

# Uniform Residential Appraisal Report

File # 343463144TRA

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 4528 West 5750 South	City Hooper	State UT	Zip Code 84315-6731
Borrower Elvis Presley		Owner of Public Record Graceland Homes	
Legal Description All of Lot 74, Freedom Estates Phase 4		County Weber	
Assessor's Parcel # 09-574-0001	Tax Year 2009	R.E. Taxes \$ 42,045.00	
Neighborhood Name Freedom Estates	Map Reference 36260	Census Tract 2105.04	
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant			
Special Assessments \$ 0.00 <input type="checkbox"/> PUD <input type="checkbox"/> HOA \$ N/A <input type="checkbox"/> per year <input type="checkbox"/> per month			
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)			
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)			
Lender/Client Mortgage Corp/Dept of Veteran Affairs		Address 000 East Street, Anywhere, UT 84094	
Is 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Report data source(s) used, offering price(s), and date(s). The subject is currently under contract as reported. The subject was not listed on the WFRMLS.			

**C O N T R A C T**

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 performed. The subject is under contract as reported. The subject's purchase contract appears to be an arms length transaction at market terms & conditions.

Contract Price \$ 208,100.00 Date of Contract 06/21/2010 Is the property seller the owner of public record?  Yes  No Data Source(s) County records

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?  Yes  No  
If Yes, report the total dollar amount and describe the items to be paid. N/A

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 84 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000) (yrs)	2-4 Unit 2 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	102 Low 0	Multi-Family 2 %
Neighborhood Boundaries The neighborhood boundaries are: 1800 South (West Haven/Taylor) to 1300 North (Clinton) and from 1900 West (Roy) to 5600 West (Hooper).		393 High 34	Commercial 10 %
		195 Pred. 25	Other 2 %
Neighborhood Description The subject is 50 minutes northwest from downtown Salt Lake City which is the main employment center. The subject is just 20 minutes southwest from downtown Ogden City and its numerous employment opportunities. Subject is within typical distances of 12 miles of schools, shopping and commercial retail areas. The area is felt to have average appeal to the market.			
Market Conditions (including support for the above conclusions) See attached addenda.			

Dimensions 23.56'x60.08'x19.75'x85.07' Area .23 acre Shape Rectangular View Average

Specific Zoning Classification R4 Zoning Description Single Family/High Density/10,000 sf

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe

**S I T E**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 49057C0425E FEMA Map Date 12/16/2005							
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe							
The appraiser assumes that there are no unapparent conditions of the soil, subsoil or structures that would render the property more or less valuable. No other adverse easements, encroachments etc. The lender should consult a title policy if felt necessary in making this determination.							

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Cpt,TI/Good
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stn/Stc/Alm/Avg	Walls	Drywall/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 834 sq. ft.	Roof Surface	Asphalt Shingle/Avg	Trim/Finish	Wood/Good
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Tile/Good
Design (Style) 2 Story	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vnl/Avg	Bath Wainscot	Tile/Good
Year Built 2010	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated Wndw/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Avg	<input checked="" type="checkbox"/> Driveway	# of Cars 3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 3
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.5 Bath(s) 1,718 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) The subject average design and appeal for the market.

**S T R U C T U R E**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).  
C1. Proposed Construction.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
There are no physical deficiencies or adverse conditions which affect the livability, soundness or structural integrity of the subject property.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe