Uniform Residential Appraisal Report

250113250 File # 6370511331

There are 40 comparable	nroportion ourroptly	offered for cole in		and ranging in aria	o from \$ 405.000		to \$ 450		
					e from \$ 135,000		to \$ 450		
		neighborhood within	the past twelve mont		price from \$ 110,00	0	to \$ 6	00,000	
FEATURE	SUBJECT	COMPARAB	LE SALE # 1	COMPARA	ABLE SALE # 2		COMPARABL	E SALE # 3	
Address 2517 Warren Ln		2116 Nottingham	n Blvd	7520 Beckwoo	d Dr	6804	Jewell Ave		
_ *		_						2440	
Fort Worth, TX 70		Fort Worth, TX 7	0112	Fort Worth, TX	. 76112		Vorth, TX 76	0112	
Proximity to Subject		0.48 miles NW		0.80 miles SE			niles W		
Sale Price	\$ 285,000		\$ 250,000		\$ 280,000			\$ 334	1,900
Sale Price/Gross Liv. Area	\$ 162.39 sq.ft.	\$ 165.34 sq.ft.		\$ 183.01 sq.	ft.	\$ 1	49.91 sq.ft.		
Data Source(s)		NTREIS#207755		NTREIS#2078			IS#207270	78·DOM 40	
Verification Source(s)									
		Broker/Agent Ve		Broker/Agent \			r/Agent Ver		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	_	CRIPTION	+(-) \$ Adjustr	nent
Sales or Financing		ArmLth		ArmLth		ArmLt	:h		
Concessions		FHA;0		VA;0		VA;0			
Date of Sale/Time		s12/24;c12/24		s12/24;c11/24			4;c10/24		
Location	N.D.	·							
		N;Res;		N;Res;		N;Res	•		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee S	imple		
Site	7920 sf	9583 sf		7797 sf		13504	sf		
View	N;Res;	N;Res;		N;Res;		N;Res	s:		
Design (Style)		DT1;Rambler		DT1;Rambler			;Rambler		
- , - ,				<u> </u>			, i tarriblei		
Quality of Construction	Q4	Q4		Q4		Q4			
Actual Age		67		50		71			
Condition	C4	C4		C4		C4			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath	ns	Total I	Bdrms. Baths		
Room Count	6 3 2.0	6 3 2.0		6 3 2.0		7	3 3.0		
Gross Living Area	1,755 sq.ft.	1,512 sq.ft.		1,530 sq.	П.		2,234 sq.ft.		
Basement & Finished	0sf	0sf		0sf		0sf			
Rooms Below Grade									
Functional Utility	Average	Average		Average		Avera	ne ne		
Heating/Cooling				FWA/CAC					
		FWA/CAC				FWA/			
Energy Efficient Items	DP Windows	DP Windows		DP Windows		DP W	indows		
Garage/Carport	2ga2dw	2ga2dw		2ga2cp4dw		1ga2c	p3dw		
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch	/Patio		
Exterior Features		Barn		None			ge/Barn		
Fireplace		1 Fireplace		1 Fireplace		1 Fire	piace		
Interior Features	None	None		None		None			
Net Adjustment (Total)			\$ 0		\$ 0		+	\$	0
Adjusted Sale Price		Net Adj. 0.0 %		Net Adj. 0.0	%	Net Adj.	0.0 %		
							0.0		
of Comparables		'I-rnee Adi 0 0 %	\$ 250,000	Gross Adi n n	% s 200 000	Gross A	di nn%	\$ 22/	1 000
of Comparables		Gross Adj. 0.0 %			% \$ 280,000	Gross A	.dj. 0.0 %	\$ 334	1,900
	the sale or transfer histo				% \$ 280,000	Gross A	dj. 0.0 %	\$ 334	1,900
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