

2600 W. Big Beaver Road, Ste 540
Troy, MI 48084
www.dartappraisal.com



PROPERTY ADDRESS

[REDACTED]

COUNTY

Dane

APN NUMBER

[REDACTED]

Executive Summary

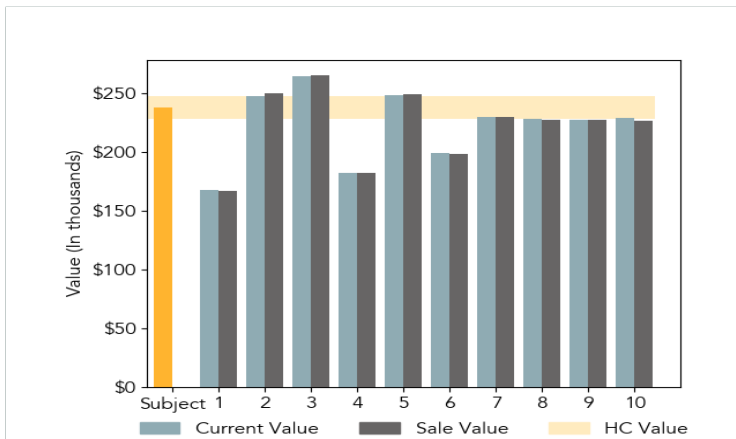
HOUSECANARY VALUE High Confidence	HOUSECANARY RENTAL VALUE High Confidence
\$238,181 \$171/sq.ft. \$228,660 - \$247,702 \$164/sq.ft. - \$178/sq.ft.	\$1,655 \$1.19/sq.ft. \$1,534 - \$2,007 \$1.11/sq.ft. - \$1.45/sq.ft.
MARKET STATUS Seller's Market	MSA 1YR RISK OF DECLINE 7.0% Very Low

Subject Attributes

PROPERTY TYPE	OWNER OCCUPIED	BEDROOMS	BATHS	GLA	LOT SIZE	YEAR BUILT	BASEMENT
Single Family Detached	Yes	3	2.0	1388	10019	1997	Yes

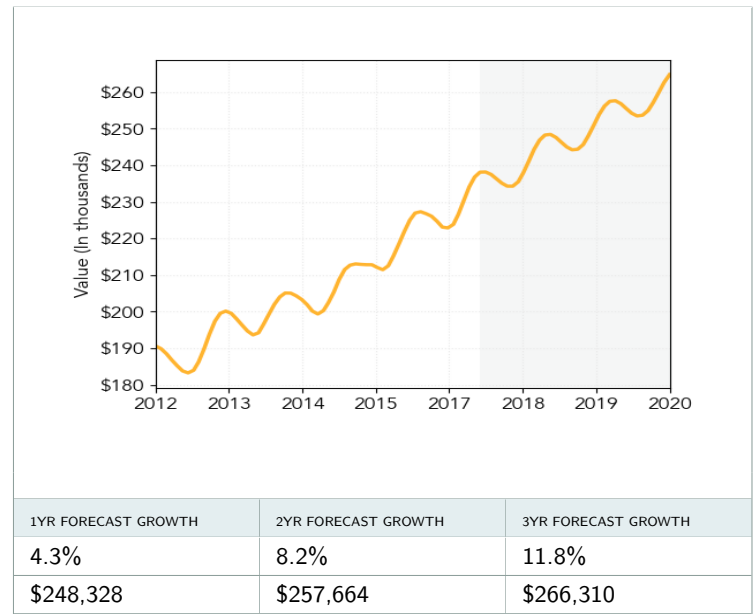
Disclaimer: attributes for properties may be inaccurate because county assessor data does not always include recent additions and/or modifications to property structure

Recent Similar Sales (Past 12 Months)



#	SALE PRICE	CURRENT VALUE	ADDRESS	SIMILARITY
1	\$167,000	\$168,452	[REDACTED]	High
2	\$250,000	\$247,120	[REDACTED]	High
3	\$265,000	\$264,139	[REDACTED]	High
4	\$182,000	\$182,783	[REDACTED] Madison, WI 53714	High
5	\$249,000	\$248,593	[REDACTED]	High
6	\$198,500	\$199,156	[REDACTED]	High
7	\$230,000	\$230,216	[REDACTED]	High
8	\$227,000	\$228,206	[REDACTED]	High
9	\$227,000	\$227,992	[REDACTED]	High
10	\$226,900	\$229,066	[REDACTED]	High

