NOTICE OF A MEETING OF
THE HAILEY ARTS AND HISTORIC PRESERVATION
COMMISSION

Thursday, June 22, 2017
8:00 am
Hailey City Hall

Call to Order

Old Business, In-Progress & Status Reports
1) Approval of meeting minutes from the May 18, 2017 meeting
2) Status update on Hailey Crosswalk Project

New Business
1) Review of Historic Demolition Permit located at 809 South 3rd Avenue

Discussion topics for next Agenda

Adjourn
Meeting was called to order at approximately 8:00am.

Susan motioned to approve the Meeting Minutes from April 26, 2017. Tom seconded and all were in favor.

Jay Cone presented information on the Historic Demolition Applications at 104 Walnut Street and 303 South River Street. Cone noted that 104 Walnut has mold and the Owner hopes to expedite the demolition process. Discussion ensued regarding mold and expediting moldy house. Errin Bliss noted the number of remodels associated with property.

Discussion moved to the demolition of 303 South River Street. Cone noted that there are options of moving and repurposing the home and that he would be willing to advertise and try to find someone to move it. Joan believe it would be good to try. Errin Bliss suggested a 60-day timeline prior to demolition.

Susan moved to modify the waiting period to 60 days, and encouraged the developer to repurpose. Joan seconded and all were in favor.

Daniel motioned to expedite the review of 104 Walnut and waive the 120 review period to 30 days for health reasons. Motion was amended by Joan. Susan seconded and all were in favor.

Lisa went on to explain the next steps with the Painted Crosswalks Project. Lisa explained the reasoning behind postponing the event. Discussion ensued and several August dates were mentioned.

Kevin and Gwen discussed the event itself: time of day, rush hour, morning versus evening, and opening time to community. Discussion ensued.

Group decided to have all designs submitted by June 1, 2017. Kate Horowitz will have her design by the end of May. Designs will be submitted to ITD shortly thereafter.

Lisa summarize approach. The group discussed a Plan B that would not involve ITD.

Meeting adjourned at 8:55am. Susan moved to adjourn. Frank seconded and all were in favor.
CALL FOR ARTISTS

Downtown Hailey - Painted Crosswalks and Street

Request for Qualifications

Idaho artists and art students are invited to submit applications for the Downtown Hailey Painted Crosswalk and Street Project. Please review the selection process and submit the applications to the City of Hailey before 5:00 p.m. on Tuesday, April 25, 2017.

Project Description & Guidelines

The City of Hailey Arts and Historic Preservation Commission invites Idaho artists and designers to submit a two-dimensional design for four painted crosswalks and street. This street will be the new (seasonal) location for the Hailey Farmers Market. The project will specifically focus on:

• All four crosswalks across Main Street at Carbonate Street
• In-street design in Carbonate Street between Main Street and the alley

Crosswalks: Crosswalks are demarcated by white parallel lines called “crosswalk lines” and must remain intact in the Artist’s design. The two-dimensional design must be rendered within those white crosswalk lines. The area between the crosswalk lines is the Artist’s canvas. The selected Artists will be free to create simple graphic designs that can be easily produced using a stenciled outline or paint.

Carbonate Street: The design should include the middle of the street east of the crosswalk and west of the alley, as shown on the detailed map.

Bulbouts: Bulbouts will be painted by a student artist. The student artist and selected artists will be required to collaborate with each other regarding design and implementation of artwork.

Get Creative! Design Themes Could:

• Celebrate the Hailey Farmers Market (for Carbonate Street)
• Be inspired by the history of Hailey or the natural landscape of Idaho
• Utilize graphics that are bold in color and simple in design
• Result in a design doesn’t compete with safety-required white crosswalk lines

Other Guidelines:

• Crosswalk design need not incorporate the parallel bars between the stop bars
• Selected artwork design may need to be adapted, as crosswalk dimensions vary by location and in length

See attached MUTCD Safety Requirements
CALL FOR ARTISTS

**Artist Selection Process**

1. **Artists Apply**
   
   Artists will submit the application materials listed below by the stated deadline.

