



Office of the Assessor
155 South Seward Street
Juneau, Alaska 99801

Petition for Review / Correction of Assessed Value Real Property	
Assessment Year	
Parcel ID Number	5B2101090050
Name of Applicant	Norman Scott Carson
Email Address	Scott.Carson54@gmail.com

2023 Filing Deadline: Monday April 3rd, 2023

Please attach all supporting documentation

ASSESSOR'S FILES ARE PUBLIC INFORMATION – DOCUMENTS FILED WITH AN APPEAL BECOME PUBLIC INFORMATION

Parcel ID Number	5B2101090050				
Owner Name	Norman Scott Carson				
Primary Phone #	(907)738-9030		Email Address	Scott.carson54@gmail.com	
Physical Address	9162 Skywood Lane		Mailing Address	9162 Skywood Lane	
	Juneau, AK 99801			Juneau, AK 99801	
Why are you appealing your value? Check box and provide a detailed explanation below for your appeal to be valid.					
<input checked="" type="checkbox"/> My property value is excessive/overvalued <input checked="" type="checkbox"/> My property value is unequal to similar properties <input checked="" type="checkbox"/> My property was valued improperly/incorrectly <input type="checkbox"/> My property has been undervalued <input type="checkbox"/> My exemption(s) was not applied			THE FOLLOWING ARE <u>NOT</u> GROUNDS FOR APPEAL <ul style="list-style-type: none"> • Your taxes are too high • Your value changed too much in one year. • You can't afford the taxes 		
Provide specific reasons and provide evidence supporting the item(s) checked above:					
My property was not valued equal to similar properties. I have detailed the issue in the attached letter. I also have the reference material and documentation that I used in this conclusion as well as my suggested valuation that I am prepared to provide to the Board of Equalization.					
Have you attached additional information or documentation?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Values on Assessment Notice:					
Site	\$129,700	Building	\$505,400	Total	\$635,100
Owner's Estimate of Value:					
Site	\$129,700	Building	\$445,765	Total	\$575,456
Purchase Price of Property:					
Price	\$		Purchase Date	6/3/2016	
Has the property been listed for sale? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes complete next line)					
Listing Price	\$		Days on Market		
Was the property appraised by a licensed appraiser within the last year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if yes provide copy of appraisal)					
Certification: I hereby affirm that the foregoing information is true and correct, I understand that I bear the burden of proof and I must provide evidence supporting my appeal, and that I am the owner (or owner's authorized agent) of the property described above.					
Signature			Date 3/15/2023		

Contact Us: CBJ Assessors Office			
Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

PARCEL #: _____ **APPEAL #:** _____ **DATE FILED:** _____

Appraiser to fill out

Appraiser				Date of Review	
Comments:					
Post Review Assessment					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				
<p align="center">APPELLANT RESPONSE TO ACTION BY ASSESSOR</p> <p>I hereby <input type="checkbox"/> Accept <input type="checkbox"/> Reject the following assessment valuation in the amount of \$_____</p> <p>If rejected, appellant will be scheduled before the Board of Equalization and will be advised of the date & time to appear.</p> <p>Appellant's Signature _____ Date: _____</p>					

Appellant Accept Value	<input type="checkbox"/> Yes	<input type="checkbox"/> No <i>(if no skip to Board of Equalization)</i>
Govern Updated	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Spreadsheet Updated	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Corrected Notice of Assessed Value Sent	<input type="checkbox"/> Yes	<input type="checkbox"/> No

BOARD OF EQUALIZATION

Scheduled BOE Date	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
10-Day Letter Sent	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
<p>The Board of Equalization certifies its decision, based on the Findings of Fact and Conclusion of Law contained within the recorded hearing and record on appeal, and concludes that the appellant <input type="checkbox"/> Met <input type="checkbox"/> Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued.</p> <p>Notes:</p>					
Site	\$	Building	\$	Total	\$
Exemptions	\$				
Total Taxable Value	\$				

Contact Us: CBJ Assessors Office

Phone/Fax	Email	Website	Address
Phone # (907) 586-5215 ext 4906 Fax # (907) 586-4520	Assessor.Office@juneau.gov	http://www.juneau.org/finance	155 South Seward St. Rm. 114 Juneau AK 99801

March 15, 2023

City & Borough of Juneau (CBJ) Property Assessor,

I am disputing my 2023 tax assessment for my residence at 9162 Skywood Lane. I believe my property has been overvalued by the CBJ. CBJ increased the value of my property by \$121,300 (a 24% increase) between the years 2022 and 2023. This increase is not consistent with not only my property value but the property values in my neighborhood. This increase is also far greater than the average increase property assessments for comparable homes in my area.

In 2019, CBJ increased the value of my home disproportionately with similar homes in my neighborhood. In 2019 I disputed the tax assessment and provided a market place analysis of several similar homes in my area, that resulted in a lowered adjustment to my property assessment.

In 2021, CBJ again increased the value of my home disproportionately with similar homes in my neighborhood. During the dispute CBJ admitted they discovered an error in my assessment and adjusted my property assessment accordingly.

I am concerned about the consistent pattern of unusually high property assessment errors that my home has had over the years when compared to similar homes in my area.

Between the years 2022-2023 CBJ increased the assessed value of comparable homes between 12% and 14%. My home value was increased by 24%, almost double when compared to the comparable homes.

I believe CBJ has again made an error in assessing my property and I would appreciate CBJ reevaluate my assessment.

I assert that my 2023 property tax should be increased no greater than 12% to match the comparable homes in my area.

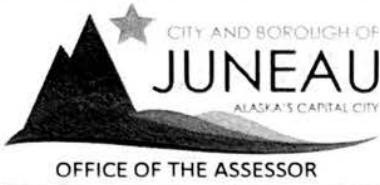
I believe the 2023 property tax valuation of my home is as follows:

Land Assessment: \$129,700
Building Assessment: \$445,756
Total Assessment: \$575,456

Thank you for your time,

A handwritten signature in black ink, appearing to read "Scott Carson", with a stylized flourish at the end.

Scott Carson
9162 Skywood Lane
Juneau, AK 99801



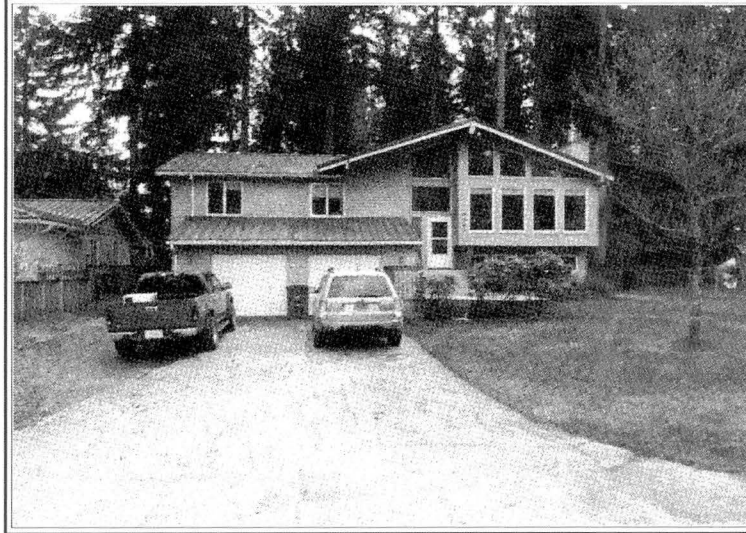
City and Borough of Juneau
Office of the Assessor
155 South Seward Street
Juneau, Alaska 99801
(907) 586-5215

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
PERMIT NO. 61
JUNEAU, ALASKA

