

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 checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	40	Low	20	Multi-Family	5 %
Neighborhood Boundaries				North: South Lakeshore Drive; South: Interstate Highway #20; East: Curtis Lane; West: Dawson Road				139	High	60	Commercial	5 %
Neighborhood Description				The subject is located in a well developed neighborhood of predominately single family residences. Schools, parks, recreation, medical services & neighborhood retail shops are conveniently located within a 1-mile radius. Employment centers and major retail outlets are located within a 10-mile radius. No unfavorable neighborhood conditions were observed. 5% "Other Use" represents vacant land.				110	Med.	40	Other	5 %
Market Conditions (including support for the above conclusions)				See the Market Conditions Report & associated graphs contained in the attached addenda.								

Dimensions	60 x 126		Area	7,623 sf		Shape	Rectangular		View	N;CityStr,						
Specific Zoning Classification	R-1-7		Zoning Description	Single Family Residential District (See Zoning Map & Data in addenda)												
Zoning Compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)	<input type="checkbox"/> No Zoning	<input type="checkbox"/> Illegal (describe)												
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?											<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe	See		
comments in the addenda.																
Utilities	Public		Other (describe)		Public	Other (describe)		Off-site Improvements - Type		Public	Private					
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water		<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street		Asphalt, 2 way traffic		<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer		<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley		None		<input type="checkbox"/>	<input type="checkbox"/>			
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	X		FEMA Map #	22017C0451H		FEMA Map Date	05/19/2014					
Are the utilities and off-site improvements typical for the market area?														<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If No, describe
Are there any adverse site conditions or external factors (seasements, encroachments, environmental conditions, land uses, etc.)?														<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If Yes, describe

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition					
Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Poured Concrete;C5		Floors	Carpet;Vinyl;C5						
# of Stories	1		<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Brick Veneer;C5		Walls	Drywall;C5						
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.		Roof Surface	AsphComp;C4		Trim/Finish	Wood;C5				
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.	Basement Finish	0 %		Gutters & Downspouts	Aluminum;C6		Bath Floor	Vinyl;C6					
Design (Style)	Ranch		<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	Single Hung;C4		Bath Wainscot	Ceramic;C6						
Year Built	1972		Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	0		Car Storage	<input type="checkbox"/> None						
Effective Age (Yrs)	30		<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Aluminum;C5		<input checked="" type="checkbox"/> Driveway	# of Cars 3						
Attic	<input type="checkbox"/> None		Heating	<input checked="" type="checkbox"/> FWA	<input type="checkbox"/> HWBB	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	0		Driveway Surface	Concrete;C4			
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	<input type="checkbox"/> Other	Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) #	1	<input checked="" type="checkbox"/> Fence	Link		<input checked="" type="checkbox"/> Garage	# of Cars 1			
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuffe		Cooling	<input checked="" type="checkbox"/> Central Air Conditioning		<input type="checkbox"/> Patio/Deck	None		<input checked="" type="checkbox"/> Porch	Cov.Slab		<input type="checkbox"/> Carport	# of Cars 0		
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pod	None		<input type="checkbox"/> Other	None		<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det.	<input type="checkbox"/> Built In			
Appliances	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> Other (describe)		Hood-Vent						
Finished area above grade contains:			5	Rooms	3	Bedrooms	2.0	Bath(s)	1,230	Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.):														None	

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.):

C5;No updates in the prior 15 years;The subject exhibit signs of deferred maintenance to the improvements and site. See an outline of observed needed repairs and an estimated cost to cure in a previous section of this report.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?

Yes No If Yes, describe

Trees & foliage growing close to the house have caused severe damages to the exterior siding, soffits, fascia, gutters and possibly to the roof.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?

Yes No If No, describe

The subject conforms to the neighborhood in functional utility, style, use and construction, but is located in a subdivision where properties are well maintained.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	6450 Jefferson Paige Rd Shreveport, LA 71119	3210 Timothy Cir Shreveport, LA 71119			3410 Linda St Shreveport, LA 71119			3110 Lake Hills Dr Shreveport, LA 71119		
Proximity to Subject		0.99 miles E			0.57 miles E			0.70 miles NE		
Sale Price	\$ 0	\$ 110,000			\$ 108,000			\$ 90,000		
Sale Price/Gross Liv. Area	\$ 0 sq.ft.	\$ 94.75 sq.ft.			\$ 106.51 sq.ft.			\$ 79.65 sq.ft.		
Data Source(s)		MLS #14762250;DOM 3			MLS #14590382;DOM 4			MLS #14749468;DOM 0		
Verification Source(s)		N.A. #2879738			N.A. #2855049			N.A. #2871294		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing		ArmLth	0		ArmLth	0		ArmLth	0	
Concessions		FHA;4200	0		FHA;5500	0		Conv;0	0	
Date of Sale/Time		s03/22;c02/22	0		s08/21;c07/21	0		s01/22;c01/22	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	7,623 sf	12,298 sf	-6,124		9,161 sf	-2,015		21,070 sf	-17,616	
View	N;Cty;Str.	N;Cty;Str.			N;Cty;Str.			N;Cty;Str.		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT1;Ranch		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	50	47	0		46	0		54	0	
Condition	C5	C3	-28,000		C3	-28,000		C5		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 3 2.0	5 3 1.1	+3,500		5 3 1.1	+3,500		5 3 1.0	+7,000	
Gross Living Area	1,230 sq.ft.	1,161 sq.ft.	0		1,014 sq.ft.	+8,640		1,130 sq.ft.	+4,000	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central A & H	Central A & H			Central A & H			Central A & H		
Energy Efficient Items	None	None			None			None		
Garage/Carport	1qa3dw	3cp3dw	-1,500		1cp3dw	+1,500		2cp3dw	0	
Porch/Patio/Deck	Porch	Porch			Porch,Deck	-2,500		Porch		
Appliances	RO,HV,DW	RO,HV,DW			RO,HV,DW			RO,HV,DW		
Fireplace	Fireplace-1	None	+2,500		None	+2,500		None	+2,500	
External Depreciation	Ext.Dep.20%	None	-22,000		None	-21,600		Ext.Dep.20%	-18,000	
Net Adjustment (Total)			\$ -51,624			\$ -37,975			\$ -22,116	
Adjusted Sale Price of Comparables		Net Adj. 48.9 %			Net Adj. 35.2 %			Net Adj. 24.8 %		
		Gross Adj. 57.8 %	\$ 58,376		Gross Adj. 85.1 %	\$ 70,025		Gross Adj. 54.8 %	\$ 67,884	
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain										
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> 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) <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.										
Data Source(s) <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.										
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										
Price of Prior Sale/Transfer										
Data Source(s)	Tax Assessor's Data Bank	Tax Assessor's Data Bank	Tax Assessor's Data Bank	Tax Assessor's Data Bank						
Effective Date of Data Source(s)	04/20/2022	04/20/2022	04/20/2022	04/20/2022						
Analysis of prior sale or transfer history of the subject property and comparable sales: The subject had no deed transfers recorded within 3 years of the effective date of value. Comparable sale #4 had one deed transfer within one year of the sale date indicated in the report. That sale involved a judgment of foreclosure & seizure approved by the court.										

SALES COMPARISON APPROACH

FEATURE		SUBJECT			COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6								
Address		6450 Jefferson Paige Rd Shreveport, LA 71119			8495 Meadow Parkway Dr Shreveport, LA 71108														
Proximity to Subject		4.85 miles SE																	
Sale Price		\$ 0			\$ 67,200														
Sale Price/Gross Liv. Area		\$ 0 sq.ft.			\$ 46.34 sq.ft.			\$ sq.ft.			\$ sq.ft.								
Data Source(s)					MLS #14723029;DOM 10														
Verification Source(s)					Listing Agent														
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION			+(-) \$ Adjustment					
Sales or Financing					NonArm			0											
Concessions					Cash;D			0											
Date of Sale/Time					s04/22;c12/21			0											
Location		N;Res;			N;Res;														
Leasehold/Fee Simple		Fee Simple			Fee Simple														
Site		7,623 sf			12,527 sf			-6,424											
View		N,CtyStr,			N,CtyStr,														
Design (Style)		DT1;Ranch			DT1;Ranch														
Quality of Construction		Q4			Q4														
Actual Age		50			47			0											
Condition		C5			C5														
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths						
Room Count		5	3	2.0	5	3	2.0												
Gross Living Area		1,230 sq.ft.			1,450 sq.ft.			-8,800			sq.ft.			sq.ft.					
Basement & Finished		0sf			0sf														
Rooms Below Grade																			
Functional Utility		Average			Average														
Heating/Cooling		Central A & H			Central A & H														
Energy Efficient Items		None			None														
Garage/Carport		1ga3dw			None			+4,500											
Porch/Patio/Deck		Porch			None			+250											
Appliances		RO,HV,DW			None			+1,500											
Fireplace		Fireplace-1			None			+2,500											
External Depreciation		Ext.Dep.20%			Ext.Dep.20%														
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -6,474			<input type="checkbox"/> + <input type="checkbox"/> -			\$					
Adjusted Sale Price					Net Adj.			9.8 %			Net Adj.			%					
of Comparables					Gross Adj.			35.7 %			\$ 60,726			Gross Adj.			% \$		
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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6								
Date of Prior Sale/Transfer					11/16/2021														
Price of Prior Sale/Transfer					\$56,000														
Data Source(s)		Tax Assessor's Data Bank			Tax Assessor's Data Bank														
Effective Date of Data Source(s)		04/20/2022			04/20/2022														
Analysis of prior sale or transfer history of the subject property and comparable sales													See comments on page #2 of this appraisal report form.						

