

RESIDENTIAL APPRAISAL SUMMARY REPORT

Wasatch County Schools
File No.: 15-2525B

Property Address: 224 E 600 S City: Heber City State: UT Zip Code: 84032

County: Wasatch Legal Description: See the attached subject property profile.

Tax Year: 2014 R.E. Taxes: \$ 1,247 Special Assessments: \$ 0 Assessor's Parcel #: OHE-1250-0-005-045,00-0005-8144 (tax)

Current Owner of Record: Adam & Amy Pulley Borrower (if applicable): N/A

Project Type: PUD Condominium Cooperative Other (describe) Occupant: Owner Tenant Vacant Manufactured Housing

Market Area Name: Heber City HOA: \$ 0 per year per month

Map Reference: 25720 Census Tract: 9602.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)

This report reflects the following value (if not current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective

Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)

Intended Use: The intended use of this appraisal report is to provide a fair estimate of market value for the subject property.

Intended User(s) (by name or type): Wasatch County School District

Client: Wasatch County School District Address: 101 East 200 North, Heber City, UT 84032

Appraiser: Fredrick Hunter Boehmer Address: PO Box 681938, Park City, UT 84068

Location:	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use	
	Urban	Rural	PRICE \$(000)	AGE (yrs)	One-Unit	2-4 Unit	Not Likely	Not Likely
Built up:	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	90	0	60 %	3 %	<input checked="" type="checkbox"/> Likely *	<input type="checkbox"/> In Process *
Growth rate:	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	400	130	2 %	20 %		
Property values:	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	200	75	15 %			
Demand/supply:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Declining						
Marketing time:	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply						
	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> Over 6 Mos.						

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):
 The neighborhood generally includes the entire Heber City and Heber Valley area. The more specific area is defined between 500 N to the north, 500 E, 600 S to the south, and 600 W to the west. The Heber Valley has become a popular community for professionals who work in Provo, Utah (22 minutes Southeast) and Salt Lake City (45 minutes West). The subject is located in the southeast area of Heber City. The one unit housing price and present land use are indicative of this segment of the market. The area is known for its setting of hobby farms, horse properties, panoramic mountain views and many resort amenities. Other land use is vacant/agricultural land. The appraiser further researched all single family sales in Heber City over the past 12 months. The median sales price in Q1 of 2014 was \$266,000, Q2 was \$305,000, Q3 was \$285,810, and Q4 \$305,897. Within the small segment described above, there were 46 sales over the past 12 months ranging from \$85,000 to \$399,000. The current market is considered to be stable.

Dimensions: Not available. Site Area: 1.00 acre

Zoning Classification: R-2 Residential Description: Single Family Residential

Are CC&Rs applicable? Yes No Unknown Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Highest & Best Use as improved: Present use, or Other use (explain) Yes No Ground Rent (if applicable) \$ 0/ 0

Actual Use as of Effective Date: Residential Use as appraised in this report: Residential

Summary of Highest & Best Use: The property is currently used as single family residential, which is the highest and best use.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>		Rocky Mtn Power	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	1.00 Acre
Gas	<input checked="" type="checkbox"/>		Questar	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>		Heber City	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>		Public	Street Lights	Present	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neigh,Mtns/Avq
Storm Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Other site elements:	<input type="checkbox"/>	<input type="checkbox"/>	Inside Lot	Cul de Sac		<input type="checkbox"/>	<input type="checkbox"/>		
FEMA Spec'l Flood Hazard Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No FEMA Flood Zone	X500					FEMA Map Date 03/15/2012

Site Comments: Standard utility easements. No encroachments or other adverse easements noted. Appraiser did not conduct an in-depth review of easements.

General Description		Exterior Description		Foundation		Basement		Heating		GFA	
# of Units	1	Foundation	Concrete	Slab	Concrete	Area Sq. Ft.	None	Type	270	Forced Air	
# of Stories	2	Exterior Walls	WdSiding	Crawl Space	Partial	% Finished	8ft	Fuel	Gas		
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/>	Roof Surface	Metal	Basement	Partial	Ceiling	Concrete	Other	Central AC		
Design (Style)	Cottage	Gutters & Dwnspis	Aluminum	Sump Pump		Walls	Conc.		Central AC		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	Vinyl,DblPane	Dampness		Floor	None				
Actual Age (Yrs.)	70	Storm/Screens	Some Screens	Settlement	None Noted	Outside Entry	None				
Effective Age (Yrs.)	25			Infestation	None Noted						

Interior Description		Amenities		Car Storage	
Floors	Crpt,Tile	Attic	None	Garage	# of cars (4 Tot.)
Walls	Drywall	Stairs	<input checked="" type="checkbox"/>	Attach.	2
Trim/Finish	Soft Wood	Drop Stair	<input type="checkbox"/>	Detach.	
Bath Floor	Tile	Scuttle	<input checked="" type="checkbox"/>	Bit-in	
Bath Wainscot	Tile,Prefabinsert	Doorway	<input type="checkbox"/>	Carport	
Doors	Wood	Floor	<input type="checkbox"/>	Driveway	2
		Heated	<input type="checkbox"/>	Surface	Concrete
		Washer/Dryer	<input checked="" type="checkbox"/>		
Finished area above grade contains:	7 Rooms	Finished	<input type="checkbox"/>		
	4 Bedrooms	Pool	<input type="checkbox"/>		
	2 Bath(s)				

Additional features: The subject features tile and carpet, updated wood siding, updated metal roof, an updated kitchen, a wood burning stove, full fencing, an energy efficient furnace, energy efficient Central AC, a tack shed, and a chicken coop.

Describe the condition of the property (including physical, functional and external obsolescence): The subject is in average overall condition and has been well maintained. The current owner reports updating the siding, the bathrooms, the roof, the windows, the kitchen, the flooring and the bathrooms since purchasing the property in 2004. The subject also features outbuildings and fencing for the property. The subject is on a larger lot than typical for this area of Heber City. The subject is also located in close proximity to Wasatch High School.

RESIDENTIAL APPRAISAL SUMMARY REPORT

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): PCMLS, WFMLS, Owner

1st Prior Subject Sale/Transfer
 Analysis of sale/transfer history and/or any current agreement of sale/listing: A three year listing history and sales history for the subject has been performed as per USPAP and State of Utah guidelines. A 12 month sales history of the comparables was also researched in accordance with normal business practices in the Utah Wasatch Front markets. Sources of this research are MLS postings through the Wasatch Front & Park City MLS systems and interviews with owners when applicable and/or available. The appraiser notes that Utah is a nondisclosure State. Any sales data and details of sales transactions are not part of the public record.

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	224 E 600 S Heber City, UT 84032	430 Southfield Rd Heber City, UT 84032	275 S 500 E Heber City, UT 84032	315 E 300 N Heber City, UT 84032
Proximity to Subject		1.31 miles W	0.38 miles NE	0.82 miles N
Sale Price	\$	\$ 297,500	\$ 195,000	\$ 190,000
Sale Price/GLA	\$ /sq.ft.	\$ 108.78 /sq.ft.	\$ 118.18 /sq.ft.	\$ 128.12 /sq.ft.
Data Source(s)	Inspection	WFMLS#1174422 176 DOM	WFMLS#1249185 59 DOM	WFMLS#1258294 12 DOM
Verification Source(s)	Owner, County, MLS	MLS, ext. inspection	MLS, ext. inspection	MLS, int. inspection
VALUE ADJUSTMENTS	DESCRIPTION	+(-) \$ Adjust.	+(-) \$ Adjust.	+(-) \$ Adjust.
Sales or Financing	N/A	Conventional	USDA	USDA
Concessions	N/A	None Reported	None Reported	Reported
Date of Sale/Time	N/A	07/02/2014	11/13/2014	11/14/2014
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Heber/Avg	Heber/Avg	Heber/Avg	Heber/Avg
Site	1.00 acre	1.00 acre	0.23 Acres	0.23 Acres
View	Neigh, Mtns/Avg	Neigh, Mtns/Avg	Neigh, Mtns/Avg	Neigh, Mtns/Avg
Design (Style)	Cottage	Rambler	Cottage	Cottage
Quality of Construction	Average	Average	Average	Average
Age	70	58	0 114	0 114
Condition	Average -Upds	Average -Upds	Average -Upds	Average -Upds
Above Grade	Total Bdrms	Total Bdrms	Total Bdrms	Total Bdrms
Room Count	7 4 2	7 5 2.5	8 3 1	6 3 1
Gross Living Area	2,034 sq.ft.	2,735 sq.ft.	1,650 sq.ft.	1,483 sq.ft.
Basement & Finished Rooms Below Grade	270 SF 0% Fin	No Basement	No Basement	144 SF 0% Fin
Functional Utility	Average	Average	Average	Average
Heating/Cooling	GFA/AC	Radiant/None	GFA/None	GFA/None
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	2 Car Garage	2 Car Garage	No Garage	No Garage
Porch/Patio/Deck	Porch, Patio	Porch, Patio	Porch	0 Porch, Patio
Fireplace (s)	1 WBS	1 Fireplace	1 Fireplace	1 Fireplace
Landscaping	Part. Lscp	Part. Lscp	Full Lscp	0 Full Lscp
Outbuildings	Tack Shed	Tack Shed	None	+3,000 Small Shed
Net Adjustment (Total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	\$ -26,190	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	\$ 69,660 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sale Price of Comparables	\$	\$ 271,310	\$	\$ 264,660

Summary of Sales Comparison Approach GLA was adjusted at \$40/sf, basements are adjusted at \$5/sf for size and an additional \$10/sf for finished area and bathrooms were adjusted at \$5,000 per full and \$2,500 per half. Garage stalls are adjusted at \$7,500 per stall and carports at \$1,500 per stall. Incremental acreage is adjusted at \$35,000 per acre. A 2% list to sale ratio adjustment was made to the active listing.

The subject is located on 600 S in Heber City in close proximity to the Wasatch High School. The subject features a larger than typical lot size for this neighborhood. In order to find a comparable to bracket the lot size of the subject, it was necessary to extend the search for comparables beyond to small segment of Heber City described on page 1. This is a typical practice in this area. In order to provide an adequate amount of comparables sales, it was necessary to extend the search for comparables to one full year and to include homes on smaller lots. This was unavoidable based on the current sales available in the area. The appraiser cannot stress enough the lack of comparable active listings/pending sales available. In order to provide a comparable listing, it was necessary to include homes built much more recently than the subject.

The appraiser has inspected the interior of Comparable 3 and Comparable 4. Comparable 4 has been recently fully remodeled, for which a 10% condition adjustment was made.

Comparable 5 is located in the superior Midway market. No adjustment was made for incremental acreage, as the acreage and location are considered to offset.