IDENTIFICATION # 5B2101090050		REAL PROPERTY VALUE	
RIVERWOOD BL A LT 5		LAND: \$129,700	BLDG: \$505,400
PROPERTY TAX YEAR	2023	TOTAL REAL PROPERTY VALUE \$635,100	
MAILING DATE	3/3/2023	TOTAL EXEMPT \$0	
APPEAL FILING DEADLINE	4/3/2023	TOTAL TAXABLE \$635,100	
B.O.E. MEETING DATE	5/4/2023	ADDRESS SERVICE REQUESTED	
*** IMPORTANT ***		To: NORMAN SCOTT CARSON & MICHELLE CARSON 9162 SKYWOOD LN JUNEAU, AK 99801	
Please review the back of this notice for information regarding your valuation and the appeal procedure. Make sure you keep this notice for your records. Please contact us if your mailing address is incorrect.			
*** THIS IS NOT A TAX BILL ***			



**APPRAISAL REPORT
OF**



9162 Skywood Lane
Juneau, AK 99801-9621

PREPARED FOR

Quicken loans, Inc.
1050 Woodward
Detroit, MI 48226 - 0000

AS OF

04/22/2016

PREPARED BY

Kasberg Appraisal Services
P. O. Box 33514
Juneau, AK 99803

Table of Contents

Page Title	Page #
URAR Page 1	1
URAR Page 2	2
URAR Page 3	3
Extra Comps 4-5-6	4
UAD Comments Addendum	5
Additional Sales Comparison Analysis	6
Adjustments on the Grid	7
Appraisal Compliance Addendum	8
URAR Page 4	9
URAR Page 5	10
URAR Page 6	11
Photo Subject	12
Photos- Subject	13
Photos- Subject	14
Photo Comparables 1-2-3	15
Photo Comparables 4-5-6	16
Sketch	17
FNMA 1004MC	18
1004MC Comment Addendum	19
Plat Map	20
Location Map	21
UAD Definition of Terms	22
UAD Definition of Terms p2	23
UAD Definition of Terms p3	24
Additional Property Description Abbreviations	

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.									
SUBJECT	Property Address 9162 Skywood Lane			City Juneau		State AK		Zip Code 99801-9621	
	Borrower Norman Carson		Owner of Public Record Erin N. Kelly			County City and Borough of Juneau			
	Legal Description Lot 5, Block A, Riverwood Subdivision								
	Assessor's Parcel # 5B2101090050			Tax Year 2016		R.E. Taxes \$ 4,833			
	Neighborhood Name Mendenhall Valley			Map Reference Plat 78-4		Census Tract 0002.00			
	Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/>			Special Assessments \$ 0		PUD HOA \$ 0 per year per month			
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)								
	Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)								
	Lender/Client Quicken loans, Inc.			Address 1050 Woodward, Detroit, MI 48226 - 0000					
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
Report data source(s) used, offerings price(s), and date(s). DOM 21; See comments - SUBJECT LISTING HISTORY									
CONTRACT	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; No unusual items were noted. However, the buyer is indicated to be N. Scott Carson and the VA form 26-1805 indicates the borrower is Norman Carson.								
	Contract Price \$ 435,000 Date of Contract 03/29/2016 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Public Recorder								
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
	If Yes, report the total dollar amount and describe the items to be paid. \$2500;; See comments - FINANCIAL ASSISTANCE / CONCESSIONS								
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.								
	Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing	
	Location	Urban <input type="checkbox"/>	Suburban <input checked="" type="checkbox"/>	Rural <input type="checkbox"/>	Property Values	Increasing <input type="checkbox"/>	Stable <input checked="" type="checkbox"/>	Declining <input type="checkbox"/>	PRICE
	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)
	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	250 Low 1
	Neighborhood Boundaries North Boundary is the Tongass National Forest; South Boundary is Egan				700 High 60		Commercial		1 %
	Drive; East Boundary is Thunder Mountain; West Boundary is the Mendenhall River				400 Pred. 30		Other MH&vac		3 %
	Neighborhood Description The subject is located in an established neighborhood in the Mendenhall Valley. The Mendenhall Valley primarily consists of single family properties; in addition, some attached homes, duplex properties, condominiums and mobile home parks. Employment, banking, shopping, schools and other services are located approximately 1 mile away. Major employment centers found in downtown Juneau are located approximately 10 miles distant.								
	Market Conditions (including support for the above conclusions) I have considered relevant competitive listings and/or contract offerings in the performance of this appraisal and in the trending information reported in this section. If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data. The overall real estate market in Juneau is considered stable. -See 1004MC for additional information.								
	SITE	Dimensions 80' x 106.23'		Area 8498 sf		Shape Rectangular		View N;Res;	
Specific Zoning Classification D-5		Zoning Description Single Family and Duplex; 7,000 SF Minimum Lot Size							
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.									
Utilities Public Other (describe)		Public Other (describe)		Off-site Improvements--Type		Public Private			
Electricity		<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Paved <input checked="" type="checkbox"/>			
Gas		<input type="checkbox"/> None	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None <input type="checkbox"/>			
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X		FEMA Map # 02110C1239D		FEMA Map Date 08/19/2013					
Are the utilities and/or 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 (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.									
IMPROVEMENTS	General Description			Foundation		Exterior Description materials/condition		Interior materials/condition	
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit <input type="checkbox"/>	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls Concrete/Average		Floors Lam, Carpet/Ave			
	# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Wood/Average		Walls Drywall/Average			
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.		Roof Surface Metal/Average		Trim/Finish Wood/Average			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %		Gutters & Downspouts Metal/Average		Bath Floor Tile/Average+			
	Design (Style) Split Entry	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type Vinyl & Wd/Ave to Good		Bath Wainscot Tile/Average			
	Year Built 1977	Evidence of <input type="checkbox"/> Infestation		Storm Sash/Insulated Insulated/Average		Car Storage		None	
	Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens Some/Average		<input checked="" type="checkbox"/> Driveway # of Cars 2			
	Attic	<input type="checkbox"/> Heating <input type="checkbox"/> FWA <input checked="" type="checkbox"/> HWB <input type="checkbox"/> Radiant		Amenities		Woodstove(s) # 0		Driveway Surface Concrete	
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil		<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence Wood		<input checked="" type="checkbox"/> Garage # of Cars 2			
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck Wood <input checked="" type="checkbox"/> Porch Cvd		<input type="checkbox"/> Carport # of Cars 0				
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None		<input type="checkbox"/> Pool None		<input type="checkbox"/> Other None		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in		
Appliances Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)									
Finished area above grade contains: 8 Rooms 3 Bedrooms 3.0 Bath(s) 2,307 Square Feet of Gross Living Area Above Grade									
Additional features (special energy efficient items, etc.) A pellet stove for a secondary heat source, some tile, some hardwood, vaulted ceilings upstairs in living room, kitchen and dining room, skylight, recessed lighting, tile in bathrooms, tile and fiberglass back splash, cherry cabinets, stainless steel appliances, solid surface counter tops in the kitchen.									
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3; Kitchen-updated-six to ten years ago; Bathrooms-updated-six to ten years ago; See comments - SUBJECT CONDITION									
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe									
The subject meets minimum VA property requirements.									
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The subject conforms well in design and appeal with other dwellings in the subject's neighborhood.									

Uniform Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 389,900 to \$ 405,000 .	
There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 360,000 to \$ 450,000 .	
FEATURE	SUBJECT
Address	9162 Skywood Lane Juneau, AK 99801-9621
Proximity to Subject	0.45 miles NW
Sale Price	\$ 435,000
Sale Price/Gross Liv. Area	\$ 188.56 sq. ft.
Data Source(s)	SEAMLS#15134;DOM 1
Verification Source(s)	Appraiser, Listing Agent
VALUE ADJUSTMENTS	DESCRIPTION DESCRIPTION +(-) \$ Adjustment
Sale or Financing	Armlth NonArm
Concessions	FHA;0 Conv;0
Date of Sale/Time	s01/16;c12/15 s07/15;c05/15
Location	N;Res;Cul-de-sac N;Res; +5,000
Leasehold/Fee Simple	Fee Simple Fee Simple
Site	8498 sf 11332 sf 0
View	N;Res; N;Res; N;Res;
Design (Style)	DT2;SplitEntry DT1;Rambler 0 DT2;RaisedRanch 0
Quality of Construction	Q3 Q4 +10,000
Actual Age	39 36 0
Condition	C3 C4 +20,000
Above Grade	Total Bdrms Baths 0 Total Bdrms Baths 0
Room Count	8 3 3.0 9 3 2.1 +2,500
Gross Living Area	2,307 sq. ft. 2,423 sq. ft. -5,175
Basement & Finished Rooms Below Grade	0sf 0sf 0sf
Functional Utility	Average Average (-) +5,000
Heating/Cooling	OHWB B FWA & OS 0
Energy Efficient Items	Average Average
Garage/Carport	2gb2dw 2ga3dw +4,530
Porch/Patio/Deck	Cvd Dk,Fence,Pch Deck, Cvd Pch, Shed 0
Fireplaces	Fireplace w/insert None +1,500
Other Item(s)	None None Extra Kitchen -10,000
Net Adjustment (Total)	X + - \$ 44,355
Adjusted Sale Price of Comparables	Net Adj: 11% Gross Adj: 14% \$ 444,355
I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain	
My research X did 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) Assessor or SEAMLS or Public Recorder	
My research did X 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) Assessor or Appraiser or MLS or Records Office	
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
Date of Prior Sale/Transfer	05/31/2014
Price of Prior Sale/Transfer	\$419,000
Data Source(s)	SEAMLS & Office Notes
Effective Date of Data Source(s)	04/24/2016
Analysis of prior sale or transfer history of the subject property and comparable sales The subject transferred ownership in May, 2014; the sale price per MLS and office notes was \$419,000. The subject also transferred ownership in June, 2013; the sale price was also \$419,000 at that time per MLS and office notes. The transfer prior to that was in August, 2008; the sale price at that time was \$377,000 per office notes. None of the comparable sales sold within a year prior to the date of sale of the comparable sale.	
Summary of Sales Comparison Approach Due to the Juneau-Douglas area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant and sales that have closed in excess of 90 days. After warranted adjustments, the three closed sales and one pending sale have indicated a value range from \$424,245 to \$450,150 for the subject. Sales 1 and 3 are the most recently closed sales. Sale 1 is most similar to the subject in gross living area and is a very recently closed sale. Thus most weight was given to sale 1. Partial consideration was given to sales 2 and 3. Little weight was given to sale 4 as it is pending and subject to change until closed, however, the pending sale price was verified. See the Additional Sales Comparison Analysis Addendum for more information.	
Indicated Value by Sales Comparison Approach \$ 435,000	
Indicated Value by: Sales Comparison Approach \$ 435,000 Cost Approach (if developed) \$ Income Approach (if developed) \$	
The sales comparison analysis is considered the most reliable indicator of market value. The cost approach was not developed because it is not considered a good indicator of market value for older properties like the subject, and is not typically used by buyers and sellers to value a property like the subject. Properties like the subject are not being purchased for their income producing capabilities, thus the income approach to value was not developed.	
This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or 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 \$ 435,000 as of 04/22/2016, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS	Top of URAR Page 2: The comparable listing and comparable sale data shown on the top of page 2 is for properties considered comparable to the subject, located within the subject's neighborhood AND competing neighborhoods within the City and Borough of Juneau. Due to the Juneau-Douglas area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant, thus the use of comparable sales from competing neighborhoods is appropriate. Every effort was made to find comparable sales of properties similar in gross living area, age, quality, design and condition on similar sites/locations. (This data is primarily derived from the Southeast Alaska Multiple Listing Service and does not reflect for sale by owner properties). See 1004MC and related addendum for further information. The 1004MC also includes the data from the subject's neighborhood and competing neighborhoods shown on the top of page 2.			
	Inspection: I have examined the property herein exclusively for the purposes of identification and description of the real estate. The objective of my walk-through inspection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. This physical inspection is for developing an understanding of the current use, general condition and functional utility of the improvements. This "walk-through" of the property is not the equivalent of inspection by a qualified engineer or other appropriately qualified property inspection professional. The lower level is a slab. Only a head and shoulders inspection of the attic was completed due to a very small access and to avoid disturbing the insulation in the attic. No apparent evidence of roof issues were found during the interior inspection of the dwelling.			
	Intended User and Use: The Intended User of this appraisal report is the Lender/Client and VA. Unless specifically stated within the report, there are no additional Intended Users. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Value as defined in the report.			
	Appraiser: Mark D. Kasberg: VA No. 0067			
	Timeliness: This appraisal report was not delivered within the 12 business days allowed for the Juneau-Douglas area, however, good communication was provided to the lender and veteran. The following notes were posted on the VA website: 03/31/2016 16:56:18 CDT My turn time is now near the end of April. Typically I have been able to deliver my VA appraisals within 12 business days set for the Juneau area, however, my current work load is well past that. I have been in communication with the Denver VA office regarding this as well. I have been instructed to be sure the lender and Veteran are made aware. Juneau is a small community. The market is picking up as it is spring time and I believe there are about 3 of our local appraisers currently are out of town, which causes the turn times of those in town to increase. I will post notes to the website once the inspection is set. I hope to deliver the report around the 25th of April. 04/08/2016 19:50:00 CDT I have been in contact with the borrower. Will schedule inspection closer to the estimated date of delivery. 04/08/2016 19:49:34 CDT I have been in contact with the borrower. Will schedule inspection closer to the estimated date of delivery. 04/14/2016 14:01:25 CDT The inspection is set for Friday, April 22.			
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)			
INCOME	INCOME APPROACH TO VALUE (not required by Fannie Mae.)			
	Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach			
	Summary of Income Approach (including support for market rent and GRM)			
PUD INFORMATION	PROJECT INFORMATION FOR PUDs (if applicable)			
	Is the developer/builder in control of the Homeowner's Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input 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			
	Total number of phases		Total number of units	
	Total number of units rented		Total number of units for sale	
	Total number of units sold		Data source(s)	
	Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.			
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data source.			
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.			
Are the common elements leased to or by the Homeowner's Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.				
Describe common elements and recreational facilities.				

File No. 2885
Case No. 63-63-6-0369075

Property Address 9162 Skywood Lane

City	Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address	1050 Woodward, Detroit, MI 48226 - 0000			

SALES COMPARISON ANALYSIS

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 2885
Case No. 63-63-6-0369075

Borrower Norman Carson			
Property Address 9162 Skywood Lane			
City Juneau	State AK	Zip Code	99801-9621
Lender/Client Quicken loans, Inc.	Address 1050 Woodward, Detroit, MI 48226 - 0000		

SUBJECT CONDITION

No major improvements have been done since the sale in 2014. The subject falls between a C3 and C4 rating.

Office Notes from the 2014 sale/transfer: Recent improvements include kitchen remodel and bathrooms updated about 4-7 years ago.

Office Notes from the 2013 sale/transfer: The appraiser at the time of this sale indicated the kitchen and was updated in 2004. Two baths had newer flooring and surrounds and some fixtures, the master bath ware remodeled in 2010, windows replaced in 2004, boiler was reported to be about 10-15 years old at this time (now estimated to be 13-18 years old), newer interior and exterior paint at the time. The appraiser indicated there was a fire in the home that caused the 2004 remodel. No apparent signs of the former fire were noted at the time of this sale. No outward or apparent signs of the former fire was noted during the 4/22/16 inspection.

Notes from a 2008 seller's disclosure posted in MLS indicated the metal roof surface was approximately 15 years old at that time; hence, the estimated age is now about 23 years old.

SUBJECT LISTING HISTORY

DOM 21; Subject property was offered for sale.; Original Price \$445,000; Original Date 03/08/2016; 21 DOM is an estimate; the original list date is an estimate; advertised on Craigslist and open houses for about 3 weeks before entering under contract.

FINANCIAL ASSISTANCE / CONCESSIONS

\$2500;; The purchase agreement indicates the seller has agreed to pay for the survey, deed preparation, owner's title insurance, 1/2 recording, flood search, and 1/2 of the escrow closing fee. The total is estimated to be about \$2,500. This amount is not a sales concession as it is common for the seller to pay for a portion of the loan charges in the current Juneau-Douglas market. See the 1004MC Comment Addendum for more information.

