

This proprietary Desktop Appraisal is designed for use of a single-family property, townhome, condominium, or manufactured home converted to real property.

This appraisal is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work beyond that initially developed to include any added research or analysis necessary based on the complexity of subject property but has not altered or removed any portion of the initially developed scope of work.

SCOPE OF WORK: The scope of work for this appraisal is initially defined by the specificity of the subject property, reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), all requisite state and federal laws, the below defined market value, statement of assumptions and limiting conditions, and certifications. The appraiser has: (1) researched public records, Zillow.com, Redfin.com, internet search engine (Google or other) search of subject address, and the applicable multiple listing service; with this appraiser relying upon pictures and/or information provided within any therein as affirmed by the attached Client Agreement and Attestment (2), observed the subject neighborhood from a satellite observation utilizing available satellite technology, (3) inspected each of the comparable sales from a satellite observation utilizing available satellite technology, (4) researched, verified, and analyzed data from reliable public and/or private sources, and (5) reported the analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is to provide the client/intended user with a comprehensive analysis and subsequent understanding of the subject's current market value and real estate economic condition as it pertains to the effective date only and noted throughout the report. If agreed upon, this appraisal may include a recommended list price of the subject property with detailed support for understanding by the client/intended user.

INTENDED USER: The intended user of this appraisal report is the client identified herein.

DEFINITION OF MARKET VALUE: As provided by the Federal National Mortgage Association, the most probable price which a property should bring in a competitive and open market under all condition's requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third-party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions: (1) The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is in good standing and marketable as of the effective date and will not render any opinions about the title. (2) The appraiser may, if available, provide a sketch in this appraisal report to show the approximate dimensions of the improvements and evidence of reliance thereupon. The sketch, if included, is only to assist the reader in visualizing the property and understanding the appraiser's determination of its size. However, if a sketch is not included, disclosure of the source of the subject's total gross living area is disclosed in the appraisal report. (3) The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he makes no guarantees, express or implied, regarding this determination. (4) The appraiser will not give testimony or appear in court because he made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law. (5) The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the research of the subject property. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that may make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that: (1) I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report. (2) I have observed the subject property from online resources only constituting this proprietary Appraisal House Desktop Listing Appraisal. I reported the condition of the improvements in specific terms as factually known. I identified and reported any physical deficiencies that could affect the livability, soundness, or structural integrity of the property from a layman's perspective only. I am not a qualified or professional inspector of any type. (3) I performed this

appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared. (4) I developed my opinion of real property market value based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I have considered the cost and income approaches to value but have not developed either, unless otherwise indicated in this report, as the cost and income approaches to value are not deemed necessary in the rendering of reliable conclusions. (5) I researched, verified, analyzed, and reported on any prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report. (6) I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report. (7) I selected and used the most recently sold comparable sales that are also locationally, physically, and functionally the most similar to the subject property. (8) I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land. (9) I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales. (10) I verified, from a disinterested source, information in this report that was provided by parties who may have had a financial interest in the comparables used for the development of this appraisal report. (11) I have knowledge and experience in appraising this type of property in the subject market area. (12) I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located. (13) I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from extraordinarily assumed reliable sources that I believe to be true and correct. (14) I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the observation of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value and have reported on the effect of the conditions on the value and marketability of the subject property. (15) I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct. (16) I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report. (17) I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, sexual orientation, national origin, or any class either lawfully or unrecognized in a lawful manner any human being relating to the subject property or this appraisal, or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law or not prohibited by law. (18) My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event. (19) I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it. (20) I identified the client/intended user in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report. (21) The client/intended user may disclose or distribute this appraisal report to entities of their desire without having to obtain the appraiser's consent. However, written authorization and requests from the client/intended user must be provided to the appraiser if the client/intended user desires the appraiser to discuss or communicate details of the appraisal with any entity not specified as the client/intended user. It is noted that consultation with entities other than the client/intended user is not made part of the scope of work and additional fees may be charged for discussions or communications regarding the appraisal report with any entity not specified as the client/intended user and not requested at the engagement of this assignment. (22) I am aware that any disclosure or distribution of this appraisal report by me or the client/intended user may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me. (23) If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original handwritten signature.

