

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

# Petition for Review / Correction of Assessed Value<br/>Real PropertyAssessment YearParcel ID Number5B2101090050Name of ApplicantNorman Scott CarsonEmail AddressScott.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 Numbe	r 5B2101090050								
Owner Name	Norman Scott	Carson							
Primary Phone #	(907)738-9030			Email Addres	ss	Scott	.carson54@gmail.com		
Physical Address	9162 Skywood	9162 Skywood Lane			ress	9162 Skywood Lane			
	Juneau, AK 99	Juneau, AK 99801				June	au, AK 99801		
			d provide a o	detailed expla	natior	n belov	w for your appeal to be valid.		
	/ value is excessive/o			THE FO	LLOW	ING A	RE <u>NOT</u> GROUNDS FOR APPEAL		
	y value is unequal to s						are too high		
	y was valued imprope		tly	•	Your	value o	changed too much in one year.		
· · · · ·	y has been undervalu			•	You c	an't af	fford the taxes		
	My exemption(s) was not applied								
	reasons and provide e								
	•						in the attached letter. I also have		
				his conclusio	on as	well a	as my suggested valuation that I		
· · ·	provide to the Boar	•					<b>—</b>		
	ed additional informa	tion or docur	mentation?			Yes	No		
Values on Assess	sment Notice:		1				Γ		
Site	\$ <b>129,700</b>	Building	\$505,	400	Total		\$635,100		
Owner's Estimat	e of Value:						·		
Site	\$129,700	Building	\$445,7	765	Total		\$575,456		
Purchase Price of	f Property:	•	•						
Price	\$		Purchase	Date	6/3/	/201	16		
Has the property	v been listed for sale?	[🔲 ] Yes	[🖌] No (	if yes complet	e next	t line)			
Listing Price	\$		Days on N	1arket					
Was the propert	y appraised by a licen	sed appraise	r within the	last year? [	] Yes	s [ 🖌	No (if yes provide copy of appraisal)		
Certification:									
							rden of proof and I must provide		
	ng my appeal, and that	am the owne	er (or owner's	authorized age			operty described above.		
Signature					Date	2/1	15/2023		
						$\mathbf{J}$			

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

			Арр	raiser	to fill out			
Appraiser					Date of Review			
Comments:								
Post Review A	ssessmer	nt						
Site	\$		Building	\$		Total	\$	
Exemptions		\$						
Total Taxable	Value	\$						
		APPELL	ANT RESPO	ONSE T	O ACTION BY ASSES	SOR		
	I hereby D Accept Reject the following assessment valuation in the amount of \$							
If rejected, ap	pellant w	ill be scheduled bef	ore the Boa	ard of E	qualization and will be a	advised	of the date & time to appear.	
Appellant's Si	gnature _				Date	:		

Appellant Accept Value	Yes I No (if no skip to Board of Equalization)
Govern Updated	🚺 Yes 🔲 No
Spreadsheet Updated	TYes No
Corrected Notice of Assessed Value Sent	Yes No

BOARD OF EQUALIZATION										
Scheduled BOE Date	Yes [	No								
10-Day Letter Sent	[_] Yes [[	] No								
The Board of Equalization	on certifies its	decision, bas	sed on the Findings of Fact and	Conclusio	on of Law contained within the					
0	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 [O] Met [O] Did not meet the burden of proof that the assessment was unequal, excessive, improper or under/overvalued. Notes:									
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				

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 revaluate 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,

Scott Carson 9162 Skywood Lane Juneau, AK 99801



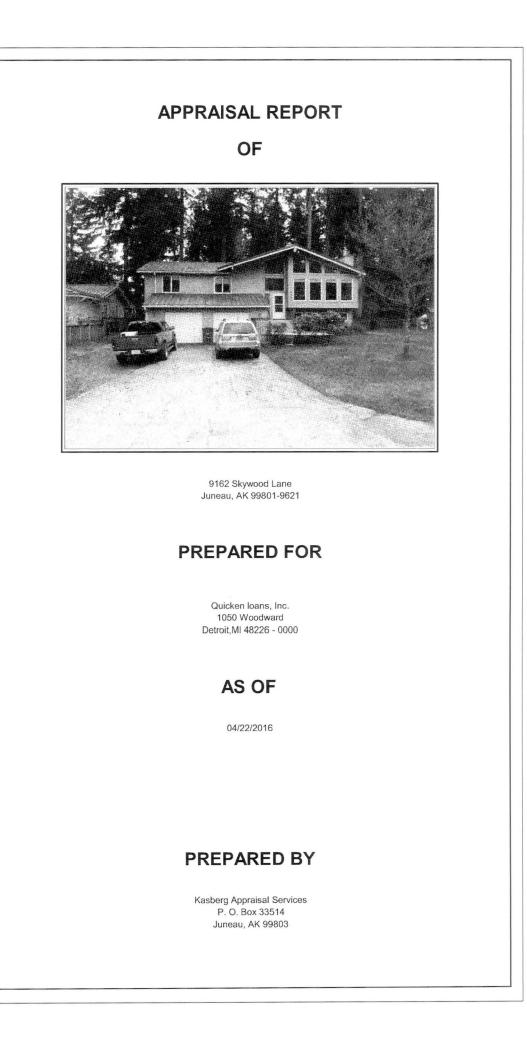
### **City and Borough of Juneau** Office of the Assessor 155 South Seward Street Juneau, Alaska 99801 (907) 586-5215

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

OFFICE OF THE ASSESSOR

IDENTIFICATION # 5E	32101090050	REAL P	ROPERTY VALUE
RIVERWOOD BL A LT 5		BITE: \$129,700	BLDG: \$505,400
PROPERTY TAX YEAR	2023	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		ERVICE REQUESTED
*** IMPORTAN	IT ***		ARSON & MICHELLE
Please review the back of this n regarding your valuation and the Make sure you keep this notic Please contact us if your mailing	e appeal procedure. e for your records.	CARSON 9162 SKYWOOD LI JUNEAU, AK 99801	N

# \*\*\* THIS IS NOT A TAX BILL \*\*\*



the short

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

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UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

### Kasberg Appraisal Services

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

### **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. Property Address 9162 Skywood Lane State AK Zip Code 99801-9621 Citv Juneau Norman Carson Owner of Public Record Erin N. Kelly County City and Borough of Junea Borrower Legal Description Lot 5, Block A, Riverwood Subdivision Tax Year R.E. Taxes \$ 4,833 Assessor's Parcel # 5B2101090050 2016 Neighborhood Name Mendenhall Valley Map Reference Plat 78-4 Census Tract 0002.00 Occupant X Owner Tenant Vacant Special Assessments \$ PUD per year per month HOA \$ 0 0 Property Rights Appraised X Fee Simple Leasehold Other (describe) Assignment Type X Purchase Transaction Refinance Transaction 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? X Yes No Report data source(s) used, offerings price(s), and date(s). DOM 21;See comments - SUBJECT LISTING HISTORY I X did into 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. Date of Contract 03/29/2016 Is the property seller the owner of public record? X Yes No Data Source(s) Public Recorder Contract Price \$ 435,000 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? X Yes No 000 If Yes, report the total dollar amount and describe the items to be paid. \$2500;;See comments - FINANCIAL ASSISTANCE / CONCESSIONS Note: Race and the racial composition of the neighborhood are not appraisal factors **One-Unit Housing Trends Neighborhood Characteristics** One-Unit Housing Present Land Use % Urban X Suburban Rural Property Values Increasing X Stable Declining PRICE One-Unit 85 % Location AGE Built-Up X Over 75% 25-75% Under 25% Demand/Supply X Shortage In Balance \$ (000) 2-4 Unit 10 % Over Supply (vrs) Growth Rapid X Stable Slow Marketing Time X Under 3 mths 3-6 mths Over 6 mths 250 Low 1 Multi-Family 1 % 700 Neighborhood Boundaries North Boundary is the Tongass National Forest; South Boundary is Egan High Commercial 60 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. 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 Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) Zoning Compliance X Legal Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? X Yes No If No, describe Utilities Public Other (describe) Public Other (describe) Off-site Improvements--Type Private Public Electricity X Water X Street Paved X Line S Gas Sanitary Sewer X Alley None None FEMA Special Flood Hazard Area Yes X 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? X Yes No If No, describe. Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes X No If Yes, describe. Site area and actual age are taken from City and Borough of Juneau Assessor records. The appraiser is unaware of any special assessments, adverse easements or encroachments, however, neither a title report or as-built survey were available for review. The subject is located on a street ending in a cul-de-sac, and the site backs the Green Acres Subdivision; see plat 78-4 as the adjacent land is buffer between developed sites offering a little more privacy and appeal General Description Foundation Exterior Description materials/condition Interior materials/condition Units X One One with Accessory Unit X Concrete Slab Crawl Space Foundation Walls Concrete/Average Floors Lam, Carpet/Ave # of Stories 2 Full Basement Partial Basement Exterior Walls Wood/Average Walls Drywall/Average Type X Det. Att. S-Det./End Unit **Basement** Area 0 sq. ft. Roof Surface Metal/Average Trim/Finish Wood/Average X Existing Proposed Under Const. Basement Finish 0 % Gutters & Downspouts Metal/Average Bath Floor Tile/Average+ Design (Style) SplitEntry Outside Entry/Exit Sump Pump Window Type Vinyl & Wd/Ave to Good Bath Wainscot Tile/Average 1977 Year Built vidence of Infestation Storm Sash/Insulated Insulated/Average Car Storage None Settlement Effective Age (Yrs) 20 Dampness Screens Some/Average X Driveway # of Cars Woodstove(s) # 0 None leating FWA X HWBB Radiant Driveway Surface Concrete Attic Amenities Drop Stair Stairs Other Fuel Oil X Fireplace(s) # 1 X Fence Wood X Garage # of Cars 2 Floor Scuttle Central Air Conditioning X Patio/Deck Wood X Porch Cvd # of Cars 0 X Cooling Carport Individual X Other X Built-in Finished Heated None Pool None Other None Att. Det. **APROVEMENT** Appliances Refrigerator X Range/Oven X Dishwasher X Disposal X Microwave Washer/Dryer 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? Yes X 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.)? X Yes No If No, describe The subject conforms well in design and appeal with other dwellings in the subject's neighborhood.

