Neighborhood Character	ictics		One-Unit Us	using Trends		Ono-II-	it Housing	Present Lai	nd Hee %
Location Urban X Suburban		Broporty Values		Stable	Declining	PRICE	AGE	One-Unit	
Built-Up X Over 75% 25-75%	Under 25%	Property Values Demand/Supply	Increasing Shortage	In Balance	Declining Over Supply	\$ (000)	(yrs)	2-4 Unit	100 % %
Growth Rapid X Stable	Slow	Marketing Time	Under 3 mths		Over 6 mths	<u> </u>	.ow 52	Multi-Family	%
	Rancocas Roa						.uw 5∠ High 52	Commercial	%
to the east, and Rockland Drive		u to the west,	Kiugeview Fia	ice to the north	, MIII Creek	I	red. 52	Other	%
	ouse is a suburb	nan noighbort	ood in Millingh	oro Township	foaturing vario	1			,,,
Employment centers are nearby									
Shopping, schools, recreational									
Market Conditions (including support for t			erty values in Ri						3 months
for competitively priced, professi		,						_	
FHA and VA financing frequently								prodominant	. YYILII
Dimensions 36 x 93	ODSOFFOG: IIIIOFG		3348 sf		ipe Rectangle	a mantotabl	View N	Res:	
Specific Zoning Classification R-1A			ng Description Sir						
Zoning Compliance 🔀 Legal 🗌 Leg	gal Nonconforming (G								
Is the highest and best use of subject proj				ions) the present us	se?	Yes 🗌	No If No, des	cribe	
Utilities Public Other (describe)		Р	ublic Other (desc	cribe)	Off-site Impr	rovements - Ty	ype	Public	Private
Electricity 🔀 🗌	1		X 🗆		Street Blac	cktop		\mathbf{X}	
Gas 🔀	5	Sanitary Sewer	X 🗆		Alley Nor	ne			
FEMA Special Flood Hazard Area	Yes 🔀 No FE	MA Flood Zone			005C0116F		FEMA Map	Date 12/21/2	2017
Are the utilities and off-site improvements	typical for the market	t area?	🗙 Yes 🗌 No	If No, describe					
Are there any adverse site conditions or e	xternal factors (easem	nents , encroachmi	ents, environmental	conditions , land us	es , etc.)?	Ye	es 🔀 No	If Yes, describe	
The site appears typical for the	neighborhood w	<u>rith no advers</u>	<u>e conditions ob</u>	served.					
							I		4 151
General Description		Foundation		Exterior Descriptio		ls/condition			s/condition
Units 🔀 One 🗌 One with Accessory		Slab Cra	wl Space Fi	oundation Walls	Concrete B	Block/ Avg.	Floors	WW,Vinyl/	'Avg.
Units 🔀 One 🗌 One with Accessory # of Stories 1	Full Base	Slab Cra	wl Space Fi tial Basement E	oundation Walls xterior Walls	Concrete B Brick,Vinyl/	Block/ Avg. /Average	Floors Walls	WW,Vinyl/ DW,Paint//	'Avg. Avg
Units 🔀 One 📄 One with Accessory # of Stories 1 Type 📄 Det. 📄 Att. 🔀 S-Det/End	Full Base Unit Basement Are	Slab Cra ment Par ea	awl Space Frital Basement Et O sq.ft. R	oundation Walls xterior Walls loof Surface	Concrete B Brick,Vinyl/ Shingle/Ave	Block/ Avg. /Average erage	Floors Walls Trim/Finish	WW,Vinyl/ DW,Paint// Wood/Ave	'Avg. Avg rage
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Address	FEATURE	SUBJECT	COMPARAE	LE SALE # 1	COM	1PARABI	.E SALE # 2		COMPARAB	LE SALE #3	\neg				
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Quality Construction Q4									•						
Actual Age	- \ ' '		SD1;Townhouse	,		<u>house</u>			<u>ownhouse</u>		0				
Condition															
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Some		C4	C4		C3		-12,400	C5		+11	,000				
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Rooms Below Grade Functional Utility Average Restart Cooling FWWCAC F	Gross Living Area	954 sq.ft.	954 sq.ft.		954	4 sq.ft.			1,456 sq.ft.	-7	,530				
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Plot None No															
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	neighborhood due to its da	ated condition.									neighborhood due to its dated condition.				



Subject Front Left

9 Roxburn PI Sales Price Gross Living Area Total Rooms Total Bedrooms 954 4 2 Total Bathrooms 1.0 N;Res; N;Res; 3348 sf Q4 Location View Site Quality Age 52



Subject Rear Left



Subject Street



 Subject Front Rigl

 9 Roxburn PI
 Sales Price

 G.L.A.
 954

 Tot. Roms
 4

 Tot. Bedrms.
 2

 Tot. Bathrms.
 1.0

 Location
 N,R.es;

 View
 N,R.es;

 Site
 3348 sf

 Quality
 Q4

 Age
 52





Subject Street



Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE





Subject Front

 Subject Fr

 9 Roxburn PI

 Sales Price

 G.L.A.
 954

 Tot. Rooms
 4

 Tot. Bedrims.
 2

 Tot. Bathrims.
 1.0

 Location
 N;Res;

 Site
 3348 sf

 Quality
 Q4

 Age
 52



Subject Rear



CAC



Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE







Form PIC4X6.SI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Living Room

9 Roxbum PI
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N;Res;
View N;Res;
Site 3348 sf
Quality Q4
Age 52

Laundry

Kitchen





JO/A

A Roxbum
Sales Price
G.L.A.

954
Tot. Rooms
4
Tot. Bedrms
2
Tot. Bathrms
1.0
Location
N;Res;
3348 sf
Q4
52 CO/Smoke Detec 9 Roxburn PI Sales Price





Bath



Form PIC4X6.SI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE





Electric Panel



Peeling Paint



Attic











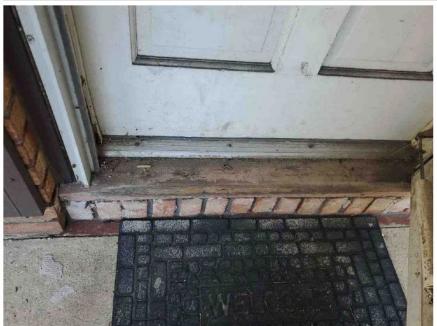
Form PIC4X6.SI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Bedroom

Bedroom

Worn Flooring





Peeling Paint

9 Roxbum PI
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N;Res;
View N;Res;
Site 3348 sf
Quality Q4
Age 52







Comparable 1

52 Raebum Ln

Prox. to Subject 0.17 miles W Sale Price 113,000 Gross Living Area 954 Total Rooms 4 Total Bedrooms 2 Total Bathrooms 1.0 Location N;Res; N;Res; View 1800 sf Site Quality Q4 52 Age



Comparable 2

42 Raebum Ln

Prox. to Subject 0.16 miles SW Sale Price 124,000 Gross Living Area 954 Total Rooms 4 Total Bedrooms 2 Total Bathrooms 1.0 Location N;Res; View N;Res; 1800 sf Site Quality Q4 Age 52



Comparable 3

4 Royal Ct

Prox. to Subject 0.22 miles W Sale Price 110,000 Gross Living Area 1,456 Total Rooms 5 Total Bedrooms 2 Total Bathrooms 1.1 Location N;Res; View N;Res; 1800 sf Site Quality Q4 Age 52