

**PETITIONER'S
EVIDENCE**

CMA Summary Report

Residential Summary Statistics				
	High	Low	Average	Median
	LP:\$1,265,000	\$808,754	\$1,014,643	\$999,950
	SP:\$1,225,000	\$808,754	\$981,204	\$980,000

Residential - Sold

Number of Properties: 9

Num	ADD	Stat	CD	MLS #	SF	DOM	LP	PrcSqft	SP	PrcSqft
1	8676 Gypsy Hill Trail	SOLD	11/18/2015	140012399	4024	439	\$808,754	\$200.98	\$808,754	\$200.98
2	2175 Back Nine Court	SOLD	3/31/2017	160017819	3334	142	\$889,000	\$266.65	\$859,000	\$257.65
3	8631 Eagle Chase	SOLD	1/25/2016	160000874	3480	522	\$916,088	\$263.24	\$916,088	\$263.24
4	8115 Twin Eagles Court	SOLD	2/22/2016	150012993	3706	161	\$1,065,000	\$287.37	\$975,000	\$263.09
5	8140 Twin Eagles Court	SOLD	7/14/2016	150016740	4000	203	\$999,950	\$249.99	\$980,000	\$245.00
6	2531 Northern Pine	SOLD	4/7/2017	160013710	3452	210	\$998,000	\$289.11	\$998,000	\$289.11
7	8780 Golf Canyon Court	SOLD	4/22/2016	150010434	3840	284	\$1,100,000	\$286.46	\$1,000,000	\$260.42
8	2480 Mountain Spirit Trail	SOLD	12/15/2016	160012222	4601	124	\$1,090,000	\$236.91	\$1,069,000	\$232.34
9	8680 Eagle Chase Trail	SOLD	8/6/2015	150007071	4895	71	\$1,265,000	\$258.43	\$1,225,000	\$250.26
Avg					3925	239	\$1,014,644	\$259.90	\$981,205	\$251.34
Min					3334	71	\$808,754	\$200.98	\$808,754	\$200.98
Max					4895	522	\$1,265,000	\$289.11	\$1,225,000	\$289.11
Med					3840	203	\$999,950	\$263.24	\$980,000	\$257.65

Petitioner Ex # 17 Date 2-12-18
 APN 234-212-03
 Number of Pages 20



Residential

Site/Stick Built **List Price \$808,754** **Sold Price \$808,754** **Status SOLD** **DOM 439**
Address 8676 Gypsy Hill Trail **# Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 140012399
Parcel # 23463118 **Acreage** 0.38 **Taxes** \$5,590.00 **Year Built** 2015
XST Somersett Parkway to Roundabout 4 **Stories** 2 Story **Listing Type** Exclusive Right

Bedrooms #	5	Assessment \$	0.00		
# Full or 3/4 Baths	4	HOA	Yes		Common Int. Ownership Yes
# Half Baths	1	Assoc Fee \$	220.00	Monthly	Attached Common Wall No
Total Living Space	4024	Assoc Trans Fee \$	550.00		Elementary School Westergard
Garage	3	Setup Fee	150.00		Middle School Billinghurst
Carport	0	Other Fee			High School Mc Queen
Total Parking Capacity	3	CC/R Restrictions	Yes		Horses Okay No
		GARAGE TYPES	Attached, Tandem, Garage Door		Spec. Cond. of Sale None

Interior Features

Living Rm Great Room	Int.Ftrs/Prsnl Incl.
Family Rm Separate	Fireplace Yes, One, Fireplace
Dining Rm Separate/Formal	Floor Covering Carpet, Ceramic Tile
Master Br Walk-In Closet, Double Sinks, Shower Stall, Bathtub, On	Water Heater Natural Gas, Circulating Pump
Other Rms Yes, Game Room, Bonus Room, Entry/Foyer,	Heating&Cooling Natural Gas, Electric, Forced Air, Hot Water
Laundry Yes, Laundry Room	Kitchen Built-In Dishwasher, Garbage Disposal,

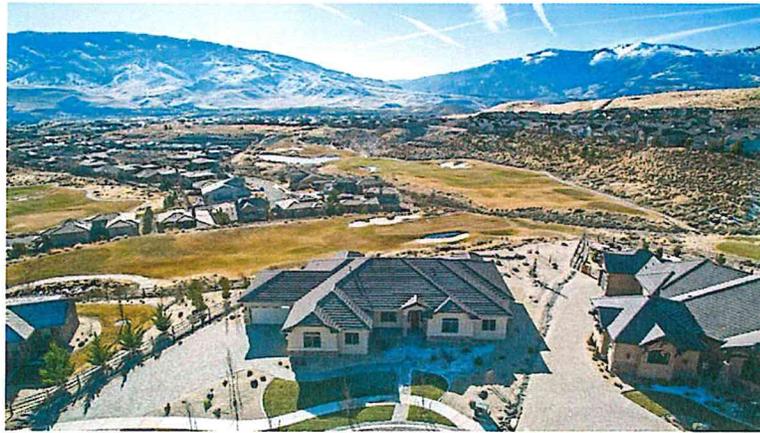
Exterior Features

Ext.Features None, N/A	Sprinklers Front, Drip-Front, Automatic
Fenced Full	Landscaped Partially Landscaped
Patio/Deck Yes, Covered, Deck, Patio	View Yes, Mountain, Valley
HOA Amin. Club Hs/Rec Room, Common Area Maint, Golf, Gym,	Utilities Electricity, Natural Gas, City/County Water, City Sewer,

Breathtaking Views from the moment you walk in! The formal dining room overlooks the valley and offers city lights, sunsets & snow caps. This remarkable home features an over sized great room with a fireplace, covered deck and patio. The kitchen has a large island with granite slab counter tops throughout, walk in pantry and separate laundry room. This home offers main level Master living w/two secondary bedrooms on the main level.

Contact Name Jessica Hunter	Office#1 Merlion Real Estate
Ag#1 Jessica Hunter	Office#2
Ag#2	Sell Office Merlion Real Estate - 775-626-1800
Sell Agent Jessica Hunter	

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Residential

Site/Stick Built **List Price \$889,000** **Sold Price \$859,000** **Status SOLD** **DOM 142**
Address 2175 Back Nine Court **#** **Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 160017819
Parcel # 23443103 **Acresage** 0.39 **Taxes** \$3,355.72 **Year Built** 2016
XST Somersett Parkway **Stories** 1 Story **Listing Type** Exclusive Right with
Virtual Tour UnBranded

Bedrooms #	4	Assessment \$	7,900.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	3	HOA	Yes	Attached Common Wall	No
# Half Baths	1	Assoc Fee \$	222.00 Monthly	Elementary School	Westergard
Total Living Space	3334	Assoc Trans Fee \$	400.00	Middle School	Billinghurst
Garage	4	Setup Fee	155.00	High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	4	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s),		

Interior Features

Living Rm	Family Rm Combo, Great Room,	Int.Ftrs/Prsnl Incl.	None
Family Rm	Living Rm Combo, Great Room,	Fireplace	One, Gas Log
Dining Rm	Great Room, High Ceiling	Floor Covering	Carpet, Ceramic Tile, Wood
Master Br	Walk-In Closet, High Ceiling, Double Sinks, Shower	Water Heater	Natural Gas
Other Rms	None	Heating&Cooling	Natural Gas, Forced Air, Central Refrig A/C
Laundry	Laundry Room, Laundry Sink, Cabinets	Kitchen	Built-In Dishwasher, Garbage Disposal,

