

Borrower	Sample	File No. Sample					
Property Address	Sample						
City	Sample	County	Sample	State	WA	Zip Code	Sample
Client	Sample						

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15205 E 16th Ave
Spokane Valley, WA 99037

Phone: 509-921-8042
Fax: 877-921-7794
E-mail: steve@masterappraisalservices.com

www.masterappraisalservices.com



Master Appraisal Services
15205 E 16th Ave
Spokane Valley, WA 99037

Sample
Sample
Sample

Re: Property: Sample
Sample, WA Sample
Borrower: Sample
File No.:

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Stephen P Leavitt
Owner/Appraiser
steve@masterappraisalservices.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Sample
	Legal Description	Sample
	City	Sample
	County	Sample
	State	WA
	Zip Code	Sample
	Census Tract	53063-0126.00
	Map Reference	MLS GRID# 077
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower	Sample
	Client	Sample
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,119
	Price per Square Foot	\$
	Location	Average
	Age	8Yrs Eff 5
	Condition	Good
	Total Rooms	6
	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Stephen P Leavitt
	Date of Appraised Value	01/07/2011
VALUE	Final Estimate of Value	\$ 154,000

APPRAISER DISCLOSURE STATEMENT

File No. Sample
Sample

Name of Appraiser: Stephen P. Leavitt

Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: 1700386

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Borrower	Sample	File No.	Sample
Property Address	Sample		
City	Sample	County	Sample
		State	WA
Client	Sample	Zip Code	Sample

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Self Contained** (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Summary** (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Use** (A written report prepared under Standards Rule 2-2(c) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

APPRAISER:

Signature: 
 Name: Stephen P. Leavitt
 Designation: _____
 Date Signed: 01/27/2011
 State Certification #: 1700386
 or State License #: _____
 State: WA
 Expiration Date of Certification or License: 11/8/2011
 Inspection of Subject:
 None Interior Exterior
 Date of Inspection 01/07/2011

Co-Appraiser:

Signature: _____
 Name: _____
 Designation: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Inspection of Subject:
 None Interior Exterior
 Date of Inspection _____

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us at any time if you have any questions about the confidentiality of the information that you provide to us.

RESIDENTIAL APPRAISAL SUMMARY REPORT

Sample
File No.: Sample

Property Address: **Sample** City: **Sample** State: **WA** Zip Code: **Sample**
 County: **Sample** Legal Description: **Sample** Assessor's Parcel #: **Sample**
 Tax Year: **2010** R.E. Taxes: \$ **2,303.68** Special Assessments: \$ **None** Borrower (if applicable): **Sample**
 Current Owner of Record: **Sample** Occupant: Owner Tenant Vacant Manufactured Housing
 Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ _____ per year per month
 Market Area Name: **University** Map Reference: **MLS GRID# 077** Census Tract: **53063-0126.00**

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: **The intended use of the appraisal report is to provide the client with a supported opinion of value for the subject property for use in the dissolution of marriage. There are no other intended uses.**
 Intended User(s) (by name or type): **The intended user of the appraisal report is the client and/or the court of jurisdiction for use in dissolution of marriage.**
 Client: **Sample** Address: **Sample**
 Appraiser: **Stephen P Leavitt** Address: **15205 E 16th Ave, Spokane Valley, WA 99037**

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE AGE	One-Unit 90 %	<input type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	<input type="checkbox"/> Tenant	\$(000) (yrs)	2-4 Unit 2 %	<input type="checkbox"/> Likely * <input checked="" type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	70 Low 1	Multi-Unit 2 %	* To: Vacant to single family residential
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	300 High 80	Comm'l 1 %	
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		150 Pred 60	Vacant 5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): **The subject property is located in the neighborhood known as Opportunity bounded by Sprague Avenue to the north, 16th Avenue to the south, Dishman-Mica Road to the west and Pines Road to the east. This is a typical neighborhood in the City of Spokane Valley. The neighborhood began development primarily in the 1940's and 50's with on going construction throughout the neighborhood. The homes in the area range from one story to two story homes and have average levels of maintenance. There are some 2 to 4 family and multi family dwellings located in the neighborhood, although they are typically located along the boundaries and arterials that pass through the neighborhood. There is some commercial property located along the neighborhood boundaries and the arterials of Sprague, Pines, Argonne and 16th Avenue. Public transportation is provided by the Spokane Transit Authority.**
 See general text addendum for market conditions

Dimensions: **120'X 88'** Site Area: **10,560 Sq.Ft.**
 Zoning Classification: **R3** Description: **Single Family Residential 7,500 sqft minimum lot size**
 Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning
 Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ /
 Highest & Best Use as improved: Present use, or Other use (explain) _____
 Actual Use as of Effective Date: **Single Family Residential** Use as appraised in this report: _____
 Summary of Highest & Best Use: **The highest and best use of the subject property is as improved (single family residential) as this is the only legal use of the property due to current zoning.**

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mostly Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical of area
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	N/A	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	N/A	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears to be adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	N/A	<input type="checkbox"/>	<input type="checkbox"/>	View	Neighborhood
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	N/A	Alley	N/A	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) _____
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone **x** FEMA Map # **53063C0590D** FEMA Map Date **7/6/2010**
 Site Comments: **The appraiser has not reviewed the title report. The site is typical of others in the area. There are no apparent easements or encroachments noted at the time of the inspection. The site has average landscaping for the area with three sides of the lot having 6' wood fencing and the site having underground sprinklers.**

General Description	Exterior Description	Foundation	Basement	Heating
# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation Concrete/Good	Slab N/A	Area Sq. Ft. 507	Type FA
# of Stories 1	Exterior Walls Wood Lap/Good	Crawl Space N/A	% Finished 75	Fuel Gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Comp/Good (Snow)	Basement Full	Ceiling Drywall	Cooling
Design (Style) Split Entry	Gutters & Dwnspts. Metal/Good	Sump Pump <input type="checkbox"/> N/A	Walls Drywall	Central Yes/Heat Pump
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Vinyl Frame/Good	Dampness <input type="checkbox"/> N/A	Floor Carpet,Vinyl	Other
Actual Age (Yrs.) 8	Storm/Screens Vinyl Frame/Good	Settlement N/A	Outside Entry None	
Effective Age (Yrs.) 5		Infestation N/A		

