HARTMAN APPRAISAL SERVICE, INC APPRAISAL REPORT

File No. 18041602

04/23/2018

Cley Milen -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 RD1670 Fl Lic Exp 11/30/2018

File No. 18041602

The purpose of this appraisal report is to provide the of Client Name/Intended User City of Hollywood -	lient with a credible opinion of the defined v		intended use of the appraisa	l.
Client Name/Intended User City of Hollywood - Client Address 2600 Hollywood Blvd #203		mail emilan@hollywoodfl.org_ iy Hollywood	State FL	Zip 33022
Additional Intended User(s) None		K, Hony Hood	Otto 1	
Intended Use Determine an opinion of market	value for selfing purposes.			
7500 0		. Helbaueed	State FL	Zlp 33024
Property Address 7508 Grant Court Owner of Public Record City Of Hollywood	(iy Hollywood	County Brow	
Legal Description BOULEVARD HEIGHTS SEC	14 REPLAT 61-23 B LOT 7 BLK 3		County DIO	·
Assessor's Parcel # 51-41-10-09-0620		ax Year 2017	R,E, Taxes \$	Not available
Neighborhood Name Boulevard Heights		ap Reference 51-41-10	Census Tract	
	Leasehold Other (describe)			
	ales or transfers of the subject property for t			
Prior Sale/Transfer: Date	Price S	ource(s) RAPB+GFLR,IMapp,B	CPA	ation of the Dalm
Analysis of prior sale or transfer history of the subject Beaches and Greater Ft Lauderdale Realto	property (and comparable sales, if applicab	e) <u>Data sources are; RAPB+</u> DA /Broward County Property	GFLK (REBITORS ASSOCI	allou of hie Lanu
Beaches and Greater Pt Lauderdale Realto	1911 IMISPID (MICO PRONO 1600109)PDC	FA (Didwaid County Floperty	Whiteleast	
Last recorded transfer of Subject is 04/03/2	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 04/18/201	7 is a \$100 intrafamily Transfe	r deed.	
<u> </u>				
	DADO OF D. 141 O		-14	wantha nelas to the
Offerings, options and contracts as of the effective da appreisal effective date, NOTE: Current tax				
appraisal effective date. NOTE: Current tax	es are not avaitable. Last reported	MAKES MIE IUI IIIE YEM ZVIO MIII	n Mate 2 1909 her Legalis	r dara source.
Neighborhood Characteristics	One-Unit Ho	sing Trends	One Unit Housing	Rresent Land Use %
Location Urban X Suburban Rural	Property Values X Increasing	Stable Declining	PRICE AGE	One-Unit 85 %
Built-Up X Over 75% 25-75% Under		X in Balance Over Supply	\${000) (yrs)	2-4 Unit %
Growth Rapid X Stable Slow	Marketing Time X Under 3 mths	3-6 mths Over 6 mths	160 Low 41	Multi-Family 5 %
Nelghborhood Boundaries Taft St, North; Pines	Blvd, South; N 72nd Ave, East; an	i N University Dr, West. See		Commercial 5 %
aerial 2.				Other Public 5 %
Neighborhood Description Subject is located in				ood access to freeways
and employment centers. Typically needed	<u>I conveniences and local retall serv</u>	ices are located in the immed	late area.	
2			· · · · · · · · · · · · · · · · · · ·	<u>-</u>
Market Conditions (including support for the above co	neticlane) Median pricing for the S	iblect's comparable property	tyne is increasing at an	annualized rate of 6%
(1/2% per month); market times are under	8 months: supply and demand are	n halance.	type in morecomy at on	Difficultura Tato OT ON
(Date per month) market times are ones.	- memmer pp. j			
Dimensions 71.3 X 114	Area 8128 Sq.Ft.	Shape Rectangular	· View N	Res;
Specific Zoning Classification RS-6	Zoning Description Single F	amily Residential	View N	Res;
Specific Zoning Classification RS-6 Zoning Compliance X Legal Legal Nonc	Zoning Description Single F onforming (Grandfathered Use) De 2	amlly Residential oning Illegal (describe)		
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Specific Zoning Classification RS-6 Zoning Compliance X Legal Legal Nonc Is the highest and best use of the subject property as Improved to highest and best use as curre Utilities Public Other (doscribe) Electricity X	Zorning Description Single Fondering (Grandfathered Use) No z Improved (or as proposed per plans and spintly Improved. Public Water X Santtary Sewer X Santtary Sewer X Concrete Slab Crawl Space Full Basement Partial Basemer Partial Basement Area 0 Basement Area 0 Basement Finish 0 Outside Entry/Exit Sump Pump Heating X FWA HW Radl Other Fuel Electric Cooling X Central Ar Conditioning Individual Other X Dishwasher X Disposal X Mills Rooms 3 Bedrough of the Condition of the Cooling Improved Improved the Cooling Improved Improved the Cooling Improved	RECEIVE NOTE SECULATION STATE AND ADDRESS OF STATE	Off-site Improvements— Street Paved asphalt Alley None INTERIO International INTERIO	R materials Tile/Avg Drywall/Avg sh Painted/Avg Tile/Avg Inscot Tile/Avg Arson Tile/Avg Systrace Asphalt Arge # of Cars 2 Y Surface Asphalt Arge # of Cars 1 Out # of Cars 0 Det. Built-in Gross Living Area Above Grade Interior and central abeen replaced within Adue to pest infestation dis complete shock rated average overall.

File No. 16041602

<u> </u>			nuai Appi	arourito	1		PIB NO. TO		
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1		PARABLE S	ALE NO, 2			ALE NO. 3
7508 Grant Court		7471 Lincoln St		7310 Grant	l Ct		7491 Taylor 8	St	
Address Hollywood, Fi	L 33024	Hollywood, FL 83024	1	Hollywood			Hollywood, F		
Proximity to Subject		0.15 miles SE	•	0.24 miles			0.38 miles SE		
	1875年 1885年 18	U. IO IIIIIOS GE	000 000			005 000			240.000
Sale Price	\$		309,000	No.	September 2	325,000	Contract Section 1	<u> </u>	310,000
Sale Price/Gross Liv, Area	\$ 0,00 sq, ft.	\$ 207.24 sq. (t. 🔯	Marie Control	\$ 247.34	4 sq. (t. 🎉	ere y s	\$ 207.77 s	q.ft. 🎉	
Data Source(s)		RAPB+GFLR#F1040	2086; DOM 4	RAPB+GFL	LR #F1010	6785;DOM 4	RAPB+GFLR	#A1039	9743;DOM 11
Verification Source(s)	Park technique	iMapp,BCPA,Ext ins	actn	iMapp,BCP			IMapp,BCPA	Fyt Insn	etn
VALUE ADJUSTMENTS		DESCRIPTION		DESCRI			DESCRIPT		
	DESCRIPTION		+(-) \$ Adjustment			+(-) \$ Adjustment			+(-) \$ Adjustment
Sale or Financing		Arms Length		Arms Leng	jth		Arms Length		
Concessions	16.4	Conv;No conc.		Conv;No co	one.		VA;No conc.		
Date of Sale/Time	And the second	s:03/18;c02/18	<u> </u>	s:02/18;c02			s:02/18:c01/1	Ω	1,500
		N:Res:			D 10			•	1,000
Location	Suburban			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			Fee Simple		
Site	8128 Sq.Ft.	6423 Sq.Ft.	0	6302 Sq.Ft.		0	6637 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	61	60	0				59		0
Condition	Average	Good	-2.500	Good		-2,500	Good		-2,500
Above Grade	Total Bdrms. Baths	Total Bdams Baths		Total Bdms.	Baths	.,		Baths	
		 			2.0	_		2.0	^
Room Count		7 3 2.0	0			0			0
Gross Living Area 45	1,708 sq. ft.	1,491 sq. ft.	9,800	1	,314 sq. ft.	17,700		92 sq. ít.	9,700
Basement & Finished	Osf	Osf	l	Osf			0sf	T	
Rooms Below Grade				1			I		
	Augrana	Avarage		Auren			Augrees		
Functional Utility	Average	Average		Average		ļ	Ауегаде		
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air			FWA C/Air		
Energy Efficient Items	Impact windows	Partial new wdws	0	Impact win	dows		Impact windo	ws I	
Garage/Carport	1 Car Garage	1 Car Garage	<u>x</u>	1 Car Gara			1 Car Garage		
			0.500			0 500	Covered Scri		2 500
Porch/Patlo/Deck	Open Patio	Covered Patlo		Covered Pa) Par	-3,500
Updates	Partially updated	Full remodel	-25,000	Full remod	0		Full remodel		-25,000
Poof	Pool (Needs repair)	No Pool	0	Pool		-10,000	No Pool		0
				T					
Net Adjustment (Total)	3100 5950 557		20,200	<u> </u>	X)- s	22,300	D+ [X]	- 6	19,800
			20,200			22,000			10,000
Adjusted Sale Price		Net Adj6.5%			-6.9%			.4%	
of Comparables	son Approach See Atta	Gross Adj. 12.9% \$	200,000	Gross Adj	17.8% \$	302,700	Gross Adj. 13	.6% \$	290,200
-	·								
Indicated Value by Sales C	comparison Approach \$ 279	3,000							
COST APPROACHTO VA	comparison Approach \$ 278								
COST APPROACH TO VA Site Value Comments St	ubject is located in a fu	illy developed area w	ith no vacant rea	sidential sale	es or listin	g sites avallabi	o for a site val	ue estim	ate by sales
COST APPROACH TO VA Site Value Comments St comparison. The estin	ilue Ibject is located in a fu mated site value is deri	illy developed area w ived from assessmen	<u>ith no vacant rea</u> t data. This is th	sidential sale e only quan	es or listin tifiable co	g sites avallabi	o for a site val	ue estim	ate by sales
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Fite No. **18041602**

FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARA	ABLE SALE NO. 5	COMPARABLE	SALE NO, 6
7508 Grant Court		7310 Grant St			7224 McKinley St		
Address Hollywood, Fl		Hollywood, FL 33024		Hollywood, FL	33024	Hollywood, FL 3302	4
Proximity to Subject	SACISTANAL C	0.24 miles SE		0.43 miles NE	es.1	0.10 miles NW	
Sale Price	\$	\$	273,000		s 260,0	0 \$	265,000
Sale Price/Gross Llv. Area	\$ 0,00 sq.ft.	\$ 222.13 sq.ft.			ſL		
Data Source(s)		RAPB+GFLR #A1033			F10074609;DOM 27	RAPB+GFLR#F100	
Verification Source(s)	- 313 74 21	iMapp,BCPA,Ext Ins		IMapp,BCPA,E		 ''' 	1
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+{-} \$ Adjustment	DESCRIPTION	1 +(-) \$ Adjustmen	DESCRIPTION Arms Length	+(-) \$ Adjustment
Sale or Financing	14 (5)	Arms Length		Arms Length			اه
Concessions	7104 (4107)	Conv;No conc.	4,000	Conv;3000	7.0	0 Conv;3000	15,900
Date of Sale/Time		s:12/17;c11/17	4,000	s:09/17;c07/17	امر/	0 s:04/17:c02/17	10,800
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.		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	.61	48	0			0 51	
Condition	Average	Good	-2,500	Average		Average	
Above Grade	Total Borms. Baths	Total 8drms. Baths		Total Bdrms, Bar		Total Bdms. Baths	
Room Count	8 3 2.0	7 3 2.0	0			0 7 3 2.0	0
Gross Living Area 45		1,229 sq. ft.	21,600	1,680	sq. ft.	0 2,069 sq. ft	-16,200
Basement & Finished	Osf	Osf		Osf		Osf	
Rooms Below Grade				ļ		1	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Alr	
Energy Efficient Items	Impact windows	Impact windows		No Imp Wdws	6,0	0 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		Covered Patio		O Covered Patio	-2,500
Updates	Partially updated	Full remodel		Partially update		Partially updated	
Pool ·	Pool (Needs repair)	No Pool	0	Paol	-10,0	0 Pool	-10,000
						 	
Net Adjustment (Total)	446	+ (X)- \$	4,400		\$	0	2,800
Adjusted Sale Price of Comparables		Net Adj1.6%		Net Adj. 0.0		Net Adj1.1%	
of Comparables	多种人类的是	Gross Adj. 20.4% \$			% \$ 260,0	0 Gross Adj. 20.6% \$	262,200
Summary of Sales Compar	ison Approach GGO agu	lendum for Sale Comp	JOHOUN GUITHIUN				
Comps used were set	ested to comply with I	ndustry established o	udelines relativ	re to time, distan	nce, site area, livino	area, age, and preferre	ed features
Comps used were set	scied to comply with I	ndustry established g	juidelines relativ	re to time, distar	nce, site area, living	area, age, and preferre	ed features ate indicators
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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

- 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 appreiser 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
- 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
- 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 old 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

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
- 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 Fannic 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

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.



Fite No. 18041602

Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and be	elief:
1. The statements of fact contained in this report are true and correct.	
The reported analyses, opinions, and conclusions are limited only by the reported assumpt professional analyses, opinions, and conclusions,	tions and limiting conditions and are the appraiser's personal, impartial, and unbiased
Unless otherwise stated, the appraiser has no present or prospective interest in the proper involved.	y that is the subject of this report and has no personal interest with respect to the partles
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 reg	porting predetermined results.
The appraiser's compensation (or completing this assignment is not contingent upon the dithe client, the amount of the value opinion, the attainment of a stipulated result, or the occurre	evelopment or reporting of a predetermined value or direction in value that favors the cause of
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has be	· · · · · · · · · · · · · · · · · · ·
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that	
Unless noted below, no one provided significant real property appraisal assistance to the a	•
No assistance provided by enyone.	,
Additional Certifications:	
I have not performed any professional services, as an appraiser or in any o	other capacity, on the Subject property within the 36 months previous to
acceptance of this assignment.	
	·
Definition of Value: X Market Value Other Value:	
Source of Definition: USPAP Advisory Opinion 22	
Source of Definition: USPAP Advisory Opinion 22 Market Value means the most probable price which a property should brin	g in a competitive and open market under all conditions requisite to a fair
Market Value means the most probable price which a property should brin sale, the buyer and seller each acting prudently and knowledgeably, and a	ssuming the price is not affected by undue stimulus. Implicit in this definition
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ADDENDUM

Client: City of Hollywood - Community Development		File No.: 18041602	
Property Address: 7508 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 intect 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

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 frends 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.

HARTMAN APPRAISAL SERVICE, INC.

Market Conditions Addendum to the Appraisal Report ___File No. 18041602

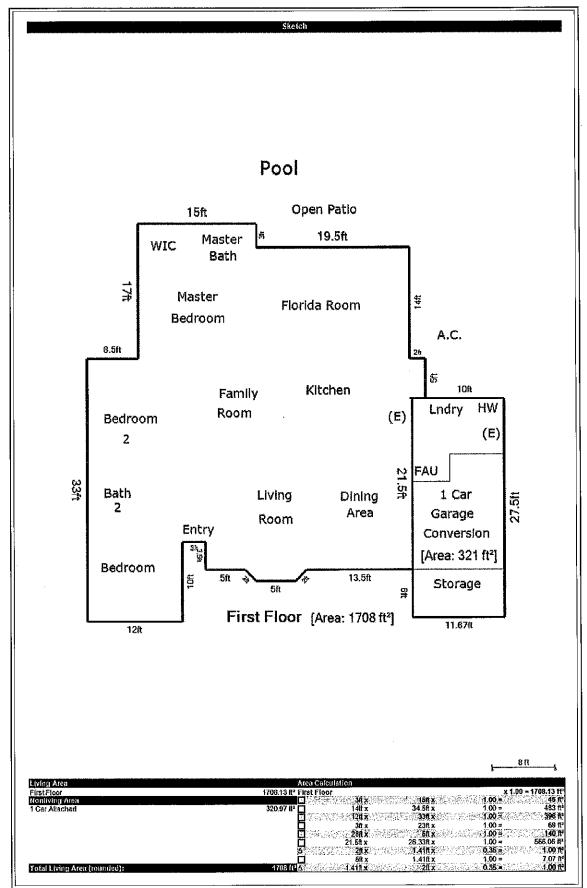
The purpose of this addendum is to provide the lender/client with	a clear and accurate	understanding of the	illa ket dellas alla col	iuiiiuiis pi		-		ui 11110 15 11 10	quired j
addendum for all appraisal reports with an effective date on or af	iter April 1, 2009.						.	00004	<u> </u>
Property Address 7508 Grant Court		City Holly y	Vood		S	late FL	Zip Code	33024	-
Borrower n/a								tto +	
Instructions: The appraiser must use the information require			•						
overall market conditions as reported in the Neighborhood section									
analysis as indicated below, if any required data is unavailable					-				
provide data for the shaded areas below; if it is available, however median, the appraiser should report the available figure and identi			•					-	
median, the appraiser should report the available righter and identified that would be used by a prospective buyer of the subject proper		_							
Inventory Analysis		Prior 4-6 Menths	Current - 3 Months	5 5645011	idi i) idi versi		II Trend	5103UI C3; C16-1	_
Total # of Comparable Sales (Settled)	65	24	26	Incr	easing	X Stab		Declining	\Box
Absorption Rate (Total Sales/Months)	10.83	8.00	8.67	_	easing	X Stab		Declining	
Total # of Comparable Active Listings	n/a	n/a	37		lining		CANADA AND AND AND AND AND AND AND AND AN	Increasi	ig was
Months of Housing Supply (Total Listings/Ab.Rate)	n/a	300 n/a	4.27		liring t.e.		16 542 641) Increasir	Î
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months				ll Trend		
Median Comparable Sale Price	\$261,000	\$269,000	\$278,500	X Incr	reasing	Stab	le l) Declinin	g
Median Comparable Sales Days on Market	13	16	37	Dec	clining	X Stab	le	Increasir	1g
Median Comparable List Price	n/a	n/a	\$275,000	Me Incr	easing w	X Stab	le 📜	Declinin	g 建 模型
Median Comparable Listings Days on Market	n/a	n/a	n/a	Dec	lining :	X Stab	lê 💮	海 Increasi	19
Median Sale Price as % of List Price	98.00%	98.00%	98.00%	ncr	reasing	X Stab	le	Declinin	g
Seller-(developer, builder, etc.)pald financial assistance prevalen	nt? Yes X	No		Dec	clining	X Stab	le	Increasi	ng
Explain in detail the seller concessions trends for the past 12 m		tributions increased (rem 3% to 5%, increa	sina use	of buydown	s, closina d	costs, condo	fees, options	etc.).
Seller concessions are not prevalent.								,	- 1
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Are foreclosure sales (REO sales) a factor in the market?	Yes X No If	ves, explain (including	the trends in listings a	end sales	of foreclose	ed propertie	s).		
Only 3 REO sales are reported in the market area of									
								•	
		•					***		-
Cite data sources for above information. MI S is the only re-	lighte source for t	he shove informs	tion. Median mark	cet time	S ATA DOT	nublishe	d for activ	a listinas:	the
Cite data sources for above information. MLS is the only re	liable source for t	he above informa	<u>ition, Median mark</u> voiced and withdo	<u>ket time</u> zawa liet	s are not	publishe of consid	d for activ	<u>'e listings;</u> rant since t	the hev
median market times inputted above are for closed	and pending listle	he above informa ngs. Analysis of e	itlon, Median mari expired and withdr	ket time awn list	s are not tings is n	publishe ot consid	d for activ lered relev	e listings; ant since i	the hey
median market times inputted above are for closed are typically reduced and relisted or unreported clo	and pending listle sed sales.	ngs. Analysis of e	xpired and withdr	awn list	tings is n	ot consid	lered relev	ant since t	lhey
median market times inputted above are for closed are typically reduced and relisted or unreported clo Summarize the above information as support for your conclus	and pending listings in the Neighbor in the Neighbor	ngs. Analysis of e	ppraisal report form.	anwn list If you us	tings is no sed any add	ot consid	lered relev	ant since t	lhey
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FLOORPLAN SKETCH

