operty Description UN				OTHER FILE #
Dreparty Address 1015 Materia and Dlaws		TIAL APPRAISAL F		
Property Address 1015 Waterwood Pkwy Legal Description Lot 99, Block 9, Park R		City Edmond	State OK County Oklaho	<u>Zip Code 73034-5327</u>
Assessor's Parcel No. 11350972	auge Addition, Fait 9	Tax Year 2000 R.E. Taxe		cial Assessments \$ 0.00
Borrower Jones	Current Owner Smith		Occupant: Owner	Tenant X Vacant
Property rights appraised X Fee Simple			Iominium (HUD/VA only)	HOA \$ 15 /Mo.
Neighborhood or Project Name Park Ridge		Map Reference MSA 4		is Tract 1082.01
-		ription and \$ amount of loan charges/co		
Lender/Client Easy Money Savings & Lo		.O. Box 12468, Tulsa, OK 7		
Appraiser John Q. Appraiser	Address P.	.O. Box 71287, Oklahoma C	City, OK 73506	
Location 🗌 Urban 🔀 Suburba				Land use change
Built up 🛛 🛛 Over 75% 🗌 25-75%	Under 25% occup	pancy PRIČE AGE \$(000) (yrs)		🗙 Not likely 🗌 Likely
Growth rate 🗌 Rapid 🛛 Stable	🗌 Slow 🛛 🛛 Own		2-4 family	In process
Property values 🔀 Increasing 🗌 Stable	Declining Tena		Multi-family	To:
Demand/supply Demand/supply Demand/supply		ant (0-5%) Predominant	Commercial	
Marketing time 🗌 Under 3 mos. 🗙 3-6 mos		· ,	vacant 10	
Note: Race and the racial composition	-			
Neighborhood boundaries and characteristics:	This neighborhood is cont	tained within the platted bou	ndaries of the addition.	
Factors that affect the marketability of the properti			3 1	. ,
Park Ridge Addition is located in south				
receive average to good market accept				
expected proximity. There is no appare value.	ent anu measurable evident		tors which might advers	sely allest marketing of
value.				
Market conditions in the subject neighborhood (in	cluding support for the above conc	clusions related to the trend of prop	erty values, demand/sunnly a	and marketing time
such as data on competitive properties for sale	• • • •			
See attached addenda.			<u>.</u>	
Project Information for PUDs (If applicable) Is	the developer/builder in control of t	the Home Owners' Association (HO	A)?	Yes No
Approximate total number of units in the subject p		_ Approximate total number of	units for sale in the subject p	project
Describe common elements and recreational facili	ities:			
Dimensions 65' x 120'				evel-slope in rear
Site area 7,800		Corner Lot 🗌 Yes 🔀 No	Size	
	Single Family Residential		Shape <u>rectar</u>	
Zoning compliance Legal Legal Legal non		Illegal No zoning	v <u> </u>	rently adequate
Highest & best use as improved: Present use		ma Dublic D' '		houses
Utilities Public Other		/pe Public Private	Landscaping <u>minim</u>	
Electricity 🛛 Gas 🏹	Street <u>asphalt</u>		Driveway Surface <u>concre</u>	
N	Curb/gutter concrete		Apparent easements of rec FEMA Special Flood Hazard	
Water 🗙	Sidewalk concrete		I LIVIA SUECIAI FIUUU HAZAI'O I	
	Street lights electric	\mathbf{N}	-	
Sanitary sewer 🛛 🔄	Street lights <u>electric</u>		FEMA Zone X	Map Date <u>02/06/1991</u>
Sanitary sewer 🛛 Storm sewer 🗍	Alley none		FEMA Zone <u>X</u> FEMA Map No. 400252-0	_ Map Date <u>02/06/1991</u> 0025D
Sanitary sewer 🛛 🔄	Alley none chments, special assessments, slic	de areas, illegal or legal nonconform	FEMA Zone <u>X</u> FEMA Map No. 400252-0	Map Date <u>02/06/1991</u>
Sanitary sewer X Storm sewer C Comments (apparent adverse easements, encroad	Alley none chments, special assessments, slic	de areas, illegal or legal nonconform	FEMA Zone <u>X</u> FEMA Map No. 400252-0	_ Map Date <u>02/06/1991</u> 0025D
Sanitary sewer X Storm sewer Comments (apparent adverse easements, encroad apparent adverse easements, encroad	Alley none chments, special assessments, slic hments, or other adverse co	de areas, illegal or legal nonconform	FEMA Zone <u>X</u> FEMA Map No. 400252-0	_ Map Date <u>02/06/1991</u> 0025D
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APPRAISER: SUPERVISORY APPRAISER (ONLY IF REQUIRED):											
Name John Q. Appraiser Name Inspect Property											
State State State State											
Or State License # State State State											
ddie Mac Form 70 6/93 PAGE 2 OF 2 Fannie Mae Form 1004 6	Form 1004 6-93										

Form UA2 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE