

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. _____

Property Description	Property Address: <u>City Draper</u>		State: <u>Utah</u>	Zip Code: _____									
Legal Description	County: <u>Salt Lake</u>												
Assessor's Parcel No.	Tax Year: <u>2007</u>	R.E. Taxes \$: _____	Special Assessments \$: _____										
Borrower <u>N/A</u>	Current Owner	Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant											
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold	Project Type <input type="checkbox"/> PUD <input type="checkbox"/> Condominium (HUD/VA only)	HOA \$ <u>N/A</u>	/Mo. _____									
Neighborhood or Project Name	Map Reference: <u>7160-00' Cen.</u>		Census Tract: <u>1128.11</u>										
Sale Price \$	Date of Sale	Description and \$ amount of loan charges/concessions to be paid by seller <u>N/A</u>											
Lender/Client	Address: _____												
Appraiser	Address: _____												
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant occupancy	Single family housing	Present land use %									
Built up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vac. (over 5%)	PRICE \$ (000): <u>250</u> AGE (yrs): <u>0</u>	One family: <u>80</u>									
Growth rate	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Multi-family: <u>5</u>	Commercial: <u>5</u>									
Property values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Vacant: <u>10</u>										
Demand/supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply												
Marketing time	<input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.												
Note: Race and the racial composition of the neighborhood are not appraisal factors.													
Neighborhood boundaries and characteristics: <u>13800 S on the N, Traverse Ridge Road on the South and West, and Corner Canyon on the East.</u>													
NEIGHBORHOOD	Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): <u>The subject's neighborhood is made up of first- or second-time homes. The subject is within a short drive to shopping, schools, parks and several golf courses. Downtown Salt Lake City is 15 miles to the North. The nearest freeway exit is 2 miles to the West.</u>												
	Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): <u>The present real estate market in the area is strong with low unemployment and strong job growth. Homes in the area typically sell within a 30-90 day marketing time period. While the area has experienced demonstratable appreciation over the past three years, the present market is stable.</u>												
PUD	Project Information for PUDs (if applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No												
	Approximate total number of units in the subject project: _____		Approximate total number of units for sale in the subject project: _____										
	Describe common elements and recreational facilities: _____												
SITE	Dimensions <u>See plat map</u>	Topography <u>Sloping to Rear</u>											
	Site area <u>0.25 acre lot</u>	Size <u>Typical/Adequate</u>											
	Specific zoning classification and description <u>R-M</u>	Shape <u>Rectangular</u>											
	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Drainage <u>Good</u>											
	Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	View <u>Valley/Mountain/Good</u>											
	Utilities	Landscaping <u>Full</u>											
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other _____	Driveway Surface <u>Concrete</u>											
	Gas <input checked="" type="checkbox"/> Off-site Improvements	Apparent easements <u>Typical PUE</u>											
	Water <input checked="" type="checkbox"/> Street <u>Asphalt</u> Type <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No											