 Client:
 City of Hollywood - Community Development
 File No.:
 18041602

 Property Address:
 7508 Grant Court
 Case No.:

 City:
 Hollywood
 State:
 FL
 Zip: 33024



DIMENSION LIST ADDENDUM

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

GROSS BUILD GROSS LIVING	1,708 1,708		
Area(s)	Area	% of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other	1,708 1,708 0 0	100.00 0.00 0.00	100.00 100.00 0.00 0.00
Basement GRA Garage	321		

Produced using ACI software, 800,234,8727 yywy,achyeb,com

DJM 1007201

SUBJECT PROPERTY PHOTO ADDENDUM

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



MISC PHOTOS RIGHT SIDE FROM FRONT

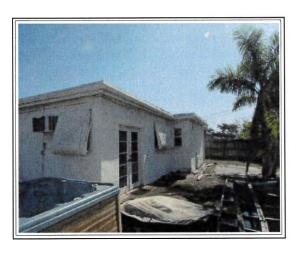
RIGHT SIDE FROM REAR



LEFT SIDE FROM REAR





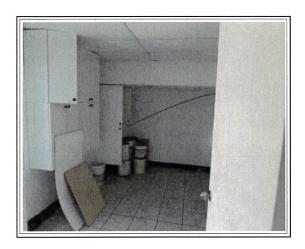


REAR





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



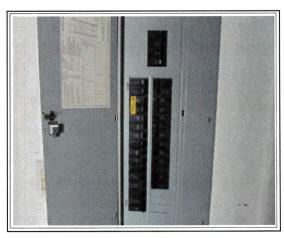
MISC PHOTOS GARAGE CONVERSION



SCUTTLE ATTIC ACCESS



FAU HANDLER

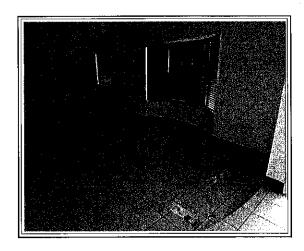


ELECTRIC PANEL



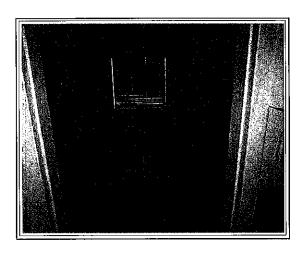


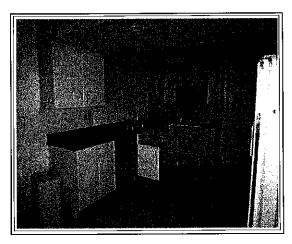
Client: City of Hollywood - Community Development	File No.: 18041602
Property Address: 7608 Grant Court	Case No.:
City: Hollywood	State: FL Zip: 33024