   **Applications must include:**
   
   - 8” x 11” colored designs for four crosswalks and Carbonate Street in the form of a hardcopy and electronic copy (maximum electronic size of 10 MB)
   - A one-page cover letter and/or artist statement describing how the proposed designs reflect the Design Guidelines
   - Self-addressed stamped envelope for return of materials, if desired by artist.

2. **The Selection Panel Determines Selected Artists**
   
   The Selection Panel will review and evaluate the applications. The City of Hailey will coordinate state and federal approvals to ensure compliance with MUTCD Standards. Selection criteria:

   - Inherent artistic quality of work represented in images.
   - Appropriateness of type of work for planned project.
   - Artist’s interest as represented in cover letter/statement.
   - The design solution thematically is reflective of Hailey and/or Idaho landscapes

   The Selection Panel will choose up to four finalists from the applications received. The panel reserves the right to request the competition to be re-opened. The Selection Panel may be composed of representatives from:

   - Hailey Arts & Historic Preservation Commission
   - Hailey City Department Head
   - Artist or Art Professional

3. **The Selected Artists’ Proposals**
   
   Artists will be paid $500 for four crosswalks and $1000 for Carbonate Street. Proposals will include proposed materials (colors of paint and potential stencils), and a rendering of the proposed designs.
4. Materials, Project Budget and Construction

Materials will be provided by the City of Hailey/Hailey Arts and Historic Preservation Commission. Supplies are limited to City-specific traffic paint. No oil based paints will be allowed. A budget will be established for application materials (traffic paint, stencils, brushes or other applications) and provided by the City of Hailey/Hailey Arts and Historic Preservation Committee. The City of Hailey anticipates the installation to last one to two seasons.

5. Project Schedule

- **Submittal Deadline:** April 25, 2017
- **Identify Finalists & Contract Award:** Week of April 24, 2017
- **Crosswalk and Street installation is planned for Saturday, June 10, 2017.** Artists must be available on that date in order to be selected.
- A finite time period for installation will be established by the City to assist with traffic control.

6. Eligibility

This call is open to artists living full-time in the state of Idaho. The public art program is open to artists regardless of race, gender, sexual preference, religion, national origin or disability. Incomplete, ineligible or late applications will be reviewed.

7. Deadline

Applications must be received by the City of Hailey by 5:00 p.m. on April 18, 2017 (Postmarks not acceptable).

8. Notification of Results

Please do not call the Arts and Historic Preservation Commission or City Hall to ask about the Selection Panel’s recommendations. Artists will receive notification of the decision by letter. Applications accompanied by return envelope with sufficient postage will be returned. Every effort will be made to ensure the safe handling of the submitted materials; however, the City of Hailey will not be responsible for any loss or damage.

**Deliver or Mail Applications To:**

City of Hailey  
Attn: Lisa Horowitz  
115 Main Street South, STE. H  
Hailey, ID 83333
Return to Agenda
HAILEY HISTORIC DEMOLITION PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

<table>
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<th>Date Filed</th>
<th>Permit Fee</th>
<th>Publication Costs</th>
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<td>17-104</td>
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<td>$75.00</td>
<td>$50.00</td>
<td>$10.54</td>
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</table>

| OWNER: Brayles LLC | MAILING ADDRESS: P.O. Box 6727 Ketchum, ID |
| PHONE: 415.298.7656 - Matt | CONTRACTOR: Burkes + Self |

| MAILING ADDRESS: | PHONE: |
| CONTRACTOR REGISTRATION NO.: | |

| ESTIMATED COST OF DEMOLITION: $20K |

| Address of Subject Property: | Built in 1925 |
| 809 S. 3rd Ave Hailey, ID |

| Legal Description of Property: Lot(s) 4, 5, 6, 7, 8 | Block(s) 135 | Plat |

Please attach the following information:

- [ ] Obtain from the B.C. Assessor’s office, or other reliable records, documentation stating when the building was built.
- [ ] Asbestos report, if deemed necessary (at the expense of the applicant).
- [x] Obtain a list of property owners within 300 feet of the subject property from the B.C. Assessor’s office or go to http://maps.co.blaine.id.us Copy and paste the names, addresses and property information on to an Excel spreadsheet and download to a disk or email to planning@haileycityhall.org
- [x] Color photos of the elevations of the building. [ ] Submit a letter to HPC requesting reasons to waive the 120 day waiting period if applicable.

In pertinent part, Hailey Ordinance No. 964, Section 105.1.5 (b.) provides; the applicant shall demonstrate the age of a building or structure by reliable records, including but not limited to records of the B.C. Assessor.

i.) A one-hundred-twenty (120) day review period shall run from the date of transmittal of copies of the application to the Departments, agencies, commissions and organizations. The date of transmittal shall be documented in the application file and shall commence the comment period. Within seven (7) calendar days of the Building Official certifying that the application is complete, the Building Official shall, at the applicant’s expense, publish a Notice of Intent to Demolish a Historic Structure in the official newspaper of the City of Hailey, post on the subject property a Notice of Intent to Demolish a Historic Structure, and mail Notice of Intent to Demolish a Historic Structure to property owners within three-hundred (300) feet of the subject property.

ii.) During the review period, the City, the Hailey Historic Preservation Commission or any other commission, organization or individual may negotiate with the owner and with any other parties in an effort to find a means of preserving the structure or building for the acquisition by gift, purchase, or exchange of the property or any interest therein.

iii.) The one-hundred-twenty (120) day review period may be reduced if the Building Official or his/her designee finds that a) the owner has reasonably demonstrated that rehabilitation of the Historic Structure would not be economically feasible, b) the Historic Structure shall be preserved by relocation of the building or structure to another appropriate site in Hailey, c) the Historic Structure is deemed a “dangerous” building as defined in Chapter 3, Section 3.02 of the 1997 Uniform Code for Abatement of Dangerous Buildings, or d) the Hailey Historic Preservation Commission has recommended the one-hundred-twenty (120) day review period be reduced because the Historic Structure does not maintain the historic architectural qualities, historic associations or archeological values of other Historic Structures within Hailey.

Building/Forms/Demolition
Revised 3/7/16
HAILEY HISTORIC DEMOLITION
PERMIT APPLICATION
Buildings and Structures Built Prior to 1941

At the end of the review period, if the application for a “Demolition” permit has not been withdrawn, the Building official shall process the application according to the 2012 IBC and the Municipal Code. Any demolition permit for a Historic Structure shall be conditioned so that prior to demolition, the applicant shall provide the Hailey Historic Preservation Commission with all available historic information about the Historic Structure, including a) color photographs measuring at least four inches (4") by six inches (6") of at least two (2) elevations of the building at the time of permit submittal (if the building faces one or more public streets, the two (2) elevations shall be of the street facing sides); b) height, square footage, and current use of the building; and c) historical photograph, black and white or color, of the building, if feasible. c) Revegetation. Following demolition of a building or structure, any foundation and basement and all debris shall be removed. Clean fill shall be placed in any excavated portion of the property. The grade of the property shall be leveled, and the property shall be planted or reseeded with drought resistance grasses and/or shrubs that are as minimally as possible irrigated to ensure successful Revegetation within one (1) month of the permitted work. The Revegetation shall include noxious weed abatement and continued maintenance until new construction commences.