APPRAISER Signature:

Name: Daniel N Anderson State Certification #: A.0005631-CR Expiration Date of Certification: 10/31/2026

Company: The Appraisal House LLC Address: 1285 Baring Blvd., #226, Sparks, NV 89434 Telephone: 775-690-8579

Appraisal Order Date:

Effective Date of Appraisal:

Date of Signature:

Appraisal Summary:

Regarding the current active market in [REDACTED], it is notable that of six current active listings in the Northern Nevada Multiple Listing Service (NNRMLS), with the subject one of the six active listings, in fact all are active for sale with none reported as contracted or otherwise pending sale. Moreover, current days on market (DOM) range from 2 to 153 days with the subject reporting 41 DOM and the median DOM being 35 days. And omitting a listing anomaly at [REDACTED], a hybrid single family and commercial property for sale at the asking price of \$2,900,000, the remaining four current listings range in asking price from \$250,000 to \$649,775. The current asking price of the subject property is \$650,000, the highest asking price in the market.

Regarding all reported sales during the prior one year and barring an anomaly at [REDACTED] which again is a commercial/residential hybrid with a commercial interest that sold for \$900,000, it is noted that of the eight remaining sales, the sales prices range from \$125,000 to \$550,000. The median sales price of these nine sales is \$432,000. DOM ranges from 36 to 399 days with the median DOM being 139 days. These are simply initial observations as research unfolds.

Upon digesting sales and in an attempt to garner the best available data for use in the development of this report, the second most recent sale reported in the NNRMLS and in the [REDACTED] area is a sale slightly south of [REDACTED] and south of [REDACTED] near [REDACTED] located at 2901 Slippery Gulch Dr. However, the use of this sale in the report is foremost due to the recent sales date. However, this home is reported as featuring 3,130 square feet of living space (resulting in a ratio reduction to 67% of the applied living space adjustment resulting from the principal of diminishing returns) and is also situated on 2.57 acres. The home appears to be of relatively average quality of construction and in good and well-maintained condition. The home features a 2-car built-in garage and superior elevated mountain and valley views. However, the access is reported as possible being hindered during inclement weather.

Of the remaining four sold comparables, comparable 1 is the most recently sold comparable and appears to be remodeled and in similar condition as the subject is. However, several inferiorities are notable including 2.0 verses the subject's 2.5 bath count and minimal landscaping. It is notable that, although considered average in quality, the interior does feature open beam ceilings both on the main and upper levels. All considerations, this comparable is a relatively overall qualified comparable for use in the development of the report.

Comparable 3, albeit most similar in terms of living space, too is in relatively average condition and adjusted as a matter of evident economic market response with support from consideration of cost. Comparable 3 does feature a 3.0 bath count and is situated on a slightly larger parcel. The garage, although reported by the listing agent as featuring 1-car capacity, actually (and with support from assessor record) appears to feature a 2-car tandem garage. Upon application of adjustments and analysis of the gross and net adjustment ratios, results in this comparable to be considered an overall qualified comparable for use in the development of the report.

Comparable 4 is the most influential comparable as evidenced by both the gross and net adjustment ratios of 1.88% each. Although only positive adjustments result upon analysis, in fact the contribution of this comparable to the formulation is the highest. See additional information below.

Comparable 5 appears to be an outlier, as is comparable 2, as the adjusted sales prices (sales price +/- the adjustments applied) of each result in \$482,552 of comparable 5 and \$503,119 of comparable 2. These results are in stark contrast to the other sold comparables in the report.