INTERIOR PHOTOS LIVING AND DINING ROOM AREAS

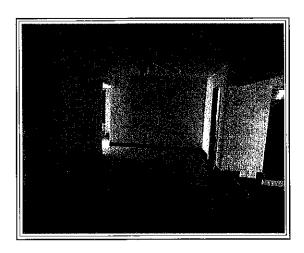
LIVING ROOM AND ENTRY

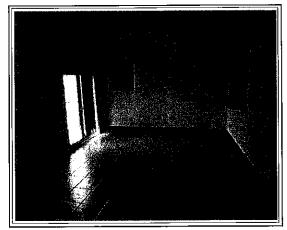




DINING AREA

KITCHEN





Client: City of Hollywood - Community Development	File N	o.: 18041602
Property Address: 7508 Grant Court	Case	No.:
City: Hollywood	State: FI	7in: 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:

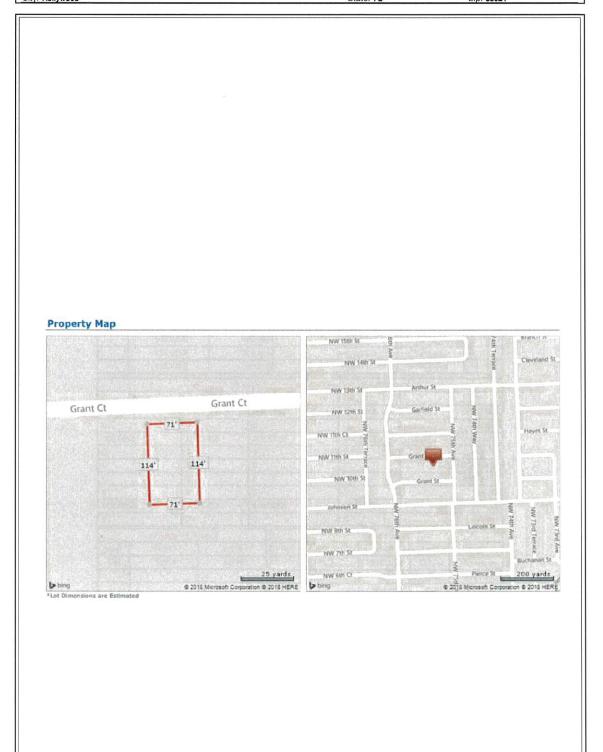
= Forest = Water

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.: 1804	1602
Property Address: 7508 Grant Court	Case No.:	
City: Hollywood	State: FL	7ip: 33024



COUNTY TAX CARD (BCPA)

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

4/17/2018

7508 GRANT COURT

5141 10 09 0620 0513 01



Description

Site Address	7508 GRANT COURT, HOLLYWOOD FL 33024-5371	ID#
	CITY OF HOLLYWOOD DEPT OF COMMUNITY & ECONOMIC DEV	Mill
Mailing Address	2600 HOLLYWOOD BLVD #206 HOLLYWOOD FL 33020-4807	200
Abbr Legal	BOULEVARD HEIGHTS SEC 14 REPLAT 61-23 B LOT 7 BLK 3	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).

			Prope	rty Assessment	Value	s				
Year	Land		Building / Improvement			st / Market Value		Assessed / SOH Value		
2018	\$73,150	\$2	24,350	\$	297,5	500	\$2	59,950	T	
2017	\$48,770	\$2	07,840	\$	256,6	510	\$2	36,320		
2016	\$48,770	\$1	66,070	\$	214,8	340	\$2	14,840		
		2018 Exempt	ions an	d Taxable Values	by 1	Taxing Autho	rity			
AND STATE OF		Co	unty	School B	oard	Mun	icipal	inde	pendent	
Just Value		\$297	,500	\$297	7,500	\$29	7,500	\$	297,500	
Portability			0		0	0		0		
Assessed/9	ЮН	\$259,950		\$297,500		\$25	\$259,950		\$259,950	
Homestead			0		0		0	(
Add, Home	stead		0		. 0		0		0	
Wid/Vet/Dis			0		0		0			
Senior			0		0		0	0		
Exempt Typ	e 14	\$259	,950	\$297	7,500	\$25	9,950	\$	259,950	
Taxable			0		0		0		0	
		Sales History				Lai	nd Calc	ulations		
Date	Type	Price	Boo	k/Page or CIN		Price		Factor	Type	
4/3/2015	SW*-D	\$850,800	112913501			\$9.00		8,128	SF	
11/1/1993	QCD	\$100	1	21443 / 348						
4/1/1993	WD	\$98,000								
8/1/1967	WD	\$17,000	POWING AND		L	***************************************				
	1	1	1		1	Adj. Bldg. S.	F. (Card	d, Sketch)	1829	