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 2885
Case No. 63-63-6-0369075

Borrower	Norman Carson						
Property Address	9162 Skywood Lane						
City	Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address 1050 Woodward, Detroit, MI 48226 - 0000				

Additional Sales Comparison Analysis Addendum:

(Also see the Addendum Titled "Adjustments on the Grid" following this addendum)

I have made an examination of publicly available information about the subject property and comparable sales by researching the City and Borough of Juneau Assessor records, on-line information provided by the Alaska Department of Natural Resources Recorder's Office; and information shared by local appraisers, my own files, other real estate professionals, and SEAMLS. Photos: All the photos of the subject and the comparable sales are originals from my own files.

Roadways and Natural Boundaries:

All of the comparables used on the grid for direct comparison are located in competing neighborhoods within the Juneau-Douglas market area. Buyers would likely consider all of the neighborhoods when in search for a property like the subject. If any location adjustments are warranted, they are made on the grid. The roadways and natural boundaries dividing the subject from the comparables do not pose a market division or regional barrier. The subject and all of the comparable sales are located in the City and Borough of Juneau.

Photos:

Although seasonal differences may occur, photos are from my own files.

The following is general information about each of the comparables used on the grid:

Comparable sale 1: This property is located on a corner site. There are vaulted ceilings in the kitchen and family room area. No significant updating has recently been completed in the bathrooms. The kitchen has newer appliances, otherwise dated. The furnace is two years old. The roof is believed to have been resurfaced in 2003. The exterior doors are newer. The garage was converted into a family room and den. Functional obsolescence: the converted garage is not finished to the same quality as the rest of the dwelling, and the room sizes are disproportional. The previous carport was enclosed, and is now a 472 square foot garage.

Comparable sale 2: This is a single family with an accessory unit; however, single unit properties compete with those that have accessory units in the Juneau/Douglas market. Although located on a cul-de-sac similar to the subject, a location adjustment is warranted because this property is in a subdivision that has a mixture of attached and detached properties (higher density). Updating includes: Some newer carpet, updated 1/2 bath, updated the upstairs bath and apartment bathrooms 2-3 years ago. Quality features include: cedar siding, some vaulted ceilings, enclosed porches, and upgraded kitchen and bathroom cabinets. The double car garage is 516 square feet.

Comparable sale 3: Since purchasing the property as an REO in 2009, most of the windows and flooring have been replaced, new appliances and new interior doors installed, fresh interior and exterior paint applied, some bathroom fixtures replaced and about half of the electrical fixtures replaced. The roof surface is about 2 years old. Some plumbing was replaced due to a freeze up while it was and REO. The double car garage is 559 sf.

Comparable sale 4 is pending: The pending sale price was verified, thus a listing adjustment is not warranted. The kitchen remodel includes new cabinets, solid surface counter tops and stainless steel appliances. Interior and exterior paint are in above average condition. The flooring looks newer. The interior has upgraded finish work such as solid core interior doors, custom remodeled bathrooms and kitchen. The roof surface is about 10 years old. The double car garage is reported to be 572 sf.

Borrower Norman Carson					
Property Address 9162 Skywood Lane					
City Juneau	County	City and Borough of Juneau	State	AK	Zip Code 99801-9621
Lender/Client Quicken loans, Inc.		Address 1050 Woodward, Detroit, MI 48226 - 0000			

Adjustments on the Grid Derived from Market Reaction:

Location & Time: Due to the Juneau-Douglas market area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant and sales that have closed in excess of 90 days. If a location adjustment is warranted, comments are made within the Additional Sales Comparison Analysis Addendum.

Site: Site adjustments are based on estimated site value rather than size alone while taking into consideration differences in topography, soils, physical characteristics, shape, access, and zoning.

View: No adjustments are made for a residential view. Unless otherwise stated, mountain views are typically not adjusted for; this is because it is common in the Juneau-Douglas area to have some form of a mountain view. Many factors are taken into consideration when adjusting for a view amenity, such as: water (river, pond, lake or ocean), clarity, distance, elevation, filters (like trees and buildings), seasonally and tidally affected views.

Design (Style): Adjustments are not typically made for most variations in design (style). However, properties with excessive stairs (three flights or more) are adjusted. Custom designs (styles) are considered in the quality of construction adjustment.

Quality of Construction Features: Adjustments may be warranted for differences in properties that have similar UAD quality ratings but may not fit into the next level of ratings. This is due to variations in quality of construction features and craftsmanship. Driveway surface material is taken into consideration when determining the quality level.

Actual Age/Effective Age/Condition: Adjustments for actual age are not made on the grid. Both the estimated effective age and condition of improvements the subject and the comparable sales are taken into consideration when making condition adjustments. Both long-lived and short-lived components are taken into consideration in the condition of improvements. Adjustments may be warranted for differences in properties that have a similar UAD condition rating but falls between two ratings. This is due to variations in levels of updating, maintenance and remodeling.

Room Count: The real estate market indicates adjustments are warranted for properties with less than three bedrooms (two bedroom properties), otherwise, no adjustments are warranted for differences in the number of bedrooms. Adjustments are made for the total number of bedrooms including basement bedrooms. Adjustments are made for differences in bathroom count at \$5,000 per full bathroom and \$2,500 per ½ bathroom; and warranted bedroom count adjustments are made at \$10,000.

Gross Living Area: Adjustments are not made for differences in gross living area of 50 square feet or less. Gross living area adjustments are typically made at \$45 per square foot. However, condominiums and new construction are adjusted at \$60 per square foot.

Basement & Finished: Finished basement areas are adjusted at \$45 per square foot if finished similarly to the upper level and \$15 per square foot for unfinished areas (unless otherwise stated).

Rooms Below Grade: Typically, differences in the number of bathrooms are adjusted on this line.

Functional Utility: If a functional utility adjustment is warranted, comments are made within the Additional Sales Comparison Analysis Addendum.

Heating/Cooling: Electric baseboard heat is common in the Juneau-Douglas area; it is a permanent heat source that does not require ventilation. Oil stoves are common secondary heat sources and do require to be ventilated. The combination of electric baseboard heat and an oil stove is considered similar to oil hot water baseboard in value. In-floor radiant heat and heat pumps are considered upgraded heat sources.

Energy Efficient Items: The highest available energy rating is 6 stars. HRV systems are an upgrade and are adjusted for. Slight differences in energy ratings are not adjusted for.

Garage/Carport: Garage adjustments are made at \$3,000 per stall plus \$15 per square foot for differences of 50 square feet or more. A carport is typically adjusted at \$3,000 per stall.

Accessory Units: The accessory units are adjusted as a separate line item at \$45 per square foot plus \$10,000 for the second kitchen, \$5,000 for a full bath and \$2,500 per half bath.

Porch/Patio/Deck: The overall size, quality, quantity and condition of exterior amenities are taken into consideration when adjustments are made for a deck, patio, porch, balcony, shed, covered area, storage area, landscaping, etc.

Other items: Additional amenities may include a jet tub, built-in or hardwired hot tub, attic area, storage area, second kitchen, wet bar, and workshop. No value is given to non-realty items.

Inconsistent information of comparables used in prior appraisal reports is most likely because MLS or assessor data was used for active listings or pending sales; this information may be all that was available at that time and is not as reliable as data obtained from another appraiser once the subject of a sale has been inspected by an appraiser. Appraisers in the Juneau-Douglas area typically share data for sale transactions which includes the most recent measurement of gross living area, current information regarding the sale, recent updating, quality features, etc. Personal inspections and data from other appraisers is more reliable than MLS and assessor data.