Notably, comparable 6 is not a sold property. Comparable 6 is considered to be the most similar active listing and competition to the subject. At 1,824 square feet of living space, remodeled, similar in style/design, garage space, and quality, from the perspective of competition the intended user may consider that this listing has 154 days on market, is active for sale, and has a list price reduction from \$624,000 to the current asking price of \$489,000 resulting in a list-to-current asking price ratio of 78.37% as opposed to the subject original list price of \$680,000 to current asking price of \$650,000 amounting to a list-to-current asking price ratio of 95.59%.

GENERAL MARKET DATA - Within the market there are currently 6 active and 3 SFR properties that have sold with 8 months of inventory, 0.75 months rate of absorption and median marketing times of 103 days **all factored at 6 months**. There is also a current real estate economic stabilization trend, albeit with leanings of a possible declining market forming, and a Supply to Demand ratio of 200%.

ILLUSTRATIONS - Attached to this report are two graphic illustrations. The first is called "[REDACTED] **All Sales Ever Reported in NNRMLS - Time:Price Variables Regression With Moving Average Trend Line**". This illustration provides the reader with a scatter plot of all sales having occurred in [REDACTED] and the relatively immediate areas surrounding. The data does not include [REDACTED], which is considered a distinctly different market. Also, the data is rendered from all sales reported in the Multiple Listing Service only. Also, the comparables used in this report are price point delineated. The subject current list price as well as current market value too is price point delineated on the price per square foot marker with specificity provided for review. A moving average trendline overlay of all sales is provided for the intended user to review and assess real estate market conditions both historical and current. This graphic provides the reader with an overview of the subject property and comparables used and their relationship within the market area. This graphic moreover illustrates both the real estate economics pertaining to time as well as the subject and comparables homogeneity within Virginia City. This illustration also provides a level of risk assessment associated with the current list price as opposed to the opinion of market value as a consideration of sales probability insofar as the list price and market value prices points indication in relation to the value trending of the market and further provides additional support for all conclusions rendered in this report.

TIME ANALYSIS - The economic impact of time has been analyzed. All of the single family reported residential sales during the prior 12 months from the effective date of the data in the defined market area of [REDACTED] and immediate surrounding areas were analyzed. A slope calculation, often referred to as rise over run, utilized the price per square foot in relation to the close date of each sale in the analysis and was formulated using all of the sales during the prior 12 months, then the prior 6 months and lastly the prior 3 months. Analysis of this data and a formulating of the value trending was then made. Lastly, a market conditions addenda has been assembled and is retained in the appraiser's work file. The results of the slope analysis are -0.23% per month of 12 months with 9 units, 2.99% per month of 6 months with 4 units, and N/A per month of 3 months with 2 units. The market conditions form suggests a -3.44% & -6.01% per month real estate economic change over the course of the prior 12 and 6 months respectively. As noted above, the market is currently considered stable but leanings and indications of a possible declining market may be emerging.

For statistical analysis, a sample size of at least 30 sales is generally considered the minimum threshold for reliable market trend evaluation. This principle follows the Central Limit Theorem (CLT), which states that for sufficiently large sample sizes ($n = 30$), the sample mean will approximate a normal distribution, even if the underlying population distribution is not normal. This statistical foundation allows for more accurate and reliable market trend analysis. Supporting Reference includes Montgomery, D. C., & Runger, G. C. (2018). Applied Statistics and Probability for Engineers (7th ed.). Wiley. For real estate market analysis, a dataset of at least 30 sales enhances statistical reliability, reducing the influence of outliers or random fluctuations. While smaller datasets can provide insight, they may lack the robustness needed for market-wide trend evaluations. And with this noted, none of the samplings contain the minimum 30 units of data. However, this is simply unavoidable and with the most reliability applied to the 12-month slope which is inclusive all seasonal trends.

PREDOMINATE MARKET AREA PRICE TO SUBJECT MARKET VALUE DIFFERENTIAL - The market opinion of value of \$545,000 varies from the subject neighborhood comparable predominate value of \$434,000 resulting in a variable of 20.37%. However, the subject gross living area is approximately 1,980 square feet and the median comparable gross living area in the subject neighborhood is 1,520 square feet and significantly contributes this variable differential. However, as this data suggests, the intended user can contemplate the differential of the current list price to conclusions rendered in this report, the current market value, and recommended list price.