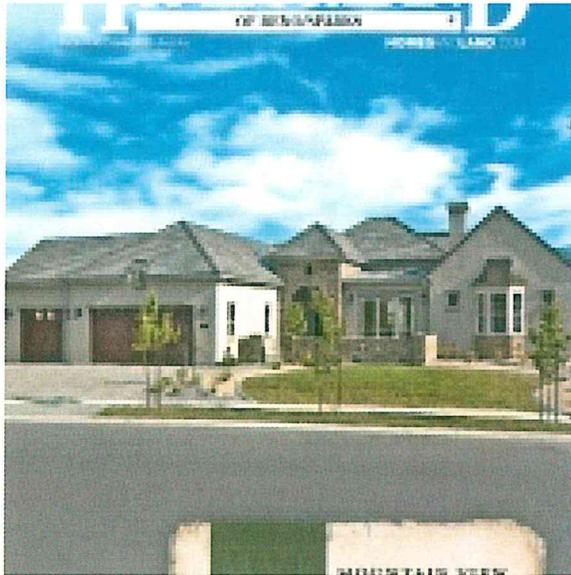
Exterior Features

Ext.Features	BBQ Stubbed-In	Sprinklers	Full Sprinklers, Automatic
Fenced	None	Landscaped	Fully Landscaped
Patio/Deck	Patio	View	Mountain, Golf Course, Greenbelt
HOA Amin.	Club Hs/Rec Room, Common Area Maint,	Utilities	Electricity, Natural Gas, City/County Water, City Sewer,

Breathtaking golf course and mountain views abound in this brand new custom Somersett home! Enter through the gates into the private community, and discover a very functional single story floor plan, where the wide-open concept lets the views be appreciated throughout. The huge four-car garage holds all your toys and then some. Special structural engineering provides earthquake protection, and the unusual double-layered roof is like two roofs in one, with enhanced wind and leakage resistance.

Contact Name	Linda or Dan	Office#1	Nevada Home Connections
Ag#1	Linda S Humphrey	Office#2	Nevada Home Connections
Ag#2	Dan D Rider	Sell Office	Chase International-Damonte - 775-850-5900
Sell Agent	Terry Ross - 775-851-7779		

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Residential

Site/Stick Built

List Price \$916,088

Sold Price \$916,088

Status SOLD

DOM 522

Address 8631 Eagle Chase

Area Reno-Northwest Foothills

Zip 89523

MLS # 160000874

Parcel # 23420205

Acreage 0.75

Taxes \$0.00

Year Built 2016

XST Somerset Pkwy

Stories 1 Story

Listing Type Exclusive Right

Virtual Tour

Bedrooms #	4	Assessment \$	0.00
# Full or 3/4 Baths	3	HOA	Yes
# Half Baths	0	Assoc Fee \$	231.00 Monthly
Total Living Space	3480	Assoc Trans Fee \$	450.00
Garage	3	Setup Fee	
Carport	0	Other Fee	
Total Parking Capacity	3	CC/R Restrictions	Yes
		GARAGE TYPES	Attached, Garage Door Opener(s)

Common Int. Ownership	No
Attached Common Wall	No
Elementary School	Westergard
Middle School	Billinghurst
High School	Mc Queen
Horses Okay	No
Spec. Cond. of Sale	None

Interior Features

Living Rm None
Family Rm Great Room, Firplce/Woodstove/Pellet, High Ceiling,
Dining Rm Great Room
Master Br Walk-In Closet, High Ceiling, Ceiling Fan, Double Sinks,
Other Rms None
Laundry Yes, Laundry Room, Laundry Sink, Cabinets

Int.Ftrs/Prsnl Incl.
Fireplace Yes
Floor Covering Carpet, Slate
Water Heater Natural Gas, Circulating Pump
Heating&Cooling Natural Gas, Forced Air, Fireplace, Central Refrig
Kitchen Built-In Dishwasher, Garbage Disposal,

Exterior Features

Ext.Features None, N/A
Fenced None
Patio/Deck Yes, Uncovered, Covered, Deck
HOA Amin. Golf, Gym, Landsc Maint Part, Pool, Racquetball,

Sprinklers Front, Drip-Full, Automatic
Landscaped Fully Landscaped
View Yes, Mountain, Golf Course, Valley
Utilities Electricity, Natural Gas, City/County Water, City Sewer,

Brand new custom home build by Mountain View Ledges.

Contact Name Ryan
Ag#1 Ryan T Flynn

Office#1 Reno Realty

Ag#2
Sell Agent Non MLS Agent

Office#2
Sell Office Non MLS Office - Office: 775-823-8838

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Residential

Site/Stick Built **List Price \$1,065,000** **Sold Price \$975,000** **Status SOLD** **DOM 161**
Address 8115 Twin Eagles Court **#** **Area** Reno-Northwest Foothills **Zip** 89523-287 **MLS #** 150012993
Parcel # 23254109 **Acreage** 0.92 **Taxes** \$8,413.54 **Year Built** 2013
XST Somersett Pkwy/Painter River **Stories** 1 Story **Listing Type** Exclusive Right

Virtual Tour

Bedrooms #	4	Assessment \$	13,000.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	4	HOA	Yes	Attached Common Wall	No
# Half Baths	1	Assoc Fee \$	220.00 Monthly	Elementary School	Westergard
Total Living Space	3706	Assoc Trans Fee \$	450.00	Middle School	Billinghurst
Garage	3	Setup Fee		High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	3	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s)		

Interior Features

Living Rm	Separate/Formal, Fireplace/Woodstove/Pellet, High	Int.Ftrs/Prsnl Incl.	None
Family Rm	Separate, High Ceiling, Ceiling Fan	Fireplace	Yes, One, Gas Log
Dining Rm	Separate/Formal, Family Rm Combo, High Ceiling	Floor Covering	Carpet, Wood
Master Br	Walk-In Closet, High Ceiling, Ceiling Fan, Double Sinks,	Water Heater	Natural Gas, Circulating Pump
Other Rms	Entry/Foyer	Heating&Cooling	Natural Gas, Forced Air, Central Refrig A/C
Laundry	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	Kitchen	Built-In Dishwasher, Garbage Disposal,

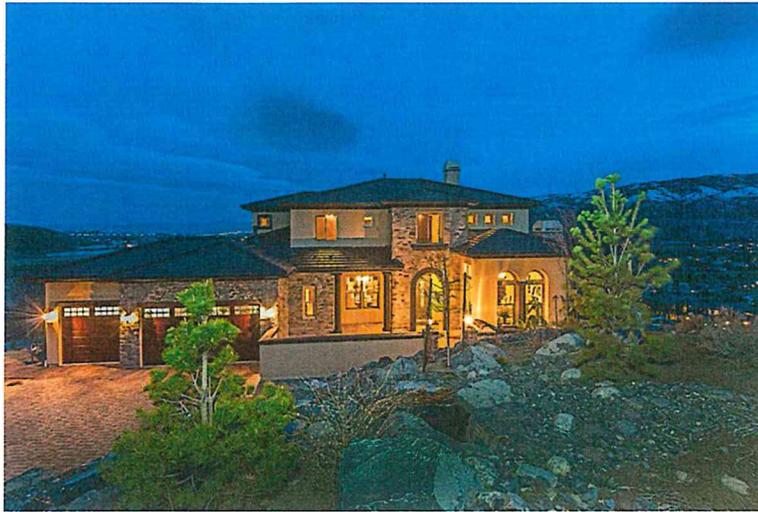
Exterior Features

Ext.Features	BBQ Stubbed-In	Sprinklers	Full Sprinklers, Drip-Full, Automatic
Fenced	None	Landscaped	Yes, Fully Landscaped
Patio/Deck	Yes, Covered, Patio	View	Yes, Mountain, Golf Course, Valley
HOA Amin.	Addl Parking, Club Hs/Rec Room, Common Area	Utilities	Electricity, Natural Gas, City/County Water, City Sewer,

Offering commanding views of the Truckee Meadows and Mount Rose Wilderness, this custom built Tuscan style home is located in the exclusive gated community of Champion Hills, Somersett. Sitting on just under an acre of land, this 4-bedroom, 4.5- bath estate with 3,706 square feet of living space and oversize 3-car garage spares no detail in craftsmanship and elegance. An exquisite home, perfect for relaxing or entertaining guests. This home appeals to the most discerning of buyers.

Contact Name	Donal Minihan	Office#1	RE/MAX Professionals-Reno
Ag#1	Donal Minihan	Office#2	
Ag#2		Sell Office	RE/MAX Professionals-Reno - 775-345-3070
Sell Agent	Corey J Carter - 775-232-6278		

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Residential

Site/Stick Built **List Price \$999,950** **Sold Price \$980,000** **Status SOLD** **DOM 203**
Address 8140 Twin Eagles Court # **Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 150016740
Parcel # 23254116 **Acreage** 0.65 **Taxes** \$10,128.00 **Year Built** 2015
XST Somersett Pkwy, Painted River trail to Twin Eagles **Stories** 2 Story **Listing Type** Exclusive Right
Virtual Tour UnBranded

Bedrooms #	5	Assessment \$	12,900.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	4	HOA	Yes	Attached Common Wall	No
# Half Baths	1	Assoc Fee \$	231.00 Monthly	Elementary School	Westergard
Total Living Space	4000	Assoc Trans Fee \$	450.00	Middle School	Billinghurst
Garage	3	Setup Fee		High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	3	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s)		

Interior Features

Living Rm Separate/Formal	Int.Ftrs/Prsnl Incl. None
Family Rm Great Room, High Ceiling, Ceiling Fan	Fireplace Yes, Two or More, Gas Log
Dining Rm Separate/Formal, High Ceiling	Floor Covering Ceramic Tile, Wood, Stone, Travertine
Master Br Walk-In Closet, Fireplce/Woodstove/Pellet, High Ceiling,	Water Heater Natural Gas
Other Rms Office/Den(not incl bdrm), Bdrm/Office (on Main Flr)	Heating&Cooling Natural Gas, Forced Air, Central Refrig A/C
Laundry Yes, Laundry Room, Laundry Sink, Cabinets	Kitchen Built-In Dishwasher, Garbage Disposal,

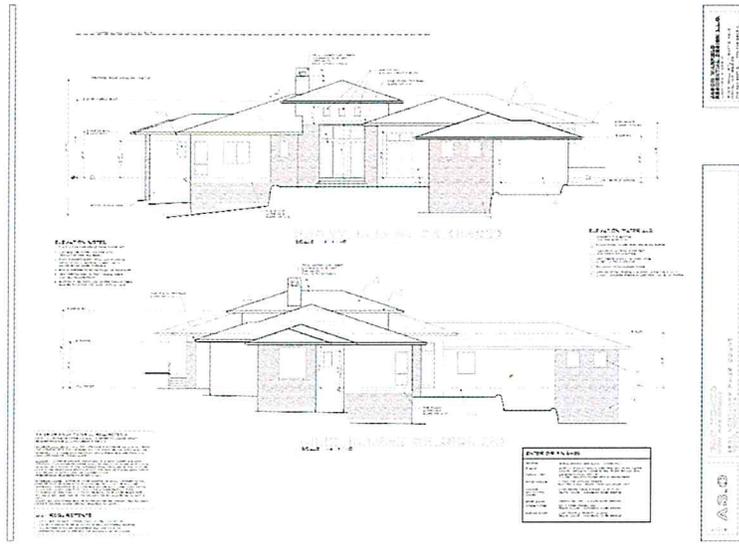
Exterior Features

Ext.Features BBQ Stubbed-In	Sprinklers Full Sprinklers, Drip-Full, Automatic
Fenced Full	Landscaped Yes, Fully Landscaped
Patio/Deck Yes, Uncovered, Deck, Patio	View Yes, Mountain, Golf Course, Valley
HOA Amin. Club Hs/Rec Room, Common Area Maint, Golf, Gym,	Utilities Electricity, Natural Gas, City/County Water, City Sewer,

Exquisite custom estate by Mountain View Ledges. Above it all this home captures amazing views from every room. Surrounded by the beautiful rolling hills of the Master Planned Golf Community, Somersett truly offers a lifestyle of luxury! Only one other neighbor shares the quiet cul'de'sac perched on the hill which connects to a long paver driveway w/lighting and a waterfall/pond which runs along the drive to the gated courtyard. Talk about a grand entrance!

Contact Name Jennifer Jory	Office#1 Haute Properties NV
Ag#1 Jennifer M Jory	Office#2
Ag#2	Sell Office Haute Properties NV - 775-525-1448
Sell Agent Jennifer M Jory	

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Residential

Site/Stick Built **List Price \$998,000** **Sold Price \$998,000** **Status SOLD** **DOM 210**
Address 2531 Northern Pine **# Area** Reno-Northwest Foothills **Zip** 89523-287 **MLS #** 160013710
Parcel # 23253108 **Acreage** 0.65 **Taxes** \$1,313.45 **Year Built** 2016
XST SommersetPKWY/Painted River/Northern Pines **Stories** 1 Story **Listing Type** Exclusive Right
Virtual Tour

Bedrooms #	4	Assessment \$	0.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	4	HOA	Yes	Attached Common Wall	No
# Half Baths	1	Assoc Fee \$	220.00	Elementary School	Westergard
Total Living Space	3452	Assoc Trans Fee \$	450.00	Middle School	Billinghurst
Garage	3	Setup Fee		High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	3	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached		

Interior Features

Living Rm	Great Room, Fireplace/Woodstove/Pellet	Int.Ftrs/Prsnl Incl.	None
Family Rm	Great Room	Fireplace	Yes, Gas Stove
Dining Rm	Great Room	Floor Covering	Carpet, Ceramic Tile, Stone, Travertine
Master Br	Walk-In Closet, Ceiling Fan, Double Sinks, Shower Stall,	Water Heater	Natural Gas, Circulating Pump
Other Rms	Game Room	Heating&Cooling	Natural Gas, Forced Air, Central Refrig A/C
Laundry	Yes, Laundry Room, Laundry Sink, Cabinets	Kitchen	Built-In Dishwasher, Garbage Disposal,

Exterior Features

Ext.Features	None, N/A	Sprinklers	Full Sprinklers
Fenced	None	Landscaped	Yes, Fully Landscaped
Patio/Deck	Yes, Uncovered, Covered	View	Yes, Mountain, Valley
HOA Amin.	Club Hs/Rec Room, Common Area Maint,	Utilities	Electricity, Natural Gas, City Sewer, Cable, DSL

Contact Name	J.P. Menante	Office#1	Dickson Realty - Downtown
Ag#1	J.P. Menante	Office#2	
Ag#2		Sell Office	Dickson Realty - Montreux - Main: 775-849-9444
Sell Agent	Brooke Sullivan - 775-849-9444		

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Residential

Site/Stick Built **List Price \$1,100,000** **Sold Price \$1,000,000** **Status SOLD** **DOM 284**
Address 8780 Golf Canyon Court **#** **Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 150010434
Parcel # 23414013 **Acreage** 1.41 **Taxes** \$8,742.70 **Year Built** 2011
XST Somerset Pkwy Roundabout #5 **Stories** 1 Story **Listing Type** Exclusive Right
Virtual Tour UnBranded

Bedrooms #	3	Assessment \$	0.00	Common Int. Ownership	No
# Full or 3/4 Baths	2	HOA	Yes	Attached Common Wall	No
# Half Baths	2	Assoc Fee \$	220.00 Monthly	Elementary School	Westergard
Total Living Space	3840	Assoc Trans Fee \$	150.00	Middle School	Billinghurst
Garage	4	Setup Fee		High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	4	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s)		

Interior Features

Living Rm	Great Room, Fireplce/Woodstove/Pellet, High Ceiling,	Int.Ftrs/Prsnl Incl.	None
Family Rm	Great Room, Ceiling Fan	Fireplace	Yes, One, Gas Log
Dining Rm	Great Room	Floor Covering	Ceramic Tile, Slate, Travertine
Master Br	Walk-In Closet, High Ceiling, Ceiling Fan, Double Sinks,	Water Heater	Natural Gas, Electric, Solar, Geothermal
Other Rms	Yes, Office/Den(not incl bdrm), Entry/Foyer, Mud Room	Heating&Cooling	Natural Gas, Electric, Solar, Geothermal, Forced
Laundry	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	Kitchen	Built-In Dishwasher, Garbage Disposal,

Exterior Features

Ext.Features	BBQ Stubbed-In	Sprinklers	Drip-Full, Drip-Front, Drip-Back, Automatic
Fenced	Back	Landscaped	Yes, Fully Landscaped
Patio/Deck	Yes, Covered, Breezeway-Open, Patio	View	Yes, Mountain, Golf Course, Valley
HOA Amin.	Common Area Maint, Golf, Gym, Pool, Snow	Utilities	Electricity, Natural Gas, City/County Water, City Sewer,

Reduced to Appraised Value!! Stunning Somerset!! This 2013 Banner Award Winning home, is nestled on over 1.4 acres, deep in a semi private Cul De Sac. Perched above Somerset's 8th Green This home boasts 3 bedrooms, 2 full bathrooms, 2 half bathrooms, Wine Room, office and Great Room. Heating and cooling by radiant flooring throughout, this home was designed to be "off the grid" with its own geothermal pump and solar panels.

Contact Name	Carrie Van Solinge	Office#1	Chase International-Damonte
Ag#1	Carrie Van Solinge	Office#2	
Ag#2		Sell Office	RE/MAX Premier Properties - Office: 775-828-3700
Sell Agent	Helen Graham - 775-530-8397		

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Residential

Site/Stick Built **List Price \$1,090,000** **Sold Price \$1,069,000** **Status SOLD** **DOM 124**
Address 2480 Mountain Spirit Trail # **Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 160012222
Parcel # 23253306 **Acreage** 0.61 **Taxes** \$13,009.00 **Year Built** 2016
XST Somersett Pkwy, Painted River trail to **Stories** 2 Story **Listing Type** Exclusive Right
Virtual Tour

Bedrooms #	3	Assessment \$	11,900.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	4	HOA	Yes	Attached Common Wall	No
# Half Baths	0	Assoc Fee \$	231.00 Monthly	Elementary School	Westergard
Total Living Space	4601	Assoc Trans Fee \$	450.00	Middle School	Billinghurst
Garage	3	Setup Fee		High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	3	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s)		

Interior Features

Living Rm Separate/Formal	Int.Ftrs/Prsnl Incl. None
Family Rm Great Room, Firplce/Woodstove/Pellet, High Ceiling,	Fireplace Yes, Two or More, Gas Log
Dining Rm Separate/Formal, High Ceiling	Floor Covering Carpet, Ceramic Tile, Stone
Master Br Walk-In Closet, Fireplce/Woodstove/Pellet, High Ceiling,	Water Heater Natural Gas, Circulating Pump
Other Rms Game Room, Bonus Room, Entry/Foyer, Bdrm/Office	Heating&Cooling Forced Air, Central Refrig A/C
Laundry Yes, Laundry Room, Laundry Sink	Kitchen Built-In Dishwasher, Garbage Disposal,

Exterior Features

Ext.Features None, N/A	Sprinklers Front, Drip-Front, Automatic
Fenced Partial	Landscaped Yes
Patio/Deck Yes, Covered, Deck, Patio	View Yes, Mountain, Valley
HOA Amin. Club Hs/Rec Room, Common Area Maint, Golf, Gym,	Utilities Electricity, Natural Gas, City/County Water, City Sewer,

Exquisite custom estate by Mountain View Ledges. Ever wondered what it would be like to have your home sitting below street level, carved into the mountain while perched above a canyon with 360 degree views? Well now you don't have to wonder! Come and see for yourself this spectacular newly built home. Mountain Spirit trail is within a gated enclave of custom homes that sit above Champion hill golf course, surrounded by beautiful rolling hills with stunning views!

Contact Name Jennifer Jory	Office#1 Haute Properties NV
Ag#1 Jennifer M Jory	Office#2
Ag#2	Sell Office Haute Properties NV - 775-525-1448
Sell Agent Jennifer M Jory	

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Residential

Site/Stick Built **List Price \$1,265,000** **Sold Price \$1,225,000** **Status SOLD** **DOM 71**
Address 8680 Eagle Chase Trail # **Area** Reno-Northwest Foothills **Zip** 89523 **MLS #** 150007071
Parcel # 23421204 **Acreage** 0.53 **Taxes** \$8,034.66 **Year Built** 2008
XST Somerset to Roanoke to Eagle Chase & thru gate **Stories** 1 Story **Listing Type** Exclusive Right
Virtual Tour

Bedrooms #	4	Assessment \$	0.00	Common Int. Ownership	Yes
# Full or 3/4 Baths	4	HOA	Yes	Attached Common Wall	No
# Half Baths	1	Assoc Fee \$	220.00 Monthly	Elementary School	Westergard
Total Living Space	4895	Assoc Trans Fee \$	1,265.00	Middle School	Billinghurst
Garage	5	Setup Fee	225.00	High School	Mc Queen
Carport	0	Other Fee		Horses Okay	No
Total Parking Capacity	5	CC/R Restrictions	Yes	Spec. Cond. of Sale	None
		GARAGE TYPES	Attached, Garage Door Opener(s)		

Interior Features

Living Rm	Separate/Formal, Fireplce/Woodstove/Pellet, High Ceili...	Int.Ftrs/Prsnl Incl.	Spa/Hot Tub
Family Rm	Separate, Great Room, Firplce/Woodstove/Pellet, High...	Fireplace	Yes, Two or More, Gas Log
Dining Rm	Separate/Formal, High Ceiling	Floor Covering	Carpet, Wood, Slate
Master Br	Walk-In Closet, Fireplce/Woodstove/Pellet, High Ceilin...	Water Heater	Natural Gas, Circulating Pump, On Demand
Other Rms	Yes, Office/Den(not incl bdrm), Basement - Finished, I...	Heating&Cooling	Natural Gas, Forced Air, Fireplace, Central Refr...
Laundry	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	Kitchen	Built-In Dishwasher, Garbage Disposal, Microw...

