



Latitude Desktop Appraisal



Address:

3557 Aston Woods Dr.
Clevs, OH 45002

Date:

07/02/2021

Estimated Value:

\$340,000

Inspection Type:

Interior Exterior No Inspection

Latitude Desktop Appraisal

Loan #: 20210601
Order ID: XXXXXXXX

Subject Information

Address: 3557 Aston Woods Dr **City:** Cleves **State:** OH **Zip Code:** 45002 **County:** Hamilton
Borrower(s): John Q Public, Jane Q Public **Owner of Record:** John Q Public **Lender/Client:** ABC Bank
Parcel Number: MAP12345678 **Property Type:** Single Family **Zoning:** Residential
HOA: Yes **Name:** Aston Woods HOA **Fee:** \$245 /monthly
Legal Description: Section 1 Lot 2 of Yorkshire at Aston Woods Condominiums, Miami Township, Ohio.

Neighborhood Information

Location: Suburban **Marketing Time:** 20 Days **Neigh. Boundaries:** Subject is bounded by Bridgetown Rd to the North, Shady Ln to the South, Durango Green Dr to the East, and Route 50 to the West
Prop Values: Increasing **Exposure Time:** 20 Days
Demand/Supply: In Balance

Sales Comparison

SUBJECT		COMPARABLE 1				COMPARABLE 2				COMPARABLE 3				
														
3557 Aston Woods Dr Cleves, OH 45002		3708 Yorkshire Cir Cleves, OH 45002				3814 Yorkshire Cir Cleves, OH 45002				3598 Aston Woods Dr Cleves, OH 45002				
Proximity(mi)		0.00				0.09				0.05				
Sale date		04/28/2021				05/15/2021				06/01/2021				
Sale Price		\$351,500				\$334,000				\$321,900				
Price/SF		\$223.89				\$212.74				\$231.75				
Data & Verification Source(s)		Cincy MLS #1686649 Public Record				Cincy MLS #1651170 Public Record				Cincy MLS #1114752 Public Record				
Description		Description		Adj. (+/-)		Description		Adj. (+/-)		Description		Adj. (+/-)		
Property Type		Condo				Condo				Condo				
Property Rights		Fee Simple				Fee Simple				Fee Simple				
Location		Suburban				Suburban				Suburban				
Site/Lot Size		3,855 sf		\$0		4,791 sf		\$0		2,944 sf		\$0		
Design/Style		Ranch				Ranch				Ranch				
View		Residential				Residential				Residential				
# of Stories		1				1				1				
Condition		C3				C3				C3				
Quality		Q3				Q3				Q3				
Year Built	Age	2004	7 yrs	2004	7 yrs	2004	7 yrs	2004	7 yrs	2004	7 yrs			
Above Grade	Tot	Bed	Full	Half	Tot	Bed	Full	Half	Tot	Bed	Full	Half		
Room Count	5	1	2	0	5	1	2	0	5	1	2	0	\$5,000	
GLA	1,570 sf				1,570 sf				1,570 sf				\$10,860	
Basement	Fin	1,100 sf		900 sf		1,100 sf		900 sf		1,000 sf		900 sf		\$1,500
Garage/Carport	2ga2dw				2ga2dw				2ga2dw					
Other														
Other														
Net Adj.			□+ □-		\$ 0		□+ □-		\$ 0		■+ □-		\$ 17,360	
Adj. Sale Price of Comparables			Net Adj 0.00%		\$ 351,500		Net Adj 0.00%		\$ 334,000		Net Adj 5.39%		\$ 339,260	
			Gross Adj. 0.00%				Gross Adj. 0.00%				Gross Adj. 5.39%			

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Prior Sales/Listing History

Prior Sales

Has Subject sold in past 3 years? NO

Has any comparable sold in past 12 months? NO

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Prior Sale Date				
Prior Sale Price				
Data Source(s)				
Eff Date of Source				

Subject Listing History

Is the Subject currently listed? NO

If Yes, MLS#:

LIST DATE	SALE DATE	ORIGINAL LIST PRICE	LAST LIST PRICE	SALE PRICE

Prior Sales Commentary

No sales or transfers of the subject were noted in the prior 36 months. No sales or transfers of the comparable sales in the prior 12 months from its respective sales date.

