

Subject Photo Page

Contract	Lyon, Thomas & Melanie Anne		
Property Address	10937 Secretariat Blvd	County Baldwin	State AL Zip Code 36526
City	Daphne		
Lender/Client	DHI Mortgage		



Subject Front

10937 Secretariat Blvd	
Sales Price	625,000
Gross Living Area	2,608
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.1
Location	N:Res:
View	N:Res:
Site	12000 sf
Quality	Q2
Age	0

Uniform Residential Appraisal Report

240819579
RN# 240819579

FEATURE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Address	10937 Secretariat Blvd Daphne, AL 36528	24014 Shadowridge Dr Daphne, AL 36528	10921 Secretariat Blvd Daphne, AL 36528	10913 Secretariat Blvd Daphne, AL 36528
Proximity to Subject		1.79 miles W	0.03 miles NW	0.05 miles NW
Sale Price	\$ 525,000	\$ 489,900	\$ 542,400	\$ 547,900
Sale Price/Gross L.V. Area	\$ 201.30 sq ft	\$ 193.14 sq ft	\$ 214.64 sq ft	\$ 225.47 sq ft
Data Source(s)		BCMLS#335967 DOM 75	BCMLS#3359610 DOM 93	BCMLS#3359607 DOM 207
Verified Source(s)		Tax Records/Deed	BCMLS/Realtor	BCMLS/Realtor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales of Financing		Arm Ltr		
Concessions		Conv D		
Date of Sale/Time		10/24/2024		
Location	N Res	N Res	Active	10/24
Leasehold Fee Grade	Fee Simple	Fee Simple	N Res	N Res
Site	12000 sf	10900 sf	Fee Simple	Fee Simple
View	N Res	N Res	12000 sf	12000 sf
Design (Style)	DT1.5-Craftsm	DT1-Craftsm	N Res	N Res
Quality of Construction	Q2	Q2	DT1-Craftsm	DT1-Craftsm
Actual Age	0	0	0	0
Condition	C1	C1	C1	C1
Above Grade	Total Bsns. Bsns.	Total Bsns. Bsns.	Total Bsns. Bsns.	Total Bsns. Bsns.
Room Count	8 4 3.1	8 4 3.0	8 4 3.0	8 4 3.0
Gross Living Area	2,908 sq ft	2,675 sq ft	2,527 sq ft	2,430 sq ft
Basement is Finished	Def	Def	Def	Def
Room Below Grade				
Functional Utility	Average	Average	Average	Average
Heating/Cooling	Central	Central	Central	Central
Energy Efficient Items	C-Fans	C-Fans	C-Fans	C-Fans
Garage/Carport	2sg2dw	2sg2dw	2sg2dw	2sg2dw
Porch/Patio/Deck	Porch/Patio	Porch/Patio	Porch/Patio	Porch/Patio
Fireplace	Fireplace	None	Fireplace	Fireplace
Fences, etc	None	None	None	None
Net Adjustments (Total)				
Adjusted Sale Price				
or Compensation				

Report prepared by the appraiser and analysis of the subject sale or transfer history of the subject property and comparable sales (check whichever apply in 3)				
DATE	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Direct/BCMLS	Direct/BCMLS	Direct/BCMLS	Direct/BCMLS
Effective Date of Data Source(s)	10/23/2024	10/23/2024	10/23/2024	10/23/2024
Analysis of prior sale or transfer history of the subject property and comparable sales				