



Compass AVM Reconciliation



Address:

1234 Legendary Ridge Ln
Clevs, OH 45002

Date Prepared:

07/09/2021

Inspection Type:

Interior Exterior

DISCLAIMER: This report was generated for the named client only and shall not be used by any other party. This report is an opinion of condition based solely upon the information contained herein. This report is not an appraisal, broker price opinion or comparative market analysis. This report will not meet the definition of an Evaluation in most states unless reviewed and signed off by the lender. The report is a summary of an Automated Valuation Model (AVM) and Inspection Report. The value stated is derived solely from the AVM and has not been altered. This report and the information herein are provided AS IS without any warranties or guarantees by AXIS.

Compass AVM Reconciliation

Loan #: 20210701
Order ID: XXXXXXXX

Subject Property Summary

Address: 1234 Legendary Ridge Ln **City:** Cleves **State:** OH **Zip Code:** 45002 **County:** Hamilton
Borrower(s): John Q Public **Client:** ABC Lender

AVM Summary

Model Name: CA Value **AVM Value:** \$413,000 **FSD:** 0.09 **Confidence Score:** 91

Review Summary

Summary Provided By: Ronald Davis, AXIS **Date of Summary:** 07/09/2021

1	Address from AVM, Property Data Collection Report and Order all match	TRUE
2	Borrower name on order matches current owner	TRUE
3	Subject property is in Average condition or better	TRUE
4	Subject property has no major apparent physical deficiencies	TRUE
5	The subject property is not currently under construction	TRUE
6	Subject property conforms to the neighborhood in overall design and appeal	TRUE
7	Current/Projected use and Zoning are for residential purposes	TRUE
8	The subject property does not have a for sale sign posted	TRUE
9	Subject property has been verified with photos and/or video	TRUE

Comments: *

Lender Reconciliation

Lender Review Notes: 	
Lender review approval date:	Lender review signature:

Subject Property

Address: 1234 Legendary Ridge Ln City: Cleves State: OH Zip Code: 45002 County: Hamilton

Exterior Condition

Vendor: James T Kirk Inspection Date: 07/08/2021

Subject Information

Condition	C3	Stories	1	Foundation Walls	Concrete
Visible from street?	Yes	Conforms to Neighborhood	Yes	Exterior Walls	Brick
If no, why?		Signs of Non-residential Use?	No	Roof	Asphalt Shingles
Primary View	Residential	Visible Repairs Needed?	No	Unit Type	Single Unit
Secondary View	Residential	Easements/Encroachments?	No	Structure Type	Detached
Property Type	Single-Family	Parking	driveway		
Property Vacant	No	Garage	Att, 2 car		
Signs of Construction?	No	Style	Ranch		

Neighborhood Influences

Airport/Flight Path?	No	Gated Community?	No	Boarded Homes?	No
High-tension Power Lines?	No	Near Commercial/Industrial?	No	Streets in Disrepair?	No
Vacant Lots?	Yes	Railroad Tracks?	No		

Exterior Photographs



ADDRESS VERIFICATION



FRONT LEFT



FRONT RIGHT



GARAGE



STREET VIEW



STREET VIEW

Exterior Repairs / Influences

No Influences or repairs noted

1234 LEGENDARY RIDGE LN CLEVES OH 45002

Estimated Value: 413,000

High: 450,200 Low: 375,800 Confidence Score: 91 FSD: 0.09

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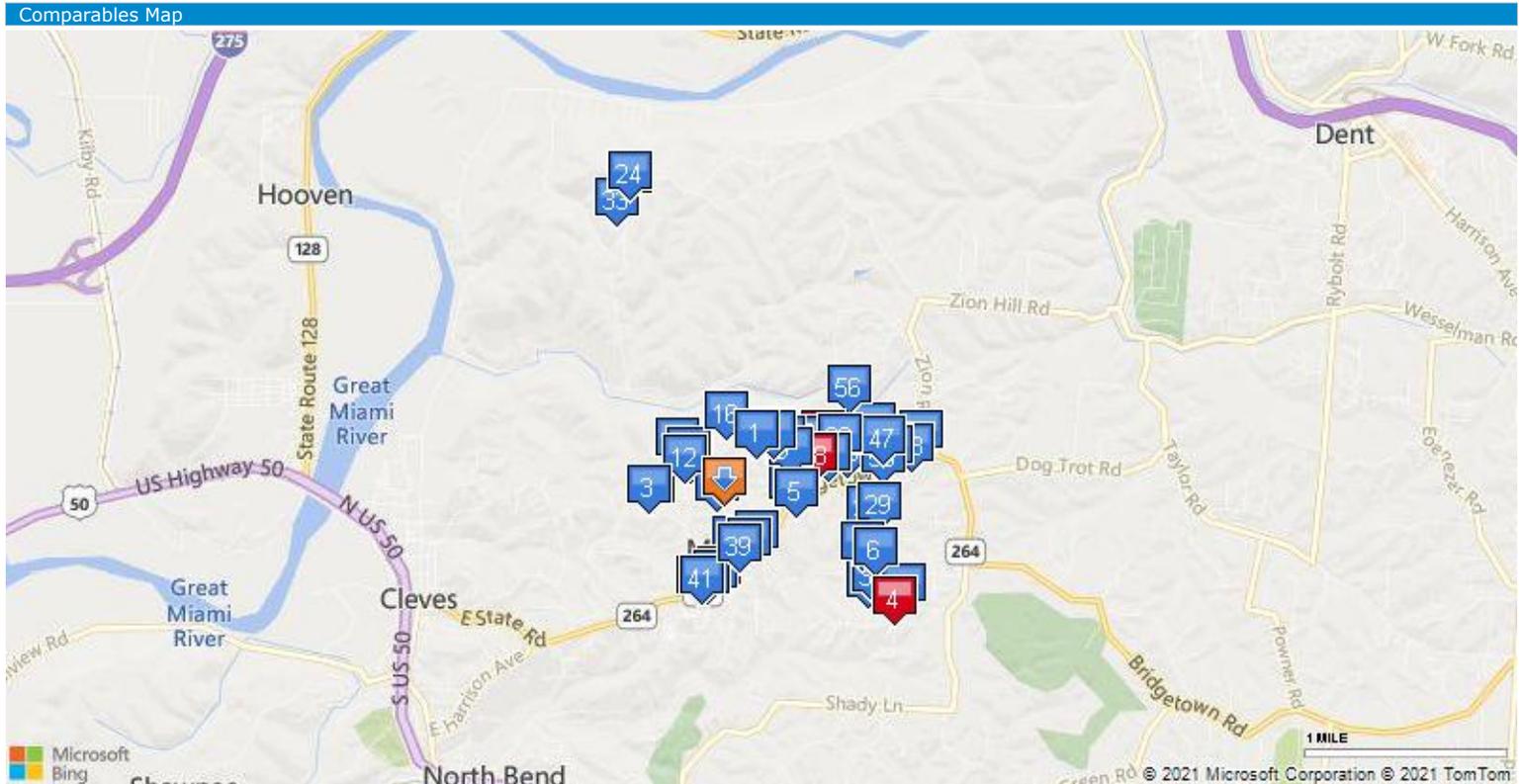
Retro Dt:

Property Information				
County: HAMILTON (39061)	Property Type: Single Family (SFR)	Beds: 3	Baths: 2	SqFt: 2116
Land: 14800	Yr Built: 2013	Carrier Route: C003	Asd Value: 104,472	Asd Yr: 2020
Sld Price: 30,500	Sld Date: 11/25/2013	List Price: 329,900	List Date: 03/25/2015	Off Mkt Date: 05/18/2015

Additional Information				
Parcel Number: XXX-0101-XXXX-00	Census Tract: XXXXXX	Floor Count:	Basement Unfinished: 0	Pool:
Legal Description: CITY/MUNI/TWP:MIAMI LEGENDARY RIDGE LN 0.3400 ACLOT 185		View:	Asd Land Value: 22,750	Asd Improvements Value: 81,722
Owner(s): PUBLIC, JOHN Q	Zoning:	Waterfront: N		
Last Sale 1st Loan: 289,750		Type: Variable	Lender: GUARDIAN SAVINGS BANK FSB	
Last Sale 2nd Loan:		Type:	Lender:	
Last Refi 1st Loan: 211,500	Date: 05/18/2021	Type: N	Lender: GUARDIAN SAVINGS BANK	
Last Refi 2nd Loan:	Date:	Type:	Lender:	

Comparables Criteria		
Data Source: Local Mkt / Public Record	Search Method: Neighborhood	Max Dist:

Historical List / Sale Information					
Date	Price	Type	Data Source	Buyer	Seller
05/18/2015	329,900	Withdrawn	Local Mkt		
03/25/2015	329,900	Listed	Local Mkt		
11/25/2013	30,500	Sold	Public Record	JOHN Q PPUBLIC	SHARINA YEASLEY



Comparables																	
#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FC	SS	Source	Status
1	0.28	8340 NORMANDY	3	2.1	2,074	14,201	2005	355,000	02/14/2020			C003				Public	Sold
2	0.34	4220 SAINT CLOUD WAY	4	2.1	1,838	11,935	2005	420,000	09/02/2020			C003				Public	Sold
3	0.36	3884 HALEY LN		2.1	2,310	15,551	2019	393,660	01/09/2020			C003				Public	Sold
4	1.01	7930 RIO GRANDE DR	4	2.1	2,006	19,166	1996	277,000	08/21/2020			C003	R			Public	Sold
5	0.36	8247 BRIDGETOWN RD	4	2.1	2,062	23,914	1990	290,000	05/07/2021			C003				Public	Sold
6	0.81	3830 DURANGO GREEN DR	4	2.1	2,000	20,255	1996	287,000	08/07/2020			C003				Public	Sold
7	0.75	3845 DURANGO GREEN DR	3	2.1	1,772	26,354	1996	253,000	05/11/2020			C003				Public	Sold
8	0.36	3840 HALEY LN		2	2,308	16,727	2017	440,000	03/02/2020			C003				Public	Sold
9	0.36	4124 SAINT CLOUD WAY	3	2.5		14,636		399,000	05/26/2021	369,900	04/18/2021	C003				L Mkt	Sold
10	0.36	3883 HALEY LN		3	2,276	13,286	2019	443,795	11/04/2019			C003				Public	Sold
11	0.36	3852 HALEY LN		3.1	2,172	13,983	2019	501,365	08/20/2019			C003				Public	Sold
12	0.22	8371 COURTIER LN	4	2.5		14,200		385,000	09/18/2020	384,900	08/05/2020	C003				L Mkt	Sold
13	0.04	3891 LEGENDARY RIDGE LN	4	3.5		14,004		372,000	08/06/2020	379,900	05/30/2020	C003				L Mkt	Sold
14	0.36	3875 HALEY LN		3.1	2,258	13,460	2019	536,385	12/02/2019			C003				Public	Sold
15	0.36	3856 HALEY LN		2	2,001	23,566	2019	397,830	10/07/2019			C003				Public	Sold
16	0.32	8494 TOURAINE DR	3	2.5		18,077		410,000	07/01/2021	379,900	06/03/2021	C003				L Mkt	Sold
17	0.23	3973 LEGENDARY RIDGE LN	4	2.5		17,249		310,000	01/22/2021	310,000	12/16/2020	C003				L Mkt	Sold
18	0.33	4234 SAINT CLOUD WAY	3	2.5		19,500		345,000	08/07/2020	365,000	06/15/2020	C003				L Mkt	Sold
19	0.36	3860 HALEY LN		2	2,314	21,693	2019	417,060	11/06/2019			C003				Public	Sold

XXXX LEGENDARY RIDGE LN CLEVES OH 45002

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Comparables																	
#	Dist.	Address	Beds	Baths	Living	Land	Yr Built	Sold	Sold Dt	List	List Dt	C.Rte.	REO	FC	SS	Source	Status
20	0.3	8357 MACY LN	4	2.5		16,700		380,000	08/28/2019	399,900	06/08/2019	C003				L Mkt	Sold
21	0.36	8247 CHARLIES WAY		3.1	2,042	25,308	2019	149,000	08/23/2019			C003				Public	Sold
22	0.35	4182 SAINT CLOUD WAY	3	3		17,641		350,000	08/09/2019	369,900	04/25/2019	C003				L Mkt	Sold
23	0.36	4136 SAINT CLOUD WAY	2	3		14,636		354,050	06/18/2021	369,900	04/28/2021	C003				L Mkt	Sold
24	1.56	8264 ABBEY LN		3	1,983	13,765	2019	387,910	02/21/2020			C003				Public	Sold
25	0.35	3895 HALEY LN	3	2.5		17,400		383,900	04/30/2021	389,900	09/21/2020	C003				L Mkt	Sold
26	0.2	3955 LEGENDARY RIDGE LN	4	2.5		21,636		378,500	08/13/2019	384,900	06/06/2019	C003				L Mkt	Sold
27	1.56	8225 ABBEY LN		3.1	2,236	12,807	2019	432,280	01/03/2020			C003				Public	Sold
28	0.46	8140 BRIDGETOWN RD	3	2.5		15,333		191,000	10/02/2019	199,000	06/14/2019	C003	R			L Mkt	Sold
29	0.77	3966 DURANGO GREEN DR	4	2.5		14,396		282,000	10/16/2020	269,900	08/31/2020	C003				L Mkt	Sold
30	1.02	7910 RIO GRANDE DR	4	3.5		15,463		277,500	12/31/2019	287,000	10/29/2019	C003				L Mkt	Sold
31	0.72	3945 DURANGO GREEN DR	4	2.5		18,556		335,000	04/29/2021	319,900	03/15/2021	C003				L Mkt	Sold
32	0.87	3760 DURANGO GREEN DR	3	2.5		17,162		260,000	03/18/2021	260,000	03/18/2021	C003				L Mkt	Sold
33	1.46	8221 ABBEY LN	3	2		12,800		390,000	07/20/2020	399,810	02/20/2020	C003				L Mkt	Sold
34	0.36	3879 HALEY LN		3	3,672	13,373	2019	448,610	07/16/2019			C003				Public	Sold
35	0.35	8215 CHARLIES WAY	3	3		18,382		760,000	03/12/2021	825,000	01/23/2020	C003				L Mkt	Sold
36	0.35	3899 HALEY LN	4	2.5		23,958		356,605	02/12/2021	356,605	11/28/2020	C003				L Mkt	Sold
37	0.53	8112 BRIDGETOWN RD	3	1.1	1,350	20,473	1954	170,000	08/19/2020			C003				Public	Sold
38	0.61	4137 SOPHIAS WAY	3	2.5		74,052		409,250	02/28/2020	410,000	01/24/2020	C003				L Mkt	Sold
39	0.33	8439 BRIDGETOWN RD	4	2.5		44,605		221,000	03/06/2020	235,000	01/23/2020	C003				L Mkt	Sold
40	0.35	8229 BRIDGETOWN RD	2	1		16,117		119,900	10/07/2019	119,900	08/30/2019	C003				L Mkt	Sold
41	0.49	8543 BRIDGETOWN RD	3	1		19,994		164,000	04/30/2021	164,900	03/09/2021	C003				L Mkt	Sold
42	0.52	4038 EL VISTA DR	3	1		20,473		138,000	02/12/2021	134,900	01/06/2021	C003				L Mkt	Sold
43	0.48	8531 BRIDGETOWN RD	3	1		20,037		155,000	02/03/2021	159,900	12/08/2020	C003				L Mkt	Sold
44	0.49	8549 BRIDGETOWN RD	3	1		20,124		137,500	12/23/2019	141,900	10/19/2019	C003				L Mkt	Sold
45	0.32	8407 BRIDGETOWN RD	3	2.5		42,819				264,900	06/30/2021	C003				L Mkt	Active
46	0.3	8383 BRIDGETOWN RD	4	3.5		25,000		335,000	09/01/2020	355,000	05/29/2020	C003				L Mkt	Sold
47	0.8	4114 LOCUST RIDGE DR	3	2		20,342		137,000	03/30/2020	137,000	02/28/2020	C003				L Mkt	Sold
48	0.32	8407 BRIDGETOWN RD	3	2.5		42,819		222,900	12/23/2019	224,900	08/06/2019	C003				L Mkt	Sold
49	0.32	8234 BRIDGETOWN RD	2	2		21,649		155,000	12/03/2019	159,900	09/18/2019	C003				L Mkt	Sold
50	0.78	7987 BRIDGETOWN RD	3	2		21,780		165,000	03/15/2021	165,000	02/12/2021	C003				L Mkt	Sold
51	0.45	8513 BRIDGETOWN RD	3	1		33,541		152,500	02/03/2021	160,000	01/02/2021	C003				L Mkt	Sold
52	0.86	3747 DURANGO GREEN DR	3	3.5		31,798		246,000	02/14/2020	249,000	01/02/2020	C003				L Mkt	Sold
53	0.53	4050 EL VISTA DR	3	1	1,209	21,301	1955	162,000	08/28/2020			C003	R			Public	Sold
54	0.83	7966 BRIDGETOWN RD	3	2		23,900		175,000	11/09/2019	179,900	09/05/2019	C003				L Mkt	Sold
55	0.43	8505 BRIDGETOWN RD	3	1		27,050		150,000	04/09/2021	164,900	01/06/2021	C003	R			L Mkt	Sold
56	0.76	4231 SOPHIAS WAY	4	4.5		20,298		642,000	03/12/2021	642,000	03/12/2021	C003				L Mkt	Sold
57	0.78	4163 LOCUST RIDGE DR	4	2.5		20,211		196,605	02/01/2021	189,900	12/18/2020	C003				L Mkt	Sold
58	0.93	7921 BRIDGETOWN RD	3	3.5		82,500		280,000	08/17/2020	282,000	06/03/2020	C003				L Mkt	Sold
59	0.75	4119 LOCUST RIDGE DR	3	2.5		27,878		180,000	06/05/2020	189,900	04/30/2020	C003				L Mkt	Sold
60	0.36	3951 MATTIES WAY A	4	3.5		38,942				849,900	05/14/2021	C003				L Mkt	Active
61	0.29	8436 BRIDGETOWN RD		2.1	2,184	32,365	1968	115,000	01/29/2021			C003				Public	Sold
62	0.37	8200 BRIDGETOWN RD	2	1	1,080	22,956	1958	197,900	10/04/2019			C003				Public	Sold
63	0.99	7884 BRIDGETOWN RD	4	2.5		31,276		290,000	07/06/2021	279,900	05/27/2021	C003				L Mkt	Sold
64	1.54	8244 ABBEY LN	4	2.5		12,310		442,117	04/29/2021	442,117	12/15/2020	C003				L Mkt	Sold
65	0.62	8074 BRIDGETOWN RD	5	2.5		23,100		150,000	06/04/2021	165,000	03/31/2021	C003				L Mkt	Sold

XXXX LEGENDARY RIDGE LN CLEVES OH 45002

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Loan No:

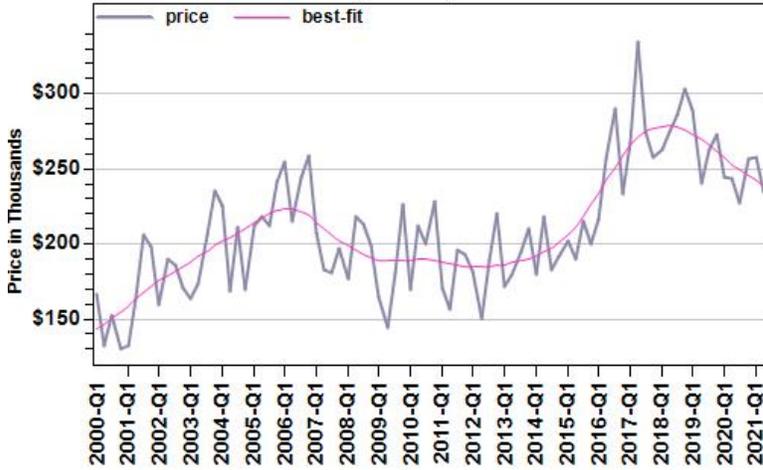
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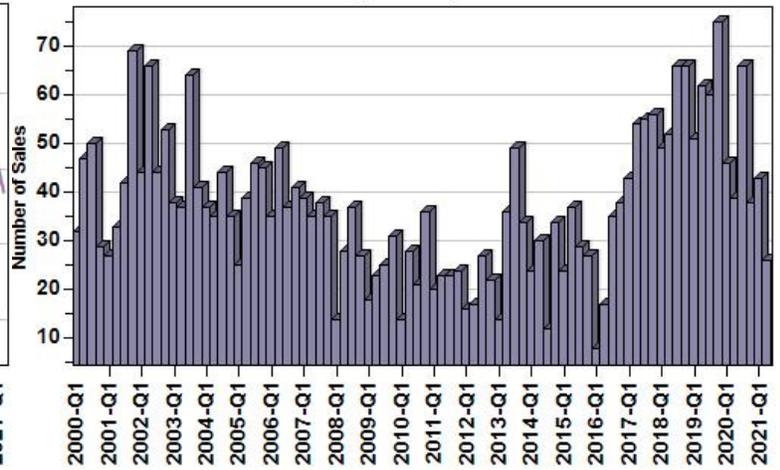
Retro Dt:

Charts

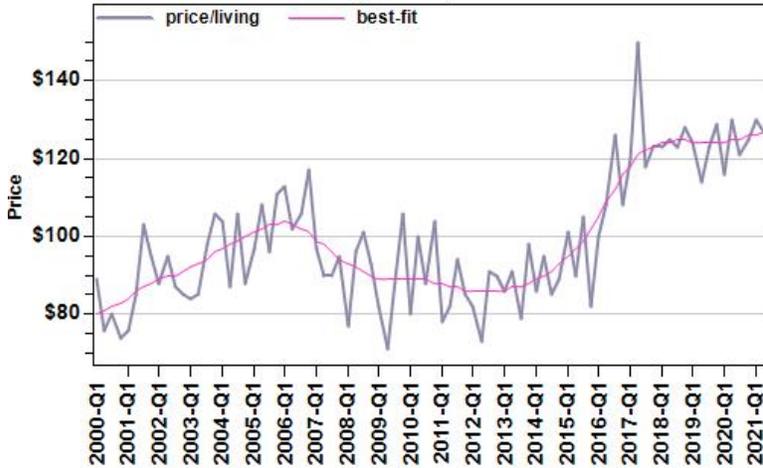
Overall Average Sold Price
Single Family



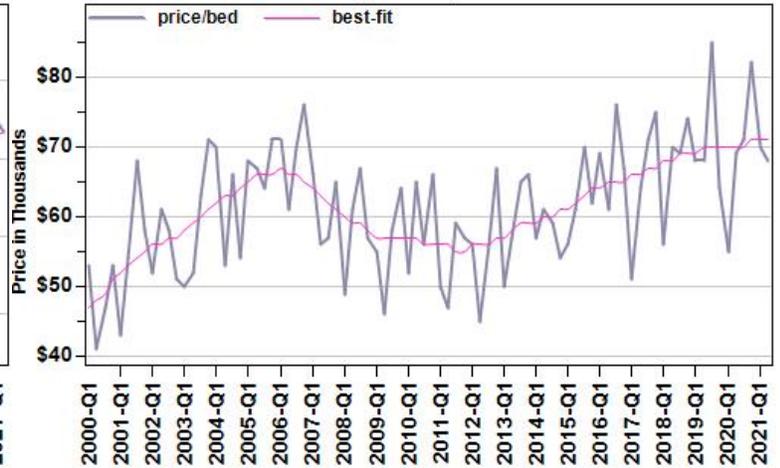
Overall Number of Sales
Single Family



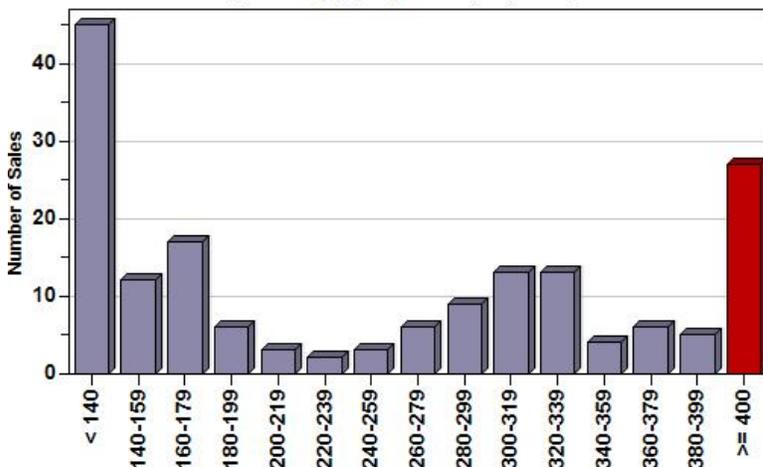
Overall Average Sold Price Per Living
Single Family



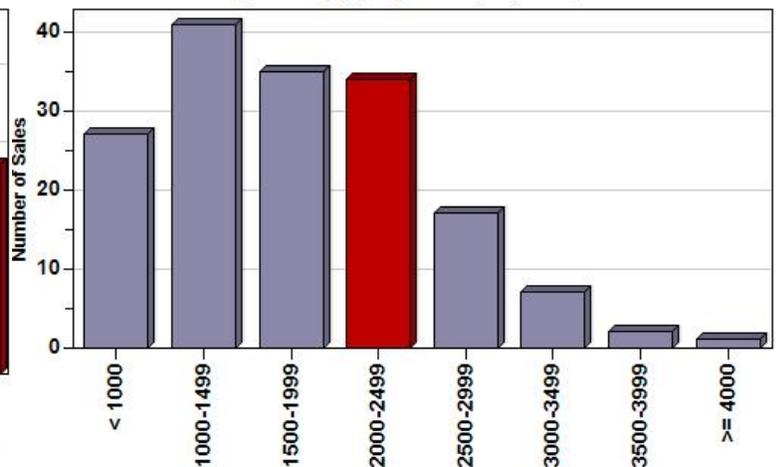
Overall Average Sold Price Per Bedroom
Single Family



Overall Sold Price In Thousands Distribution
Single Family (7/12/2020-7/12/2021)



Overall Living Area Distribution
Single Family (7/12/2020-7/12/2021)



XXXX LEGENDARY RIDGE LN CLEVES OH 45002

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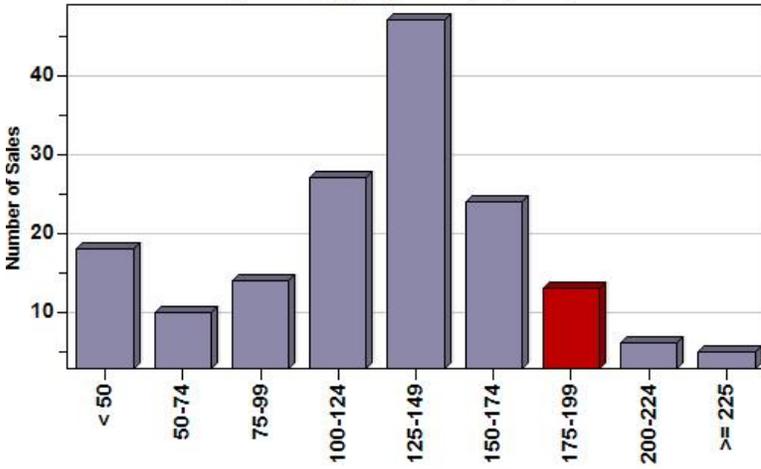
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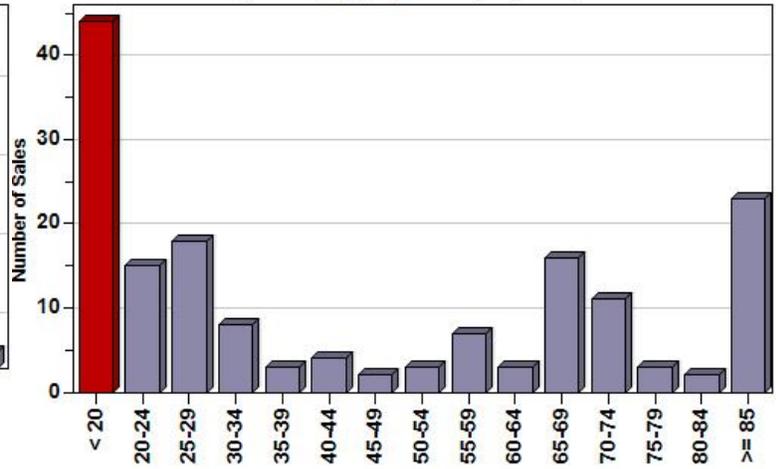
Retro Dt:

Charts

Overall Price Per Square Foot of Living Area Distribution
Single Family (7/12/2020-7/12/2021)



Overall Age Distribution
Single Family (7/12/2020-7/12/2021)



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