

HARTMAN APPRAISAL SERVICE, INC
APPRAISAL REPORT

File No. 18041602

04/23/2018

Clay Milan -
City of Hollywood - Community Development
2600 Hollywood Blvd #203
Hollywood, FL, 33022

File Number: 18041602

Dear Client,

In accordance with your request, I have appraised the real property at:

7508 Grant Court
Hollywood, FL 33024


The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of **April 18, 2018** is:

\$279,000
Two Hundred Seventy-Nine Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,



R.E. Hartman RD1870
Fl Lic Exp 11/30/2018

HARTMAN APPRAISAL SERVICE, INC.
Residential Appraisal Report

File No. 18041602

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User **City of Hollywood - Community Development** E-mail **cmilan@hollywoodfl.org**
Client Address **2600 Hollywood Blvd #203** City **Hollywood** State **FL** Zip **33022**
Additional Intended User(s) **None**

Intended Use **Determine an opinion of market value for selling purposes.**

Property Address **7608 Grant Court** City **Hollywood** State **FL** Zip **33024**

Owner of Public Record **City Of Hollywood** County **Broward**

Legal Description **BOULEVARD HEIGHTS SEC 14 REPLAT 61-23 B LOT 7 BLK 3**

Assessor's Parcel # **51-41-10-09-0820** Tax Year **2017** R.E. Taxes \$ **Not available**

Neighborhood Name **Boulevard Heights** Map Reference **51-41-10** Census Tract **0013.00**

Property Rights Appraised Fee Simple Leasehold Other (describe)

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date Price Source(s) **RAPB+GFLR,IMapp,BCPA**

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **Data sources are: RAPB+GFLR (Realtors Association of the Palm Beaches and Greater Ft Lauderdale Realtors), IMapp (MLS public records),BCPA (Broward County Property Appraiser).**

Last recorded transfer of Subject is **04/03/2015 for \$850,800 and was part of a multiple parcel transaction.**

A prior recording reported for sale 1 dated **04/13/2017** and recorded **04/18/2017** is a **\$100 Intrafamily Transfer deed.**

Offerings, options and contracts as of the effective date of the appraisal **RAPB-GFLR; MLS reports no listings for the Subject property within 12 months prior to the appraisal effective date. NOTE: Current taxes are not available. Last reported taxes are for the year 2015 and were \$1305 per Realist data source.**

| Neighborhood Characteristics | | One-Unit Housing Trends | | | One-Unit Housing | | Present Land Use % | |
|------------------------------|---|-------------------------|---|------------------|------------------|--------------|--------------------|--|
| Location | <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural | Property Values | <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining | PRICE | AGE | One-Unit | 85 % | |
| Built-Up | <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% | Demand/Supply | <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply | \$(000) | (yrs) | 2-4 Unit | % | |
| Growth | <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow | Marketing Time | <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths | 160 Low | 41 | Multi-Family | 5 % | |
| Neighborhood Boundaries | Taft St, North; Pines Blvd, South; N 72nd Ave, East; and N University Dr, West. See aerial 2. | | | 365 High | 60 | Commercial | 5 % | |
| | | | | 275 Pred. | 68 | Other Public | 5 % | |

Neighborhood Description **Subject is located in an established residential neighborhood of average marketability. Neighborhood has good access to freeways and employment centers. Typically needed conveniences and local retail services are located in the immediate area.**

Market Conditions (including support for the above conclusions) **Median pricing for the Subject's comparable property type is increasing at an annualized rate of 6% (1/2% per month); market times are under 3 months; supply and demand are in balance.**

Dimensions **71.3 X 114** Area **8128 Sq.Ft.** Shape **Rectangular** View **N,Res;**

Specific Zoning Classification **RS-6** Zoning Description **Single Family Residential**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe, **Subject is Improved to highest and best use as currently improved.**

| Utilities | Public | Other (describe) | Public | Other (describe) | Off-site Improvements—Type | Public | Private |
|-------------|-------------------------------------|------------------|----------------|-------------------------------------|-----------------------------|-------------------------------------|--------------------------|
| Electricity | <input checked="" type="checkbox"/> | | Water | <input checked="" type="checkbox"/> | Street Paved asphalt | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Gas | <input type="checkbox"/> | None | Sanitary Sewer | <input checked="" type="checkbox"/> | Alley None | <input type="checkbox"/> | <input type="checkbox"/> |

Site Comments **No adverse easements or encroachments noted.**

| GENERAL DESCRIPTION | | FOUNDATION | | EXTERIOR DESCRIPTION materials | | INTERIOR materials | |
|---|--|--|--|--|---|--|-------------------------------|
| Units | <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/acc. unit <input type="checkbox"/> | <input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space | | Foundation Walls | Cone Pmtr/Avg | Floors | Tile/Avg |
| # of Stories | 1 | <input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement | | Exterior Walls | CBS/Avg | Walls | Drywall/Avg |
| Type | <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit | Basement Area | 0 sq. ft. | Roof Surface | C Shgl, Flat/Avg | Trim/Finish | Painted/Avg |
| | <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const. | Basement Finish | 0 % | Gutters & Downspouts | None | Bath Floor | Tile/Avg |
| Design (Style) | Ranch | <input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump | | Window Type | S.Hng, Slidg/Avg | Bath Wainscot | Tile/Avg |
| Year Built | 1967 | | | Storm Sash/Insulated | Impact w/dws/Gd | Car Storage | <input type="checkbox"/> None |
| Effective Age (Yrs) | 30 | | | Screens | Partial/Avg | <input checked="" type="checkbox"/> Driveway # of Cars | 2 |
| Attic | <input type="checkbox"/> None | Heating | <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant | Amenities | <input type="checkbox"/> Wood Stove(s) # 0 | Driveway Surface | Asphalt |
| <input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs | | <input type="checkbox"/> Other | Fuel Electric | Fireplace(s) # 0 | <input checked="" type="checkbox"/> Fence Rear | <input checked="" type="checkbox"/> Garage # of Cars | 1 |
| <input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle | | Cooling | <input checked="" type="checkbox"/> Central Air Conditioning | <input checked="" type="checkbox"/> Patio/Deck Open | <input type="checkbox"/> Perch None | <input type="checkbox"/> Carport # of Cars | 0 |
| <input type="checkbox"/> Finished <input type="checkbox"/> Heated | | <input type="checkbox"/> Individual <input type="checkbox"/> Other | | <input checked="" type="checkbox"/> Pool Open | <input type="checkbox"/> Other None | <input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in | |
| Appliances | <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) | | | | | | |
| Finished area above grade contains: | 8 Rooms | 3 Bedrooms | 2.0 Bath(s) | 1,708 Square Feet of Gross Living Area Above Grade. | | | |
| Additional Features Impact windows; Tile flooring throughout; Updated kitchen and bath cabinets. | | | | | | | |

Comments on the Improvements **Subject is in average overall condition for age and has partial updates. Interior exhibits adequate maintenance and central A.C. equipment and hot water heater, fixtures and appliances do not exhibit distressed condition. FAU air handler appears to have been replaced within the past 6 years and the hot water heater is wrapped and could not be observed.**

Subject's exterior exhibits deferred maintenance with some fascia boards showing peeling paint and deterioration which could be due to pest infestation and or weathering. Overall condition is considered average with minimal repairs needed, however, the pool is distressed and needs complete shock service and resurfacing estimated at \$5000 and the portable spa is a nuisance, adds no value, and should be removed. Subject is rated average overall.

Note: The utilities were off at time of inspection and estimated value is based on the EXTRAORDINARY ASSUMPTION that all mechanical systems and equipment including appliances and fixtures are in normal working order.

HARTMAN APPRAISAL SERVICE, INC.
Residential Appraisal Report

File No. 18041602

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|--|---------------------|---|---|---|
| 7508 Grant Court Address Hollywood, FL 33024 | | 7471 Lincoln St Hollywood, FL 33024 | 7310 Grant Ct Hollywood, FL 33024 | 7491 Taylor St Hollywood, FL 33024 |
| Proximity to Subject | | 0.16 miles SE | 0.24 miles NE | 0.38 miles SE |
| Sale Price | \$ | \$ 309,000 | \$ 325,000 | \$ 310,000 |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 207.24 sq. ft. | \$ 247.34 sq. ft. | \$ 207.77 sq. ft. |
| Data Source(s) | | RAPB+GFLR #F10402086;DOM 4 | RAPB+GFLR #F10106785;DOM 4 | RAPB+GFLR #A10399743;DOM 11 |
| Verification Source(s) | | IMapp,BCPA,Ext Inspctn | IMapp,BCPA,Ext Inspctn | IMapp,BCPA,Ext Inspctn |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | DESCRIPTION | DESCRIPTION |
| Sale or Financing | | Arms Length | Arms Length | Arms Length |
| Concessions | | Conv;No conc. | Conv;No conc. | Conv;No conc. |
| Date of Sale/Time | | s:03/18;c02/18 | s:02/18;c02/18 | s:02/18;c01/18 |
| Location | Suburban | N;Res; | N;Res; | N;Res; |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| Site | 8128 Sq.Ft. | 6423 Sq.Ft. | 6302 Sq.Ft. | 6637 Sq.Ft. |
| View | N;Res; | N;Res; | N;Res; | N;Res; |
| Design (Style) | Ranch | Ranch | Ranch | Ranch |
| Quality of Construction | Average | Average | Average | Average |
| Actual Age | 61 | 60 | 49 | 59 |
| Condition | Average | Good -2,500 | Good -2,500 | Good -2,500 |
| Above Grade | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths | Total Bdrms Baths |
| Room Count | 8 3 2.0 | 7 3 2.0 | 7 3 2.0 | 7 3 2.0 |
| Gross Living Area | 45 1,708 sq. ft. | 1,491 sq. ft. | 1,314 sq. ft. | 1,492 sq. ft. |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | 0sf | 0sf |
| Functional Utility | Average | Average | Average | Average |
| Heating/Cooling | FWA C/Air | FWA C/Air | FWA C/Air | FWA C/Air |
| Energy Efficient Items | Impact windows | Partial new wdws | Impact windows | Impact windows |
| Garage/Carport | 1 Car Garage | 1 Car Garage | 1 Car Garage | 1 Car Garage |
| Porch/Patio/Deck | Open Patio | Covered Patio -2,500 | Covered Patio -2,500 | Covered Sern Pat -3,500 |
| Updates | Partially updated | Full remodel -25,000 | Full remodel -25,000 | Full remodel -25,000 |
| Pool | Pool (Needs repair) | No Pool | Pool -10,000 | No Pool |
| Net Adjustment (Total) | | \$ 20,200 | \$ 22,300 | \$ 19,800 |
| Adjusted Sale Price of Comparables | | Net Adj. -6.5% Gross Adj. 12.9% \$ 288,800 | Net Adj. -6.9% Gross Adj. 17.8% \$ 302,700 | Net Adj. -6.4% Gross Adj. 13.6% \$ 290,200 |
| Summary of Sales Comparison Approach See Attached Addendum | | | | |
| Indicated Value by Sales Comparison Approach \$ 278,000 | | | | |
| COST APPROACH TO VALUE | | | | |
| Site Value Comments Subject is located in a fully developed area with no vacant residential sales or listing sites available for a site value estimate by sales comparison. The estimated site value is derived from assessment data. This is the only quantifiable comparison method available. The Subject's contributory site value is based on the typical land to value ratio applied to derived market value. | | | | |
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW | | OPINION OF SITE VALUE = \$ 65,000 | | |
| Source of cost data n/a | | Dwelling 1,708 Sq. Ft. @ \$ = \$ 0 | | |
| Quality rating from cost service n/a Effective date of cost data n/a | | Sq. Ft. @ \$ = \$ | | |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.) | | Garage/Carport 321 Sq. Ft. @ \$ = \$ 0 | | |
| See sketch for living area calculations. | | Total Estimate of Cost-New = \$ 0 | | |
| Cost approach is not a method for pricing this type property in the market, is not relevant to market value, and is not developed. | | Less 65 Physical Functional External | | |
| | | Depreciation = \$ (0) | | |
| Subject's assessed site value is \$48,770 which is 23% of total assessed val. | | Depreciated Cost of Improvements = \$ 0 | | |
| | | "As-Is" Value of Site Improvements = \$ | | |
| | | INDICATED VALUE BY COST APPROACH = \$ n/a | | |
| INCOME APPROACH TO VALUE | | | | |
| Estimated Monthly Market Rent \$ | | X Gross Rent Multiplier = \$ Indicated Value by Income Approach | | |
| Summary of Income Approach (including support for market rent and GRM) Neighborhood is predominantly owner occupied and income production is not a pricing factor of buyers or sellers for this property type, therefore The Income Approach is not relevant and is not developed. | | | | |
| Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other: | | | | |
| Discussion of methods and techniques employed, including reason for excluding an approach to value: Sales Comparison Approach is most reliable method for this type property. Cost Approach is not applicable since there is no current development in the area and The Cost Approach does not reflect current market motivations of buyers and sellers. Posted reliable income data for sales of detached SFR rental properties are limited and there is insufficient rental information relative to the comps used to derive a reliable Income Approach to value and the Income Approach is considered not applicable. | | | | |
| Reconciliation comments: See weighted reconciliation calculations of all comparable sales considered below the sales comparison grid of comparables 4-6. A single point value opinion is given along with a range noted to account for the variable nature of repairs considered needed including clean-up and debris removal. Note: Repairs to pool and misc clean-up estimates are estimated in the sales grid, the rest are considered cosmetic. | | | | |
| Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 04/18/2018, which is the effective date of this appraisal, is: | | | | |
| <input checked="" type="checkbox"/> Single point \$ 279,000 <input type="checkbox"/> Range \$ 260,000 to \$ 300,000 <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ | | | | |
| This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following: | | | | |
| See attached Limiting Conditions. Note: The utilities were off at time of inspection and estimated value is based on the EXTRAORDINARY ASSUMPTION that all mechanical systems and equipment including appliances and fixtures are in normal working order. | | | | |

HARTMAN APPRAISAL SERVICE, INC.
Residential Appraisal Report

File No. 18041602

| FEATURE | SUBJECT | COMPARABLE SALE NO. 4 | | | COMPARABLE SALE NO. 5 | | | COMPARABLE SALE NO. 6 | | |
|---|--------------------------------------|--|------------|---|--|------------|---|-----------------------------|--|------------|
| 7508 Grant Court Address Hollywood, FL 33024 | 7310 Grant St Hollywood, FL 33024 | 7224 McKinley St Hollywood, FL 33024 | | | 7516 Garfield St Hollywood, FL 33024 | | | | | |
| Proximity to Subject | | 0.24 miles SE | | | 0.43 miles NE | | | 0.10 miles NW | | |
| Sale Price | \$ | \$ 273,000 | | | \$ 260,000 | | | \$ 265,000 | | |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 222.13 sq. ft. | | | \$ 154.76 sq. ft. | | | \$ 128.08 sq. ft. | | |
| Data Source(s) | | RAPB+GFLR #A10330081;DOM 81 | | | RAPB+GFLR #F10074809;DOM 27 | | | RAPB+GFLR #F10051829;DOM 16 | | |
| Verification Source(s) | | IMapp,BCPA,Ext Inspctn | | | IMapp,BCPA,Ext Inspctn | | | IMapp,BCPA,Ext Inspctn | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | + | - | + | - | + | - | + | - |
| Sale or Financing Concessions | | Arms Length Conv;No conc. | | | Arms Length Conv;3000 | 0 | | | Arms Length Conv;3000 | 0 |
| Date of Sale/Time | | s:12/17;c11/17 | 4,000 | | s:09/17;c07/17 | 7,600 | | | s:04/17;c02/17 | 16,900 |
| Location | Suburban | N;Res; | | | N;Res; | | | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | Fee Simple | | | | Fee Simple | |
| Site | 8128 Sq.Ft. | 6002 Sq.Ft. | 0 | | 8220 Sq.Ft. | 0 | | | 7965 Sq.Ft. | 0 |
| View | N;Res; | N;Res; | | | N;Res; | | | | N;Res; | |
| Design (Style) | Ranch | Ranch | | | Ranch | | | | Ranch | |
| Quality of Construction | Average | Average | | | Average | | | | Average | |
| Actual Age | 51 | 48 | 0 | | 49 | 0 | | | 51 | |
| Condition | Average | Good | -2,500 | | Average | | | | Average | |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | | Total Bdrms. Baths | | | | Total Bdrms. Baths | |
| Room Count | 8 3 2.0 | 7 3 2.0 | 0 | | 7 3 2.0 | 0 | | | 7 3 2.0 | 0 |
| Gross Living Area | 45 1,708 sq. ft. | 1,229 sq. ft. | 21,600 | | 1,680 sq. ft. | 0 | | | 2,069 sq. ft. | -16,200 |
| Basement & Finished Rooms Below Grade | 0sf | 0sf | | | 0sf | | | | 0sf | |
| Functional Utility | Average | Average | | | Average | | | | Average | |
| Heating/Cooling | FWA C/Air | FWA C/Air | | | FWA C/Air | | | | FWA C/Air | |
| Energy Efficient Items | Impact windows | Impact windows | | | No Imp Wdws | 5,000 | | | No Imp Wdws | 5,000 |
| Garage/Carport | 1 Car Garage | 1 Car Garage | | | 1 Car Garage | | | | Converted | 5,000 |
| Porch/Patio/Deck | Open Patio | Covered Patio | -2,500 | | Covered Patio | -2,500 | | | Covered Patio | -2,500 |
| Updates | Partially updated | Full remodel | -25,000 | | Partially updated | | | | Partially updated | |
| Pool | Pool (Needs repair) | No Pool | 0 | | Pool | -10,000 | | | Pool | -10,000 |
| Net Adjustment (Total) | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 4,400 | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 0 | | | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 2,800 |
| Adjusted Sale Price of Comparables | | Net Adj. -1.6% | | | Net Adj. 0.0% | | | | Net Adj. -1.1% | |
| | | Gross Adj. 20.4% | \$ 288,600 | | Gross Adj. 9.6% | \$ 260,000 | | | Gross Adj. 20.6% | \$ 262,200 |
| Summary of Sales Comparison Approach See addendum for Sale Comparison comments. | | | | | | | | | | |
| Comps used were selected to comply with industry established guidelines relative to time, distance, site area, living area, age, and preferred features bracketing requirements. The Comps selected meet most, if not all, of the bracketing requirements and, as a group, are considered adequate indicators for Subject's current market value. Other sales in addition to those presented in this report were reviewed; Comps not used were considered less relevant than the selected Comps. Objective adjustments are applied for the most significant factors proven by the market to affect value as extracted from the data; adjustments of a subjective nature are avoided or minimized if considered warranted based on available verification sources. | | | | | | | | | | |
| See attached search summary. | | | | | | | | | | |
| NOTE ON PREDOMINANT VALUE: Subject's marketability is not adversely impacted by relationship of estimated value to predominant value. The opinion of value is developed from a comparison of the "most similar" sales and or listings as opposed to a comparison of properties which establish predominant values. Unless specifically stated the Subject is not an over improvement if valued higher than the predominant value and it is not an under improvement if valued under the predominant value. Subject's marketability is not adversely impacted by its relationship to the predominant value. | | | | | | | | | | |
| The Indicated Value by Sales Comparison Approach, \$278,000, is calculated using the following weights: | | | | | | | | | | |
| 17.3% - 7471 Lincoln St; Sale Price \$309,000; Adjusted Value \$288,800; Gross Adj: 12.9% | | | | | | | | | | |
| 16.2% - 7310 Grant Ct; Sale Price \$325,000; Adjusted Value \$302,700; Gross Adj: 17.8% | | | | | | | | | | |
| 17.1% - 7491 Taylor St; Sale Price \$310,000; Adjusted Value \$290,200; Gross Adj: 13.6% | | | | | | | | | | |
| 15.7% - 7310 Grant St; Sale Price \$273,000; Adjusted Value \$268,600; Gross Adj: 20.4% | | | | | | | | | | |
| 18.0% - 7224 McKinley St; Sale Price \$260,000; Adjusted Value \$260,000; Gross Adj: 9.6% | | | | | | | | | | |
| 15.7% - 7516 Garfield St; Sale Price \$265,000; Adjusted Value \$262,200; Gross Adj: 20.6% | | | | | | | | | | |

SALES COMPARISON APPROACH

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser has performed a full interior and exterior inspection of the subject unit and has researched public records and MLS data bases for most recent and most similar sales for comparison to the subject in order to develop the opinion of value. The appraiser has driven by the exterior of the comparable sales and has viewed any interior photos that were published in the MLS, the appraiser did not physically inspect the interiors of the comparables.

Extraordinary Assumptions are used as defined in the report and if the assumption that mechanical systems, equipment, and fixtures prove to be not in normal working order the assignment results could be affected.

There are no hypothetical conditions affecting opinion of value in this report.

I was not influenced by anyone associated with The City of Hollywood in completing this assignment to achieve any particular results as to market value or repair estimates.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: **No assistance provided by anyone.**

Additional Certifications:

I have not performed any professional services, as an appraiser or in any other capacity, on the Subject property within the 36 months previous to acceptance of this assignment.

Definition of Value: Market Value Other Value: _____

Source of Definition: **USPAP Advisory Opinion 22**

Market Value means 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 and 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 acting in what they consider their own best interests;
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.

A reasonable exposure time needed to achieve a sale at the estimated market value determination would have been 30 to 45 days.


ADDRESS OF THE PROPERTY APPRAISED:

7508 Grant Court
Hollywood, FL 33024

EFFECTIVE DATE OF THE APPRAISAL: **04/18/2018**

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ **279,000**

APPRAISER

Signature: 

Name: **R.E. Hartman RD1670**

Company Name: **Hartman Appraisal Services, Inc.**

Company Address: **6804 NW 70 St**
Tamarac, FL 33321

Telephone Number: **(954) 933-1503**

Email Address: **ric.hartman1@gmail.com**

State Certification # **RD1670**

or License # _____

or Other (describe): _____ State #: _____

State: **FL**

Expiration Date of Certification or License: **11/30/2018**

Date of Signature and Report: **04/23/2018**

Date of Property Viewing: **04/18/2018**

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

ADDENDUM

| | | |
|---|--------------------|------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 | |
| Property Address: 7608 Grant Court | Case No.: | |
| City: Hollywood | State: FL | Zip: 33024 |

Comments on Sales Comparison

See attached search summary for full list of sales used to select comparables for estimating market value.

Misc. adjustment notes:

Subject's pool is in need of repair and is given no value in the sales comparison grid. Garage conversion is given same value as an unconverted 1 car garage. It is assumed the garage door which is still intact is in functioning order or can be repaired to working order. The door system appears to be intact and the reconversion can be accomplished by removal of 1 wall.

Florida room add-ons are typical in this area; Broward Property Appraiser typically credits these areas as 2/3 of total add-on area for tax purposes but the market counts these areas in entirety and these areas are added to the base GLA at 100% consistent with Subject's area calculations.

Full remodel adjustments applied are estimates of market reaction to current market expectations relating to kitchen and baths etc and full current trend kitchens are estimated to contribute \$15,000 and baths updated to current trends are estimated to contribute \$5000 each. As stated before the Subject's pool is considered to require a minimum of \$5000 for restoration to full use which includes resurfacing; the value of a fully functioning pool in this area is reliably estimated to be \$10000 and the value of Subject's pool in "as is" condition is considered zero since it is non-functioning and requires a significant expenditure for use, and therefore no value is given to Subject's pool in the sales comparison grid.

Sales 1-3 are closed within the current quarter and Comps 1 & 2 sold within the current quarter and warrant no time adjustments for increasing median pricing as established by the attached 1004MC. These sales are all located in the immediate area and have been substantially updated to current market trends requiring adjustment per above comments.

Sale 2 was determined adequate for direct comparison after field work and an MLS photo is provided; all other properties were "driven and photoed" by me with original photos provided.

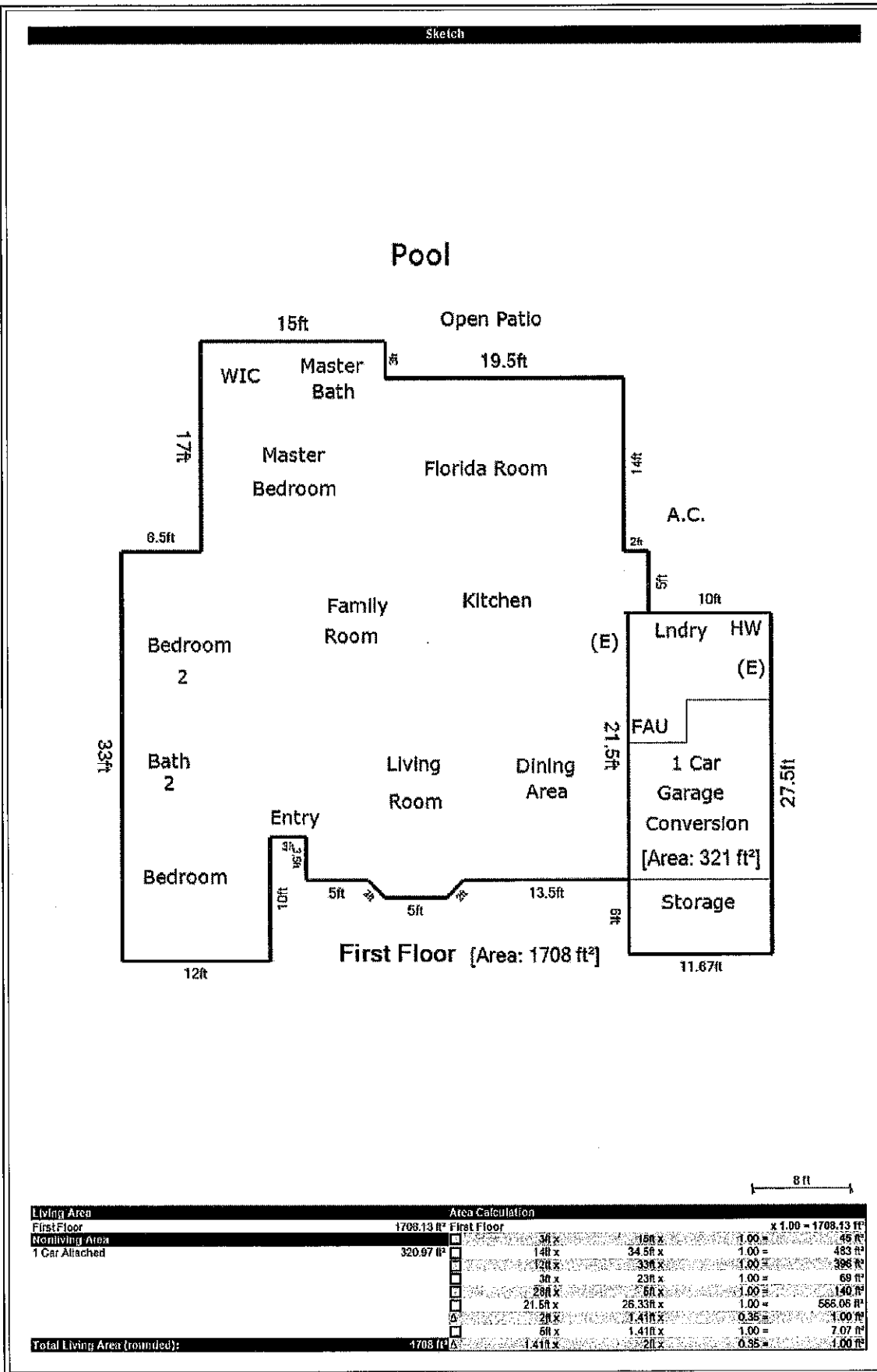
Sales 3-6 all have contract dates preceding the current quarter and time adjustments for increasing price market conditions are warranted at 1/2% per month of contract month to the current quarter month of February. (See attached 1004MC).

Sales 4-6 are supplemental sales provided for additional analysis and to comply with typical industry bracketing requirements of site area, GLA, and misc features.

Note: Sale 5 has a seller concession which did not impact price paid and therefore no adjustment for terms is warranted.

FLOORPLAN SKETCH

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|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041802 |
| Property Address: 7608 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



DIMENSION LIST ADDENDUM

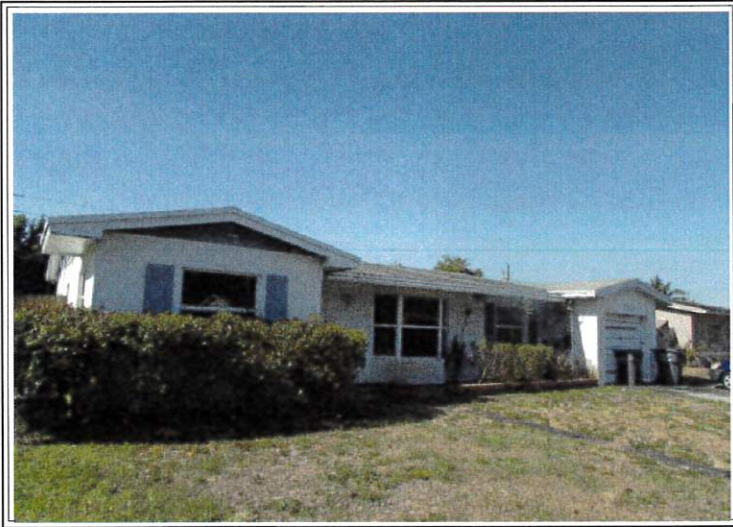
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| Client: City of Hollywood - Community Development | File No.: 18041802 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

| GROSS BUILDING AREA (GBA) | | <u>1,708</u> | |
|----------------------------------|--------------|---------------|---------------|
| GROSS LIVING AREA (GLA) | | <u>1,708</u> | |
| Area(s) | Area | % of GLA | % of GBA |
| Living | <u>1,708</u> | | <u>100.00</u> |
| Level 1 | <u>1,708</u> | <u>100.00</u> | <u>100.00</u> |
| Level 2 | <u>0</u> | <u>0.00</u> | <u>0.00</u> |
| Level 3 | <u>0</u> | <u>0.00</u> | <u>0.00</u> |
| Other | | | |
| Basement | | | |
| Garage | <u>321</u> | | |

| Area Measurements | | | | Area Type | | | | | |
|---|--------|---------------|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Measurements | Factor | Total | | Level 1 | Level 2 | Level 3 | Other | Bsmt. | Garage |
| <u>3.00</u> x <u>15.00</u> x <u>1.00</u> = | | <u>45.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>14.00</u> x <u>34.50</u> x <u>1.00</u> = | | <u>483.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>12.00</u> x <u>33.00</u> x <u>1.00</u> = | | <u>396.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>3.00</u> x <u>23.00</u> x <u>1.00</u> = | | <u>69.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>28.00</u> x <u>6.00</u> x <u>1.00</u> = | | <u>140.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>21.50</u> x <u>26.30</u> x <u>1.00</u> = | | <u>566.08</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>5.00</u> x <u>1.40</u> x <u>1.00</u> = | | <u>7.07</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>2.00</u> x <u>1.40</u> x <u>0.35</u> = | | <u>1.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>1.40</u> x <u>2.00</u> x <u>0.35</u> = | | <u>1.00</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <u>11.70</u> x <u>27.60</u> x <u>1.00</u> = | | <u>320.97</u> | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| | | | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

SUBJECT PROPERTY PHOTO ADDENDUM

| | |
|--|------------------------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: **April 18, 2018**
Appraised Value: **\$ 279,000**



