔ Approved
3 CM	Project Description | Other Fees for Use of Project Facilities: Yes CHK - 2090_05 - PROJECT DESCRIPTION - If there are Fees Other than Mo. Assessments, is a description provided?	✔ Approved
3 CM	Project Description | Project Marketability CHK - 2090_05 - PROJECT DESCRIPTION - If there is Other Information that affects Marketability, is a description provided?	N/A
3 CM	Cooperative Project Information | Ground Rent: Yes CHK - 2090_05 - PROJECT INFORMATION - Is either Yes or No selected in response to, 'Is the Project Subject to Ground Rent'?	✔ Approved
3 CM	Cooperative Project Information | Project Facilities Leased To or By the Cooperative Corporation CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If the Project Facilities are leased by the COOP Corp., is a description of the facilities and fess provided?	N/A
3 CM	Cooperative Project Information | Subject Property Tax Abatements or Exemptions CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If there are Tax Abatements of Exceptions, are the remaining term, provisions for escalation of real estate taxes, and the dollar amount provided?	N/A
3 CM	Cooperative Project Information | Number of Owners Delinquent in Financial Obligations to the Cooperative Corporation CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - Is the number of Owners delinquent in payment to COOP Corp. provided, or is 0 (zero) entered if none are delinquent?	✔ Approved
3 CM	Cooperative Project Information | Single Entity Owns More than 10% in the Cooperative Corporation CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If any Single Entity owns more than 10% of the COOP, is a comment provided?	✔ Approved
3 CM	Cooperative Project Information | Cooperative Budget Analysis CHK - 2090_05 - COOPERATIVE PROJECT INFORMATION - If the COOP Budget was analyzed, are results explained, or if it was not analyzed, is a comment including budget was unavailable provided?	✔ Approved

This report was created with ACI Sky™ Review ©2025 ACI, a First American Company. All Rights Reserved. www.aciweb.com 800-234-8727
No representation or warranties to any party concerning the content, accuracy, or completeness of this Appraisal Review Scorecard, including any warranty of merchantability or fitness for a particular purpose, is implied or provided. No liability is accepted to any third party for any use or misuse of this report or its data.