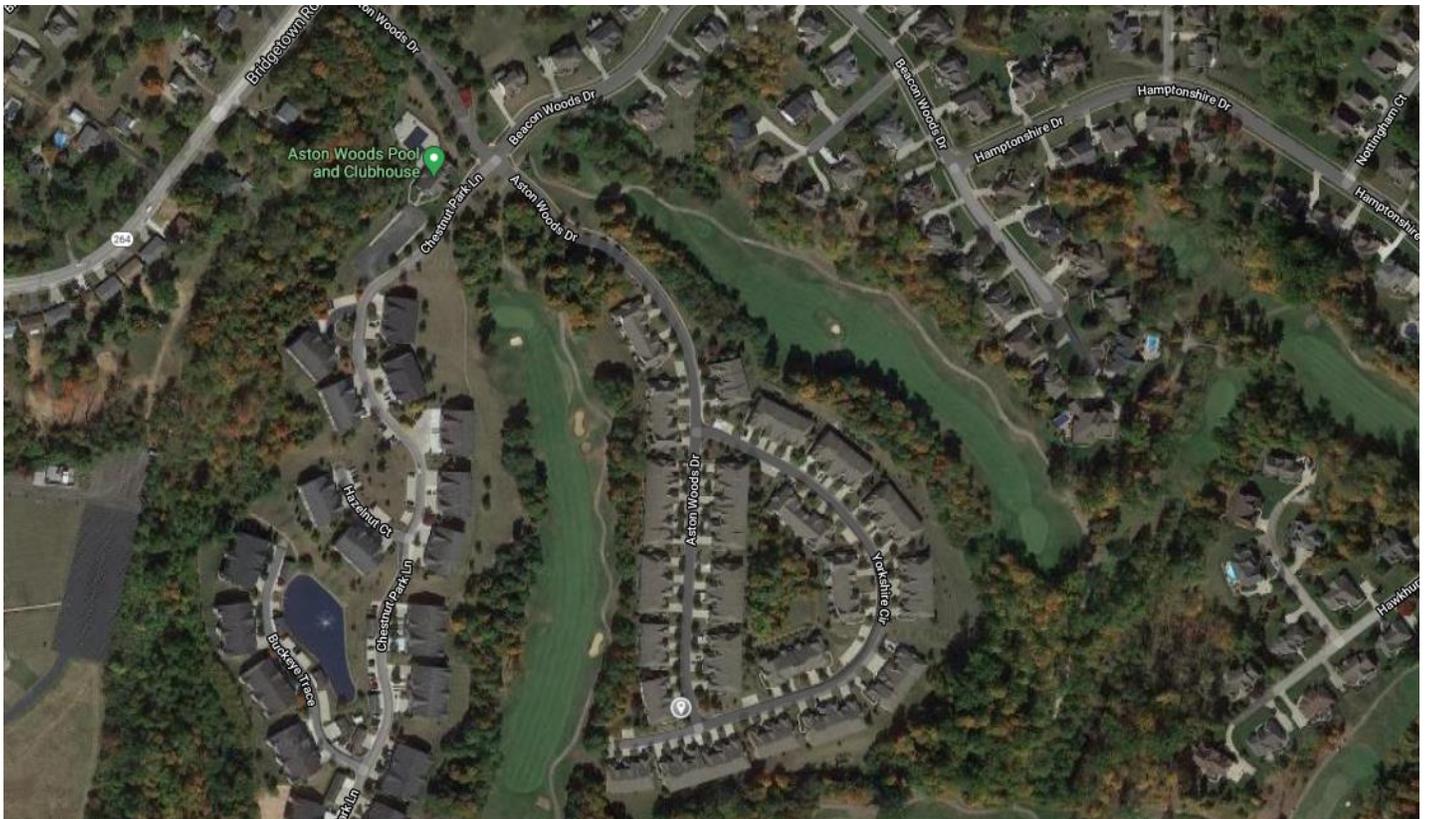
