

**Subject Property Address**

711 East Washington Avenue Elmira NY 14901

Order Information

BPO Type	Exterior	Borrower	Doreatha Estate of Watkins
Work Order ID	3697082	Loan Number	48967
Order Date	11/25/2014	Reference	37562
Date Completed	12/05/2014	Project	48967.13785
Completed By	Koreen Knowlton	Ordered By	XML Integration

**Subject Property Value**

	As-Is	Repaired
30 Day Sale	\$45,000	
90-120 Day List	\$55,000	\$55,000
90-120 Day Sale	\$49,900	\$49,900

Broker's Opinion of Market Trend**STABLE****Overview**

The subject is located in a typically suburban neighborhood with prices ranging from \$23,999 to \$119,900. The subject contains 1504 square feet, is approximately 114 years old and considered to be in average condition.

Based on an exterior inspection completed on 12/04/2014 the subject is not in need of repairs. The subject's 30 day QuickSale price was determined to be \$45,000 or \$29 per square foot. The subject's 90-120 Day sale price was determined to be \$49,900 or \$33 per square foot. The estimated fair market rent for this property is \$600. The average sales price of the selected comparables is \$54,900 and the average list price of the selected comparables is \$49,233.

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Neighborhood Information

Neighborhood Type	Suburban	Market Trend	Stable
Price Range of Comparables	\$23,999	to	\$119,900
Competing Listings	24	Market Appr / Depr %	0
		Avg Marketing Days	120
		Vandalism Risk	Low

Notes

There is a vandalism risk in every neighborhood. The homes are around 100 years old. The property is within walking distance of bus stops. It is also located within walking distance of employment, restaurants, schools, and grocery stores.

Subject Property Information

Property Type	SFR	Rent Control	Yes
Property Condition	Average	Mgmt Company / HOA Name	
Appears Secure	Yes	Mgmt Company / HOA Phone #	
Occupancy	Owner	Condo / Co-op Fees	
Legal Description		Fair Market Rent	\$600

89.08-2-32

Notes

The subject property is a two story single family dwelling. It is 1504 Square feet in Average condition. No damage seen. It is similar to other homes in the neighborhood.

Subject Listing and Sale History in the Past 3 Years

Currently Listed	No	MLS #	
List Price		Listing Agency	
List Date		Listing Agency Phone #	
1st Previous Sale Date		1st Previous Sale Price	
2nd Previous Sale Date		2nd Previous Sale Price	
3rd Previous Sale Date		3rd Previous Sale Price	

Notes

No history of sales, Last list in 2004 for 70000 the listing expired.

Tax Information

Assessed Value	\$35,000.00	Annual Taxes	\$1,750.00
Date Assessed	11/01/2013	Delinquent Taxes	\$0.00
Tax Rate		Other Assessments	\$0.00
Date Taxes Due	11/01/2014		

Notes

Repairs

Estimated Interior Repairs	
Estimated Exterior Repairs	
Recommended Upgrades	
Total	\$0

Notes

There were no repairs noted.

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Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	711 East Washing	316 Roe Ave	1115 Magee St	373 E Warren St	762 E 2nd St	1835 Davis St	223 Crete Ave
City	Elmira	Elmira	Elmira	Elmira	Elmira	Elmira	Elmira
State / Zip	NY 14901	NY 14901	NY 14901	NY 14901	NY 14901	NY 14901	NY 14901
Proximity (miles)		0.85	0.76	0.86	0.63	1.43	1.44
Subdivision	none	Same	Same	Same	Same	Same	Same
Data Source	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
Property Type	SFR	SFR	SFR	SFR	SFR	SFR	SFR
Number of Units	1	1	1	1	1	1	1
Style / Design	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story	2 Story
Location / View	Street	Street	Street	Street	Street	Street	Street
Year Built	1900	1880	1910	1890	1880	1890	1890
Condition	Average	Average	Average	Average	Average	Average	Average
Total / Bed / Bath	7 3 2	7 3 1	7 3 1	8 4 1	8 4 2	8 3 1.5	5 3 2
Gross Living Area	1,504	1,594	1,550	1,541	1,496	1,546	1,515
Basement	Full	Full	slab	full	Full	Full	Full
Car Storage	none	1 car	none	none	1 car	none	2 car
Lot Size (acres)	0.15	0.11	0.14	0.16	0.11	0.12	0.22
Land Value	\$4,800	\$6,200	\$7,700	\$4,800	\$4,000	\$7,300	\$10,000
Original List Price		\$62,500	\$54,900	\$58,500	\$54,900	\$49,900	\$53,900
Current List Price		\$49,900	\$54,900	\$58,500	\$47,900	\$49,900	\$49,900
Sale Price		\$49,900	\$59,900	\$54,900			
Sale Date		07/11/2014	09/16/2014	10/09/2014			
Price / Sq Ft	\$33	\$31	\$38	\$35	\$32	\$32	\$32
Days on Market		346	118	116	999	183	109
Comparability to Subject		Similar	Similar	Similar	Similar	Similar	Similar
Type of Transaction	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market

