BANK OF AMERICA

Residential Property BPO (Walk in) | Order Information | Order # OR7679710

Lender/Client Reference #:
Order #: OR7679710
Owner: HAYDAN SMITH
Lender/Client: Bank of America - Servicing
Lender/Client Address: 7105 Corporate Dr.
Plano TX 75024

Assignment Type: ☐ Purchase ☒ Servicing ☐ Home Equity Loan ☐ Other

Subject Property Analysis

Property Address: 360 E 82nd Dr Unit # City Denver State CO Zip 80229

County: Adams Type: ☒ SFR ☐ Coop ☐ PUD ☐ Multi Unit/# of Units ☐ Mfg ☐ Vacant Land ☐ Other

Occupancy: ☒ Owner ☐ Tenant ☐ Vacant ☐ Condo ☐ Attached ☒ Detached Project # of Units: Dues Per Mo. $

Has the subject property been listed over the prior 12 months: ☐ Yes ☒ No Is the subject property currently listed? ☐ Yes ☒ No

Original List Date: Original List Price $ Current/Last List Price $ Total Days on the Market

Comments/Exception/Condition: (based on provider's observations)

The subject property is a ranch style construction with brick and frame exterior, located on a 0.19ac lot with residential views, composition shingle roof, 1 car carport, photovoltaic system, covered patio, fireplace, and no basement level. The subject has hardwood and carpet flooring, updated kitchen, updated bathrooms. The front and back landscape is found in fair condition and needs updating. The subject overall is found in good condition for the area.

Repairs and Improvements Required for Marketability and/or Livability of the property:

Estimate of repairs needed for subject property.

Interior		Exterior:	
Painting	$ 0	Painting	$ 0
Structural	$ 0	Structural	$ 0
Appliances	$ 0	Landscaping	$ 0
Utilities	$ 0	Roof	$ 0
Carpet/Floors	$ 0	Windows	$ 0
Other	$ 0	Other	$ 0
Cleaning/Trash Removal	$ 0	Do you recommend repairs?	☐ Yes ☒ No

Estimated Total Repair Costs: $ 0

Overall Condition: ☒ Good ☐ Average ☐ Fair ☐ Poor

*If Fair or Poor, please comment below and provide supporting photo if available:

Comments/Exception:

The subject is found in overall good condition.

Neighborhood Analysis

Location: ☐ Urban ☒ Suburban ☐ Rural
Similarity of Properties: ☐ Very Similar ☒ Somewhat Similar ☐ Not Similar
Built Out: ☐ Under 25% ☒ 25-75% ☐ Over 75%

Price Range: $ 380,000 to $ 560,000
Price Trending: ☒ Increasing ☐ Stable ☐ Declining
By 4 % over last 12 ☐ YR ☒ MO
Source: REColorado

Comments: (REO activity, housing price trends, supply and demand, average marketing time)

The subject property is located in the neighborhood known as Northview Estates and the area has 145 total properties of varying size, age, style, acreage, and condition. The neighborhood has easy access to public services, parks, schools, places of worship, and retail shopping. The neighborhood has little to no REO activity and currently no active/pending listings on the market. The subject neighborhood, Northview Estates, has no active/pending listings and only 3 closed sales in the past 12 months. The search for comparable market data was expanded in distance and into competing neighborhoods.

Comparable Sales (List in order of comparability)

Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)	360 E 82nd Dr Denver CO 80229	202 Grant Way Thornton CO 80229	1849 E 83rd Dr Denver CO 80229	8219 Pearl St Denver CO 80229
Project Size (if applicable)	N/A	N/A	N/A	N/A
Data Source	MLS/Assessor	MLS	MLS	MLS
Proximity to Subject (miles)		0.17 miles NW	0.92 miles NE	0.20 miles NE
Sale Price	$460,000	$441,000	$460,000	$473,000
REO/Short Sale: (yes or no)	No	No	No	No
Date of Sale	05/14/2021	07/28/2023	03/22/2023	06/13/2023
Total Days on the market	4	4	3	5
Property Type	SFR	SFR	SFR	SFR
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Lot Size (acres)	0.19	0.23	0.20	0.23
Exterior Construction/Finish	Brick/frame	brick/frame	frame	brick/frame
Year Built (YYYY)	1963	1968	1971	1963
Condition	Good	Good	Good	Good
Gross Living Area (SF)	1,662	2,256	1,800	1,782
Bedrooms/Bath	3 2	4 2	4 2	3 2
Basement	none	partial	none	full
Garage	2 carport	1 car att	1 car attached	none
Other Amenities	patio, fireplace	porch, patio	front stoop, deck	porch, patio
Other Misc	photovoltaic system	none	none	none
Currently for Sale?	No	No	No	no

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Subject Comments

The subject property is a ranch style construction with composition shingle roof, 1 car carport, photovoltaic system, updated kitchen, updated bathrooms, and newer carpet flooring.

Sales Comparable 1:

same neighborhood, superior overall living area, updated flooring, updated kitchen, tile bathrooms, finished basement level.

Sales Comparable 2:

similar area, split level construction, similar size, similar acreage, superior car storage, newer laminate plank flooring, tile kitchen, newer carpet, updated bathrooms, 2 car detached garage.

Sales Comparable 3:

same neighborhood, similar overall size, similar acreage, inferior car storage, hardwood and tile and plank flooring, updated kitchen, updated bathrooms, finished basement level.

Comparable Listings (List in order of comparability)

Feature	Subject	Comp 1	Comp 2	Comp 3
Address (include unit #, if applicable)	360 E 82nd Dr Denver CO 80229	1981 E 83rd Pl Thornton CO 80229	507 Leona Dr Denver CO 80221	607 E 78th Ave Denver CO 80229
Project Size (if applicable)	N/A	N/A	N/A	N/A
Data Source	MLS/Assessor	MLS	MLS	MLS
Proximity to Subject (miles)		1.02 miles NE	0.60 miles SW	0.40 miles SE
List Price		$495,000	$500,000	$500,000
REO/Short Sale: (yes or no)	No	No	No	No
List Date	N/A	08/08/2023	07/13/2023	07/14/2023
Total Days on the market	4	14	7	38
Property Type	SFR	SFR	SFR	SFR
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Lot Size (acres)	0.19	0.20	0.34	0.15
Exterior Construction/Finish	Brick/frame	frame/stucco	brick/frame	Frame
Year Built (YYYY)	1963	1970	1964	2000
Condition	Good	Good	Good	Good
Gross Living Area (SF)	1,662	1,800	1,771	1,684
Bedrooms/Bath	3 2	4 2	3 1.2	3 2.1
Basement	none	none	none	none
Garage	2 carport	none	2 car attached	2 car attached
Other Amenities	patio, fireplace	stoop, deck	stoop, deck	porch, patio, fireplace
Other Misc	photovoltaic system	none	none	none

Comments: (Explain how each comparable is superior/inferior or similar to the subject property and include Sales History Analysis for subject and comps)

Listing Comparable 1:

similar area, split level construction, similar size, similar acreage, inferior car storage, updated kitchen, updated flooring, tile bathrooms.

Listing Comparable 2:

similar area, split level construction, similar size, superior acreage, superior car storage, carpet and tile flooring, updated kitchen, updated bathrooms,

Listing Comparable 3:

similar area, similar size, competing style, newer construction age, carpet and tile flooring, updated kitchen, tile bathrooms, no basement level.

Price Opinion Conclusions & Signature

This opinion or analysis is not an appraisal. It is intended only for the benefit of the client, as permitted by state laws, for the purpose of (a) determining a potential price for sale listing purposes or (b) general default or mortgage servicing or (c) asset management purposes.

Price Opinion Analysis / Conclusions:

The subject market area was analyzed over the past 12 months resulting in 137 total properties. During the current-3 months period the area had 38 closed sales and 10 active listings with a 12.67 absorption rate. The area had a median sale price of $471,500 and a median listing price of $449,950. During the prior 4-6 months period the area had 37 closed sales and 4 active listings with a 12.33 absorption rate. The area had a median sale price of $460,000 and a median listing price of $472,450. During the prior 7-12 months period the area had 47 closed sales and 5 active listings with a 7.83 absorption rate. The area had a median sale price of $451,500 and a median listing price of $489,900. The median sale price to median listing price ratio has increased over the past 12 months from 98.15% to 103.63%.

The BPO Provider's price opinion for the subject property:

As is price opinion based on normal marketing time: $ 470,000

As repaired price opinion based on normal marketing time: $ 470,000

As is price opinion (provide 90-day value unless otherwise instructed): $ 460,000

Other (as requested by client): $ _____ _____ (if applicable)

Signatures

BPO Provider Signature:	Bill Knox	Managing/Principle Broker Signature:	Bill Knox
Date Signed:	08/21/2023	Date Signed:	08/21/2023
BPO Provider Name:	Bill Knox	Managing/Principle Broker Name:	Tim Davis
BPO Provider Company:	BK Property Review LLC	Managing/Principle Broker Company:	Weichert, Realtors Professionals
BPO Provider Address:	2095 N Emerson St	Managing/Principle Broker Address:	6436 S Racine Cir
	Denver CO 80205		Centennial CO 80111
Phone Number:	3035881343	Phone Number:	3033024000
Email Address:	bkprc68@yahoo.com	Email Address:	bkprc68@yahoo.com
BPO Provider License #:	FA100035905	Managing/Principle Broker License #:	ER1249155
License State:	CO	License State:	CO

The Report includes the following exhibits:

- [X] Subject Photos
- [X] Comparable Photos
- [X] Listing Photos
- [X] Location Map with subject listings and comparables

Scope of Work, Certifications, Intended Purpose, and Limiting Conditions

SCOPE OF WORK

The scope of work for this BPO is defined by the complexity of this assignment and the reporting requirements of this BPO report form, including the following statement of limiting conditions and certifications. The broker/agent must, at a minimum, (1) perform a visual inspection of the subject property from at least the street. (2) Inspect the neighborhood, (3) research, verify, and analyze data from reliable public and/or private sources, (4) provide three closed sales and three listings or contracted sales and, (5) report his or her analysis, opinions, and conclusions in this BPO. The term value as used in the report is the estimated worth of or price of the subject property and is not intended to mean or imply the value was arrived at by any method of appraisal.

CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally took the pictures, selected comparables, and determined the estimated sale price and recommended list price.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.
7. I have disclosed the interest in the real estate.
8. Unless otherwise stated, I developed my opinion of estimated sale price and recommended list price of the real property that is the subject of this report based on the sales comparison approach. I have adequate comparable market data to develop a reliable sales comparison approach for this report.

By ordering and accepting this BPO report, Client is agreeing that it is the intended use of the report and intends to use the report only for a permitted purpose under applicable state law.

INTENDED PURPOSE

This is a broker price opinion, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker, not by a state certified or licensed real estate appraiser. Such broker has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice (USPAP), which requires valuers to act as unbiased, disinterested third parties, with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

This broker price opinion shall not be used for any transaction in which an appraisal or evaluation is required pursuant to the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), 12 U.S.C. Â§Â§ 3331 et seq and its implementing regulations and may only be used solely for purposes allowed by applicable state and federal laws and regulations.

State-Specific Disclaimers

File No. OR7679710

STATE	DISCLAIMER
Arizona	Arizona Revised Statutes Annotated Title 32. Professions and Occupations (Refs & Annos) Chapter 36. Real Estate Appraisal (Refs & Annos) Article 1. General Provisions § 32-3602. Applicability of chapter This chapter does not apply to: 9. A person who produces a statement that is provided to any other person concerning the estimated value of real property through an internet website, automated valuation or other software program or other means of comparative market analysis and who discloses that the estimate is not an appraisal.
Arkansas	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is, desired the services of a licensed or certified appraiser must be obtained.** **Pursuant to Ar Code. Ann § 17-42-110(d), a broker price opinion or market analysis issued by a real estate licensee shall not contain the terms "market value", "appraised value", or "appraisal". Any reference in the report to a specific marketing time period is for illustrative purposes only and does not obligate the licensee or broker to sell the property within the stated timeframe or act as a representation or guarantee that the property will be sold within such timeframe. Unless otherwise indicated, the broker price opinion assumes without investigation a fee simple title ownership interest without any reservation of minerals, subsurface rights, or otherwise. This broker price opinion report is to be used solely for purposes allowed by state and federal law. If the report is to be used for any purpose not specifically allowed by state and federal law, legal counsel should be consulted.**
Colorado	This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing.
Delaware	**Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
Hawaii	This opinion as to the estimated price of real estate is not an appraisal.
Idaho	Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the Uniform Standards of Professional Appraisal Practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.
Illinois	This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser.
Maine	**This opinion or appraisal was prepared solely for the client, for the purpose and function stated in this report and is not intended for subsequent use. It was not prepared by a licensed or certified appraiser and may not comply with appraisal standards of the uniform standards of professional appraisal practice.**
Maryland	COMPETITIVE MARKET ANALYSIS DISCLOSURE This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.
Michigan	**This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser.**

STATE	DISCLAIMER
Minnesota	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.
Mississippi	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.
Missouri	**This is not an appraisal.**
Nebraska	**This opinion or analysis is not an appraisal. It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering or sale price of the real property or for lending purposes in a transaction other than a federally related transaction, or for real property tax appeal purposes. This opinion or analysis is not governed by the Real Property Appraiser Act.**
Nevada	**Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.**
New Jersey	This is not an appraisal and should not be considered the equivalent of an appraisal.
North Carolina	This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.
Ohio	The valuation used for the purposes of the application was obtained from a market analysis or price opinion or automated valuation model report and not from a person licensed or certified under Ohio Revised Code § 4763.19
Oregon	This report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. This report is not intended as an appraisal and if an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.
Pennsylvania	This analysis has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice which requires valuers to act as unbiased, disinterested third parties with impartiality, objectivity and independence and without accommodation of personal interest. It is not to be construed as an appraisal and may not be used as such for any purpose.
Rhode Island	This opinion or analysis is not a certified appraisal or an appraisal that conforms to the Uniform Standards of Professional Appraisal Practice (USPAP). It is intended only for the benefit of the addressee for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing offering, or sale price of the real property and not for any other purpose, including but not limited to, lending purpose excepting that specifically provided under R.I. Gen.Laws § 5-20.7-3.
South Carolina	This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.
Tennessee	This is not an appraisal.
Texas	This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice
Virginia	This is not an appraisal performed in accordance with the Uniform Standards of Professional Appraisal Practice. Nor is this an appraisal as defined in Section 54.1-2009 of the Code of Virginia.
Washington	This is not an appraisal as defined in chapter 181.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW. It has not been prepared by a state-certified or state-licensed real estate appraiser acting under their capacity as a licensee under chapter 18.140 RCW.
Wyoming	This is an opinion of price and is not a certified appraisal of the market value of the property. If such an appraisal is desired, the service of a certified appraiser must be obtained.

