

**Subject Property Address****3104 GLENDA ST HALTOM CITY TX 76117****Order Information**

<b>BPO Type</b>	Exterior	<b>Borrower</b>	N/A N/A
<b>Work Order ID</b>	3778462	<b>Loan Number</b>	56760
<b>Order Date</b>	07/22/2016	<b>Reference</b>	44786
<b>Date Completed</b>	07/26/2016	<b>Project</b>	56760.17933
<b>Completed By</b>	Avail. Upon Request	<b>Ordered By</b>	ColonialXml Integration

**Subject Property Value**

	<b>As-Is</b>	<b>Repaired</b>
<b>Sales Approach</b>	\$86,000	\$86,000
<b>Income Approach</b>	\$92,400	

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

The subject is located in a typically suburban neighborhood with prices ranging from \$60,000 to \$130,000. The subject contains 1,032 square feet, is approximately 66 years old and considered to be in average condition.

Based on an exterior inspection completed on 07/25/2016 the subject is not in need of repairs. The sales approach was determined to be \$86,000 or \$83 per square foot. The income approach was determined to be \$92,400. The estimated fair market rent for this property is \$1,100. The average sales price of the selected comparables is \$87,504 and the average list price of the selected comparables is \$100,833.

## 3104 GLENDA ST HALTOM CITY TX 76117

<b>Borrower</b>	N/A N/A	<b>Work Order ID</b>	3778462
<b>Loan Number</b>	56760	<b>Reference</b>	44786

## Neighborhood Information

<b>Neighborhood Type</b>	Suburban	<b>Market Trend</b>	Stable
<b>Price Range of Comparables</b>	\$60,000	<b>to</b>	\$130,000
<b>Competing Listings</b>	3	<b>Market Appr / Depr %</b>	
		<b>Avg Marketing Days</b>	15
		<b>Vandalism Risk</b>	Low

### Notes

The subject is located close to main roadways and intersections with easy access to major highways and city services. No known risks of vandalism noted.

## Subject Property Information

<b>Property Type</b>	SFR	<b>Rent Control</b>	No
<b>Property Condition</b>	Average	<b>Mgmt Company / HOA Name</b>	
<b>Appears Secure</b>	Yes	<b>Mgmt Company / HOA Phone #</b>	
<b>Occupancy</b>	Occupied	<b>Condo / Co-op Fees</b>	
<b>Legal Description</b>		<b>Fair Market Rent</b>	\$1,100

Eastridge Subdivision Block 11 Lot 4, Tax ID: 00774596

### Notes

The subject property is overall conforming and in a conforming neighborhood with similar age and square footage. The homes in this area are mostly siding construction and they all appear to be maintained.

## Subject Listing and Sale History in the Past 3 Years

<b>Currently Listed</b>	No	<b>MLS #</b>	
<b>List Price</b>		<b>Listing Agency</b>	
<b>List Date</b>		<b>Listing Agency Phone #</b>	
<b>1<sup>st</sup> Previous Sale Date</b>		<b>1<sup>st</sup> Previous Sale Price</b>	
<b>2<sup>nd</sup> Previous Sale Date</b>		<b>2<sup>nd</sup> Previous Sale Price</b>	
<b>3<sup>rd</sup> Previous Sale Date</b>		<b>3<sup>rd</sup> Previous Sale Price</b>	

### Notes

No MLS listings or solds found in the local MLS for this address for the last 3 years.

## Tax Information

<b>Assessed Value</b>	\$50,300.00	<b>Annual Taxes</b>	\$1,406.00
<b>Date Assessed</b>	01/01/2015	<b>Delinquent Taxes</b>	\$0.00
<b>Tax Rate</b>	2.7953	<b>Other Assessments</b>	\$0.00
<b>Date Taxes Due</b>	12/31/2015		

### Notes

## Repairs

<b>Estimated Interior Repairs</b>	
<b>Estimated Exterior Repairs</b>	
<b>Recommended Upgrades</b>	
<b>Total</b>	\$0

### Notes

Home appears to in average to good condition with no noted repairs.