	Sanitary sewer <input checked="" type="checkbox"/> Curb/gutter <u>Conc</u>	FEMA Zone <u>X</u> Map Date <u>5/15/2002</u>											
Storm sewer <input checked="" type="checkbox"/> Sidewalk <u>Conc</u>	FEMA Map No. <u>49035C0625E</u>												
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): <u>Public utility easements over perimeter lot lines. There are no adverse environmental conditions or any other adverse external factors to the subject site.</u>													
Land uses in this area are primarily single family dwellings.													
DESCRIPTION OF IMPROVEMENTS	GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION	BASEMENT	INSULATION						
	No. of Units: <u>1</u>	Foundation: <u>Concrete</u>	Slab: <u>No</u>	Area Sq. Ft.: <u>2,231</u>	Roof: _____								
	No. of Stories: <u>2</u>	Exterior Walls: <u>Stc/Stone</u>	Crawl Space: <u>No</u>	% Finished: <u>0</u>	Ceiling: _____								
	Type (Det./Att.): <u>Detached</u>	Roof Surface: <u>Asphalt Shingles</u>	Basement: <u>Full</u>	Ceiling: _____	Walls: _____								
	Design (Style): <u>2-Story</u>	Gutters & Dwnspts: <u>Painted Alum/Av</u>	Sump Pump: <u>No</u>	Walls: _____	Floor: _____								
	Existing/Proposed: <u>Existing</u>	Window Type: <u>Vinyl Thermo/Av</u>	Dampness: <u>No</u>	Floor: _____	None: _____								
	Age (Yrs.): <u>4 years</u>	Storm/Screen: <u>Yes</u>	Settlement: <u>No</u>	Outside Entry: <u>Yes to Rear</u>	Unknown: <input checked="" type="checkbox"/>								
	Effective Age (Yrs.): <u>3 years</u>	Manufactured House: <u>No</u>	Infestation: <u>No</u>										
	ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
	Basement											2,231	
	Level 1	<u>Area</u>	<u>1</u>	<u>Area</u>	<u>1</u>		<u>1</u>		<u>2</u>	<u>2.5</u>	<u>Area</u>		2,089
	Level 2							<u>1</u>	<u>2</u>	<u>1</u>			787
	Finished area above grade contains: <u>7 Rooms;</u> <u>4 Bedroom(s);</u> <u>3.5 Bath(s);</u> <u>2,876 Square Feet of Gross Living Area</u>												
	INTERIOR		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:		
	Floors: <u>Carpet/HW/Stn/A-Gd</u>	Type: <u>FWA</u>	Refrigerator: <input type="checkbox"/>	None: <input type="checkbox"/>	Fireplace(s) #: <u>1</u>	None: <input type="checkbox"/>	Garage: <input type="checkbox"/>	# of cars: <u>3</u>					
Walls: <u>Painted DW/Av-Gd</u>	Fuel: <u>Gas</u>	Range/Oven: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Patio: <u>1</u>	Drop Stair: <input type="checkbox"/>	Attached: <input checked="" type="checkbox"/>							
Trim/Finish: <u>Colonial/Avg-Gd</u>	Condition: <u>Avg</u>	Dishwasher: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Porch: <u>1</u>	Floor: <input type="checkbox"/>	Detached: <input type="checkbox"/>							
Bath Floor: <u>Tile/Avg-Good</u>	COOLING: <u>Central Yes</u>	Fan/Hood: <input checked="" type="checkbox"/>	Heated: <input type="checkbox"/>	Fence: <u>Full</u>	Pool: <input type="checkbox"/>	Built-In: <input type="checkbox"/>							
Bath Wainscot: <u>Tile/Avg-Good</u>	Other: _____	Microwave: <input checked="" type="checkbox"/>	Finished: <input type="checkbox"/>	Pool: _____		Carport: _____							
Doors: <u>Panel/Avg-Good</u>	Condition: <u>Avg</u>	Washer/Dryer: <input type="checkbox"/>				Driveway: _____							
Additional features (special energy efficient items, etc.): _____													
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: <u>The subject property does not suffer from external or functional obsolescence. Physical depreciation is based on 1% per year for the effective age of the home. The subject property has been depreciated at 3%.</u>													
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: <u>None</u>													