APPRAISAL COMPLIANCE ADDENDUM

File No. 2885
Case No. 63-63-6-0369075

Borrower/Client <u>Norman Carson</u>	
Address <u>9162 Skywood Lane</u>	Unit No. _____
City <u>Juneau</u>	County <u>City and Borough of Juneau</u> State <u>AK</u> Zip Code <u>99801-9621</u>
Lender/Client <u>Quicken loans, Inc.</u>	

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- * Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- * Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- * I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- * Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- * Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- * This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- * ☒ I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- * ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- * I ☒ **HAVE** made a personal inspection of the property that is the subject of this report.
- * I ☐ have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Under the hypothetical condition that the subject is being sold, a reasonable exposure time is approximately 60-90 days, in the subject market, for the property to sell at appraised value. Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

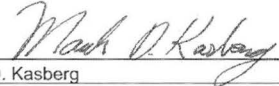
The highest and best use of the subject's improvements is the current use. An alternate use is unlikely due to the existing use and zoning.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 60-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 60-90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name Mark D. Kasberg
 Date of Signature 04/25/2016
 State Certification # 24
 or State License # _____
 State AK
 Expiration Date of Certification or License 06/30/2017
 Effective Date of Appraisal 04/22/2016

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

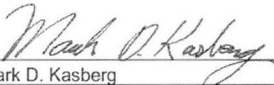
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name Mark D. Kasberg
 Company Name Kasberg Appraisal Services
 Company Address P. O. Box 33514
Juneau, AK 99803
 Telephone Number 907-500-9010
 Email Address kasbergappraisal@gci.net
 Date of Signature and Report 04/25/2016
 Effective Date of Appraisal 04/22/2016
 State Certification # 24
 or State License # _____
 or Other (describe) _____ State # _____
 State AK
 Expiration Date of Certification or License 06/30/2017

ADDRESS OF PROPERTY APPRAISED

9162 Skywood Lane
Juneau, AK 99801-9621

APPRAISED VALUE OF SUBJECT PROPERTY \$ 435,000

LENDER/CLIENT

Name No AMC
 Company Name Quicken loans, Inc.
 Company Address 1050 Woodward
Detroit, MI 48226 - 0000
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

Kasberg Appraisal Services
SUBJECT PHOTO ADDENDUM

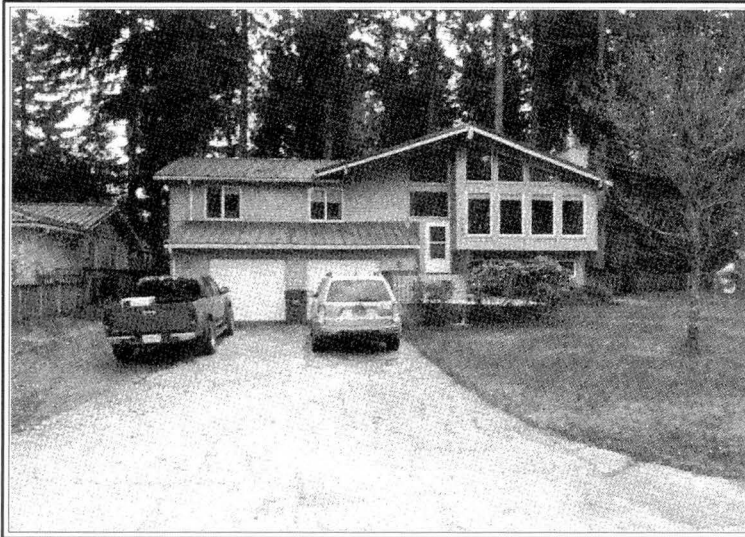
File No. 2885
Case No. 63-63-6-0369075

Borrower Norman Carson

Property Address 9162 Skywood Lane

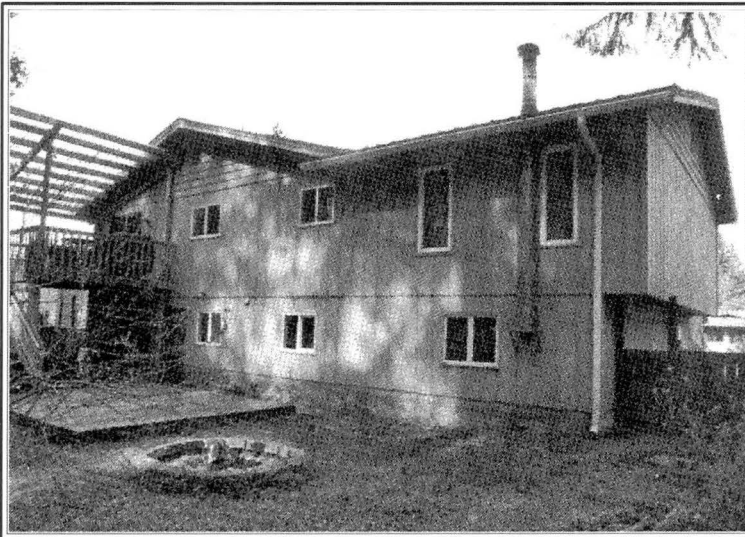
City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621

Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000

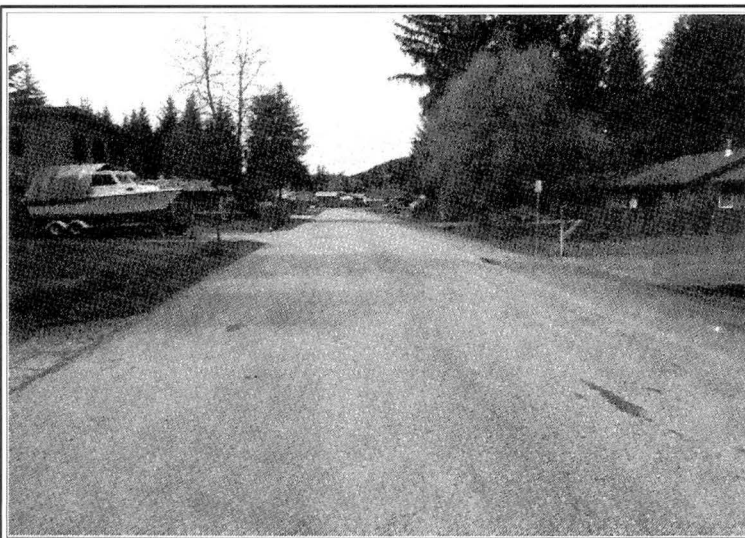


**FRONT OF
SUBJECT PROPERTY**

9162 Skywood Lane
Juneau, AK 99801-9621



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Kasberg Appraisal Services
Photos- Subject

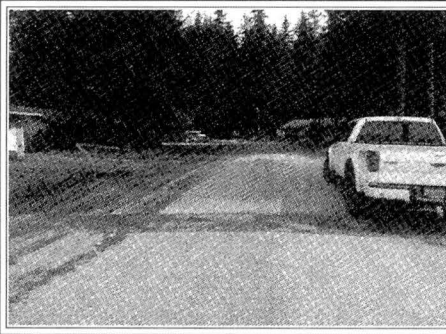
File No. 2885
Case No. 63-63-6-0369075

Borrower Norman Carson

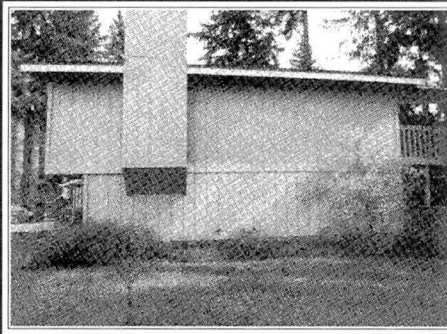
Property Address 9162 Skywood Lane

City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621

Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000



Additional Street Scene



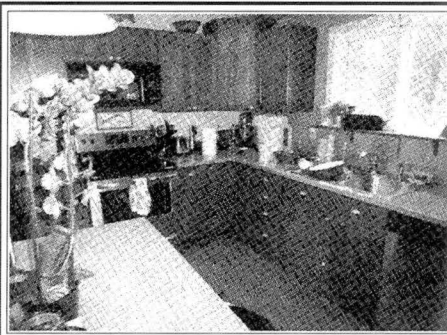
Side View



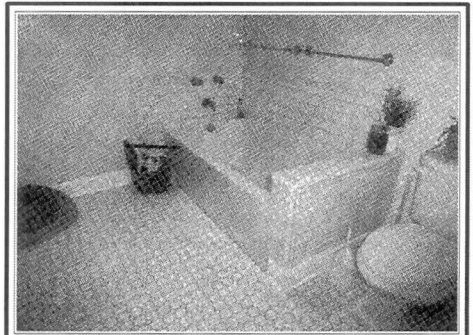
Living Room



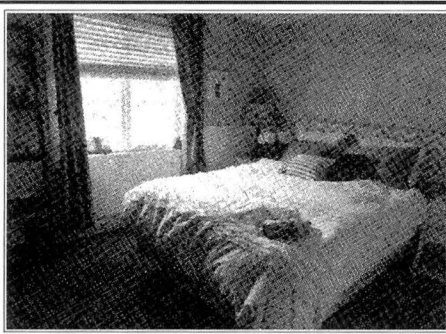
Dining



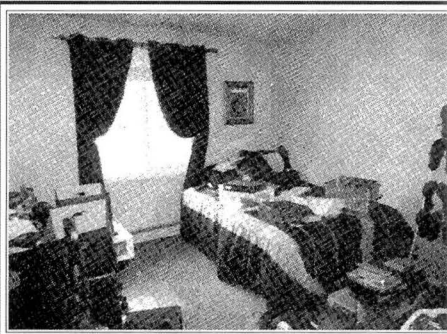
Kitchen



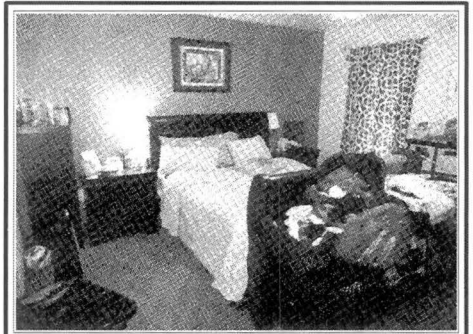
Full Bathroom



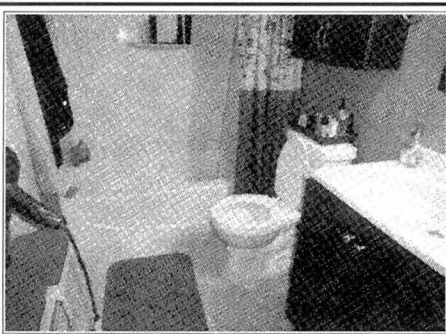
Bedroom



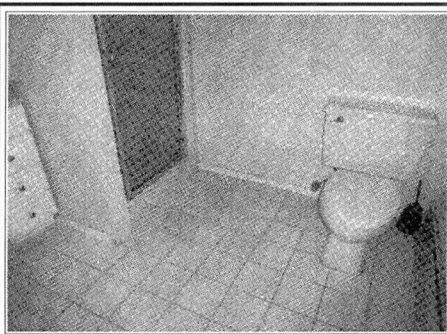
Bedroom



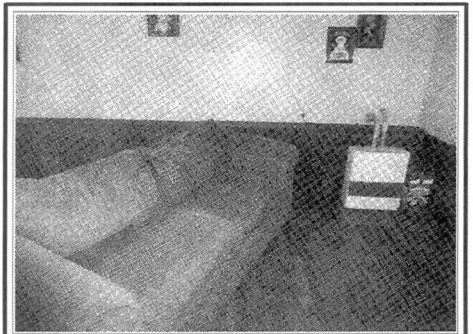
Bedroom



Full Bathroom



Bedroom



Family Room

Kasberg Appraisal Services
Photos- Subject

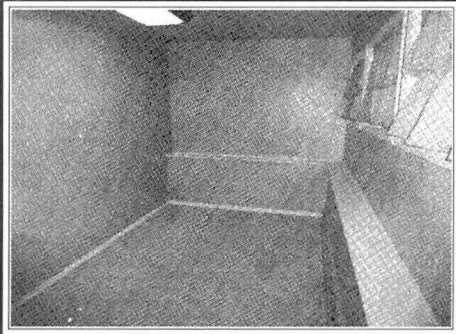
File No. 2885
Case No. 63-63-6-0369075

Borrower Norman Carson

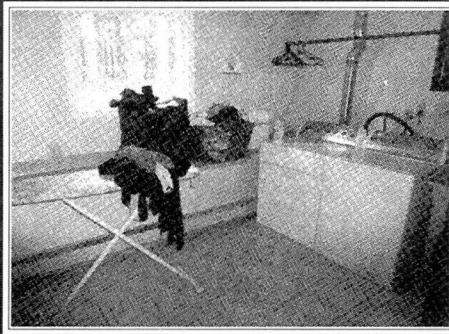
Property Address 9162 Skywood Lane

City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621

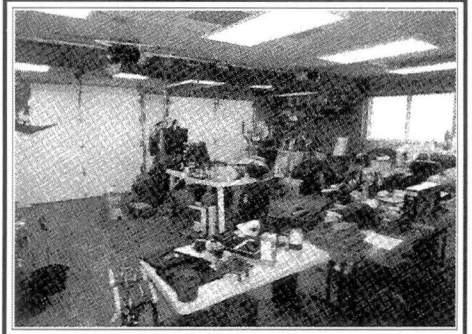
Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000