FORMULATION - The opinion of market value was concluded by way of weighting each comparable sale and does not include a weighting of the active comparable in this report. Only the sold comparables were weighted and utilized in the formulation and resulting in respective weighted ratios of comparable 1 with 16.80%, comparable 2 with 12.17%, comparable 3 with 17.20%, comparable 4 with 18.22%, and comparable 5 with 16.96% resulting in the sum of \$525,662 but rounded up to \$545,000 as the opinion of market value due to a discounting of comparables 2 and 4 which are outliers in the dataset analyzed. See the adjusted sales prices of comparables 1, 3, and 4, which feature the least gross adjustment ratios.

Below, please find the mathematical formulation that results in the aforementioned weighted ratios and algebraic sum.

1. Sum the comparable grid as a positive conclusion. In other words, regardless whether the adjustment is a positive or negative figure, tally the grid as a positive sum. An example would be \$2,000, -\$4,000, \$3,000, -\$6,000 equals \$15,000 not -\$5,000. Tally this for each comparable.
2. Sum the comparable grid accordingly. In other words, sum the comparable grid in accordance with the actual adjustment. An example would be \$2,000, -\$4,000, \$3,000, -\$6,000 equals -\$5,000 not \$15,000. Tally this for each comparable.
3. Calculate a gross adjustment ratio for each comparable by dividing the result of #1 above by the actual sales price of its' respective comparable and express as a ratio.
4. Calculate a net adjustment ratio for each comparable by subtracting the actual sales price from the adjusted sales price and then dividing the result by the actual sales price of the respective comparable and express as a ratio.
5. Develop "factor 'a'" for each comparable, herein referred to as F_a , with the following formula; $100X(\text{the comparable gross adjustment ratio})/(\text{the sum of the gross adjustment ratios of all comparables added})$ and express numerically.
6. Develop "factor 'b'" for each comparable herein referred to as F_b with the following formula; $(100-F_a)/100$ and express as a ratio.
7. Develop "factor 'c'" for each comparable herein referred to as F_c with the following formula; total number of comparables minus 1 and express numerically.
8. Develop each comparables weighted contribution, herein referred to as "w", with the following formula; $w=(F_b/F_c)$ and expressed as a ratio.
9. Assuming three comparables in the analysis, the algebraic sum of the weighted comparables is ascertained by the following formula; $(\text{comparable 1 adjusted sales price} * w) + (\text{comparable 2 adjusted sales price} * w) + (\text{comparable 3 adjusted sales price} * w) = \text{sum}$. Express as currency or accounting. The result will be the value by algebraic formulation.

APPRAISER'S SUPPLEMENTAL CERTIFICATION

I certify that, to the best of my knowledge and belief that the statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

This appraiser has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. This appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting a predetermined result.

My compensation for completing this assignment is not contingent upon the development or report of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

In addition, I certify that to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed and this report was prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice.

This report contains digital signatures affixed by the appraisers. This technology has been authorized by the Appraisal Standards Board of the Appraisal Foundation as compliant under specific reporting guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). This process not only acknowledges the authenticity of a printed paper copy of the report but also the file in its state of electronic storage. Further, this technology encompasses transmission integrity, signature security, and record keeping for each individual appraiser that affixes the signature. The appraiser has sole personal control of affixing a signature certifying its authenticity and accepting responsibility for content analysis and conclusions of the report.