Exterior Features

Ext.Features	Satellite Dish/Owned, BBQ Built-In	Sprinklers	Full Sprinklers, Drip-Full, Automatic
Fenced	None	Landscaped	Fully Landscaped
Patio/Deck	Yes, Covered, Breezeway-Closed, Patio	View	Yes, Mountain, Golf Course, City, Valley, Desert
HOA Amin.	Gates/Fences, Golf, Gym, Pool, Security Gates, Sn...	Utilities	Electricity, Natural Gas, City/County Water, City Sewer, L

Spectacular View, Single Story with guest quarters. Located behind private gates at Somerset, this is a "Must See and Experience" fine home. Featuring 4,895 square feet, 4 bedrooms plus the office, 4.5 baths, and 2 garages with room for 5 cars, it is defined by weather-shielded/view capturing outdoor living spaces, interior and exterior decorative stone work, hand texture, custom paint, slate tile, beautiful hardwood, 4 gas log fireplaces, a hand crafter metal vanity, crown molding,

Contact Name Ron Boles
Ag#1 Ron Boles

Office#1 Dickson Commercial Group

Ag#2
Sell Agent Jenny Roberts - 775-544-0457

Office#2
Sell Office Ferrari-Lund Real Estate Reno - Office: 775-688-4000

Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed

CMA Summary Report

Vacant Land Summary Statistics

High	Low	Average	Median
LP:\$140,000	\$92,000	\$124,828	\$129,000
SP:\$120,000	\$80,000	\$106,642	\$106,500

Vacant Land - Sold

Number of Properties: 7

Num	MLS #	Stat	AR	CD	ADD	ACR	DOM	LP	PrcSqft	SP	PrcSqft
1	160002498	SOLD	Reno-Northwest Foothills	7/29/2016	2455 Drake Wood	0.42	150	\$129,000	\$307,142.86	\$106,500	\$253,571.43
2	160011149	SOLD	Reno-Northwest Foothills	11/18/2016	8195 Fox Meadows	1.46	25	\$119,900	\$82,123.29	\$106,000	\$72,602.74
3	160011774	SOLD	Reno-Northwest Foothills	3/21/2017	2345 Bristle Wood Court	0.53	228	\$129,900	\$245,094.34	\$100,000	\$188,679.25
4	170001084	SOLD	Reno-Northwest Foothills	6/30/2017	8475 Chalk Ridge Court	0.99	149	\$129,000	\$130,303.03	\$114,000	\$115,151.52
5	160001894	SOLD	Reno-Northwest Foothills	6/15/2016	2385 Painted River Trail	0.80	120	\$134,000	\$167,500.00	\$120,000	\$150,000.00
6	160001228	SOLD	Reno-Northwest Foothills	4/28/2017	2375 Eagle Bend Trail	0.99	452	\$92,000	\$92,929.29	\$80,000	\$80,808.08
7	160009691	SOLD	Reno-Northwest Foothills	5/30/2017	2395 Painted River	1.17	229	\$140,000	\$119,658.12	\$120,000	\$102,564.10
Avg						0.91	193	\$124,829	\$163,535.85	\$106,643	\$137,625.30
Min						0.42	25	\$92,000	\$82,123.29	\$80,000	\$72,602.74
Max						1.46	452	\$140,000	\$307,142.86	\$120,000	\$253,571.43
Med						0.99	150	\$129,000	\$130,303.03	\$106,500	\$115,151.52

Work Description	Bid/Est.	Totals	Subcontractor	Notes
1 - GENERAL CONDITIONS		\$76,315		
Pre-Construction Management	\$ 3,250		Realm Constructors	
Operations Construction Manager	\$ 23,830		Realm Constructors	
Project Manager	\$ 14,491		Realm Constructors	
Project Superintendent	\$ 19,762		Realm Constructors	
Fuel	\$ 1,600		Realm Constructors	
Special Inspections (Allowance)	\$ 1,301		Summit Engineering	Includes soils sample testing
Field Surveying	\$ 360		Harlan King	2 mobilizations - May only need 1
Temporary Office/Trailers	\$ 1,505		Realm Constructors	
Job Site Set-Up & Maintenance	\$ 175		Realm Constructors	
Temporary Power/Electricity (Allowance)	\$ 540		Realm Constructors	
Temporary Water (Allowance)	\$ 350		Realm Constructors	
Temporary Gas (Allowance)	\$ 240		Realm Constructors	
Temporary Heat (Allowance)	\$ -		Realm Constructors	Not anticipated to be required
Telephone Service	\$ 1,000		Realm Constructors	
Temporary Sanitary Facilities	\$ 868		United Site Services	
Safety/First Aid	\$ 175		Realm Constructors	
Temporary Fencing	\$ -		Realm Constructors	Not anticipated to be required
Protection of Work and Property	\$ 1,433		Realm Constructors	
Erosion Control (BMP Practices)	\$ 347		Realm Constructors	
Small Tools	\$ 500		Realm Constructors	
Daily Clean Up	\$ 819		Realm Constructors	
Final Clean Up	\$ -		By Owner	Per Ardea they will use their cleaning company
Clean Up Containers-Trash Dumps	\$ 3,200		Olcese Waste Services	
Clean Site & Streets	\$ 320		Realm Constructors	
Snow Removal (Allowance)	\$ -		Realm Constructors	Assumes no snow removal - to be discussed w/ owner
Blueprinting/Copying (Allowance)	\$ 250		Nevada Blue	
TOTAL	\$ 76,315			
2 - SITE WORK				
Earthwork		\$36,900	Gary Cook Construction	
Mobilization				
Clear & Grub				
Excavate House, Driveway and Footings to sub-grade				
Positive drainage in crawl space				
Backfill and rough grade to achieve positive site drainage				
Prep garage with 6" AB; driveway, patios, and pool deck areas with 4" AB				
Foundation drain system				
Downspout storm drains				
Water- 1-1/4" domestic service				
Sewer- 4" gravity line				
Gas - service trench from onsite stub				
Power/Comm- 4" electric, 2" comm, and 2" phone				
Backfill foundations and crawlspace				
Fine grading throughout				
Export material				
Retaining wall				
Fencing		\$2,467	Artistic Fence Co.	
3-rail vinyl fencing with coated wire mesh for occasional dog run				
Pavers		\$21,890	Connors, Inc.	
At driveways, walkways and patios shown				
Landscaping & Irrigation		\$34,910	Abel's Landscaping	
Design-Build per drawings dated 10/10/14				
Irrigation system				
Gras edging (concrete curb vs. metal edge)				
Ground cover and plantings				
Water feature		\$4,500		
3 - CONCRETE				
Cast In Place Concrete		\$31,495	Weigl Concrete	
Formwork for footings, stemwalls and column bases				
Rebar, anchor bolts and hold downs				
Concrete; including admixtures for cold weather placement if required				
Pumping				
Concrete Flatwork		\$4,826	Calibrated Concrete	
Garage slab				
Concrete material with fiber reinforcing				
4 - MASONRY				
Stone Veneer		\$31,410	NVDSS	
El Dorado stone veneer - "Veneto Fieldedge"				
Exterior wainscoat and walls				
Interior fireplace veneer @ 60°				
Fireplace surrounds & mantels				
Weep screed and thru-wall flashings				
VE Option 1: Delete brick at window head where there is no stone		-\$903		Value engineering options per discussions with NVDSS
VE Option 2: Delete brick at barreled entryway		-\$2,230		

Work Description	Bid/Est.	Totals	Subcontractor	Notes
VE Option 3: Delete Brick at all other locations not listed above		-\$2,412		
VE Option 4: Revise stone sill to stucco water table		-\$949		
5 - METALS				
Metal Fabrications	Allowance		Eclectic Metal	
Chimney caps		\$2,500		
Window awnings		\$1,500		
Decorative gates		\$5,000		
Outdoor TV enclosure		\$2,000		
6 - WOOD & PLASTICS				
Rough Carpentry & Framing		\$106,165	Erickson Construction	Substitute price per Ardea's recommendation
Framing material and lumber				
Engineered truss package from Piedmont				
Blocking and backing				
Hardware				
Beams, columns and knee braces				
Louvered foundation and attic vents				
Casework		\$50,000	Osborne & Dermody	Place holder number per discussions with Ardea 2/25/15. Awaiting competitive pricing to Unique Design Cabinet Co.
Material, style and color TBD				
Kitchen cabinets and islands				
Entertainment hutches				
Bathroom vanities				
Laundry room cabinets				
Linen cabinets				
Free standing cabinets				
Hardware		\$0		
Casework & Finish Carpentry Installation		\$0	Kirby Construction	Eliminated pending resolution of cabinet scope & provider
Installation of cabinets				
Layout per shop drawings				
Millwork		\$4,566	Sierra Nevada Door	
Paint grade wood:				
Door casing				
Wood base material				
Closet shelves and rods				
Window sills				
Pantry and closet shelves				
Book shelves				
Work bench in South-West garage				
Stain grade wood:				
Wine racks		\$0		Re: casework design by Unique Cabinets
7 - THERMAL & MOISTURE PROTECTION				
Below Grade Waterproofing		\$1,000	Realm Constructors	
Waterproofing at stemwalls and footings				
Vapor barrier in crawlspace				
Subterranean Termite Spray		\$2,500		Allowance quoted by G&R Pest Control
Building Insulation		\$9,600	Jim Warner Insulation	Use of open cell spray foam insulation to be reviewed
R-30 unfaced batts in subfloor and at rim-joists				
R-21 high density kraft faced batts at exterior walls				
R-45 blown and/or batt insulation in attic				
R-19 kraft faced batts at exterior garage walls and pony walls				
R-11 sound batts at all interior walls		\$900		Proposed alternate - upgrade
Polycell at penetrations, doors & windows; caulk baseplate				
Optima insulation at exterior walls		\$2,000		Proposed alternate - upgrade
Concrete Roof Tiles		\$31,900	Amundson Roofing	
Eagle tile				
Ice dams and ice/water membrane				
Underlayment membrane				Extended underlayment at future solar array to be negotiated
Wood battens				
Flashing				
Roof vents				
Sheet Metal and Gutters/Downspouts		\$3,009	Gale Building Products	
Full building wrap				
Seamless Gutters				
Downspouts				
Joint Sealants	Allowance	\$250	Realm Constructors	
Transition of dissimilar materials & contraction joints				
8 - DOORS & WINDOWS				
Doors and Frames		\$17,741	Sierra Nevada Door	
Front door with decorative metal				
Exterior fiberglass or hollow metal doors				
Pre-hung interior wood doors				
Glazed door at wine cellar				
Hardware				
Paint grade solid core wood doors				
Sectional Overhead Doors		\$4,374	D&D Overhead Door	
Insulated metal panels with painted wood grain finish				

Work Description	Bid/Est.	Totals	Subcontractor	Notes
Belt drive operators with transmitters				
Insulated glazing				
Weather seal				
Inside locks				
Keyless entry system				
Windows & Exterior Doors		\$25,296	Nvision Glass	All casement windows. Awning in Ron's closet.
Andersen 100 Series Fibrex Windows (or equal)				
Exterior color: Terratone				
Interior color: White or Sandstone				
Screens				
Installation				
Windsor Pinnacle Series Aluminum Clad Sliding Glass Doors (or equal)				
Exterior color: Terratone				
Unfinished pine interior				
Tempered glass				
Screens				
Installation				
2'-0"x4'-0" electrically operated skylight		\$954		
Shower Enclosures and Mirrors		\$3,072	Nvision Glass	Venting skylight in lieu of Solatube per owner's request
Framed glass shower doors - swinging & sliding				
Frameless mirrors with flat polished edges				
9 - FINISHES				
Stucco		\$27,249	NVDSS	Color and finish samples to be verified by owner.
Lath				
Stucco				
Foam pop-outs				
Drywall & Finish		\$24,248	NVDSS	
Bullnose corners				
Imperfect-smooth hand texture				
Coffered ceilings and beams in Great Room				
Tile	Allowance	\$16,000	TBD	
Vanities, showers, tubs, splashes, bathroom/laundry floors				
Wood Floors	Allowance	\$11,500	TBD	
Engineered wood @ kitchen, great room, dining, entry & office				
Granite / Solid Surface Countertops	Allowance	\$15,000	US Granite	
All countertops				
Carpeting	Allowance	\$5,500	TBD	
All bedrooms				
Painting		\$18,375	Pinnacle Painting	
Exterior paint				
Interior paint				
Doors				
Unfinished sliding doors				
Wood finished garage doors				
10 - SPECIALTIES				
Fireplaces		\$6,149	Fireplace Distributors	
Indoor fireplace				
Outdoor fireplace				
Misc. Specialties	Allowance	\$500	Realm Constructors	
Electric dog door				
Toilet & Bath Accessories		\$1,070	Sierra Nevada Door	
Towel bars and rings				
Toilet paper holders				
11 - EQUIPMENT				
Kitchen Equipment & Appliances		\$30,000	Standards of Excellence	
Range				
Hood				
Ovens				
Microwave				
Dishwasher				
Refrigerator				
Washer				
Dryer				
Undercounter beverage cooler at bar				
Undercounter refrigerator at Ardea's office				
Install		\$1,000		
15 - MECHANICAL				
Plumbing		\$24,928	Pipeworks Plumbing	
Domestic DWV				
Insulate all pipes below floor				
Gas service to all equipment and appliances				
Gas stub to BBQ		\$375		
Hose bibbs, including additional H/C hose bibb in garage(s)		\$250		Per owner's request
Furnish and install all plumbing equipment				
Installation of owner furnished plumbing fixtures				

An APPRAISAL Report.

