



Desktop Underwriter Quantitative Analysis Appraisal Report

File No. 240371

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

SUBJECT	Property Address	29834 S. Highway 95		City	Worley	State	ID	Zip Code	83876		
	Legal Description	Tax #14264 in the N1/2 SW 1/4, Sec. 21, T48N, R5WBM					County	Kootenai			
	Assessor's Parcel No.	48N05W-21-5000		Tax Year	2001	R.E. Taxes \$	763	Special Assessments \$	84		
	Borrower	Victor Voves		Current Owner	Victor Voves		Occupant	☒ Owner	☐ Tenant	☐ Vacant	
	Neighborhood or Project Name	Coeur d'Alene Indian Reservation		Project Type	☐ PUD	☐ Condominium	HOA \$	N/A	/Mo.		
Sales Price \$	Refinance		Date of Sale	N/A		Description / \$ amount of loan charges/concessions to be paid by seller	N/A				
Property rights appraised	☒ Fee Simple		☐ Leasehold	Map Reference						Census Tract	21-055-16

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

NEIGHBORHOOD	Location	☐ Urban	☒ Suburban	☐ Rural	Property values	☐ Increasing	☒ Stable	☐ Declining	Single family housing PRICE \$ (000)	AGE (yrs)	Condominium housing PRICE \$ (000) (if applic.)	AGE (yrs)		
	Built up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/supply	☐ Shortage	☒ In balance	☐ Over supply	75	Low	N/A	Low		
	Growth rate	☐ Rapid	☒ Stable	☐ Slow	Marketing time	☐ Under 3 mos.	☒ 3-6 mos.	☐ Over 6 mos.	New	N/A	N/A	N/A		
	Neighborhood boundaries: The subject neighborhood consists of properties on the Coeur d'Alene Indian Reservation, west of Coeur d'Alene Lake.								250	High	100	N/A	High	N/A
									Predominant		Predominant			
								150	20	N/A	N/A			

SITE	Dimensions	Irregular, see attached plat.		Site area	9.37 acres		Shape	Irregular	
	Specific zoning classification and description	Rural							
	Zoning compliance	☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal, attach description ☐ No zoning							
	Highest and best use of subject property as improved (or as proposed per plans and specifications):	☒ Present use ☐ Other use, attach description.							
	Utilities	Public	Other	Public	Other	Off-site Improvements		Type	Public
Electricity	☒		Water	☐ Well	Street		Asphalt	☒	☐
Gas	☐		Sanitary Sewer	☐ Septic	Alley		None	☐	☐
Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? ☐ Yes ☒ No If Yes, attach description.									

IMPROVEMENTS	Source(s) used for physical characteristics of property:	☒ Interior and exterior inspection ☐ Exterior inspection from street ☐ Previous appraisal files								
	☐ MLS ☒ Assessment and tax records ☐ Prior inspection ☒ Property owner ☐ Other (Describe):									
	No. of Stories	1.5	Type (Det./Att.)	Detached	Exterior Walls	Wood	Roof Surface	Metal-	Manufactured Housing	☐ Yes ☒ No
	Does the property generally conform to the neighborhood in terms of style, condition, and construction materials? ☒ Yes ☐ No If No, attach description.									
	Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? ☐ Yes ☒ No If Yes, attach description.									
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? ☐ Yes ☒ No If Yes, attach description.										

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.

My research revealed a total of _____ sales ranging in sales price from \$ _____ to \$ _____.

My research revealed a total of _____ listings ranging in list price from \$ _____ to \$ _____.

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3
Address	29834 S. Highway 95 Worley, ID 83876	9249 Cottonwood Road Worley, ID 83876	25980 Ator Hill Road Worley, ID 83876	22944 Dreschehl Road Worley, ID 83876
Proximity to Subject		6 miles SE	9 miles SE	2 miles south
Sales Price	\$ Refinance	\$ 110000	\$ 155000	\$ 135100
Price/Gross Liv. Area	\$ 0.00	\$ 94.50	\$ 91.61	\$ 62.55
Data/Verification Sources		Multiple Listing/Assessor	Multiple Listing/Assessor	Multiple Listing/Assessor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$Adjustment	DESCRIPTION + (-) \$Adjustment	DESCRIPTION + (-) \$Adjustment
Sales or Financing Concessions		Conv.	Conv.	FHA
Date of Sale/Time		6-02	9-02	3-01
Location	Average	Average	Average	Average
Site	9.37 acres	6.89 acres	10.5 acres	9.13 acres
View	Average	Average	Average	Average
Design (Style)	1.5 Story/Avg	1.5 Story/Avg	1.5 Story/Avg	1.5 Story/Avg
Actual Age (Yrs.)	1910	1940	1942	1920
Condition	Average	Average	Good	Average
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 3 2.50	6 3 1.50	7 4 2.00	7 4 1.50
Gross Living Area	1748 Sq. Ft.	1164 Sq. Ft.	1692 Sq. Ft.	2160 Sq. Ft.
Basement & Finished Rooms Below Grade	None	None	1180 sq ft 50% finish	None
Garage/Carport	None	2 Garage+1 Garag	2 Car Garage	1 Car Garage
	Shop Barn	Barns	Shop Barn	Shop Barn
	Pell St Fence	Wood St Fence	Wood St Fence	Wd st Fence HtTb
Net. Adj. (total)		\$ 10000	\$ -28000	\$ -9900