Value Forecast



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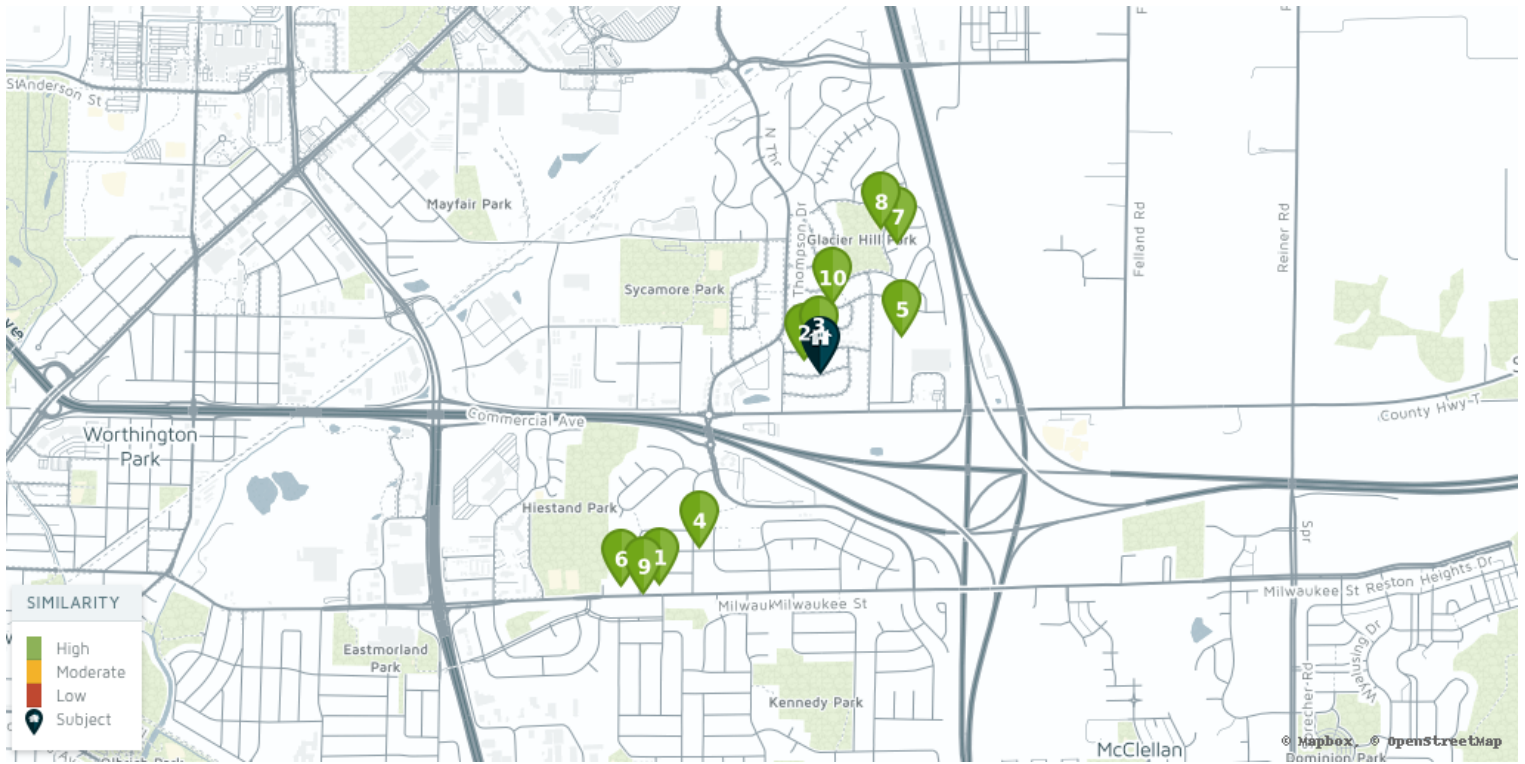
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Recent Similar Sales



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	-	-	\$238,181	20	3	2.0	1388	10019
1	High	0.78mi	[REDACTED]	\$167,000	06/2017	\$168,452	43	3	2.0	1512	10890
2	High	0.06mi	[REDACTED]	\$250,000	06/2017	\$247,120	18	3	2.0	1462	10890
3	High	0.06mi	[REDACTED]	\$265,000	06/2017	\$264,139	18	3	2.0	1600	11761
4	High	0.62mi	[REDACTED]	\$182,000	06/2017	\$182,783	42	3	2.0	1230	10019
5	High	0.26mi	[REDACTED]	\$249,000	06/2017	\$248,593	13	4	3.0	1317	7405
6	High	0.85mi	[REDACTED]	\$198,500	06/2017	\$199,156	45	3	1.5	1416	9583
7	High	0.44mi	[REDACTED]	\$230,000	06/2017	\$230,216	17	3	2.5	1419	6534
8	High	0.46mi	[REDACTED]	\$227,000	06/2017	\$228,206	18	3	2.0	1060	9148
9	High	0.83mi	[REDACTED]	\$227,000	05/2017	\$227,992	41	3	2.0	1120	12632
10	High	0.2mi	[REDACTED]	\$226,900	05/2017	\$229,066	16	4	2.5	1860	10019