## 3104 GLENDA ST HALTOM CITY TX 76117

<b>Borrower</b>	N/A N/A	<b>Work Order ID</b>	3778462
<b>Loan Number</b>	56760	<b>Reference</b>	44786

### Market Data

	Subject	Sale 1	Sale 2	Sale 3	Listing 1	Listing 2	Listing 3
<b>Address</b>	3104 GLENDA ST	3052 Bonnie Brae Ave	3108 Eastridge Dr	3009 Glenda St	3012 Glenda St	4517 Reaford Dr	4008 Ivey St
<b>City</b>	HALTOM CITY	Fort Worth	Haltom City	Haltom City	Haltom City	Haltom City	Fort Worth
<b>State / Zip</b>	TX 76117	TX 76111	TX 76117	TX 76117	TX 76117	TX 76117	TX 76111
<b>Proximity (miles)</b>		0.83	0.07	0.11	0.09	0.36	0.44
<b>Subdivision</b>	Eastridge Sub	Same	Same	Same	Same	Same	Same
<b>Data Source</b>	COUNTY	MLS	MLS	MLS	MLS	MLS	MLS
<b>Property Type</b>	SFR	SFR	SFR	SFR	SFR	SFR	SFR
<b>Number of Units</b>	1	1	1	1	1	1	1
<b>Style / Design</b>	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch	Ranch
<b>Location / View</b>	Street	Street	Street	Street	Street	Street	Street
<b>Year Built</b>	1950	1949	1949	1950	1950	1954	1950
<b>Condition</b>	Average	Average	Average	Average	Average	Average	Average
<b>Total / Bed / Bath</b>	6 3 1	6 3 1	6 3 1	6 3 2	5 2 1	6 3 1	6 3 2
<b>Gross Living Area</b>	1,032	1,024	1,083	1,144	1,029	890	1,112
<b>Basement</b>	None	None	None	None	None	None	None
<b>Car Storage</b>	None	2 car garage	1 car garage	1 car garage	1 car garage	2 car garage	2 car garage
<b>Lot Size (acres)</b>	0.28	0.26	0.22	0.26	0.26	0.16	0.28
<b>Land Value</b>		\$15,000	\$15,000	\$15,000	\$15,000	\$10,000	\$15,000
<b>Original List Price</b>		\$60,000	\$95,000	\$95,000	\$86,000	\$86,500	\$130,000
<b>Current List Price</b>		\$60,000	\$95,000	\$95,000	\$86,000	\$86,500	\$130,000
<b>Sale Price</b>		\$63,511	\$95,000	\$104,000			
<b>Sale Date</b>		07/08/2016	05/24/2016	05/17/2016			
<b>Price / Sq Ft</b>	\$83	\$62	\$87	\$90	\$83	\$97	\$116
<b>Days on Market</b>		5	16	8	11	39	23
<b>Comparability to Subject</b>		Superior	Superior	Superior	Superior	Superior	Superior
<b>Type of Transaction</b>	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market

### Subject Property Value

<b>Sales Approach</b>	\$86,000
<b>Income Approach</b>	\$92,400

#### Marketing Notes and Conclusion of Pricing

The values given above are based on the sold comps found after adjusting for the differences in square footage and garage. The monthly rent is estimated at \$1,100/mo. which results in \$13,200 annually with \$3,960 going to expenses leaving net income of \$9,240 which, projecting a 10% CAP rate result in a value based on the income method of \$92,400.

## 3104 GLENDA ST HALTOM CITY TX 76117

<b>Borrower</b>	N/A N/A	<b>Work Order ID</b>	3778462
<b>Loan Number</b>	56760	<b>Reference</b>	44786

### Comments Regarding Comparability of Sales and Listings

#### Sale 1

Corner lot with a fenced backyard, 2-car garage & 2 sheds. Home with original hardwoods throughout most of the home, great floorplan with a recently replaced roof, AC unit, ceilings. This home has been maintained over the years & is move in ready.

