



Subject Property Address

209 N Normal St, Macomb, IL 61455

Order Information

Work Order	3784501	Loan Number
Order Date	08/22/2016	Completed Date 08/29/2016
Ordered By	John Ryan	

Home Value

Income approach	\$54600	Estimated Market Rent	\$950
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Market Summary

The subject is located in a typically suburban neighborhood. The subject property contains 1093square feet, is approximately 86 years old and considered to be in average condition.

Income Approach was derived using a market rental rate of \$950and a 12% CAP rate for location and condition. $\$11400$ (annual rent) - 1998 (taxes) – 570 (vacancy) – 2280 (expenses) = $\$6552$ Utilizing a CAP rate of 12%; $\$6552/12\% = \54600 .

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Order Information

BPO Type	Exterior	Borrower	
Work Order ID	3784501	Loan Number	
Order Date	08/22/2016	Reference	
Date Completed	08/29/2016	Project	
Completed By	Avail. Upon Request	Ordered By	John Ryan

**Subject Property Value**

	As-Is	Repaired
30 Day Sale	\$80,000	
90-120 Day List	\$90,000	\$90,000
90-120 Day Sale	\$85,000	\$85,000

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

The subject is located in a typically urban neighborhood with prices ranging from \$10,000 to \$145,000. The subject contains 1093 square feet, is approximately 86 years old and considered to be in average condition. The subject is not currently listed for sale and has sold within the last 3 years.

Based on an exterior inspection completed on 08/25/2016 the subject is not in need of repairs. The subject's 30 day QuickSale price was determined to be \$80,000 or \$73 per square foot. The subject's 90-120 Day sale price was determined to be \$85,000 or \$77 per square foot. The estimated fair market rent for this property is \$950. The average sales price of the selected comparables is \$74,833 and the average list price of the selected comparables is \$76,433.

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Neighborhood Information

Neighborhood Type	Urban	Market Trend	Stable
Price Range of Comparables	\$10,000	to	\$145,000
Competing Listings	14	Market Appr / Depr %	
		Avg Marketing Days	154
		Vandalism Risk	Low

Notes

The neighborhood is an older, established neighborhood with homes of various sizes, styles, condition, appeal, amenities and characteristics. Included in the neighborhood are schools, medical facilities, shopping, parks, recreational areas and facilities, access to major highways. REO activity is approximately 3% of the neighborhood market. Vandalism risk is minimum. There are no negative external influences affecting the neighborhood.

Subject Property Information

Property Type	SFR	Rent Control	No
Property Condition	Average	Mgmt Company / HOA Name	
Appears Secure	Yes	Mgmt Company / HOA Phone #	
Occupancy	Occupied	Condo / Co-op Fees	
Legal Description		Fair Market Rent	\$950

LOT 8 BLK 2 EADS ADD

Notes

The subject is a single family detached bungalow in average condition with no visible exterior repairs needed and has 1093 interior square footage of living area. The subject conforms well within its immediate neighborhood and has average appeal for 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	05/09/2014	1st Previous Sale Price	\$100,000
2nd Previous Sale Date		2nd Previous Sale Price	
3rd Previous Sale Date		3rd Previous Sale Price	

Notes

Sales history obtained from County Assessor records.

Tax Information

Assessed Value	\$20,785.00	Annual Taxes	\$2,111.95
Date Assessed	02/01/2014	Delinquent Taxes	\$0.00
Tax Rate	9.9374	Other Assessments	\$0.00
Date Taxes Due	09/02/2016		

Notes

Taxes are paid twice annually, first installment of \$1079.21 has not been paid, second installment and 1st installment will be due on 09/02/2016.

Repairs

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

Notes

Subject is in average condition with no visible exterior repairs needed. The cost of any upgrades would not be recovered in the final sale price.