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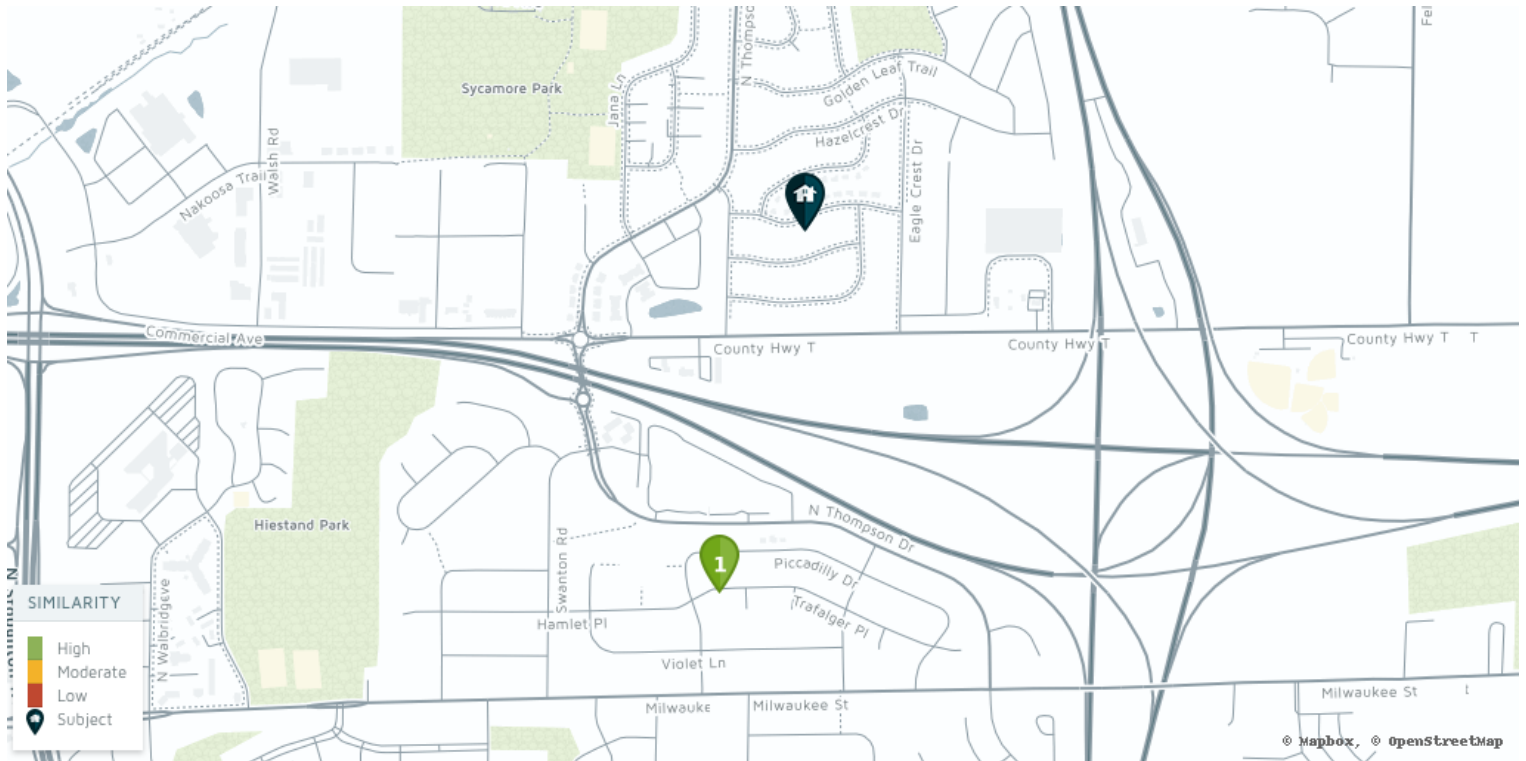
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Active Listings



#	SIMILARITY	DISTANCE	PROPERTY	LIST PRICE	LIST DATE	AGE	BEDS	BATHS	GLA	SITE AREA	DAYS ON MARKET
-	-	-	SUBJECT	-	-	20	3	2.0	1388	10019	-
1	High	0.54mi	[REDACTED]	\$243,900	05/2017	43	3	2.0	1444	8712	30

