ANDERSON APPRAISING

orrower N/A			C	ensus Tract N/A	Map 🛭	leierence N/A.		
operty Address 11 P	ark Doad							
w Havre		County Hill		State 1	<u> </u>	Zip Code	59501	
egal Description Leng	thy See Attached							
un Dring & N/A	Date of Sale N	VA toan Tei	rnt N/Ayrs	s. Property Rights A	ppraised 🔀 Fee	Leasehold	De	Minimus PU
tual Real Estate Taxes \$	N/A (yr	r.) Loan charges to be pai	id by seller \$ N/	A Oth	er sales concessions	N/A		
nder/Client			Address _					
cupant Vacant	Appraiser	David H. Anderson	instructio	ons to Appraiser 🏻 🚨	etermine marke	t value		
anting		lirban Suhi	urban	Rural			Good Av	g. Fair Po
ication		Over 75% 25%	- Contrary	Harden 2592 Fr	aployment Stability			
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owth Hate	Fully Developed	napio Stati	-	Declining Co	envenience to Shopping	1		₹ 🗀 [
ropeny values		Increasing State Shortage Sin B			nvenience to Schools			7 1 1
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larketing lime		Unider 3 Mos. (2) 3-0	MUS.		creational Facilities			7 1
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	_ % Industrial _20_ % V	acant %		P <sub>1</sub>	lequacy of Utilities		ַ רוֹ בּ	₹ 🗆 [
Change in Present Land (	Use 🔀 Not Like	iy Likely(*	,	aking Place (*)	otection from Detrimer	ital Conditions		₹ <u> </u>
				Po	olice and Fire Protection			₹Πi
redominant Occupancy	Owner 🔀	Tenant		% Vacant	eneral Appearance of P			₹ 🗖 (
Single Family Price Rang Single Family Age	<sub>je</sub> \$40K_	to \$120K Pr	edominant Value :	s80K   a	nnaal to Market	repetado		ā Fili
ingle Family Age	20 to	to \$Pr pyrs60yrsF	redominant Age	40 yrs. ₩	opear to mainer			
comments including the	ise factors, favorable or un	davorable, affecting marketa	ibility (e.a. public	parks, schools, view,	noise) Subject i	property has	panor	amic vie
overlooking Havro	e: Situated in unde	veloped Kennedy P	ark which is	utilized by the	city of Havre for	water tanks	s and st	and
Dimensions Irregul	ar			= 67.518 sf	So	. Ft, or Acres		Comer
Zoning Classification				Present Improver	ments 🗵 Do 🗆	Do not conform	n to zonina	g regulation
Highest and Best Use	Present Hea	Other (specify)						
-	4	OFF SITE IMPROVEM	TATO I	Tong I must be se-	***			
en.	Other (Describe)				eep			
***************************************		treet Access 🔀 Publi			rage			
Gas 🔀	S	urface Paved						
Water 🔀				View Panoramic	. Adamta	***************************************		
	Sewer Sewer Curb/Gutter Dra			Drainage Appears Adequate				
			3	Diament Charles				CA [
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ITEM 121-108-R1103

TEXT ADDENDUM	File No.	011219-001
Borrower/Client N/A		
Address 11 Park Road		
City Havre County Hill State MT Zip Code	59501	
Lender/Client		

## **COMMENTS ON SALES COMPARISON CONTINUED**

A \$10,000 adjustment was made; The site is 67,518 sq.ft. of which approximately 16,000 square feet could be utilized for a future building site; The site is level to very steep in areas; See attached engineering reports.