

ORDINANCE NO.: 2014-090

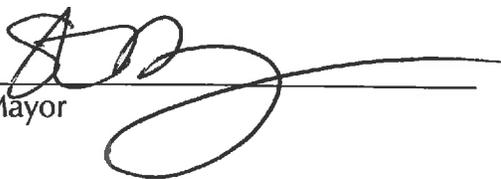
Authorizing the City Manager to execute a Contract of Sale and any other documents necessary to consummate the transfer of 14 Guernsey Drive, Richland County TMS #11607-17-02 from the City of Columbia to Donvale M. Springs

ORIGINAL
STAMPED IN RED

BE IT ORDAINED by the Mayor and Council this 16th day of September, 2014, that the City Manager is authorized to execute the attached Contract of Sale, and any other documents necessary and approved by the City Attorney to consummate the transfer of 14 Guernsey Drive, Richland County TMS #11607-17-02, from the City of Columbia to Donvale M. Springs for the sum of One Hundred Five Thousand and No/100 (\$105,000.00) Dollars.

Requested by:

Community Development Director


Mayor

Approved by:


City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 8/19/2014
Final Reading: 9/16/2014



CONTRACT OF SALE

Date. A Contract for the sale and purchase of the hereinafter described property is entered into this ____ day of **September, 2014** by and between **Donvale M. Springs,** Purchaser(s) and **City of Columbia,** Seller.

Offer and Description. Purchaser(s) agree(s) to buy and Seller(s) agree(s) to sell that lot or parcel of land, with improvements thereon situated in **Richland** County, State of **South Carolina** and being described as follows: **TMS#R11607-17-02,**

14 Guernsey Drive, Columbia, South Carolina 29203

Conveyance Shall Be Made. Conveyance shall be made subject to all covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations.

Price. The purchase price is **\$105,000.00** and shall be paid by the Purchaser as follows: **\$2,000.00** upon execution of the Contract as an earnest money deposit to be held in trust by Xavier Starks, Attorney at Law, as escrow agent; **One Hundred Three Thousand Dollars and 00/100 (\$103,000.00)** Dollars in cash or certified funds at closing.

Closing Cost. The Purchaser shall pay all pre-paid items to include 1st year annual home owners insurance required property taxes and insurance escrow due at closing. The Seller shall pay all allowable closing cost not to exceed **\$3,000.00.** The Seller shall pay any cost incurred by Seller and the Seller shall pay Seller's pro-rata share of the 2014 real estate taxes.

Contract Contingencies: This closing is contingent upon the Purchaser receiving financing from the City of Columbia's Community Development Home Loan Program and bank financing.

Conveyance Date of Closing. The closing shall take place within sixty (60) days from the date of this contract. Seller(s) agree(s) to convey by marketable title and deliver a proper statutory warranty deed with dower duly renounced, if applicable, and free of

encumbrances, except as herein stated, with all stamps affixed thereto. The deed shall be prepared in the name of **Donvale M. Springs**.

Adjustments: Real estate taxes, homeowner association/regime fees, and rents when applicable, will be adjusted as of the date of closing. Tax proration pursuant to this Contract is to be based on the tax information available and deemed reliable by the Closing Attorney on the date of closing and to be prorated on that basis. Buyer will be responsible for applying for any applicable tax exemptions. Buyer is also responsible for any tax increases due to change of ownership. Unless otherwise agreed, Seller will pay all regular and special homeowner's association assessments and all governmental assessments levied through date of closing and Buyer will pay for those assessments levied after the date of closing.

Condition of Property. This property is being sold "As Is". Purchaser may have home inspection done within 10 days from complete execution of said contract. This may include CL-100, HVAC or other inspections or tests done to determine the condition of property. Seller will have no obligations to make any repairs or replacements to property identified as a result of inspections.

Home Warranty Coverage: Buyer and Seller agree that a home warranty will (x) will not () be provided at closing. If applicable, the warranty premium will be paid by Buyer () Seller (x) in the amount not to exceed **\$399.00**, provided by **2-10 Home Buyers Warranty** (home warranty company).

Condition of Title. At the closing, the premises shall be conveyed with good, marketable and insurable fee simple title subject to the following:

- (a) Taxes: Real Estate taxes for the current year and future years;
- (b) Easements and Right-of-Way: Easements and right-of-way of record or as would be shown by a current survey; provided, however, Seller warrants that said easements and right-of-way do not materially affect the premises or unreasonably interfere with purchaser's intended use;
- (c) Restrictions of record.

Possession. Possession of said premises will be given Purchaser on the day of the closing.

Default. If the Purchaser shall default under this agreement, the Seller shall have the option of suing for damages including but not limited to reasonable attorney's fees or rescinding this contract. The earnest money shall be paid to the Seller. Upon default by the Seller, the Purchaser shall have the option of suing for damages or specific performance, or rescinding this contract. Upon default by the Seller, if the Purchaser elects to rescind this agreement, the purchaser will be refunded all sums paid hereunder.