X
Signature of Contractor, Owner, or Authorized Agent

06/13/2017
Date

☐ APPROVED ☐ DENIED

Building Official
Date

☐ APPROVED WITH CONDITIONS

Building/Forms/Demolition
Revised 3/7/16
### RESIDENTIAL CHARACTERISTICS

**Year:** 2017  
**Parcel Number/Suffix:** RPH00000135004A 1  
**Parcel Status:** Active  
**Status Date:** 4/28/2007  
**Master Reappr Year:** 2015

**Property Address:** 809 S 3RD AVE HAILEY  
**Section/Township/Range:** 2N/18E  
**Last Changed:** 05/31/2016  
**User:** VPACE

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<th>Physical Inspection</th>
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<th>Year Built</th>
<th>Last Year Remodeled</th>
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**Type** | **Shape** | **Linear Feet** | **Sq Feet Finished** | **Sq Feet Unfinished** | **Square Feet** | **Interior Features**
---|---|---|---|---|---|---
Ground Floor: | Siding | Average | 0.00 | | | 1183 | Bedroom(s) | 3 |
Upper Floor: | | | 0.00 | | | 0 | Bathroom(s) | 1.00 |
Lower Floor: | | | 0.00 | 0 | 0 | 0 | Kitchen(s) | 1 |
Attic: | | | 0.00 | 0 | 0 | 0 | Fireplace(s) | 1 |
Basement: | | | 0 | 0 | 196 | 196 | Air Conditioning | No |
Roof Type: | Good | | | | | | Central Heating | Yes |

**Total Square Feet:** 1,379

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**Landscape Type:**

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<tr>
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<tr>
<td>Pool</td>
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**Subdivision:** HAILEY TOWNSITE HAILEY  
**Land Size:** 0.344  
**Land Value:** 225,416.00

**Notes:**

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RESCHAR  
BLAINE COUNTY
APPRAISAL REPORT

of

809 S 3rd Ave
Hailey, ID 83333

As Of:
1/5/2016

Prepared For:
Matt Engel of Engel & Associates, LLC
101 Bullion St F
Suite 3C Hailey, ID 83333

Prepared By:
Traci Beer
Sun Valley Appraisal Company
P.O. Box 1226
Sun Valley, ID 83353
Residential Appraisal Report

Property Address: 800 S 3rd Ave
City: Hailey
State: ID
Zip Code: 83333

Owner: Daniel P. Thomas
Intended Use: Residential

Legal Description: Lots 4, 5, 6, 7 & 8, Block 135, City of Hailey
Assessors Parcel #: RH0000135004AA
Tax Year: 2015
R.E. Taxes: $2,560.00

Occupant: Owner
Tenant: Vacant
Special Assessments: 0

Property Rights: Appraised
Size: 4,800 sq ft
Leasehold: Yes
Other: None

Intended Use: Single Family Residence
Estate of Daniel P. Thomas
Client: Matt Engel of Engel & Associates, LLC
Address: 101 Bullion St E, Suite 3C, Hailey, ID 83333

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
Report data source(s), used, offerings price(s), and details: SME L.S

Contract Price: $500,000
Date of Contract: 2016-05-01
Is the property seller the owner of public record? Yes No
Data Source(s): SME L.S

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? Yes No
If Yes, report the total dollar amount and describe the items to be paid: $0

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics:
- Location: Urban X Suburban Rural
- Property Values: Increasing X Stable Declining
- One-Unit Housing: Increasing X Stable Declining
- Present Land Use %: 75%

Built-Up:
- Over 75%: 0
- Under 25%: 0
- Under 25% Demand/Supply: 0
- Over Supply: 0
- Marketing Time: Under 3 days
- Over 10 days: 0

- Big Wood River and Cray Canyon, 500
- Woodside, 500
- North 0
- South 500
- West 0
- East 500

- FEMA Special Flood Hazard Area: Yes X No
- FEMA Flood Zone: X
- FEMA Map #: 16013C668E
- FEMA Map Date: 11/26/2010

Utilities:
- Public X Other (describe): X
- Street: Asphalt
- Alley: Gravel

- Electricity: X
- Gas: X
- Water: X
- Sewer: X
- Sanitary: Gravel
- Electric X Other W
- Gas X Other X
- Water X Other X
- Sewer X Other X
- Sanitary Gravel