Subject Property Value

30 Day Sale (As-Is)	\$45,000		
90-120 Day List (As-Is)	\$55,000	90-120 Day List (Repaired)	\$55,000
90-120 Day Sale (As-Is)	\$49,900	90-120 Day Sale (Repaired)	\$49,900

Marketing Notes and Conclusion of Pricing

My price conclusion is derived from the sold prices and what is currently for sale on the market. All of the properties were similar suggesting The price should be set to compete with the active listings.

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Comments Regarding Comparability of Sales and Listings

Sale 1	This is comparable in size, location, number of bedrooms, public water and sewer, similar in lot size, and similar in age, full basement. No REO comps available for this report.
Sale 2	This property is comparable in size, location, number of bedrooms, public water and sewer, similar lot size, similar in age, no garage.
Sale 3	This property is comparable in size, location, number of bedrooms, public water and sewer, similar lot size, similar in age, full basement, no garage.
Listing 1	The comparison property has 2 bathrooms, full basement, public water and sewer, same size, similar year built, similar lot size, similar land value. The property is currently listed.
Listing 2	The comparison property has same number of bedrooms and bathrooms, full basement, public water and sewer, same size, similar year built, similar lot size, no garage. The property is currently listed.
Listing 3	The comparison property has same number of bedrooms and bathrooms, full basement, public water and sewer, same size, similar year built.

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NOTES ADDENDUM

SUBJECT SECTION

[Cont'd from page 2] ...s,

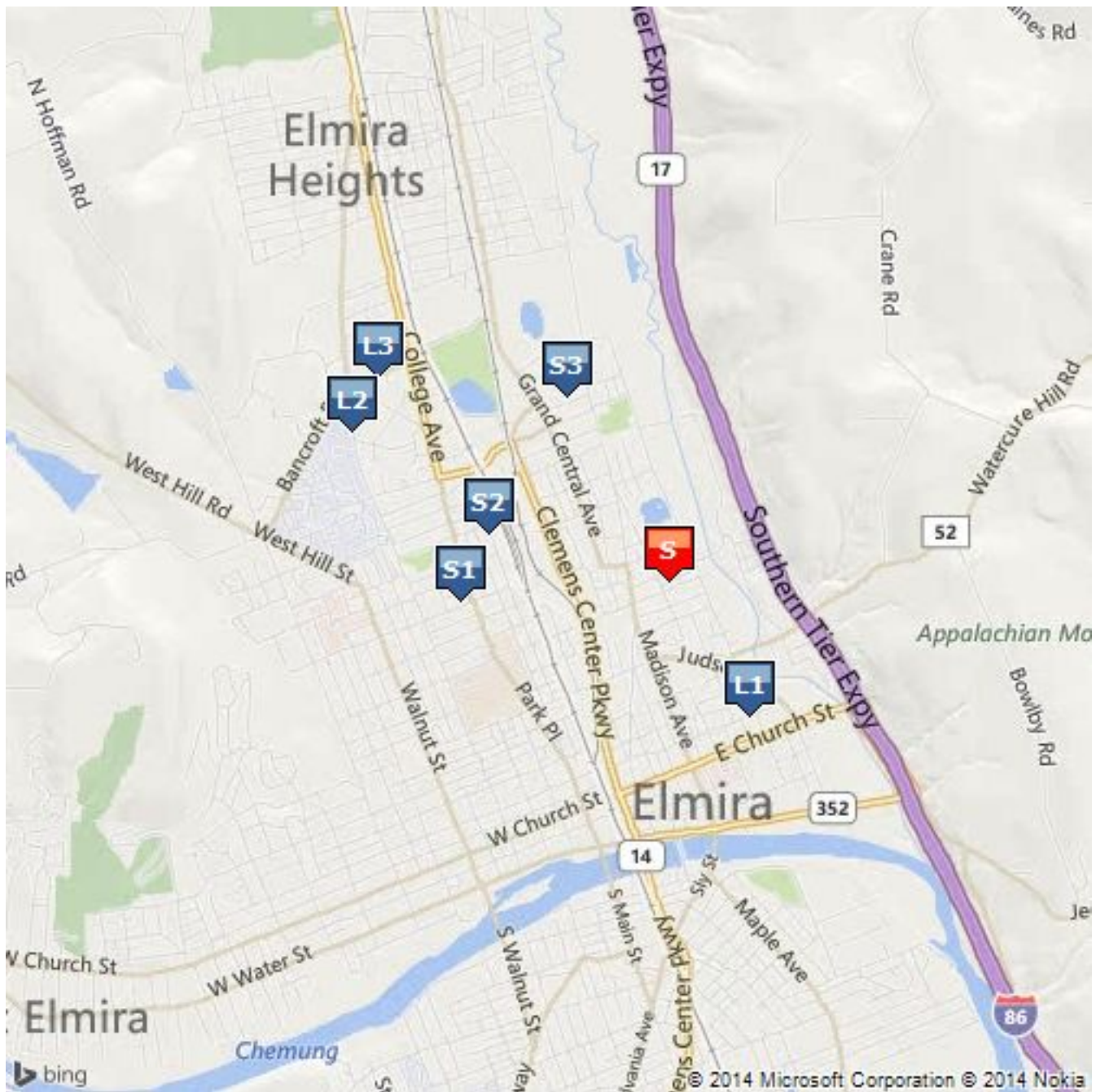
Last list in 2004 for 70000 the listing expired.