Interior Description	Appliances	Attic	Amenities	Car Storage
Floors Carpet,Vynl/Good	Refrigerator <input checked="" type="checkbox"/>	<input type="checkbox"/> None	Fireplace(s) # None	<input type="checkbox"/> None
Walls Drywall/Good	Range/Oven <input checked="" type="checkbox"/>	<input type="checkbox"/> Stairs <input type="checkbox"/>	Woodstove(s) # N/A	Garage # of cars (2 Tot.)
Trim/Finish Wd,Stain/Good	Disposal <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/>		Attach. _____
Bath Floor Vinyl/Good	Dishwasher <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Scuttle <input checked="" type="checkbox"/>	Deck Wood (rear)	Detach. _____
Bath Wainscot Preformed/Good	Fan/Hood <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Doorway <input type="checkbox"/>	Porch Wood	Blt.-In 2
Doors Hollow Core/Good	Microwave <input type="checkbox"/>	<input type="checkbox"/> Floor <input type="checkbox"/>	Fence Wood 6'	Carport _____
	Washer/Dryer <input type="checkbox"/>	<input type="checkbox"/> Heated <input type="checkbox"/>	Pool None	Driveway 2
		<input type="checkbox"/> Finished <input type="checkbox"/>		Surface Concrete

Finished area above grade contains: **6** Rooms **3** Bedrooms **2** Bath(s) **1,119** Square Feet of Gross Living Area Above Grade
 Additional features: **The subject is a split level home with a partially finished basement, a built in two car garage and a rear deck.**

Describe the condition of the property (including physical, functional and external obsolescence): **The subject is an average quality home that has received good levels of maintenance and is in good overall condition. The physical depreciation is normal for a home of this age and there was no functional or external depreciation noted at the time of the inspection. The roof and landscaping were covered in snow at the time of the inspection and could not be inspected. Per the owner and prior MLS data they are in good condition. All utilities were turned on at the time of the inspection and a representative portion were tested and are working as designed.**



RESIDENTIAL APPRAISAL SUMMARY REPORT

Sample
File No.: Sample

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **County Record**

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: There have been no prior sales or transfer of the subject property in the past three years and no prior sales or transfer of the comparable's in the past year other than comparable's #2 which was purchased 3/29/2010 for \$95,100. It was an REO property that had been damaged by a fire. The interior was completely gutted and redone including the wiring and plumbing and all damaged studs and joists. The interior was completely redone and the exterior recieved new paint and new roof making the home effectively new.
Date: N/A	
Price: 0	
Source(s): County Record	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	Sample Sample, WA Sample	10010 E 8th Ave Spokane, WA 99206			11920 E 13th St Spokane Va, WA 99206			11926 E 6th Ave Spokane, WA 99206		
Proximity to Subject		0.97 miles W			0.38 miles SE			0.28 miles NE		
Sale Price	\$ N/A	\$ 147,000			\$ 173,900			\$ 164,800		
Sale Price/GLA	\$ /sq.ft.	\$ 156.38 /sq.ft.			\$ 138.35 /sq.ft.			\$ 163.49 /sq.ft.		
Data Source(s)	County Records	MLS (DOM 54), OLP \$165,000			MLS (DOM 78), OLP \$172,900			MLS (DOM 49), OLP \$160,000		
Verification Source(s)	Inspection	Exterior Inspection, County			Exterior Inspection, County			Exterior Inspection, County		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions	N/A	None/CONV CntDate 8/30/2010	-2,940	None/FHA CntDate 9/17/2010	-3,478	None/FHA CntDate 10/13/2010	-2,472			
Date of Sale/Time	N/A	COE 9/22/2010		COE 10/5/2010		COE 10/13/2010				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Average	Average		Average		Average				
Site	10,560 Sq.Ft.	11,325 Sq.Ft.		10,000 Sq.Ft.		27,030 Sq.Ft.	-10,000			
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood				
Design (Style)	Split Entry	Split Entry		Split Entry		Split Entry				
Quality of Construction	Average	Average		Average		Average				
Age	8Yrs Eff 5	10Yrs Eff 5		7Yrs Eff New	-10,345	19Yrs Eff 10	+9,585			
Condition	Good	Good		Good		Good				
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
	6 3 2	6 2 1	+2,000	6 3 2		5 2 1	+2,000			
Gross Living Area	1,119 sq.ft.	940 sq.ft.	+7,160	1,257 sq.ft.	-5,520	1,008 sq.ft.	+4,440			
Basement & Finished Rooms Below Grade	507 Sq.Ft. FAM	884 Sq.Ft. 2BR/BA/FAM	-3,770 -6,000	520 Sq.Ft. FAM		961 Sq.Ft. 2BR/BA/FAM	-4,540 -6,000			
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FA/Gas/Central AC	FA/Gas/No AC	+5,000	FA/Gas/Central AC		FA/Gas/Central AC				
Energy Efficient Items	Typical	Typical		Typical		Typical				
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage				
Porch/Patio/Deck	Deck	Deck		Deck		Deck				
Yard Amenities	Fence/Sprinklers	None	+5,000	Fence/Sprinklers		Fence/Sprinklers				
Fireplaces	None	0 Fireplaces		0 Fireplaces		0 Fireplaces				
Other	None	None		None		Hot Tub	-2,500			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,450	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -19,343	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,487			
Adjusted Sale Price of Comparables		Net 4.4 % Gross 21.7 %	\$ 153,450	Net 11.1 % Gross 11.1 %	\$ 154,557	Net 5.8 % Gross 25.2 %	\$ 155,313			

Summary of Sales Comparison Approach **Please See Attached General Text Addendum.**

Indicated Value by Sales Comparison Approach \$ 154,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

Sample
File No.: Sample

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.
Provide adequate information for replication of the following cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): **The subject's site value is based on the limited sales in the neighborhood including 10205 E 15th (7,405 sqft) sold 12/2010 for \$29,000, 10131 E 8th (20,037 sqft) sold 5/2010 for \$55,000. Based on these sales as well as abstraction of the comps and the allocation method based on county records the opinion of value for the subject site as if vacant is \$40,000.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	40,000
Source of cost data: Marshall & Swift and local builder data	DWELLING	1,119 Sq.Ft. @ \$	91.23 = \$ 102,086
Quality rating from cost service: Average Effective date of cost data: 1/2011		507 Sq.Ft. @ \$	24.28 = \$ 12,309
Comments on Cost Approach (gross living area calculations, depreciation, etc.): See sketch for square foot calculations. The interior walls are not to scale and are included to give the reader a better understanding of the flow of the floorplan only.		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
		Sq.Ft. @ \$	= \$
	Deck		= \$ 1,200
	Garage/Carport	533 Sq.Ft. @ \$	21.43 = \$ 11,422
	Total Estimate of Cost-New		= \$ 130,567
	Less Physical		
	Less Functional		
	Less External		
	Depreciation	10,876	= \$(10,876)
	Depreciated Cost of Improvements		= \$ 119,691
	"As-is" Value of Site Improvements		= \$ 10,000
			= \$
			= \$
Estimated Remaining Economic Life (if required): 55 Years	INDICATED VALUE BY COST APPROACH	= \$	166,141

