

Comparable Market Analysis (CMA) for app,22

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Summary	Home value estimate and confidence score
Assessor Report	Adjusts sales comps for sqft, location etc. to align with target property. Resembles an appraisal
Target Property	Detailed Info incl. flood zone, hazard sites, construction quality etc.
Financial Data	Current loan details of the owner
Sales Activity	Details in the local area
Sales Comps	Details on nearby, recent, selected sales comps that are within +/- 20% of estimated property value (legal requirement)
Similar Properties	3 nearby properties with similar county assessed value

Expert Narrative

Prepared For	app,22
Report Date	4/18/2018 12:45:27 AM
Address	411 W ROSE ST, IA, 52778
Narrative	WHAT I LOVE ABOUT THE HOME Great landscaping and a nice interior. Flooring is very nice and new.

Assessor Report

Indicated value by sales comparable approach	\$182,057
Range	\$172,954 - \$191,160
Confidence Score	95%

Target Property	Sales Comparable 1	Sales Comparable 2	Sales Comparable 3	Sales Comparable 4	Sales Comparable 5
Address [411 W ROSE ST]	520 ELM ST	317 E SUMMIT ST	510 E 6TH ST	311 YORK ST	706 E 3RD ST
Sales Price [\$150,000]	\$172,000	\$172,000	\$155,000	\$210,000	\$210,000
Gross Living area (sqft) [976]	2,007	1,286	1,104	1,426	1,364
Lot size [11,326]	8,276	11,326	8,276	9,148	8,276
Year Built [1976]	1940	1958	1975	2016	2004
Bath [1]	1	1	1	1	2
Bed [4]	3	3	3	3	3
Lot size adjustment	2,614	0	4,282	3,207	4,696
Living area adjustment	-17,671	-8,292	-3,594	-13,254	-11,947
Construction/interior adjustment	21,365	15,700	13,923	-10,289	-8,910
Age adjustment	6,192	3,096	155	-8,400	-5,880
Bath adjustment	0	0	0	0	-2,100
Bed adjustment	6,880	6,880	6,200	8,400	8,400
Location adjustment	-3,568	-1,242	8,557	3,075	-8,831
Net adjustment (Total)	8,932	9,262	23,323	-25,661	-24,572
Adjusted Price of comparables	\$180,932	\$181,262	\$178,323	\$184,339	\$185,428

Legend

(+) adjustment means current property item is worse than target property

(-) adjustment means current property item is better than target property

Main Property Information

Property Picture 1



Property Picture 2



Property Picture 3



🏠 Address *411 WROSE ST*

🏠 State *IA*

🏠 Municipality *03*

🏠 Type *Single Family Residential*

🏠 City *WILTON*

🏠 Zip Code *52778*

🏠 County Name *MUSCATINE*

🏠 Zoning *R1*

- 🏠 Year Build *1976*
- 🏠 Building Value *\$0.00*
- 🏠 Total Assessed Value *\$135,450.00*
- 🏠 Lot Number *4*
- 🏠 Lot Size Unit *SF*
- 🏠 Original Lot Size Area *11326 SF*
- 🏠 Building Area *976*
- 🏠 Number of Units *0*
- 🏠 BedRoom Count *4*
- 🏠 Partial Baths *2*
- 🏠 UseCode *Single Family Residential*
- 🏠 Number of Plumbing Fixtures *0*
- 🏠 Sold Date *09-08-2010*
- 🏠 Land Value *\$0.00*
- 🏠 Tax Amount *\$2,756.00*
- 🏠 Lot Size *11326*
- 🏠 Lot Size Depth Feet *0*
- 🏠 Building Area Indicator *Living Area*
- 🏠 Number of Buildings *0*
- 🏠 Room Count *0*
- 🏠 Bath Count *1*
- 🏠 GarageNum Cars *0*
- 🏠 Heating *Yes*
- 🏠 Census Tract *0502.00*

🏠 Assessed Building Value: \$0.00

🏠 Assessed Land Value: \$0.00

🏠 Total Assessed value: \$135,450.00

HETZLER ,MARCIA A

Sold For

\$150,000.00

H-Estimate™

\$182,056.66

Confidence Score

95% (High Confidence)

Tax and assessee information

Tax information	
Assessed Value	135450
Percent Improved	0
Land Value	0
Tax Amount	2756
TaxRate Area	WCWIW
Improvement Value	0
Market Improvement Value	0
Market Land Value	0
Market Value	135450
Tax Year	2016

Assessee information	
Assessee Name	HETZLER MARCIA A
Address	PO BOX 1301
City	WILTON
State	IA
Zip	52778
Zip4	1301

Assessment Legal Description

Lot Code	4
Block	3
Section	01

Owner's Information

Owner Name	HETZLER MARCIA A
Mailing Address	PO BOX 1301
Mailing City	WILTON
Mailing State	IA
Mailing Zip	52778

Tax Rate Code Area	WCWIW
Recording Date	2017
Owner Occupied	Y
County Name	MUSCATINE
FIPS	19139

Loan Details 1

Lender Name	QUICKEN LOANS INC
Lender Type	Lending institution
Mortgage Document	
Buyer Name	HETZLER ,MARCIA A
Document Number	2016-03813
Price Per SQFT	F