**REAR VIEW OF
SUBJECT PROPERTY**

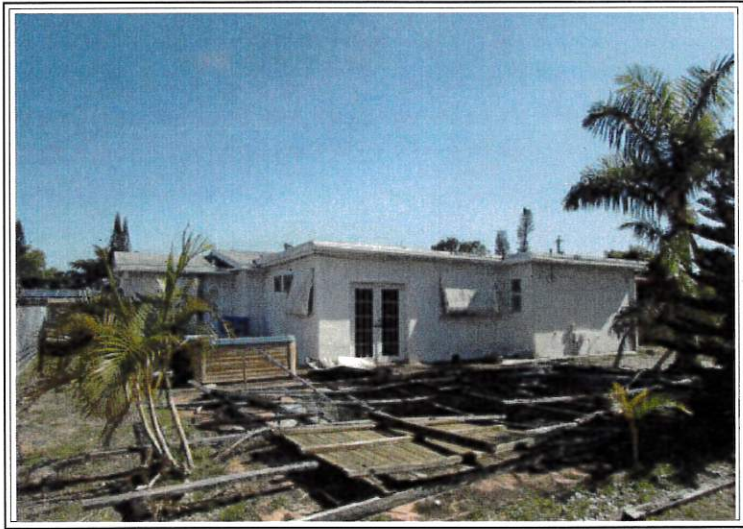


STREET SCENE

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



SUBJECT FRONT PHOTO



SUBJECT REAR PHOTO

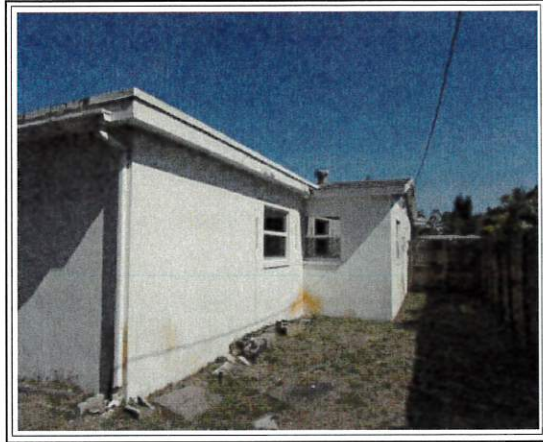


SUBJECT STREET SCENE

| | |
|--|------------------------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



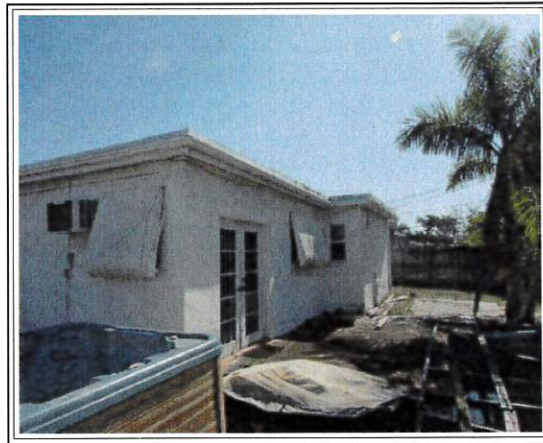
MISC PHOTOS
RIGHT SIDE FROM FRONT



LEFT SIDE FROM REAR



RIGHT SIDE FROM REAR



REAR



REAR



DISTRESSED POOL

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



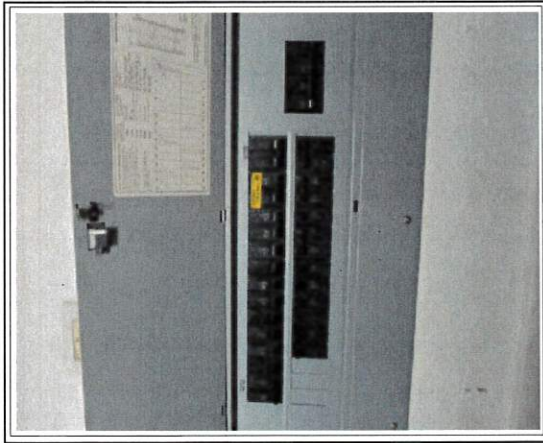
MISC PHOTOS
GARAGE CONVERSION



SCUTTLE ATTIC ACCESS



FAU HANDLER



ELECTRIC PANEL

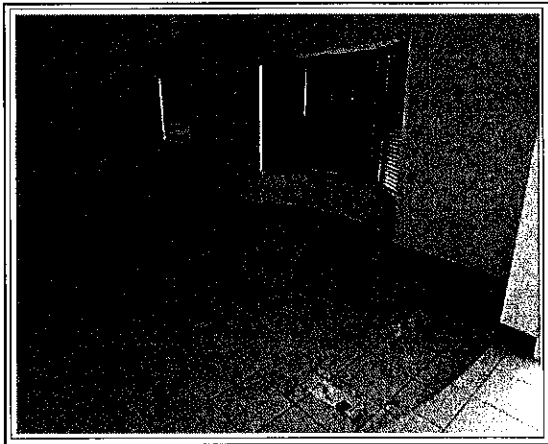


LAUNDRY / HOT WATER HEATER (WRAPPED)



SPRINKLER WELL WATER PUMP

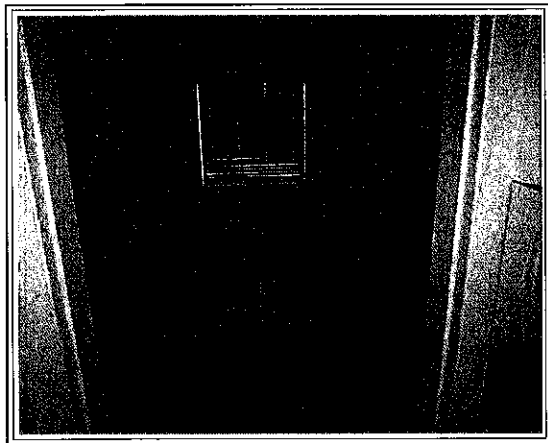
| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7608 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



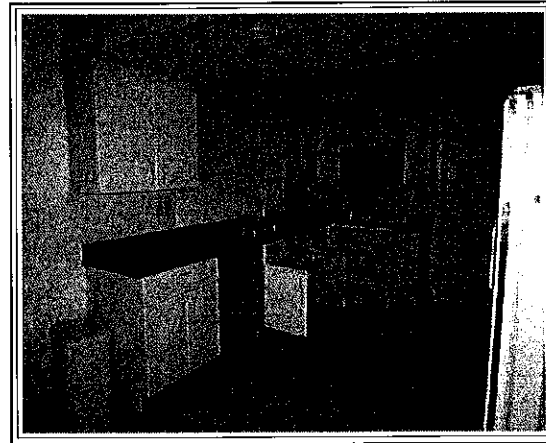
INTERIOR PHOTOS
LIVING AND DINING ROOM AREAS



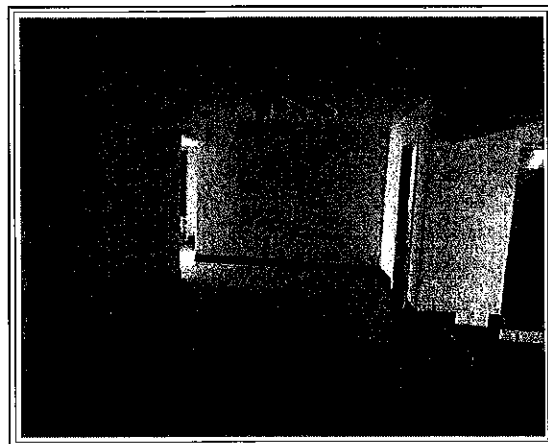
LIVING ROOM AND ENTRY



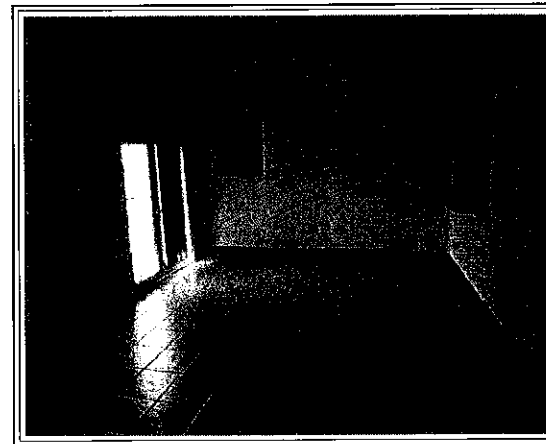
DINING AREA



KITCHEN



FAMILY ROOM AREA



FLORIDA ROOM AREA - (ADD-ON)

