

Uniform Residential Appraisal Report

File # 0806112J

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1031 French Gulch Rd City KINGSTON State ID Zip Code 83839-8752
 Borrower HOFFMAN Owner of Public Record HOFFMAN County SHOSHONE

Legal Description PLEASE SEE ADDEDENDUM
 Assessor's Parcel # RP48N01E018300 Tax Year 2007 R.E. Taxes \$ 3,019.16
 Neighborhood Name KINGSTON Map Reference 01-48N-01E Census Tract 9602.00

Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ NONE ☐ PUD HOA \$ N/A ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
 Lender/Client SUMMA FINANCIAL LLC Address 609 CALGARY COURT, STE 2, POST FALLS, ID 83854
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). THE SUBJECT IS NOT CURRENTLY OFFERED FOR SALE AND IT HAS NOT BEEN OFFERED FOR SALE IN THE LAST TWELVE MONTHS.

☐ I did ☒ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. REFINANCE - N/A

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) N/A
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☒ No
 If Yes, report the total dollar amount and describe the items to be paid. REFINANCE - N/A

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location ☐ Urban ☐ Suburban ☒ Rural	Property Values ☐ Increasing ☒ Stable ☐ Declining		PRICE	AGE	Dne-Unit	60 %			
Built-Up ☐ Over 75% ☒ 25-75% ☐ Under 25%	Demand/Supply ☐ Shortage ☒ In Balance ☐ Over Supply		\$ (000)	(yrs)	2-4 Unit	0 %			
Growth ☐ Rapid ☒ Stable ☐ Slow	Marketing Time ☐ Under 3 mths ☒ 3-6 mths ☐ Over 6 mths		100	Low	NEW	Multi-Family	0 %		
Neighborhood Boundaries N=NATIONAL FOREST, SOUTH=NATIONAL FOREST, EAST=SHOSHONE			900	High	100	Commercial	0 %		
COUNTY LINE, WEST=CITY OF KELLOGG.			200	Pred.	30	Other	40 %		

Neighborhood Description MOSTLY RESIDENTIAL ACREAGE PARCELS. COMMERCIAL USE IS FOUND ALONG MAIN ARTERIALS AS IS TYPICAL. MINOR PURCHASES LIKE GAS AND GROCERIES ARE FOUND LOCALLY. MAJOR PURCHASES LIKE BUYING A CAR ARE FOUND IN KELLOGG APPROX 8 MILES EAST. EMPLOYMENT LEVELS ARE STABLE AND EXPECTED TO REMAIN SO. THE AREA HAS AVERAGE TO GOOD MARKET APPEAL
 Market Conditions (including support for the above conclusions) FINANCING IS EASILY ATTAINABLE TO QUALIFIED BUYERS. FOR THE LAST COUPLE OF YEARS MARKET PRICES HAVE BEEN RISING. NOW SUPPLY AND DEMAND ARE NEAR BALANCE CAUSING THE MARKET TO STABILIZE. CREATIVE FINANCING IS NOT PREVALENT BUT DOES HAPPEN OCCASIONALLY.

Dimensions IRREGULAR Area 7.13 ACRES Shape IRREGULAR View TERRITORIAL
 Specific Zoning Classification NATURAL RESOURCE Zoning Description SINGLE FAMILY RESIDENTIAL PERMITTED
 Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity ☒ Water ☐ WELL-TYPICAL Street PAVED ☒
 Gas ☐ Sanitary Sewer ☒ Alley NONE-TYPICAL ☐
 FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Map # 1601140230B FEMA Map Date 9/5/1979
 Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☒ Yes ☐ No If Yes, describe
 THE SUBJECT AND COMPARABLES ARE LOCATED IN A SUPERFUND SITE. PLEASE SEE ADDENDUM.

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units ☒ One ☐ One with Accessory Unit	☐ Concrete Slab ☒ Crawl Space	Foundation Walls	CONCRETE-A	Floors	WOOD/SLATE-A		
# of Stories 1.5	☐ Full Basement ☒ Partial Basement	Exterior Walls	METAL-A	Walls	DRYWALL-A		
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 1,040 sq.ft.	Roof Surface	METAL-A	Trim/Finish	WOOD-A		
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish UNFIN %	Gutters & Downspouts	NONE	Bath Floor	SLATE-A		
Design (Style) 1.5 STORY	☒ Outside Entry/Exit ☐ Sump Pump	Window Type	DBL-PANE-A	Bath Wainscot	FIBER-A		
Year Built 1927	Evidence of ☐ Infestation	Storm Sash/Insulated	YES-A	Car Storage	☐ None		
Effective Age (Yrs) 20	☐ Dampness ☐ Settlement	Screens	YES-A	Driveway # of Cars	2		
Attic ☐ None	Heating ☒ FWA ☐ HWBB ☐ Radiant	Amenities	☒ Woodstove(s) # 2	Driveway Surface	GRAVEL		
☐ Drop Stair ☐ Stairs	☐ Other Fuel GAS	Fireplace(s) # 1	☐ Fence	Garage # of Cars	2		
☐ Floor ☒ Scuttle	Cooling ☐ Central Air Conditioning	Patio/Deck WD	☒ Porch CONC	Carport # of Cars			
☐ Finished ☐ Heated	☐ Individual ☐ Other	Pool	☐ Other	Att. ☒ Det. ☐ Built-in			

Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe)
 Finished area above grade contains: 8 Rooms 4 Bedrooms 2 Bath(s) 2,563 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) FORCED AIR HEAT, 2 WOOD STOVES AND A GAS FIREPLACE FOR ADDITIONAL HEAT.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). NO SIGNIFICANT ITEMS NEEDING REPAIR WERE NOTICED. ITS CONSTRUCTION IS OF AVERAGE QUALITY. SIGNIFICANT PHYSICAL DETERIORATION OR FUNCTIONAL OBSOLESCENCE WER NOT OBSERVED.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe
 THERE WERE NO PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS FOUND THAT AFFECT THE LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY OF THE PROPERTY. IF A COMPREHENSIVE ANALYSIS OF IMPROVEMENTS ARE NECESSARY, THE LENDER SHOULD CONSULT WITH A CERTIFIED HOME INSPECTOR.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe
 THE NEIGHBORHOOD IS COMPRISED OF HOMES DIFFERING IN AGE, STYLE, DESIGN. THIS IS TYPICAL TO THE AREA AND THE SUBJECT CONFORMS TO THE SURROUNDING PROPERTIES.