Indicated Value by Sales Comparison Approach \$ 265,000

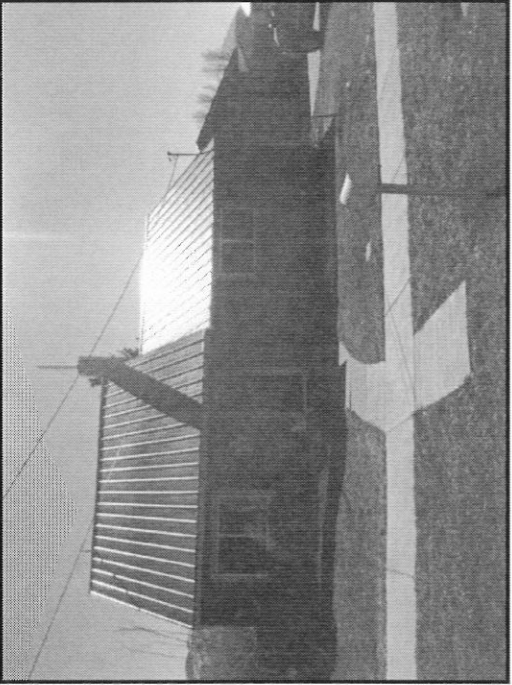


Subject Photo Page

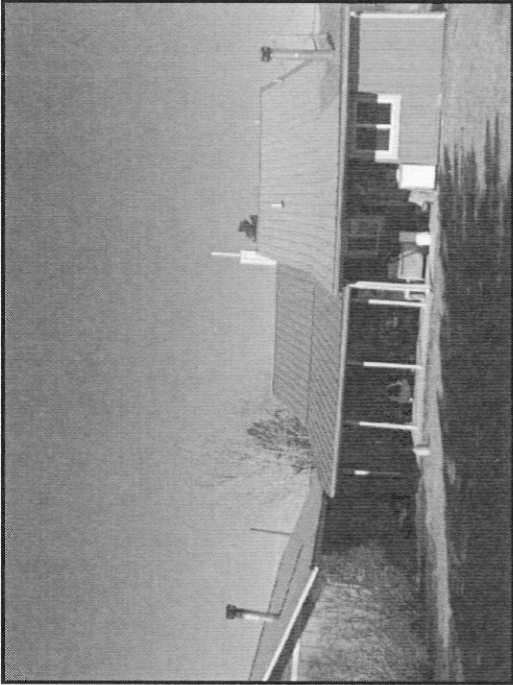
Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S		
City	Heber City	County	Wasatch
Lender/Client	Wasatch County School District	State	UT
		Zip Code	84032

Subject Front

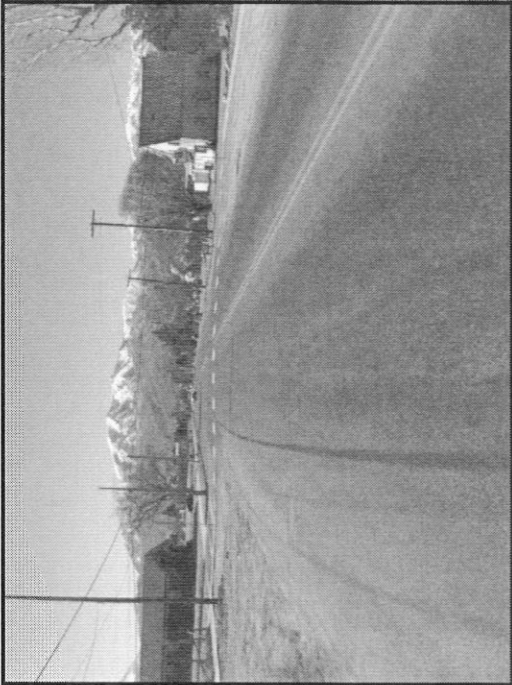
224 E 600 S



Subject Rear



Subject Street

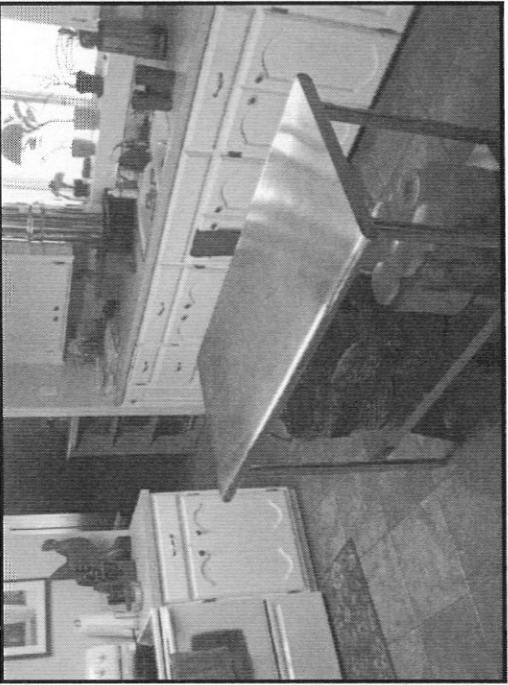


Photograph Addendum

Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S	City	Heber City
State	UT	Zip Code	84032
County	Wasatch	Lender/Client	Wasatch County School District