FLOOD MAP

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



FLOOD INFORMATION

Community: CITY OF HOLLYWOOD
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 12011C0563H
Panel: 0563H
Zone: X
Map Date: 08-18-2014
FIPS: 12011
Source: FEMA DFIRM

LEGEND

- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

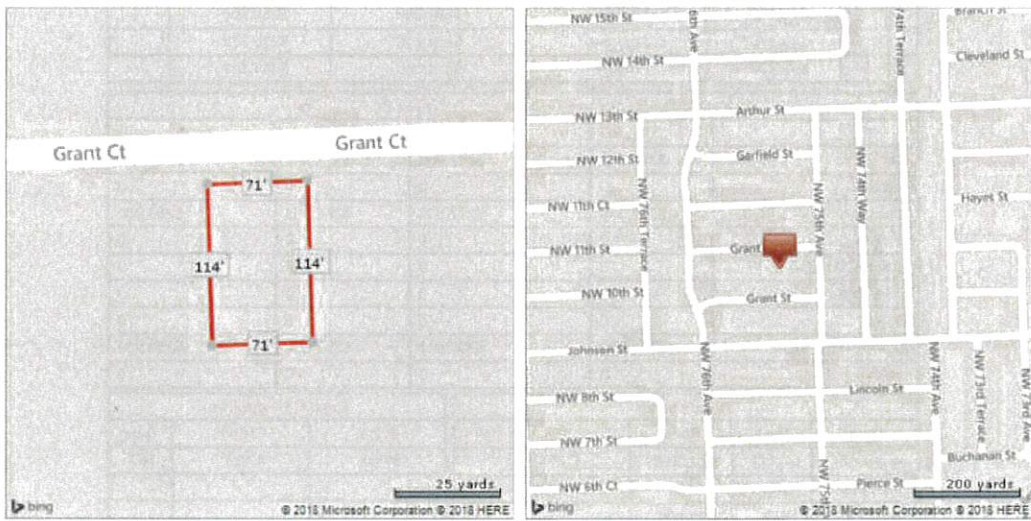
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

PROPERTY MAP (REALIST)

| | |
|--|------------------------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

Property Map



* Lot Dimensions are Estimated

COUNTY TAX CARD (BCPA)

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

4/17/2018

7508 GRANT COURT



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

| | | | |
|------------------------|---|---------|-----------------|
| Site Address | 7508 GRANT COURT, HOLLYWOOD FL 33024-5371 | ID # | 5141 10 09 0620 |
| Property Owner | CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV | Millage | 0513 |
| Mailing Address | 2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807 | Use | 01 |
| Abbr Legal Description | BOULEVARD HEIGHTS SEC 14 REPLAT 61-23 B LOT 7 BLK 3 | | |

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values | | | | | |
|----------------------------|----------|------------------------|---------------------|----------------------|-----|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2018 | \$73,150 | \$224,350 | \$297,500 | \$259,950 | |
| 2017 | \$48,770 | \$207,840 | \$256,610 | \$236,320 | |
| 2016 | \$48,770 | \$166,070 | \$214,840 | \$214,840 | |

| 2018 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$297,500 | \$297,500 | \$297,500 | \$297,500 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$259,950 | \$297,500 | \$259,950 | \$259,950 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type 14 | \$259,950 | \$297,500 | \$259,950 | \$259,950 |
| Taxable | 0 | 0 | 0 | 0 |

| Sales History | | | | Land Calculations | | |
|---------------|------|-----------|------------------|-------------------------------------|--------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 4/3/2015 | SW~D | \$850,800 | 112913501 | \$9 00 | 8,128 | SF |
| 11/1/1993 | QCD | \$100 | 21443 / 348 | | | |
| 4/1/1993 | WD | \$98,000 | | | | |
| 8/1/1967 | WD | \$17,000 | | | | |
| | | | | Adj. Bldg. S.F. (Card, Skotch) 1829 | | |
| | | | | Units/Beds/Baths 1/3/2 | | |
| | | | | Eff./Act. Year Built: 1972/1967 | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 05 | | | B1 | | | | | |
| X | | | B1 | | | | | |
| 1 | | | 19 | | | | | |

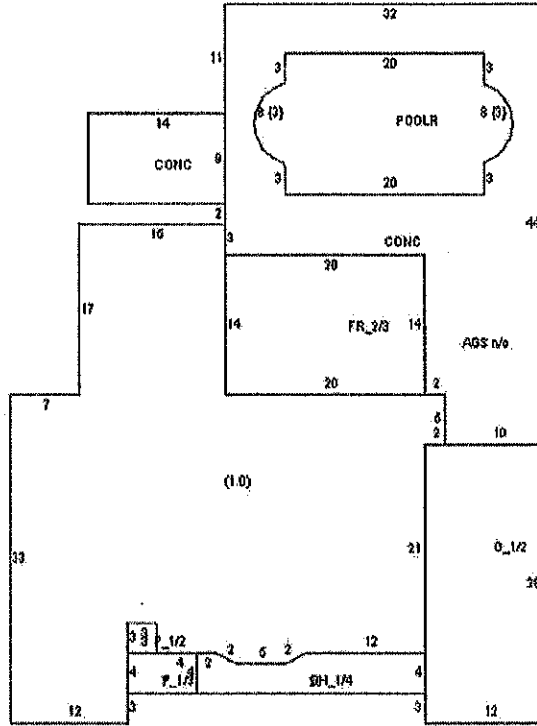
COUNTY SKETCH

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041802 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

4/17/2018

Patriot Sketch

Sketch: 514110090620
Building: 1 of 1



| Code | Description |
|--------|-------------|
| (1.0) | One Story |
| FR_2/3 | Florida Rm |
| G_1/2 | Garage |
| OH_1/4 | Overhang |
| P_1/2 | Porch |
| P_1/3 | Porch |
| CONC | Concrete |
| POOLR | Pool |

| Code | Description | Area | Factor | Adj Area | Stories |
|--------------|-------------|-------|--------|----------|---------|
| (1.0) | One Story | 1,439 | 1.00 | 1,439 | 1 |
| FR_2/3 | Florida Rm | 280 | 0.67 | 187 | 1 |
| G_1/2 | Garage | 336 | 0.50 | 168 | 1 |
| OH_1/4 | Overhang | 85 | 0.25 | 21 | 1 |
| P_1/2 | Porch | 9 | 0.50 | 5 | 1 |
| P_1/3 | Porch | 28 | 0.33 | 9 | 1 |
| CONC | Concrete | 703 | 0.00 | 0 | 0 |
| CONC | Concrete | 126 | 0.00 | 0 | 0 |
| POOLR | Pool | 315 | 0.00 | 0 | 0 |
| Total | | | | 1,829 | |

<http://www.bcpa.net/RecPatriotSketch.asp?Folio=514110090620>

1/1

SUBJECT AERIAL #1: NEIGHBORHOOD

| | | |
|---|--------------------|------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 | |
| Property Address: 7508 Grant Court | Case No.: | |
| City: Hollywood | State: FL | Zip: 33024 |



SUBJECT AERIAL #2: EXPANDED MARKET AREA

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 10041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

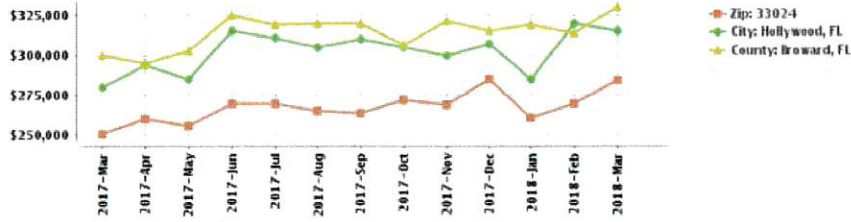


REALIST MARKET TRENDS

Client: City of Hollywood - Community Development
 Property Address: 7508 Grant Court
 City: Hollywood

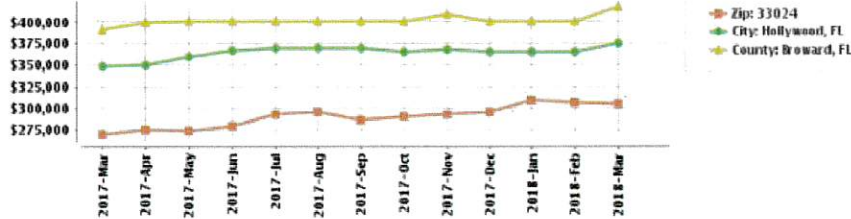
File No.: 18041602
 Case No.:
 State: FL Zip: 33024

