Uniform Residential Appraisal Report

File No. 1444TRA Case No. 34-34-6-1444TRA File # 34-34-6-1444TRA

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-	The purpose of this summary appraisal report	rt is to prov	vide the lender/clier	nt with an accı	urate, and adequate	ely supported, o	pinion of the m	arket value	e of the subject	property.
	Property Address 8627 S 165 ST				City OMAHA		5	State NE	Zip Code 68	3136-1354
	Borrower Myrna Loy		Owne	er of Public Ro	cord THIN MAN H			County SA		
		A T T ***		or or industry	OOIU IIIIN WAN T	OIVILO IIVO.	(Journey SA	IM I	
	Legal Description MERIDIAN PARK REPLAT TWO, LOT 103									
s	Assessor's Parcel # 011589463				Tax Year 2010		R.E. Taxes \$ 371			
U	Neighborhood Name MERIDIAN PARK REP TWO				Map Reference 266		Census Tract 0106.13			
B J	Occupant Owner Tenant X Vac		Snooi	ial Assessmen		IXI PI				per month
F	· = = =				18 \$ 12,256	Z Pi	JD HOA	261	per year	per monun
E	Property Rights Appraised X Fee Simple	Leas	ehold 🔲 Other (d	describe)						
Ť	Assignment Type Purchase Transactio	n Ref	inance Transaction	Other (c	lescribe)					
	• 7. —					NE COAEA OFO	7			
	ender/Client HOME LOANS/DEPT OF VETERANS AFFAIRS Address 000 STREET ANYWHERE, NE 68154-3537									
	s the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? 📓 Yes 🗌 No									
	Report data source(s) used, offering price(s), and date(s). DOM 52 THE DATA SOURCE IS BUILDER. PROPERTY LISTED 10-2-10 AT \$214,000 AND WENT,									
	OFF MARKET AS A CANCELED LISTING									
_								or calo or v	why the analysis	was not
_	I 🔀 did 🗌 did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis									was not
C	performed. ARMS LENGTH SALE. CONTR	ACT DATED 11-23-10 AND PURCHASE AGREEMENT WITH SELECTED OPTIONS TO COMPLETE								
THE HOME. BASE COST \$195,000 PLUS OPTIONS FOR FINAL PRICE AT \$205,000.										
Ť										
Ŕ										. V No
R A C		Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? \square Yes \square N								
C	If Yes, report the total dollar amount and des	scribe the i	tems to be paid.							
Т										
	Note: Race and the racial composition of	f the nainh	horhood are not	annraisal fac	tore					
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	Neighborhood Characteristics			One-Unit Ho	ousing Trends		One-Unit F	lousing	Present Lan	d Use %
N	Location Urban Suburban F	Rural	Property Values	Increasing	✓ Stable	Declining	PRICE	AGE	One-Unit	85%
F	1		Demand/Supply [In Balance	,	\$ (000)	(yrs)	2-4 Unit	5%
E I G	. =					_	,			
G	Growth ☐ Rapid Stable ☐ S				ns 🔀 3-6 mths 🗌			/ new	Multi-Family	5%
Н	Neighborhood Boundaries CORNHUSKER	RD ON TH	HE SOUTH, 180TH	I ST ON THE	WEST, HARRISON	N ST ON	230 High	1 6	Commercial	5%
В	THE NORTH AND 144TH ST ON THE EA		. ,		,		196 Pred	_	Other	%
0			D IN THE OW ON	ALIA OLIDUDE	O MITHIN OADDY	(OOLINIT) (A LIF		/		
н	Neighborhood Description SUBJECT AREA LOCATED IN THE SW OMAHA SUBURBS WITHIN SARPY COUNTY. A HEARTHSTONE HOMES DEVELOPMENT									
НО	CONSISTING OF AVERAGE QUALITY HO	DMES OF I	MOSTLY 2-STORY	STYLE HON	IES REPEATED TH	HROUGHOUT T	HE AREA. MA	JOR TRAI	NSPORTATION	
ROLITES AD JACENT THE AREA NEW SCHOOLS AND CHALCO RECREATION/LAKE AREA NEARBY. Yearly dues for green spaces.										
D	Market Conditions (including support for the						. J			
	Market Conditions (including support for the	above coi	ICIUSIONS) SEE AD	DITIONAL CO	DIVINIENTS ON PAC	JE J.				
_	Dimensions 60x114.72x60.09x118.01		Aroa ES	ST 6,983 sf	Shar	e RECTANGUL	ΔR	View N;R	FS	
		UTV OD 5					-AIX	VIEW IN,IX	LO	
	Specific Zoning Classification SARPY COU				INGLE FAMILY RE					
	Zoning Compliance 🛛 Legal 🗌 Legal N	Vonconforn	ning (Grandfathere	d Use) N	o Zonina 🔲 Illea	al (describe)				
	Is the highest and best use of the subject pr									
		marty as i	improved (or as pro	nnosed ner nis			use? 🔀 Yes	□ No. I	f No. describe	
	is the highest and best use of the subject pr	roperty as i	improved (or as pro	oposed per pla			use? 🛛 Yes	☐ No I	f No, describe	
		roperty as i	improved (or as pro		ns and specification	ons) the present			,	
s	Utilities Public Other (describe)	roperty as i	improved (or as pro			ons) the present	use? X Yes		,	Private
S I		горегту аѕ і	improved (or as pro		ns and specification	ons) the present		nents—Ty _l	,	Private
	Utilities Public Other (describe) Electricity	roperty as i	Water	Public Of	ns and specification	ons) the present Off	f-site Improver eet CONCRE	nents—Ty _l	oe Public	Private
S I T E	Utilities Public Other (describe) Electricity		Water Sanitary Sewer	Public Of	ns and specification ther (describe)	Offi Str	f-site Improver eet CONCRE ey NONE	ments—Ty _l TE	pe Public	
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