STATE	DISCLAIMER
West Virginia	This evaluation has been prepared in compliance with §30-38-1(c)(6) and the following conditions are satisfied, (A) The amount of the loan is equal to or less than the federal de minimus threshold; (B) the evaluation is used solely by the lender in its records to document the collateral value; (C) the evaluation clearly indicates on its face that it is for the lender's internal use only; (D) the evaluation is not labeled an appraisal and explicitly states that the evaluation was performed by an individual that is not licensed as an appraiser in accordance with §30-38-1, et seq.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.: OR7679710
Property Address: 360 E 82nd Dr		Case No.:
City: Denver	State: CO	Zip: 80229
Lender: Bank of America - Servicing		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower:		File No.: OR7679710
Property Address: 360 E 82nd Dr		Case No.:
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Kitchen

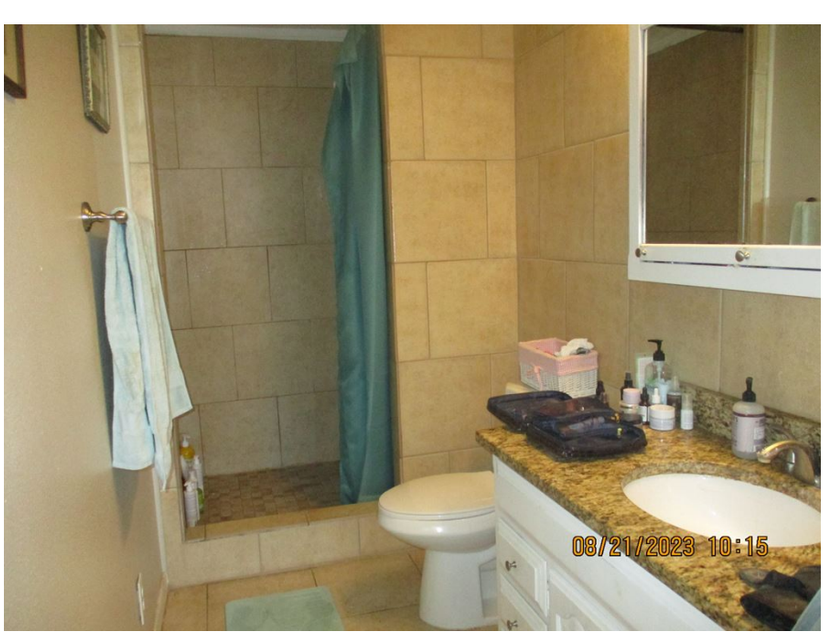
Comment:



Living Area

Description:

Comment:



Bathroom

Description:
primary

Comment:

BEDROOM PHOTOS

Borrower:		File No.: OR7679710
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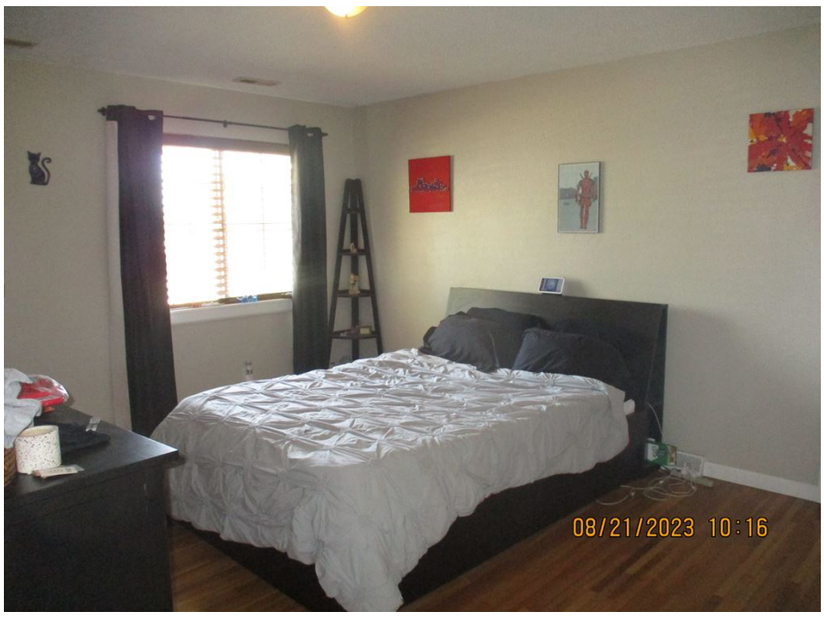
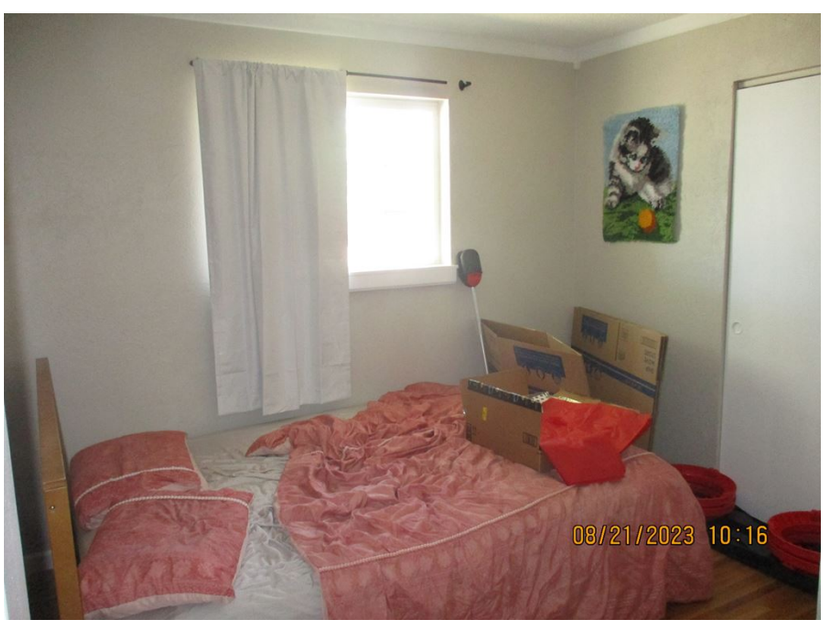


primary

Comment:



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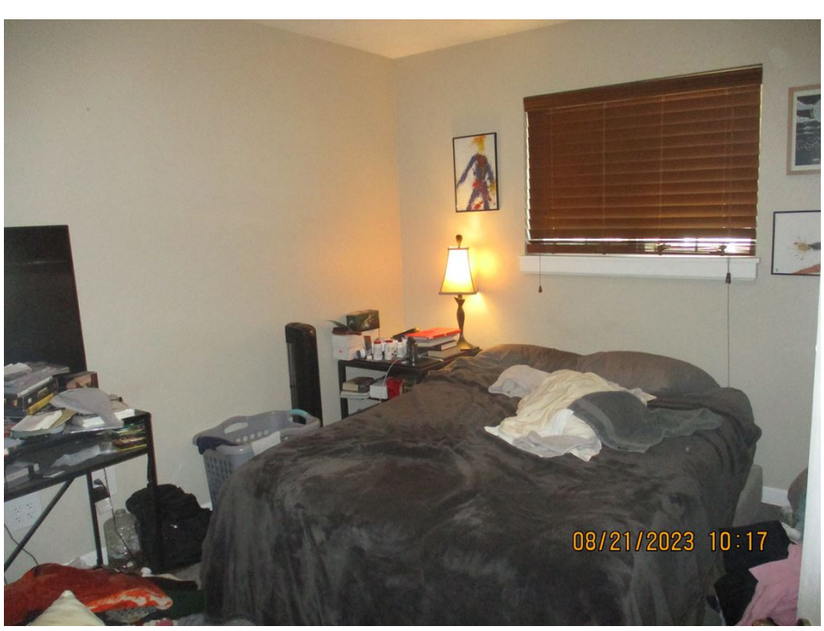

Comment:

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Property Address: 360 E 82nd Dr		Case No.:
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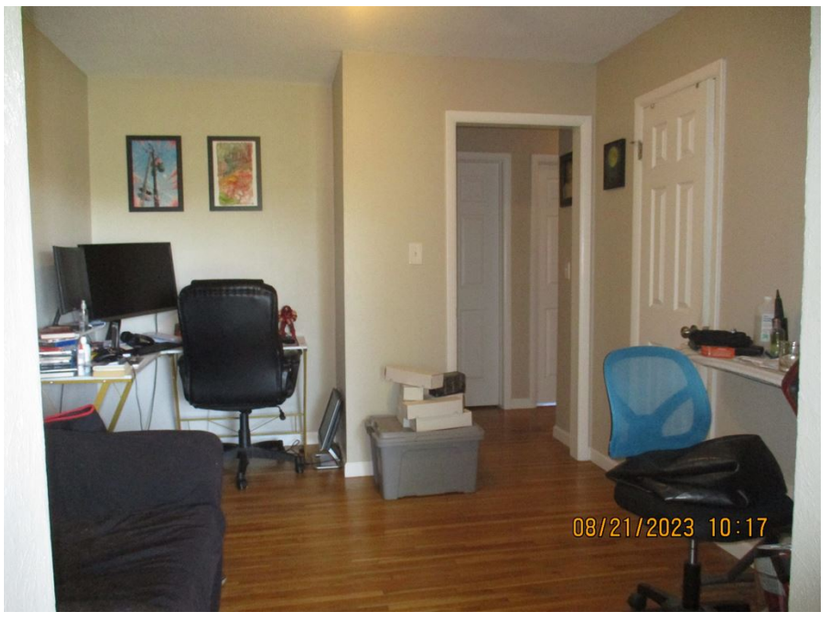
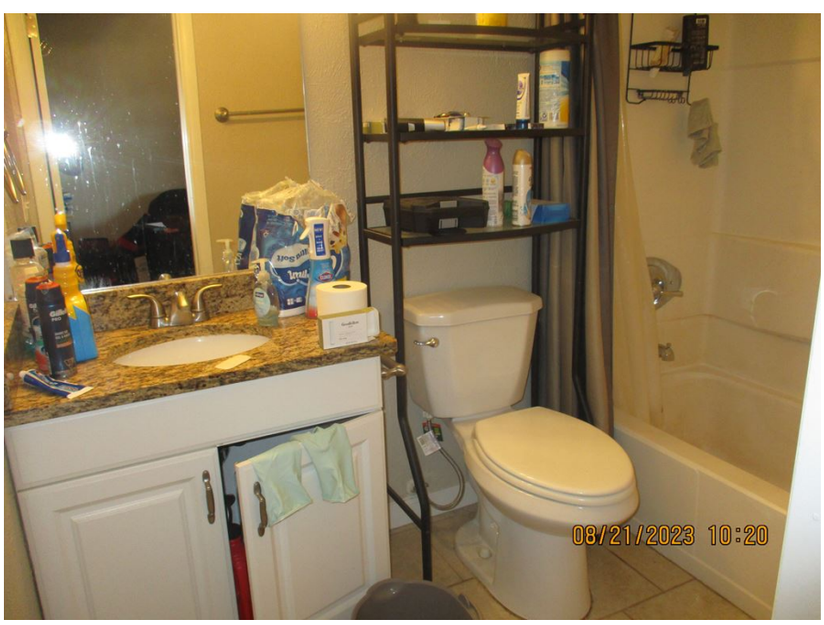
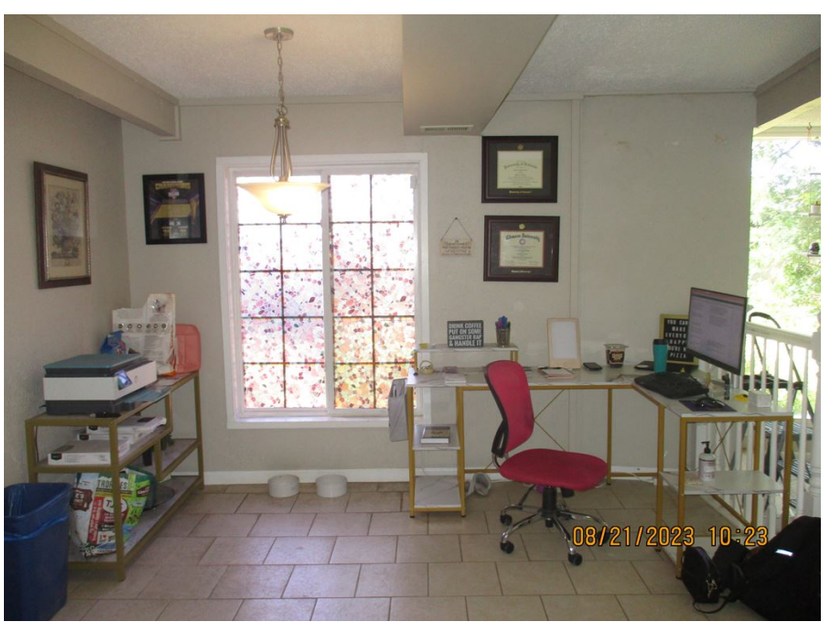


office



bathroom 2



dining room

Borrower:		File No.:	OR7679710
Property Address: 360 E 82nd Dr		Case No.:	
City: Denver	State: CO	Zip: 80229	
Lender: Bank of America - Servicing			



family room



address



photovoltaic system

COMPARABLE PROPERTY PHOTO ADDENDUM

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City: Denver	State: CO	Zip: 80229
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COMPARABLE SALE #1

202 Grant Way

Sale Date: 07/28/2023
Sale Price: $ 441,000



COMPARABLE SALE #2

1849 E 83rd Dr

Sale Date: 03/22/2023
Sale Price: $ 460,000



COMPARABLE SALE #3

8219 Pearl St

Sale Date: 06/13/2023
Sale Price: $ 473,000

COMPETING LISTING PHOTO ADDENDUM

Borrower:		File No.: OR7679710
Property Address: 360 E 82nd Dr		Case No.:
City: Denver	State: CO	Zip: 80229
Lender: Bank of America - Servicing		



COMPETING LISTING #1

1981 E 83rd Pl

Listing Price: $ 495,000
Days-On-Market: 14



COMPETING LISTING #2

507 Leona Dr

Listing Price: $ 500,000
Days-On-Market: 7



COMPETING LISTING #3

607 E 78th Ave

Listing Price: $ 500,000
Days-On-Market: 38

LOCATION MAP

Borrower:		File No.: OR7679710
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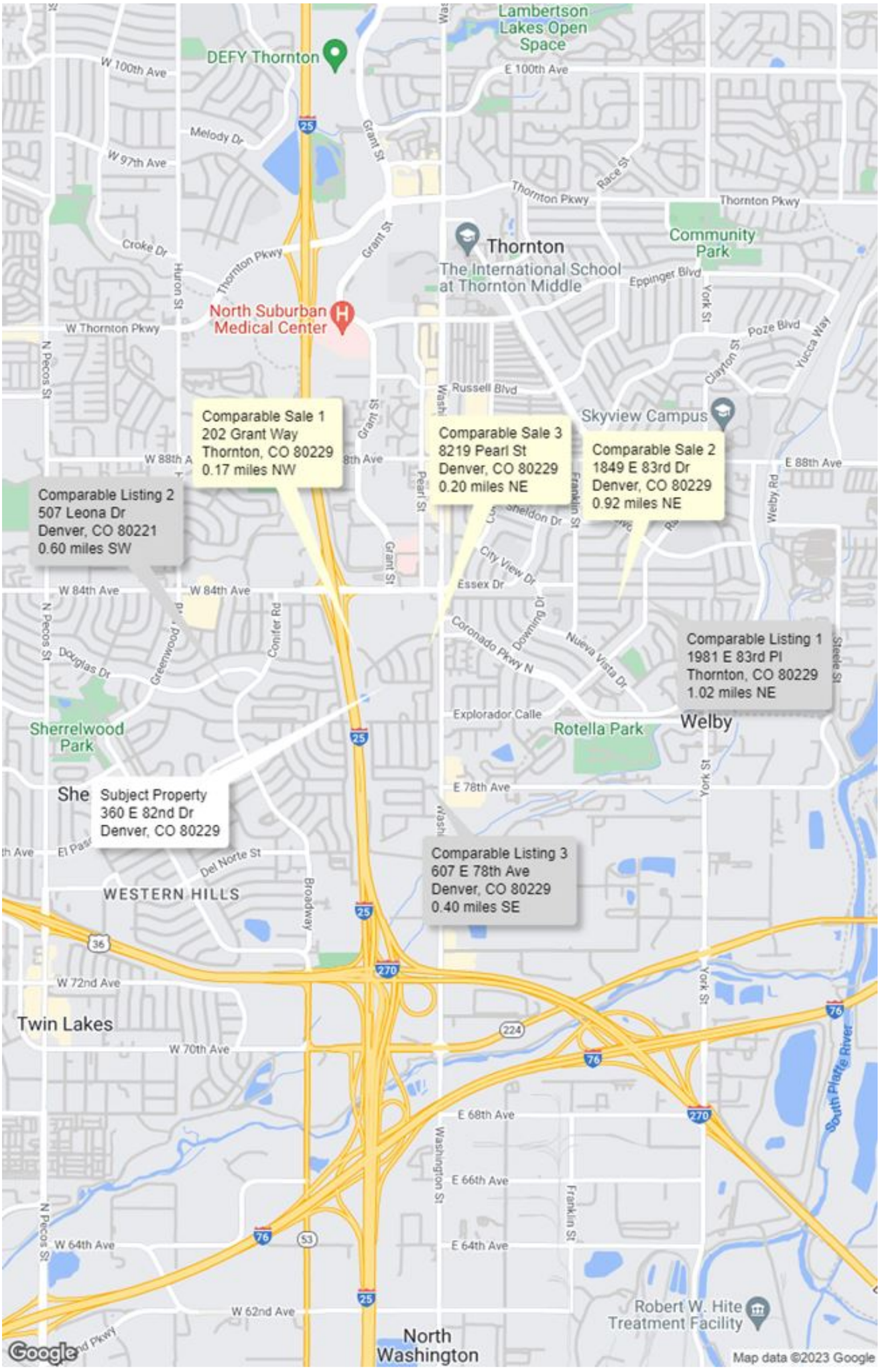