Extraordinary Assumption - An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

1. It is required to properly develop credible opinions and conclusions;
2. The appraiser has a reasonable basis for the extraordinary assumption;
3. Use of the extraordinary assumption results in a credible analysis; and
4. The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Extraordinary Assumptions

The Uniform Standards Of Professional Appraisal Practice (USPAP) defines "Extraordinary Assumption" as "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or conclusions." The proper use of extraordinary assumptions is often misunderstood. An extraordinary assumption is an underlying premise of the assignment, something that is believed to be true for the sake of the analysis, but whether or not it is in fact true is uncertain. The condition or premise is presumed to be true as of the effective date, not after or before. So it is specific to the assignment and pertinent as of the effective date only. Conditions presumed to be true after the effective date are projections, not assumptions. If an assumption turns out to be false, the assignment results might be affected. This is true of both ordinary or general assumptions and extraordinary assumptions. Extraordinary assumptions differ from the general assumptions that are often made and reported in all assignments. An extraordinary assumption is specific to the assignment at hand. To have an extraordinary assumption, the appraiser must have reason to believe the condition presumed true might not be true. That is, a red flag must be going up that alerts the appraiser and creates uncertainty about the situation.

With the definition of extraordinary assumption above, **it is Extraordinarily Assumed** that all subject property pictures and information found in the current NNRMLS listing #250050421 contains true and factual information as well as unaltered digital or other images.

APPRAISER Signature:

Name: Daniel N Anderson State Certification #: A.0005631-CR Expiration Date of Certification: 10/31/2026

Company: The Appraisal House LLC Address: 1285 Baring Blvd., #226, Sparks, NV 89434 Telephone: 775-690-8579

Appraisal Order Date:

Effective Date of Appraisal:

Date of Signature:

Subject Property Address
Appraisal Order Date
Appraisal Effective Date
Appraisal Signature Date

Intended User

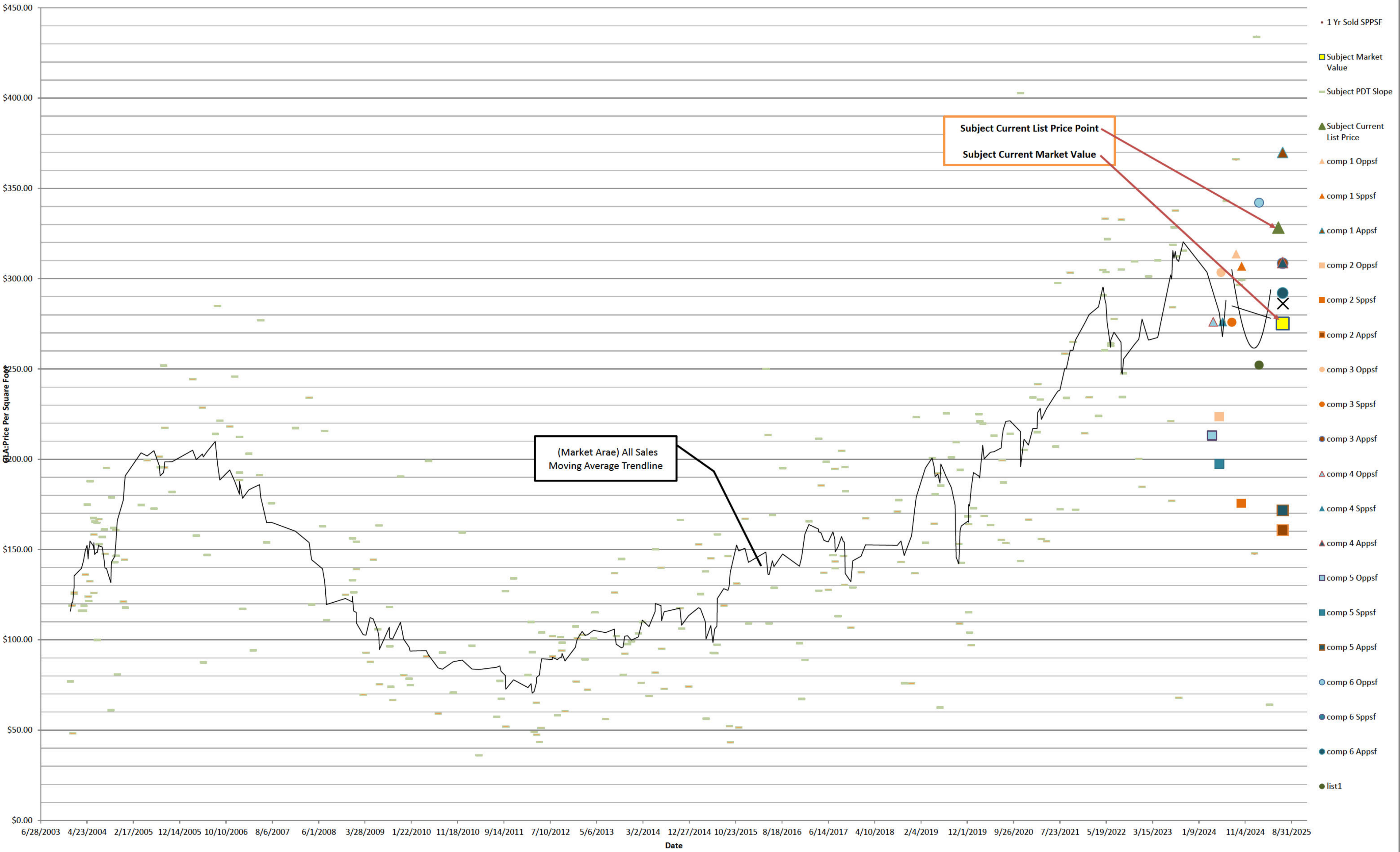
Intended Use General Informational/ Listing Purposes,