General Description:
- Units: 1 X
- Stories: 1
- Building: One with Accessory Unit
- Foundation: Concrete Slab
- Exterior: Full Basement
- Parking: 1
- Roof: Wood/Stone/Veneer/AV
- Foundation Walls: Concrete/AV
- Final Finish: Painted/Wood Panel
- Windows: Wood/Pine/AV
- Siding: Wood/Stone/Insulted
- Exterior: Wood/Stone/Insulted
- Interior: Wood/Stone/Insulted
- Entry: Doorway
- Floors: Hardwood/AV, Carpet/Wood
- Bath: 3/4 Bath
- Walls: Drywall/Wd Panel
- Windows: Wood/Pine/AV
- Doors: Wood/Pine/AV
- Ceiling: Painted/Wood Panel
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- Doors: Wood/Pine/AV

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No
If Yes, describe:

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes X No
If No, describe:

Additional features (special energy efficient items, etc.)

- Oak hardwood flooring in the living room and one of the bedrooms, wood stove in the living room, newer water heater, newer carpet & vinyl flooring, small basement for mechanical & storage, front porch, and storage shed.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.)

- The subject has been adequately maintained and is in overall average condition. There are no functional inadequacies or any external obsolescence and no apparent repairs were noted on inspection.

Physical depreciation is from wear and tear.
### Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $395,000 to $489,000.

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<th>FEATURE</th>
<th>SUBJECT</th>
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<th>COMPARABLE SALE #2</th>
<th>COMPARABLE SALE #3</th>
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<td>208 S 3rd Ave Hailey, ID 83333</td>
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<td>220 S 2nd Ave Hailey, ID 83333</td>
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**SALES COMPARISON ANALYSIS**

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<td>Condition</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Ave Good</td>
</tr>
<tr>
<td>Above Grade</td>
<td>Total</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Room Count</td>
<td>Total</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bathrooms</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>5</td>
</tr>
<tr>
<td>Beds</td>
<td>1,348 sq. ft.</td>
<td>1,346 sq. ft.</td>
<td>-100 sq. ft.</td>
<td>1,352 sq. ft.</td>
<td>1,346 sq. ft.</td>
</tr>
<tr>
<td>Basement &amp; Finished</td>
<td>None</td>
<td>1,960 sf</td>
<td>-1,960 sf</td>
<td>75940sf</td>
<td>-5,630 sf</td>
</tr>
<tr>
<td>Functional Utility</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
<td>Average</td>
</tr>
<tr>
<td>Heating/Cooling</td>
<td>FA Gas/None</td>
<td>FA Gas/None</td>
<td>FA Gas/None</td>
<td>GFA/EBB/None</td>
<td>FA Gas/None</td>
</tr>
<tr>
<td>Energy Efficient Items</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Garage/Carport</td>
<td>None</td>
<td>2 Car Garage</td>
<td>-20,000</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Pool/Patio/Deck</td>
<td>Porch/Steep/Porch</td>
<td>Porch/Patio</td>
<td>Porch Deck</td>
<td>Porch Deck</td>
<td>Porch Deck</td>
</tr>
<tr>
<td>Fireplaces/Stoves</td>
<td>Wood Stove</td>
<td>Wood Stove</td>
<td>None</td>
<td>+2,500</td>
<td>None</td>
</tr>
<tr>
<td>Landscape</td>
<td>Avl. landscaping</td>
<td>Avl. landscaping</td>
<td>Avl. landscaping</td>
<td>Avl. landscaping</td>
<td>GDL landscaping</td>
</tr>
</tbody>
</table>

Net Adjustment (Total): $76,410 - $49,570 - $10,020

### Summary

- **Residential Appraisal Report**
- **Case No.**
- **File No.**
- **Page 2 of 10**

---

**SALES COMPARISON ANALYSIS**

- **Comparable Sales Analysis**
- **Comparable Properties**
- **Market Value**
- **Adjustments**

**Price of Prior Sale/Transfer**

- **Data Source(s)**
- **Effective Date of Data Source(s)**

**RECONCILIATION**

- **Indicated Value by Sales Comparison Approach**
- **Indicated Value by Cost Comparison Approach**
- **Indicated Value by Income Approach**

**LOCATION**

- **Residential 5/2007**

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Residential Appraisal Report

See attached comments.

COST APPROACH TO VALUE (if applicable)

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value). Land sales in Hailey area range in price from $118,000 to $175,000. Hailey Business Zoned lots range in list price from $497,000 up to $545,000. Subject site is located in the Limited Business Zone which is superior to the residential zoned areas, however, is inferior to the Business Zone. Subject site reasonably supported at $225,000.

<table>
<thead>
<tr>
<th>ESTIMATED</th>
<th>REPLACEMENT</th>
<th>OPINION OF SITE VALUE</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source of cost data</td>
<td></td>
<td>Dwelling 1,348 Sq. Ft. @ $</td>
<td></td>
</tr>
<tr>
<td>Quality rating from cost service</td>
<td></td>
<td>$/Kwnt. 196 Sq. Ft. @ $</td>
<td></td>
</tr>
<tr>
<td>Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td>
<td></td>
<td>Garage/Carport Sq. Ft. @ $</td>
<td></td>
</tr>
<tr>
<td>Land to improvement ratio is over NMA guidelines of 30% to 70% and is due to the large site with very old improvements.</td>
<td></td>
<td>Total Estimate of Cost-new</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Less Physical Functional External</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Depreciation</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Depreciated Cost of Improvements</td>
<td>$</td>
</tr>
<tr>
<td></td>
<td></td>
<td>&quot;As-is&quot; Value of Site Improvements</td>
<td>$</td>
</tr>
</tbody>
</table>

Estimated Remaining Economic Life (HUD and VA only) 20 Years: Indicated Value By Cost Approach $ |

INCOME APPROACH TO VALUE (if applicable)

<table>
<thead>
<tr>
<th>INCOME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indicated Value By Income Approach</td>
</tr>
</tbody>
</table>

Summary of Income Approach (including support for market rent and GIM): N/A

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [ ] No Unit type(s): [ ] Detached [ ] Attached

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.

Legal Name of Project

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 building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion:

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data source:

Are the units, common elements, and recreational facilities complete? [ ] Yes [ ] No If No, describe the status of completion:

Are the common elements leased to or by the Homeowner's Association? [ ] Yes [ ] No If Yes, describe the rental terms and options:

Describe common elements and recreational facilities:
NEIGHBORHOOD DESCRIPTION
The Wood River High School is 3/4 mile southeast, the Blaine County Middle School is 1 mile north and the Ketchum/Sun Valley resort is approximately 12 miles to the north of the Hailey city limits.

HIGHEST & BEST USE
Subject is an older single family residence located in the Limited Business Zoning. This property has existed as a residence since the time it was built in 1975 and there are other single family residences along this street as well as a small gas station/car wash, senior center, a park, and buildings that house the fire department's equipment. The highest & best use of the subject property as improved is its current use as a single family residence on an interim basis until future redevelopment to commercial use occurs.

PURPOSE
The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject property for the estate of Daniel P Thomas. The function is to provide an estimate of value for the estate as of the date of death of January 5, 2016.

INTENDED USE/USER
The intended user of this appraisal report is the client. No additional intended users are identified by the appraiser.

The intended use is to evaluate the property that is the subject of this appraisal for the Daniel P Thomas Estate, subject to the stated scope of work, purpose, reporting requirements, and definition of market value.