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.
Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach _____
Summary of Income Approach (including support for market rent and GRM): _____

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.
Legal Name of Project: _____
Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 154,000 Cost Approach (if developed) \$ 169,691 Income Approach (if developed) \$ _____
Final Reconciliation **The sales approach is the most reliable in this market and was selected as the final estimate of value. The cost approach tends to set the upper limit of value in the current market. Homes in this area are not typically utilized as income property and therefore the income approach is not considered applicable. This appraisal is for the purpose of evaluating the subject for a conventional mortgage loan.**

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: **No repairs or further inspections required.**

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 154,000, as of: 01/07/2011, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 27 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.
Attached Exhibits:
 Scope of Work Limiting Cond./Certifications Narrative Addendum Photograph Addenda Sketch Addendum
 Map Addenda Additional Sales Cost Addendum Flood Addendum Manuf. House Addendum
 Hypothetical Conditions Extraordinary Assumptions

Client Contact: **Sample** Client Name: **Sample**
E-Mail: **Sample@Sample.com** Address: **Sample**

<p>APPRAISER</p>  Appraiser Name: Stephen P. Leavitt Company: Master Appraisal Services LLC Phone: (509) 921-8042 Fax: (509) 921-7794 E-Mail: steve@masterappraisalservices.com Date of Report (Signature): 01/27/2011 License or Certification #: 1700386 State: WA Designation: _____ Expiration Date of License or Certification: 11/8/2011 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 01/07/2011	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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Assumptions, Limiting Conditions & Scope of Work

Sample

File No.: Sample

Property Address: Sample	City: Sample	State: WA	Zip Code: Sample
Client: Sample	Address:		
Appraiser: Stephen P Leavitt	Address: 15205 E 16th Ave, Spokane Valley, WA 99037		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Certifications

Sample

File No.: Sample

Property Address: Sample City: Sample State: WA Zip Code: Sample

Client: Sample Address: _____

Appraiser: Stephen P Leavitt Address: 15205 E 16th Ave, Spokane Valley, WA 99037

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Sample Client Name: Sample

E-Mail: Sample@Sample.com Address: _____

APPRAISER

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

SIGNATURES



Appraiser Name: Stephen P Leavitt
 Company: Master Appraisal Services LLC
 Phone: (509) 921-8042 Fax: (509) 921-7794
 E-Mail: steve@masterappraisalservices.com
 Date Report Signed: 01/27/2011
 License or Certification #: 1700386 State: WA
 Designation: _____
 Expiration Date of License or Certification: 11/8/2011
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 01/07/2011

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

ADDITIONAL COMPARABLE SALES

Sample
File No.: Sample

FEATURE	SUBJECT			COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6					
Address	Sample Sample, WA Sample			10912 E 5th Ct Spokane Va, WA 99206			11008 E 8th Spokane, WA 99206								
Proximity to Subject				0.47 miles NW			0.37 miles W								
Sale Price	\$ N/A			\$ 157,500			\$ 159,900			\$					
Sale Price/GLA	\$/sq.ft.			\$ 155.02 /sq.ft.			\$ 139.77 /sq.ft.			\$/sq.ft.					
Data Source(s)	County Records			MLS (DOM 134), OLP \$172,500			MLS (DOM 60), OLP \$159,900								
Verification Source(s)	Inspection			Exterior Inspection, County			Exterior Inspection, County								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.		
Sales or Financing Concessions	N/A			N/A LP:SP Adjustment			-7,875			N/A LP:SP Adjustment			-7,995		
Date of Sale/Time	N/A			Active Listing						Active Listing					
Rights Appraised	Fee Simple			Fee Simple						Fee Simple					
Location	Average			Average						Average					
Site	10,560 Sq.Ft.			11,402 Sq.Ft.						12,196 Sq.Ft.					
View	Neighborhood			Neighborhood						Neighborhood					
Design (Style)	Split Entry			4 Level			0			1 Story			0		
Quality of Construction	Average			Average						Average					
Age	8Yrs Eff 5			20Yrs Eff 10			+8,318			17Yrs Eff 10			+8,509		
Condition	Good			Good						Good					
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths				Total	Bdrms	Baths			
Room Count	6	3	2	5	2	1	+2,000			5	2	2			
Gross Living Area	1,119 sq.ft.			1,016 sq.ft.			+4,120			1,144 sq.ft.			-1,000 sq.ft.		
Basement & Finished Rooms Below Grade	507 Sq.Ft. FAM			968 Sq.Ft. 2BR/BA/FAM			-4,610 -6,000			1,104 Sq.Ft. 2BR/FAM			-5,970 -4,000		
Functional Utility	Average			Average						Average					
Heating/Cooling	FA/Gas/Central AC			FA/Gas/Central AC						FA/Gas/No AC			+3,500		
Energy Efficient Items	Typical			Typical						Typical					
Garage/Carport	2 Car Garage			2 Car Garage						2 Car Garage					
Porch/Patio/Deck	Deck			Deck						Patio					
Yard Amenities	Fence/Sprinklers			Fence/Sprinklers						Fence			+2,500		
Fireplaces	None			1 Fireplaces			-1,000			0 Fireplaces					
Other	None			None						None					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -5,047			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -4,456		
Adjusted Sale Price of Comparables				Net 3.2 %						Net 2.8 %					
				Gross 21.5 %			\$ 152,453			Gross 20.9 %			\$ 155,444		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

Supplemental Addendum

File No. Sample

Borrower	Sample		
Property Address	Sample		
City	County	Sample	State WA Zip Code Sample
Client	Sample		

SCOPE OF WORK, INTENDED USER AND TERMINOLOGY

The Intended User of this appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for dissolution of marriage, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser. In accordance with the Appraisal Standards Board's interpretation of Certification #23, the use of this appraisal by anyone other than the named client and is ultimate funding source is not intended by the appraiser. Reading the appraisal report or possessing the appraisal report is not considered use. Relying on the appraisal report to understand how the appraiser developed the opinion of value is not considered to be use. Use is the act of relying on the appraisal report to make a decision or to take an action.

