

**FROM:**

KEN CRAIN  
 KEN CRAIN  
 2602 HARRIS DRIVE UNIT 6  
 OXFORD, MS 38655

Telephone Number: 662-832-1795

Fax Number: 662-513-4517

# INVOICE

**INVOICE NUMBER**

0000687

**DATE**

11/18/2005

**REFERENCE**

Internal Order #: 0000687

Lender Case #:

Client File #:

Main File # on form:

Other File # on form:

Federal Tax ID: 41-2043450

Employer ID:

**TO:**

MECHANICS BANK  
 MAIN STREET  
 WATER VALLEY, MS 38965

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

**DESCRIPTION**

Lender: MECHANICS BANK

Client: MECHANICS BANK

Purchaser/Borrower: MAYER

Property Address: 2033 WEST WELLSGATE DRIVE

City: OXFORD

County: LAFAYETTE

State: MS

Zip: 38655

Legal Description: LOT 178 WELLSGATE

**FEES**

**AMOUNT**

300.00

SUBTOTAL



# Uniform Residential Appraisal Report

File #

comparable properties currently offered for sale in the subject neighborhood ranging in price from \$				to \$			
comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$				to \$			
PROPERTY	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
	2001 WEST WELLSGATE DRIVE	2001 WEST WELLSGATE DRIVE	1112 EAST WELLSGATE DRIVE	8003 LAKE COVE			
	OXFORD	OXFORD	OXFORD	OXFORD			
	0.04 miles		0.05 miles	0.06 miles			
Sale Price	\$ 369,316	\$ 385,000	\$ 396,500	\$ 380,000			
Sale Price/Gross Living Area	\$ 124.68 sq.ft.	\$ 125.53 sq.ft.	\$ 114.23 sq.ft.	\$ 124.39 sq.ft.			
Inspection	INSPECTION	INSPECTION	INSPECTION	MLS/REALTOR			
Appraiser/Company				CASSIDY AND HOLLIS			
ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Character of Financing		CONV		CONV		CONV	
Date of Sale Time		3-25-2005		8/1/2005		1-18-2005	
Location	SUBURB	SUBURB		SUBURB		SUBURB	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	TYPICAL	TYPICAL		TYPICAL		TYPICAL	
View	RESIDENTIAL	RESIDENTIAL		RESIDENTIAL		RESIDENTIAL	
Design (Style)	TRADITIONAL	FRENCH		FRENCH		FRENCH	
Quality of Construction	GOOD	GOOD		GOOD		GOOD	
Actual Age	U/C	NEW		NEW		NEW	
Condition	GOOD	GOOD		GOOD		GOOD	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 4 3.5	9 4 3.5		10 4 3.5		9 4 4	-1,000
Gross Living Area	2,962 sq.ft.	3,067 sq.ft.	-3,150	3,471 sq.ft.	-15,270	3,055 sq.ft.	-2,790
Basement & Finished Rooms Below Grade	NONE	NONE		NONE		NONE	
Functional Utility	GOOD	GOOD		GOOD		GOOD	
Heating/Cooling	CENTRAL	CENTRAL		CENTRAL		CENTRAL	
Energy Efficient Items	STANDARD	STANDARD		STANDARD		STANDARD	
Garage/Carport	DGA	DGA		3GA	-1,500	DGA	
Porch/Patio/Deck	PORCH DECK	PORCH PATIO		PORCH PATIO		SIMILAR	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,150		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 16,770		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 3,790	
Adjusted Sale Price of Comparables		Net 0.8 % Gross 0.8 % \$ 381,850		Net 4.2 % Gross 4.2 % \$ 379,730		Net 1.0 % Gross 1.0 % \$ 376,210	

SALES COMPARISON APPROACH

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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)

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	NONE	NONE	NONE	NONE
Price of Prior Sale/Transfer	NONE			
Data Source(s)	NONE			
Effective Date of Data Source(s)				

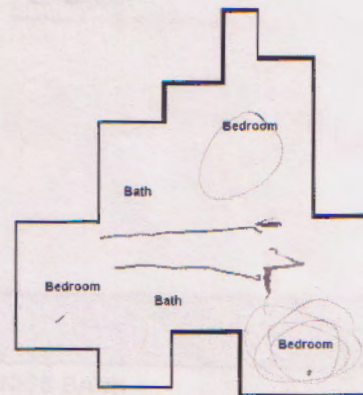
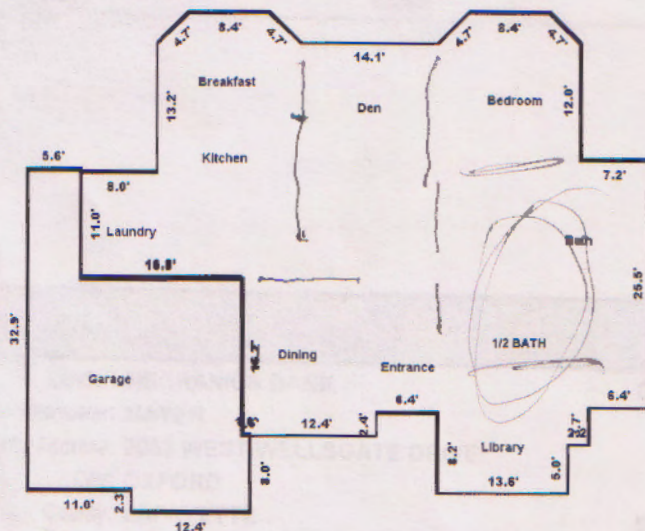
Analysis of prior sale or transfer history of the subject property and comparable sales **NONE NOTED**

Summary of Sales Comparison Approach **ALL THREE COMPS OFFER A GOOD VALUE RANGE. ALL THREE COMPS ARE LOCATED IN THE SUBJECTS DEVELOPMENT. COMPS 1 AND 2 WERE BUILT BY DIFFERENT BUILDERS. A \$30 ADJUSTMENT PER GLA WAS USED. ADJUSTMENTS WERE MADE FOR BATHROOM AND GARAGE AREA. ALL THREE COMPS ARE SIMILAR TO THE SUBJECT IN QUALITY AND STYLE. ALL THREE COMPS ARE NEW CONSTRUCTION IN THE AREA.**



### Building Sketch (Page - 1)

Borrower/Client **MAYER**  
 Property Address **2033 WEST WELLSGATE DRIVE**  
 City **OXFORD** County **LAFAYETTE** State **MS** Zip Code **38655**  
 Lender **MECHANICS BANK**



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2055.50	2055.50
GLA2	Second Floor	906.44	906.44
GAR	Garage	586.38	586.38

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	1.5 x	27.2	40.80
	12.4 x	27.2	337.28
	11.0 x	16.8	184.80
	6.4 x	24.8	158.72
	13.2 x	29.1	384.12
	3.3 x	8.4	27.72
0.5 x	3.3 x	3.3	5.45
0.5 x	3.3 x	3.3	5.45
	15.8 x	29.2	461.36
	6.4 x	25.5	163.20