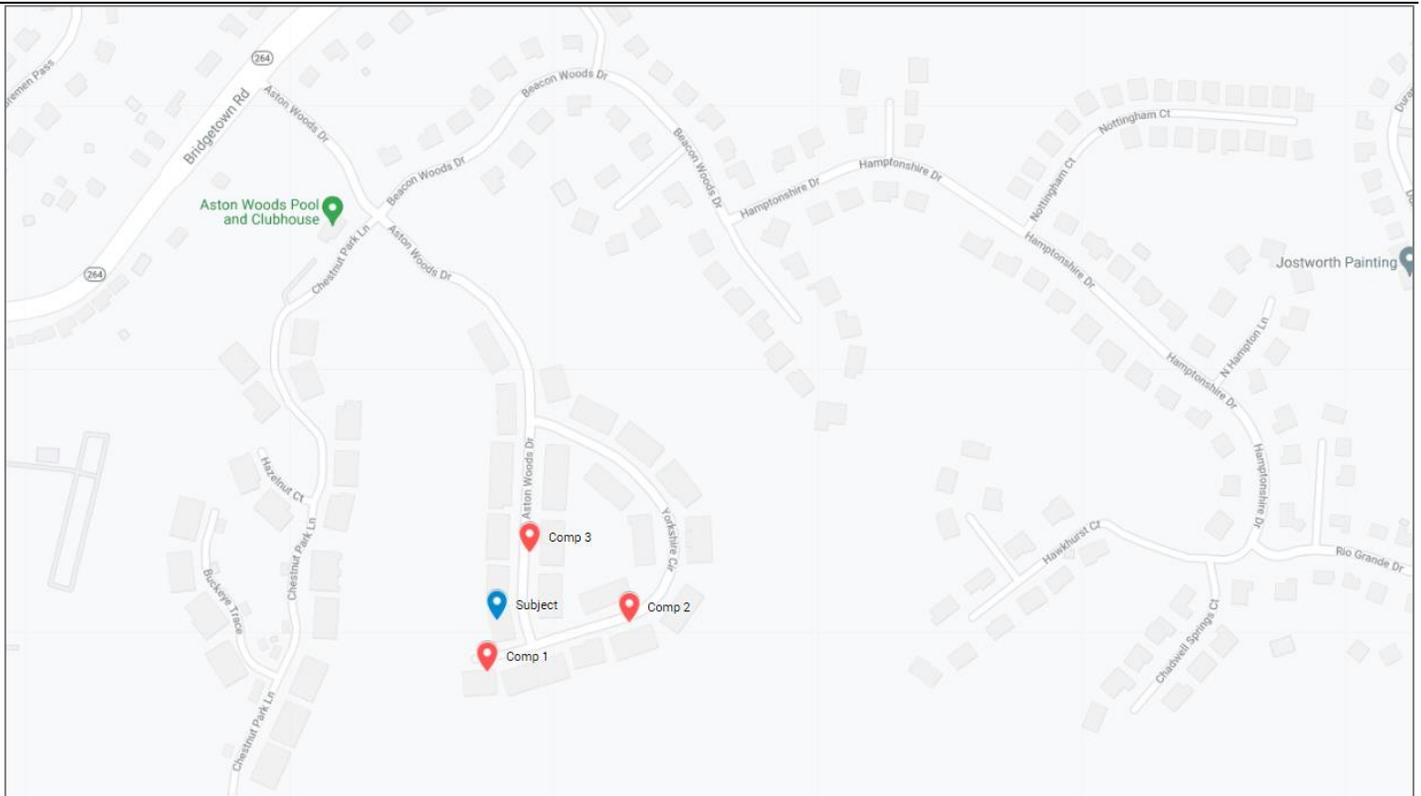
Reconciliation

All comparable sales were chosen based on similar location, quality, and condition. The appraiser believes these sales would be considered the most recent and similar in the subject's market. All sales are similar condominiums from the same development and all relevant characteristics of the subject property have been bracketed.

Site adjustments were based on analyzing recent land sales within the subject's immediate market. (It is important to note that the lack of or presence of site adjustments is based on value vs. value and not always based on size vs. size. The analysis considers all aspects which influence value for each site. All other adjustments were made using paired sales analysis. Bathrooms Above Grade were adjusted at \$10,000 for a full bathroom and \$5,000 for a half bathroom. The GLA was adjusted at \$60.00 per square foot and basement GLA was adjusted at \$15.00 per square foot. Where applicable, adjustments of 50 SF or less were not applied.

All sales are recent and are from the subject's immediate competitive market area. Comparable 3 was given the most consideration since it is on the same street and is the most recent sale. All other sales provide good support and were given consideration based on their individual attributes in the final consideration of value. All of the sales in this report would compete for similar buyers. The value indicated by the sales comparison approach is \$340,000.

Subject/Comparable Sales Map



Disclosure

This report is a Desktop Appraisal Report. There has been no physical inspection by the real estate appraiser. 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) Review physical condition of the Subject Property based on condition data provided to the appraiser, (2) research, verify, and analyze data from reliable public and/or private sources, and (3) 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, who is identified within this report.

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.

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 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.
3. The appraiser has noted in this appraisal report any adverse conditions 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 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.
4. The appraiser is not an environmental consultant or auditor, and it takes no responsibility for any actual or potential environmental liabilities. Any person entitled to rely on this report, wishing to know whether such liabilities exist, or the scope and their effect on the value of the property, is encouraged to obtain a professional environmental assessment. The appraiser does not conduct or provide environmental assessments and has not performed one for the subject property.
5. The appraiser only utilized the sales comparison approach to value, as this approach most accurately reflects the activity of buyers and sellers, inherent in the definition of market value. The income approach and cost approach were not required for credible results within the context of the intended use.
6. The highest and best use is assumed to be the current use unless the appraiser discovers additional information that would suggest a change is necessary.
7. A survey of the subject site was not provided. The subject is located in an area zoned for single family residences and the site is improved with a single-family residence. No effort was made to determine whether the subject is located within appropriate setbacks as dictated by zoning. Should the intended user have concerns over the subject's legality, an appropriate survey and analysis would be recommended.
8. No change of any item in this appraisal report shall be made by anyone other than the appraiser and we shall have no responsibility for any such unauthorized change.

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APPRAISER'S CERTIFICATIONS: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct, as of the effective date of this appraisal.
2. Unless otherwise stated within this report, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
3. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise stated within this appraisal report, I have not made a personal physical inspection of the property that is the subject of this report.
8. As of the effective date of this report, the appraiser has no knowledge of any unreported or unapparent physical deficiencies or adverse conditions of the Subject Property that would affect the estimated opinion of value.
9. I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Opinion of Value

The opinion of market value stated in this report is based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification.

Opinion of Market Value:

As Is: \$340,000

As Repaired: \$N/A

Effective Date: 07/02/2021

Appraiser Signature

Appraiser Name: Jon M Namely
Company Name: Namely Appraisals
Company Address: 123 Val Cir, Cleves, OH 45002
State License/ Certification #: 202112345 **State:** OH

Signature Date: 07/02/2021

Signature:



Subject Property

Address: 3557 Aston Woods Dr **City:** Cleves **State:** OH **Zip Code:** 45002 **County:** Hamilton

Exterior Condition

The Appraiser decided what data, from this inspection, was applicable to this assignment and included in this addendum.

Vendor: James T Kirk

Inspection Date: 07/01/2021

Subject Information

Visible from street?	Yes	Conforms to Neighborhood	Yes	Exterior Walls	Brick
If no, why?		Signs of Non-residential Use?	No	Window Type	Fixed
Primary View	Residential	Visible Repairs Needed?	No	Storm Sash	Metal
Secondary View	Wooded	Easements/Encroachments?	No	Screens	Vinyl
Property Type	Condo	Parking	driveway	Gutters	Aluminum
Property Vacant	No	Garage	Att, 2 car	Roof	Asphalt Shingles
Signs of Construction?	No	Style	Traditional	Unit Type	Single Unit
Stories	2	Foundation Walls	Concrete	Structure Type	Attached

Neighborhood Influences

Airport/Flight Path?	No	Gated Community?	No	Boarded Homes?	No
High-tension Power Lines?	No	Near Commercial/Industrial?	No	Streets in Disrepair?	No
Vacant Lots?	No	Railroad Tracks?	No		

Exterior Photographs



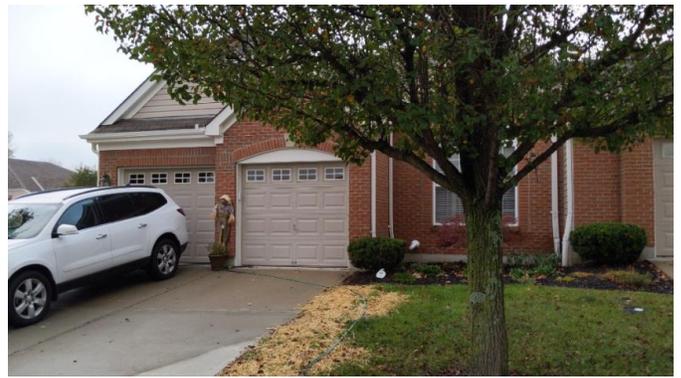
ADDRESS VERIFICATION



FRONT LEFT



FRONT RIGHT



GARAGE



STREET VIEW



STREET VIEW



REAR VIEW



REAR VIEW

Exterior Repairs / Influences

No repairs or influences noted

Interior Condition

The Appraiser decided what data, from this inspection, was applicable to this assignment and included in this addendum.

