

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.																																																																																																							
☐ 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.																																																																																																							
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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																																																																																																							
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FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone C 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.																																																																																																							
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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.																																																																																																							