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																									
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Borrower Ronald and Ardea Heinen Owner of Public Record HEINEN FAMILY TRUST County WASHOE																																																																																																																																																																																																									
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Assessor's Parcel # 234-212-03 Tax Year 2014 R.E. Taxes \$ 581																																																																																																																																																																																																									
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Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Special Assessments \$ 0 <input checked="" type="checkbox"/> PUD HOA \$ 220 per year <input checked="" type="checkbox"/> per month																																																																																																																																																																																																									
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Report data source(s) used, offerings price(s), and date(s). nrmls																																																																																																																																																																																																									
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Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Title Co/agent _____																																																																																																																																																																																																									
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																																																																																																																																																									
If Yes, report the total dollar amount and describe the items to be paid. \$0;																																																																																																																																																																																																									
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Uniform Residential Appraisal Report

There are 14 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 570,000 to \$ 1,450,000					
There are 15 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 520,000 to \$ 1,100,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	8686 Eagle Chase Trail RENO, NV 89523	8200 Standing Stone Circle Reno, NV 89523	2100 Candle Rock Court Reno, NV 89523	8130 Twin Eagles Court Reno, NV 89523	
Proximity to Subject		1.13 miles SE	1.09 miles E	0.85 miles E	
Sale Price	\$	\$ 1,100,000	\$ 1,066,000	\$ 781,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 247.41 sq. ft.	\$ 266.03 sq. ft.	\$ 239.06 sq. ft.	
Data Source(s)		nnrms# 140008988;DOM 190	nnrms# 14001131;DOM 132	nnrms#140013992;DOM 0	
Verification Source(s)		doc 4423938, APN# 232-603-07	doc 4419571, APN# 232-270-03	doc 4399164, APN# 232-541-18	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth	
Concessions		Conv;0		Conv;0	
Date of Sale/Time		s01/15;c12/14	s12/14;c11/14	0 s10/14;c10/14	0
Location	N;Res;	N;Res;	N;Res;	N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	20473 sf	31363 sf	20909 sf	30492 sf	-7,500
View	B;Res;Mtn	B;Res;Mtn	B;CtySky;Mtn	B;Res;Mtn	
Design (Style)	DT1;Ranch	DT1;Ranch	DT2;Ranch	DT1;Ranch	
Quality of Construction	Q2	Q2	Q2	Q3	+75,000
Actual Age	0	0	0	0	
Condition	C1	C1	C1	C1	
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	
Room Count	9 4 4.1	9 5 4.1	9 5 5.0	8 4 3.1	+15,000
Gross Living Area	4,093 sq. ft.	4,446 sq. ft.	4,007 sq. ft.	3,267 sq. ft.	+61,950
Basement & Finished	0sf	1709sf1709sfwo	0sf	0sf	
Rooms Below Grade		0rr0br0.0ba0o			
Functional Utility	Good	Good	Good	Good	
Heating/Cooling	Fau/Central/Solar	Fau/Central	+2,000	Fau/Central	+2,000
Energy Efficient Items	Good	Good		Good	
Garage/Carport	4ga4dw	5ga4dw	0	4ga4dw	3ga3dw
Porch/Patio/Deck	Cvrd Porch, Patio	Cvrd Porch/Patio		Cvrd Porch/Patio	
Fireplaces	2 FP	1 FP	+4,000	2 FP	+4,000
Landscaped / Fence	Yes / Yes	Yes/ Yes		Yes/ Yes	
List Price/DOM	0 / 0	1,300m / 190 days		1,190m / 132 days	
Net Adjustment (Total)		+ X - \$ -28,475	+ X - \$ -30,500	X + - \$ 150,450	
Adjusted Sale Price of Comparables		Net Adj: -3% Gross Adj: 4% \$ 1,072,000	Net Adj: -3% Gross Adj: 3% \$ 1,036,000	Net Adj: 19% Gross Adj: 21% \$ 931,000	
I <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 checked="" type="checkbox"/> did <input 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) MLS, Public Records					
My research <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) MLS, Public Records					
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	04/30/2014				
Price of Prior Sale/Transfer	\$117,500				
Data Source(s)	MLS, GeoJet.com	MLS,Public Records	MLS,Public Records	MLS,Public Records	
Effective Date of Data Source(s)	04/16/2015	04/16/2015	04/16/2015	04/16/2015	
Analysis of prior sale or transfer history of the subject property and comparable sales Subject has transferred within the last 36 months. The subject a vacant-homesite was purchased on 04/30/2014 for \$117,500 per public records.					
Summary of Sales Comparison Approach Subject will be aconforming home located in a neighborhood of similar homes. GLA adjusted at \$75.00 per sqft; BEDROOMS ARE ADJUSTED IN SQFT; baths are adjusted at \$15,000 per bath, 2 car garage at \$15,000 per stall. Small site area adjustments were made and quality of construction in buyers choice of upgrades and finish materials adjustment was made.					
Indicated Value by Sales Comparison Approach \$ 995,000					
Indicated Value by: Sales Comparison Approach \$ 995,000 Cost Approach (if developed) \$ 969,500 Income Approach (if developed) \$ 0					
Most weight is given to the Sales Comparison Analysis as it best represents the motivation of the average buyer/seller in the marketplace. The cost approach supports the market approach. The GRM was not used due to the lack of specific rental data.					
This appraisal is made <input type="checkbox"/> "as is," <input checked="" type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.					
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 995,000 as of 04/15/2015, which is the date of inspection and the effective date of this appraisal.					

SALES COMPARISON ANALYSIS

RECONCILIATION

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	PURPOSE OF APPRAISAL	
	The purpose of this appraisal is to form an estimated opinion of market value of the subject property for the refinance of loan purpose.	
	CLIENT: United Federal Credit Union	
	Intended User: The Client listed above and any others that may be identified by the client that could have a need to rely on the information contained in the appraisal report.	
	Intended Use: The intended use is for the client to make a decision regarding mortgage financing.	
	AMENDED APPRAISER'S CERTIFICATION- The only intended user of this report is the named lender/client and legal assignees. This report is not intended for use by any other party or for any other purpose other than for a mortgage finance/evaluation transaction. Should any parties cited in Certification #21 and #23 choose to rely on this appraisal, they can do so only within the scope of work agreed upon between the lender/client. For the purpose of this assignment, those parties cited in Certification #21 & #23 are not considered to be intended users of this report. Interest Valued: Fee Simple Purpose of the Assignment: Market value as defined by the appraisal requirements pursuant to the Financial Institutions Reform, Recovery and Enforcement Act of 1989, "FIRREA."	
	Appraiser Independence: Appraiser's opinion of value must be developed with independence, impartiality and objectivity. If the appraiser encounters any attempt to influence, coerce or otherwise attempt to influence the outcome of the appraisal report by the lenders staff, or anyone associated with the production of the loan, they should immediately call the US Bank Appraisal Independence Hotline at 1-855-720-9884 or send an email to AppraiserIndependence@usbank.com. Further, Appraisers must be independent of the loan production and collection processes and have no direct, indirect or prospective interest, financial or otherwise, in the property or transaction.	
	REGULATION Z RULES	
	"This appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice." "This appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 3331 et seq.) and any implementing regulations."	
	APPRAISER HISTORY	
I have performed NO services, as an appraiser or in any compacity for the 36 month period immediately preceeding acceptance of this assignment		
Appraiser's office is located within 30 miles from subject.		
FEE COMPENSATION		
The AMC SettlementOne received \$175 and the Appraiser received \$500.		
COST APPROACH	COST APPROACH TO VALUE (not required by Fannie Mae.)	
	Provide adequate information for the lender/client to replicate your cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)	
	Subject neighborhood land sale information is summarized for this report. There are no closed sales in the subject neighborhood. Custom lots are not for sale in this neighborhood. Most all land is owned by developers and sold with one of their model home built on it.	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE
	Source of cost data Marshall & Swift cost handbook, local contractors	Dwelling 4,093 Sq. Ft. @ \$ 174.00 = \$ 712,182
	Quality rating from cost service Very Good Effective date of cost data 01/01/2015	Porch/Patio 400 Sq. Ft. @ \$ 29.00 = \$ 11,600
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport 1,330 Sq. Ft. @ \$ 55.00 = \$ 73,150
		Total Estimate of Cost-new = \$ 796,932
	The cost approach is based on Marshall and Swift Cost Handbook, supplemented by local contractors and the appraiser's files. Physical depreciation using the age/life method is based on a sixty year life. Land to value ratios typical for the area. Site value is based on relevant land sales and/or the extraction method. Figures are rounded to the nearest \$1,000.	Less Physical 0 Functional 0 External 0 = \$ (0)
	Estimated Remaining Economic Life (HUD and VA only) 60 Years	Depreciated Cost of Improvements = \$ 796,932
	"As-is" Value of Site Improvements = \$ 55,000	
	Indicated Value By Cost Approach = \$ 969,500	
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae.)	
	Estimated Monthly Market Rent \$	X Gross Multiplier = \$ 0 Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM) The Income approach is not relevant for valuing SFR's, as homes in this market do not trade on their income generating capacity and the GRM was not used due to the lack of specific rental data.	
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)	
	Is the developer/builder in control of the Homeowner's Association (HOA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	
	Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.	
	Legal Name of Project Eagle Chase @ Somerset Golf Community	
	Total number of phases 0 Total number of units 0 Total number of units sold 0	
	Total number of units rented 0 Total number of units for sale 0 Data source(s) Somerset office, agent	
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, date of conversion.	
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Data source. INSPECTION	
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe the status of completion.	
	New construction, new development. Guard house, fences, streets, infrastructure is complete. Clubhouse, Rec Rm, Gym, Pool/Spa, golf course(s) golf course clubhouse and restaurant.	
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options.		
Describe common elements and recreational facilities. Green belts, landscaping, common areas, Clubhouse, Rec Rm, Gym, Pool, Streets, Fences, Guard house		