Other Terms: N/A

Effect of Contract. The parties hereto further agree that this written contract expresses the entire agreement between the parties, and that there is no other agreement, oral or otherwise, modifying the terms hereunder.

Binding Contract. This contract shall be binding on both parties, their principals, heirs, personal representatives, successors and assigns as state law permits.

Disbursing Agent. It is agreed by both parties that all money paid under the contract shall pass through the hands of Xavier Starks Law Firm, and he/she shall act as disbursing agent for both parties hereto.

Extension Agreement. Time is of the essence; however, if the transaction is not closed within the stipulated time limits of this contract, then both parties agree to extend said contract for a period not to exceed fifteen (15) days from the date designated for original closing.

Cashier's check. Purchase must have cash, cashier's check, or certified funds when completing this transaction.

Commissions. None.

SIGNATURES BELOW SIGNIFY ACCEPTANCE OF ALL TERMS AND
CONDITIONS STATE HEREIN.
SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

AS TO PURCHASER

By: _____
PURCHASER

AS TO PURCHASER

PURCHASER

City Of Columbia

Cheresa Wilson

AS TO SELLER

SELLER

APPROVED BY
CITY OF COLUMBIA
LEGAL DEPT.
[Signature]

Palmetto Appraisal Group
P.O. Box 2152
Lexington, SC 29071

6/16/2014

City of Columbia
1225 Lady Street
Columbia SC 29201

RE: None
14 Guernsey Drive
Columbia, SC 29203
File No. 140601
Case No.

Dear Gentlemen

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

14 Guernsey Drive, Columbia, SC 29203

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 6/09/2014 is:

\$ 105,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: Tracy A. Conrad

TRACY A. CONRAD
SC CR 3329

Uniform Residential Appraisal Report

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 14 Guernsey Drive City Columbia State SC Zip Code 29203

Borrower None Owner of Public Record City of Columbia County Richland

Legal Description Burton Heights II Lot 15

Assessor's Parcel # 11607-17-02 Tax Year 2013 R.E. Taxes \$ 0.00

Neighborhood Name Burton Heights Map Reference Map 11607 Census Tract 109.00

Occupant Owner Tenant Vacant Special Assessments \$ N/A PUD HOA \$ N/A per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe) N/A

Assignment Type Purchase Transaction Refinance Transaction Other (describe) Provide Opinion of Market Value

Lender/Client City of Columbia Address 1225 Lady Street, Columbia SC 29201

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? Yes No

Report data source(s) used, offerings price(s), and date(s). N/A

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. N/A

Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) N/A

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	65 %	
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 type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input checked="" type="checkbox"/> Over 6 mths	50	Low	New	Multi-Family	10 %
Neighborhood Boundaries Bounded by Northwest Freeway, Cushman Road, and Farrow Road								200	High	75+	Commercial	10 %
								90	Med.	40	Other Undeveloped	10 %

Neighborhood Description The subject is located approximately 1.5 miles north of the downtown Columbia business district. Subject is in close proximity to transportation routes, local employment centers, schools, shopping, and other required amenities. Subject's area has average marketability and market appeal.

Market Conditions (including support for the above conclusions) Market conditions in the subject's area continue to be challenging despite current interest rates being at attractive levels and ample mortgage money available through a variety of sources for buyers with good credit history.

Dimensions 68.9 x 120 x 80 x 107 x 18.4 Area Appx 20 Acre Shape Basically Rectangular View Similar Homes

Specific Zoning Classification RS-9 Zoning Description Single Family Residential

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) N/A

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

Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Public Private

Electricity Water N/A Street Asphalt

Gas None Sanitary Sewer N/A Alley None

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 450172 0092 G FEMA Map Date 1/19/1994

Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe. N/A

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe None observed.

General Description Foundation Exterior Description materials/condition Interior materials/condition

Units One One with Accessory Unit Concrete Slab Craw Space Foundation Walls Brick/Good Floors Vinyl/Laminate/Crpt/Gc

of Stories 1 Story Full Basement Partial Basement Exterior Walls Brick/Good Walls Drywall/Good

Type Det. Att. S. Det./End Unit Basement Area N/A sq. ft. Roof Surface Composition Shingle/Gc Trim/Finish Wood/Good

Existing Proposed Under Const. Basement Finish N/A % Gutters & Downspouts None Bath Floor Vinyl/Composite

Design (Style) Traditional Outside Entry/Exit Sump Pump Windows Type Vinyl Frame/Good Both Wainscot Composite/Good

Year Built 2008 Evidence of Infestation None Storm Sash/Insulated No/Yes Car Storage None

Effective Age (Yrs) New Dampness Settlement Screens Yes/Good Driveway # of Cars 2 Car

Atic None Heating FWA HWBB Radiant Amenities Woodstove(s) # Driveway Surface Concrete

Drop Stair Stairs Fuel Electric Fireplace(s) # Fence Garage # of Cars

Floor Scuff's Cooling Central Air Conditioning Patio/Deck Deck Porch Covered Barn Carport # of Cars

Finished Heated Individual Other N/A Pool Other Att. Det. Built-in

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

Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,375 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Subject has 9' smooth ceilings, ceiling fans, thermal windows, garden tub and separate shower in master bath, covered porch, deck, screen porch.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) Subject has recently received new floor coverings, appliance, paint, deck boards, and numerous cosmetic updates. Overall, subject is in good condition. Low effective age due to recent updates.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe None observed.

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

Uniform Residential Appraisal Report

There are	6	comparable properties currently offered for sale in the subject neighborhood ranging in price from \$	79,900	to \$	129,900				
There are	5	comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$	55,000	to \$	94,000				
FEATURE	SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3		
Address	14 Guernsey Drive Columbia, SC 29203		22 Guernsey Drive Columbia		162 Burton Heights Circle Columbia		2318 Read Street Columbia		
Proximity to Subject			Same Street/Same Block		1 Block		1.5 Mile		
Sale Price	\$ N/A		\$ 101,500		\$ 105,400		\$ 88,500		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.		\$ 74.63 sq. ft.		\$ 91.33 sq. ft.		\$ 71.66 sq. ft.		
Data Source(s)			CMLS		CMLS		CMLS		
Verification Source(s)			Visual Inspection		County Records		Visual Inspection		
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION +/- Adjustment		DESCRIPTION +/- Adjustment		DESCRIPTION +/- Adjustment		
Sale or Financing			Conv. Fin		VA Fin.		Cash		
Concessions			Seller		Seller		None		
Date of Sale/Time			2/015/13 (30 DOM)		12/20/12 (50 DOM)		12/10/13 (438 DOM)		
Location	Suburban		Similar		Similar		Similar		
Leasehold/Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	Apprx. 20 Acre		Lot .19 Acre Equal Value		Lot .25 Acre Equal Value		Lot .10 Acre +4,000		
View	Similar Homes		Similar Homes		Similar Homes		Homes, Commercial +2,855		
Design (Style)	Traditional		Traditional		Traditional		Traditional		
Quality of Construction	Brick/Avg		Brick, Hard Plank/Avg +1,525		Brick/Avg		Brick, Vinyl/Avg +1,328		
Actual Age	6 yrs/Ex New		New		New		3		
Condition	Good		Good		Good		Good		
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Room Count	6	3	2.0	6	3	2.50	6	3	2.00
Gross Living Area	1,375 sq. ft.		1,360 sq. ft. +450		1,154 sq. ft. +525		1,235 sq. ft. +8,400		
Basement & Finished Rooms Below Grade	None		None		None		None		
Functional Utility	3 Bedroom		3 Bedroom		3 Bedroom		3 Bedroom		
Heating/Cooling	FWA/Central		FWA/Central		FWA/Central		FWA/Central		
Energy Efficient Items	Thermal Windows		Similar		Similar		Similar		
Garage/Carport	None		1 CarGarageAtt -4,000		1 CarGarageAtt -4,000		None		
Porch/Patio/Deck	Cov.Porch, SemPorch		CovPorch +5,000		CovPorch +5,000		CovPorch, Deck +3,000		
Fireplace	None		1 FP -1,500		None		1 FP/Gas Logs -2,000		
Additional Amenities	None		None		None		LawnSprinkler -1,000		
Net Adjustment (Total)			+ X - \$ -527		X + - \$ 1,525		X + - \$ 16,383		
Adjusted Sale Price of Comparables			Net Adj: -1% Gross Adj: 14% \$ 100,973		Net Adj: 1% Gross Adj: 9% \$ 106,925		Net Adj: 19% Gross Adj: 25% \$ 104,863		
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain N/A.									

SALES COMPARISON ANALYSIS

My research 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) CMLS, County Records

My research did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sales.
Data source(s) CMLS, County Records

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	See Below	No additional sales	No additional sales	No additional sales
Price of Prior Sale/Transfer	See Below	prior 12 months	prior 12 months	prior 12 months
Data Source(s)	County Records	County Records	County Records	County Records
Effective Date of Data Source(s)	6/09/2014	6/09/2014	6/09/2014	6/09/2014

Analysis of prior sale or transfer history of the subject property and comparable sales Subject sales history past 5 years:
1/19/2007 Deed Bk 1637-1098 \$130,466 From Master in Equity Richland County to City of Columbia, foreclosure judicial sale to lender.

Summary of Sales Comparison Approach Per CMLS records, there has been relatively little activity on newer homes in the subject's market area during the past 12 months, thus, the search for comparables was extended to include sales from the past 24 months. Sales 1 & 2 are the most recent sales in the subject's subdivision, while sales 3 & 4 the most recent sales of similar nearby homes. An additional comparable, an active listing in the subject's subdivision has been included as a fifth comparable. Adjustments for differences in effective age were made @ 1/2% of sale price per year. Adjustments for differences in GLA made @ \$35 per SF. Equal weight is given to all five comparables.

Indicated Value by Sales Comparison Approach \$ 105,000
Indicated Value by: Sales Comparison Approach \$ 105,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A
Insufficient data to calculate GRM, thus the Income Approach has been omitted. The Cost Approach has been considered but is not deemed necessary to present a credible opinion of value for this assignment. All weight is given to the Sales Comparison Approach.

RECONCILIATION

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: Subject to completion of all work currently in progress or planned; see page 3 for additional details.

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 \$ 105,000, as of 6/09/2014, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS/ASSUMPTIONS/CONDITIONS/LIMITATIONS:

It is assumed that the house is free and clear of any and all infestations and that all mechanical systems are in proper working order. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Appraisal is made subject to completion of all work planned or in progress including but not limited to: finish bathroom renovations and re-install toilets, install vanity in half bathroom, install appliances in kitchen, complete all cosmetic repairs.

Inspection of the subject property has been performed according to FHA guidelines which includes a head and shoulders inspection of accessible crawl and attic spaces except as noted in this report. A head and shoulders inspection was made of the subject's attic space; the subject is built on a slab and has no crawl space. All utilities for the subject appeared to be functioning properly at time of inspection, the subject conforms to FHA minimum requirements.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) N/A

COST APPROACH

ESTIMATED	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE		
Source of cost data	N/A		Dwelling	1,375	Sq. Ft. @ \$ = \$ N/A
Quality rating from cost service	N/A	Effective date of cost data			Sq. Ft. @ \$ = \$ N/A
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
N/A					
			Garage/Carport		Sq. Ft. @ \$ = \$ N/A
			Total Estimate of Cost-new = \$ N/A		
			Less	Physical	Functional
			Depreciation		External = \$ (N/A)
			Depreciated Cost of Improvements = \$ N/A		
			"As-is" Value of Site Improvements = \$ N/A		
Estimated Remaining Economic Life (HUD and VA only)	60	Years	Indicated Value By Cost Approach = \$ N/A		

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ N/A X Gross Multiplier N/A = \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) N/A

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project N/A
Total number of phases N/A Total number of units N/A Total number of units sold N/A
Total number of units rented N/A Total number of units for sale N/A Data source(s) N/A
Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. N/A
Does the project contain any multi-dwelling units? Yes No Data source: N/A
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. N/A
Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options. N/A
Describe common elements and recreational facilities. N/A

Palmetto Appraisal Group
EXTRA COMPARABLES 4-5-8

File No. 140601

Case No.

Borrower None						
Property Address 14 Guernsey Drive						
City	Columbia	County	Richland	State	SC	Zip Code 29203
Lender/Client	City of Columbia		Address 1225 Lady Street, Columbia SC 29201			

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address	14 Guernsey Drive Columbia, SC 29203	4809 Luvalie Street Columbia			34 Guernsey Drive Columbia								
Proximity to Subject		50 Mile			Same Street/Same Block								
Sale Price	\$ N/A	\$ 94,000			\$ 119,900**			\$					
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 72.92 sq. ft.			\$ 70.74 sq. ft.			\$ sq. ft.					
Data Source(s)		CMLS			CMLS								
Verification Source(s)		Visual Inspection			Visual Inspection								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	-\$ Adjustment	DESCRIPTION	+	-\$ Adjustment	DESCRIPTION	+	-\$ Adjustment			
Sale or Financing		FHA Fin.			Active Listing**								
Concessions		Seller			Active Listing**								
Date of Sale/Time		4/22/14 (196 DOM)			83 DOM								
Location	Suburban	Similar			Similar								
Leaschold/Fee Simple	Fee Simple	Fee Simple			Fee Simple								
Site	Apprx. .20 Acre	Lot .18 Acre			Lot .23 Acre			Equal Value					
View	Similar Homes	Similar Homes			Similar Homes								
Design (Style)	Traditional	Traditional			Traditional								
Quality of Construction	Brck/Avg	Vinyl/Avg			Brck/Avg								
Actual Age	8 yrs/Eff New	8/Eff 3			7/Similar								
Condition	Good	Good			Good								
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths					
Room Count	6 3 2.0	6 3 2.00			7 3 2.50			-2,000					
Gross Living Area	1,375 sq. ft.	1,289 sq. ft.		+3,010	1,895 sq. ft.			-11,200		sq. ft.			
Basement & Finished Rooms Below Grade	None	None			None								
Functional Utility	3 Bedroom	3 Bedroom			3 Bedroom								
Heating/Cooling	FWA/Central	FWA/Central			FWA/Central								
Energy Efficient Items	Thermal Windows	Similar			Similar								
Garage/Carport	None	None			None								
Porch/Patio/Deck	GPO, Deck, ScmPorch	CovPorch, Deck			WrapPorch, Deck			Equal					
Fireplace	None	None			1 FP			-1,500					
Additional Amenities	None	Fence			Fence			-750					
Net Adjustment (Total)		X	+	-	\$ 8,490		X	-	\$ -16,450		+	-	\$ 0
Adjusted Sale Price of Comparables		Net Adj: 10%			Net Adj: -13%			Net Adj: 0%					
		Gross Adj: 12%			Gross Adj: 13%			Gross Adj: 0%					
		\$ 103,490			\$ 104,450			\$ 0					
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales													
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Date of Prior Sale/Transfer	See Below	6/30/2013			No additional sales								
Price of Prior Sale/Transfer	See Below	\$70,000			prior 12 months								
Data Source(s)	County Records	County Records			County Records								
Effective Date of Data Source(s)	6/09/2014	6/09/2014			6/09/2014								
Analysis of prior sale or transfer history of the subject property and comparable sales See Analysis Section on Page 2.													
Summary of Sales Comparison Approach See Comments on Page 2.													

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions 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 comparisons 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 good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
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 or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she 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 inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. 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 would 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.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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 performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
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 the market value of the real property that is the subject of this report 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 considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the 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 comparable sales that are 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, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this 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 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 inspection 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, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis 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 (such as approval of a pending mortgage loan application).
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 lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower, another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client 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. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. 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 hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with 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.
5. 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 hand written signature.

APPRAISER

Signature *Tracy A. Conrad*
 Name TRACY A. CONRAD
 Company Name Palmetto Appraisal Group
 Company Address P.O. Box 2152
Lexington, SC 29071
 Telephone Number (803)998-5416
 Email Address TracyConrad@aol.com
 Date of Signature and Report 6/16/2014
 Effective Date of Appraisal 6/09/2014
 State Certification # CR 3329
 or State License # _____
 or Other (describe) _____ State # _____
 State SC
 Expiration Date of Certification or License 6/30/2014

ADDRESS OF PROPERTY APPRAISED
14 Guernsey Drive
Columbia, SC 29203

APPRAISED VALUE OF SUBJECT PROPERTY \$ 105,000

LENDER/CLIENT
 Name _____
 Company Name City of Columbia
 Company Address 1225 Lady Street
Columbia SC 29201
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Market Conditions Addendum to the Appraisal Report

Case No.

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **14 Guernsey Drive** City **Columbia** State **SC** ZIP Code **29203**

Borrower **None**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Total # of Comparable Sales (Settled)	1	1	3	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Absorption Rate (Total Sales/Months)	0.17	0.33	1.00	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Total # of Comparable Active Listings	2	7	8	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	12.00	21.00	6.00	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend						
Median Comparable Sales Price	88,500	65,000	59,000	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input checked="" type="checkbox"/>	Declining	
Median Comparable Sales Days on Market	438	222.0	36	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Comparable List Price	87,200	94,500	117,990	<input checked="" type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Median Comparable Listing Days on Market	209	160	139	<input checked="" type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing	
Median Sale Price as % of List Price	100.00	81.35	91.82	<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining	
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Declining	<input checked="" type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller assistance with buyer's closing costs is typical for this market, however, with resales of foreclosed homes assistance with closing costs is not as prevalent.

Are foreclosure sales (REO sales) a factor in the market? Yes No. If yes, explain (including the trends in listings and sales of foreclosed properties).

Listings and sales of REO properties are present in the subject's market area and have had a detrimental effect on property values over the past several years, however, the full extent of this effect is difficult to determine from the small amount of data available at this time.

Cite data sources for above information.

CMLS.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Due to the limited amount of data for this market, the resulting analysis and trends as indicated above may have limited reliability, especially with regard to trends.

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following. Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend					
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	Increasing	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Declining
Total # of Active Comparable Listings				<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	Declining	<input type="checkbox"/>	Stable	<input type="checkbox"/>	Increasing

Are foreclosures sales (REO sales) a factor in the project? Yes No. If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

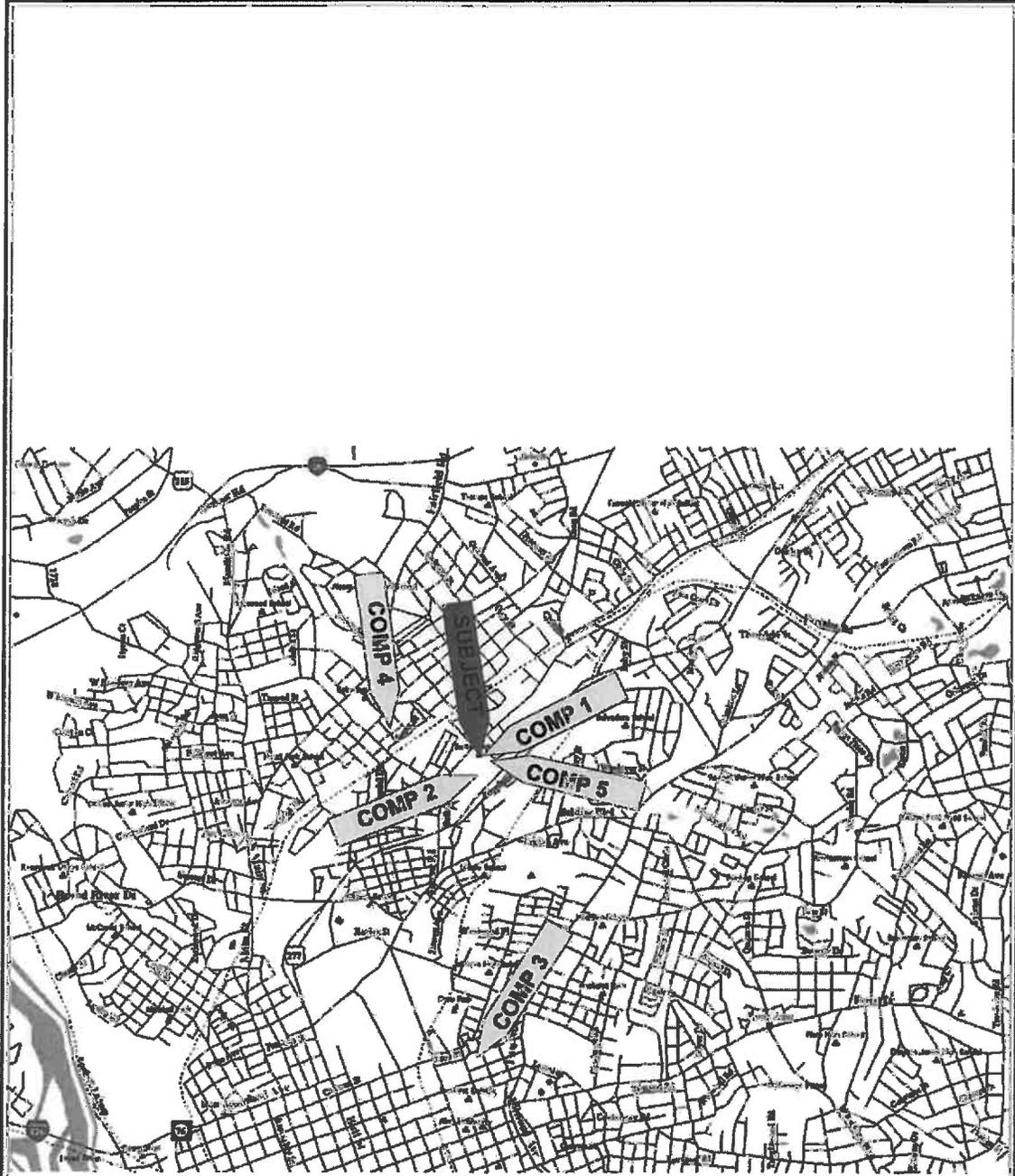
Signature <i>Tracy A. Conrad</i>	Signature
Appraiser Name TRACY A. CONRAD	Supervisor Name
Company Name Palmetto Appraisal Group	Company Name
Company Address P.O. Box 2152, Lexington, SC 29071	Company Address
State License/Certification # CR 3329 State SC	State License/Certification # State
Email Address TraConrad@aol.com	Email Address

Borrower None

Property Address 14 Guemsey Drive

City Columbia County Richland State SC Zip Code 29203

Lender/Client City of Columbia Address 1225 Lady Street, Columbia SC 29201



Palmetto Appraisal Group
SUBJECT PHOTO ADDENDUM

File No. 140601
Case No.

Borrower None

Property Address 14 Guernsey Drive

City Columbia County Richland State SC Zip Code 29203

Lender/Client City of Columbia Address 1225 Lady Street, Columbia SC 29201



**FRONT OF
SUBJECT PROPERTY
14 Guernsey Drive
Columbia, SC 29203**



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Palmetto Appraisal Group
SUBJECT PHOTO ADDENDUM

File No. 140601
Case No.

Borrower	None						
Property Address	14 Guemsey Drive						
City	Columbia	County	Richland	State	SC	Zip Code	29203
Lender/Client	City of Columbia	Address	1225 Lady Street, Columbia SC 29201				



Subject Interior
Living Room



Subject Interior
Kitchen



Subject Interior
Dining Room

Palmetto Appraisal Group
SUBJECT PHOTO ADDENDUM

File No. 140601
Case No.

Borrower	None						
Property Address	14 Guernsey Drive						
City	Columbia	County	Richland	State	SC	Zip Code	29203
Lender/Client	City of Columbia		Address 1225 Lady Street, Columbia SC 29201				



Subject Interior
Master Bedroom



Subject Interior
Master Bathroom



Subject Interior
Bedroom

Palmetto Appraisal Group
SUBJECT PHOTO ADDENDUM

File No. 140601
Case No.