Appraisal is a branch of applied economics. It is different from the applied sciences (engineering, surveying, mold, pest or environmental testing, etc.) as well as the building trades (home inspection, roof inspection, general construction etc.) and from the applied arts (architecture, home design etc.) and appraisals should not be confused with these other disciplines.

The appraiser is not a home inspector and the appraisal report is not a home inspection and should not be relied upon as such. The appraisal report cannot be relied upon to disclose defects that are hidden or not apparent to a person trained as an appraiser from a visual inspection of the property defined as; A complete visual inspection of the subject property is a visual observation of the accessible areas and the unobstructed, exposed surfaces if the interior and exterior living areas of the home without removal of personal property or possessions. This inspection will include all rooms of the home, garages, sheds and guest quarters and all four exterior sides of the home and the site surrounding the home as well as a "Head and Shoulders" inspection of the attic. If a crawl space is present it will also be inspected via "Head and Shoulders".

This report is not intended for use by the client or borrower for the purpose of identifying any adverse conditions in the subject's systems or components which might be revealed by any inspections by professionals in any relevant field. This appraisal does not guarantee that the subject is free of undetected problems, possible defects or environmental hazards that could exist.

Easements, encroachments, environmental conditions, hazardous wastes, toxic substances and detrimental land uses are reported only as visually observed at the time of the inspection, known in the neighborhood of influence or as reported to the appraiser in the course of research. Site and utility easements typical of the neighborhood likely exist but were not researched as part of the scope of work of this appraisal. The scope of work does not include researching the subject's title or legal documents. The appraiser does not have expertise in the area of law, title search, environmental concerns or hazardous wastes. The scope of work does not include the research of permits, certificates of occupancy etc. except in the course of normal data collection procedures.

The scope of work will include an inspection of the subject neighborhood, site and improvements. The data collection procedures include a review of county records for the subject, review of zoning, flood zones, site setbacks. The subject will be researched to determine if it has been offered for sale in the past 12 months or transferred in the past 3 years (at a minimum). A market analysis will be conducted to determine the value trends in the neighborhood. An opinion of value for the site as if vacant will be made based on recent sales if available or via abstraction and/or the allocation method if sales are not available. If a cost approach is determined to be applicable or needed to produce a credible report it will be conducted based on Marshall & Swift online Estimator as well as local bulder data. If it is determined that the income approach is applicable research through the MLS and management companies will be conducted to determine the market rents for the subject and an Gross Rent Multiplier will be estimated through sales of rented properties in the neighborhood. A search will be conducted through both the MLS and county records to locate all similar sales in the neighborhood and the sales will be verified by at least two independant sources when possible. Only arms lenght sales will be utilized if possible. If it is not possible to provide all arms lenght sales those that are not will be identified in the report.

The appraiser *has not* performed an appraisal service with regard to the subject property in the preceding three years of the acceptance of this assignment.

COMMENTS AND RECONCILIATION OF MARKET DATA ANALYSIS

The subject's neighborhood and market area are defined in the neighborhood section of the appraisal. The subject's neighborhood characteristics include the physical boundaries and characteristics of the subject's immediate neighborhood. The subject's market area includes the boundaries and characteristics of the subject's overall market area. A subject's neighborhood may be a distinct area within a larger neighborhood or market area with similar competing neighborhoods or similar market appeal throughout the overall market area. That is to say that if a potential buyer is interested in a certain neighborhood there may be similar neighborhoods with similar competing homes and amenities competitive to the primary neighborhood within the subject's overall market.

• Neighborhood Market Conditions

In the past 12 months, there were only 5 sales of homes built after 1990 in the subject neighborhood. Of these one was a fire damaged sale and one was an REO which are not typical arms length sales. There were only 3 sales of similar newer homes in the prior 12 months and therefore, the data for similar homes was insufficient to accurately determine the increase/decrease of values for similar homes in the neighborhood and the overall neighborhood was utilized in making this the determination that home values have declined over the past 12 months at 6-9% and all of the comparable sales will be adjusted 1/2% per month for date of sale calculated from the date of contract. Overall sales in the neighborhood in the past twelve months had a median sale price of \$146,750 with 49 days on market and in the 12 months prior the median sale price was \$162,900 with 38 days on market. The average sale price of the neighborhood was \$151,064 in the past 12 months and the average sale price for the prior 12 months was \$162,487.

Overall Spokane county has just under 5300 active and pending sales with approximately 5600 sales in the past year through the MLS for an 11 month supply. Overall for sales in the Spokane MLS the median sale price was \$209,494 in 2006, \$221,857 in 2007, \$209,833 in 2008 and \$195,799 in 2009 and currently \$193,319 through 2010. In the past twelve months, the median sale price was \$190,380 with 95 days on market. In the prior twelve months, the median sale price was \$199,800 with 97 days on market. There are some negotiated discounts/concessions occurring that are typically 3 points or less and does not have a significant effect on value or marketability. According to the Spokane MLS, REO's in the spokane market area represent less than 5% of the total market and do not have a significant effect on the overall market as they typically represent bargain buys within the neighborhood with some work requirements and therefore are not directly competitive to other homes in the area.

Based on the defined market area the appraiser conducted a search of the Spokane MLS and Spokane County Records via Metroscan and included the results of the search in the appraisal. The search included an overall analysis of the Spokane Market area with a breakdown into separate price ranges most reflective of the typical buying markets. This section of the analysis has been graphed and charted and included in this addendum as an overall indicator of the tendency of the Spokane Market area. The appraiser continued the statistical analysis to include all homes from within the subject's overall market area as shown below ;

Supplemental Addendum

File No. Sample

Borrower	Sample			File No. Sample			
Property Address	Sample						
City	Sample	County	Sample	State	WA	Zip Code	Sample
Client	Sample						

Summary of all homes within the subject's market area

Inventory Analysis	6 to 12 months ago	3 to 6 months ago	Present to 3 months ago
Total # of Comparable Sales (Settled)	36	17	8
Absorption Rate (Total Sales/Months)	6.00	5.67	2.67
Total # of Comparable Active Listings	32	31	26
Months of Housing Supply (Listings/Ab.Rate)	5.33	5.47	9.75
Median Sale & List Price, DOM			
Median Comparable Sale Price	148,700	140,000	155,650
Median Comparable Sales Days on Market	45	54	50
Median Comparable List Price	168,725	170,000	159,900
Median Comparable Listings Days on Market	155	137	78
Median Sale-to-List Price %	100	96	97

The appraiser completed the analysis by conducting a search of similar homes within the subject's overall market area. The search criteria was filtered to include homes that were considered to be competitive to the subject and homes that would be possible alternatives to a typical buyer. Due to the limitations of the Spokane MLS and County Records the appraiser can not filter homes by assessed or overall square footage as realtors often exclude this information from the listing. Therefore the search criteria is based on the style, basement area and age of the subject property. Quality is not an optional filter and therefore in market areas with substantial differences in quality between homes of similar style and age the search is refined by price range. While this method is not preferred is reflective of the typical buyer as there search is more significantly refined by price than the appraiser's search.