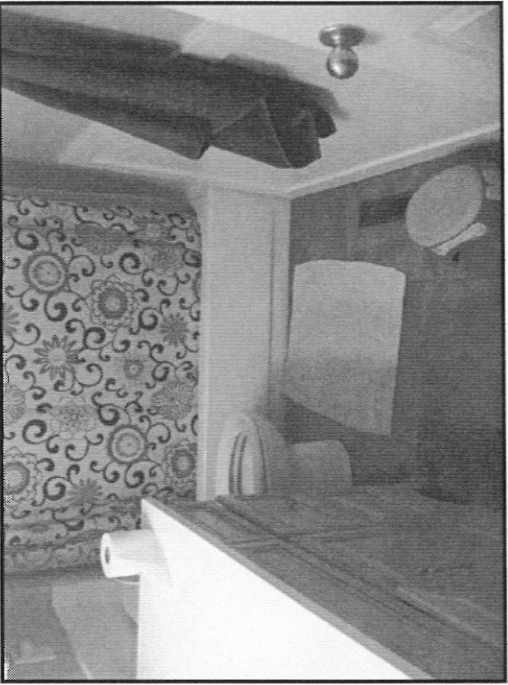
Dining



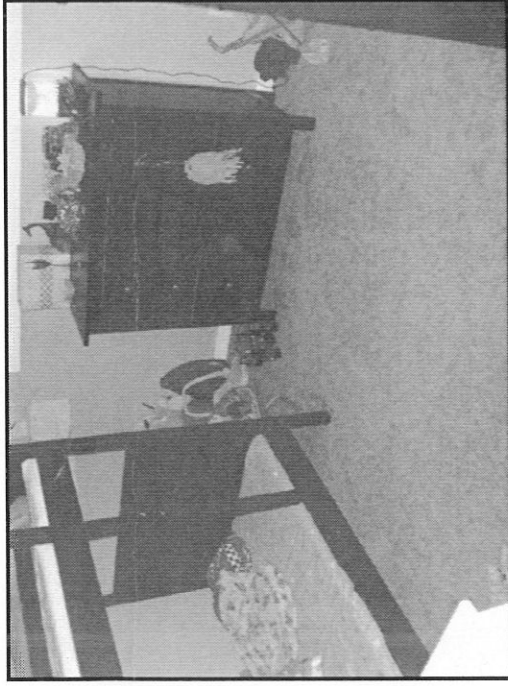
Kitchen



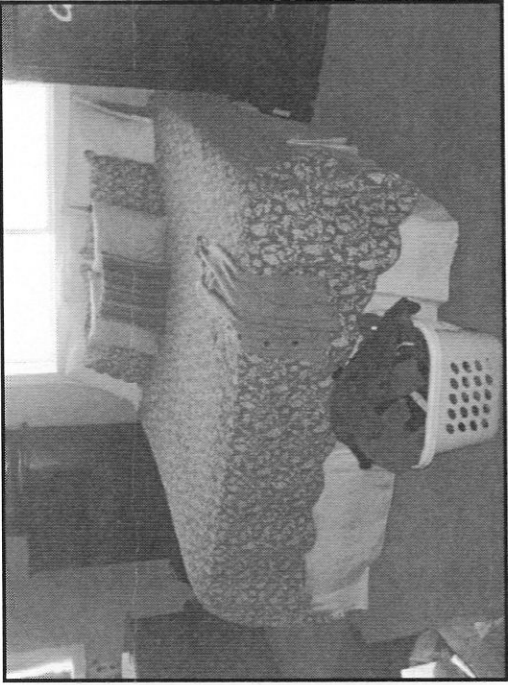
Living



Bathroom



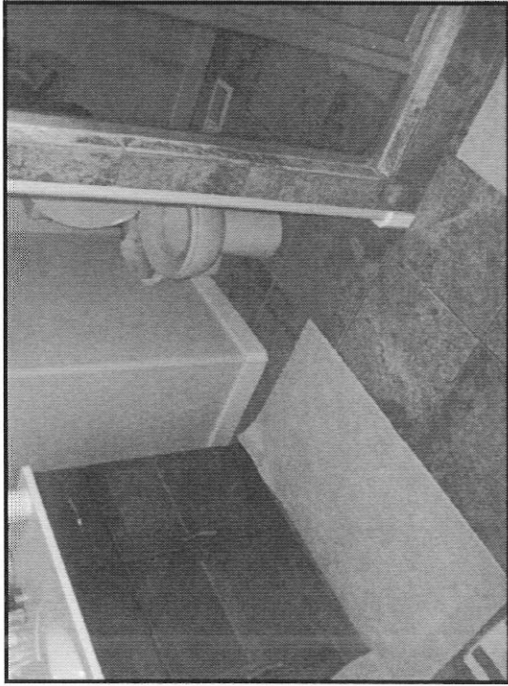
Bedroom



Master Bedroom

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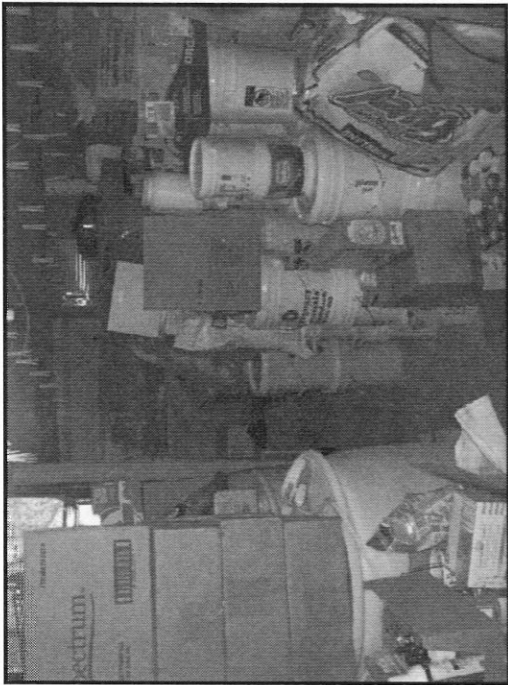
Master Bathroom