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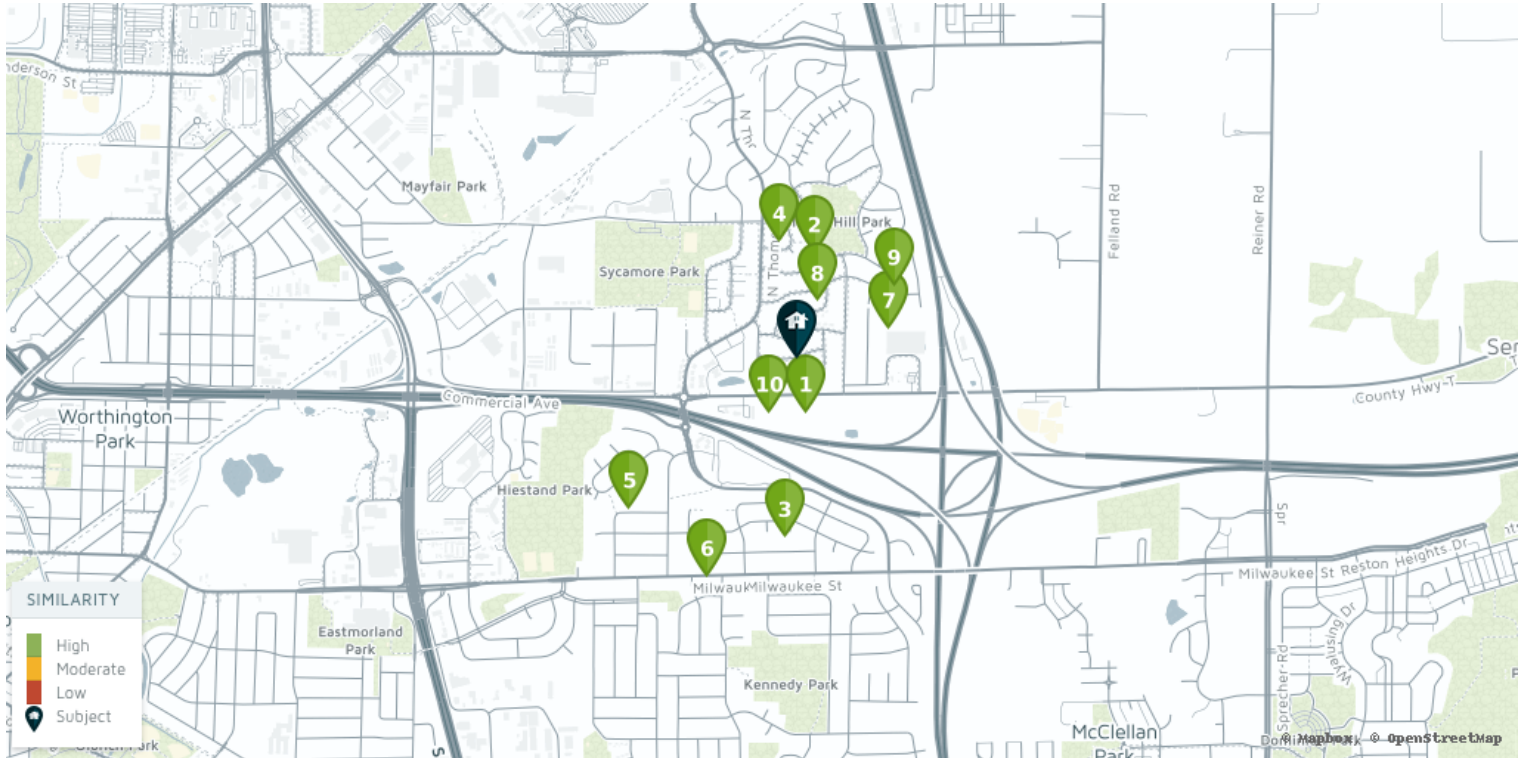
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Historical Similar Sales (0-4yrs)



#	SIMILARITY	DISTANCE	PROPERTY	SALE PRICE	SALE DATE	CURRENT VALUE	AGE	BEDS	BATHS	GLA	SITE AREA
-	-	-	SUBJECT	-	-	\$238,181	20	3	2.0	1388	10019
1	High	0.16mi	[REDACTED]	\$215,000	10/2015	\$238,297	20	3	3.0	1350	9148
2	High	0.31mi	[REDACTED]	\$207,000	03/2014	\$237,921	16	4	2.5	1760	9148
3	High	0.53mi	[REDACTED]	\$214,900	01/2016	\$238,557	33	3	2.5	1569	9148
4	High	0.34mi	[REDACTED]	\$192,000	08/2014	\$238,612	13	4	3.0	1457	12197
5	High	0.66mi	[REDACTED]	\$236,500	04/2017	\$237,516	39	3	1.5	1060	8712
6	High	0.69mi	[REDACTED]	\$218,000	01/2016	\$239,371	33	5	2.0	1383	10890
7	High	0.28mi	[REDACTED]	\$230,000	08/2016	\$239,865	14	3	2.5	1482	11326
8	High	0.18mi	[REDACTED]	\$220,000	04/2016	\$236,430	15	3	2.5	1855	10454
9	High	0.36mi	[REDACTED]	\$205,000	10/2014	\$235,698	14	4	2.5	1389	5227
10	High	0.18mi	[REDACTED]	\$213,000	11/2015	\$235,377	19	4	2.5	1194	11761

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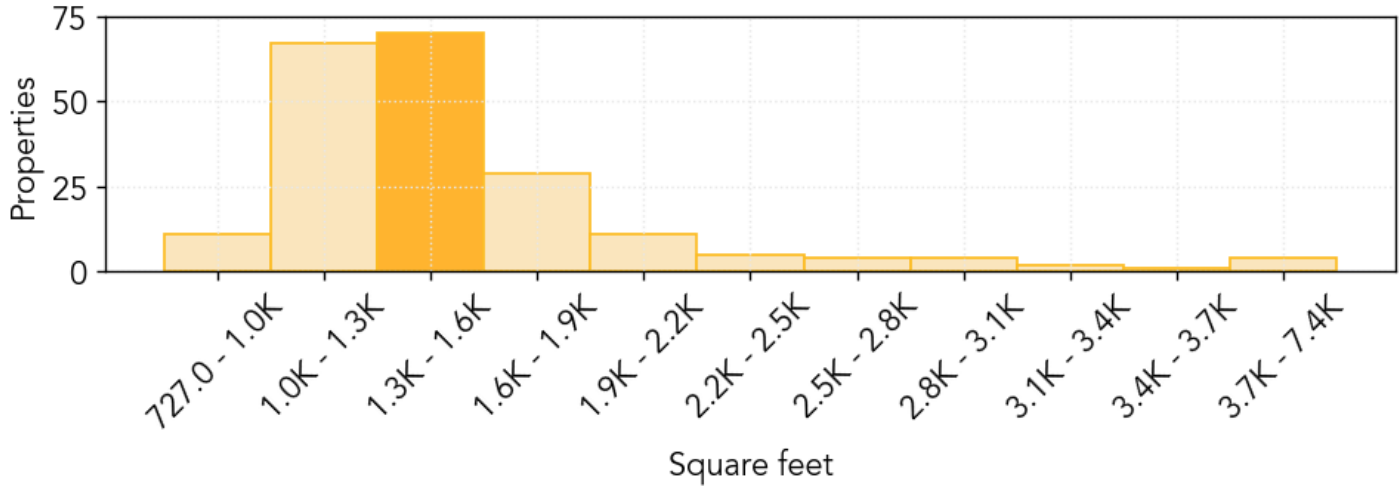


Nearby Properties

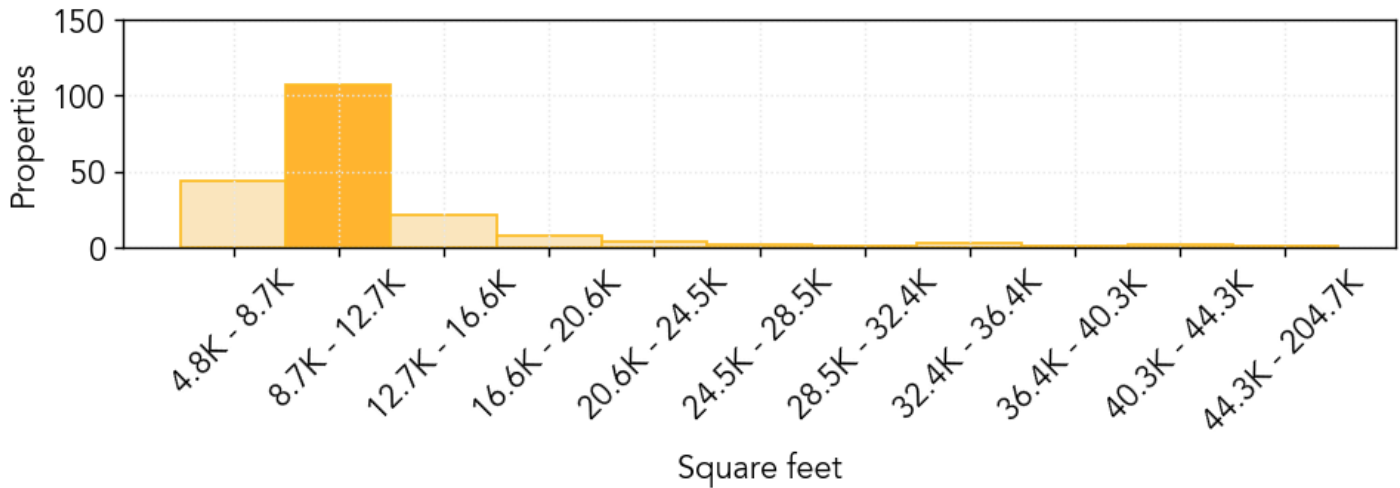
1 mile radius

of nearby properties Subject property

Gross Living Area (sq. ft.)



Site Area (sq. ft.)



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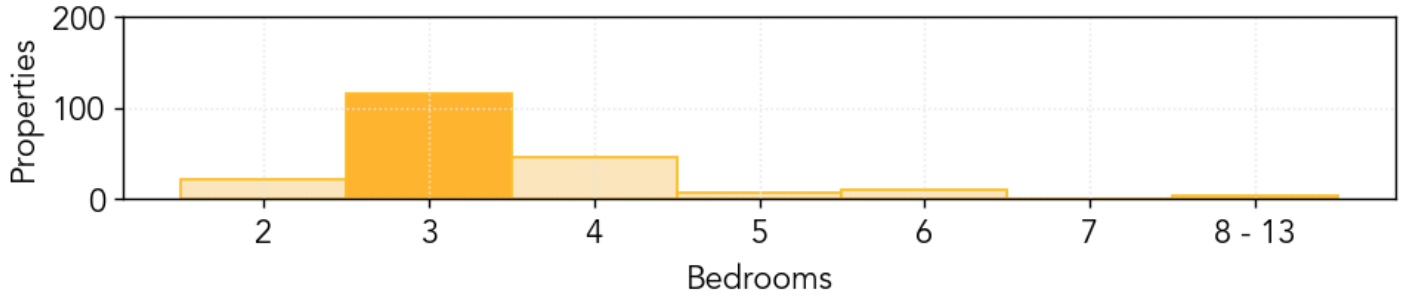