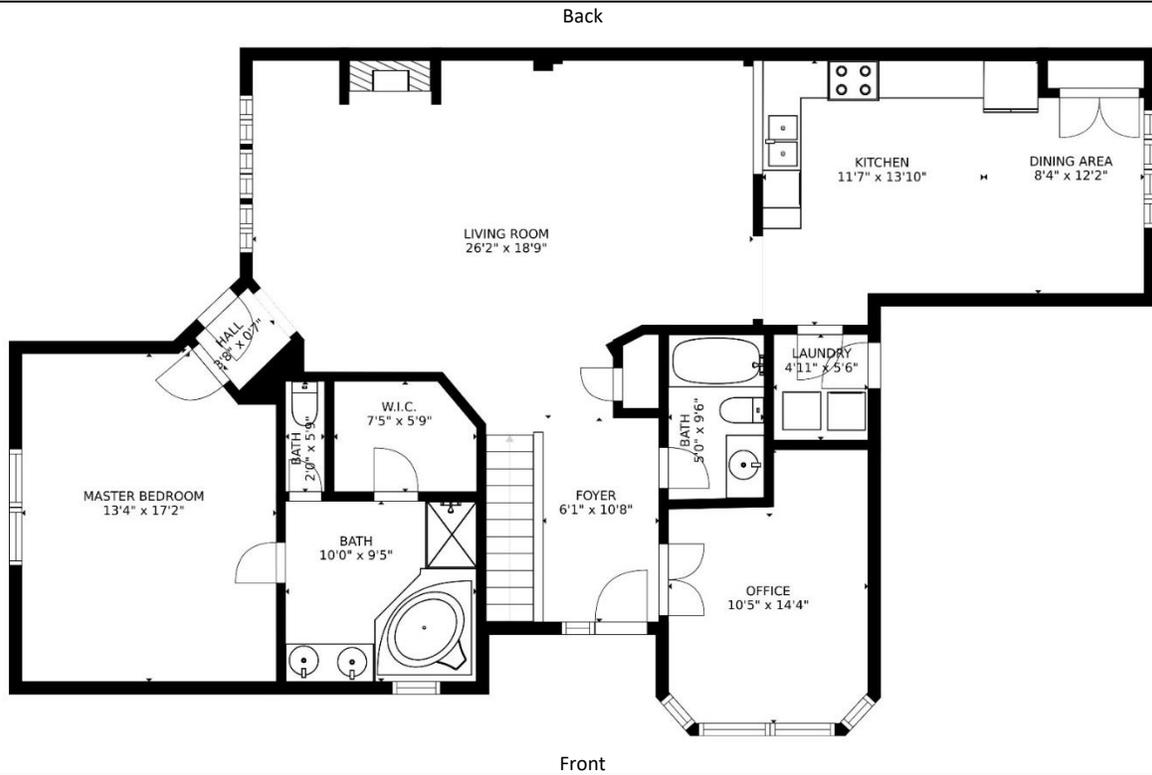
General

Total Rooms	8	Basement Exit	Walk-out	Water	Public
Bedrooms	1	Heating	Forced Air	Sewer	Public
Full Baths	2	Cooling	Central Air	Street	Public
Half Baths	0	Attic Type	Drop Stair	Alley	Public
GLA (sf)	1,570	Attic Finished	No		
Basement	Yes	Attic Heated	No		
Basement Rooms	5	Electricity	Public		
Basement GLA (sf)	1,100	Gas	Public		

Improvements

Room	Year	Comment
Kitchen	2019	Complete renovation with new walls and new appliances
Bathroom	2020	Painted, new fixtures
Basement	2019	Removed/replaced walls and repainted, new carpet

Interior Detail – Entry Level (Level2)



Summary

Total Rooms	8	Full Bath	2	Fireplace	1
Bedrooms	1	Half Bath	0	Square Feet	1,570

Room	Wall/Ceiling	Cond.	Flooring	Cond.	Other Condition	Repairs Needed
Foyer	Drywall	C3	Hardwood	C3		None
Kitchen	Drywall	C3	Tile	C3	Cabinets: Standard, C3 Countertops: Stone, C3 Range, Refrigerator, Disposal, Microwave, Dishwasher	None
Laundry Room	Drywall	C3	Tile	C3		None
Living Room	Drywall	C3	Hardwood	C3		None
Dining Room	Drywall	C3	Hardwood	C3		None
Bedroom, Primary	Drywall	C3	Carpet	C3		None
Bathroom	Drywall	C3	Tile	C3	Wainscot: None Bathtub, Shower	None
Den	Drywall	C3	Hardwood	C3		None
Bathroom	Drywall	C3	Tile	C3	Wainscot: None Bathtub	None

Comments

No comments

Entry Level Photographs



ENTRY



OFFICE



BATHROOM 2



KITCHEN



KITCHEN



DINING



LIVING



MASTER BEDROOM



MASTER BEDROOM



MASTER BATH



MASTER BATH

Interior Detail – Lower Level (Level1)



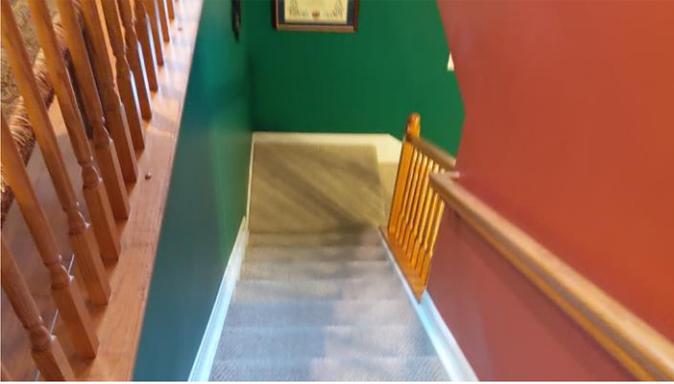
Summary

Total Rooms	5	Full Bath	1	Fireplace	1
Bedrooms	1	Half Bath	0	Square Feet	1,100

Room	Wall/Ceiling	Cond.	Flooring	Cond.	Other Condition	Repairs Needed
Family Room	Drywall	C3	Carpet	C3		None
Recreation Room	Drywall	C3	Carpet	C3		None
Bedroom, Other	Drywall	C3	Carpet	C3		None
Bathroom	Drywall	C3	Tile	C3	Wainscot: None Bathtub	None
Storage Room	Concrete	C3	Concrete	C3		None

Comments

No comments



STAIRS



FAMILY ROOM



FAMILY ROOM



RECREATION ROOM



RECREATION ROOM



STORAGE ROOM



BEDROOM 2



BATHROOM 3