It should be noted that all of the statistical data included in the analysis is based on the Spokane MLS and County Records and is deemed to be reliable but cannot be guaranteed and may exclude some properties from the search and analysis due to the filters applied to the searches. An adequate sample is typically thirty or more subjects and statistical analysis conducted on fewer subject's can be misleading and may not produce reliable results. Therefore the appraiser analyzed three different methods/criteria to the overall market area of the subject property to provide the most accurate conclusions of the subject's market conditions.

• **Sales Comparison Analysis - Summary of Sales Comparison Approach**

Time adjustments made in the report are based on the conclusions stated in the Comments on the Subject's Neighborhood Market Conditions. The overall Spokane Market is stable with a slight decline occurring in some areas and a higher rate of decline occurring in areas where the predominant value is at the upper end of value for the Spokane Market area and in neighborhoods that were overbuilt prior to the turn in the market and that are currently in a substantial oversupply of newer homes.

The Closed Date of the comparables stated in the report are based on the Closed Date as recorded in Spokane County Records. The Contract Date stated in the report is based on the Pending Date as reported in the Spokane MLS and may or may not be the actual contact date as realtors do not always accurately report the Pending Date in the Spokane MLS.

Due to the limited number of usable sales in the subject neighborhood (5 total sales of homes built after 1990 with 2 not being arms length transactions) it was necessary to include comparables that vary from the subject in age and condition. When age and condition adjustments are deemed necessary the comparables are given a single adjustment for both age and condition based on the effective age of the comparables. Effective age adjustments are calculated utilizing the industry standard economic life of sixty years and the rate of depreciation being based on the age/life method. Therefore the comparables have been adjusted at 1.67% of the cost of the improvements per year of effective age. The adjustments were made utilizing the following formula:

$$AD \text{ (Total Accrued Depreciation)} = ASP * 1.67\% * EA$$

$$ASP = \text{Adjusted Sales Price} = [\text{Sale Price}] - ([\text{Time Adjustment}] \text{ or } [\text{LP/SP Ratio}]) - [\text{Sales Concessions}] - [\text{Site Value Contribution}]$$

$$EA = \text{Effective Age}$$

$$1.67\% = 1/[\text{Economic Life}]$$

This methodology is based on the the concept for Market Extracted Depreciation & Market Extracted Site Values as demonstrated by the formulas below and applied where an economic life of the subject and the comparables is the industry standard of sixty years and the effective age of the subject and comparables is based on the maintainence levels exhibited by the neighborhood and supported by the formulas below.

$$RCN = \text{Replacement Cost New; maximum improvement contribution to SP}$$

$$AD \text{ (Total Accrued Depreciation)} = RCN - ASP$$

$$AD/RCN = AD\% \text{ (Accrued depreciation percentage)}$$

$$AD\% * EL \text{ (Economic Life)} = EA \text{ (Effective Age)}$$

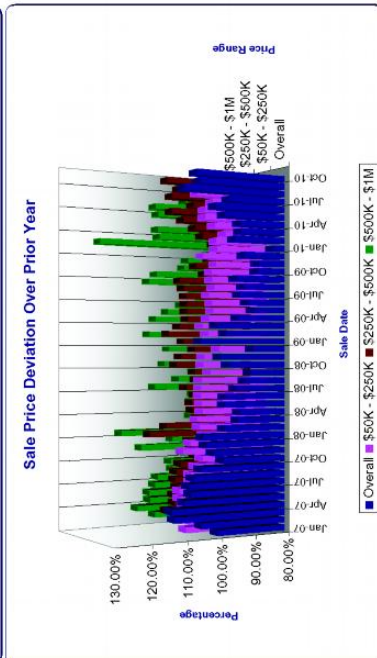
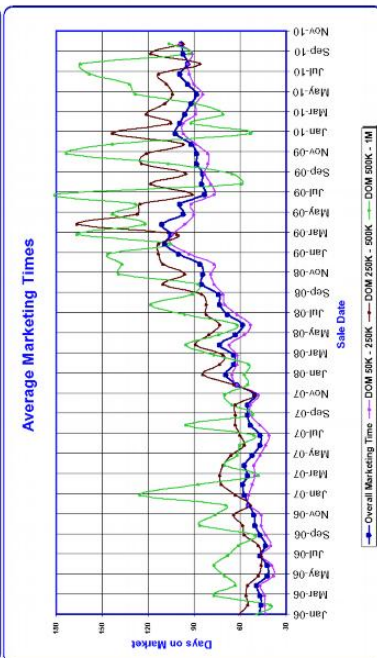
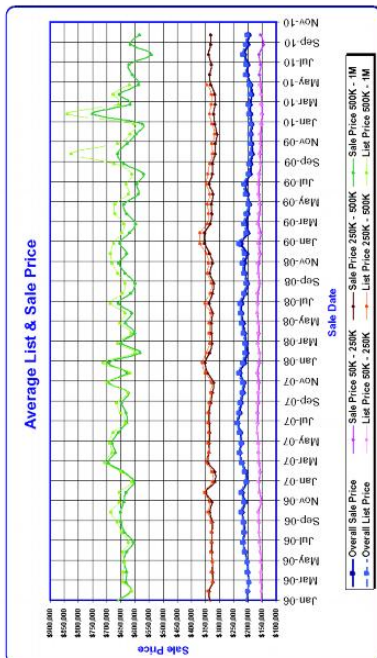
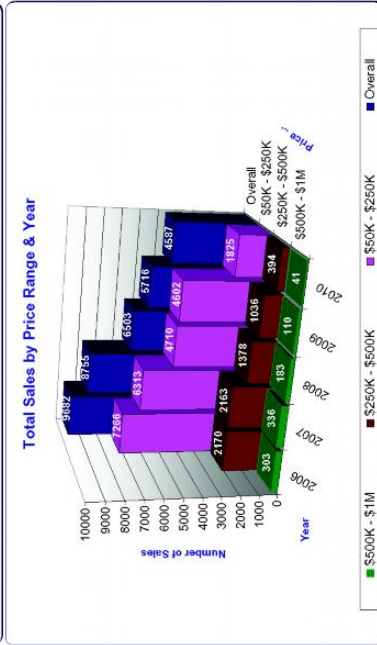
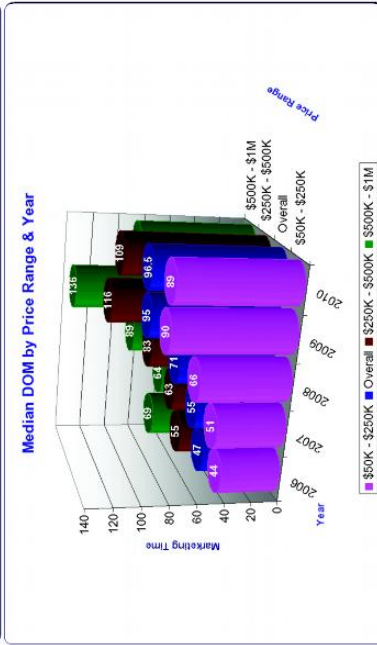
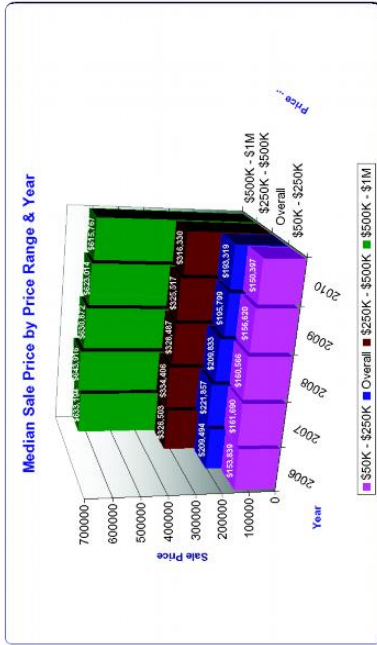
$$AD/EA = \text{per year factor} * \text{difference from subject} = \text{depreciation adjustment for comparable}$$