APPRAISAL 2000
EXTRA COMPARABLES 4-5-6

File No. 122-0415 Eagle Chase
Case No. Heinen

Borrower Ronald and Ardca Heinen						
Property Address 8686 Eagle Chase Trail						
City	RENO	County	WASHOE	State	NV	Zip Code 89523
Lender/Client	United Federal Credit Union		Address 2807 S. State Street, St. Joseph, MI 49085			

FEATURE	SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
	Address	8686 Eagle Chase Trail RENO, NV 89523		8495 Chalk Ridge Court Reno, NV 89523		1735 Sharpe Hill Circle Reno, NV 89523		
Proximity to Subject			0.49 miles E		1.14 miles SE			
Sale Price	\$		\$ 1,300,000		\$ 937,500		\$	
Sale Price/Gross Liv. Area	\$ 0.00	sq. ft.	\$ 324.35	sq. ft.	\$ 240.02	sq. ft.	\$	sq. ft.
Data Source(s)			nnrmls# 150000905;DOM 81		nnrmls# 140005833;DOM 347			
Verification Source(s)			Activ. APN# 234-201-09		Active, APN# 232-603,08			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		ArmLth		ArmLth				
Concessions		Conv;0		Conv;0				
Date of Sale/Time		Active	-100,000	Active	0			
Location	N;Res;	N;Res;		N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple				
Site	20473 sf	1.16 ac	-22,542	34848 sf	-10,781			
View	B;Res;Mtn	B;CitySky;Mtn	-75,000	B;Res;Mtn				
Design (Style)	DT1;Ranch	DT2;Contemp		DT1;Ranch				
Quality of Construction	Q2	Q2		Q2				
Actual Age	0	0		0				
Condition	C1	C1		C1				
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms
Room Count	9	4	4.1	9	4	4.1	8	4
Gross Living Area	4,093	sq. ft.	4,008	sq. ft.	0	3,906	sq. ft.	+15,000
Basement & Finished Rooms Below Grade	0sf		0sf		0	0sf		+14,025
Functional Utility	Good	Good		Good				
Heating/Cooling	Fau/Central/Solar	Fau/Central/Solar		Fau/Central	+2,000			
Energy Efficient Items	Good	Good		Good				
Garage/Carport	4ga4dw	3ga3dw	0	4ga4dw				
Porch/Patio/Deck	Cvrd Porch, Patio	Cvrd Porch/Patio		Cvrd Porch/Patio				
Fireplaces	2 FP	2 FP		1 FP	+4,000			
Landscaped / Fence	Yes / Yes	Yes / Yes		Yes / Yes				
List Price/DOM	0 / 0	1,190m / 132 days		1,190m / 132 days				
Net Adjustment (Total)			+ X -		X + -			
Adjusted Sale Price of Comparables		Net Adj: -15%	\$ -197,542	Net Adj: 3%	\$ 24,244	Net Adj: 0%	\$ 0	
		Gross Adj: 15%	\$ 1,102,000	Gross Adj: 5%	\$ 962,000	Gross Adj: 0%	\$ 0	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales								
ITEM	SUBJECT		COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6			
Date of Prior Sale/Transfer	04/30/2014							
Price of Prior Sale/Transfer	\$117,500							
Data Source(s)	MLS, GeoJet.com		MLS, Public Records	MLS, Public Records				
Effective Date of Data Source(s)	04/16/2015		04/16/2015	04/16/2015				
Analysis of prior sale or transfer history of the subject property and comparable sales All of the comparables used are new construction, custom built homes that are first time sales.								
Summary of Sales Comparison Approach								

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **8686 Eagle Chase Trail** City **RENO** State **NV** ZIP Code **89523**
Borrower **Ronald and Ardea Heinen**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	6	4	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)	1.00	1.33	1.67	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Comparable Active Listings	8	7	14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Months of Housing Supply (Total Listings/Ab. Rate)	8.00	5.26	8.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sales Price	650,000	658,000	806,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	194	224	190	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	656,000	742,000	899,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	224	259	209	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Sale Price as % of List Price	99%	89%	90%	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Developer new construction homes are being sold in the subjects area that is known as The Boulders. This neighborhood's new homes were sold to the homeowner before developer breaking ground. There is now some new homes that are built except for the buyers interior finish choices and upgrades. There are many developer new construction homes available in Somerset at this time. Speculation homes that are already constructed are not common in Somerset at this time.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information.
MLS, Public Records, The Boulders agent

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. Information is from the RRNMLS are 122, Northern Foothills which is primarily the Somerset Area. The parameters used for this information are 3500 to open ended sqft, and all active, pending sales and sold within the last 12 months. In the last 3 months to current quarter there are 4 pending sales. Not all of the homes in this inventory will be totally custom built for the homeowner per plans and speculations. Many of these homes are semi-custom homes where a builder/developer owns a custom homesite in Somerset and has a few set housing plans available for a buyer to choose from (but none of these homes are built- there are no models) and there is a base price for that specific floorplan. Then the buyer will purchase upgrades and their specific quality and type of finishes for the interior before completion as the home is being constructed. All of these homes need to be considered as comparables because they are available to buyers who may not already own a custom homesite in Somerset. They are competition for the owner built custom homes in Somerset.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Active Comparable Listings				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are foreclosures sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Signature 	Signature
Appraiser Name Cynthia J. Hensel	Supervisor Name
Company Name Appraisal 2000	Company Name
Company Address 1611 Painted Rock Trail, Reno, NV 89523	Company Address
State License/Certification # A.0205432-RES State NV	State License/Certification #
Email Address Appraisal2000@sbcglobal.net	Email Address