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05			B1					
Х			B1					
1			19					

Units/Beds/Baths

Eff./Act. Year Built: 1972/1967

1/3/2

http://www.bcpa.net/RecInfo.asp?URL_Folio=514110090620

* Denotes Multi-Parcel Sale (See Deed)

COUNTY SKETCH

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

Patriot Skotch

4/17/2018

Skotch: 514110090620

Building: 1 of 1

Code	Description
(1.0)	One Story
FR 2/3	Florida Rm
G_1/2	Garage
OH_1/4	Overhaug
P_1/2	Parch
P_1/3	Parch
CONC	Concrete
POOLR	Pool

	Γ		32	
	11	3	20	
rose.	14	(613)	POOLR	8 (0)
	соис 9	3)	20	3
L	16 3		conic	44
		3	0	,
17	14		FR_2/3 14	AGS IVo
7		3	0 2	
•			. 6 2 2	10
	(t.t	0)		
23			2)	0_1/2
				10
	3 1/2 2	5 2	12	
12	1 1/4	鲫	1/4 4	12.

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
	Overhang	85	0,25	21	1
	Porch	9	0.50	5	1
P 1/3	Parch	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=514110090820

SUBJECT AERIAL #1: NEIGHBORHOOD

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

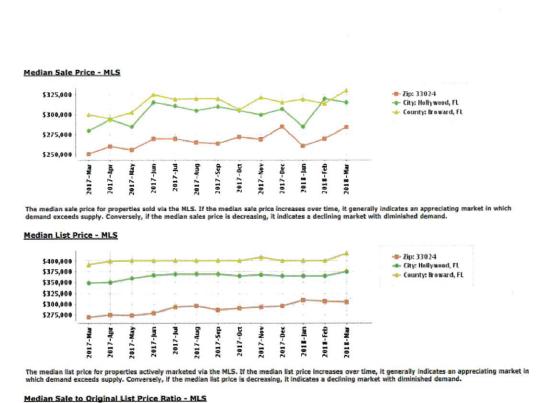


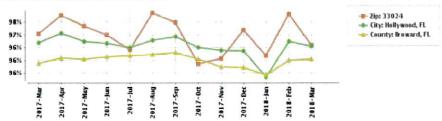
SUBJECT AERIAL #2: EXPANDED MARKET AREA

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



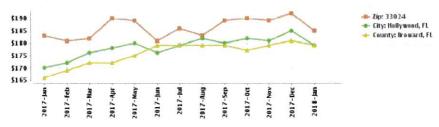
Client: City of Hollywood - Community Development	File N	o.: 18041602
Property Address: 7508 Grant Court	Case	No.:
City: Hollywood	State: E	7in: 33024





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.





PRIMARY SEARCH SUMMARY

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

4/21/2018

Matrix

res grid 2

St Address	LP\$	#Beds	#FB	SqFt LA	SP\$	Subdivision/Complex	WTR	FPool '
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	Y65
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	Nο	Yes
CS 7731 NW 5th St	\$319,700	3	2	1,878	\$320,000	Boulevard Heights Sec 11	Νo	No
CS 7750 NW 6th Ct	\$318,000	3	2	1,637	\$315,000	BOULEVARD HEIGHTS SEC 11	No	Νo
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	Νo	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	Nο	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	\$250,000	Boulevard Heights Sec	Nο	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 1521 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	Nο
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	Νo	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
C5 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 1.1	Νo	No