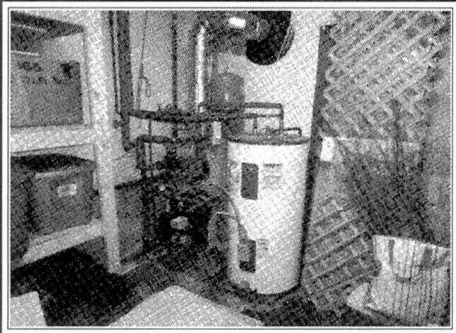
Den



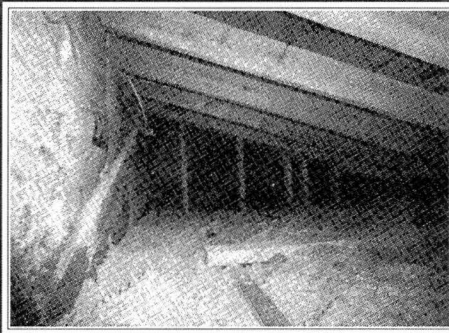
Utility



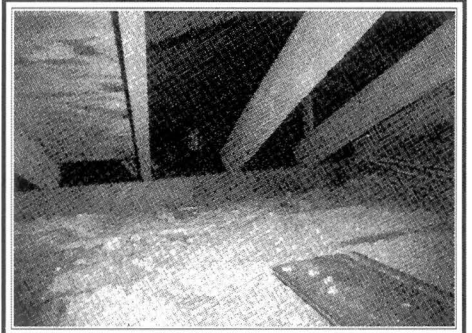
Garage



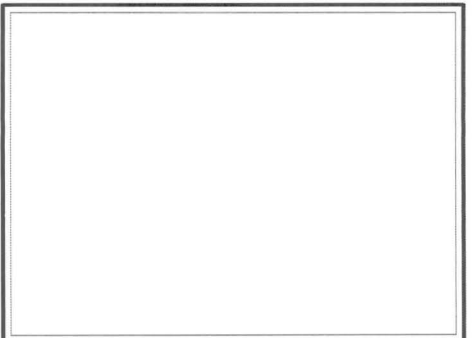
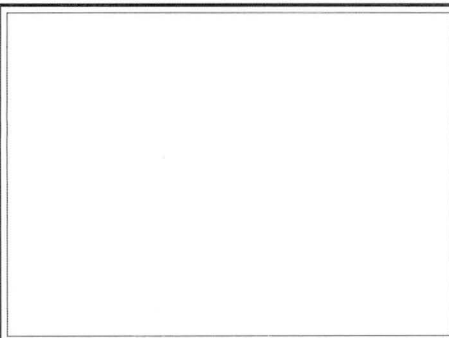
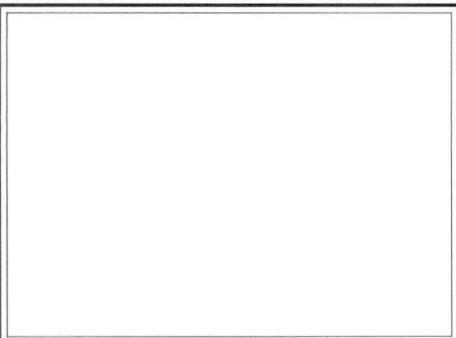
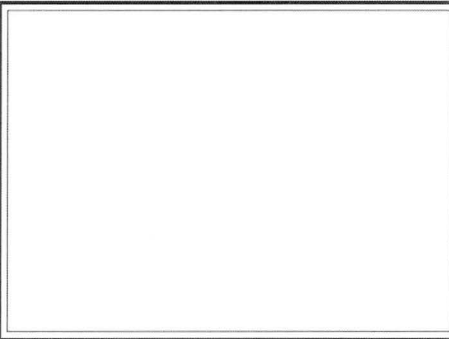
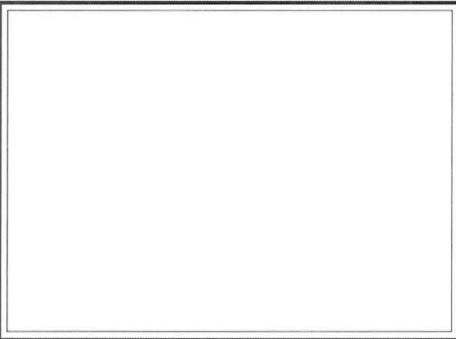
Boiler & Hot water Heater



Attic



Attic



Borrower Norman Carson

Property Address 9162 Skywood Lane

City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621

Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000



COMPARABLE SALE # 1

9365 Lakeview Court
Juneau, AK 99801



COMPARABLE SALE # 2

4531 Wood Duck Avenue
Juneau, AK 99801



COMPARABLE SALE # 3

4493 Columbia Boulevard
Juneau, AK 99801-9621

Kasberg Appraisal Services
COMPARABLES 4-5-6

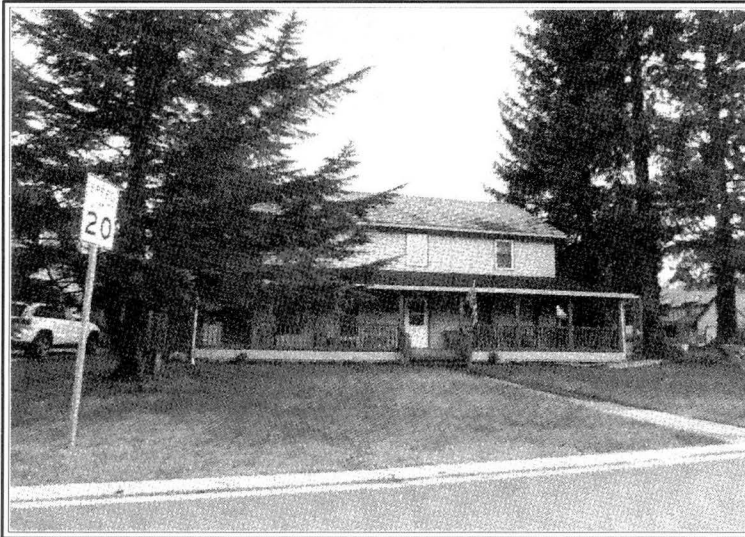
File No. 2885
Case No. 63-63-6-0369075

Borrower Norman Carson

Property Address 9162 Skywood Lane

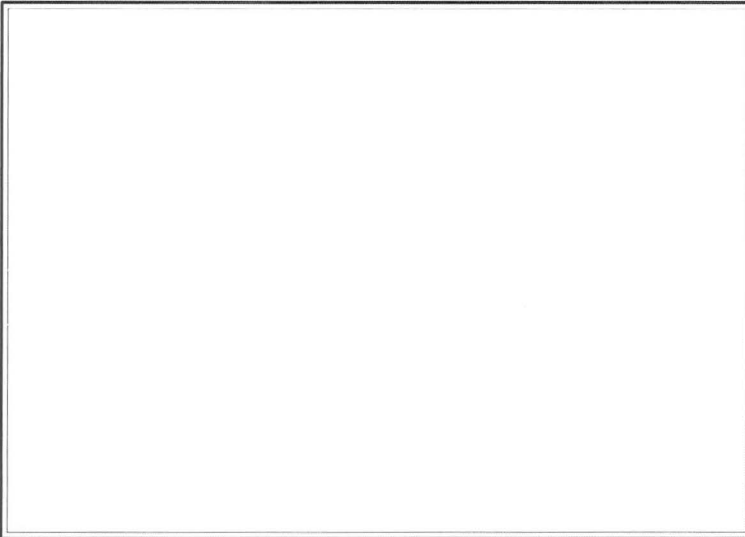
City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621

Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000

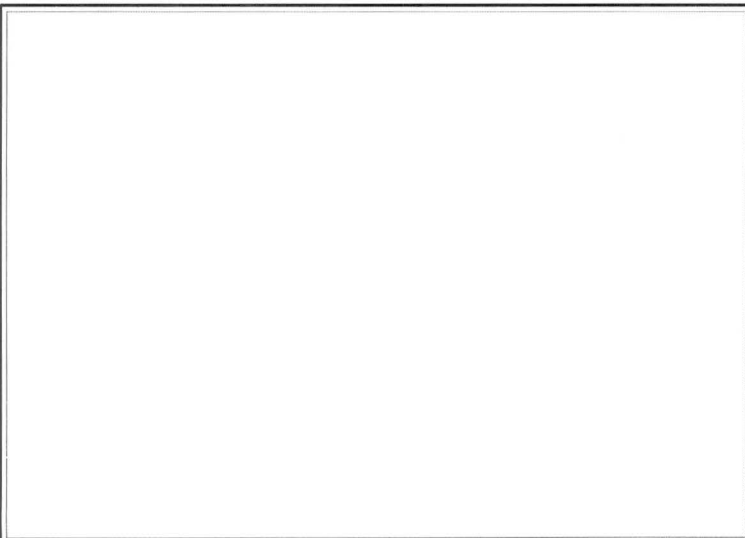


COMPARABLE SALE # 4

9360 Turn Street
Juneau, AK 99801



COMPARABLE SALE # 5



COMPARABLE SALE # 6

File No. 2885
Case No. 63-63-6-0369075

Lender/Client	Quicken loans, Inc.	Address	1050 Woodward, Detroit, MI 48226 - 0000
---------------	---------------------	---------	---



Comments: This sketch is not drawn to scale.

[illegible]

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 9162 Skywood Lane City Juneau State AK ZIP Code 99801-9621

Borrower Norman Carson

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			
Total # of Comparable Sales (Settled)	5	6	15	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)	0.83	2.00	5.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Total # of Comparable Active Listings	n/a	n/a	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	0.00	0.40	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Median Comparable Sales Price	406,000 Average	393,150 Ave	405,606 Average	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Sales Days on Market	57 Average	61 Average	32 Average	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Comparable List Price	n/a	n/a	397,450 Average	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Listings Days on Market	n/a	n/a	55 Average	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Sale Price as % of List Price	Approx. 99%	Approx. 99%	Approx. 99%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Seller-(developer, builder, etc.) paid financial assistance prevalent?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	

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.)

See Comment Addendum.

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).

See Comment Addendum.

Cite data sources for above information.

MLS

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.

See Comment Addendum.