Property Description
Property Rights Appraised
See Attached Scope of
Work, Definition of
Market Value, and
Appraiser Certifications

	Subject	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Comparable Sales Price													
Sales Price/Gross Liv. Area			\$455,000		\$550,000		\$490,000		\$475,000		\$555,000		\$489,000
Data Source(s)	FMLS#	FMLS#	\$307	FMLS#	\$176	FMLS#	\$276	FMLS#	\$276.16	FMLS#	\$197.51	FMLS#	\$268.09
Verification Source(s)	Public Records	Public Records		Public Records		Public Records		Public Records		Public Records		Public Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ADJ	DESCRIPTION	+(-) \$ADJ	DESCRIPTION	+(-) \$ADJ	DESCRIPTION	+(-) \$ADJ	DESCRIPTION	+(-) \$ADJ	DESCRIPTION	+(-) \$ADJ
Sales or Financing		VA/DOM=36 Days		Seller/DOM=144 Days		Cash/DOM=70 Days		Conv/DOM=61 Days		Conv/DOM=47 Days		Listing	
Concessions		Arms Length Sale		Arms Length Sale		Arms Length Sale		Arms Length Sale		Arms Length Sale		Active/DOM=154 Days	
Date of Sale		10/11/24	\$0	10/08/24	\$0	08/09/24	\$0	04/20/24	\$0	05/20/24	\$0	List-to-Current 78.37%	\$0
Date of Contract		09/25/24		08/15/24		07/25/24		06/10/24		04/10/24		Active	
Location	N;Res;	N;Res;	\$0	A;PoorRd;	\$50,000	N;Res;		Location		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	\$0	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Site	0.12 ac	0.25 ac	-\$1,925	2.57 ac	-\$36,285	0.23 ac	-\$1,629	0.12 ac		0.20 ac	-\$1,185	0.15 ac	\$0
View	N;Mtn;Res;	N;Mtn;Res;	\$0	B;Mtn;Vly	-\$25,000	N;Mtn;Res;		N;Mtn;Res;		N;Mtn;Res;		N;Mtn;Res;	
Design (Style)	RsdRanch	Alpine	\$0	Barndominium	\$50,000	Victorian	\$0	Shotgun	\$0	Garrison	\$0	RsdRanch	
Quality of Construction	Q4	Q4		Q4		Q4	\$0	Q4		Q4		Q4	
Age	7	49	\$0	19	\$0	30	\$0	8	\$0	20	\$0	44	\$0
Condition	Remodel	Remodel		Good		Average	\$50,000	Good		Remodel		Remodel	
Above Grade	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths	\$10,000	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths	-\$10,000	Total Bdms Baths	
Room Count	5 3 2.5	5 3 2.0	\$15,000	6 2 3.0	-\$15,000	6 3 3.0	-\$15,000	5 3 2.0	\$15,000	9 4 3.0	-\$15,000	5 3 2.0	\$15,000
Gross Living Area	1980 sf	1482 sf	\$60,240	3130 sf	-\$60,595	1776 sf	\$24,676	1720 sf	\$31,450	2810 sf	-\$66,264	1824 sf	\$18,870
Basement & Finished	0sf	0sf		0sf		0sf		0sf		0sf		0sf	