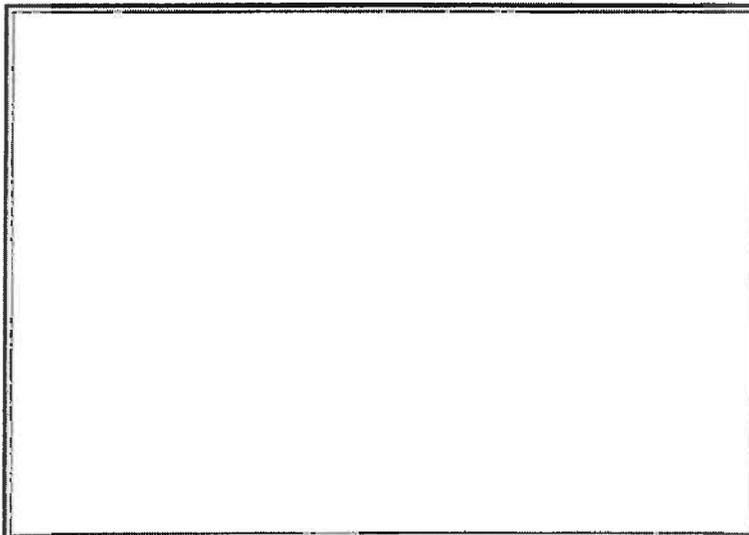
Borrower None						
Property Address	14 Guernsey Drive					
City Columbia	County	Richland	State	SC	Zip Code	29203
Lender/Client	City of Columbia	Address	1225 Lady Street, Columbia SC 29201			



Subject Interior
Bedroom



Subject Interior
Bathroom



Borrower None						
Property Address 14 Guemsey Drive						
City Columbia	County	Richland	State	SC	Zip Code	29203
Lender/Client City of Columbia		Address 1225 Lady Street, Columbia SC 29201				



COMPARABLE SALE # 1
22 Guemsey Drive
Columbia



COMPARABLE SALE # 2
162 Burton Heights Circle
Columbia



COMPARABLE SALE # 3
2318 Read Street
Columbia

Borrower None

Property Address 14 Guemsey Drive

City Columbia County Richland State SC Zip Code 29203

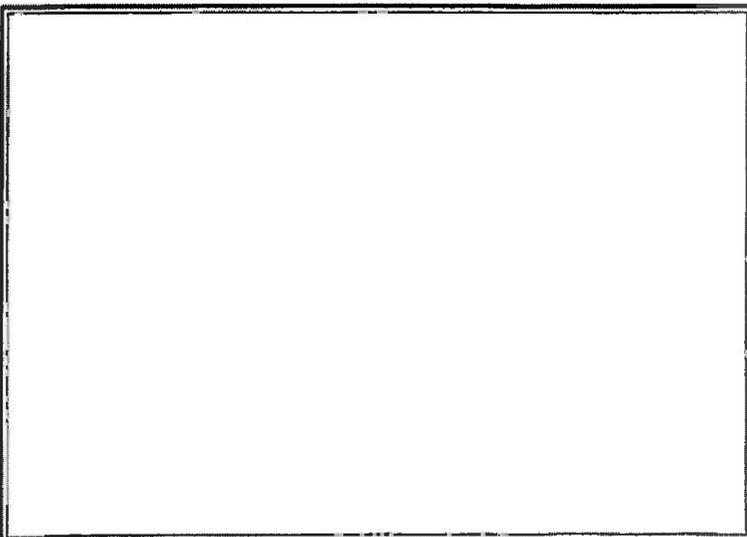
Lender/Client City of Columbia Address 1225 Lady Street, Columbia SC 29201



