2007 HOME FEATURE & REMODELING REPORT

The following is a general guide for use in formulating adjustments when comparing comparable properties. This approach is not reliable when comparing non-comparable properties. It should be understood that this is intended only as a guide and not as a specific indicator of contributory values. Rather, it is necessary that each property and its value influencing components be considered on the basis of their contribution to most probable selling price. It is entirely possible that market adjustments may fall outside of the parameters indicated below. Additionally, replacement cost alone is not a reliable indicator of value. It is necessary to consider the impact of improvements within the context of their functional utility and their resulting impact upon marketability.

	Approximate Home Valu	re \$400.	000	\$750	.000	\$1,250	.000	\$2,500,	000
LOCATION & SI		and the second of the second of the second of	y i Ly will in the State of Attitude of Attitude				,	72,000,	
Busy road		-\$20,000	-5.0%	-\$52,500	-7.0%	-\$125,000	-10.0%	-\$250,000	-10.0%
Power lines		-\$12,000	-3.0%	-\$37,500	-5.0%	-\$93,750	-7.5%	-\$250,000	-10.0%
Privacy & Cul-de-Sac		\$20,000	5.0%	\$32,000	4.3%	\$44,000	3.5%	\$69,000	2.8%
Site Area - per acre		\$20,000	5.0%	\$32,000	4.3%	\$44,000	3.5%	\$69,000	2.8%
Site Area - per 1/2 acre		\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
IMPROVEMENTS	S	Clinical Published to IR anatolise star and reach product	e odki konisti i u Tipo, pred na problema Probabili			7,		400,000	11.70
Quality of Construction	maximum based upon materials & workmanship	\$10,000	2.5%	\$37,500	5.0%	\$93,750	7.5%	\$250,000	10.0%
Age	Age difference	Sales price X							F1 1951
Condition	1:1 relationship of "cost to cure" to re	pair cost up to 0.	5% of hom	e value, afte	r which ef	fect on value	increases ¡	progressively.	. 111
Bathrooms	1/2 bath		1.3%	\$8,000	1.1%	\$11,000	0.9%	\$17,000	0.7%
Dadirooms	Full bath	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
	Bathrooms remodel	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
Renovations	Kitchen remodel	\$20,000	5.0%	\$32,000	4.3%	\$44,000	3.5%	\$69,000	2.8%
	Kitchen update	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
0	Per-Square-Foot		\$75.00		\$100.00		\$125,00		\$150,00
Gross Living Area	(http://www.vitalgov.net/public.asp); (http://www.vitalgov.net/public.asp);	nttp://www.niactb	ora/): (http	//tax.co.mo	nmouth ni	us/)· /httn://w	www.ocnitan	comΛ	W.00.00
	Full	\$15,000	3.8%	\$24,000	3.2%	\$33,000	2.6%	\$52,000	2.1%
Banamant.	Partial	\$7,500	1.9%	\$12,000	1.6%	\$16,000	1.3%	\$26,000	1.0%
Basement	Walkout Supplement	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
	Finishing Supplement	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
Central Air Conditioning	1 Zone	\$5,000	1.3%	\$8,000	1.1%	\$11,000	0.9%	\$17,000	0.7%
	2 Zone	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
Garage (per car)	Attached & built-in	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
Carage (per car)	Detached & basement	\$5,000	1.3%	\$8,000	1.1%	\$11,000	0.9%	\$17,000	0.7%
***************************************	Concrete	\$2,500	0.6%	\$4,000	0.5%	\$6,000	0.5%	\$9,000	0.4%
	Brick/slate	\$5,000	1.3%	\$8,000	1.1%	\$11,000	0.9%	\$17,000	0.7%
	Wood deck	\$7,500	1.9%	\$12,000	1.6%	\$16,000	1.3%	\$26,000	1.0%
Patios, Decks, Porches	Open porch	\$7.500	1.9%	\$12,000	1.6%	\$16,000	1.3%	\$26,000	1.0%
	Screened porch	\$10,000	2.5%	\$16,000	2.1%	\$22,000	1.8%	\$35,000	1.4%
	Enclosed	\$12,500	3.1%	\$20,000	2.7%	\$27,000	2.2%	\$43,000	1.7%
	Inground pool	\$7,500	1.9%	\$12,000	1.6%	\$16,000	1.3%	\$26,000	1.0%
	Double glazed windows	\$5,000	1.3%	\$8,000	1.1%	\$11,000	0.9%	\$17,000	0.7%
Special Energy Items	Energy systems	No data yet bu					2.070	+17,000	0.1 /u:
	Fireplaces	\$8,000	2.0%	\$13,000	1.7%	\$18,000	1.4%	\$28,000	1.1%
				710,000	1.1 /0	\$10,000	1.77	Ψ20,000	n Group, Inc.

ITEM	SUBJECT	COMPETI	NG #1	COMPET	NG #2	COMPET	ING #3
Address	121 Robin Drive	13 Oriole Way		69 Kingfisher Co	ourt	101 Robin Drive)
Original List Price			\$729,900		\$735,000		\$879,000
Current List Price			\$719,900		\$735,000		\$849,000
Last Price Revision			7 days		n/a		21 days
Days-on-Market			112		34		99
Sales or Financing Concessions	DESCRIPTION	DESCRIPTION	+(-) adjustment	DESCRIPTION	+(-) adjustment	DESCRIPTION	+(-) adjustment
	n/a	none		none	ŀ	none	
Neighborhood Appeal	average	average		average		average	
Site Area	0.75 acres	0.65 acres		0.75 acres		0.90 acres	
Site Appeal	average	busy road		average		cul-de-sac	
Arch Style/Ext Appeal	colonial/good	colonial/good		colonial/good		colonial/good	
Quality of Contruction	average	average		average		average	
Actual Age	6 years	4 years		5 years		6 years	
Condition	good	good	• ()	good		good	
Int. Appeal/Decor		average/neutral		average/neutral		average/neutral	
Bedrooms	4	Beds 4	7	Beds 4		Beds 5	5
Baths	2.5	Baths 3.5	•	Baths 2.5		Baths 3.0	
Gross Living Area	3,200	GLA 3,200		GLA 2,700		GLA 3,400	
Basement Area	full	full		full		full	
Basement Finish		unfinished		unfinished		unfinished	
Heating/Cooling	forced air/ CAC	forced air / CAC		forced air / CAC		forced air / CAC	
Car Storage	2 car attached	2 car attached		3 car attached		2 car attached	
Fireplaces	1 fireplace	none		1 fireplace		2 fireplaces	
Significant Features	none	none		none		inground pool	
sigimicant i catules							
		PHONE OF A PROPERTY AND A STREET OF THE PROPERTY OF THE PROPER	\$0		\$0		\$0
Net Adj. (Total) Adjusted List Price			70				

ITEM	SUBJECT	COME	PETII	NG #1	С	OMPETI	NG #2	(C	OMPETI	NG #3
Address	121 Robin Drive	13 Oriole W	Vav	· · · · · · · · · · · · · · · · · · ·		gfisher Co			obin Drive	
Original List Price				\$729,900			\$735,000			\$879,000
Current List Price	100 at 100 a			\$719,900			\$735,000			\$849,000
Last Price Revision				7 days			n/a			21 days
Days-on-Market				112			34			99
Sales or Financing	DESCRIPTION	DESCRIPT	ION	+(-) adjustment	DESC	RIPTION	+(-) adjustment	DESC	RIPTION	+(-) adjustme
Concessions	n/a	none			none			none		
Neighborhood Appeal	average	average			averag	ie		averag	ie	
Site Area	0.75 acres	0.65 acres			0.75 a	cres		0.90 a	cres	
Site Appeal	average	busy road		53,000	averag	e		cul-de-	sac	-32,00
Arch Style/Ext Appeal	colonial/good	colonial/god	od		colonia	l/good		colonia	al/good	
Quality of Contruction	average	average			averag	е		averag	e	
Actual Age	6 years	4 years		0	5 years	3	0	6 years	3	
Condition	good	good			good			good	*****	
Int. Appeal/Decor	personalized (-\$3,500)	average/ne	utral	-3,500	averag	e/neutral	-3,500	averag	e/neutral	-3,50
Bedrooms -	4	Beds	4		Beds	4		Beds	5	•
Baths	2.5	Baths	3.5	-16,000	Baths	2.5		Baths	3.0	-8,00
Gross Living Area	3,200	GLA 3,	200	0	GLA	2,700	50,000	GLA	3,400	-20,00
Basement Area	full	full			full	,		full	,	
Basement Finish	unfinished	unfinished			unfinis	hed		unfinis	hed	
Heating/Cooling	forced air/ CAC	forced air / 0	CAC		forced	air / CAC			air / CAC	
Car Storage	2 car attached	2 car attach	ed	******	3 car a	ttached	-16,000	2 car a	ttached	*********
Fireplaces	1 fireplace	none		13,000	1 firepl	ace		2 firepl		-10,00
Significant Features	none	none			none				nd pool	-12,00
	X							3.24.	F	,
Vet Adj. (Total)				\$46,500	As a superior		\$30,500			-\$85,50
Adjusted List Price				\$766,400			\$765,500			\$763,50

Common Level List Price

\$765,000

ITEM	SUBJECT	COMPETI	NG #1	C	OMPETI	NG #2	C	OMPETI	NG #3
Address	121 Robin Drive	13 Oriole Way			gfisher Co			obin Drive	
Original List Price			\$729,900			\$735,000		SENT DIVE	\$879,000
Current List Price			\$719,900			\$735,000			\$849,000
Last Price Revision			7 days	1		n/a			21 days
Days-on-Market			112			34			99
Sales or Financing	DESCRIPTION	DESCRIPTION	+(-) adjustment	DESC	RIPTION	+(-) adjustment	DESC	RIPTION	+(-) adjustme
Concessions	n/a	none		none	×		none		
Neighborhood Appeal	average	average		averag	e		averag	je i	
Site Area	0.75 acres	0.65 acres		0.75 a	cres		0.90 a		
Site Appeal	average	busy road	53,000	averag	e		cul-de-	-sac	-32,000
Arch Style/Ext Appeal	colonial/good	colonial/good		colonia	al/good		colonia	al/good	
Quality of Contruction	average	average		averag	е		averag	je .	
Actual Age	6 years	4 years	0	5 years		0	6 years		
Condition	good	good	NO	good			good		
nt. Appeal/Decor	personalized (-\$3,500)	average/neutral	-3,500	averag	e/neutral	-3,500	averag	e/neutral	-3,500
Bedrooms	4	Beds 4		Beds	4	•	Beds	5	-,
Baths	2.5	Baths 3.5	-16,000	Baths	2.5		Baths	3.0	-8,000
Gross Living Area	3,200	GLA 3,200	0	GLA	2,700	50,000	GLA	3,400	-20,000
Basement Area	full	full		full			full		
Basement Finish	unfinished	unfinished		unfinis	hed		unfinis	hed	
leating/Cooling	forced air/ CAC	forced air / CAC		forced	air / CAC		forced	air / CAC	
Car Storage	2 car attached	2 car attached			ttached	-16,000			
ireplaces	1 fireplace	none	13,000			, - • •	2 firepl		-10,000
Significant Features	none	none		none	-			nd pool	-12,000
							g. oui	poor	12,500
Vet Adj. (Total)			\$46,500			\$30,500			-\$85,500
Adjusted List Price			\$766,400	A STATE STATE AND ADDRESS		\$765,500			\$763,500
RECONCILIATIO	M (O)	A STATE OF THE STA	7	TE-MORE ALL CONTROL OF THE CONTROL OF T	COLUMN CO	4,00,000	CONTRACTOR CANDO		Ψ100,000
			4						
	Common Level List		\$76	5,000					
,	Common Level L/P	Retention		94%					