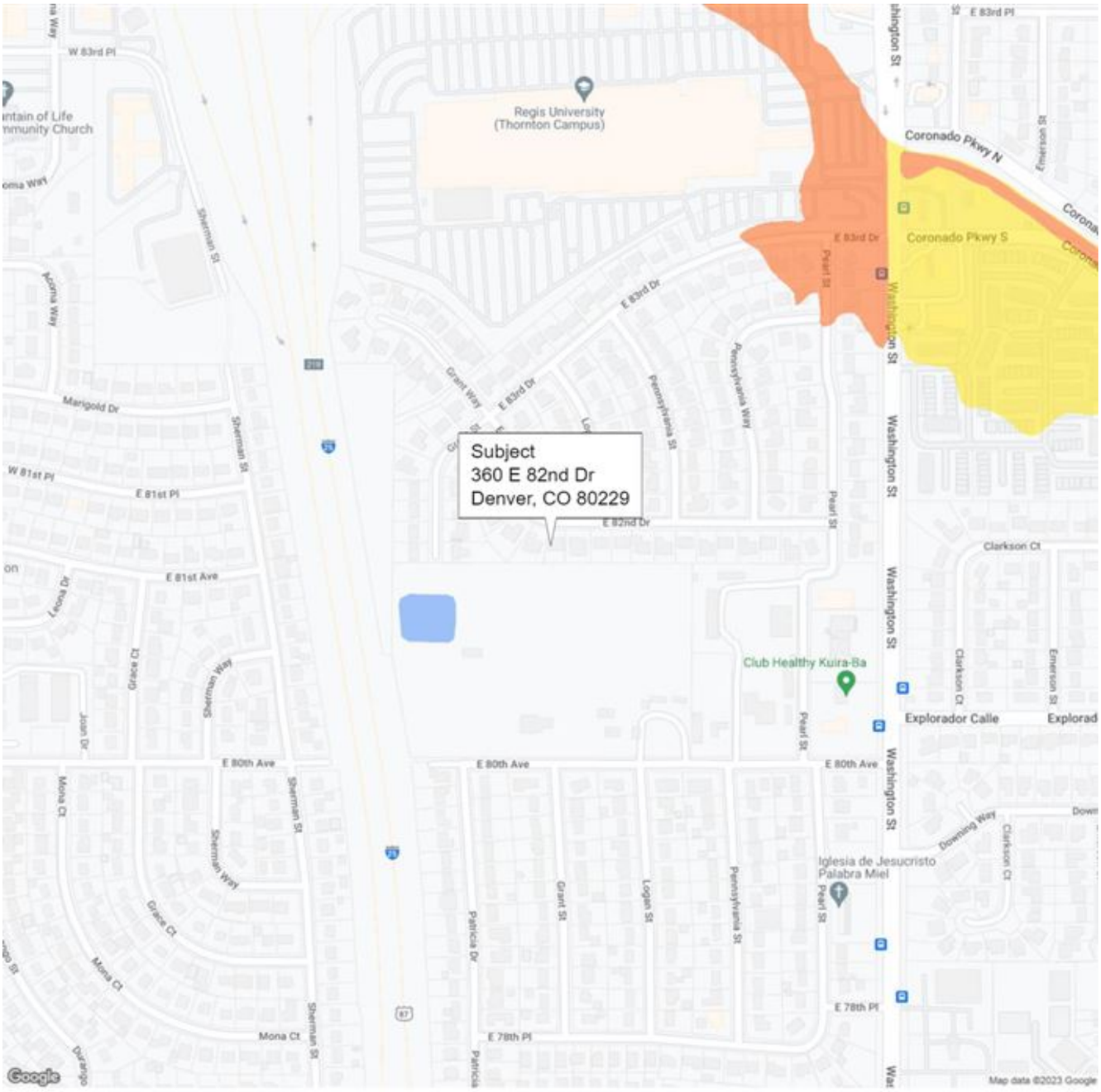
AERIAL MAP

Borrower:		File No.: OR7679710
Property Address: 360 E 82nd Dr		Case No.:
City: Denver	State: CO	Zip: 80229
Lender: Bank of America - Servicing		



FLOOD MAP

Borrower:		File No.: OR7679710
Property Address: 360 E 82nd Dr		Case No.:
City: Denver	State: CO	Zip: 80229
Lender: Bank of America - Servicing		



FLOOD INFORMATION

Community: ADAMS COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 08001C0603H
Panel: 08001C0603
Zone: X
Map Date: 03-05-2007
FIPS: 08001
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.