

## Broker/Agent Estimate

As-Is Value	\$ 30,000
30 Day Quick-Sale Value	\$ 21,000
Cost-to-Cure	n/a
As-Repaired Value	n/a

## Subject Overview

Is the Subject Listed?	No
Bank Owned/REO	No

## Market Overview

Neighborhood Market Trend	Stable
Overall Market Trend	Stable
Range of Comparable Sales	\$ 27,000 - \$ 32,500
Range of Comparable Listings	\$ 30,000 - \$ 39,000
Market Supply	Normal
Foreclosure Activity	Moderate

## Comments

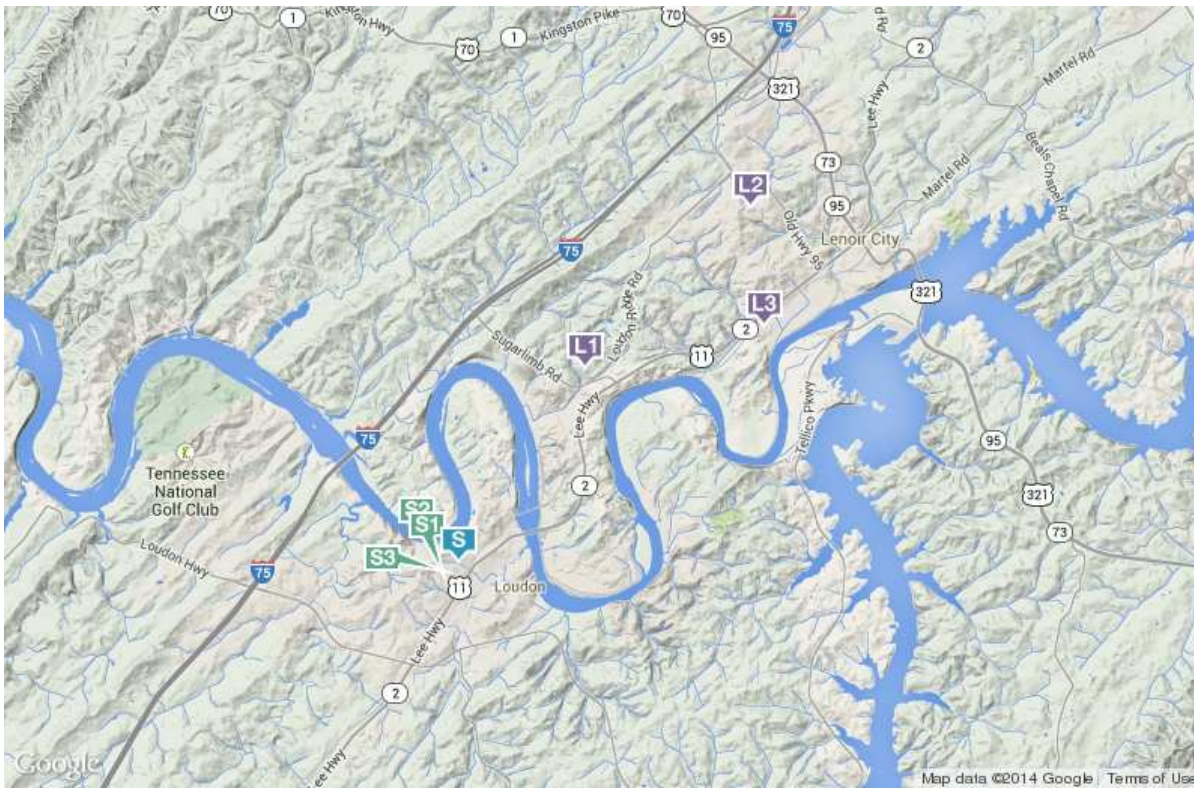
Due to the lack of interior inspection to note if any interior repairs are necessary, the value conclusion is based on the subject property's neighborhood and current market trend. The surrounding homes are very close and lot sizes tend to be small. No amenities or real curb appeal.

...see comments addendum for complete comments

Agent Name	Jason Pankey
License Number	TN 269770
Valuation Date	09/7/2014

	Subject Property	Sold Comparables				Listed Comparables		
								
Street Address	810 Summer St Loudon, TN 37774	923 Summer St Loudon, TN 37774	404 Ward Ave Loudon, TN 37774	900 Vale St Loudon, TN 37774		1533 Snodderly Rd Lenoir City, TN 37771	128 Rogers Cir Lenoir City, TN 37771	897 Halls Ferry Rd Lenoir City, TN 37771
Proximity to Subject	n/a	0.305 Miles	0.257 Miles	0.147 Miles		3 Miles	6 Miles	5 Miles
Sale Price	n/a	\$ 28,500	\$ 32,500	\$ 27,000		n/a	n/a	n/a
Sale Date	n/a	03/3/2014	03/19/2014	02/19/2014		n/a	n/a	n/a
REO/Short Sale	No	REO	REO	REO		REO	REO	REO
Original List Price	n/a	\$ 33,000	\$ 35,000	\$ 27,000		\$ 47,500	\$ 34,900	\$ 39,000
Original List Date	n/a	10/28/2013	12/16/2013	01/17/2014		06/30/2014	05/04/2014	06/04/2014
Current List Price	n/a	n/a	n/a	n/a		\$ 34,900	\$ 30,000	\$ 39,000
Current List Date	n/a	n/a	n/a	n/a		09/02/2014	08/29/2014	06/04/2014
Days on Market	n/a	126	93	33		70	127	96
Year Built	1920	1945	1925	1960		1983	1932	1998
Gross Living Area	1,040	800	1,100	1,076		1,008	636	960
Total Basement Area	n/a	n/a	n/a	n/a		1,008	n/a	n/a
Bed/Bath Count	2 / 1.00	2 / 1.00	3 / 1.00	2 / 1.00		3 / 2.00	2 / 1.00	2 / 1.00
Site Size	0.130 Acres	0.280 Acres	0 Acres	0 Acres		1.070 Acres	0.160 Acres	0 Acres
Garage Capacity	0	0	0	0		1	0	0
As Compared to Subject	n/a	Similar or Model Match	Superior	Similar or Model Match		Similar or Model Match	Similar or Model Match	Similar or Model Match
Property Condition	Good	Good	Good	Good		Good	Good	Good
Amenities						Covered P	Covered P	Covered P

## Location Map



Subject Property	Proximity	Estimated Value
<b>S</b> 810 Summer St, Loudon, TN 37774	n/a	\$ 30,000
Sold Comparables	Proximity	Sold Price
<b>S1</b> 923 Summer St, Loudon, TN 37774	0.305 mi	\$ 28,500
<b>S2</b> 404 Ward Ave, Loudon, TN 37774	0.257 mi	\$ 32,500
<b>S3</b> 900 Vale St, Loudon, TN 37774	0.147 mi	\$ 27,000
Listed Comparables	Proximity	Listed Price
<b>L1</b> 1533 Snodderly Rd, Lenoir City, TN 37771	3 mi	\$ 34,900
<b>L2</b> 128 Rogers Cir, Lenoir City, TN 37771	6 mi	\$ 30,000
<b>L3</b> 897 Halls Ferry Rd, Lenoir City, TN 37771	5 mi	\$ 39,000

## Overhead Subject Image



## Bird's Eye View



## Street View





Sold Comparables

**S1** 923 Summer St  
Loudon, TN 37774



**S2** 404 Ward Ave  
Loudon, TN 37774



**S3** 900 Vale St  
Loudon, TN 37774



MLS Photo

Overhead View



Bird's Eye View





Listed Comparables

**L1** 1533 Snodderly Rd  
Lenoir City, TN 37771



**L2** 128 Rogers Cir  
Lenoir City, TN 37771



**L3** 897 Halls Ferry Rd  
Lenoir City, TN 37771



MLS Photo

Overhead View



Bird's Eye View





Subject Neighborhood View



**Vendor Comments**

Due to the lack of interior inspection to note if any interior repairs are necessary, the value conclusion is based on the subject property's neighborhood and current market trend. The surrounding homes are very close and lot sizes tend to be small. No amenities or real curb appeal.

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of real property for a mortgage loan origination, including first and second mortgages, refinances or equity lines of credit.

Audit Alert: Listed Comparable #2,3 Proximity exceeds 3 miles

Agent Comment: due to lack of comparables in the subject area had to go outside generally accepted distance/proximity guidelines.

Audit Alert: Sold Comparables (One or more of the sold comparables exceed sale date age guidelines for the market/neighborhood)

Agent Comment: lack of comparables in the area exceed the generally accepted guidelines.



### Property Characteristics

Property Use	Single-Family Detached
Occupancy Status	Occupied
Subject Visible From Street	Yes
Design Style	Ranch
Style Typical of Neighborhood	Yes
Exterior Color	white
Real Estate Agent/For Sale Sign Visible	No
Parking Type	Street
Garage/Carport Capacity	1

### Property Condition

Property Condition	Good
Condition Relative to Adjacent Properties	Similar
Boarded Home	No
Property Under Construction or Renovation	No
Siding Type	Vinyl
Siding Condition	Good
Roof Type	Metal
Roof Condition	Good

### Tax Assesment

Assessed Value	\$ 13,150
Annual Property Taxes	\$ 379

### Homeowners Association

Condo or Association	No
Association Contact Name	
Association Contact Phone	
Fee	
Current	
Fee Delinquent	
This Fee Includes	

### Neighborhood Valuation Drivers

Neighborhood Type	Urban	Railroad Tracks	No
Neighborhood Condition	Fair	Airport/Flightpath	No
Foreclosure Activity	None	Waste Management Facilities	No
Vandalized Home	No	Gated Community	No
Boarded Homes	No	Community Pool/Park	No
Audible Freeway/Highway Noise	No	Nearby Schools	Good
Overhead Powerlines	Yes	Visible Debris	No
Commercial Uses	No	Other	

### Subject Valuation Drivers

Waterfront View	No	Other	n/a
Golf Course View	No		

### Structural Assessment

Structural Damage	No	Evidence of Fire Damage	No
Broken Doors/Windows	No	Evidence of Flood/Water Damage	No
Major Cracks in Foundation/Walls	No	Evidence of Roof Damage	No
Evidence of Condemnation	No	Evidence of Natural Disaster	No

### Repairs

Summarize all repairs needed to bring this property from its present as is condition to average for the neighborhood. Check those repairs you recommend that we perform for successful marketing of the property.

Estimated Total of All Repairs	\$ 0	Estimated Days to Complete Repairs	

### Comments

Only able to perform exterior inspection with mindfulness to not disturb the occupants.  
Based on the exterior, the home appears in good condition. Lawn maintenance appears slightly neglected but not overgrown. has fenced in back yard which needs care and a few cosmetic repairs.

Agent Name Jason Pankey	License Number TN 269770	Inspection Date 09/7/2014
----------------------------	-----------------------------	------------------------------

Subject Front View



Subject Left Profile



Subject Right Profile



Street Scene (Left)



Street Scene (Right)



Subject Address