SCOPE OF WORK
The scope of this appraisal has been to perform a detailed inspection and analysis of the subject property within the limits of the type of appraisal assignment completed. This included physically viewing all accessible areas of the property which included all of the interior rooms of the home including the basement as well as the exterior on 3/15/2016. The appraiser did not test the equipment i.e. appliances & electrical outlets, lights or plumbing. The appraiser is not a home inspector and this appraisal report is not a home inspection report. This appraisal report cannot be relied upon to disclose conditions and/or defects in the property and this appraisal does not guarantee that the subject is free of physical or environmental defects. This also included collecting and analyzing comparable data to reach an opinion of value, and to write a report conveying the value conclusion to the client. In the collection of data, all sources including Multiple Listing Service, lenders, brokers, county records, and the appraiser's files were utilized. It is assumed that the information from these sources is correct. All comparable have been verified as closed through the source(s) indicated.

ADDITIONAL CERTIFICATION
I have not completed an appraisal report on the subject property within preceding 36 months. I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this work under review within the three year period immediately preceding acceptance of this assignment.

REASONABLE EXPOSURE TIME:
The exposure time for the subject is estimated at 180 to 360 days.

GENERAL MARKET CONDITIONS
Area real estate market had been softening over the mid to late 2000's with all price ranges experiencing some decline. All price ranges were affected by the general market slow down especially during the years of 2009 up to the early spring of 2012, however the Hailey area has been stable over the years 2013, 2014 and 2015. All sales utilized within this analysis are within 1 month old.

SALES COMPARISON APPROACH
Three comparable sales are utilized in the Sales Comparison Analysis section. Comparables selected were believed to be the best available in the current marketplace. All of the comparables were taken from within the Hailey area and are within a 1 mile radius of the subject. Hailey is a small community so it is not uncommon to expand the search criteria into all competing areas in order to obtain the best most comparable sales available. The appraiser utilized the most recent comparable residential style properties available.

Sale 1 is located in the Transitional Zone on a smaller site with an inferior land value. This home is older like the subject and is similar in overall quality and condition. Additional adjustments are for gross living area, bathrooms, and no basement.

Sale 2 is located in the General Residential Zone on a larger site that has a similar land value as the subject. This home is older like the subject and is similar in overall quality and condition. Additional adjustments are for gross living area, bathrooms, larger basement, garage and no wood stove.

Sale 3 is located in the Transitional Zone on a smaller site with an inferior land value. This home is older, however was renovated in the year 2015 and is superior in overall quality and condition, therefore the adjustments. Additional adjustments are for gross living area, no basement, no wood stove, and superior landscaping.

Comparables selected were believed to be the best available in the current marketplace and bracket the subject in the most pertinent characteristics. Some gross/net adjustments exceed guidelines, however comparables are adjusted for their differences for a fair and accurate comparison. Differences in overall gross living areas were adjusted at $40 square foot with other adjustments made for the differing characteristics that each sale contained. Bathrooms were adjusted at $5,000 per bath. The subject's market does not have a distinction between 2, 3 or 4 bedrooms, therefore no bedroom adjustments are made.
INCOME APPROACH COMMENTS
The appraiser did not utilize the Income Approach to value in this appraisal report due to the lack of general income information and due to the fact that the majority of single-family residential homes sold throughout the Hailey & Ketchum/Sun Valley area are not sold or purchased based upon their income-producing potential. Therefore, there is very limited data available for the utilization of the Income Approach to value for appraising single-family residential homes. Because of the lack of overall income information and data, the appraiser did not utilize the Income Approach to value in this appraisal report.

COST APPROACH COMMENTS
The Cost Approach was not utilized in the appraisal as it is most reliable when a home is new and there are sufficient land sales available. The subject is a 91 year old home and the Sales Comparison Approach is most reflective of current market conditions.

FINAL RECONCILIATION
Due to the age of the subject the Cost Approach is not applicable nor is the Income Approach to value for an owner occupied single family residential property. In Blaine County single family residential properties are not typically sold or purchased based on their income producing capacity. The Sales Comparison Approach is most reflective of current market conditions & is given most consideration.