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### Kasberg Appraisal Services

### www.DesidentialAugusteelD .....

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

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	T		T		in the past twelve r	1	and the second se		60,000	to \$		50,000
FEATURE	1	BJECT			SALE # 1		RABLE S		COMPARABLE SALE # 3 4493 Columbia Boulevard			
	kywood La				iew Court			ick Avenue				
	AK 99801- I	9021	Juneau, AK 99801 0.45 miles NW				eau, Ak		Ju			801-9621
Proximity to Subject Sale Price	\$ 43	5,000	0.	.45 mile \$	400,000	1	1.54 mile \$	485.000		1.6	4 mile \$	400.000
which is not set of the		and the second se	¢ 1051		PROVIDE AND ADDRESS OF ADDRESS OF	¢ 100 0			c	107.00		
Sale Price/Gross Liv. Area Data Source(s)	CONTRACTOR AND A REAL PROPERTY AND A		. \$ 165.08 sq. ft. SEAMLS#15134;DOM 1			\$ 169.8	<u>38 si</u> BO#0;D	q. ft.		197.92		. ft. 8;DOM 69
Verification Source(s)			9		sting Agent							
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Date of Sale/Time			s01/16;c	And an open statement of the second		s07/15;c0				16:c12/	15	
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Leasehold/Fee Simple		simple	Fee Sin		+5,000	Fee Sirr		+5,000		e Simpl		+3,
Site		8 sf	11332		0			-5,000		0454 sf		
View	049 N;F		N;Re		0	N;Res		-5,000		V:Res;		
Design (Style)		litEntry	DT1;Rar			DT2;Raised		0	DT2:R	and an owner of the local division of the lo	anch	
			Q4		+10,000		IRanch	0	DIZ,R	Q4	anch	. 10
Quality of Construction		13										+10,
Actual Age	3 C	9	36 C4		+20.000			-10.000		41 C3		40
Condition Above Grade	Total Bdrr		Total Bdrms.	Baths	+20,000	Total Bdrms.	Baths		Total B		Baths	-10,
Above Grade Room Count	8 3		9 3	2.1	+2,500		3.1	-2,500			2.1	+2,
	2,307	-										
Gross Living Area				sq. ft.	-5,175		sq. ft.	-24,615	2,0		sq. ft.	+12,
Basement & Finished	0	sf	0sf			0sf				Osf		
Rooms Below Grade			A	01		Δ				VOT		
Functional Utility	Ave		Average		+5,000	Averag				verage		
Heating/Cooling		VBB	FWA &		0					HWBB		
Energy Efficient Items		rage	Avera	Address of the second s		Avera				verage		
Garage/Carport	2gbi		2ga3c		+4,530			+3,870		ga2dw		+3,3
Porch/Patio/Deck	Cvd Dk,F					Deck, Cvd Po		0		eck,Fe		
Fireplaces	1	e w/insert			+1,500			+1,500		replace		+:
Other Item(s)	No	ne	None	е		Extra Kite	cnen	-10,000		None		
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Fannie Mae Form 1004 March 2005 Page 2 of 24

### **Uniform Residential Appraisal Report**

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

**ENTS** 

ADDITIONAL COM

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 | 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 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)

-			
COST APPROACH	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$
ò	Source of cost data	Dwelling 2,307 Sq	. Ft. @ \$ =\$
D'	Quality rating from cost service Effective date of cost data	Bsmt. Sq	. Ft. @ \$ =\$
AP	Comments on Cost Approach (gross living area calculations, depreciation, etc.)		
Ę		Garage/Carport 775 Sq	. Ft. @ \$ =\$
ő		Total Estimate of Cost-new	=\$
C		Less Physical 36 Func	tional External
		Depreciation 0	=\$ ( 0 )
		Depreciated Cost of Improvement	ts =\$ 0
		"As-is" Value of Site Improvement	ts =\$
	and the second se	Indicated Value By Cost Approac	
ш	INCOME APPROACH TO VALUE	E (not required by Fannie Mae	1
COME	Estimated Monthly Market Rent \$ X Gross Multiplier	=\$ Indica	ated Value by Income Approach
2	Summary of Income Approach (including support for market rent and GRM)		
	PROJECT INFORMATION	the second s	· •
	Is the developer/builder in control of the Homeowner's Association (HOA)? Yes	No Unit type(s) Detach	
	Provide the following information for PUDs ONLY if the developer/builder is in control of	of the HOA and the subject property	is an attached dwelling unit.
	Legal Name of Project		
ð		number of units sold	
Ē		source(s)	
RMATION	Was the project created by the conversion of existing building(s) into a PUD? Yes	No If Yes, date of conversion	on.
	Does the project contain any multi-dwelling units? Yes No Data source.	If No dependent the status of some	alatian
F	Are the units, common elements, and recreation facilities complete? Yes N	o If No, describe the status of com	pletion.
Ē			
PUD INFO	Are the common elements leased to or by the Homeowner's Association?	No If Yes, describe the rental	terms and options
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	Describe common elements and recreational facilities.		

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Page 3 of 24

### Kasberg Appraisal Services EXTRA COMPARABLES 4-5-6

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

Borrower	Norman	Carson	

<b>Property Addres</b>	s 9162 Sk	ywood Lane					
City	Juneau	County	City and Borough of June	au State	AK	Zip Code	99801-9621
Lender/Client		Quicken loans, Inc	Address 1	050 Woodward	l, Detroit, MI 4	8226 - 0000	