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Loan Number	Reference	

Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
Address	209 N Normal St	623 W McDonough St	626 W Carroll St	702 W Piper St	329 N Ward St	616 W Chandler St	508 N Campbell St
City	Macomb	Macomb	Macomb	Macomb	Macomb	Macomb	Macomb
State / Zip	IL 61455	IL 61455	IL 61455	IL 61455	IL 61455	IL 61455	IL 61455
Proximity (miles)		0.69	0.3	0.44	0.14	0.35	0.94
Subdivision	Macomb	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	Bungalow	Bungalow	Bungalow	Bungalow	Bungalow	Bungalow	Bungalow
Location / View	Street	Street	Street	Street	Street	Street	Street
Year Built	1930	1925	1925	1920	1925	1935	1925
Condition	Average	Average	Average	Average	Average	Average	Average
Total / Bed / Bath	6 3 1	6 2 2	6 2 1.5	6 2 1	5 2 1	5 2 2	6 3 1
Gross Living Area	1,093	1,102	1,212	1,175	1,016	1,020	1,056
Basement	full	full	full	full	full	full	full
Car Storage	None	None	2	2	1	0	1
Lot Size (acres)	0.22	0.2	0.24	0.21	0.22	0.2	0.19
Land Value	\$3,541	\$4,280	\$4,450	\$4,675	\$3,445	\$3,375	\$4,250
Original List Price		\$60,000	\$89,900	\$85,000	\$69,900	\$89,900	\$74,500
Current List Price		\$60,000	\$89,900	\$85,000	\$69,900	\$84,900	\$74,500
Sale Price		\$60,000	\$85,000	\$79,500			
Sale Date		05/06/2016	02/19/2016	04/22/2016			
Price / Sq Ft	\$77	\$54	\$70	\$67	\$68	\$83	\$70
Days on Market		35	52	111	4	45	50
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)	\$80,000		
90-120 Day List (As-Is)	\$90,000	90-120 Day List (Repaired)	\$90,000
90-120 Day Sale (As-Is)	\$85,000	90-120 Day Sale (Repaired)	\$85,000

Marketing Notes and Conclusion of Pricing

After viewing the subject and its location and neighborhood, comps, statistics, current and projected market conditions, I was able to place a reasonable AS IS sale price on the subject.

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Comments Regarding Comparability of Sales and Listings

- Sale 1** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in number of full bathrooms. Inferior in number of bedrooms. One of a very few comps that compare to the subject and has sold within the last 6-9 months.
- Sale 2** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in number of half bathrooms and garage size. Comp is one of only a few comps available that compare to the subject and has sold within the last 6-9 months.
- Sale 3** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in garage size. Comp is one of only a few comps available that compare to the subject and has sold within the last 6-9 months.
- Listing 1** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in garage size. Inferior in number of bedrooms. Comp was chosen due to being very comparable to the subject.
- Listing 2** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in number of full bathrooms. Comp was chosen due to it being very comparable to the subject.
- Listing 3** Equal in size, style, condition, location, appeal, amenities and characteristics. Superior in garage size. Comp was chosen due to it being very comparable to the subject.

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BORROWER
LOAN

WORK ORDER 3784501
REFERENCE

NOTES ADDENDUM

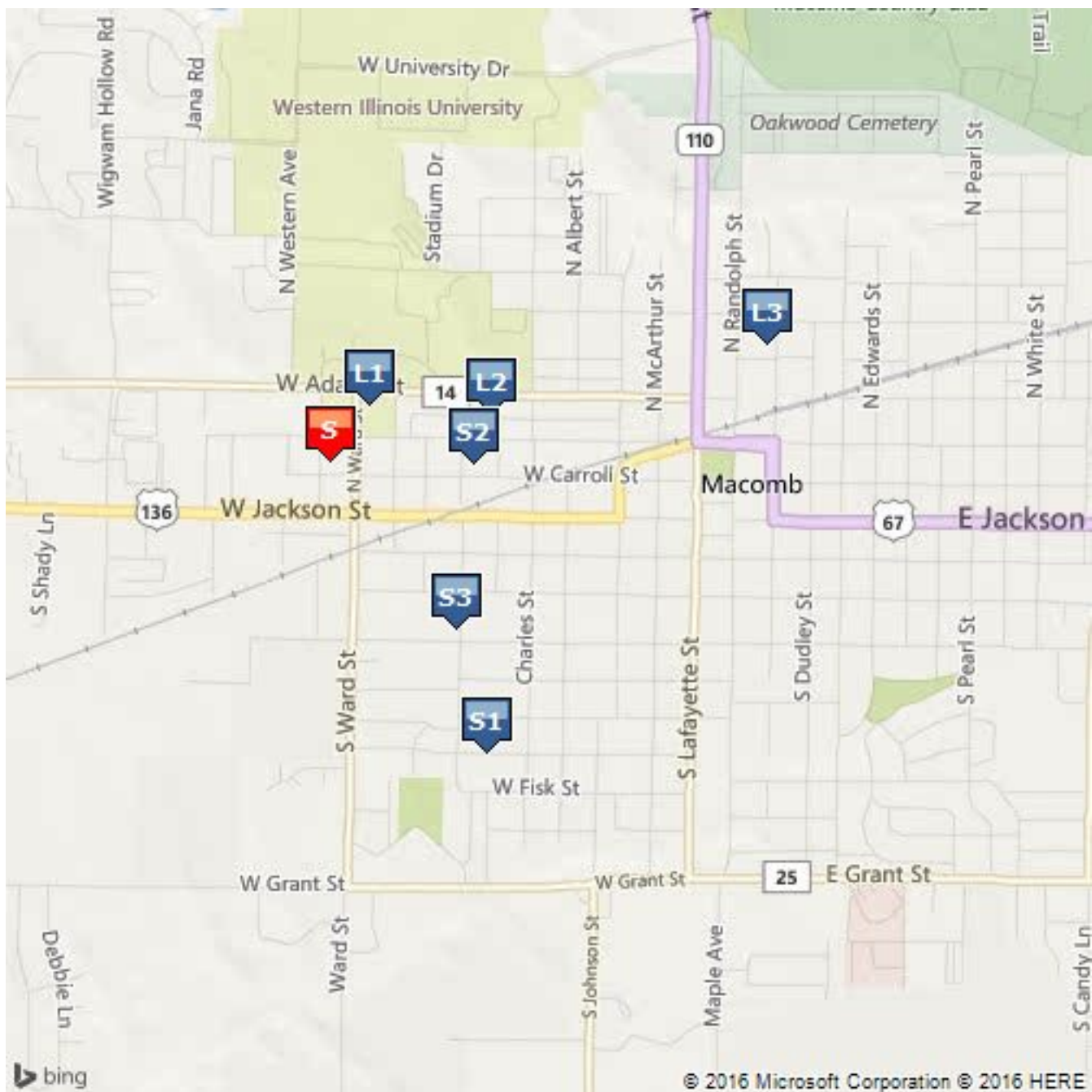
Quality Notes

Similar comps were used in the valuation process to establish current pricing for the subject property. The value conclusion is considered reasonable and adequately supported.

209 N Normal St, Macomb IL 61455

BORROWER
LOAN

WORK ORDER 3784501
REFERENCE



(S) SUBJECT - 209 N Normal St

S1) COMP SALE 1 - 623 W McDonough St (Calculated distance: 0.69 miles)

S2) COMP SALE 2 - 626 W Carroll St (Calculated distance: 0.30 miles)

S3) COMP SALE 3 - 702 W Piper St (Calculated distance: 0.44 miles)

L1) COMP LIST 1 - 329 N Ward St (Calculated distance: 0.14 miles)

L2) COMP LIST 2 - 616 W Chandler St (Calculated distance: 0.35 miles)

L3) COMP LIST 3 - 508 N Campbell St (Calculated distance: 0.94 miles)

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BORROWER
LOAN

WORK ORDER 3784501
REFERENCE

SUBJECT FRONT VIEW

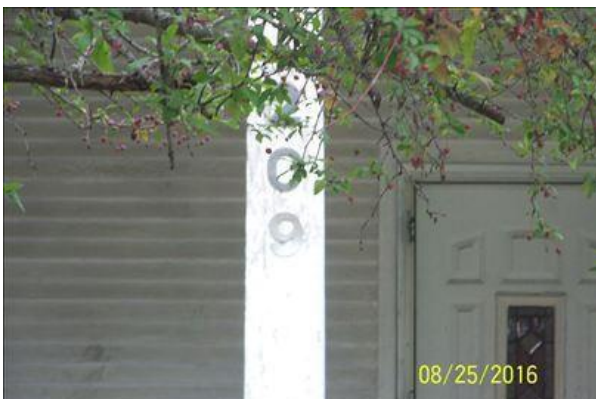


Photo taken on 08/25/2016.

SUBJECT NEIGHBORHOOD VIEW



SUBJECT ADDRESS VERIFICATION



209 N Normal St, Macomb IL 61455

BORROWER
LOAN

WORK ORDER 3784501
REFERENCE

COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW



209 N Normal St, Macomb IL 61455

BORROWER
LOAN

WORK ORDER 3784501
REFERENCE

COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW





McDonough County, Illinois

**1 Courthouse Square
Macomb, IL 61455**

Phone: 309-833-2474

Information for Parcel 11-100-801-00, Tax Year 2015

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Property Information

Tax Year 2015	Alternate Pin	Images/Sketches (See All)
Township MACOMB CITY QUAD 1	Tax Code 11001	
Tax Status Taxable	Property Class 0040-Improved Residential Lot	
Owner Name and Address STARBUCK, RODNEY L 735 W ADAMS ST BLANDINSVILLE, IL 61420	Mailing Name and Address STARBUCK, RODNEY L 735 W ADAMS ST BLANDINSVILLE, IL 61420	
Site Address 209 N NORMAL ST MACOMB, IL 61455	Legal Description LOT 8 BLK 2 EADS ADD	
Net Taxable Value 20,785	Tax Rate 9.9374	Total Tax \$2,065.48
Public Notes Lot Size: 60 X 160 rental		

One Story Frame Structure (1 of 1)

Property Class	Description	Style	Quality	Living Area (sq. ft.)	Year Built	Age	Value
Residential	One Story Frame	One Story	Grade C	1,093	1930	85	59,280
Accommodations (Quantity)							
Number of Bedrooms			3.00				
Base Cost (Square Ft.)							
Frame Construction			1093.00				
Occupancy (Quantity)							
Dwelling							
Exterior Walls (Quantity)							
Aluminum Siding							
Heating/Cooling (Square Ft.)							
Central Air			1093.00				
Heating Detail (Quantity)							
Warm Air							

One Story Frame Structure (1 of 1)**Roofing (Quantity)**

Shingle - Asphalt		
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Plumbing Detail (Quantity)

Standard (5)	1.00	
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Plumbing Total (Quantity)

Total Fixtures	5.00	
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Foundation Wall (Feet)

Wall Height	9.00	
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Porches (Square Ft.)