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

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	n/a	n/a	n/a	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Total # of Active Comparable Listings	n/a	n/a	n/a	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Months of Unit Supply (Total Listings/Ab. Rate)	n/a	n/a	n/a	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	

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.

n/a

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

n/a

Signature

Mark D. Kasberg

Signature

Appraiser Name

Mark D. Kasberg

Supervisor Name

Company Name

Kasberg Appraisal Services

Company Name

Company Address

P. O. Box 33514, Juneau, AK 99803

Company Address

State License/Certification #

24

State AK

State License/Certification #

State

Email Address

kasbergappraisal@gci.net

Email Address

Kasberg Appraisal Services
COMMENT ADDENDUM

File No. 2885
Case No. 63-63-6-0369075

Borrower	Norman Carson						
Property Address	9162 Skywood Lane						
City	Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address			1050 Woodward, Detroit, MI 48226 - 0000	

1004MC Comment Addendum: Note: Information provided by SEAMLS does not typically include for sale by owner transactions.

Sale Price as % of List Price Ratio: The Sale Price as % of List Price Ratio provided on form 1004MC for each time period is estimated due to search limitations of the SEAMLS software program. SEAMLS calculates an average sales price to list price ratio. According to a Fannie Mae Announcement, it is acceptable to report the results for this field as an average. This is general information and includes properties that may or may not be directly comparable to the subject. This data does not include for sale by owner sales. The Sale Price as % of List Price Ratio is currently about 95-99% for most property types in the Juneau Borough.

Sales Concessions: Over the past 12 months, seller paid loan charges vary greatly up to 2% of the sale price. Anything over 2% is considered a sales concession. There has not been an apparent increase in seller contributions in the current market. If applicable, sales concessions and/or seller paid loan charges for the subject property are disclosed on page 1 of the appraisal report. Every effort has been made by the appraiser to determine sales or financing concessions for each comparable sale provided on the grid. Alaska is a non-disclosure State and lenders do not typically disclose the amount of closing costs or fees paid by the seller. Local appraisers will usually note whether closing costs paid by the seller were excessive, otherwise the actual amount is typically not provided when appraisal information is shared. If closing costs or fees paid by the seller are determined to have affected the sale price of the comparable sale, an adjustment is made.

Market Trend: The appraiser's review of market data reported through SEAMLS over the past 3 years showed stability and some increasing values in our real estate market. Continued low interest rates, a balanced supply/demand equation for most property types, and a low foreclosure rate currently favor the Juneau area real estate market.

The following is information that was taken from the June, 2015 Alaska Economic Trends Publication regarding Juneau's Housing Market: "National single-family house prices were 21 percent lower in 2014 than at their 2006 peak, while Alaska's dipped just 6 percent, Juneau's 5 percent, and Anchorage's 4 percent. Overall, Alaska weathered the housing market downturn very well, which is generally attributed to fewer risky loans and less speculative building." "Single family house prices have gone up more in Juneau and statewide over the past two decades than they have nationwide, where adjusted housing prices were only 15 percent higher in 2014 than they were in 1994. In Juneau, the real increase was 45 percent, and for the whole state it was 37 percent."

However, Alaska receives the majority of its state revenue from oil taxes. Within the past year, oil prices have declined significantly, and the state is now facing a multi billion dollar deficit. Although the State of Alaska has a sizeable budget reserve, if oil prices remain low, a potential risk to the Juneau-Douglas real estate property values exists. Like the rest of the State, the outlook is a concern, but the impact on real estate values is not yet evident as of the date of valuation. Market conditions are generally recognized as stable.

According to an article in the Juneau Empire on October 26, 2015: A recent study by Rain Coast Data revealed economic concerns for Southeast Alaska. The information was recently presented at the annual Southeast Conference and the Juneau Chamber of Commerce. The report indicates there were few areas of growth and many indicators of a slightly downward economic trend for Southeast Alaska. Although tourism has provided many jobs, low seafood prices, low mineral prices and the loss of government jobs are negative factors. Not only has there been government job losses, the health care industry has suffered losses as well. The report indicated Medicaid expansion should have a positive impact on health care employment. The U.S. Coast Guard, and the local tourism industry are continuing to add jobs to the area.

Unemployment Information: Alaska has typically experienced a lower unemployment rate than the national average, however, the state unemployment rate is currently higher than the national average, and the Juneau unemployment rate is lower than the national average. Recently reported unemployment data by the State of Alaska indicates Juneau has an approximate 4.7% unemployment rate for the month of November, 2015. The State of Alaska reported an approximate 6.4% unemployment rate for the month of November, 2015. According to the U.S. Bureau of Labor Statistics, the nation's unemployment rate for the month of November, 2015, was reported to be approximately 5%.

SEAMLS currently reports the following data for the Juneau-Douglas area (this does not include FSBO data): There have been 33 closed sales; 61 pending sales and 16 new listings over the past 30 days. The data includes various property types with a wide range of sale prices; view and non-view, waterfront and non-waterfront sites, etc. The average time on the market for most sold properties is generally less than 90 days; however, many properties are selling in 30 days or less. It is not uncommon for properties to receive more than one offer in the current market and many properties are selling by word of mouth. Note: Vacant Land often require significantly longer marketing periods than properties with improvements.

Single unit properties including large owner-occupied type properties with small accessory units have a wide range of sale prices; and include view, non-view, waterfront and non-waterfront sites, etc.: Approximately 201 sales closed 2015, 209 in 2014, 218 in 2013, and 193 in 2012.

Attached Properties: Approximately 81 sales closed in 2015, 61 in 2014, 56 in 2013, and 47 in 2012.

Condominium Properties: Approximately 86 sales closed in 2015, 65 in 2014, 73 in 2013, and 58 in 2012.

Duplex Properties: Approximately 10 sales closed in 2015, 7 in 2014, 13 in 2013, and 10 in 2012. Note: Inventory has been very limited.

Multi-family Properties (triplex and fourplex properties): Approximately 2 sales closed in 2015, 1 in 2014; MLS reports just 3 fourplex sales in 2013 and 4 in 2012. Note: Inventory in MLS has been very limited and many multi-family sales have been FSBO transactions in 2015.

Vacant Land (Single Family and Multi Family Lots): Approximately 12 sales closed in 2015, 14 in 2014, 14 in 2013, and 7 in 2012.

Single family properties with saltwater sites: Approximately 16 sales closed in 2015, 10 in 2014. Note: Inventory has been low.

The 1004MC data search includes sales and listings of comparable properties in the subject's Mendenhall Valley neighborhood and properties in competing neighborhoods such as the Back Loop Road and Lemon Creek. Properties included in the search for data vary in age, design, quality of construction, condition and location. I have made an examination of publicly available information about the subject property and comparable sales by researching the City and Borough of Juneau Assessor records, on-line information provided by the Alaska Department of Natural Resources Recorder's Office; and information shared by local appraisers, my own files, other real estate professionals, and SEAMLS. The listing and sales data for our small community is limited for properties like the subject. The appraiser's analysis of sale and listing data supports an overall stable market trend. Due to the Juneau-Douglas area being a small community with a population of about 32,000 people and a large land mass, Juneau has a limited market often resulting in comparable sales in excess of 1 mile distant and sales that have closed in excess of 90 days. The 1004MC form is not structured for accurate analysis of small communities with limited sales and listings. According to SEAMLS records (not including for sale by owner transactions): There were approximately 5 comparable sales during the prior 7-12 month time period (6 months) and approximately 21 comparable sales reported within the most recent 6 months. There are only about 2 comparable active listings located in the neighborhoods described above. The average time on the market for most comparable sold properties and active listings is near or less than 90 days. Low inventory and short marketing time periods are indicators of a strong market.

Borrower Norman Carson
 Property Address 9162 Skywood Lane
 City Juneau County City and Borough of Juneau State AK Zip Code 99801-9621
 Lender/Client Quicken loans, Inc. Address 1050 Woodward, Detroit, MI 48226 - 0000



Kasberg Appraisal Services
LOCATION MAP ADDENDUM

File No. 2885
 Case No. 63-63-6-0369075

Borrower	Norman Carson				
Property Address	9162 Skywood Lane				
City	Juneau	County	City and Borough of Juneau	State	AK
				Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address 1050 Woodward, Detroit, MI 48226 - 0000		