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|  | Address 9162 S<br>Juneau, /<br>Proximity to Subject<br>Sale Price/Gross Liv. Area<br>Data Source(s)<br>Verification Source(s)<br>VALUE ADJUSTMENTS<br>Sale or Financing<br>Concessions<br>Date of Sale/Time<br>Location<br>Leasehold/Fee Simple<br>Site<br>View<br>Design (Style)<br>Quality of Construction<br>Actual Age<br>Condition<br>Above Grade<br>Room Count<br>Gross Living Area<br>Basement & Finished<br>Rooms Below Grade<br>Functional Utility<br>Heating/Cooling<br>Energy Efficient Items<br>Garage/Carport<br>Porch/Patio/Deck<br>Fireplaces<br>Dther Item(s)<br>Net Adjustment (Total)<br>Adjusted Sale Price<br>of Comparables<br>Report the results of the m<br>ITEM | Address     9162 Skywoo       Juneau, AK 998       Proximity to Subject       Sale Price       Sale Price/Gross Liv. Area       Sale Drice/Gross Liv. Area       Sale Or Financing       Concessions       Data Source(s)       VALUE ADJUSTMENTS       De Sale or Financing       Concessions       Date of Sale/Time       Location       N;Ree       Location       N;Ree       Location       Adjusted Grostruction       Actual Age       Condition       Above Grade       Total       Room Count       8       Gross Living Area       2,       Gasement & Finished       Rooms Below Grade       Functional Utility       //       //       Porch/Patio/Deck       Cvd I       Fireplaces       Pireplaces       Firep       Other Item(s)       Net Adjustment (Total)       Adjusted Sale Price       of Comparables <td>Address       9162 Skywood Lane         Juneau, AK 99801-96         Proximity to Subject         Sale Price       \$ 435,0         Sale Price/Gross Liv. Area       \$ 188.56         Data Source(s)       Verification Source(s)         Verification Source(s)       Verification Source(s)         VALUE ADJUSTMENTS       DESCRIPT         Sale or Financing       Description         Concessions       Description         Data of Sale/Time       N;Res;Cul-collection         Location       N;Res;Cul-collection         Condition       C3         Above Grade       Total         Room Count       8       3         Gross Living Area       2,307         Gasement &amp; Finished       Osf         Rooms Below Grade       Osf         Functional Utility       Averag         Garage/Carport       2gbi2d:     &lt;</td> <td>Address       9162 Skywood Lane         Juneau, AK 99801-9621         Proximity to Subject         Sale Price       \$ 435,000         Sale Price/Gross Liv. Area       188.56 sq. ft.         Data Source(s)       Verification Source(s)         VALUE ADJUSTMENTS       DESCRIPTION         Sale or Financing       Description         Concessions       Data Source(s)         Date of Sale/Time       N;Res; Cul-de-sac         Location       N;Res; Cul-de-sac         Leasehold/Fee Simple       Fee Simple         Site       8498 sf         View       N;Res;         Design (Style)       DT2;SplitEntry         Quality of Construction       Q3         Actual Age       39         Condition       C3         Actual Age       33         Room Count       8       3         Basement &amp; Finished       Osf         Rooms Below Grade       Osf         Functional Utility       Average         Parage/Carport       2gbi2dw         Porch/Patio/Deck       Cvd Dk, Fence, Pch         Fireplaces       Fireplace w/insert         Coloing       Osf         Condyusted Sale Price       Of<td>Address       9162       Skywood Lane         Juneau, AK       99801-9621         Proximity to Subject       \$         <ul> <li>435,000</li> <li>Sale Price/Gross Liv. Area</li> <li>188.56</li> <li>sq. ft.</li> <li>Data Source(s)</li> <li>Verification Source(s)</li> <li>Verification Source(s)</li> <li>VALUE ADJUSTMENTS</li> <li>DESCRIPTION</li> <li>DEscription</li> <li>Concessions</li> <li>Date of Sale/Time</li> <li>Location</li> <li>N;Res;Cul-de-sac</li> <li>N;Res;</li> <li>Design (Style)</li> <li>DT2;SplitEntry</li> <li>DCasign (Style)</li> <li>DT2;SplitEntry</li> <li>DT4</li> <li>Bdrms</li> <li>Baths</li> <li>Total</li> <li>Bdrms</li> <li>Basement &amp; Finished</li> <li>Osf</li> <li>Condition</li> <li>C3</li> <li>Average</li> <li>Pateating/Cooling</li> <li>OHWBB</li> <li>Energy Efficient Items</li> <li>Average</li> <li>Garage/Carport</li> <li>SplitZdw</li> <li>Porch/Patio/Deck</li> <li>Cvd Dk, Fence, Pch</li> <li>CvdP</li> <li>Fireplaces</li></ul></td><td>Address     9162     Skywood Lane     936       Juneau, AK 99801-9621     June       Proximity to Subject     0.       Sale Price     \$ 435,000       Sale Price/Gross Liv. Area     188.56       Sale Source(s)     Appraise       Verification Source(s)     Appraise       VALUE ADJUSTMENTS     DESCRIPTION     DESCRIPTION       Sale or Financing     ArmLtt       Concessions     Conv; Conv;</td><td>Address       9162       Skywood Lane       9360       Turr         Juneau, AK       99801-9621       Juneau, AK         Proximity to Subject          <ul> <li>\$435,000</li> <li>\$100,000</li> <li>\$100,000</li></ul></td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn S<br/>Juneau, AK 99801-9621           Proximity to Subject         0.60 miles           Sale Price         \$ 435,000           Sale Price/Gross Liv. Area         \$ 188.56 sq. ft         \$ 198.06 sq.           Data Source(s)         SEALMS#15276           Verification Source(s)         Appraiser &amp; Listi           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         Arm.th           Concessions         Conv;0           Date of Sale/Time         c02/16           Location         N;Res;Cul-de-sac         N;Res;Circle           Leasehold/Fee Simple         Fee Simple         Fee Simple           Stele         8498 sf         11670 sf           View         N;Res;         N;Res;           Design (Style)         DT2;SplitEntry         DT2;Country           Quality of Construction         Q3         Q3           Actual Age         3         3.0         9         4         2.1           Gross Living Area         2,307         sq. ft.         2,368         sq. ft.           Basement &amp; Finished         Osf         Osf         Osf         Steatual Age           Rooms Belo</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq.ft.         \$ 198.06 sq.ft.           Data Source(s)         SEALMS#15276;DOM 3           Verification Source(s)         Appraiser &amp; Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         ArmLth         Conv;0           Concessions         Conv;0         Data Source(s)         Conv;0           Sile         8498 sf         11670 sf         CO           Leasehold/Fee Simple         Fee Simple         Fee Simple         Co           Sile         8498 sf         11670 sf         CO           Quality of Construction         Q3         Q3         -10,000           Above Grade         Total         Bdrms         Baths         CO           Room Count         8         3         3.0         9         4         2.1         +2,500           Grass Living Area         2,307 sq.ft         2,368 sq.ft         -2,700         3a</td><td>Address         9162         Skywood Lane         9360         Turn Street           Juneau, AK         99801-9621         Juneau, AK         99801           Proximity to Subject         0.60         s         469.000           Sale Price(Soss Liv. Area         \$ 188.56         sq. ft.         \$           Data Source(s)         SEALMS#15276;DOM 3         Verification Source(s)         Appraiser &amp; Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         +(-) \$ Adjustment         DESC           Sale of Financing         ArmLth         Conrv;0         Description         -(-) \$ Adjustment         DESC           Concessions         Conv;0         Conv;0         Description         -(-) \$ Adjustment         DESC           Location         N;Res;Cul-de-sac         N;Res;Circle         0         -(-) \$ Adjustment         DESC           Date of Sale/Time         Co2/16         -         -         -         -         -           Location         N;Res;         N;Res;         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -</td><td>Address         9162         Skywood Lane         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         9360 Turn Street         Juneau, AK 99801           Proximity to Subject         0.60 miles N         \$459,000         \$469,000           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 198.66         sq.tl.         \$           Data Source(s)         SEALMS#15276;DOM 3         \$           Verification Source(s)         Appraiser &amp; Listing Agent         \$           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         DESCRIPTION           Sale of Financing         ArmLth         \$         DESCRIPTION           Sale of Sale/Time         CO2/16         \$         \$           Leasehold/Fee Simple         Fee Simple         \$         \$           Sile         8498 sf         11670 sf         0         \$           Quality of Construction         Q3         Q3         -10,000         \$           Actual Age         39         36         0         \$         \$           Sasement &amp; Finished         Osf         Osf         \$         \$         \$           Sasement &amp; Finished         Osf</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N         5           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 188.56 sq. ft         \$ 198.06 sq. ft.         \$         s           Verification Source(s)         Appraiser &amp; Listing Agent         Appraiser &amp; Listing Agent         VAULE ADJUSTMENTS         DESCRIPTION         PESCRIPTION           Sale or Financing         ArmLth         DESCRIPTION         T(-) \$ Adjustment         DESCRIPTION           Concessions         Conv:0         -         -         -           Catadom         N;Res; Curicle         0         -         -           Catadom         N;Res; Circle         0         -         -           Catadom         N;Res; N;Res;         -         -         -           Date of Sale/Time         Conv:0         -         -         -           Location         N;Res; Curicle         0         -         -           Date of Sale/Time         Conv:0         -         -         -           Sesting Klyle         DT2;SplitEntry         DT2;Country         0         -           Quali</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Orice         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           ValUE ADUSTMENTS         DESCRIPTION         DESCRIPTION         CORV;0           Date of Sale/Time         CO2/16             Location         N;Res; Cul-de-sac         N;Res; Circle         0            Date of Sale/Time         c02/16              Location         N;Res;         N;Res;             Design (Style)         DT2; SplitEntry         DT2; Country         0            Quality of Construction         Q3         Q3         -10,000            Actual Age         39         36         0             Condition</td><td>Address       9162 Skywood Lane<br/>Juneau, AK 99801-9621       9360 Turn Street<br/>Juneau, AK 99801         Priximity to Subject       0.60 miles N         Sale Price       \$ 435,000       \$ 469,000         Sale Price/Gross Liv. Area       \$ 188.56 sq. ft.       \$ 198.06 sq. ft.       \$ sq. ft.         Data Source(s)       SEALMS#15276;DOM 3           Verification Source(s)       Appraiser &amp; Listing Agent        +(-) \$ Adjustment         VALUE ADJUSTMENTS       DESCRIPTION       DESCRIPTION       +(-) \$ Adjustment       DESCRIPTION         Sale of Inancing       ArmL th       Conv;0           Conv;0       Conv;0            Date of Sale/Time       c.02/16            Conv;0       Conv;0             Date of Sale/Time       c.02/16             Usew       N;Res;       N;Res;             Usage of Gostruction       Q3       G3       -10,000            Abutal Age       3       3.0       9       4       2.1       +2,500        <tr< td=""><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801         Image: Structure         Juneau, AK 99801           Sale Price         \$ 435,000         \$ 469,000         \$ sq.ft.         \$ sq.ft.</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801         Image: Street<br/>Stele Price         Stele Price</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         \$         \$           Sale Price         \$         435,000         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         188.56 sq.ft.         \$         \$         \$           Jata Source(s)         SEALMS#15276;DOM 3          \$         \$           Varification Source(s)         Appraiser &amp; Listing Agent         DESCRIPTION         #(-) \$ Adjustment         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         Conv.0          \$         \$           Cancessions         Conv.0           \$         \$           Cacation         N;Res; Circle         0          \$         \$           Seage flot(Fie Simple         Fee Simple         Fee Simple         \$         \$         \$           Stee Adage         39         36         0         \$         \$         \$         \$           View</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801         9360 Turn Street<br/>Juneau, AK 99801           Torkmity to Subject         0.60 miles N         \$</td><td>Address       9162 Skywood Lane<br/>Juneau, AK 99801-9621       9360 Turn Street<br/>Juneau, AK 99801          <ul> <li>0.60 miles N</li> <li>0.70 miles N</li></ul></td></tr<></td></td> | Address       9162 Skywood Lane         Juneau, AK 99801-96         Proximity to Subject         Sale Price       \$ 435,0         Sale Price/Gross Liv. Area       \$ 188.56         Data Source(s)       Verification Source(s)         Verification Source(s)       Verification Source(s)         VALUE ADJUSTMENTS       DESCRIPT         Sale or Financing       Description         Concessions       Description         Data of Sale/Time       N;Res;Cul-collection         Location       N;Res;Cul-collection         Condition       C3         Above Grade       Total         Room Count       8       3         Gross Living Area       2,307         Gasement & Finished       Osf         Rooms Below Grade       Osf         Functional Utility       Averag         Garage/Carport       2gbi2d:     < | Address       9162 Skywood Lane         Juneau, AK 99801-9621         Proximity to Subject         Sale Price       \$ 435,000         Sale Price/Gross Liv. Area       188.56 sq. ft.         Data Source(s)       Verification Source(s)         VALUE ADJUSTMENTS       DESCRIPTION         Sale or Financing       Description         Concessions       Data Source(s)         Date of Sale/Time       N;Res; Cul-de-sac         Location       N;Res; Cul-de-sac         Leasehold/Fee Simple       Fee Simple         Site       8498 sf         View       N;Res;         Design (Style)       DT2;SplitEntry         Quality of Construction       Q3         Actual Age       39         Condition       C3         Actual Age       33         Room Count       8       3         Basement & Finished       Osf         Rooms Below Grade       Osf         Functional Utility       Average         Parage/Carport       2gbi2dw         Porch/Patio/Deck       Cvd Dk, Fence, Pch         Fireplaces       Fireplace w/insert         Coloing       Osf         Condyusted Sale Price       Of <td>Address       9162       Skywood Lane         Juneau, AK       99801-9621         Proximity to Subject       \$         <ul> <li>435,000</li> <li>Sale Price/Gross Liv. Area</li> <li>188.56</li> <li>sq. ft.</li> <li>Data Source(s)</li> <li>Verification Source(s)</li> <li>Verification Source(s)</li> <li>VALUE ADJUSTMENTS</li> <li>DESCRIPTION</li> <li>DEscription</li> <li>Concessions</li> <li>Date of Sale/Time</li> <li>Location</li> <li>N;Res;Cul-de-sac</li> <li>N;Res;</li> <li>Design (Style)</li> <li>DT2;SplitEntry</li> <li>DCasign (Style)</li> <li>DT2;SplitEntry</li> <li>DT4</li> <li>Bdrms</li> <li>Baths</li> <li>Total</li> <li>Bdrms</li> <li>Basement &amp; Finished</li> <li>Osf</li> <li>Condition</li> <li>C3</li> <li>Average</li> <li>Pateating/Cooling</li> <li>OHWBB</li> <li>Energy Efficient Items</li> <li>Average</li> <li>Garage/Carport</li> <li>SplitZdw</li> <li>Porch/Patio/Deck</li> <li>Cvd Dk, Fence, Pch</li> <li>CvdP</li> <li>Fireplaces</li></ul></td> <td>Address     9162     Skywood Lane     936       Juneau, AK 99801-9621     June       Proximity to Subject     0.       Sale Price     \$ 435,000       Sale Price/Gross Liv. Area     188.56       Sale Source(s)     Appraise       Verification Source(s)     Appraise       VALUE ADJUSTMENTS     DESCRIPTION     DESCRIPTION       Sale or Financing     ArmLtt       Concessions     Conv; Conv;</td> <td>Address       9162       Skywood Lane       9360       Turr         Juneau, AK       99801-9621       Juneau, AK         Proximity to Subject          <ul> <li>\$435,000</li> <li>\$100,000</li> <li>\$100,000</li></ul></td> <td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn S<br/>Juneau, AK 99801-9621           Proximity to Subject         0.60 miles           Sale Price         \$ 435,000           Sale Price/Gross Liv. Area         \$ 188.56 sq. ft         \$ 198.06 sq.           Data Source(s)         SEALMS#15276           Verification Source(s)         Appraiser &amp; Listi           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         Arm.th           Concessions         Conv;0           Date of Sale/Time         c02/16           Location         N;Res;Cul-de-sac         N;Res;Circle           Leasehold/Fee Simple         Fee Simple         Fee Simple           Stele         8498 sf         11670 sf           View         N;Res;         N;Res;           Design (Style)         DT2;SplitEntry         DT2;Country           Quality of Construction         Q3         Q3           Actual Age         3         3.0         9         4         2.1           Gross Living Area         2,307         sq. ft.         2,368         sq. ft.           Basement &amp; Finished         Osf         Osf         Osf         Steatual Age           Rooms Belo</td> <td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq.ft.         \$ 198.06 sq.ft.           Data Source(s)         SEALMS#15276;DOM 3           Verification Source(s)         Appraiser &amp; Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         ArmLth         Conv;0           Concessions         Conv;0         Data Source(s)         Conv;0           Sile         8498 sf         11670 sf         CO           Leasehold/Fee Simple         Fee Simple         Fee Simple         Co           Sile         8498 sf         11670 sf         CO           Quality of Construction         Q3         Q3         -10,000           Above Grade         Total         Bdrms         Baths         CO           Room Count         8         3         3.0         9         4         2.1         +2,500           Grass Living Area         2,307 sq.ft         2,368 sq.ft         -2,700         3a</td> <td>Address         9162         Skywood Lane         9360         Turn Street           Juneau, AK         99801-9621         Juneau, AK         99801           Proximity to Subject         0.60         s         469.000           Sale Price(Soss Liv. Area         \$ 188.56         sq. ft.         \$           Data Source(s)         SEALMS#15276;DOM 3         Verification Source(s)         Appraiser &amp; Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         +(-) \$ Adjustment         DESC           Sale of Financing         ArmLth         Conrv;0         Description         -(-) \$ Adjustment         DESC           Concessions         Conv;0         Conv;0         Description         -(-) \$ Adjustment         DESC           Location         N;Res;Cul-de-sac         N;Res;Circle         0         -(-) \$ Adjustment         DESC           Date of Sale/Time         Co2/16         -         -         -         -         -           Location         N;Res;         N;Res;         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -</td> <td>Address         9162         Skywood Lane         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         9360 Turn Street         Juneau, AK 99801           Proximity to Subject         0.60 miles N         \$459,000         \$469,000           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 198.66         sq.tl.         \$           Data Source(s)         SEALMS#15276;DOM 3         \$           Verification Source(s)         Appraiser &amp; Listing Agent         \$           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         DESCRIPTION           Sale of Financing         ArmLth         \$         DESCRIPTION           Sale of Sale/Time         CO2/16         \$         \$           Leasehold/Fee Simple         Fee Simple         \$         \$           Sile         8498 sf         11670 sf         0         \$           Quality of Construction         Q3         Q3         -10,000         \$           Actual Age         39         36         0         \$         \$           Sasement &amp; Finished         Osf         Osf         \$         \$         \$           Sasement &amp; Finished         Osf</td> <td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N         5           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 188.56 sq. ft         \$ 198.06 sq. ft.         \$         s           Verification Source(s)         Appraiser &amp; Listing Agent         Appraiser &amp; Listing Agent         VAULE ADJUSTMENTS         DESCRIPTION         PESCRIPTION           Sale or Financing         ArmLth         DESCRIPTION         T(-) \$ Adjustment         DESCRIPTION           Concessions         Conv:0         -         -         -           Catadom         N;Res; Curicle         0         -         -           Catadom         N;Res; Circle         0         -         -           Catadom         N;Res; N;Res;         -         -         -           Date of Sale/Time         Conv:0         -         -         -           Location         N;Res; Curicle         0         -         -           Date of Sale/Time         Conv:0         -         -         -           Sesting Klyle         DT2;SplitEntry         DT2;Country         0         -           Quali</td> <td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Orice         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           ValUE ADUSTMENTS         DESCRIPTION         DESCRIPTION         CORV;0           Date of Sale/Time         CO2/16             Location         N;Res; Cul-de-sac         N;Res; Circle         0            Date of Sale/Time         c02/16              Location         N;Res;         N;Res;             Design (Style)         DT2; SplitEntry         DT2; Country         0            Quality of Construction         Q3         Q3         -10,000            Actual Age         39         36         0             Condition</td> <td>Address       9162 Skywood Lane<br/>Juneau, AK 99801-9621       9360 Turn Street<br/>Juneau, AK 99801         Priximity to Subject       0.60 miles N         Sale Price       \$ 435,000       \$ 469,000         Sale Price/Gross Liv. Area       \$ 188.56 sq. ft.       \$ 198.06 sq. ft.       \$ sq. ft.         Data Source(s)       SEALMS#15276;DOM 3           Verification Source(s)       Appraiser &amp; Listing Agent        +(-) \$ Adjustment         VALUE ADJUSTMENTS       DESCRIPTION       DESCRIPTION       +(-) \$ Adjustment       DESCRIPTION         Sale of Inancing       ArmL th       Conv;0           Conv;0       Conv;0            Date of Sale/Time       c.02/16            Conv;0       Conv;0             Date of Sale/Time       c.02/16             Usew       N;Res;       N;Res;             Usage of Gostruction       Q3       G3       -10,000            Abutal Age       3       3.0       9       4       2.1       +2,500        <tr< td=""><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801         Image: Structure         Juneau, AK 99801           Sale Price         \$ 435,000         \$ 469,000         \$ sq.ft.         \$ sq.ft.</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801         Image: Street<br/>Stele Price         Stele Price</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         \$         \$           Sale Price         \$         435,000         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         188.56 sq.ft.         \$         \$         \$           Jata Source(s)         SEALMS#15276;DOM 3          \$         \$           Varification Source(s)         Appraiser &amp; Listing Agent         DESCRIPTION         #(-) \$ Adjustment         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         Conv.0          \$         \$           Cancessions         Conv.0           \$         \$           Cacation         N;Res; Circle         0          \$         \$           Seage flot(Fie Simple         Fee Simple         Fee Simple         \$         \$         \$           Stee Adage         39         36         0         \$         \$         \$         \$           View</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801         9360 Turn Street<br/>Juneau, AK 99801           Torkmity to Subject         0.60 miles N         \$</td><td>Address       9162 Skywood Lane<br/>Juneau, AK 99801-9621       9360 Turn Street<br/>Juneau, AK 99801          <ul> <li>0.60 miles N</li> <li>0.70 miles N</li></ul></td></tr<></td> | Address       9162       Skywood Lane         Juneau, AK       99801-9621         Proximity to Subject       \$ <ul> <li>435,000</li> <li>Sale Price/Gross Liv. Area</li> <li>188.56</li> <li>sq. ft.</li> <li>Data Source(s)</li> <li>Verification Source(s)</li> <li>Verification Source(s)</li> <li>VALUE ADJUSTMENTS</li> <li>DESCRIPTION</li> <li>DEscription</li> <li>Concessions</li> <li>Date of Sale/Time</li> <li>Location</li> <li>N;Res;Cul-de-sac</li> <li>N;Res;</li> <li>Design (Style)</li> <li>DT2;SplitEntry</li> <li>DCasign (Style)</li> <li>DT2;SplitEntry</li> <li>DT4</li> <li>Bdrms</li> <li>Baths</li> <li>Total</li> <li>Bdrms</li> <li>Basement &amp; Finished</li> <li>Osf</li> <li>Condition</li> <li>C3</li> <li>Average</li> <li>Pateating/Cooling</li> <li>OHWBB</li> <li>Energy Efficient Items</li> <li>Average</li> <li>Garage/Carport</li> <li>SplitZdw</li> <li>Porch/Patio/Deck</li> <li>Cvd Dk, Fence, Pch</li> <li>CvdP</li> <li>Fireplaces</li></ul> | Address     9162     Skywood Lane     936       Juneau, AK 99801-9621     June       Proximity to Subject     0.       Sale Price     \$ 435,000       Sale Price/Gross Liv. Area     188.56       Sale Source(s)     Appraise       Verification Source(s)     Appraise       VALUE ADJUSTMENTS     DESCRIPTION     DESCRIPTION       Sale or Financing     ArmLtt       Concessions     Conv; | Address       9162       Skywood Lane       9360       Turr         Juneau, AK       99801-9621       Juneau, AK         Proximity to Subject <ul> <li>\$435,000</li> <li>\$100,000</li> <li>\$100,000</li></ul> | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         9360 Turn S<br>Juneau, AK 99801-9621           Proximity to Subject         0.60 miles           Sale Price         \$ 435,000           Sale Price/Gross Liv. Area         \$ 188.56 sq. ft         \$ 198.06 sq.           Data Source(s)         SEALMS#15276           Verification Source(s)         Appraiser & Listi           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         Arm.th           Concessions         Conv;0           Date of Sale/Time         c02/16           Location         N;Res;Cul-de-sac         N;Res;Circle           Leasehold/Fee Simple         Fee Simple         Fee Simple           Stele         8498 sf         11670 sf           View         N;Res;         N;Res;           Design (Style)         DT2;SplitEntry         DT2;Country           Quality of Construction         Q3         Q3           Actual Age         3         3.0         9         4         2.1           Gross Living Area         2,307         sq. ft.         2,368         sq. ft.           Basement & Finished         Osf         Osf         Osf         Steatual Age           Rooms Belo | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         9360 Turn Street<br>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq.ft.         \$ 198.06 sq.ft.           