#### Sale 2

New wood laminate flooring in kitchen. New paint throughout. Large living room. Large covered patio with fire pit/grill with large backyard. Garage has workshop and lots of storage. Plus a brick storage shed behind garage. New elementary school very close.

#### Sale 3

Adorable 3 bedroom 2 bath home with many recent updates. Large living area with a nice kitchen open to dining room. Nice appliances, fixtures, new carpet, and fresh paint inside and out. Separate utility room. Large backyard with mature trees, storage shed and a 1 car garage. Great location with Birdville ISD schools.

#### Listing 1

Mature trees, interior lot, entry onto living room, with open pass through to kitchen, separate dining room with built in, wood floors, nice size bedrooms. Covered rear patio, one car over sized detached garage, and carpet. Large backyard with separate fenced area.

#### Listing 2

Solid house that has been updated. New carpet, fresh paint. Large detached garage plus carport. Seller just installed new outside condensing unit and new coil on inside unit.

#### Listing 3

Appears to be newer than 1950, but home was renovated on the front and some interior upgrades done. Listing comments:Nice large lot with lots of oak trees. Home is very well maintained. Home has 3 bedrooms, 2 bathrooms, oversized attached carport and a large detached 2 car garage set in the back with a nice workshop. Central heat and air. Garage doors don't open, have to go in through side door.

## 3104 GLENDA ST, HALTOM CITY TX 76117

<b>BORROWER</b>	N/A N/A	<b>WORK ORDER</b>	3778462
<b>LOAN</b>	56760	<b>REFERENCE</b>	44786

### NOTES ADDENDUM

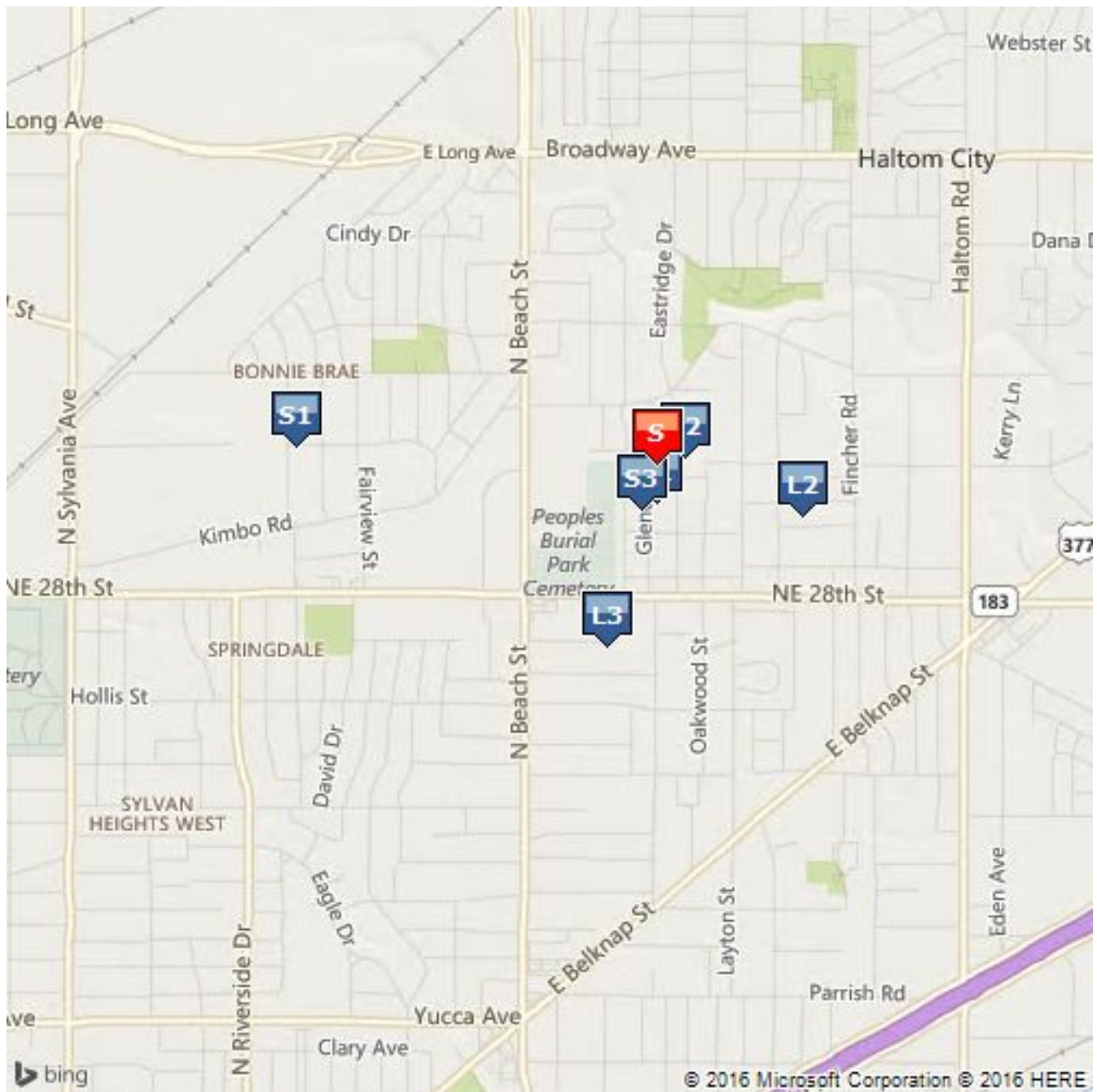
#### VALUATION SECTION

\* Quality Notes:

Property Reviewer provided best available sold and listing comps within the subject market. The value conclusion is supported by recent sold comps in the area.

## 3104 GLENDA ST, HALTOM CITY TX 76117

BORROWER	N/A N/A	WORK ORDER	3778462
LOAN	56760	REFERENCE	44786



(S) SUBJECT - 3104 GLENDA ST

S1) COMP SALE 1 - 3052 Bonnie Brae Ave (Calculated distance: 0.83 miles)

S2) COMP SALE 2 - 3108 Eastridge Dr (Calculated distance: 0.07 miles)

S3) COMP SALE 3 - 3009 Glenda St (Calculated distance: 0.11 miles)

L1) COMP LIST 1 - 3012 Glenda St (Calculated distance: 0.09 miles)

L2) COMP LIST 2 - 4517 Reaford Dr (Calculated distance: 0.36 miles)

L3) COMP LIST 3 - 4008 Ivey St (Calculated distance: 0.44 miles)

## 3104 GLENDA ST, HALTOM CITY TX 76117

<b>BORROWER</b>	N/A N/A	<b>WORK ORDER</b>	3778462
<b>LOAN</b>	56760	<b>REFERENCE</b>	44786

SUBJECT FRONT VIEW



Photo taken on 07/25/2016.

SUBJECT NEIGHBORHOOD VIEW



SUBJECT ADDRESS VERIFICATION





## 3104 GLENDA ST, HALTOM CITY TX 76117

<b>BORROWER</b>	N/A N/A	<b>WORK ORDER</b>	3778462
<b>LOAN</b>	56760	<b>REFERENCE</b>	44786

COMP SALE 1 FRONT VIEW



COMP SALE 2 FRONT VIEW



COMP SALE 3 FRONT VIEW





## 3104 GLENDA ST, HALTOM CITY TX 76117

<b>BORROWER</b>	N/A N/A	<b>WORK ORDER</b>	3778462
<b>LOAN</b>	56760	<b>REFERENCE</b>	44786

COMP LISTING 1 FRONT VIEW



COMP LISTING 2 FRONT VIEW



COMP LISTING 3 FRONT VIEW



3104 Glenda St, Haltom City, TX 76117-3827, Tarrant County



3	1,032	12,150	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
1	1950	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Alvarez Maria	Tax Billing Zip:	76117
Owner Name 2:	Alvarez Rodrigo	Tax Billing Zip+4:	3827
Tax Billing Address:	3104 Glenda St	Owner Occupied:	Yes
Tax Billing City & State:	Haltom City, TX		

Location Information

Location City:	Haltom City	MLS Sub Area:	1
School District:	Birdville ISD	Census Tract:	1102.02
School District Code:	902	Carrier Route:	C004
Subdivision:	Eastridge Sub	Parcel Comments:	R
MLS Area (Tax):	129		

Tax Information

Tax ID:	00774596	% Improved:	75%
Alternate Tax ID:	10730114	Lot:	4
Parcel ID:	00774596	Block:	11
Legal Description:	EASTRIDGE SUBDIVISION BLOCK 11 LOT 4		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$50,300	\$50,300	\$50,300
Assessed Value - Land	\$12,400	\$12,400	\$12,400
Assessed Value - Improved	\$37,900	\$37,900	\$37,900
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$50,300	\$50,300	\$50,300
Market Value - Land	\$12,400	\$12,400	\$12,400
Market Value - Improved	\$37,900	\$37,900	\$37,900

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$1,397		
2014	\$1,397	\$0	0%
2015	\$1,406	\$10	0.68%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Tarrant County	\$132.79	Actual	.264
City Of Haltom City	\$352.09	Actual	.69999
ISD - Birdville	\$731.31	Actual	1.4539
Tarrant County Hosp Dist	\$114.63	Actual	.2279
Tarrant County College Dist	\$75.20	Actual	.1495
Total Estimated Tax Rate			2.7953

Characteristics

Land Use - Corelogic:	SFR	Water:	Type Unknown
Land Use - County:	Real Residential Single Family	Heat Type:	Space

Courtesy of NTREIS - Matrix

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 07/25/2016

Estimated Lot Acres:	<b>0.2789</b>	Porch:	<b>Porch</b>
Estimated Lot Sq Ft:	<b>12,150</b>	Porch 1 Area:	<b>25</b>
Building Sq Ft:	<b>1,032</b>	Roof Material:	<b>Composition Shingle</b>
Total Building Sq Ft:	<b>1,032</b>	Roof Shape:	<b>Gable</b>
Stories:	<b>1</b>	Foundation:	<b>Slab</b>
# of Buildings:	<b>1</b>	Interior:	<b>Drywall</b>
Bedrooms:	<b>3</b>	Exterior:	<b>Frame</b>
Total Baths:	<b>1</b>	Floor Cover:	<b>Vinyl</b>
Full Baths:	<b>1</b>	Year Built:	<b>1950</b>

## Features

Building Description	Building Size
Main	1,032
Porch	25

## Estimated Value

RealAVM™ (1):	<b>\$80,211</b>	Confidence Score (2):	<b>79</b>
RealAVM™ Range:	<b>\$70,586 - \$89,836</b>	Forecast Standard Deviation (3):	<b>12</b>
Value As Of:	<b>07/15/2016</b>		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

## Last Market Sale & Sales History

Recording Date	04/03/2007	05/22/2006	02/11/2000	03/04/1998	
Nominal			Y	Y	
Buyer Name	Alvarez Rodrigo & Maria G	Raven Properties Inc	Cleveland Daniel A	Cleveland Daniel Aaron	
Seller Name	Raven Properties Inc	Cleveland Daniel & Sherry	Cleveland Laura J I	Cleveland Laura I	
Document Number	207115509	206152409	14213-602	13106-137	8193-1115
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Deed (Reg)	Deed (Reg)

## Mortgage History

<b>Mortgage Date</b>	04/03/2007
<b>Mortgage Amount</b>	\$81,000
<b>Mortgage Lender</b>	Bank Of America
<b>Mortgage Code</b>	Conventional

### Courtesy of NTREIS - Matrix

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 07/25/2016

Page 2 of 3

Property Map



\*Lot Dimensions are Estimated