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Valuation Section

ESTIMATED SITE VALUE		= \$ 175,000
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:		
Dwelling	2,876 Sq. Ft. @ \$ 99.50	= \$ 286,162
	2,231 Sq. Ft. @ \$ _____	= _____
Patio, Porch, Deck, Central AC		= 11,000
Garage/Carport	731 Sq. Ft. @ \$ 24.50	= 17,910
Total Estimated Cost New		= \$ 315,072
Less	Physical Functional External	
Depreciation	15,754	= \$ 15,754
Depreciated Value of Improvements		= \$ 299,318
As-is Value of Site Improvements		= \$ 4,000
INDICATED VALUE BY COST APPROACH		= \$ 478,300

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): In our cost estimate the top line of the cost approach contains the replacement cost of the basement (if any) as well as the replacement cost of the square footage above grade. The second line in the cost approach is only used to estimate the replacement cost of the basement finish.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Draper						
Proximity to Subject		0.11 miles SW		0.46 miles NW		0.09 miles SE	
Sales Price		\$ 420,000		\$ 445,000		\$ 521,000	
Price/Gross Living Area		\$ 149.68		\$ 141.99		\$ 186.87	
Data and/or Verification Source							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		No Conc New Conv.		0 Concessions New Conv.		0 Concessions New Conv.	
Date of Sale/Time		12/11/2007		12/05/2007		04/18/2008	
Location	Good/BksOpnSp	Average	+15,000	Average	+15,000	Average	+15,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	0.25 acre lot	.20 ac. lot	+5,000	.33 ac. lot	-8,000	.19 ac. lot	+6,000
View	Vlly/Mntn/Good	Neighborhood	+40,000	Valley/Good		Valley/Good	
Design and Appeal	2-Story	2-Story		2-Story		2-Story	
Quality of Construction	Stn/Stc/Gd	Stn/Stc/Gd		Brk/Stc/Gd		Stn/Stc/Gd	
Age	4 years	6 years		13 years	+36,000	7 years	
Condition	Average-Good	Average-Good		Average-Good		Average-Good	
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths		Total Bdrms: Baths		Total Bdrms: Baths	
Room Count	7 4 3.5	8 4 2.5	+3,000	8 4 2.5	+3,000	8 4 2.5	+3,000
Gross Living Area	2,876 Sq. Ft.	2,806 Sq. Ft.	0	3,134 Sq. Ft.	-6,450	2,788 Sq. Ft.	0
Basement & Finished Rooms Below Grade	2,231 Sq. Ft. No Finish	1,070SF15%Fin Rough-in	+9,288 -1,605	1566SF100%Fin 2BedBathFamKit	+5,320 -15,660	2,337SF70%Fin 2BedBathFam	-848 -16,359
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Thermo Wind	Thermo Wind		Thermo Wind		Thermo Wind	
Garage/Carport	3-Garage	3-Garage		3-Garage		3-Garage	
Porch, Patio, Deck, Fireplace(s), etc.	Deck/Patio 1-Fireplace	NoDeck/Patio 1-Fireplace	+5,000	4-Deck/Patio 2-Fireplace	-7,500 -2,500	3-Deck/Patio 2-Fireplace	-5,000 -2,500
Fence, Pool, etc.	No Ldsp	Full Ldsp	-12,000	Full Ldsp	-12,000	Full Ldsp	-12,000
Net Adj. (total)		⊗ + ⊖ - \$	63,683	⊗ + ⊖ - \$	7,210	⊗ + ⊖ - \$	-12,707
Adjusted Sales Price of Comparable		\$	483,683	\$	452,210	\$	508,293

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Adjusted comparables range from a low of \$452,210 to a high of \$508,293. All comparables support a mid-range value of \$483,000. In summary the three sales, and one active listing, used are the closest in terms of distance, date of sale and overall comparability to the subject that I have been able to locate. As of the date of the inspection the subject property has landscaping, however as of January 1, 2008 the subject had no landscaping. The owners have added the landscaping in April-May of 2008. The subject property was inspected on August 20, 2008 but the effective date of the appraisal is as of January 1, 2008 due to the fact that this date is the date of the tax evaluation.

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Date, Price and Data Source, for prior sales within year of appraisal	None	No prev. sales/listings 12 month N/A		No prev. sales/listings 12 month N/A		No prev. sales/listings 12 month N/A	
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: None							

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 483,000

INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ _____

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans & specifications.
 Conditions of Appraisal: The intended use of this appraisal is to aid the owners in an appeal of the tax valuation of the subject property. The intended user is the client.
 Final Reconciliation: The value indicated by the cost approach is \$478,300. The value indicated by the sales comparison approach is \$483,000. The income approach has been considered however no rental data available to determine value via the income approach. Weight is given to the sales comparison approach.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).
(WE ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 01/01/2008 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 483,000)

APPRaiser: _____ **SUPERVISORY APPRAISER (ONLY IF REQUIRED):** _____
 Signature _____ Signature _____ Did Did Not
 Name _____ Name _____ Inspect Property
 Date Report Signed _____ Date Report Signed _____
 State Certification # _____ State UT _____ State Certification # _____ State
 Or State License # _____ State _____ Or State License # _____ State