Data Source(s)         SEALMS#15276;DOM 3           Verification Source(s)         Appraiser & Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION           Sale or Financing         ArmLth         Conv;0           Concessions         Conv;0         Data Source(s)         Conv;0           Sile         8498 sf         11670 sf         CO           Leasehold/Fee Simple         Fee Simple         Fee Simple         Co           Sile         8498 sf         11670 sf         CO           Quality of Construction         Q3         Q3         -10,000           Above Grade         Total         Bdrms         Baths         CO           Room Count         8         3         3.0         9         4         2.1         +2,500           Grass Living Area         2,307 sq.ft         2,368 sq.ft         -2,700         3a | Address         9162         Skywood Lane         9360         Turn Street           Juneau, AK         99801-9621         Juneau, AK         99801           Proximity to Subject         0.60         s         469.000           Sale Price(Soss Liv. Area         \$ 188.56         sq. ft.         \$           Data Source(s)         SEALMS#15276;DOM 3         Verification Source(s)         Appraiser & Listing Agent           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         +(-) \$ Adjustment         DESC           Sale of Financing         ArmLth         Conrv;0         Description         -(-) \$ Adjustment         DESC           Concessions         Conv;0         Conv;0         Description         -(-) \$ Adjustment         DESC           Location         N;Res;Cul-de-sac         N;Res;Circle         0         -(-) \$ Adjustment         DESC           Date of Sale/Time         Co2/16         -         -         -         -         -           Location         N;Res;         N;Res;         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         -         - | Address         9162         Skywood Lane         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         9360 Turn Street         Juneau, AK 99801           Proximity to Subject         0.60 miles N         \$459,000         \$469,000           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 198.66         sq.tl.         \$           Data Source(s)         SEALMS#15276;DOM 3         \$           Verification Source(s)         Appraiser & Listing Agent         \$           VALUE ADJUSTMENTS         DESCRIPTION         DESCRIPTION         DESCRIPTION           Sale of Financing         ArmLth         \$         DESCRIPTION           Sale of Sale/Time         CO2/16         \$         \$           Leasehold/Fee Simple         Fee Simple         \$         \$           Sile         8498 sf         11670 sf         0         \$           Quality of Construction         Q3         Q3         -10,000         \$           Actual Age         39         36         0         \$         \$           Sasement & Finished         Osf         Osf         \$         \$         \$           Sasement & Finished         Osf | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         9360 Turn Street<br>Juneau, AK 99801           Proximity to Subject         0.60 miles N         5           Sale Price         \$ 435,000         \$ 469,000         \$           Sale Price         \$ 188.56 sq. ft         \$ 198.06 sq. ft.         \$         s           Verification Source(s)         Appraiser & Listing Agent         Appraiser & Listing Agent         VAULE ADJUSTMENTS         DESCRIPTION         PESCRIPTION           Sale or Financing         ArmLth         DESCRIPTION         T(-) \$ Adjustment         DESCRIPTION           Concessions         Conv:0         -         -         -           Catadom         N;Res; Curicle         0         -         -           Catadom         N;Res; Circle         0         -         -           Catadom         N;Res; N;Res;         -         -         -           Date of Sale/Time         Conv:0         -         -         -           Location         N;Res; Curicle         0         -         -           Date of Sale/Time         Conv:0         -         -         -           Sesting Klyle         DT2;SplitEntry         DT2;Country         0         -           Quali | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         9360 Turn Street<br>Juneau, AK 99801           Proximity to Subject         0.60 miles N           Sale Price         \$ 435,000         \$ 469,000           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Price         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           Sale Orice         \$ 188.56 sq. ft.         \$ 198.06 sq. ft.         \$ sq. ft.           ValUE ADUSTMENTS         DESCRIPTION         DESCRIPTION         CORV;0           Date of Sale/Time         CO2/16             Location         N;Res; Cul-de-sac         N;Res; Circle         0            Date of Sale/Time         c02/16              Location         N;Res;         N;Res;             Design (Style)         DT2; SplitEntry         DT2; Country         0            Quality of Construction         Q3         Q3         -10,000            Actual Age         39         36         0             Condition | Address       9162 Skywood Lane<br>Juneau, AK 99801-9621       9360 Turn Street<br>Juneau, AK 99801         Priximity to Subject       0.60 miles N         Sale Price       \$ 435,000       \$ 469,000         Sale Price/Gross Liv. Area       \$ 188.56 sq. ft.       \$ 198.06 sq. ft.       \$ sq. ft.         Data Source(s)       SEALMS#15276;DOM 3           Verification Source(s)       Appraiser & Listing Agent        +(-) \$ Adjustment         VALUE ADJUSTMENTS       DESCRIPTION       DESCRIPTION       +(-) \$ Adjustment       DESCRIPTION         Sale of Inancing       ArmL th       Conv;0           Conv;0       Conv;0            Date of Sale/Time       c.02/16            Conv;0       Conv;0             Date of Sale/Time       c.02/16             Usew       N;Res;       N;Res;             Usage of Gostruction       Q3       G3       -10,000            Abutal Age       3       3.0       9       4       2.1       +2,500 <tr< td=""><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801         Image: Structure         Juneau, AK 99801           Sale Price         \$ 435,000         \$ 469,000         \$ sq.ft.         \$ sq.ft.</td><td>Address         9162 Skywood Lane<br/>Juneau, AK 99801-9621         9360 Turn Street<br/>Juneau, AK 99801         Image: Street<br/>Stele Price         Stele Price</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801-9621         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         \$         \$           Sale Price         \$         435,000         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         188.56 sq.ft.         \$         \$         \$           Jata Source(s)         SEALMS#15276;DOM 3          \$         \$           Varification Source(s)         Appraiser &amp; Listing Agent         DESCRIPTION         #(-) \$ Adjustment         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         Conv.0          \$         \$           Cancessions         Conv.0           \$         \$           Cacation         N;Res; Circle         0          \$         \$           Seage flot(Fie Simple         Fee Simple         Fee Simple         \$         \$         \$           Stee Adage         39         36         0         \$         \$         \$         \$           View</td><td>Address         9162         Skywood Lane<br/>Juneau, AK 99801         9360 Turn Street<br/>Juneau, AK 99801           Torkmity to Subject         0.60 miles N         \$</td><td>Address       9162 Skywood Lane<br/>Juneau, AK 99801-9621       9360 Turn Street<br/>Juneau, AK 99801          <ul> <li>0.60 miles N</li> <li>0.70 miles N</li></ul></td></tr<> | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         Juneau, AK 99801         Image: Structure         Juneau, AK 99801           Sale Price         \$ 435,000         \$ 469,000         \$ sq.ft.         \$ sq.ft. | Address         9162 Skywood Lane<br>Juneau, AK 99801-9621         9360 Turn Street<br>Juneau, AK 99801         Image: Street<br>Stele Price         Stele Price | Address         9162         Skywood Lane<br>Juneau, AK 99801-9621         Juneau, AK 99801-9621           Proximity to Subject         0.60 miles N         \$         \$           Sale Price         \$         435,000         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         435,000         \$         \$         \$           Sale Price         \$         188.56 sq.ft.         \$         \$         \$           Jata Source(s)         SEALMS#15276;DOM 3          \$         \$           Varification Source(s)         Appraiser & Listing Agent         DESCRIPTION         #(-) \$ Adjustment         DESCRIPTION           VALUE ADJUSTMENTS         DESCRIPTION         Conv.0          \$         \$           Cancessions         Conv.0           \$         \$           Cacation         N;Res; Circle         0          \$         \$           Seage flot(Fie Simple         Fee Simple         Fee Simple         \$         \$         \$           Stee Adage         39         36         0         \$         \$         \$         \$           View | Address         9162         Skywood Lane<br>Juneau, AK 99801         9360 Turn Street<br>Juneau, AK 99801           Torkmity to Subject         0.60 miles N         \$ | Address       9162 Skywood Lane<br>Juneau, AK 99801-9621       9360 Turn Street<br>Juneau, AK 99801 <ul> <li>0.60 miles N</li> <li>0.70 miles N</li></ul> |  |  |   |  |  |  |  |

