

Desktop Underwriter Quantitative Analysis Appraisal Report

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address **2519 Dorset Court** City **Fort Collins** State **CO** Zip Code **80526**
 Legal Description **Lot 165, Block 24, Brown Farm 1st, FTC** County **Larimer**
 Assessor's Parcel No. **9721298165** Tax Year **2000** R.E. Taxes **\$ 589.87** Special Assessments **\$ None**
 Borrower **N/A** Current Owner **City of Fort Collins** Occupant Owner Tenant Vacant
 Neighborhood or Project Name **Brown Farm** Project Type PUD Condominium HOA \$ **N/A** /Mo.
 Sales Price \$ **N/A** Date of Sale **N/A** Description / \$ amount of loan charges/concessions to be paid by seller **N/A**
 Property rights appraised Fee Simple Leasehold Map Reference **Pierson #61 JT 34** Census Tract **N/A**
Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Location Urban Suburban Rural Property values Increasing Stable Declining
 Single family housing PRICE \$(000) **105** AGE (yrs) **Low** Condominium housing PRICE (if applic.) \$(000) **92** AGE (yrs) **Low**
 Built up Over 75% 25-75% Under 25% Demand/supply Shortage In balance Over supply
 Growth rate Rapid Stable Slow Marketing time Under 3 mos. 3-6 mos. Over 6 mos.
 Neighborhood boundaries **Elizabeth Street on the North, Taft Hill Road on the East, W. Drake Road on the South, and Overland Trail on the West.** 320 High 50 200 High 20
 Predominant 192 15 124 10
 Dimensions **N/A** Site area **9,946 Square Feet** Shape **Pie Shaped**
 Specific zoning classification and description **Residential**
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
 Utilities Public Other Public Other Off-site Improvements Type Public Private
 Electricity Water Street **Asphalt** Alley
 Gas Sanitary sewer None
 Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.
 Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
 MLS Assessment and tax records Prior inspection Property owner Other (Describe):
 No. of Stories **2** Type (Det/Att) **Det** Exterior Walls **Frame/Wood/Bk** Roof Surface **Asphalt Shingle** Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes No If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?
 Yes No If Yes, attach description.
 I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of **9** sales ranging in sales price from \$ **142,500** to \$ **175,000**
 My research revealed a total of **5** listings ranging in list price from \$ **169,900** to \$ **179,900**
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	SALE 2	SALE 3	
Address	2519 Dorset Court Fort Collins	1213 Village Lane Fort Collins, CO 80521	2512 Romeldale Lane Fort Collins, CO 80521	2525 Clearview Fort Collins, CO 80521	
Proximity to Subject		0.6 Miles NE of Subject	1 Block South of Subject	0.8 Miles NE of Subject	
Sales Price	\$ N/A	\$ 159,900	\$ 164,900	\$ 175,000	
Price/Gross Living Area	\$ N/A	\$ 101.20	\$ 98.15	\$ 99.15	
Data & Verification Sources		MLS, Cnty Rcds, Drive By, Realtor	MLS, Cnty Rcds, Drive By, Realtor	MLS, Cnty Rcds, Drive By, Realtor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Sales or Financing Concessions		Conv. 0 Pts @ Mrkt. DOM=26		Conv. 0 Pts @ Mrkt. DOM=79	
Date of Sale/Time		January 31, 2001		May 31, 2001	
Location	Brown Farm	W. Lake St.		Brown Farm	
Site	9946 SF Avg.	Average		9,000 SF Avg.	
View	Neighborhood	Neighborhood		Neighborhood	
Design (Style)	Bi Level	Bi Level		Bi Level	
Actual Age (Yrs.)	28	28		25	
Condition	Good/Renovated	Good/Unfinished	+5,000	Good/Renovated	
Above Grade	Total Bdrms: Baths	Total Bdrms: Baths		Total Bdrms: Baths	
Room Count	7 3 2	7 3 2		7 3 2	
Gross Living Area	1,646 Sq. Ft.	1,580 Sq. Ft.	+2,640	1,680 Sq. Ft.	0
Basement & Finished Rooms Below Grade	None	None		None	
Garage/Carport	2 Car Garage	1 Car Garage	+2,500	2 Car Garage	0
Amenities	1 FP, Deck, Fnc	Fence, Spkir	+1,000	Fnc, Dck, AC, FP	-1,000
Energy	New DblGlz win	None	+2,000	None	+2,000
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 13,140		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 4,260
Adjusted Sales Price of Comparables		\$ 173,040		\$ 165,900	\$ 170,740
Date of Prior Sale	2001	No Sales in the past 12 Months		No Sales in the past 12 Months	
Price of Prior Sale	\$ 175,000	\$		\$	\$

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: The subject was purchased as a result of litigation and does not represent a standard market transaction.
 Summary of sales comparison and value conclusion: All sales are taken from the subject neighborhood and represent similar properties in terms of market appeal. The adjustments are reasonable and present a good range from which a value estimate of the subject can be made. The subject is in Good/Renovated condition and has above average upgrades and landscaping. The national economy is in a recession and the local real estate market has shown signs of slowing. Therefore, the value has been presented as a range.

This appraisal is made "as-is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or subject to the following repairs, alterations or conditions

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ **\$166,000 to \$173,000**, AS OF **November 2, 2001**

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FC105
File No. FC105

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
Provide the following information for PUDs only if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit:
Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____
Was the project created by the conversion of existing buildings into a PUD? Yes No If yes, date of conversion: _____
Does the project contain any multi-dwelling units? Yes No Data Source: _____
Are the common elements completed? Yes No If No, describe status of completion: _____

Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
Describe common elements and recreational facilities: _____

Project Information for Condominiums (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
Provide the following information for all Condominium Projects:
Total number of phases _____ Total number of units _____ Total number of units sold _____
Total number of units rented _____ Total number of units for sale _____ Data Source(s) _____
Was the project created by the conversion of existing buildings into a condominium? Yes No If yes, date of conversion: _____
Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____
Condition of the project, quality of construction, unit mix, etc.: _____

Are the common elements completed? Yes No If No, describe status of completion: _____
Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

DEFINITION OF MARKET VALUE: 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, 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 each acting in what he considers his own best interest; (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.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

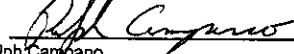
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FC105
File No. FC105

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER: <u>Ralph Campano</u>	SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature: <u></u>	Signature: _____
Name: <u>Ralph Campano</u>	Name: _____
Company Name: <u>Ralph Campano Certified General Appraiser</u>	Company Name: _____
Company Address: <u>2732 Bianco Drive</u>	Company Address: _____
<u>Fort Collins, CO 80521 (970) 472-8755</u>	
Date of Report/Signature: <u>November 2, 2001</u>	Date of Report/Signature: _____
State Certification #: <u>CG40002565</u>	State Certification #: _____
or State License #: _____	or State License #: _____
State: _____	State: _____
Expiration Date of Certification or License: _____	Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

2519 Dorset Court
Fort Collins, CO 80526

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

- Did not inspect subject property
 Did not inspect exterior of subject property from street
 Did inspect interior and exterior of subject property