SALES COMPARISON APPR GRCH

SALE HISTORY



Front View



Rear View



Left Side View



Right Side View



Street Scene West



Street Scene East



Wood Soffits & Fascia Need Paint; Possible Foundation Settlement As Evidenced By Opening Between Garage Door & Brick Wall



Wood Soffits, Fascia, Shutters & Iron Window Bars Need Paint.



Soffits & Fascia Need Replacing & Paint: Window Irons Need Paint



Soffits & Fascia Need Replacing & Paint



Tree & Foliage Growth Causing Damages To Exterior Siding, Soffits, Fascia & Roof



Tree & Foliage Growth Causing Damages To Exterior Siding, Soffits, Fascia & Roof



Tree & Foliage Growth Causing Damages To Exterior Siding, Soffits, Fascia & Roof



Damages To Exterior Siding, Soffits, Fascia



Air Conditioning Compressor



Electric Service Panel



Safety Pop-Out Security Window Irons On Bedroom Windows Need Paint



Dirt Mounds Around Foundation May Be Hiding Soil Subsidence Or Foundation Settlement



Deteriorated Exterior Siding



Deteriorated Garage Door Frame



Gap Between Garage Door Frame & Brick Wall Indicates Possible Foundation Settlement



Rear Yard Needs Clearing & Maintenance



Damages To Soffits, Fascia & Gutters



Damages To Soffits, Fascia & Gutters



Notice From Mortgage Company



Notice Of Seizure & Iron Door Needing Paint



Entrance Foyer



Family Room



Family Room



Laundry



Kitchen



Kitchen



Kitchen Cabinets



Kitchen Cabinets, Vinyl Floor Covering & Plastic/Vinyl Counter Top



Interior Of Kitchen Sink Cabinet & Plumbing



Hood/Vent & Kitchen Cabinets



Dishwasher, Kitchen Counter & Cabinet



Gas Heating Furnace



Gas Water Heater



Bedroom



Bedroom Carpet



Bedroom



Damaged Interior Hollow Core Door



Damaged Kitchen Cabinet & Counter Top



Garage With Damaged Ceiling On The Left



Damaged Ceiling In Garage



Damaged Ceiling In Garage With Items Hanging From The Attic



View Of Attic Through Damaged Ceiling In Garage



Face Bowl Cabinet



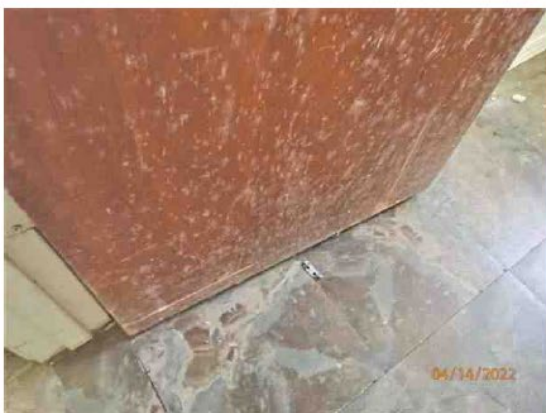
Bathroom #2



Plumbing Damages To Bathtub



Face Bowl Cabinet



**Damaged Interior Hollow Core Door & Floor
Covering**



**Damaged Interior Hollow Core Door & Floor
Covering**



View Of Attic & Wiring Through Damaged Ceiling In Garage



Attic View



Attic View



Attic View



Attic View



Attic View



Comparable 1

3210 Timothy Cir
 Prox. to Subject 0.99 miles E
 Sale Price 110,000
 Gross Living Area 1,161
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N;Res;
 View N;CtyStr;
 Site 12,298 sf
 Quality Q4
 Age 47



Comparable 2

3410 Linda St
 Prox. to Subject 0.57 miles E
 Sale Price 108,000
 Gross Living Area 1,014
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.1
 Location N;Res;
 View N;CtyStr;
 Site 9,161 sf
 Quality Q4
 Age 46



Comparable 3

3110 Lake Hills Dr
 Prox. to Subject 0.70 miles NE
 Sale Price 90,000
 Gross Living Area 1,130
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;CtyStr;
 Site 21,070 sf
 Quality Q4
 Age 54



Comparable 4

8495 Meadow Parkway Dr
Prox. to Subject 4.85 miles SE
Sale Price 67,200
Gross Living Area 1,450
Total Rooms 5
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;CtyStr;
Site 12,527 sf
Quality Q4
Age 47

Comparable 5

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age