### 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 Ioans, 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

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

9621

Borrower Norman Carson						
Property Address 9162 Skywood La	ne					
City Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-96
Lender/Client Quicken loans, Inc.		Address 105	0 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.

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

Borrower Norr	nan 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 Wood	lward, [	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.

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727 Page

### APPRAISAL COMPLIANCE ADDENDUM

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

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

This Appraisal Compliance Addendum is include APPRAISAL AND REPORT IDENTIFICATION	ed to ensure this appraisal report meets all USPAP 2014 requirements.
Restricted Appraisal Report This report was prepared in accordance w intended user of this report is limited to th	with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a). with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The me identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived 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.	
	e reported assumptions and are my personal, impartial, and unbiased professional analyses,
opinions, and conclusions.	the property that is the subject of this report and no personal interest with respect to parties involved
	ser or in any other capacity, regarding the property that is the subject of this report within the three-yea
period immediately preceding acceptance of this assignment.	
<ul> <li>I have no bias with respect to the property that is the subject of this report.</li> <li>My engagement in this assignment was not contingent upon developing</li> </ul>	
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 ated result, or the occurrence of a subsequent event directly related to the intended use of
this appraisal.	t has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that
were in effect at the time this report was prepared.	thas occur prepared, in contornity with the officiant oranidarus of Professional Appraisal Practice that
· Unless otherwise indicated, I have made a personal inspection of the pr	
Unless otherwise indicated, no one provided significant real property ap individual providing significant real property appraisal assistance is state	ppraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each ed elsewhere in this report).
This report has been prepared in accordance with Title XI of FIRREA as	
PRIOR SERVICES	her capacity, regarding the property that is the subject of the report within the three-year period
immediately preceding acceptance of this assignment.	aner capacity, regarding the property that is the subject of the report within the three-year period
	, 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 PROPERTY INSPECTION	d in the comments below.
I X HAVE made a personal inspection of the property that is the s have NOT made a personal inspection of the property that is	
APPRAISAL ASSISTANCE Unless otherwise noted, no one provided significant real property appraisal as are hereby identified along with a summary of the extent of the assistance pro-	ssistance to the person signing this certification. If anyone did provide significant assistance, they ovided in the report.
reasonable exposure time is approximately 60-90 days, in the s	ated requirements: Under the hypothetical condition that the subject is being sold, a subject market, for the property to sell at appraised value. Exposure time is defined erest being appraised would have been offered on the market prior to the fective 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 SUBJE X A reasonable marketing time for the subject property is 60-90	cct property day(s) utilizing market conditions pertinent to the appraisal assignment.
X         A reasonable exposure time for the subject property is         60-90	day(s).
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
MINII	
Signature Mark D. Kaslong	Signature
Name         Mark D. Kasberg           Date of Signature         04/25/2016	Date of Signature
State Certification # 24	State Certification #
or State License #	or State License #
State AK Expiration Date of Certification or License 06/30/2017	StateExpiration Date of Certification or License
Expiration Date of Certification of License 00/30/2017	Supervisory Appraiser Inspection of Subject Property:
Effective Date of Appraisal 04/22/2016	Did Not Exterior Only from street Interior and Exterior

USPAP Compliance Addendum 2014

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### 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 concessions based on 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.

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005 UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727 Page 10 of 24 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.

	00	A 10	
AP	PR	415	EK

Signature Mark D. Kaslow	Signature
Name Mark D. Kasberg	Name
Company Name Kasberg Appraisal Services	Company Name
Company Address P. O. Box 33514	Company Address
Juneau, AK 99803	
Telephone Number 907-500-9010	Telephone Number
Email Address kasbergappraisal@gci.net	Email Address
Date of Signature and Report 04/25/2016	Date of Signature
Effective Date of Appraisal 04/22/2016	State Certification #
State Certification # 24	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State AK	
Expiration Date of Certification or License 06/30/2017	
	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	
9162 Skywood Lane	Did not inspect subject property
Juneau, AK 99801-9621	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 435,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name No AMC	
Company Name Quicken loans, Inc.	COMPARABLE SALES
Company Address 1050 Woodward	Did not inspect exterior of comparable sales from street
Detroit,MI 48226 - 0000	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection

Freddie Mac Form 70 March 2005

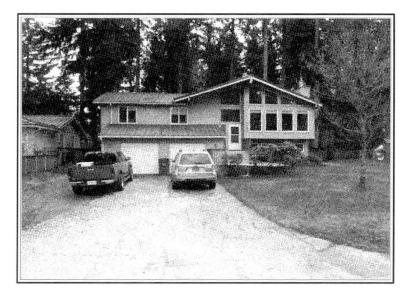
Fannie Mae Form 1004 March 2005 UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727 Page 11 of 24

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

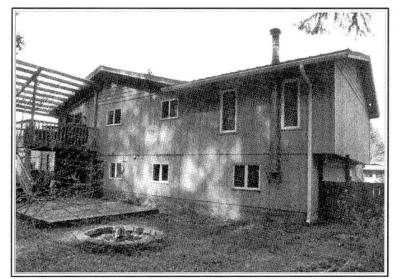
# Kasberg Appraisal Services SUBJECT PHOTO ADDENDUM

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

Borrower Nor	man Carson						
Property Address	9162 Skywood Lane	9					
City Juneau		County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address 10	50 Woodwa	rd, Detroit,MI 4	48226 - 0000	

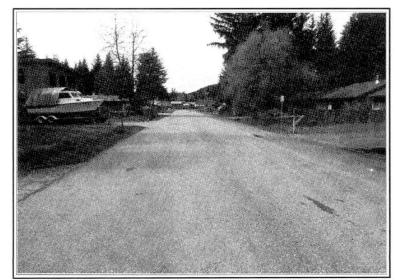


FRONT OF SUBJECT PROPERTY 9162 Skywood Lane Juneau, AK 99801-9621



REAR OF SUBJECT PROPERTY

STREET SCENE



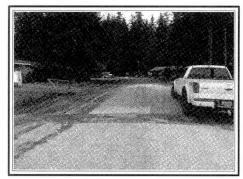
UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

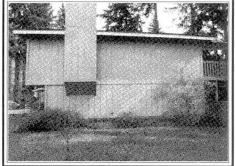
Kasberg Appraisal Services Photos- Subject

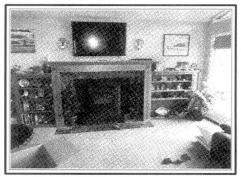
File No. 2885 Case No. 63-63-6-0369075

Borrower	1 to mine	an our	0011		 _
Property A	ddress	9162	Skywood	Lane	

City Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client Quicken loans, Inc.		Address 105	0 Woodw	ard, Detroit, MI 482	226 - 0000	







Additional Street Scene

Side View



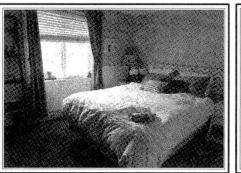




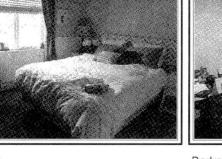




Full Bathroom



Bedroom

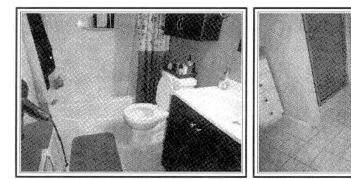




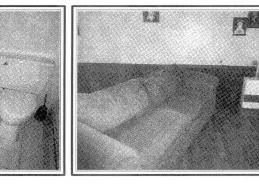




Bedroom







Family Room

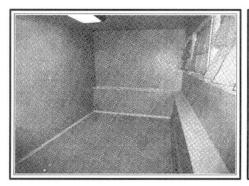


Kasberg Appraisal Services Photos- Subject

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

Borrower	Normai	n Carson
Desert. A	ddaaaa	0400 01

Property Address 91	162 Skywood Lane						
City Juneau	Col	ounty	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client Quic	ken loans, Inc.		Address 10	50 Woodward	d, Detroit,MI 48	226 - 0000	







Den

Utility

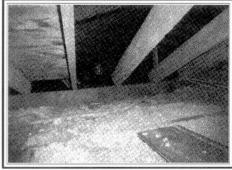




Boiler & Hot water Heater

Attic







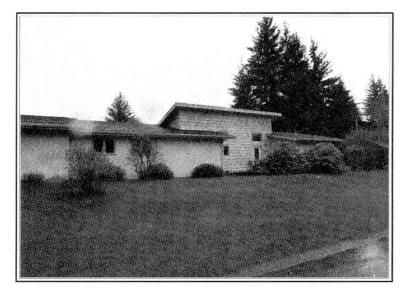




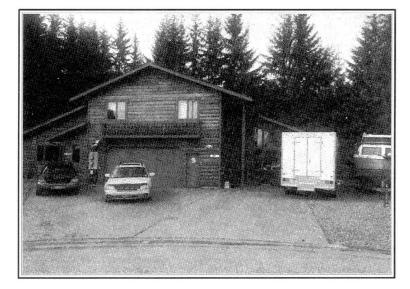
Kasberg Appraisal Services COMPARABLES 1-2-3

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



COMPARABLE SALE # 1 9365 Lakeview Court Juneau, AK 99801



COMPARABLE SALE # 2 4531 Wood Duck Avenue Juneau, AK 99801

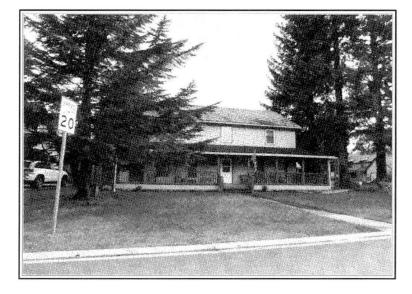
COMPARABLE SALE # 3 4493 Columbia Boulevard Juneau, AK 99801-9621



Kasberg Appraisal Services COMPARABLES 4-5-6

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

Borrower Norman Carson						
Property Address 9162 Skywood La	ane					
City Juneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client Quicken Joans Inc.		Address 105	0 Woodwar	d Detroit MI 4	8226 - 0000	

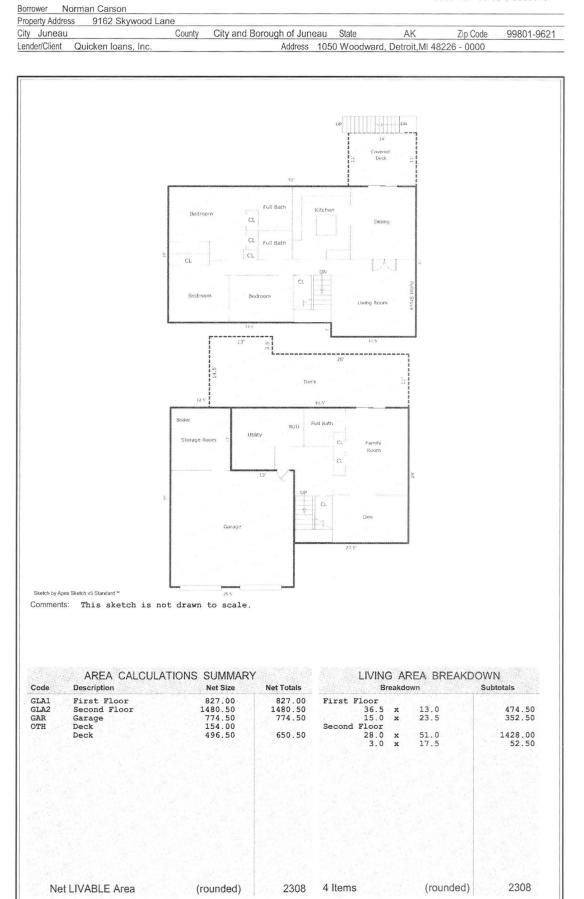


COMPARABLE SALE # 4 9360 Turn Street Juneau, AK 99801

- COMPARABLE SALE # 5
- COMPARABLE SALE # 6

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### Kasberg Appraisal Services SKETCH ADDENDUM



UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

Page 17 of 24

	Kasberg	Appraisal	Services
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	Kas			D	File		2885		00075
Market Co	nditions Add	endum to the	e Appraisal	Kend			62.63	6.02	
The purpose of this addendum is to provide the lende							. 63-63 ent in the		
neighborhood. This is a required addendum for all ap				and and					5
Property Address 9162 Skywoo	AA	City	Juneau	Sta	te AK	7	ZIP Code	99	9801-962
Borrower Norman Carson									
Instructions: The appraiser must use the information	n required on this form	as the basis for his	her conclusions and r	nust pro	vide support	for tho	se conclu	usions	regarding
housing trends and overall market conditions as repo									0 0
it is available and reliable and must provide analysis									
explanation. It is recognized that not all data sources									
in the analysis. If data sources provide all the require	the set of the set								
average. Sales and listings must be properties that co							•		
subject property. The appraiser must explain any and						ocu by a	a prospe		ayer or the
Inventory Analysis	Prior 7-12 Months	T	Current - 3 Months			verall .	Trend		
Total # of Comparable Sales (Settled)	5	6	15		Increasing	1	Stable		Declining
Absorption Rate (Total Sales/Months)	0.83	2.00	5.00		Increasing	00000000	Stable		Declining
Total # of Comparable Active Listings	n/a	n/a	2		Declining	- Incomenter	Stable		Increasin
Months of Housing Supply (Total Listings/Ab. Rate)	0.00	0.00	0.40		Declining	- appendiated	Stable		Increasin
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months		the second s	verall		- Head	THOTOLOGIN
Median Comparable Sales Price	406,000 Average	Contraction of the Contraction o	405,606 Average		Increasing	T passance	Stable		Declining
Median Comparable Sales Days on Market	57 Average	61 Average	32 Average	1 -	Declining	X	Stable		Increasin
Median Comparable Cales Days on Market	n/a	n/a	397,450 Average		Increasing	- parameter	Stable	6 600	Declining
Median Comparable Listings Days on Market	n/a	n/a	55 Average		Declining	X	Stable		Increasin
Median Sale Price as % of List Price	Approx. 99%	Approx. 99%	Approx. 99%		Increasing	X	Stable	224 22628	Declining
Seller-(developer, builder, etc.) paid financial assistar		Yes X	And the second sec		Declining	X	Stable		Increasin
Explain in detail seller concessions trends for the pas	and the second se	A second s		nereasir		dal and the		costs	Increasin
A REAL PROPERTY AND A REAL	at 12 months (e.g. selle		ased 110111 5 /0 to 5 /0, 1	nciedali	ig use of buy	uowns	, clusing	0515	
condo fees, options, etc.)									
See Comment Addendum.									
Are forestance and (DEO and a) a factor in the most		No. Kung and	lain Carludian Nachan	de in link			an el en el el	1	dia a)
Are foreclosure sales (REO sales) a factor in the mar	ket? Yes X	No If yes, exp	lain (including the tren	us in list	ings and sale	es or io	fectosed	i propei	ues).
See Comment Addendum.									
Summarize the above information as support for your an analysis of pending sales, and/or expired and with		-							n, such as
MLS Summarize the above information as support for your an analysis of pending sales, and/or expired and with		-							n, such as
MLS Summarize the above information as support for your an analysis of pending sales, and/or expired and with See Comment Addendum.	drawn listings, to form	ulate your conclusio	ns, provide both an ex	planatio					1, such as
MLS Summarize the above information as support for your an analysis of pending sales, and/or expired and with See Comment Addendum.	drawn listings, to form	ulate your conclusio	ns, provide both an ex		n and suppor	rt for yo	pur concl		n, such as
MLS Summarize the above information as support for your an analysis of pending sales, and/or expired and with See Comment Addendum.	drawn listings, to form re project, complete the Prior 7-12 Months	ulate your conclusio e following: Prior 4-6 Months	ns, provide both an ex Project Name: Current - 3 Months	planatio	n and suppor	rt for yo	Dur concl		
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# Kasberg Appraisal Services COMMENT ADDENDUM

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

Borrower Norman Carson

9162 Skywood Lane Property Address

Property Addres	ss 9162 Skywood La	ine					
City Juneau		County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/Client	Quicken loans, Inc.		Address 105	0 Woodwa	ard, Detroit, MI 482	226 - 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 be 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 that 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 it's 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 Alaka. 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 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.

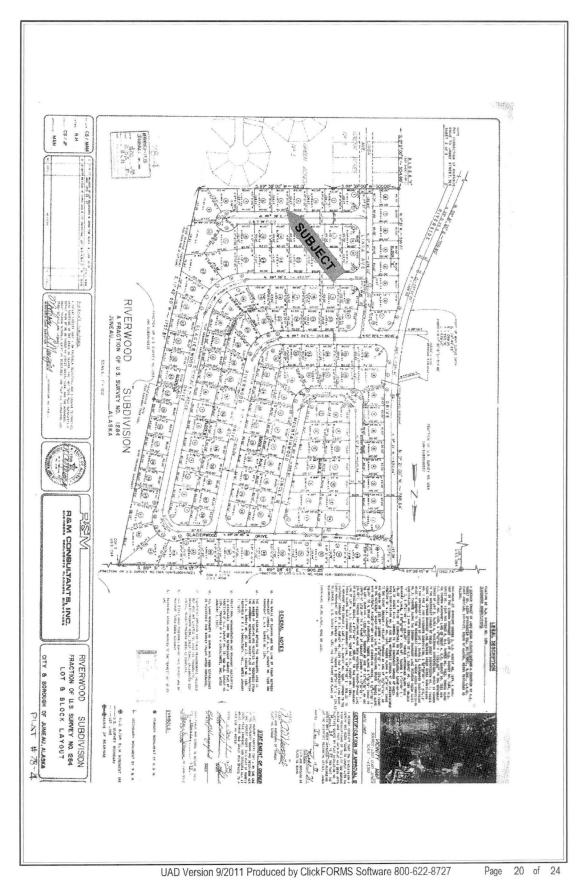
Single family properties with saltwater sites: Approximately 16 sales closed in 2015, 10 in 2014. Note: Inventory has been low.

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.

### Kasberg Appraisal Services PLAT MAP

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

Property	y Address 9162 Skywood	Lane					
City Ju	uneau	County	City and Borough of Juneau	State	AK	Zip Code	99801-9621
Lender/0	Client Quicken loans, Inc.		Address 105	0 Woodwa	rd, Detroit, MI 4	8226 - 0000	



# Kasberg Appraisal Services

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