$$EA = (RCN - ASP)/ASP*(1/60)$$

As stated above there were only three usable comparable sales in the subject neighborhood and the only other newer split entry homes that could be found that sold in the past 3 months were over 5 miles from the subject. Therefore, it was not possible to include 2 sales in the past 3 months, however, all three of the sales are within 4 months and the only 2 listings of homes built after 1990 were also included. Gross living are was adjusted at \$40 per sqft, basements at \$10 per sqft and an additional \$2,000 per finished room, central AC at \$3,500 and fencing/ sprinklers at \$2,500 each. Due to the lack of usable comparable's one of the comps (#2) has net adjustments over 10% and one (#3) has gross adjustments over 25%. This could not be avoided.

Spokane MLS Overall Market Analysis

Borrower	Sample						
Property Address	Sample						
City	Sample	County	Sample	State	WA	Zip Code	Sample
Client	Sample						



E & O



GENERAL STAR NATIONAL INSURANCE COMPANY
P.O. Box 10354
Stamford, Connecticut 06904

REAL ESTATE ERRORS & OMISSIONS LIABILITY INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA851573A

Renewal of Number: NJA851573

1. **NAMED INSURED:** Master Appraisal Services LLC
MAILING ADDRESS: 15205 E 16th Ave
Spokane Valley, WA 99037

2. **POLICY PERIOD:** Inception Date: 06/26/2010 Expiration Date: 06/26/2011
Effective 12:01 a.m. Standard Time at the mailing address of the Named Insured.

3. **LIMIT OF LIABILITY:**
Each Claim: \$ 500,000
Aggregate: \$ 500,000
Lock Box Liability: See Above

4. **CLAIM EXPENSES:**
b. Have a separate limit of liability.

5. **STATUS OF INSURED:** Corporation

6. **DEDUCTIBLE:**
Each Claim: \$ 5,000
b. The deductible amount specified above applies to both Damages and Claims Expenses.

7. **PRIOR ACTS DATE:** 06/26/2009
If a date is indicated, this insurance will not apply to any regular act, error, omission or personal injury which occurred before such date.

8. **PREMIUM:** \$ 505.00

9. **ENDORSEMENTS:**
This policy is made and accepted such to the printed conditions in this policy together with the provisions, stipulations and agreements contained in the following form(s) or endorsement(s).

GSN-06-RE-120 (07/2004) GSN-06-PL-849WA (11/2003)
GSN-07-PL-375 (02/2006) GSN-07-RE-283 (06/2008) 06-REAC-1622 (02/2004)
06-RE-350 (03/2004)

10. **MANAGING AGENT**
Herbert H. Landy Insurance Agency, Inc.
75 Second Avenue, Suite 410
Needham, Massachusetts 02494-2876



Authorized Representative

Producer Code: 00026230
Date: 06/21/2010

Class Code: 73127
SLA#:
Subline Code: 102

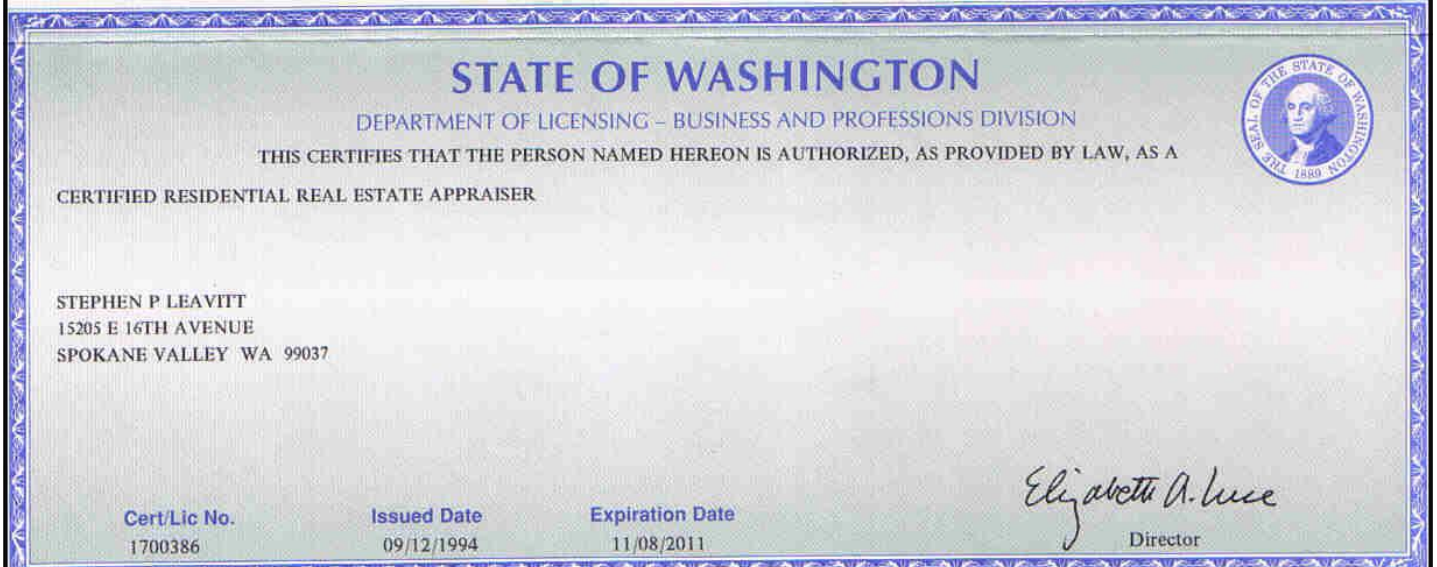
GSN-06-RE-720 (04/2004)

Appraiser's Certification

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample

REAA 740

STEPHEN P LEAVITT
 15205 E 16TH AVENUE
 SPOKANE VALLEY WA 99037



Subject Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA Zip Code
Client	Sample				Sample

Subject Front

Sample
Sales Price N/A
Gross Building Area
Age 8Yrs Eff 5



Subject Rear



Subject Street



Photograph Addendum

Borrower	Sample						
Property Address	Sample						
City	Sample	County	Sample	State	WA	Zip Code	Sample
Client	Sample						



East side of Home



West side of home



Additional Street Scene

Subject Interior Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample

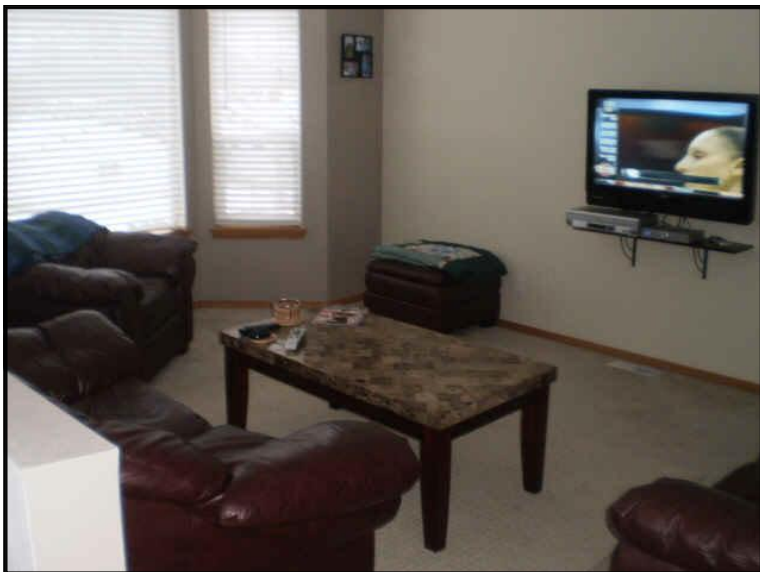


Subject Interior

Sample	
Sales Price	N/A
Gross Living Area	1,119
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Neighborhood
Site	10,560 Sq.Ft.
Quality	Average
Age	8Yrs Eff 5



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample



Subject Interior

Sample	
Sales Price	N/A
Gross Living Area	1,119
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Neighborhood
Site	10,560 Sq.Ft.
Quality	Average
Age	8Yrs Eff 5



Subject Interior



Subject Interior

Subject Interior Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample



Subject Interior

Sample	
Sales Price	N/A
Gross Living Area	1,119
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Neighborhood
Site	10,560 Sq.Ft.
Quality	Average
Age	8Yrs Eff 5



Subject Interior



Subject Interior

Comparable Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample



Comparable 1

10010 E 8th Ave
 Sales Price **147,000**
 Gross Building Area
 Age **10Yrs Eff 5**



Comparable 2

11920 E 13th St
 Sales Price **173,900**
 Gross Building Area
 Age **7Yrs Eff New**



Comparable 3

11926 E 6th Ave
 Sales Price **164,800**
 Gross Building Area
 Age **19Yrs Eff 10**

Comparable Photo Page

Borrower	Sample				
Property Address	Sample				
City	Sample	County	Sample	State	WA
Client	Sample			Zip Code	Sample



Comparable 4

10912 E 5th Ct
 Sales Price **157,500**
 Gross Building Area
 Age **20Yrs Eff 10**



Comparable 5

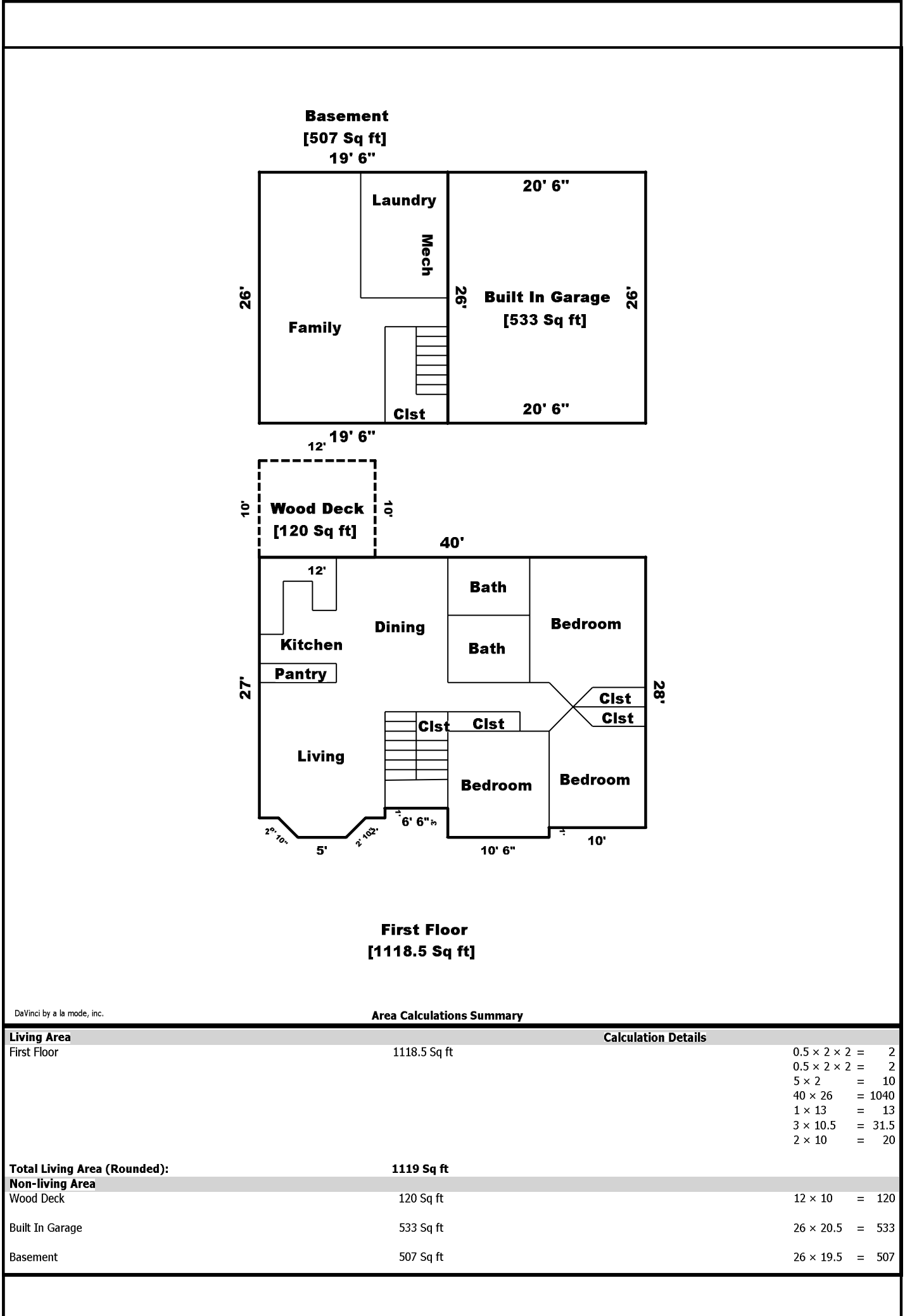
11008 E 8th
 Sales Price **159,900**
 Gross Building Area
 Age **17Yrs Eff 10**

Comparable 6

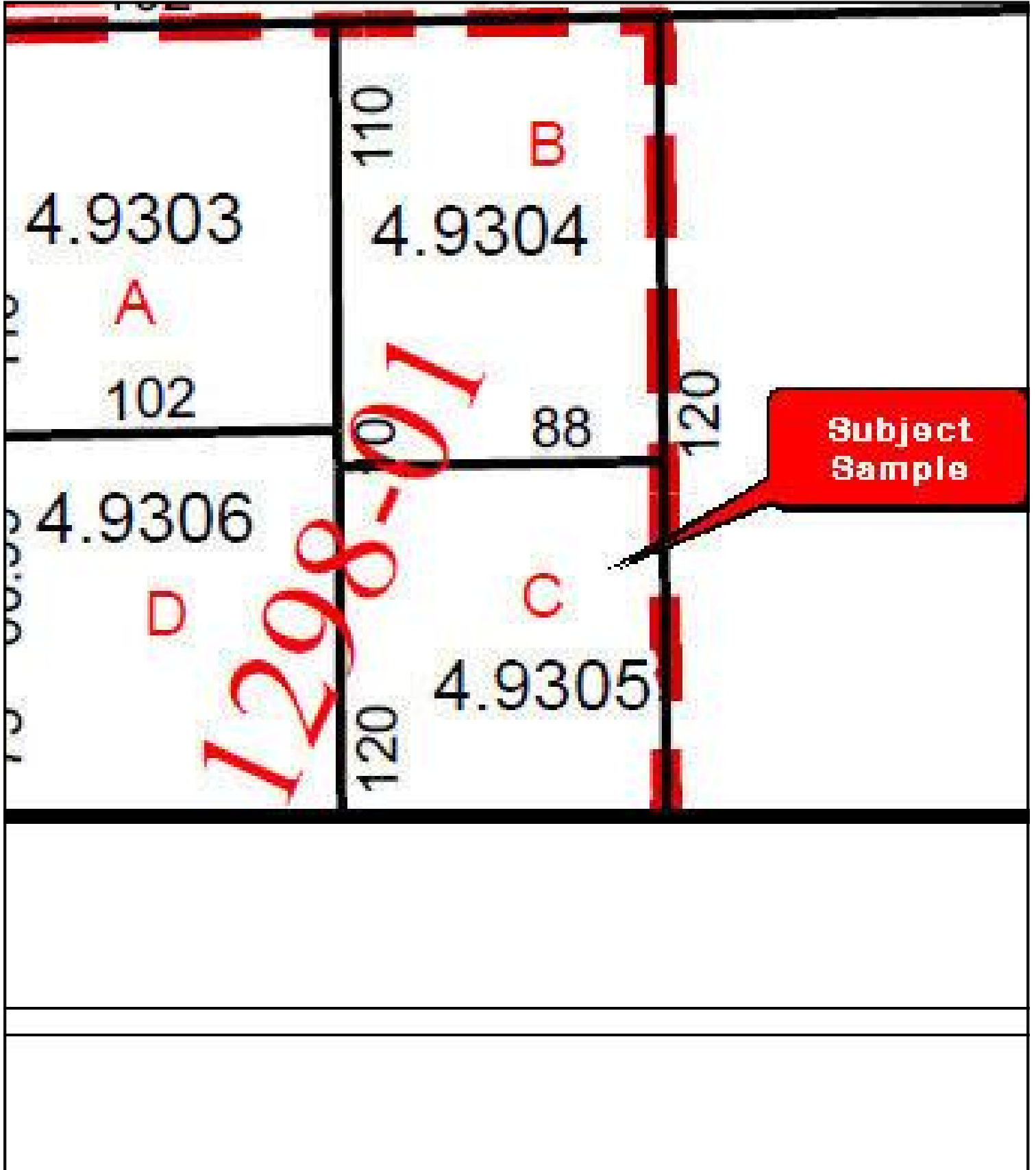
Sales Price
 Gross Building Area
 Age

Building Sketch

Borrower	Sample						
Property Address	Sample						
City	Sample	County	Sample	State	WA	Zip Code	Sample
Client	Sample						



Plat Map



Location Map

Borrower	Sample			
Property Address	Sample			
City	Sample	County	Sample	State WA Zip Code Sample
Client	Sample			