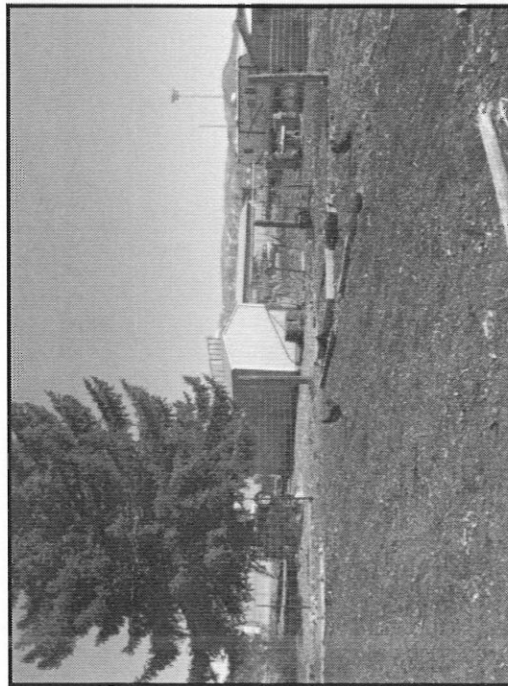
Bedroom



Bedroom



Basement



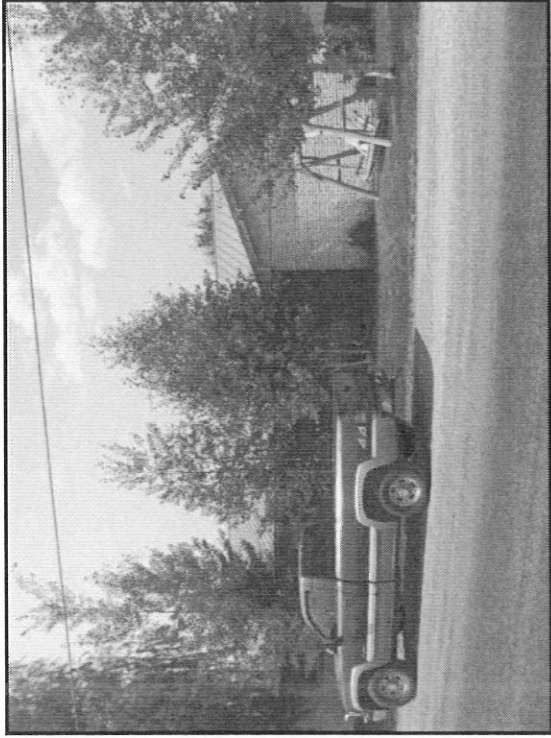
Lot and Tack Shed



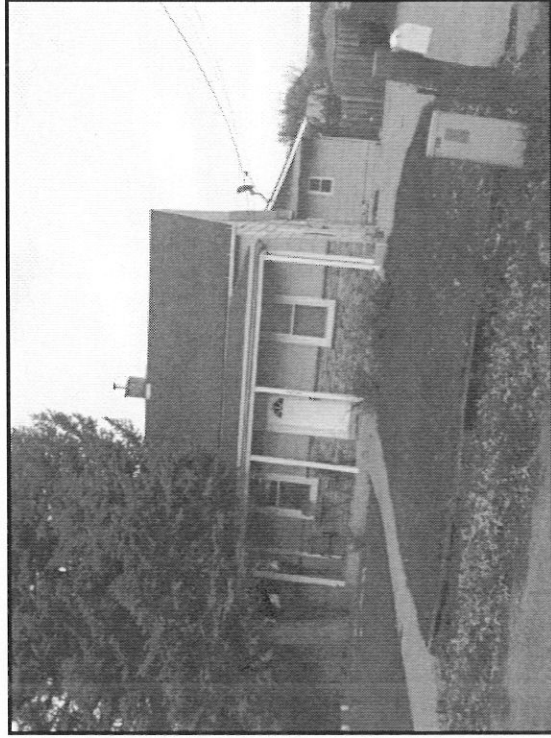
Lot and View

Comparable Photo Page

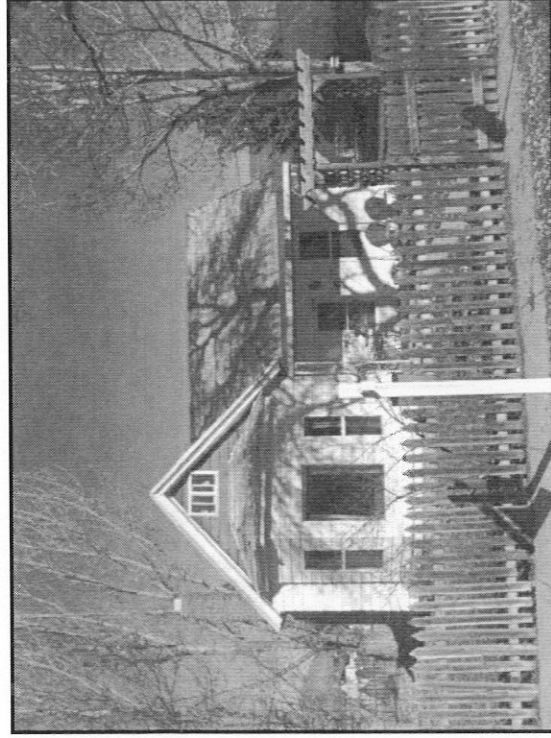
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City	Heber City	County	Wasatch
Lender/Client	Wasatch County School District		
		Zip Code	84032

**Comparable 1**

430 Southfield Rd
 Prox. to Subject 1.31 miles W
 Sales Price 297,500
 Gross Living Area 2,735
 Total Rooms 7
 Total Bedrooms 5
 Total Bathrooms 2.5
 Location Heber/Avg
 View Neigh,Mtns/Avg
 Site 1.00 acre
 Quality Average
 Age 58

**Comparable 2**

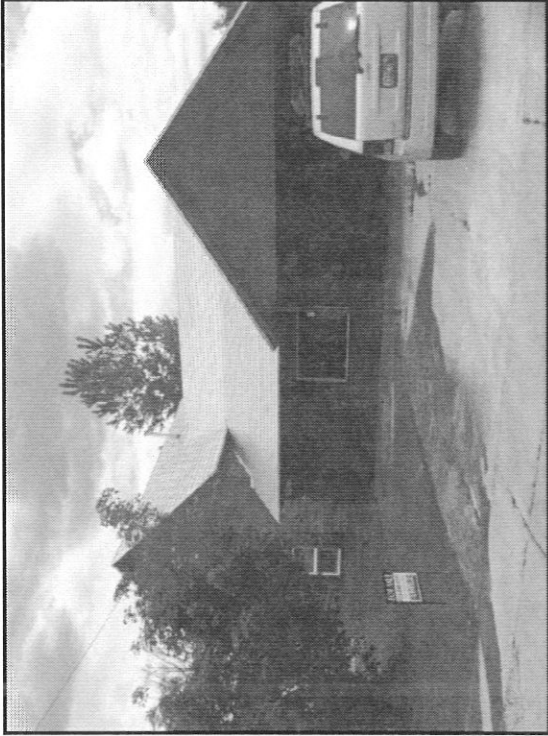
275 S 500 E
 Prox. to Subject 0.38 miles NE
 Sales Price 195,000
 Gross Living Area 1,650
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 1
 Location Heber/Avg
 View Neigh,Mtns/Avg
 Site 0.23 Acres
 Quality Average
 Age 114

**Comparable 3**

315 E 300 N
 Prox. to Subject 0.82 miles N
 Sales Price 190,000
 Gross Living Area 1,483
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Heber/Avg
 View Neigh,Mtns/Avg
 Site 0.23 Acres
 Quality Average
 Age 114