SUBJECT	SALE	#1		SALE	#2		SALE #	43
121 Robin Drive	55 Robin Drive		78 Lark L	.ane	/	13 Aviar	/ Wav	
		\$745,000			\$810,000			\$865,000
		96.2%			95.7%			94.5%
		\$717,000			\$775,000			\$817,500
		May			July			Pending
		135			59			133
	none				0	none		0
				PTION	+(-) adjustment	DESCRI	PTION	+(-) adjustment
	March	-25,000	May		-19,000	August		-8,000
average	average		average			average		
0.75 acres	0.75 acres		0.71 acre	s	0	0.85 acre	s	0
average	busy road	53,000	average			average		
colonial/good	colonial/good		colonial/g	ood		colonial/c	ood	
average	average		average					
6 years	4 years	0	5 years		0	•		0
good	good	NO	good			good		
personalized (-\$3,500)	neutral	-3,500	neutral		-3,500	neutral		-3,500
4	Beds 4		Beds	5		Beds	4	-,
2.5	Baths 2.5	•	Baths	3.5	-16,000			
3,200	GLA 3,200							-70,000
full			full		,	full	0,000	. 0,000
unfinished	finished	-10.000	unfinished	. I			н	
forced air/CAC	forced air/CAC							
	2 car attached							-16,000
				onea				-10,000
		-12 000			13,000			
	mg. sana poor	12,000	HOTIC			HOHE		
		\$2,500			-\$55,500		2021246255	-\$97,500
		\$719,500			\$719,500			\$720,000
	DESCRIPTION October average 0.75 acres average colonial/good average 6 years good personalized (-\$3,500) 4 2.5 3,200 full unfinished forced air/CAC 2 car attached 1 fireplace	none DESCRIPTION October March average average 0.75 acres 0.75 acres average busy road colonial/good colonial/good average average 6 years 4 years good good personalized (-\$3,500) neutral 4 Beds 4 2.5 Baths 2.5 3,200 GLA 3,200 full unfinished forced air/CAC 2 car attached 1 fireplace 1 fireplace	\$745,000 96.2% \$717,000 May 135	\$745,000 96.2% \$717,000 May 135 none 0 none DESCRIPTION 1(-) adjustment DESCRIPTION 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.71 acre average average colonial/good average colonial/good average average 6 years 4 years 0 5 years good good good good good personalized (-\$3,500) neutral 4 Beds 4 Beds 4 Beds 4 Beds 4 Beds 3,200 GLA 53,200 GLA full unfinished forced air/CAC forced air/CAC 2 car attached 2 car attached 1 fireplace none inground pool -12,000 none	\$745,000 96.2% \$717,000 May 135 none 0 DESCRIPTION H(-) adjustment DESCRIPTION May average average 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.75 acres 0.74 acres average colonial/good colonial/good average average 6 years 4 years 0 5 years good good personalized (-\$3,500) neutral -3,500 neutral 4 Beds 4 Beds 5 Baths 3.5 3,200 GLA 3,200 GLA 3,500 full unfinished finished forced air/CAC 2 car attached 1 fireplace none inground pool -12,000 none	\$745,000 \$810,000 95,7% \$775,000 \$8775,000 \$95,7% \$775,000 \$95,7% \$775,000 \$95,7% \$775,000 \$95,7% \$775,000 \$95,7% \$775,000 \$95,7% \$95	\$745,000 96.2% \$717,000 \$95.7% \$775,000 July 135 59 none 0	\$745,000 96.2% \$717,000 \$775,000 July 135 none 0 none 0 none 0 none 0 pescription October March -25,000 May -19,000 August average 0.75 acres 0.85 acres 0 average average average colonial/good average 3 average 0 aver