Loan Amount	\$130,900.00
Loan Due Date	08-01-2046
Loan Type	FHA

Loan Details 2

Lender Name	UNITED FIDELITY FUNDING CORP
Lender Type	Mortgage company
Mortgage Document	
Buyer Name	HETZLER ,MARCIA A
Document Number	2011-01493
Price Per SQFT	N

Loan Amount	\$120,000.00
Loan Due Date	04-01-2041
Loan Rate	0
Loan Type	New Conventional

Loan Details 3

Lender Name	COMMUNITY BANK
Lender Type	
Mortgage Document	2010-04338
Seller Name	ANDERSON, CHAD L; ANDERSON, STEPHANIE R
Buyer Name	HETZLER, MARCIA A
Sales Price	150000
Document Number	2010-04337
Price Per SQFT	R

Loan Amount	\$100,000.00
Loan Rate	0
Loan Type	New Conventional

Loan Details 4

Lender Name	COUNTRYWIDE HOME LOANS INC
Lender Type	Lending institution
Mortgage Document	
Buyer Name	ANDERSON ,CHAD L; ANDERSON,STEPHANIE R
Document Number	2005-00500
Price Per SQFT	D

Loan Amout	\$30,000.00
Loan Due Date	02-01-2020
Loan Rate	o
Loan Type	Stand Alone Second

Hazard sites information

Site Name	JRS APPLIANCE DISPOSAL OF IOWA
Distance	.45
Address	304 CEDAR ST

Area sales analysis

Total area sales	2689500
Median lot size	9148
Median living area	1426
Price range min	87000
Price range max	365000
Median value	150000

Median number beds	3
Median number baths	1
Median year built	1978
Age range min	2
Age range max	101
Median age	40

Sales Comparable

	1	2	3	4	5
Address	520 ELM ST	317 E SUMMIT ST	510 E 6TH ST	311 YORK ST	706 E 3RD ST
saledate	05-05-2017	07-17-2017	10-23-2017	06-12-2017	05-10-2017
Sold Price	\$172,000.00	\$172,000.00	\$155,000.00	\$210,000.00	\$210,000.00
SiteCity	WILTON	WILTON	WILTON	WILTON	WILTON
SiteState	IA	IA	IA	IA	IA
District					
SiteZip	52778	52778	52778	52778	52778
SiteZip4	7766	9586	9613	9616	9706
BuildingArea	2,007	1,286	1,104	1,426	1,364
TotalRoom	0	0	0	0	0
Bath	1	1	1	1	2
Bedroom	3	3	3	3	3
Buyer Name	SHAWN M STEVENS TERESA M STEVENS	MARC K SNAVELY KELLY A SNAVELY	ZACHARY R GROUWINKEL	JAMES A PESTLE ANGIE K PESTLE	LARRY T MORGAN MICHELLE K MORGAN
Municiplaity	WILTON	WILTON	WILTON	CITY OF WILTON	WILTON
ContractDate					
DocumentNumber	2017-02314	2017-03681	2017-05422	2017-02986	2017-02399
DocumentType	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
ExteriorWalls					
LandLot					
LotNumber	3	3	3	9	3
LotSize	8,276	11,326	8,276	9,148	8,276
Pool					
PricePerSQFT	\$85.00	\$133.00	\$140.00	\$147.00	\$153.00
Proximity	.26 miles	.51 miles	.67 miles	.26 miles	.89 miles

	1	2	3	4	5
SellerName	TRAVIS R WACKER KEARSTYN WACKER	KENNETH R CRAWFORD DAWN M CRAWFORD	ASHLEY FELDMAN JASON FELDMAN	UWI LLC	TRAVIS M BOCKENSTEDT ALLISON M BOCKENSTEDT
TrackNumber					
Unit					
Type	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
YearBuild	1940	1958	1975	2016	2004

Sales Comparable Pictures

Sales Comps	Pictures
520 ELM ST	 A two-story house with white horizontal siding and brick accents. It has a white garage door on the right side. A red sign with a white star is on the lawn. The house is set on a grassy lot with trees in the background.
317 E SUMMIT ST	 A two-story house with white horizontal siding and dark shutters. A red fire hydrant is in the foreground. The house is on a grassy lot with trees in the background.
510 E 6TH ST	 A two-story house with blue horizontal siding and white trim. It has a white garage door. A red sign is on the lawn. The house is on a grassy lot with trees in the background.

Sales Comps

Pictures

311 YORK ST



706 E 3RD ST



Tax Assessed Comparable

	1	2	3
APN	0301231002	0301229005	0301234006
Address	410 W SUMMIT ST	419 W SUMMIT ST	715 PINE ST
Assessed Value	\$179,100.00	\$175,880.00	\$192,910.00
AssessorMarketValue	\$179,100.00	\$175,880.00	\$192,910.00
Baths	2	2	2
Bedrooms	4	4	4
BuildingArea	2,134	1,510	1,800
City	WILTON	WILTON	WILTON
SaleDate	11-14-2013	04-30-2004	09-08-2014
LotSize	15,246	10,890	14,810
LotSizeUnits	SF	SF	SF
Pool			
Proximity	.03 miles	.07 miles	.06 miles
State	IA	IA	IA
TotalRooms	0	0	0
YearBuilt	1979	1978	1980
Zip	52778	52778	52778
Zip4	7790	7790	9561

DISCLAIMER

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