Nearby Properties

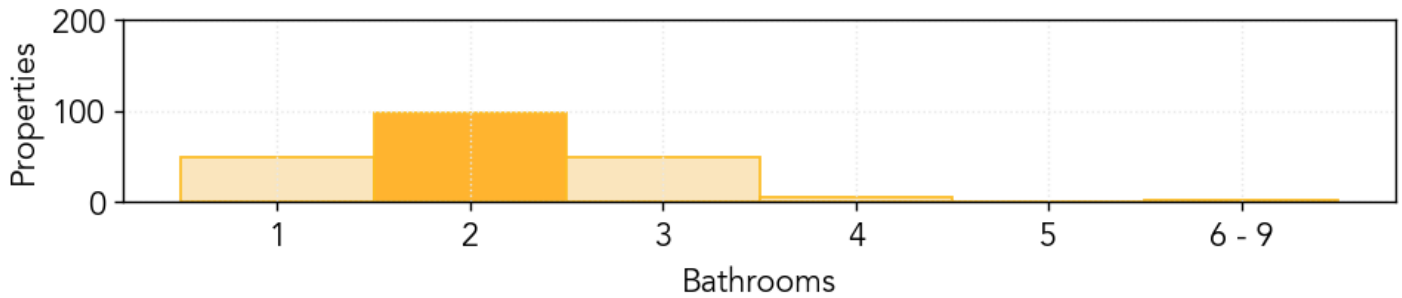
1 mile radius

of nearby properties Subject property

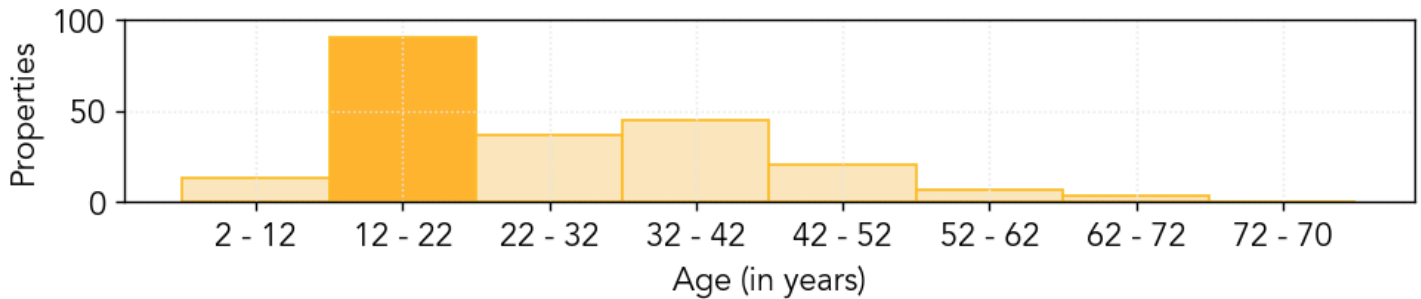
Bedrooms



Bathrooms



Age



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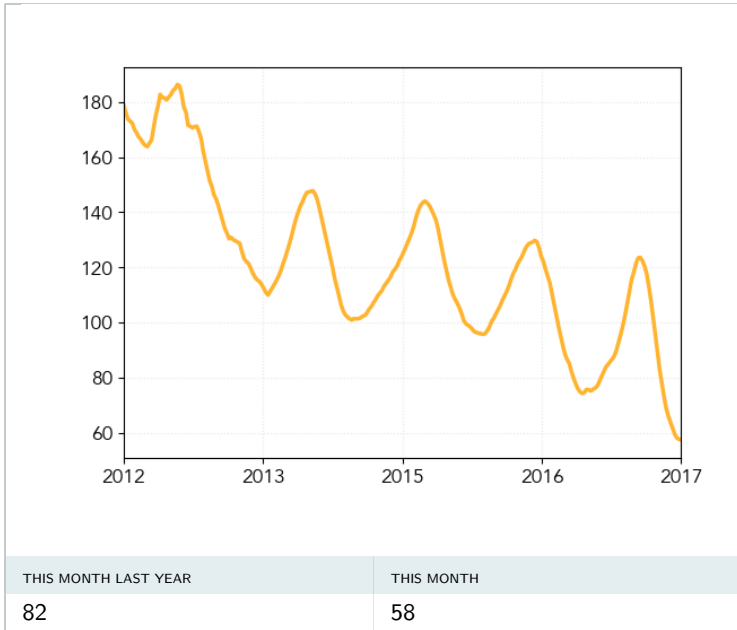