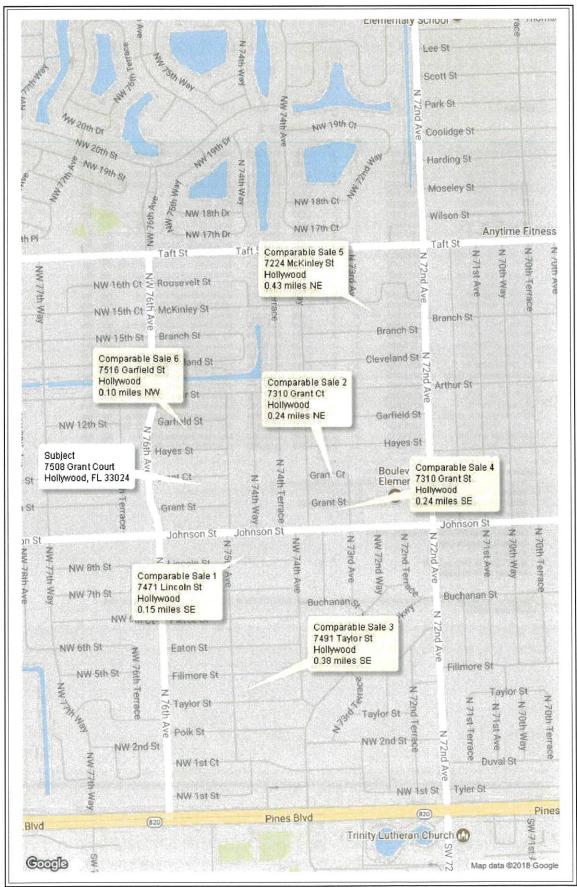
Search Criteria

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

LOCATION MAP

Client: City of Hollywood - Community Development	File No.: 18041602	
Property Address: 7508 Grant Court	Case No.:	
City: Hollywood	State: FI 7in: 33024	



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: City of Hollywood - Community Development	File No.: 18041602	
Property Address: 7508 Grant Court	Case No.:	
City: Hollywood	State: Fl 7in: 33024	



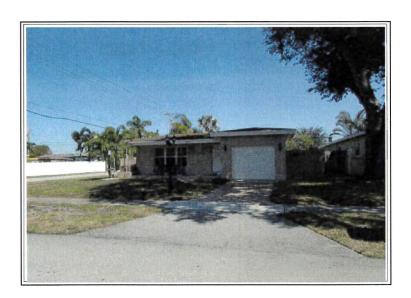
COMPARABLE SALE #1

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



COMPARABLE SALE #2

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



COMPARABLE SALE #3

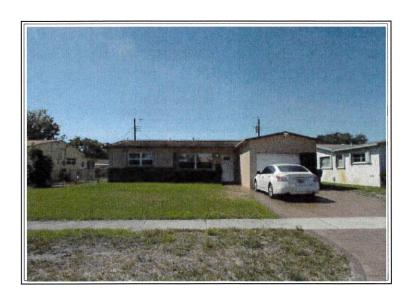
7491 Taylor St Hollywood, FL 33024Sale Date: **s:02/18;c01/18**Sale Price: \$ **310,000**

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 33024Sale Date: **s:12/17;c11/17**Sale Price: **\$ 273,000**



COMPARABLE SALE #5

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

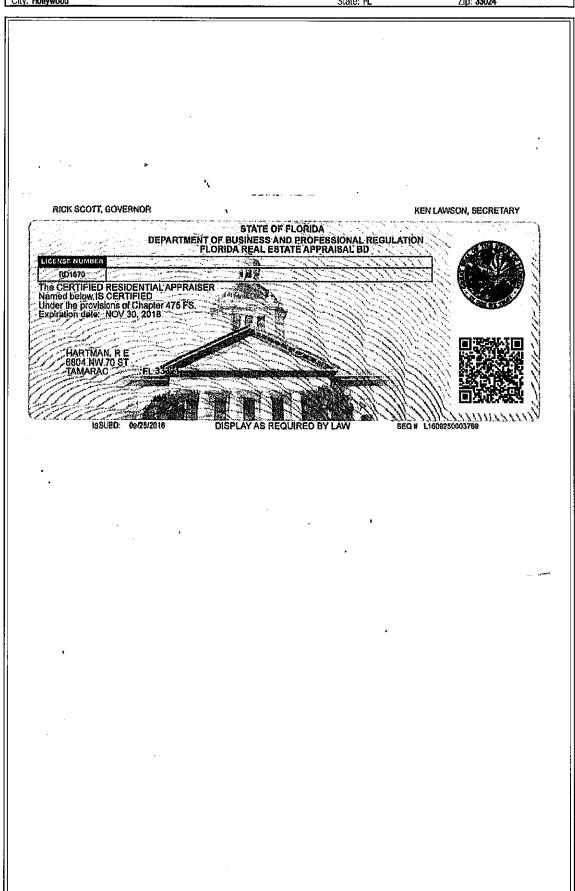


COMPARABLE SALE #6

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: 7608 Grant Court	Case No.;	
City: Hollywood	State: FL Zip: 33024	



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 appraisor 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; dbn - 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

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

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

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

11/1987 to 08/1991: First Fidelity Thriff and Long - San Dirgo, 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 Hallywood - Community Development	File	Vo.: 18041602	
Property Address: 7508 Grant Court	Case	No.:	
City: Hollywood	State: FL	Zip: 33024	

Richard E. Hariman - 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 Oddor 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)
- Famile 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 Inspectious
- **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

Thumbnails

File No. 18041602



Extra Map



Extra Map



Location Map



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