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street

APPRAISED VALUE OF SUBJECT PROPERTY \$ \$166,000 to \$173,000

EFFECTIVE DATE OF APPRAISAL/INSPECTION November 2, 2001

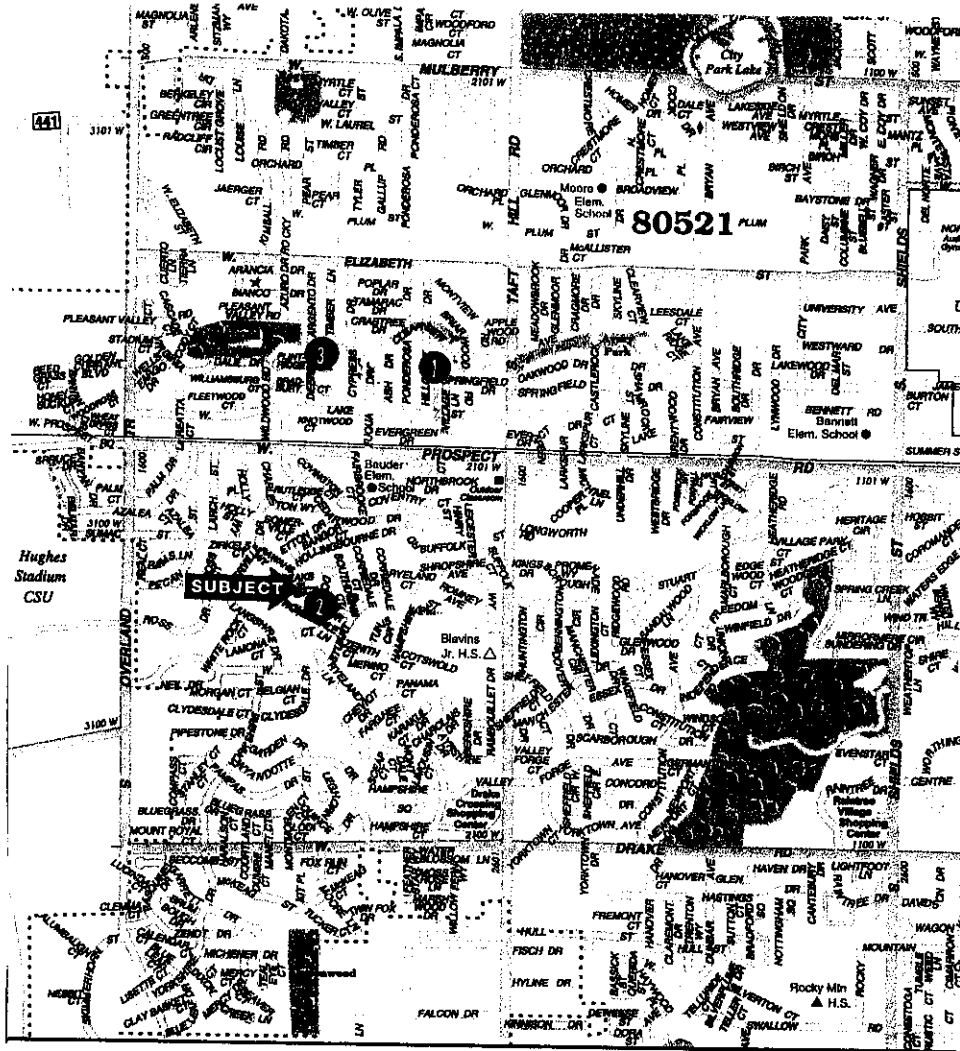
LENDER/CLIENT: City of Fort Collins, Real Estate Services

Name: City of Fort Collins

Company Name: City of Fort Collins

Company Address: 117 N. Mason St., Fort Collins, CO 80522

Comparable Sales Map



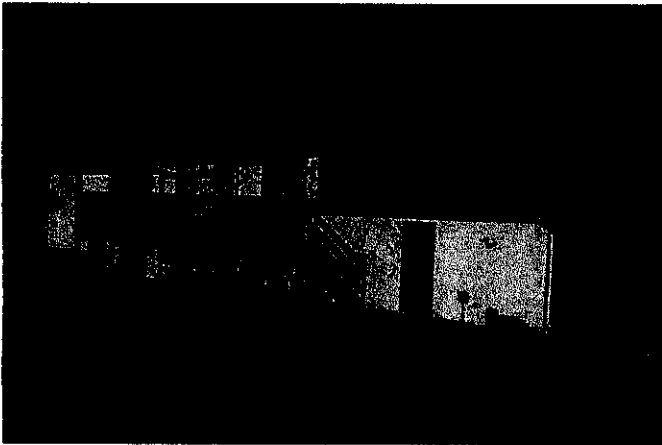
Subject Photo Page

Borrower/Client N/A				
Property Address 2519 Dorset Court				
City Fort Collins	County Larimer	State CO	Zip Code 80526	
Lender City of Fort Collins, Real Estate Services				



Subject Front

2519 Dorset Court
Sales Price N/A
Gross Living Area 1,646
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Brown Farm
View Neighborhood
Site 9948 SF Avg.
Quality
Age 28



Subject Rear



Subject Street

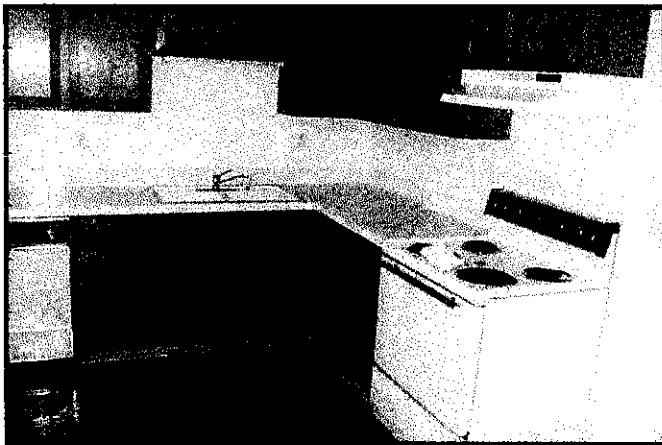
Subject Interior Photo Page

Borrower/Client	N/A		
Property Address	2519 Dorset Court		
City	Fort Collins	County	Larimer
		State	CO
		Zip Code	80526
Lender	City of Fort Collins, Real Estate Services		

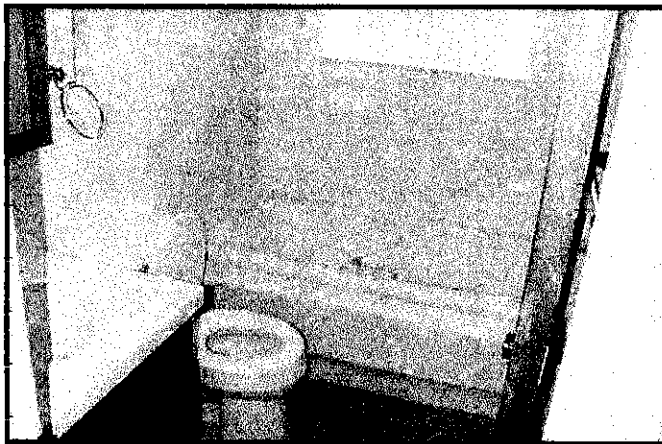


Subject Interior

2519 Dorset Court
Sales Price N/A
Gross Living Area 1,646
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 2
Location Brown Farm
View Neighborhood
Site 9946 SF Avg.
Quality
Age 28



Subject Interior



Subject Interior

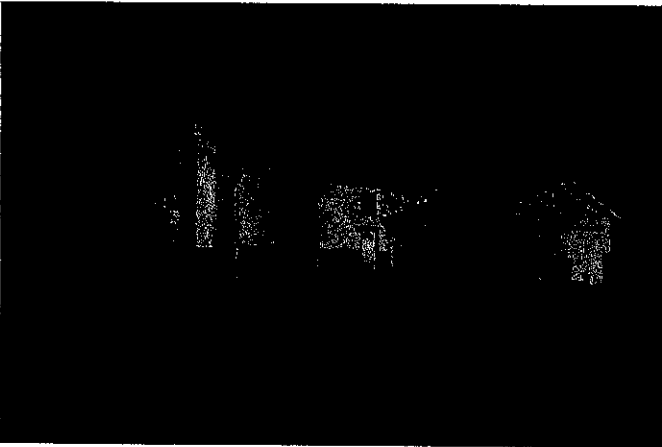
Comparable Photo Page

Borrower/Client N/A				
Property Address 2519 Dorset Court				
City Fort Collins	County Larimer	State CO	Zip Code 80526	
Lender City of Fort Collins, Real Estate Services				



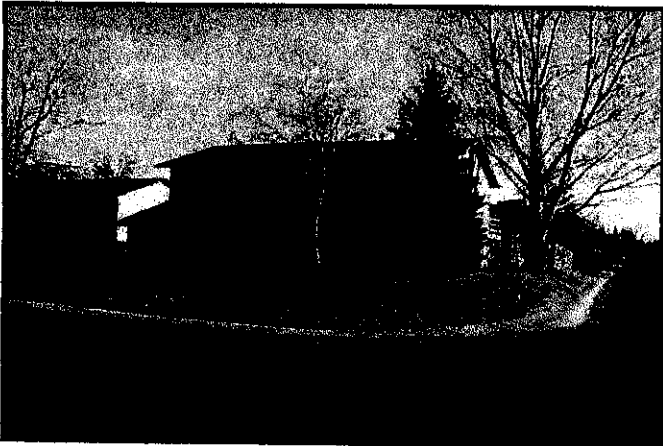
Comparable 1

1213 Village Lane
 Prox. to Subject 0.6 Miles NE of Subject
 Sale Price 159,900
 Gross Living Area 1,580
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location W. Lake St.
 View Neighborhood
 Site Average
 Quality
 Age 28



Comparable 2

2512 Romeldale Lane
 Prox. to Subject 1 Block South of Subject
 Sale Price 164,900
 Gross Living Area 1,680
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2
 Location Brown Farm
 View Neighborhood
 Site 9,000 SF Avg.
 Quality
 Age 25



Comparable 3

2525 Clearview
 Prox. to Subject 0.8 Miles NE of Subject
 Sale Price 175,000
 Gross Living Area 1,765
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3
 Location Alvin Miller Ft-Hills
 View Neigh/Mnts
 Site Average
 Quality
 Age 26