Open Frame Porch	224.00	
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Assessments

Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	3,541	17,244	0	0	0	20,785
Department of Revenue	3,541	17,244	0	0	0	20,785
Board of Review Equalized	3,541	17,244	0	0	0	20,785
Board of Review	3,541	17,244	0	0	0	20,785
S of A Equalized	3,541	17,244	0	0	0	20,785
Supervisor of Assessments	3,488	16,986	0	0	0	20,474
Township Assessor	3,488	16,986	0	0	0	20,474
Prior Year Equalized	3,488	16,986	0	0	0	20,474

Payments

Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Total Unpaid
First	06/10/2016	\$1,032.74	\$46.47	\$0.00	\$0.00	\$1,079.21	\$0.00	\$1,079.21
Second	09/02/2016	\$1,032.74	\$0.00	\$0.00	\$0.00	\$1,032.74	\$0.00	\$1,032.74
Total		\$2,065.48	\$46.47	\$0.00	\$0.00	\$2,111.95	\$0.00	\$2,111.95

No Exemption Information**No Farm Land Information****Parcel Genealogy****No Child Parcels****No Parent Parcels****Legal Descriptions**

Legal Description	Section/Township/Range	Document
LOT 8 BLK 2 EADS ADD		

Related Names

Name	Relationship	Status
STARBUCK, RODNEY L	Parcel Owner	Current

Sales History

Year	Document #	Sale Type	Sale Date	Valid Sale	Gross Selling Price	Net Selling Price
2014	20141866		05/09/2014	No	0	0

Sales History

		Quit Claim Deed				
2009	2009838MP	Quit Claim Deed	03/04/2009	No	0	0
2006	2006P5742	Warranty Deed	12/18/2006	Yes	101,419	101,420

Site Addresses

House Number 209	House Number Suffix	Street Name N NORMAL ST	
City MACOMB	State IL	Zip Code 61455	Location

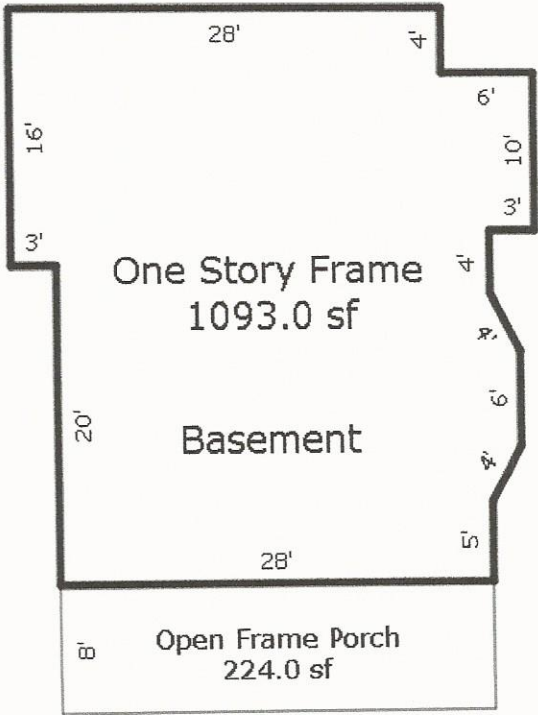
Taxing Bodies

District	Tax Rate	Extension
MACOMB AIRPORT AUTHORITY	0.1109	\$23.05
CITY/COUNTY BLDG COMMISSION	0.0000	\$0.00
COUNTY CORPORATE FUND	0.2534	\$52.67
COUNTY TAX - SPECIAL USE FUNDS	1.1056	\$229.79
JUNIOR COLLEGE - 534 - SPOON RIVER	0.6091	\$126.61
MACOMB CORPORATE LIBRARY DIST	0.2029	\$42.18
MACOMB SPECIAL USE LIBRARY DIST	0.0233	\$4.84
MACOMB PARK DISTRICT	0.6989	\$145.26
MACOMB CITY TWP CORPORATE	0.0804	\$16.71
MACOMB CITY TWP SPECIAL USE	0.0621	\$12.92
MACOMB UNIT SCHOOL 185	5.6486	\$1,174.06
CITY OF MACOMB SPECIAL USE FUNDS	1.0176	\$211.51
MACOMB CITY CORPORATE FUND	0.1245	\$25.88
Total	9.9374	\$2,065.48

Images



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