Median Sale Price - MLS



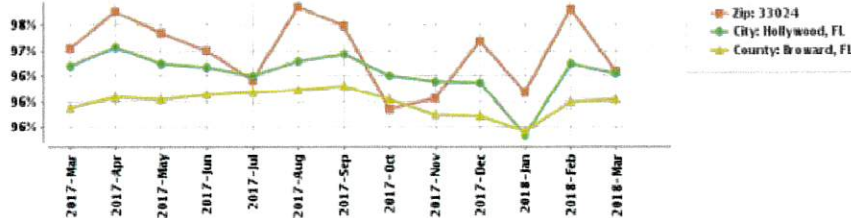
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



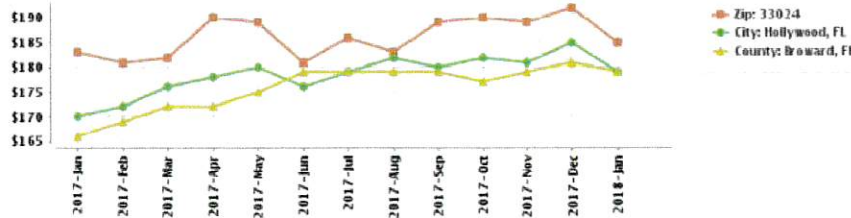
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax



PRIMARY SEARCH SUMMARY

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

4/21/2018

Matrix

res grid 2

| St Address | LP\$ | #Beds | #FB | SqFt LA | SP\$ | Subdivision/Complex | WTRFPool |
|------------------------|-----------|-------|-----|---------|-----------|---------------------------|----------|
| CS 7532 McKinley St | \$355,000 | 3 | 2 | 1,997 | \$355,000 | BOULEVARD HEIGHTS SEC SIX | No Yes |
| CS 1630 N 73rd Ter | \$350,000 | 3 | 2 | 1,568 | \$340,000 | Boulevard Heights Sec | No Yes |
| CS 7435 Arthur St | \$349,500 | 3 | 2 | 1,506 | \$320,000 | BOULEVARD HEIGHTS SEC SIX | Yes Yes |
| CS 7533 Arthur St | \$329,900 | 3 | 2 | 1,961 | \$313,000 | BOULEVARD HEIGHTS SEC SIX | Yes No |
| CS 7310 Grant Ct | \$325,000 | 3 | 2 | 1,613 | \$325,000 | Miller Estates Sec B 52-2 | No Yes |
| CS 7731 NW 5th St | \$319,700 | 3 | 2 | 1,878 | \$320,000 | Boulevard Heights Sec 11 | No No |
| CS 7750 NW 6th Ct | \$318,000 | 3 | 2 | 1,637 | \$315,000 | BOULEVARD HEIGHTS SEC 11 | No No |
| CS 330 N 72nd Way | \$310,000 | 3 | 2 | 1,432 | \$310,000 | BOULEVARD HEIGHTS SEC 1 | No No |
| CS 7491 Taylor St | \$310,000 | 3 | 2 | 1,492 | \$310,000 | BOULEVARD HEIGHTS SEC 1 | No No |
| CS 7471 Lincoln St | \$309,000 | 3 | 2 | 1,491 | \$309,000 | BOULEVARD HEIGHTS SEC 2 | No No |
| CS 7231 Cleveland St | \$299,000 | 3 | 2 | 1,417 | \$299,000 | BOULEVARD ESTATES | No No |
| CS 7442 Roosevelt St | \$295,000 | 3 | 2 | 1,555 | \$280,000 | BOULEVARD HEIGHTS SEC SIX | No No |
| CS 1100 NW 79 Way | \$295,000 | 3 | 2 | 1,560 | \$290,000 | BOULEVARD HEIGHTS SEC 8 | Yes No |
| CS 7224 McKinley St | \$294,900 | 3 | 2 | 1,565 | \$260,000 | Boulevard Heights Sec | No Yes |
| CS 7460 Taylor St | \$289,999 | 3 | 2 | 1,636 | \$285,000 | Boulevard Heights Sec 1 4 | No No |
| CS 7361 Garfield St | \$288,870 | 3 | 2 | 1,455 | \$289,000 | BOULEVARD ESTATES | No Yes |
| CS 1621 N 74th Ter | \$284,999 | 3 | 2 | 1,900 | \$245,000 | BOULEVARD HEIGHTS | No No |
| CS 361 NW 72nd Way | \$278,500 | 3 | 2 | 1,640 | \$268,000 | BOULEVARD HEIGHTS SEC 1 | No No |
| CS 7310 Grant St | \$275,000 | 3 | 2 | 1,436 | \$273,000 | MILLER ESTATES SEC | No No |
| CS 731 NW 78th Ave | \$275,000 | 3 | 2 | 1,429 | \$259,000 | Boulevard Heights Sec 11 | No No |
| CS 7640 NW 6th Ct | \$275,000 | 3 | 2 | 1,637 | \$265,000 | Boulevard Heights Sec 11 | No No |
| CS 7281 Branch St | \$269,900 | 3 | 2 | 1,587 | \$265,000 | BOULEVARD ESTATES | No No |
| CS 7460 McArthur Pkwy | \$265,000 | 3 | 2 | 1,603 | \$265,000 | Boulevard Heights Sec 1 4 | No No |
| CS 710 N 73rd Ter | \$265,000 | 3 | 2 | 1,420 | \$267,000 | BOULEVARD HEIGHTS SEC 2 | No No |
| CS 7300 NW 1st Ct | \$259,000 | 3 | 2 | 1,401 | \$256,500 | Boulevard Heights Sec 12 | No No |
| CS 720 N 72nd Ter | \$253,000 | 3 | 2 | 1,770 | \$250,000 | Boulevard Heights Sec 2 4 | No Yes |
| CS 7700 NW 11th Street | \$250,000 | 3 | 2 | 1,451 | \$250,000 | BOULEVARD HEIGHTS SEC 8 | No No |
| CS 7532 McKinley St | \$209,900 | 3 | 1 | 1,620 | \$211,900 | BOULEVARD HEIGHTS SEC SIX | No Yes |
| CS 410 NW 77th Way | \$199,950 | 3 | 2 | 1,630 | \$220,000 | Boulevard Heights Sec 11 | No Yes |
| CS 7731 NW 5th St | \$189,000 | 3 | 2 | 1,878 | \$180,000 | Boulevard Heights Sec 11 | No No |

Search Criteria

Property Type is one of 'Single Family', 'Condo/Co-Op/Villa/Townhouse'
 Status is 'Closed Sale'
 Status Contractual Search Date is 04/21/2018 to 04/21/2017
 Property Type is 'Single Family'
 Type of Property is 'Single'
 Latitude, Longitude is around 26.02, -80.24
 County is 'Broward County'
 #Beds is 3
 Sq Ft Living is 1400 to 2000
 Selected 30 of 30 results.

