

Restricted Appraisal Report

This Report has been prepared for : Current Client

Sample

Client Address P.O. Box 12345, Anywhere, USA

Subject Property Address: 9999 Smith Street

City: Anytown

Zip: 99999

County: Anycounty

State: CA

Legal Description: Tract 9999, Lot 99

APN: 999-99-999

Property Type: SFR

Fee Simple: **Leasehold:**

Map: 999-99

Census: 9999.99

Borrower: Anyborrower

Current Owner: Anyborrower

Property Comparables

Address	Subject	Comparable #1		Comparable #2		Comparable #3	
	9999 Smith Street Anytown	88888 Jones Street Anytown		66666 Davis St Anytown		44444 Brown Street Anytown	
Prox to subject		.40 Miles		.44 Miles		.47 Miles	
Sales Price		\$ 472,000		\$ 440,000		\$ 450,000	
Sales Date	N/A	10/00		8/00		10/00	
Lot Size	7,841+-	5,227+-	+5,000	5,700+-	+5,000	5,700+-	+5,000
Age	34	36		31		31	
Bedrooms	4	4		4		4	
Baths	2.5	2	+5,000	2	+5,000	2	+5,000
Livable Sq Ft	2,001	1,978		1,732	+12,000	1,732	+12,000
Heating/Cooling	Unknown	Unknown		Unknown		Unknown	
Parking	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Fireplace	Fireplace	Fireplace		Fireplace		Fireplace	
Other	None	None		None		None	
Adjustment Totals		+/- \$ +10,000		+/- \$ +22,000		+/- \$ +22,000	
Value Indicators		\$ 482,000		\$ 462,000		\$ 472,000	

Indicated Value \$ 475,000

Date: 1/8/01

Data Sources: Public Records MLS Previous Appraisal Files Other:

Subject Sales History: Last Transaction Date: Unknown Sales Price N/A