

Uniform Residential Appraisal Report

File #

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$						
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$						
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2130 West Franklin Dockside, AL 36794	2017 Parkside Boulevard Dockside, AL 36794			2003 Franklin Street Dockside, AL 36794			2135 Hastings Avenue Dockside, AL 36794		
Proximity to Subject		Less than 1/2 mile			Less than 1/2 mile			Less than 1/2 mile		
Sale Price	\$ N/A	\$ 116,500			\$ 125,000			\$ 119,000		
Sale Price/Gross Liv. Area	\$ 91.89 sq.ft.	\$ 91.37 sq.ft.			\$ 96.15 sq.ft.			\$ 88.15 sq.ft.		
Data Source(s)		N/A			N/A			N/A		
Verification Source(s)		Public Records			Public Records			Public Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions										
Date of Sale/Time		6 wks prior to SP appraisal date			5 wks prior to SP appraisal date			1 yr before SP appraisal date		
Location	Good	Good			Good			Good		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	0.23 Acre(s)	0.23 Acre(s)			0.23 Acre(s)			0.23 Acre(s)		
View	Residential	Surrounding hills			Good/pretty			Hills & Trees		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Brick	Brick			Brick			Brick		
Actual Age	7 Years	8 Years			7 Years			7 Years		
Condition	Good	Good			Good			Good		
Above Grade Rooms Count	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	7 3 2.5	7 3 2			7 3 2.5			7 3 2		
Gross Living Area	1,300 sq.ft.	1,275 sq.ft.		+ 2,300.00	1,300 sq.ft.			1,350 sq.ft.		- 4,600.00
Basement & Finished Rooms Below Grade	Full, Unfinished	Full, Unfinished			Full, Unfinished			Full, Unfinished		
Functional Utility	Good	Good			Good			Good		
Heating/Cooling	FAH/CAC	FAH/CAC			FAH/CAC			FAH/CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2 Car-Garage	2-Car-Garage			2-Car-Garage			2-Car-Garage		
Porch/Patio/Deck	Small Covering	Small Covering			Porch/Fence		+5,000	Small Covering		
Net Adjustment (Total)		+ - \$			+ - \$			+ - \$		
Adjusted Sale Price of Comparables		Net Adj. % \$			Net Adj. % \$			Net Adj. % \$		
		Gross Adj. % \$			Gross Adj. % \$			Gross Adj. % \$		

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

Uniform Commercial Property Appraisal Report

Roman Wölfel



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