ITEM	SUBJECT	SALE	#1		SALE	#2		SALE 7	4 3
Address	121 Robin Drive	55 Robin Drive		78 Lark I	ane	13 Aviary Way			
Final List Price			\$745,000			\$810,000			\$865,000
List-to-Sales Ratio			96.2%			95.7%			94.5%
Sales Price			\$717,000			\$775,000			\$817,500
Closing Date			May			July			Pending
Days-on-Market			135			59			133
Sales Concessions	55000000000	none		none			none		C
Market Change:	DESCRIPTION	DESCRIPTION	+(-) adjustment		PTION		DESCRI	PTION	+(-) adjustmen
Contract to Inspection Date	October	March	-25,000			-19,000	August		-8,000
Neighborhood Appeal	average	average		average			average		
Site Area	0.75 acres	0.75 acres		0.71 acre	S	0	0.85 acre	es	0
Site Appeal	average	busy road	53,000	average			average		
Arch Style/Ext Appeal	colonial/good	colonial/good		colonial/g	ood		colonial/g	loog	
Quality of Construction	average	average		average			average		
Actual Age Condition	6 years	4 years	0	5 years		0	4 years		0
was distributed in the control of th	good	good	7.50	good			good		
Int. Appeal/Decor Bedrooms	personalized (-\$3,500)	neutral		neutral		-3,500	neutral		-3,500
Bedrooms Baths	4	Beds 4		Beds	5		Beds	4	
Gross Living Area	2.5 3.200	Baths 2.5		Baths	3.5	-16,000		2.5	
Basement Area	Sur.	GLA 3,200	0	GLA	3,500	-30,000		3,900	-70,000
	full	ful		full	. 1		full		
Basement Finish	unfinished	finished	-10,000	unfinishe			unfinishe		
Heating / Cooling	forced air/CAC	forced air/CAC		forced air			forced air		
Car Storage		2 car attached		2 car atta	ched		3 car atta		-16,000
Fireplaces	100	1 fireplace		none		13,000	1 fireplac	е	
Significant Features	none	inground pool	-12,000	none			none		
Net Adj. (Total)			\$2,500			-\$55,500			-\$97,500
Adjusted Sales Price			\$719,500			\$719,500			\$720,000
RECONCILIATIO	N Common Level Sale Right Pricing Adva Right Pricing! Sales Right Pricing! Mark Right Pricing! List I	ntage @ 2.5% s Price -Up @ 2.0%	\$ \$ 7	720,000 \$18,000 738,000 \$15,000 753,000	7.59 290	0 of 720.	is htl	ricy	Sills.



CMA Right Pricing! Conclusion

	List Price	Sales Price
Common Level S	\$765,000	\$720,000
Right Price Level	\$753,000	\$738,000
Right Price Premiun	-\$12,000	\$18,000

	SUBJECT	COMPETIN	IG #1	COMPET	NG #2	COMPETI	NG #3
Address							
Original List Price							
Current List Price							
Last Price Revision							
Days-on-Market					5		
Sales or Financing	DESCRIPTION	DESCRIPTION	+(-) adjustment	DESCRIPTION	+(-) adjustmen	DESCRIPTION	+(-) adjustmer
Concessions				X			
Neighborhood Appeal				+6			
Site Area							
Site Appeal							
Arch Style/Ext Appeal							
Quality of Contruction							
Actual Age							
Condition			(O,				
Int. Appeal/Decor							
Bedrooms		Beds		Beds		Beds	
Baths		Baths		Baths		Baths	
Gross Living Area		GLA		GLA		GLA	
Basement Area						•	
Basement Finish							
Heating/Cooling				****			1811
Car Storage	\	V					
Fireplaces							.,,,*****
Significant Features							
	XV						
Net Adj. (Total)							
Adjusted List Price	and continue to the first to the second control of the first that the first to the second control of the second						

Address Final List Price List-to-Sales Ratio Sales Price Closing Date Days-on-Market							SALE	
List-to-Sales Ratio Sales Price Closing Date Days-on-Market								
Sales Price Closing Date Days-on-Market	And the second s		182		riani 1935			
Closing Date Days-on-Market					AND ATT	7		
Days-on-Market			40.00 (0.22.0) 1.22.0					
			17415 2000 2000 2000					
	A Third of Colonial Colonial							
Sales Concessions								
Market Change:	DESCRIPTION	DESCRIPTION	+(-) adjustment	DESCRIPTION	+(-) adjustmen	DESCR	IPTION	+(-) adjustmen
Contract to Inspection Date			_	X	•			
Neighborhood Appeal					<u> </u>			
Site Area								
Site Appeal								
Arch Style/Ext Appeal								
Quality of Construction								
Actual Age								
Condition			- 0					
nt. Appeal/Decor			1.0					
Bedrooms		Beds		Beds		Beds		
Baths		Baths	4	Baths		Baths		İ
Gross Living Area		GLA		GLA		GLA		
Basement Area								
					<u> </u>			
Significant Features								
Adjusted Sales Price		SAME SOUTH PORTER THAN SOUTH SAME AND AND AND ASSESSED.		and the second of the second o				
Basement Finish Heating / Cooling Car Storage Fireplaces Significant Features Forecasting Net Adj. (Total)								