Quality Notes

The subject is a single family home in a suburban location. The comps provided are similar and proximal and would compete with the subject for buyers. Some additional research found no REO sales. The suggested value is reasonable and supported.

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- (S) SUBJECT - 711 East Washington Avenue
S1) COMP SALE 1 - 316 Roe Ave (Calculated distance: 0.85 miles)
S2) COMP SALE 2 - 1115 Magee St (Calculated distance: 0.76 miles)
S3) COMP SALE 3 - 373 E Warren St (Calculated distance: 0.86 miles)
L1) COMP LIST 1 - 762 E 2nd St (Calculated distance: 0.63 miles)
L2) COMP LIST 2 - 1835 Davis St (Calculated distance: 1.43 miles)
L3) COMP LIST 3 - 223 Crete Ave (Calculated distance: 1.44 miles)

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SUBJECT FRONT VIEW



Photo taken on 12/04/2014.

SUBJECT NEIGHBORHOOD VIEW



SUBJECT ADDRESS VERIFICATION



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COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW



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COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW



General Property Description

Prop. 711 WASHINGTON AVE
Address: E

Municipality: CITY OF ELMIRA

Town Swis Code: 070400 / CHEMUNG COUNTY

Owner: WATKINS DOROTHEA Tax / Map Acct#: 089.008-0002-032.0000000

School Dist: ELMIRA

Owner 2:

Print Key: 89.08-2-32

School Code: 070400

Owner 711 E WASHINGTON
Mailing: AVE

Deed Book /
Page:

ELMIRA, NY14901

Sub Div:

Phone Number:

Misc:

Structural Characteristics

Bldg Sq Feet: 1504

1/2-3/4, Add. Story: 0 / 0

Built: 1900

1st Floor: 752

Fin abv Gar/Fin Att: 0 / 0

Story Height: 0

2nd Floor: 752

Heat: HOT AIR

No. Of Bldgs:

House Type: OLD STYLE

Fireplaces: 1

Residential Units: 0

Bedrooms: 3.0

Fuel: GAS

Exterior: COMPOSITE

Bath: 2.0

Water: PUBLIC

Garage: 0

Basement: FULL

Sewer: PUBLIC

Number Stories: 2.0

Basement SF: 0

Utilities: GAS & ELEC

Central Air: NO

Improve 1 / YR: PORCH,ENCLSD 1900

Size 1: Dimensions not available

Total SqFT 1: 80

Improve 2 / YR: PORCH,ENCLSD 1900

Size 2: Dimensions not available

Total SqFT 2: 144

Improve 3 / YR:

Size 3: 0 X 0

Total SqFT 3: 0

Improve 4 / YR:

Size 4: 0 X 0

Total SqFT 4: 0

Land Characteristics

Acreage : 0.00

Land SqFt: 0

Class Code: 210

Class Name: SINGLE FAMILY RES

Lot Size: 65 X 100

East / Longitude: 760972 / -76.8016298

North / Latitude 766225 / 42.1028957

Tax / Assessment Data

Tax / Map Acct #: 089.008-0002-032.0000000

School Tax: \$842.72

Total Assessment: \$35,000.00

County Tax: \$915.84

Land: \$4,800.00

Old Assessment: \$35,000.00

Account #: 0

Assessor Full
Market Value: \$39,326.00

Sales Information

Sales Price: Sales Date: Grantor:

Deed Book / Page: Deed Type: Deed Valid: ARMS Length:

\$0.00 / /

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