COMPARABLE SALE # 4
4809 Luvall Street
Columbia



COMPARABLE SALE # 5
34 Guemsey Drive

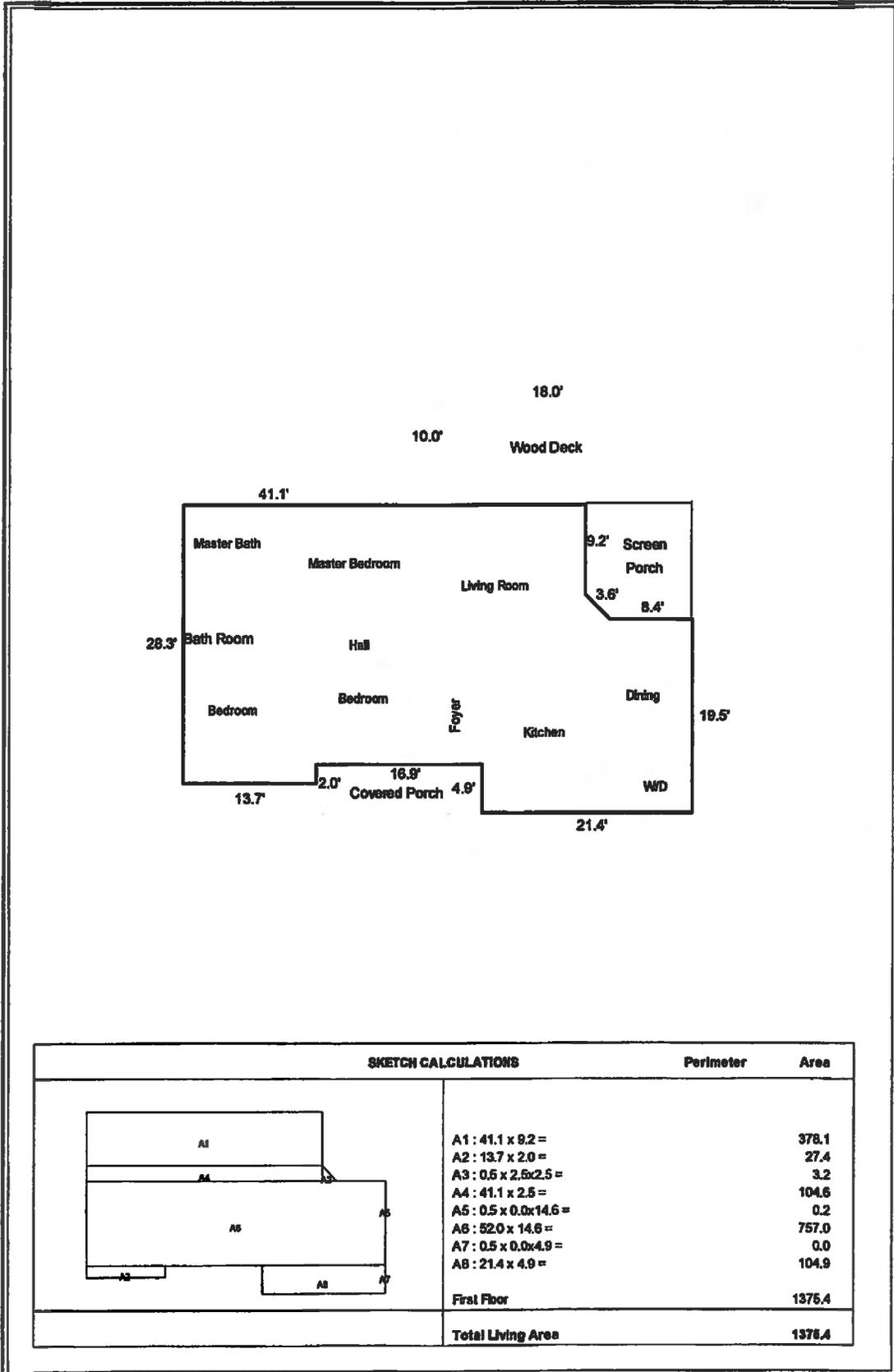


COMPARABLE SALE # 6

Palmetto Appraisal Group
SKETCH ADDENDUM

File No. 140601
 Case No.

Borrower None					
Property Address 14 Guernsey Drive					
City Columbia	County Richland	State SC	Zip Code 29203		
Lender/Client City of Columbia		Address 1225 Lady Street, Columbia SC 29201			



SKETCH CALCULATIONS		Perimeter	Area
	A1 : 41.1 x 9.2 =		378.1
	A2 : 13.7 x 2.0 =		27.4
	A3 : 0.6 x 2.6x2.5 =		3.2
	A4 : 41.1 x 2.5 =		104.6
	A5 : 0.5 x 0.0x14.6 =		0.2
	A6 : 52.0 x 14.6 =		757.0
	A7 : 0.5 x 0.0x4.9 =		0.0
	A8 : 21.4 x 4.9 =		104.9
First Floor			1376.4
Total Living Area			1376.4

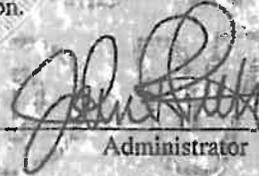
**State of South Carolina
Real Estate Appraisers Board**

**TRACY A CONRAD
CR 3329**

Having Satisfied The Qualifications Of The South Carolina Real Estate Appraisers Board And Having Complied
With The Requirements Prescribed By Law, Is Hereby Entitled To Practice As A
Certified Residential Appraiser

In Witness Thereof The State Of South Carolina Real Estate Appraiser Board By Virtue Of The Authority
Vested In It By Chapter 60, Title 40 Code of Laws Of South Carolina Has Caused This Document To Be
Issued With Its Seal Imprinted Hereon.

Property of South Carolina Real Estate Appraisers Board


Administrator

State of South Carolina BCD1020092
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

TRACY A CONRAD

Is hereby entitled in practice as a:

Certified Residential Appraiser

License Number: 3329

Expiration Date: 06/30/2014

OFFICE COPY


Administrator