Rooms Below Grade													
Functional Utility	Adequate	Adequate		Adequate		Adequate		Adequate		Adequate		Adequate	
Heating/Cooling	PFA,CAC	EBBRad	\$10,000	PFlrRad	\$10,000	PFA,CAC		PFA	\$10,000	PFA,CAC		PFA	\$10,000
Energy Efficient Items	None	None		None		None		None		None		None	
Garage/Carport	2gbi	2ga	\$0	4gbi	-\$30,000	2ga-Tandum	\$0	1		2		2	
Porch/Patio/Deck	CvBalcony's/Patio	CvEntry,Patio		WrpPr,CvPto		CvPr,Pt,CvBlcny		CvPorch,Patio		CvPr,Pt,CvBlcny		CvBlcny,Patio	
Landscaping/Sprinklers	Full Lndscp/FltWrk	Minimal/FltWrk	\$10,000	0		0		0		Prtl Lndscp/None	\$20,000	0	
Fireplaces/Woodstoves	1 Pellet Stv	1 Wood Stv	\$0	None		1 Wd Stv		1 Plt Stv		None		2 PltWd Stvs	
List-to-Sold Ratio	95.59%	97.85%		78.57%		90.91%		100.00%		92.65%		78.37%	
Zoning	R1	R1		SPR	\$0	R1		R1		R1		R1	
Net Adjustment (Total)		+ or -	\$93,314	+ or -	-\$46,881	+ or -	\$58,047	+ or -	\$56,450	+ or -	-\$72,448	+ or -	\$43,870
Adjusted Sales Price			\$548,314		\$503,119		\$548,047		\$531,450		\$482,552		\$532,870
		Net Adj.	20.51%	Net Adj.	-8.52%	Net Adj.	11.85%	Net Adj.	11.88%	Net Adj.	-13.05%	Net Adj.	8.97%
		Gross Adj.	21.35%	Gross Adj.	52.16%	Gross Adj.	18.63%	Gross Adj.	11.88%	Gross Adj.	20.26%	Gross Adj.	8.97%
ITEM	SUBJECT	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3		COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Date of Prior Sale/Transfer	No Prior Deed Transfers	No Prior Deed Transfers		No Prior Deed Transfers		No Prior Deed Transfers		No Prior Deed Transfers		No Prior Deed Transfers		No Prior Deed Transfers	
Price of Prior Sale/Transfer	Last 3-Years	Last 12-Months		Last 12-Months		Last 12-Months		Last 12-Months		Last 12-Months		Last 12-Months	
Data Source(s)	Assessor Record	Assessor Record		Assessor Record		Assessor Record		Assessor Record		Assessor Record		Assessor Record	
Effective Date of Data Source(s)	07/04/2025	07/04/2025		07/04/2025		07/04/2025		07/04/2025		07/04/2025		07/04/2025	

Opinion of Current Market Value	\$545,000
List Price Opinion	\$570,000

(Your Market Area Here) All Sales Ever Reported in NNRMLS - Time:Price Variables Regression With Moving Average Trend Line



(Your Neighborhood Area Here) 1-Year All Sales and Current Listings - Time : Price Variables Regression