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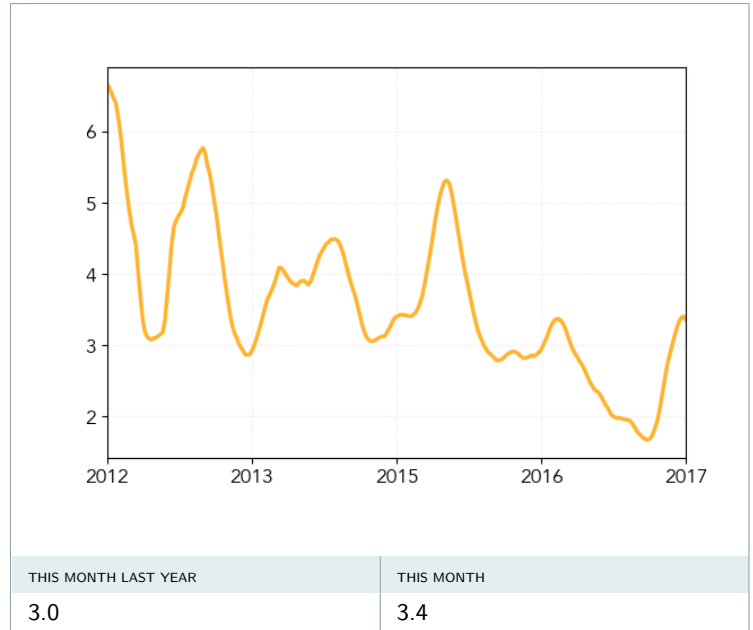


Market Analysis - 53704

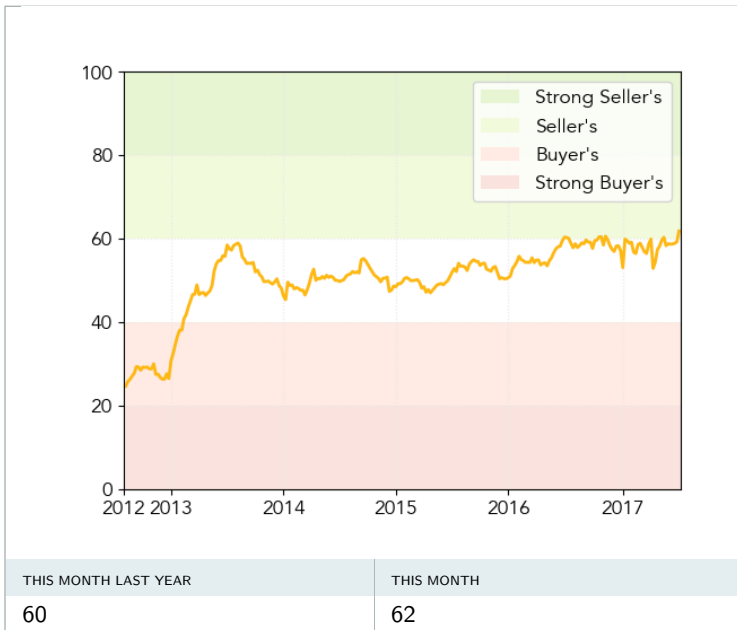
Days on Market - Sold or De-listed Properties



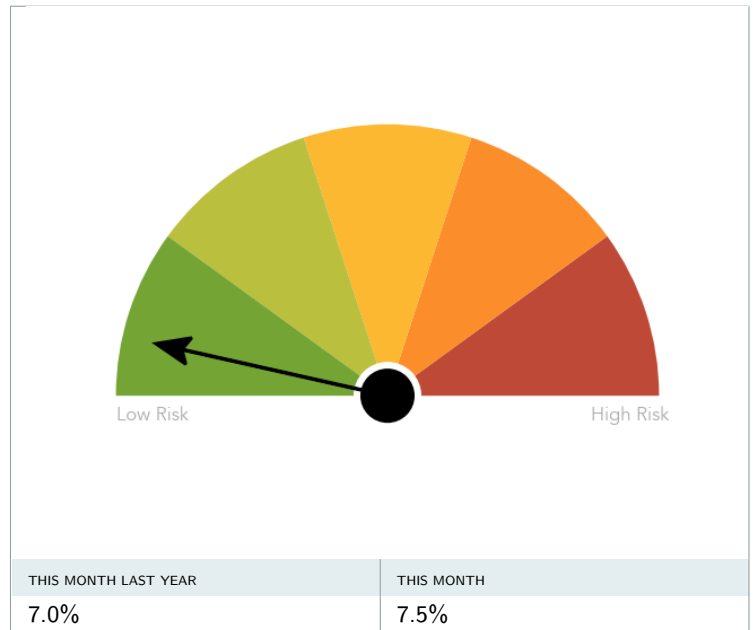
Months of Supply



Market Index



1 Year risk of decline



MARKET STATUS
Seller's Market

RISK LEVEL
Very Low

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Photos

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Glossary

Active	Active listings within a 1 year timeframe and a 1 mile radius to the subject property. Source: Local MLS
Current Value	Current Value of the similar property represents HouseCanary's most recent value estimate of the respective property. HouseCanary's valuation model adjusts for price changes through time with a proprietary block level home price appreciation index. Source: Public Record, HouseCanary Automated Valuation Model
Days on Market	The current days on market is the average number of days since listing for all current listings on the market for the given geography. The calculation represents a 13-week rolling average to minimize rapid swings in the data. Source: Local MLS, HouseCanary analysis
Historical Similar Listings	Similar listings within a 4-year timeframe and a 1 mile radius to the subject property. Source: Public Record, HouseCanary Home Price Index
Historical Similar Sales	Similar sales within a 4-year timeframe and a 1 mile radius to the subject property. Source: Public Record, HouseCanary Home Price Index
Market Index	The market index is designed to measure supply versus demand at a local zip code level. The index ranges from 0-100 where values of 41-60 indicate a market in equilibrium (neutral). Values above 61 indicate that demand exceeds supply, and that the local area is a seller's market. Values below 41 indicate that supply exceeds demand, and that the local area is a buyer's market. Demand is measured using indicators such as sales volume, changes in listing prices, and days on market. Supply is measured using indicators such as inventory and the number of new listings. Source: Local MLS, HouseCanary analysis
Market Status	The market status is the summary conclusion on the market index. Specifically whether the market is currently classified as a buyer's market, seller's market or neutral. For more details see market index definition. Source: Local MLS, HouseCanary analysis
Months of Supply	The months of supply is a metric to reflect the pace at which listing inventory is turning over in the local market. The calculation reflects the total listings on the market divided by the 3-month rolling average of sales volume. Generally, less than 5 months of supply is considered inflationary due to the constrained nature of listings available for sale. A value greater than 7 months of supply is typically considered oversupplied and deflationary. Source: Local MLS, HouseCanary analysis
MSA 1yr risk of decline	The one year risk of decline is a proprietary HouseCanary metric that measures the probability that this market's median home prices will be lower 12 months from now than the current market median price. This one-year chance of loss is derived through HouseCanary's multivariate time series models using a combination of fundamental and technical indicators. Source: Local MLS, HouseCanary analysis
Nearby Properties	All nearby properties and associated attributes within a 1 mile radius to the subject property. This chart allows for comparison of the subject property attributes with nearby properties. Source: Public Record, HouseCanary analysis
Non-disclosure state	In most non-disclosure states (or counties) both transaction sales price and date are not available to the general public. This data is not available because either the transaction details are not required or cannot legally be disclosed to the public. As a result, HouseCanary relies on different data to provide information such as comparable properties in our Value Report. When a request for a value report occurs in a non-disclosure area, HouseCanary uses listing information to populate comparable properties in the recent similar, active and historical sections of the report. Specific fields will change in these sections, for example in recent similar listings, sales price will be replaced with listed price. The following fourteen states are considered non-disclosure: Alaska, Idaho, Indiana, Kansas, Louisiana, Mississippi, Missouri (certain counties), Montana, New Mexico, North Dakota, Texas, Utah and Wyoming. Source: Public Record, MLS

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Glossary Contd.

Owner Occupancy	Owner occupancy indicates whether the owner of the home is the primary resident. Source: Public Record
Property Type	Property Type indicates the classification of the building based upon public record information. HouseCanary has normalized property type information into five groupings: Single Family Detached, Condominium, Townhouse, Manufactured/Mobile Home and Income Generating Property. Note that buildings that do not fall into these categories, i.e. apartment houses, highrise apartments, etc. will not be mapped into one of these categories. Source: Public Record
Recent Similar Listings	Similar listings within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
Recent Similar Sales	Similar sales within a 1-year timeframe and a 1-mile radius to the subject property. Source: Public Record, HouseCanary analysis
Similarity Level	HouseCanary proprietary score calculated via multivariate analysis using a combination of geographic information and key property characteristics such as bedrooms, square footage, lot size, etc. The measure defines similarity of comparable properties relative to the subject property. Source: Public Record, MLS, HouseCanary analysis
Valuation Suitability Score	HouseCanary's valuation suitability score is measured in percentage terms relative to the estimated price. This score allows for comparison of accuracy on two or more properties regardless of the magnitude of the individual price estimates. Formally, if the Valuation Suitability Score is X and the estimated price is P , then the lower price bound approximately equals $P * (X/100)$ and the upper price bound approximately equals $P * (2 - (X/100))$. Scores over 85 imply high model accuracy, scores between 70-85 imply average model accuracy, and scores below 70 imply low model accuracy. Source: Public Record, MLS, HouseCanary analysis

Data Sources

HouseCanary accesses up-to-date data from county recorders and local MLS's. Recency of certain data is reflected by the effective date on the report. We use this data combined with HouseCanary proprietary analytics to bring you the most comprehensive, simple and accurate Value Report for every property.

For questions, please contact HouseCanary at support@housecanary.com.

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