The Sales Comparison Approach utilized three closed sales of the best available residential style properties which were considered to be similar to the subject and the most recent available. After giving consideration to the comparable sales and the adjustments made to each, the appraiser was able to conclude an indicated market value for the subject property, based upon the utilization of the Sales Comparison Approach, of $285,000. This approach is considered to be most reflective of current market conditions within the Wood River Valley area. All three sales are given consideration in the subject's final value estimate as all are very recent within 1 month. The subject's final indicated value "as of" the date of death January 5, 2016 is estimated to be $285,000.
This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- [X] Appraisal Report
- [ ] Restricted Appraisal Report

This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood property without the additional information in the appraiser’s workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to 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 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.

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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- [X] I HAVE made a personal inspection of the property that is the subject of this report.
- [ ] I have NOT made a personal inspection of the property that is the subject of this report.

APPRaisal ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- [X] A reasonable marketing time for the subject property is 180-365 day(s) utilizing market conditions pertinent to the appraisal assignment.
- [X] A reasonable exposure time for the subject property is 180-365 day(s).

APPRAISER

Signature: Traci Beer
Name: Traci Beer
Date of Signature: 4/21/2016
State Certification #: CRA-98
or State License #: 
State: ID
Expiration Date of Certification or License: 03/02/2017
Effective Date of Appraisal: 1/5/2016

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature: Kyle T. Kersz
Name: Kyle T. Kersz
Date of Signature: 4/21/2016
State Certification #: CGA-7909
or State License #: 
State: ID
Expiration Date of Certification or License: 12/17/2016
Supervisory Appraiser Inspection of Subject Property:
[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

Produced by ClickFORMS Software 800-622-8727
This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**DEFINITION OF MARKET VALUE:** As per Fannie Mae the definition of market value is 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 or she considers his or her 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 ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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 this appraisal report whether any portion of 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.

4. 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, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements 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 at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. 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 opinion of market value in this 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.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPervisory Appraiser's Certification: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under applicable state law.

4. This appraisal report complies with 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 at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature: Traci Beer
Name: Traci Beer
Company Name: Sun Valley Appraisal Company
Company Address: P.O. Box 1226
Sun Valley, ID 83353
Telephone Number: 208-726-2194
Email Address: traci.beer@svcoxmail.com
Date of Signature and Report: 4/21/2016
Effective Date of Appraisal: 1/5/2016
State Certification #: CRA 98
State License #: State ID:
Expiration Date of Certification or License: 03/02/2017

ADDRESS OF PROPERTY APPRAISED
809 S 3rd Ave
Hailey, ID 83333

APRAISED VALUE OF SUBJECT PROPERTY $285,000

CLIENT
Name: Matt Engler of Engler & Associates, LLC
Company Address: 101 Bullion St E Suite 3C Hailey, ID 83333
Email Address: 

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature: Kylee Krueger
Name: Kylee Krueger
Company Name: Sun Valley Appraisal Company
Company Address: P.O. Box 1226
Sun Valley, ID 83353
Telephone Number: 208-726-2194
Email Address: svappraisal@cox-internet.com
Date of Signature: 4/21/2016
State Certification #: CGA 2909
State License #: State ID:
Expiration Date of Certification or License: 12/17/2016

SUBJECT PROPERTY

X Did not inspect subject property
Did inspect exterior of subject property from street
Date of Inspection

X Did inspect interior and exterior of subject property

COMPARABLE SALES

X Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street
Date of Inspection

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FRONT OF
SUBJECT PROPERTY
809 S 3rd Ave
Hailey, ID 83333

REAR OF
SUBJECT PROPERTY

STREET SCENE
COMPARABLE SALE # 1
708 S 2nd Ave
Hailey, ID 83333

COMPARABLE SALE # 2
608 N 1st Ave
Hailey, ID 83333

COMPARABLE SALE # 3
220 S 2nd Ave
Hailey, ID 83333
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