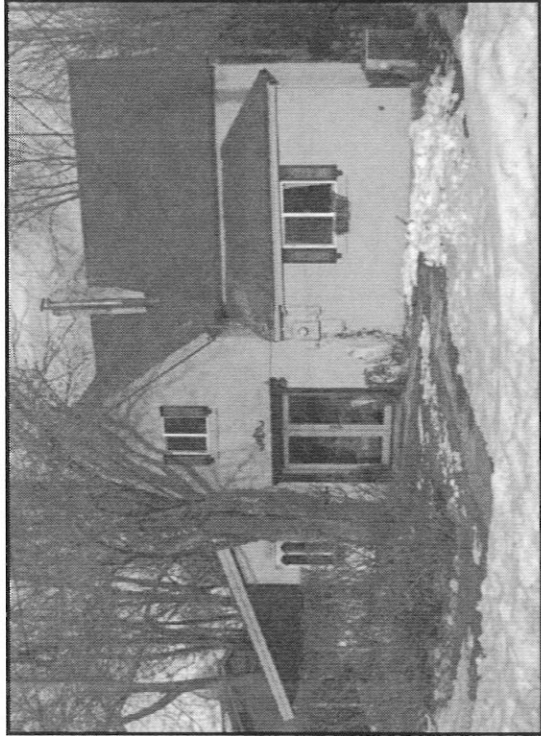
Comparable Photo Page

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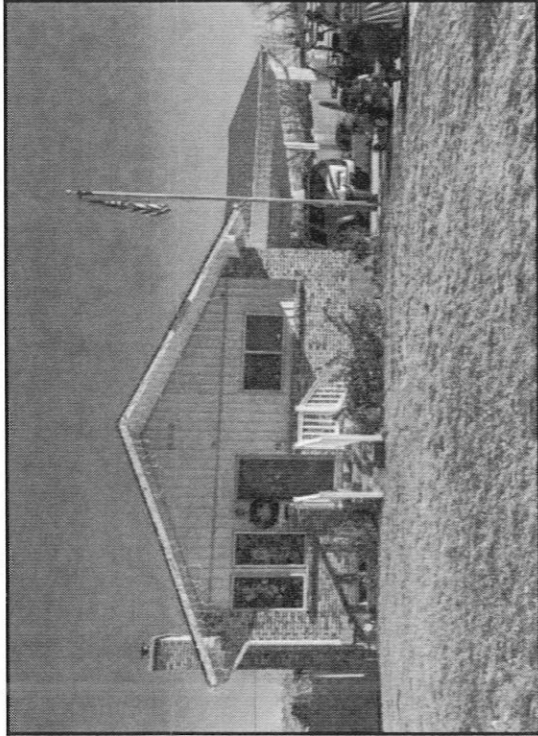
Comparable 4

15 S 400 E
 Prox. to Subject 0.53 miles NE
 Sales Price 230,000
 Gross Living Area 1,694
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2
 Location Heber/Avg
 View Neigh,Mtns/Avg
 Site 0.19 acre
 Quality Average
 Age 107



Comparable 5

60 N 400 W
 Prox. to Subject 3.83 miles W
 Sales Price 251,200
 Gross Living Area 1,704
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1
 Location Midway/Sup.
 View Neigh,Mtns/Avg
 Site 0.40 Acres
 Quality Average
 Age 117



Comparable 6

52 N 600 E
 Prox. to Subject 0.68 miles NE
 Sales Price 279,500
 Gross Living Area 1,314
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1
 Location Heber/Avg
 View Neigh,Mtns/Avg
 Site 0.34 Acres
 Quality Average
 Age 35

Assumptions, Limiting Conditions & Scope of Work

Wasatch County Schools

File No.: 15-2525B

Property Address: 224 E 600 S

City: Heber City

State: UT Zip Code: 84032

Client: Wasatch County School District

Address: 3219 S Daniels Rd Heber City, UT 84032

Appraiser: Fredrick Hunter Boehmer

Address: PO Box 681938, Park City, UT 84068

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

— 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.

— The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

— If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

— 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.

— If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

— The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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, but not limited to, 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, express 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.

— 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.

— The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

— If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

— An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

— The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

— An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 15-2525B

State: UT Zip Code: 84032

City: Heber City

Property Address: 224 E 600 S

Client: Wasatch County School District

Address: 3219 S Daniels Rd Heber City, UT 84032

Appraiser: Fredrick Hunter Boehmer

Address: PO Box 681938, Park City, UT 84068

APPRAISER'S CERTIFICATION**I certify that, to the best of my knowledge and belief:**

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:**DEFINITION OF 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Keith Johansen

Client Name: Wasatch County School District

E-Mail: keith.johansen@wasatch.edu

Address: 3219 S Daniels Rd Heber City, UT 84032

APPRAISER**SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)**

SIGNATURES



Appraiser Name: Fredrick Hunter Boehmer

Company: Orion Appraisal

Phone: (435) 729-9757

Fax:

E-Mail: hunter@orionappraisalpc.com

Date Report Signed: March 03, 2015

License or Certification #: 7363924-CR00

State: UT

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 01/31/2016

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 02/25/2015

Supervisory or

Co-Appraiser Name: _____

Company: _____

Phone: _____

Fax: _____

Date Report Signed: _____

License or Certification #: _____

State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: _____

Supplemental Addendum

File No. 15-2525B

Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S		
City	Heber City	State	UT
	County Wasatch	Zip Code	84032
Lender/Client	Wasatch County School District		

In completing this report the appraiser fee is \$400.00.

The appraiser has not performed any appraisal services in the past 36 months on the subject property.

Exposure Time

The estimated exposure time for the subject is considered to be 1 to 180 days based on the most recent comparable sales from the area and the lack of comparable active listings. The source for the definition of exposure time is the Statement on Appraisal Standards No. 6, USPAP.

Subject Property Profile

UtahRealEstate.com - Tax Data

PARCEL # 00-0005-8144

Year:	2015
Serial:	OHE-1250-0-005-045
Entry:	387604
Name1:	PULLEY ADAM
Name2:	PULLEY AMY (JT)
Add1:	224 E 600 S
City:	HEBER CITY
State:	UT
Zip:	84032-0000
District:	3
Status:	OK
Acres:	1
Market:	184123
Taxable:	101268
Land:	90000
Buildings:	94123
Taxes Charged:	1246.71
Penalty Charged:	0
Special Charged:	0
Taxes Paid:	0
Taxes Abated:	0
2015 Balance Due:	1246.71
Property Address:	224 E 600 S
Property City:	HEBER
Sq Feet:	1376
Year Built:	1945
Back Tax Flag:	X
Mortgage Company:	CORELOGIC
Legal:	BEG 83 RD E OF NW COR SW1/4 SEC 5, T4S, R5E, SLM; S 20 RD; W 8 RD; N 20 RD; E 8 RD TO BEG. AREA 1 ACRE
UPDATE_YR:	2014

DATA PROVIDED BY

Wasatch County Assessor's Office
25 N Main St
Heber, Utah 84032

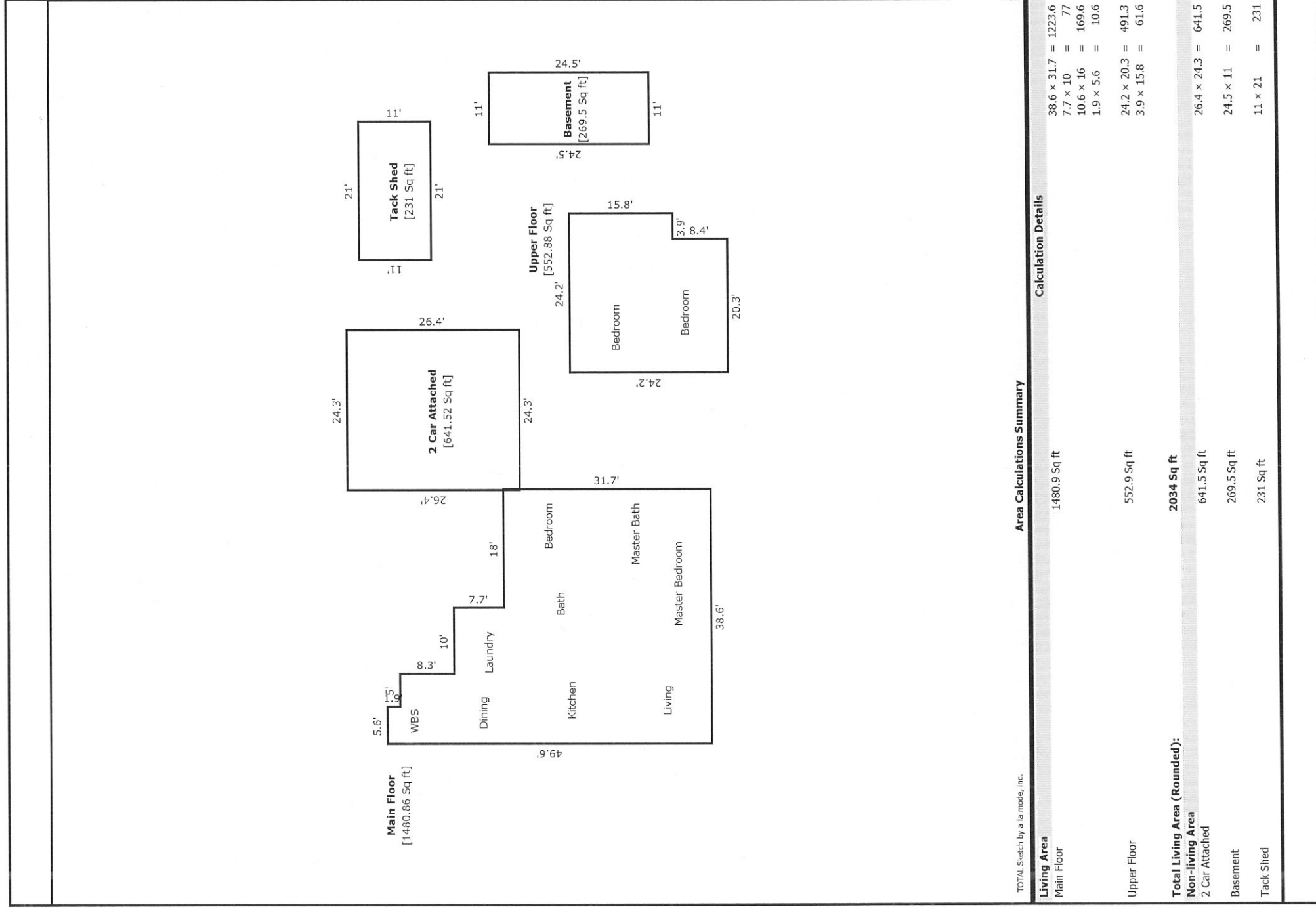
Phone: 435-657-3221

THIS DATA LAST UPDATED ON: Dec 16, 2014 @ 8:35 am

©2015 Wasatch Front Regional MLS.

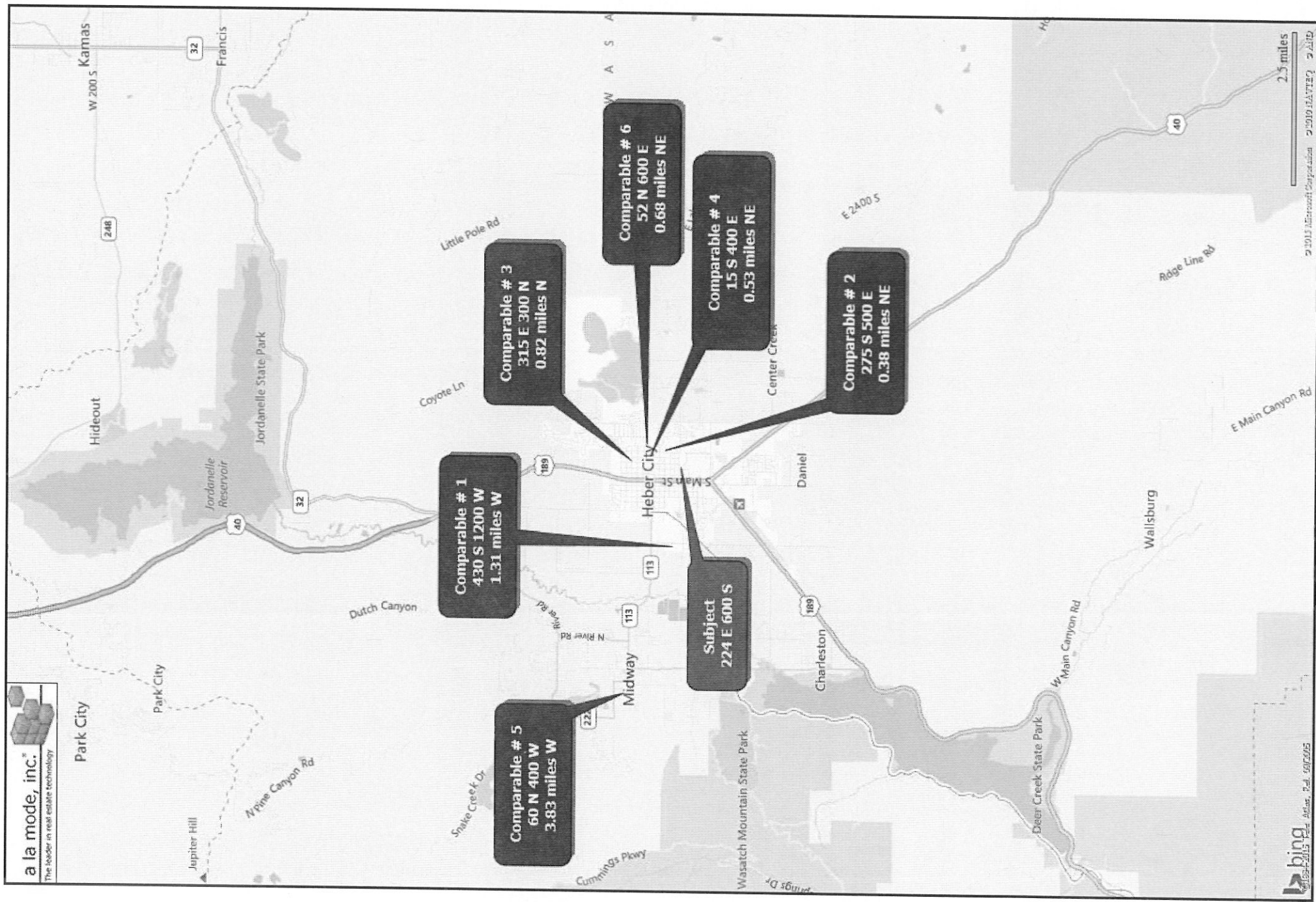
Building Sketch

Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S		
City	Heber City	County	Wasatch
State	UT	Zip Code	84032
Lender/Client	Wasatch County School District		



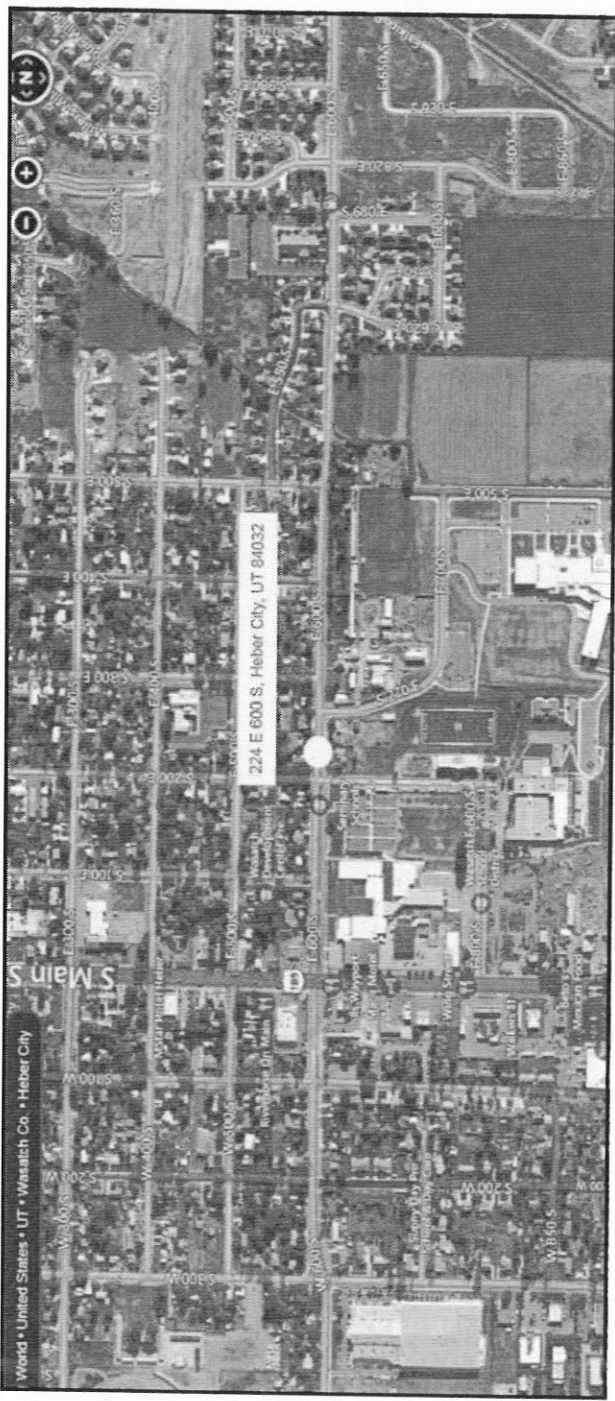
Location Map

Appraiser	Frederick Hunter Boehmer
Property Address	224 E 600 S
City	Heber City
Lender/Client	Wasatch County School District
County	Wasatch
State	UT
Zip Code	84032



Aerial Map

Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S		
City	Heber City	County	Wasatch
Lender/Client	Wasatch County School District	State	UT
		Zip Code	84032



License

Appraiser	Fredrick Hunter Boehmer		
Property Address	224 E 600 S		
City	Heber City	State	UT
Lender/Client	Wasatch County School District	County	Wasatch
		Zip Code	84032