Information is Believed To Be Accurate But Not Guaranteed. Copyright REALTORS® of the Palm Beaches and Greater Fort Lauderdale. ©2018

https://matrix.southfloridareale.com/Matrix/Printing/PrintOptions.aspx?c=AEEAAND*****AQAAAAAARQAQAAAFCAAAAGAGAAAAQxMjk2BgmAAAACMjAGBAAA

COMPARABLE PROPERTY PHOTO ADDENDUM

| | |
|--|------------------------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



COMPARABLE SALE #1

7471 Lincoln St
Hollywood, FL 33024
Sale Date: s:03/18;c02/18
Sale Price: \$ 309,000



COMPARABLE SALE #2

7310 Grant Ct
Hollywood, FL 33024
Sale Date: s:02/18;c02/18
Sale Price: \$ 325,000



COMPARABLE SALE #3

7491 Taylor St
Hollywood, FL 33024
Sale Date: s:02/18;c01/18
Sale Price: \$ 310,000

COMPARABLE PROPERTY PHOTO ADDENDUM

| | |
|--|------------------------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |



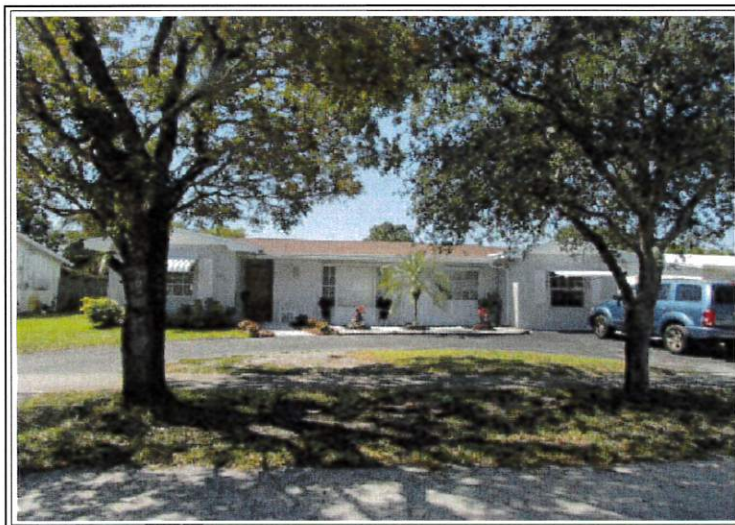
COMPARABLE SALE #4

7310 Grant St
Hollywood, FL 33024
Sale Date: **s:12/17;c11/17**
Sale Price: \$ **273,000**



COMPARABLE SALE #5

7224 McKinley St
Hollywood, FL 33024
Sale Date: **s:09/17;c07/17**
Sale Price: \$ **260,000**



COMPARABLE SALE #6

7516 Garfield St
Hollywood, FL 33024
Sale Date: **s:04/17;c02/17**
Sale Price: \$ **265,000**

APPRAISER'S CERTIFICATION

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7508 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

RICK SCOTT, GOVERNOR

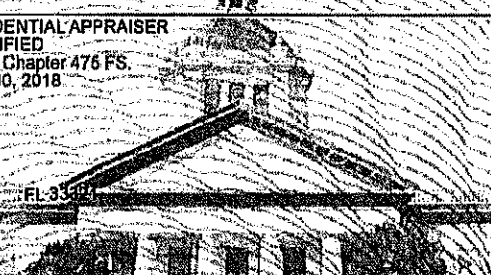


KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BOARD

| | |
|----------------|--------|
| LICENSE NUMBER | RD1670 |
|----------------|--------|

The CERTIFIED RESIDENTIAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 476 FS.
Expiration date: NOV 30, 2018

HARTMAN, R E
6804 NW 70 ST
TAMARAC FL 33321



ISSUED: 09/25/2016 DISPLAY AS REQUIRED BY LAW SEQ # L1609250003768

APPRAISER QUALIFICATIONS

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7608 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

Richard E. Hartman
6804 NW 70 St
Tamarac, FL 33321
PH (954) 933-1503 / FX (954) 933-1500

Summary: 2017 Update

California appraiser from 1985 to 1991 experienced in residential properties of all types, sizes, geographical zones, and value levels including extensive new construction progress inspections for lender draw purposes. Limited commercial appraisal experience included small retail strip centers, residential income property to 30 units, and a proposed subdivision site of over 100 acres. Florida Certified Residential Appraiser since 1992 experienced in the valuation of existing and proposed residential property of all quality types and locational influences for primary and secondary lending, estate valuations, construction draws, marketing, and asset valuation purposes. 2011 & 2012 appraisal experience included "FNMA established special project technical forensic appraisal review" involving in-depth analysis, verification, and reconciliation of dated appraisals, retrospective field reviews, and a variety of AVM products with Fannie Mae mandated report writing of "significant finding letters" for potential buybacks due to fraudulent appraisal practices and intentional deficiencies. 2013 & 2014 valuation experience includes major AMC technical reviews of all residential appraisal types nationwide including Hawaii and Alaska. This experience was acquired as a "remote appraisal analyst".

Appraisal History:

**08/1999 to Present: Self-employed; dba - Hartman Appraisal Service, Inc.
R.E. Hartman Certified Residential Appraiser #RD1670 Owner --**

- Residential Appraisals, Reviews, Forensic Reviews, Construction Inspections
- Broward, Palm Beach, & Miami-Dade Counties
- Current preferred coverage areas are Broward & Palm Beach Counties

**Corelogic Collateral Solutions AMC - Sandy, Utah - 08/2013 to 05/2014
Temporary Contract Staff Remote Technical Reviewer**

**Corelogic - Sunrise, FL - 08/2012 to 12/2012
Temporary Contract Staff Forensic Reviewer - Special FNMA project**

**OPUS - Ft Lauderdale, FL - 09/2011 to 12/2011
Temporary Forensic Review Staff - Special FNMA project**

**10/1992 to 08/1999 - First Bankers Mortgage Services - Fort Lauderdale, FL
Chief Appraiser - Residential Real Estate Appraisals, Reviews, Staff Supervision**

**11/1987 to 08/1991: First Fidelity Thrift and Loan - San Diego, CA
Staff Appraiser: Residential and Commercial appraisals, New Construction Inspections**

**08/1985 to 11/1987: American Savings - San Diego, CA
Staff Appraiser: Residential appraisals.**

Employment prior to 1985 available upon request

APPRAISER QUALIFICATIONS

| | |
|---|----------------------|
| Client: City of Hollywood - Community Development | File No.: 18041602 |
| Property Address: 7608 Grant Court | Case No.: |
| City: Hollywood | State: FL Zip: 33024 |

Richard E. Hartman - resume page 2

Real Estate Education

Required 30 hours of state approved continuing education for appraisal certification renewal including USPAP & Florida Law updates every 2 years since 1992. Elective courses include:

- The New FHA Handbook 4000.1 (2016)
- Residential Report Writing - More Than Forms (2016)
- Even Odder - More Oddball Appraisals (2016)
- Methodology and Application of Sales Comparison (2014)
- Green in Residences and Appraisals (2014)
- Residential Appraisal Review (2012)
- Nuts and Bolts of Green Building (2012)
- Fannie Mae Revisions (as continuously developed) UAD revisions (2011)
- Developing & Growing an Appraisal Practice (2010)
- Supervisor/Trainee Roles and Relationships (2010)
- Income Capitalization
- Income Property Appraisal
- Residential Construction Basics
- Performing & Monitoring Residential Construction Inspections
- Environmental Considerations
- Regression Analysis
- Appraisal Methods & Applications
- FHA Appraisal Guidelines
- Real Estate Principles, Practice, Appraisal, & Finance
- Required 14 hours of state approved real estate sales continuing education every 2 years since 1999.

Additional Real Estate Experience/License:

1974 to 1992: California Real Estate Salesperson
1998 to Present: Florida Real Estate Salesperson #SL0650511
Currently registered with Kroll Realty - John Kroll Broker - Fort Lauderdale, FL

General Education:

- National University - Vista, CA - Business Admin. Program, -
- - 8 courses completed 1984
- Mira Costa College - Oceanside, CA - A.A. Psychology 1983
- Elgin High School - Elgin, IL - Graduated 1971

References available upon request



Subject Front View



Subject Rear View



Subject Street Scene



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 4



Extra Photo 5



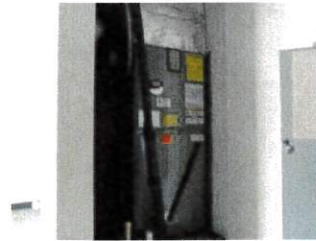
Extra Photo 6



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 4



Extra Photo 5



Extra Photo 6



Extra Photo 1



Extra Photo 2



Extra Photo 3



Extra Photo 4



Extra Photo 5



Extra Photo 6



Sales Comp. 1



Sales Comp. 2



Sales Comp. 3



Sales Comp. 4



Sales Comp. 5



Sales Comp. 6



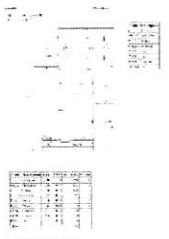
Flood Map



Extra Map



Extra Map



Extra Map



Extra Map



Extra Map

