

Uniform Residential Appraisal Report

250113250
File # 6370511331

There are **42** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **135,000** to \$ **450,000**
 There are **133** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **110,000** to \$ **600,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	2517 Warren Ln Fort Worth, TX 76112	2116 Nottingham Blvd Fort Worth, TX 76112		7520 Beckwood Dr Fort Worth, TX 76112		6804 Jewell Ave Fort Worth, TX 76112	
Proximity to Subject		0.48 miles NW		0.80 miles SE		0.43 miles W	
Sale Price	\$ 285,000	\$ 250,000		\$ 280,000		\$ 334,900	
Sale Price/Gross Liv. Area	\$ 162.39 sq.ft.	\$ 165.34 sq.ft.		\$ 183.01 sq.ft.		\$ 149.91 sq.ft.	
Data Source(s)		NTREIS#20775549;DOM 19		NTREIS#20781005;DOM 5		NTREIS#20727078;DOM 40	
Verification Source(s)		Broker/Agent Verification		Broker/Agent Verification		Broker/Agent Verification	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth FHA;0		ArmLth VA;0		ArmLth VA;0	
Date of Sale/Time		s12/24;c12/24		s12/24;c11/24		s11/24;c10/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7920 sf	9583 sf		7797 sf		13504 sf	
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Rambler	DT1;Rambler		DT1;Rambler		DT1.5;Rambler	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	50	67		50		71	
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 2.0	6 3 2.0		6 3 2.0		7 3 3.0	
Gross Living Area	1,755 sq.ft.	1,512 sq.ft.		1,530 sq.ft.		2,234 sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	DP Windows	DP Windows		DP Windows		DP Windows	
Garage/Carport	2ga2dw	2ga2dw		2ga2cp4dw		1ga2cp3dw	
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Exterior Features	None	Barn		None		Storage/Barn	
Fireplace	1 Fireplace	1 Fireplace		1 Fireplace		1 Fireplace	
Interior Features	None	None		None		None	
Net Adjustment (Total)		+ - \$ 0		+ - \$ 0		+ - \$ 0	
Adjusted Sale Price of Comparables		Net Adj. 0.0 %		Net Adj. 0.0 %		Net Adj. 0.0 %	
		Gross Adj. 0.0 %	\$ 250,000	Gross Adj. 0.0 %	\$ 280,000	Gross Adj. 0.0 %	\$ 334,900

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) COUNTY TAX ASSESSMENT RECORDS AND MULTIPLE LISTING SERVICE

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) COUNTY TAX ASSESSMENT RECORDS AND MULTIPLE LISTING SERVICE

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	NTREIS and Corelogic	NTREIS and Corelogic		NTREIS and Corelogic		NTREIS and Corelogic	
Effective Date of Data Source(s)	01/13/2025	01/13/2025		01/13/2025		01/13/2025	

Analysis of prior sale or transfer history of the subject property and comparable sales ACCORDING TO COUNTY TAX RECORDS AND MULTIPLE LISTING SERVICE, PRIOR SALE OR TRANSFER OF THE SUBJECT PROPERTY DURING THE LAST THIRTY-SIX MONTHS OR THE COMPARABLES DURING THE LAST TWELVE MONTHS.

Summary of Sales Comparison Approach

Indicated Value by Sales Comparison Approach \$

Indicated Value by: Sales Comparison Approach \$ Cost Approach (if developed) \$ 21,780 Income Approach (if developed) \$

THE APPRAISER DID INDEED CONSIDER THE COST APPROACH, HOWEVER THE SALES COMPARISON APPROACH WAS CONSIDERED THE MOST RELIABLE INDICATOR TO DETERMINE A CREDIBLE OPINION OF MARKET VALUE. THE COST APPROACH PERFORMED FOR THIS APPRAISAL DID NOT HAVE A SUBSTANTIVE EFFECT ON THE APPRAISER'S OPINION OF MARKET VALUE.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ _____, as of 01/13/2025, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION