

Profet Evaluation Report



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Address: 123 DEMO LANE
CITY, STATE 01010

Opinion of Market Value: **7666**

Prepared For: JOHN DOE
Effective Date: 12/16/2025

Residential Evaluation Report

Property Address:	123 DEMO LANE, CITY, STATE 01010
Client and Intended User:	--
Intended Use:	For financing purposes
Client file ID:	--
Property Owner:	Proman Joe
Listings/Pending Contracts:	Sold
Current/Projected Use:	Single Family Residence
Opinion of Market Value:	7666
Effective Date:	12/16/2025
Reported Date:	12/16/2025



Report Information

The following Residential Report is an evaluation report;this Residential Evaluation Report was not prepared by a state licensed or certified appraiser, unless specifically stated.This report is subject to the Terms and Conditions stated below which contain information regarding the assumptions, methods, and limitations of liability of PROPMIX.IO, LLC. Inc. in addition to the As-Is evaluation of the real property. This report is intended to be compliant with the reporting requirements for an evaluation as specified in the December 10, 2010 Interagency Appraisal and Evaluation Guidelines. The intended user of this report is limited to the client named above.

Type and Extent of Analysis:	Sales Comparison Approach
Extend of Data Research:	The preparer maintains a comprehensive database of county and public records for the subject area, in addition to market and property specific data developed with the assistance of local appraisal firms and real estate agents, city, county, state, and national government agencies.
Property Rights:	leasehold
Inspection Type/Inspector:	--
Assumptions:	The interior was not inspected; therefore, the interior condition is assumed to be similar to the exterior. It is assumed that there have been no adverse effects to the subject property or the market from the time of inspection until the date of value/report, and that if this proves to be false it could affect assignment results.

Property Description

Property Type:	Single Family Residence	Site Size (SF):	217,800
Occupancy:	Single-Tenant	Site Size (Acres):	5
Gross Living Area (SF):	2,592	Zoning:	RRR1/5
Construction Type:	Wood	Basement SF / % Finished:	None
Foundation:	--	Utilities:	Y, INDIVIDUAL WELL
Property Condition:	C1	Site Imps:	Composition, Deck, Metal/Vinyl
Property Owner:	Proman Joe	Intended use:	For financing purposes
Marketing Time:	Under 3 Months	Opinion of market value:	7666
Legal Description:	SECTION 31 TOWNSHIP 19 RANGE 1W QUARTER SW NE COM S LN 635F W OF SE COR N 990F W 242F S 772.2F E 100F S217.8F E 142F TO BEG LESS RW		
Property Comments:	test		

Assessment and Taxes

Parcel Number:	12345678910	Tax Year:	2024
Assessed Value Land:	\$649,100	Real Estate Taxes:	\$5,982.82
Assessed Value Improvements:	\$342,300	Implied Market Value:	\$649,100

Neighborhood Data

Neighborhood Type:	urban
Neighborhood Sales Range:	High: 1915000 Low: 285000 Median: 420000
Summary:	test

Market Area

Real Estate Value Trend:	stable	Employment Trend	--
Real Estate Sales Activity Trend:	increasing	Population Trend	--

Sales Comparison Approach

													
	Subject	Comparable 1				Comparable 2				Comparable 3			
Address	123 Demo Lane	321 Demo Comparable				321 Demo Comparable				321 Demo Comparable			
City/State	City / State	City / State				City / State				City / State			
Proximity(mi)		0.85				0.65				0.76			
Sale Date	09/20/2017	04/23/2025				Pending				08/26/2025			
Sale Price		\$790,000				\$489,000				\$600,000			
Price/SF	\$154.32	\$376				\$191				\$316			
Data & verification source(s)		NWMLS 2346680 Tax Records				NWMLS 2458927 Tax Records				-- -- Tax Records			
	Description	Description	Adj.(+/-)	Description	Adj.(+/-)	Description	Adj.(+/-)						
Property type	Single Family Residence	Single Family Residence		Single Family Residence		Single Family Residence							
Property Rights	leasehold	leasehold		leasehold		leasehold							
Location	N;Comm;PubTrn	N;Comm;PubTrn		N;Comm;PubTrn		N;Comm;Lndfl							
Site/Lotsize	217,800	213,444	\$217,800	164,657	\$2,657,150	183,653							
Design style	2 Story	RanchRambler		Split Level		RanchOrRambler							
View	N;Glfvw;Pstrl	N;Ind;PwrLn		N;Ind;Res		N;Ind;PwrLn							
Sale Conditions	C1	C1		C1		C1							
Quality	Q1	Q1		Q1		Q1							
Gross Living Area (SF)	2,592	2,100	\$777,360	2,560	\$50,560	1,899							
Garage/Carport	800ga700gd	700ga600gd		870ga900gd		5ga700gd							
YearBuilt	Age	1969	57	1962	64	\$126	1947	79	\$396	1966	60		
Above grade	Total	Bed	Full	Half	Total	Bed	Full	Half	Total	Bed	Full	Half	
Room Count	0	3	2	0	0	3	2	0	0	3	2	0	
Basement SF	Fin	800	900	800	900	\$0	800	870	\$17,100	1,014	800	-\$114,200	
Net Adj.				■ + □ -	\$995,140		■ + □ -	\$2,725,029		□ + ■ -	-\$114,330		
Adjustments Sale Price of Comparables		Net Adj.	125.97 %	\$1,785,140	Net Adj.	557.27 %	\$3,214,029	Net Adj.	-19.05 %	\$485,670			
		Gross Adj.	126.00%		Gross Adj.	557.34%		Gross Adj.	38.06%				
Indicated Value	\$1,828,097												

Comparable Details:

Sale 1	--
Sale Data Source:	MLS
Sale 2	--
Sale Data Source:	MLS
Sale 3	--
Sale Data Source:	Assessor

Prior Sales

Has Subject sold in past 3 years? NO

Has any comparable sold in past 12 months? NO

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Prior Sale Date	--	--	--	--
Prior Sale Price	--	--	--	--
Data Source(s)	Tax Records	Tax Records	Tax Records	Tax Records
Eff Date of Source	02/04/2026	02/04/2026	02/04/2026	02/04/2026

Subject Agreements

Is the Subject currently under contract? NO

Subject Listing History

Is the Subject currently listed? NO

If Yes, MLS#: --

LIST DATE	SALE DATE	ORIGINAL LIST PRICE	LAST LIST PRICE	SALE PRICE
04-07-2017	09-20-2017	475,000	450,000	400,000
12-23-2016	--	475,000	475,000	--
06-10-2016	--	495,000	475,000	--
09-15-2014	--	400,000	400,000	--
07-27-2006	11-15-2007	625,000	575,000	297,500

Analysis of Sales, Transfers, Agreements, Options, and Listings

test

Sales Comparison Comments

Comp 1 : - 321 Demo Comparable dummy comments

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Comp 2 : - 321 Demo Comparable dummy comments

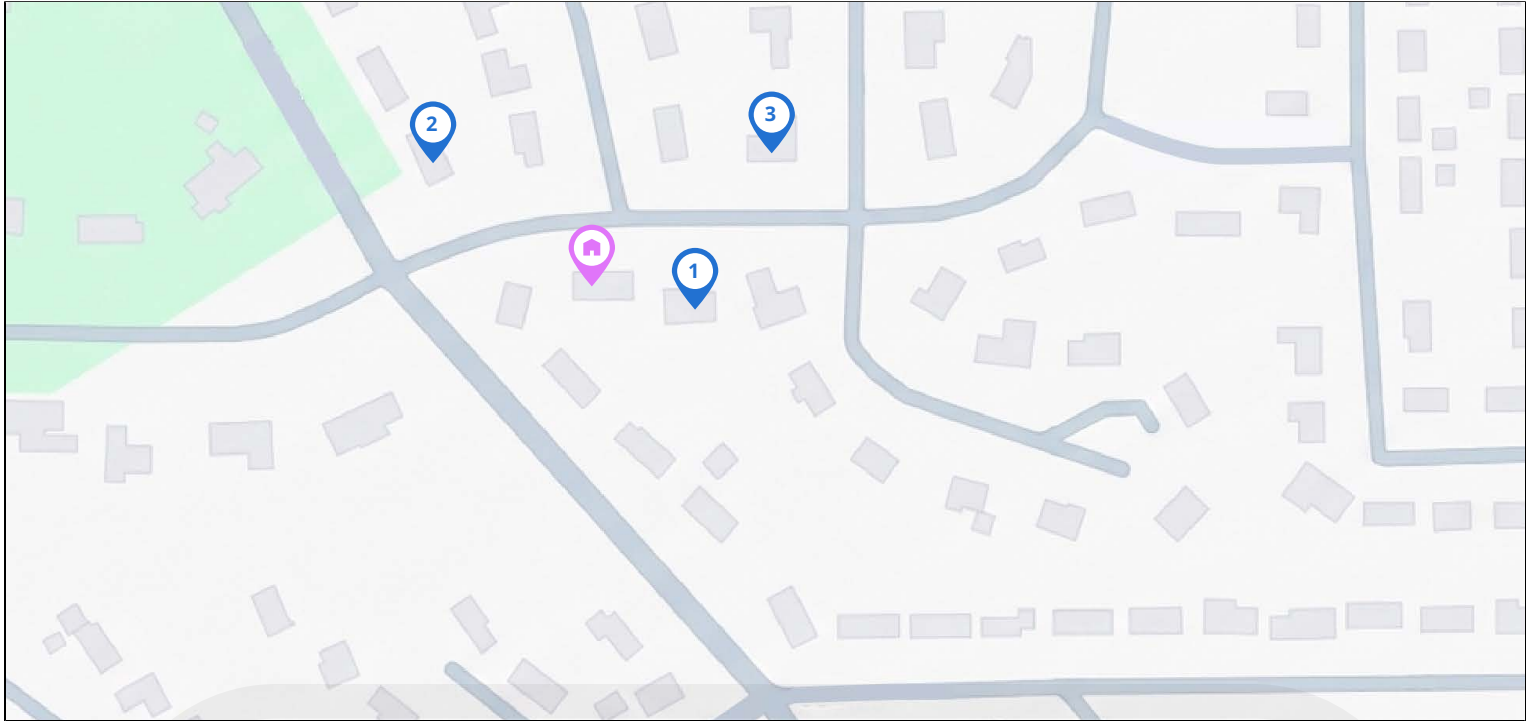
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Comp 3 : - 321 Demo Comparable dummy comments

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Comparables Map



Sales Comparison Approach - Value Conclusion

Indicated Value:	\$1,828,097
Sales Comparison Value Conclusion Rounded:	\$230,000

Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior, and defensibility of each approach, are considered and weighed. In this report, one approach to value was applied.

Value Indications

Sales Comparison Approach:	\$230,000
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Sales Comparison Approach: sales comparison approach is usually the fastest to react to the market. The sales analyzed here have provided a range of values that I was able to narrow through quantitative and qualitative analysis. This approach had very good recent data available; the quantity and quality of sales used here has given a good reflection of the market, and this approach has arrived at a credible estimate of value

Opinion of Market Value:	7666
Date Evaluation Completed:	12/16/2025

Opinion of Value

The opinion of market value stated in this report is based on the defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification.

Opinion of Market Value:	7666
Effective Date:	12/16/2025

Preparer's Signature

Preparer's Name:	PropMix AMC Appraiser
Company Name:	PropMix AMC
Company Address:	--
State License/ Certification #:	665
License Expiration Date:	04/30/2026
State:	ST
Date of Signature and Report:	02/04/2026
Signature:	

Definitions

Market Value: 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. (Source: 12 C.F.R. Part 34.42(h).)

Limiting Conditions

*** THIS EVALUATION IS NOT AN APPRAISAL AND HAS NOT BEEN PERFORMED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP),** unless it is accompanied by and made part of an appraisal report with an appraiser's certification. This evaluation report and any appraisal report to which it is attached and made part of are referred to in these Limiting Conditions as the "Evaluation." If the evaluation report is made part of an appraisal report, the appraiser signing the certification assumes responsibility for all elements of the Evaluation requiring an appraiser license or certification in the state in which the subject property is located and for the value conclusions of the Evaluation. The Evaluation is intended to comply with the requirements for an evaluation of real property within the meaning of, and for purposes consistent with, the federal Interagency Appraisal and Evaluation Guidelines ("Guidelines"). Except as specifically indicated and typically considered as a part of the real estate, furnishings, equipment, other personal property, or business operations have been disregarded with only the real estate being considered in the value.

***Acceptance of Terms and Conditions:** This Evaluation and its use are subject to the terms, limiting conditions and assumptions stated below (collectively "Terms and Conditions"). Use of or reliance on the Evaluation by any party, regardless of whether such use or reliance is known by the preparer(s) of the Evaluation or PropMix AMC ("PropMix AMC"), constitutes acceptance of the Terms and Conditions. References to PropMix AMC, LLC in the Terms and Conditions below mean and include PropMix AMC, LLC and its affiliated business entities, any appraisal firm providing information or assistance to PropMix AMC, LLC, and their respective members, partners, shareholders, officers, directors, contractors and employees.

***Use of the Evaluation:** This Evaluation has been provided for the Client's internal use only and solely for a use permitted by the Guidelines. The Evaluation should not be used or relied on by any other party and should not be used or relied on for any other purpose. Under no circumstances should the Evaluation be used or relied on by any borrower, or any buyer or seller of the property for any purpose. It should not serve as the basis for any property purchase decision or any appraisal or valuation contingency in a purchase agreement relating to the property. Neither the preparer(s) of the Evaluation nor PropMix AMC, LLC shall be responsible to parties other than the Client or for any use of the Evaluation other than the described intended use. Client is solely responsible for determining whether its use of the Evaluation, rather than a different type of valuation or appraisal, is an appropriate collateral valuation method for the subject transaction considering associated risks and is permissible for Client's use under applicable Guidelines and laws, regulations or directives. Neither all nor part of this report may be disseminated publicly or published in any media or used in any sales offerings.

***Scope of Inspection:** Information about the property's physical condition, key property characteristics and neighborhood/market area were obtained by the preparer(s) of the Evaluation from an exterior viewing of the property only, unless otherwise stated, performed by third party inspectors. Any inspection of the property for this Evaluation was not the equivalent of a professional home or building inspection and should not be relied on for such purposes. It was performed only for consideration in the Evaluation. Any sketches, maps, and photographs in the report are included to assist the reader in visualizing the property and are not necessarily to scale. No interior inspection was performed unless indicated within the report.

***No Responsibility for Certain Conditions and Assumptions:** Notwithstanding that the Evaluation may comment on, consider or assume certain conditions about the property, neither the preparer(s) of the Evaluation nor PropMix AMC, LLC shall have any responsibility for investigating or have any liability for matters pertaining to: (a) title defects, liens or encumbrances affecting the property; (b) the property's compliance with local, state or federal zoning, planning, building, disability access and environmental laws, regulations and standards; (c) building permits and planning approvals for improvements on the property; (d) structural or mechanical soundness or safety; (e) contamination, environmental problems, mold, pollution, storage tanks, soil problems, biological contamination, animal or insect infestations and other hazardous or hidden conditions affecting the property; (f) encroachments, easements or property line issues, and (g) any other conditions and matters for which persons performing valuations for lending purposes under the Guidelines are not customarily deemed to have professional expertise. The determination of such matters was not part of the scope of work for this Evaluation and it is assumed, unless otherwise stated in the report, that the property is not impaired or affected by any such factors. Such factors, if discovered, however, could affect the value estimate.

***Maximum Time Period for Legal Actions:** Unless the time period is shorter under applicable law, any legal action or claim against the preparer(s) of the Evaluation or PropMix AMC, LLC relating to the Evaluation shall be filed within one (1) year from the date of delivery of the Evaluation or, in the case of acts or conduct by the preparer (s) or PropMix AMC, LLC after delivery of the report, one (1) year from the date of the alleged acts or conduct. The time period stated in this section shall not be extended by any delay in the discovery or accrual of the underlying claims, causes of action or damages. The time period stated in this section shall apply to all claims or causes of action of any type, except for intentional fraud or intentionally wrongful conduct.

***Subpoenas and Testimony:** In the event that a preparer of this Evaluation or PropMix AMC , LLC is compelled by subpoena or other legal or administrative process to provide testimony or produce documents relating to the Evaluation, whether in court, deposition, arbitration or any other proceeding, the party seeking such testimony or documents agrees to compensate such person or PropMix AMC , LLC, as applicable, for the reasonable time incurred in connection with preparation for and provision of such testimony and/or documents at such party's rates in effect at that time and reimburse reasonable actual expenses.

***Additional Terms:** There are no third-party beneficiaries of this Evaluation or of any agreement or contract pertaining to the services rendered with this Evaluation. Any liability of any preparer of this evaluation, PropMix AMC , LLC or the Client to each other or to any third party for claims or causes of action in relation to this Evaluation, other than intentionally fraudulent or intentionally wrongful conduct, shall be limited to the compensation actually paid for the Evaluation. In any event, neither the preparer (s), PropMix AMC , LLC or Client shall under any circumstances be liable to each other or any other party for special, exemplary, punitive or consequential damages, including, without limitation, loss of profits or damages proximately caused by loss of use of any property, whether arising from a party's negligence, breach of an agreement or otherwise, whether or not a party was advised, or knew, of the possibility of such damages, or such possibility was foreseeable.

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