

The background features a complex, abstract design. It consists of a light gray grid of lines and dots. Overlaid on this grid are numerous squares of various sizes and colors, including green, blue, purple, orange, and black. Some squares are solid, while others are outlined. The squares are arranged in a way that suggests a network or a data structure. In the top right corner, there is a small orange rectangle.

Appraisals

Picking Comps, Adjustments,
Definitions, and You Can Help



- Make sure you sign in w/ the QR code
- Must stay all of class to get credit
- Ask questions-Let's have some discussion!!!!

How does an appraisal get “Ordered”

- Borrower makes loan app
- Pays lender for Appraisal
- Lender orders through AMC
- AMC orders or bids
 - Bids
 - Orders
- Appraiser accepts order, conditionally accepts or declines
 - Conditionally Accepts?
- Fee Can Depend on Multiple Factors
 - Complexity
 - Distance
 - Type of property
 - Due Date

Subject Property Identification

MLS Search

- Listing History
- Current Listing

Realist Search

- Verifying Information

County Assessor Search

- 2nd or 3rd Verification Source
- Plat and Zoning Maps
- Deeds

Appraiser's Files

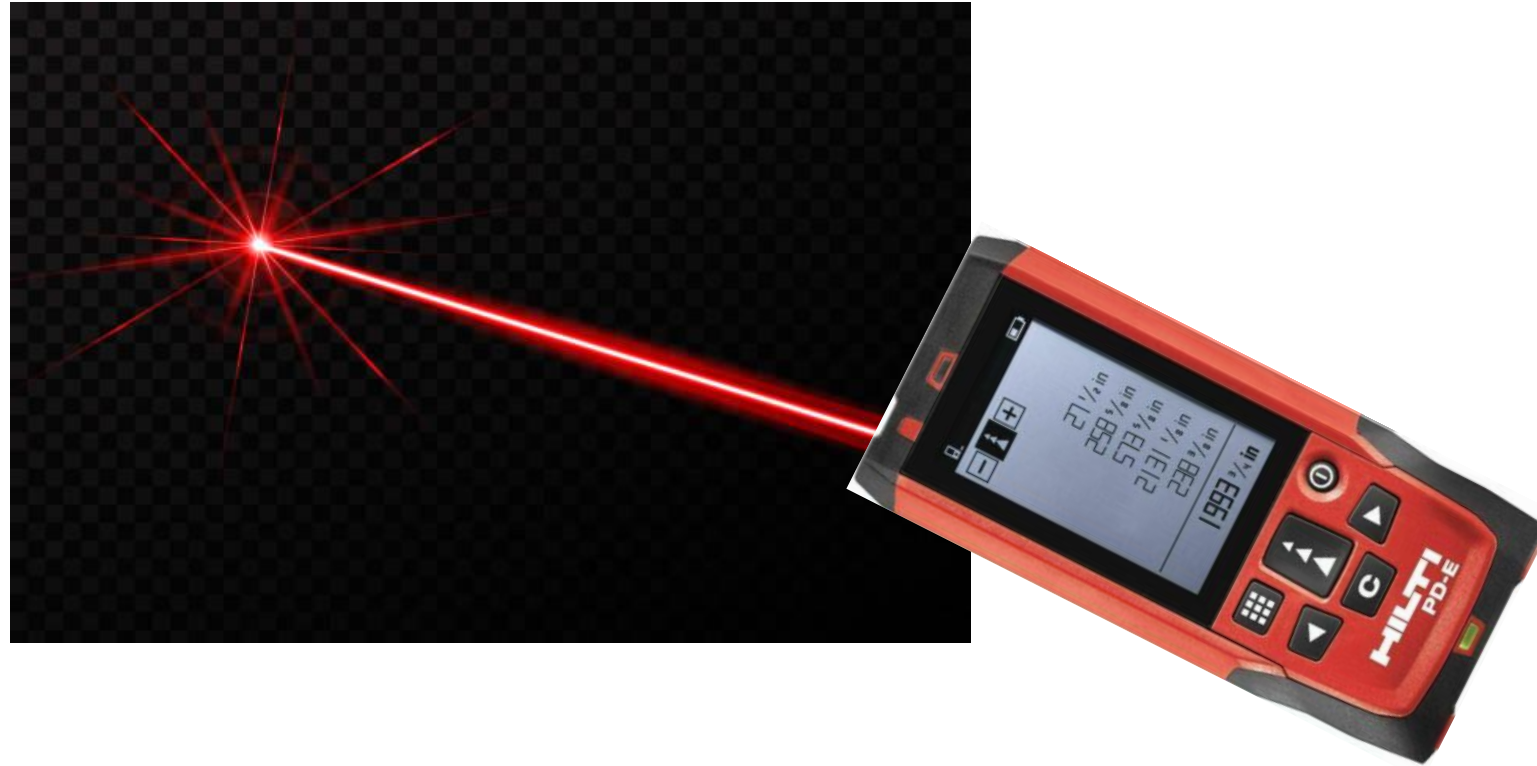
- Last appraisal

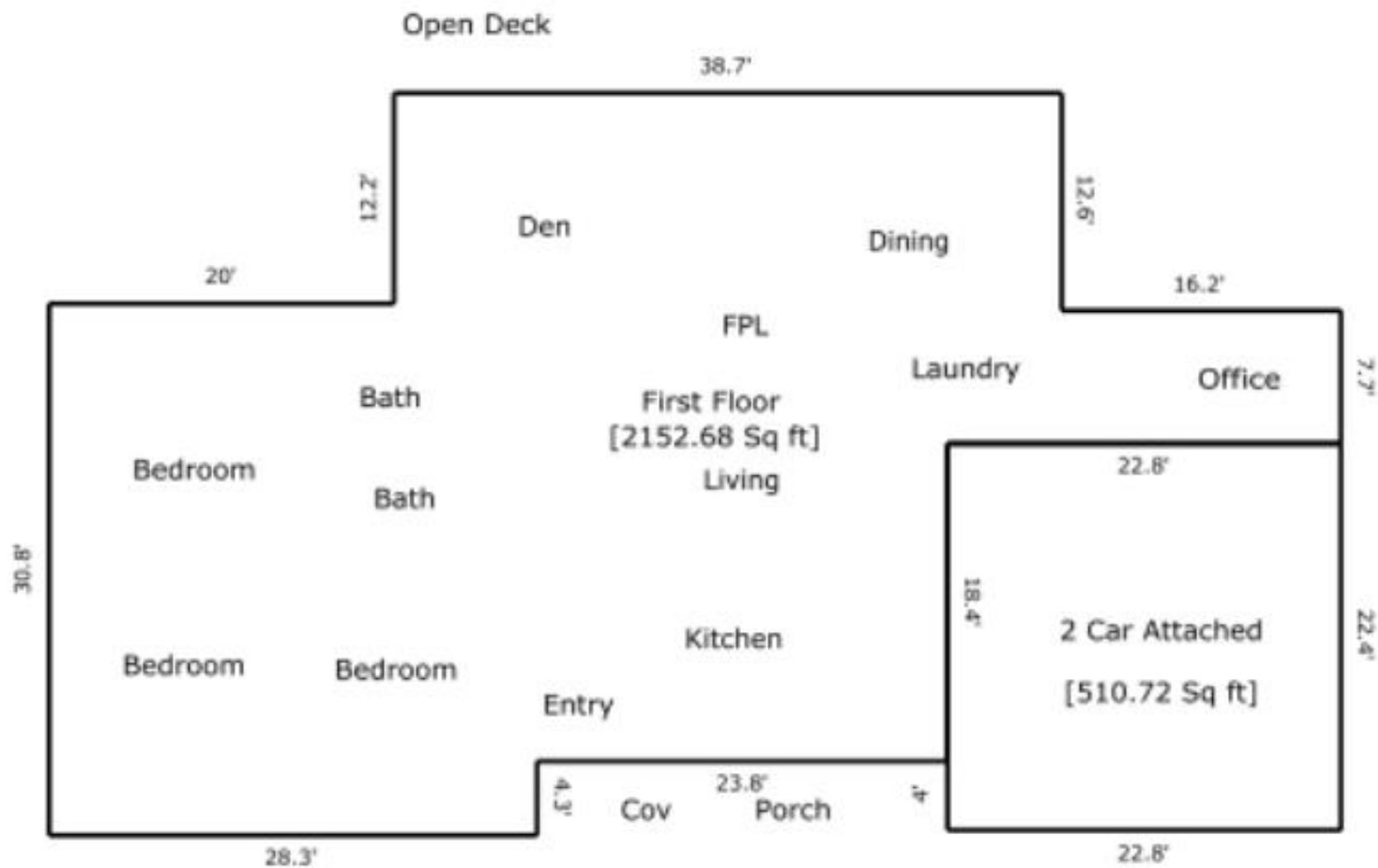
• Aerial & Street Images

- Google Maps
- Apple Maps

Subject Inspection

- ANSI
 - Ceiling Height
 - Basement/Below Grade
- Bed/Bath Count
- Garage Size
- Sunrooms
- Porches, Patio/ Decks
- Deferred Maintenance





2153 sf
511 sf Gar



2019 sf
462 sf Gar
17sf Bay Wndw

TOTAL: 2019 sq. ft
1st floor: 2019 sq. ft
EXCLUDED AREAS: GARAGE: 462 sq. ft, BAY WINDOW: 17 sq. ft
tulsavaluations.com





UNIFORM MORTGAGE DATA PROGRAM



Fannie Mae®



2026

BROAD PRODUCTION

January 26, 2026 – November 1, 2026

Submit UAD 2.6 or UAD 3.6

NOTE: Start the transition to UAD 3.6 now. Fully transition before mandate.

- Confirm vendor, appraiser and system readiness.
- Use the Lender Readiness Kit and additional resources to get started.
- Take the GSE-developed industry training.

Visit the [Freddie Mac](#) and [Fannie Mae](#) UAD webpages for more information.

UAD 2.6 appraisals must be submitted to UCDP® before November 2, 2026 or converted to UAD 3.6.

UCDP/SSR Feedback Message

August 6, 2026: Warning message delivered only when UAD 2.6 submitted, stating that starting November 2, 2026, all new submissions must be in UAD 3.6.

MANDATE

November 2, 2026

Submit UAD 3.6 Only

NOTE: All new UCDP submissions must be in UAD 3.6.

Revisions allowed for UAD 2.6 appraisals previously submitted to UCDP November 1, 2026, or earlier.

UCDP/SSR Feedback Message

November 2, 2026: Fatal message delivered only when UAD 2.6 submitted, stating all new submissions must be in UAD 3.6.

2027

RETIREMENT

May 3, 2027

UAD 2.6 Pipeline Cleared

UAD 2.6 pipeline revisions period ends.

What to Expect

- Software Vendors Not Ready
 - Extended Turn Times
 - Inspections will take longer
 - Learning Curve For All
 - Appraiser Requests For Docs
 - Surveys, HOA Docs, Building Specs, etc
 - Multiple Report Versions
 - FNMA, Freddie
 - U/W Requirements
-
- No change in valuation process
 - Form Consolidation
 - Finals
 - 2055
 - 1007
 - Manufactured
 - Fewer Appraisers

Uniform Residential Appraisal Report

2213 W LOUISVILLE ST, BROKEN ARROW, OK 74012

SUMMARY

Opinion of Market Value

Market Value Condition

Final Value Condition Statement

Effective Date of Appraisal

Property Valuation Method

Traditional Appraisal

Assignment Reason

Appraiser Name

Current Owner of Public Record

Listing Status None

Property Description

Attachment Type

Overall Quality

Overall Condition

Planned Unit Development (PUD)

Yes No

☐ ☒

Condominium

☐ ☒

Cooperative

☐ ☒

Condop

☐ ☒

Subject Site Owned in Common

☐ ☒

Units Excluding ADUs 1

Accessory Dwelling Units 0

Property Rights Appraised

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?

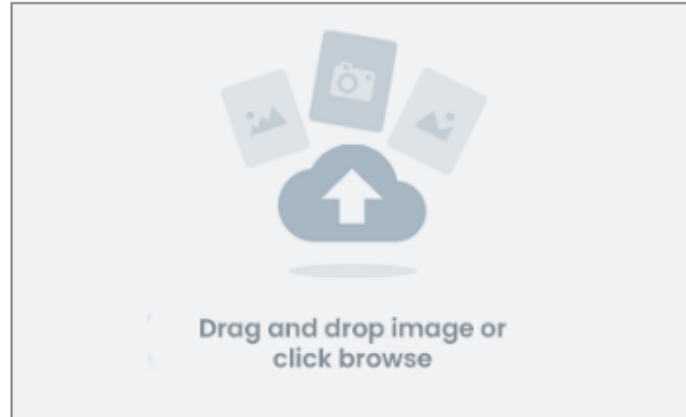
Yes No

☐ ☐

Zoning Compliance

Apparent Defects, Damages, Deficiencies Requiring Action

None



Exterior Details

Defects, Damages, Deficiencies



Dwelling Exterior

Subject Property Units in Structure	#
Structure Design	
Floors in Building	#
Dwelling Style	
Front Door Elevation	
Year Built	YYYY
Construction Method	
Converted Area	None
Structure Volume	Only if requested by Client
Window Surface Area	Only if requested by Client
Gross Building Finished Area	#



Drag and drop image or click browse

Noncontinuous Finished Area

☐ Show ☒ Hide

None

Mechanical System Details

	System	Detail	Yes	No
Heating			☐	☐
Cooling				

Core Heating System Below Grade

Other Mechanical Systems

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

☒ Show ☐ Hide

The items listed below represent the As Is condition as of the effective date of this report

Feature	Location	Description	Affects Soundness or Structural Integrity	Recommended Action
Roof	Ridge	Missing Shingles	Yes	Repair

Dwelling Exterior Commentary

Dwelling Exterior Exhibits

Category	Category
	Apparent Defects, Damages, Deficiencies - Roof
Description	Description
	Apparent Defects, Damages, Deficiencies - Roof 



Condition

Kitchen, Beds, Living and Baths

☐ Fully Updated

☐ Significantly Updated

☐ Moderately Updated

☐ Not Updated

Select one item

Overall Update Status for Bathrooms

Fully Updated

Significantly Updated

Moderately Updated

Not Updated

Select one item

Quality and Condition

Interior Quality Rating

The tables below support the Interior Quality Rating and reflect the market value condition of this report

Interior Condition Rating

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring				
Walls and Ceiling				
Other Feature (Optional)				

Overall Update Status for Flooring

Accessibility Features for Individuals with Disabilities

None

Show Hide

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

Show Hide

Overall Update Status for
Bathrooms

Quality and Condition

☐ Fully Updated

☐ Significantly Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring				
Walls and Ceiling			New or Like New	
Other Feature (Optional)			Fully Updated cal Wear and Tear	

Overall Update Status for
Flooring

☐ New or Like New

☐ Fully Updated

☐ Significantly Updated

☐ Moderately Updated

☐ Not Updated

Select one item

☐ Finish

Accessibility Features for Individuals with Disabilities

None

☐ Show

☒ Hide

Apparent Defects, Damages, Deficiencies (Unit Interior)

☐ Show

☒ Hide

None

Sales Comparison Grid
-more quality and condition fields for each comparable

Quality and Condition (Ratings: 1-6, 1 is highest)				
Interior Quality and Condition				
Quality				
Condition				

Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality			\$		\$		\$
Condition			\$		\$		\$

Details For Each Room Could Cause “Requirements”

Pulling Comps/Data Collection

Based off Tax/MLS records

- Location
 - Immediate Neighborhood
 - Competing Neighborhoods
 - School District
- City
- County

GLA

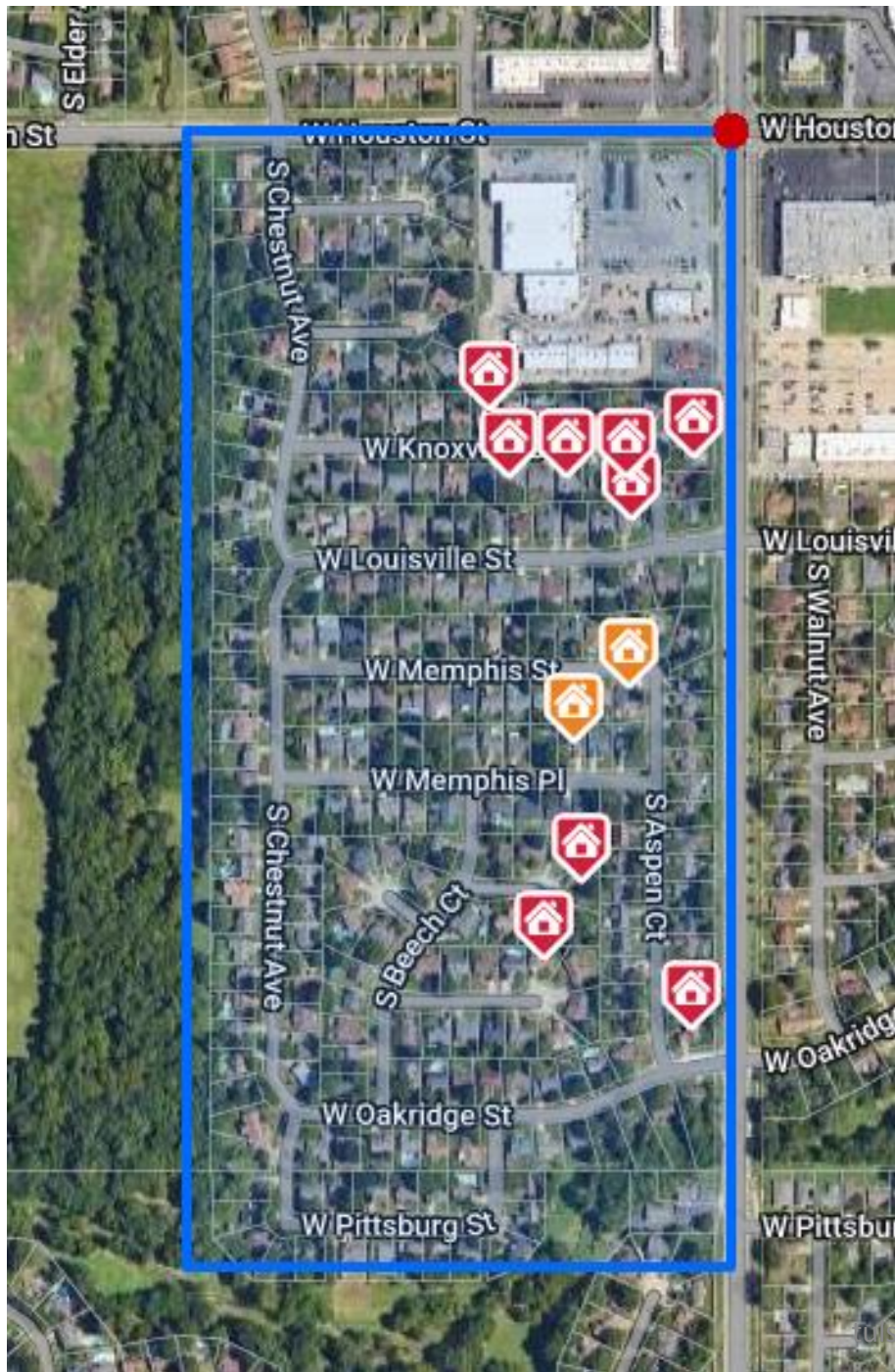
- +/- 10% to start
- Bracketing

Sale Date

- 6 mo vs 1 yr

• Unique Features

- Pools
- Arterial Streets
- Corner Lots
- Commercial Properties
- Multi Family
- Parks
- Golf Course
- Lake Frontage
- Basement



Map Search – Specific Area

- Subject
 - House
 - # Bath 2
 - # Beds 3
 - GLA 1878

Comps Selected

Criteria Map Results

Previous Next · 1-11 of 11 Checked 5 All · None · Page Display my:Single Line at 100 per page

☐	MLS #	Status	Sub Type	School District	Address	BR	FB	HB	Gar	Built	Sqft	Price	Acres	Close Date	CDOM	DOM		
☒	1 2314371	Pending	House	Union - Sch Dist (9)	2201 W Memphis Street	3	2	0	0	1979	1878	\$249,500	0.26		19	18		
☐	2 2314035	Pending	House	Union - Sch Dist (9)	2212 W Memphis Place	4	2	0	2	1995	1790	\$259,900	0.18		48	48	VM	RL
☐	3 2313877	Closed	House	Union - Sch Dist (9)	1005 S Aspen Court	3	2	0	2	1977	1882	\$155,000	0.20	05/05/2023	3	3	VM	RL
☐	4 2301111	Closed	House	Union - Sch Dist (9)	2300 W Knoxville Street	3	2	1	2	1977	2389	\$210,000	0.19	04/17/2023	79	61	VM	RL
☐	5 2217005	Closed	House	Union - Sch Dist (9)	2217 W Knoxville Street	3	2	0	2	1977	1728	\$220,000	0.19	07/20/2022	5	5	VM	RL
☒	6 2211799	Closed	House	Union - Sch Dist (9)	2209 W Knoxville Street	3	2	0	2	1977	1920	\$240,000	0.21	06/13/2022	8	8	VM	RL
☒	7 2221950	Closed	House	Union - Sch Dist (9)	1321 S Aspen Court	4	2	1	2	1977	2283	\$242,000	0.24	08/25/2022	15	15	VM	RL
☒	8 2227193	Closed	House	Union - Sch Dist (9)	2208 W Louisville Street	3	2	0	2	1978	1888	\$245,000	0.21	10/03/2022	19	19	VM	RL
☐	9 2210189	Closed	House	Union - Sch Dist (9)	2225 W Knoxville Street	4	2	0	3	1977	2437	\$245,000	0.19	07/29/2022	11	11	VM	RL
☒	10 2301339	Closed	House	Union - Sch Dist (9)	2208 W Nashville Street	4	2	0	2	1978	1948	\$260,000	0.21	02/22/2023	5	5	VM	RL
☐	11 2218951	Closed	House	Union - Sch Dist (9)	2304 W Nashville Court	4	2	1	2	1978	2566	\$265,000	0.18	07/25/2022	0	0	VM	RL

Actions Refine Save Carts

Previous 1 Next

Criteria Email Print Share Link CMA Directions Stats Export Quick CMA ShowingTime

#	MLS #	Status	Address	Sqft	BR	FB	HB	Gar	Built	Acres	\$/SqFt	List Price	Sold Price	Closed Date	Sale/List	CDOM	DOM
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Listings: Pending

1	2314371	Pending	2201 W Memphis Street	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
2	2314035	Pending	2212 W Memphis Place	1,790	4	2	0	2	1995	0.18	\$145.20	\$259,900				48	48
Min				1,790	3	2	0	1	1979	0.18	\$132.85	\$249,500				19	18
Max				1,878	4	2	0	0	1995	0.26	\$145.20	\$259,900				48	48
Avg				1,834	4	2	0	2	1987	0.22	\$139.02	\$254,700				34	33
Med				1,834	4	2	0	1	1987	0.22	\$139.02	\$254,700				34	33

Listings: Closed

1	2313877	Closed	1005 S Aspen Court	1,882	3	2	0	2	1977	0.20	\$82.36	\$155,000	\$155,000	05/05/2023	100.0%	3	3
2	2301111	Closed	2300 W Knoxville Street	2,389	3	2	1	2	1977	0.19	\$87.90	\$224,900	\$210,000	04/17/2023	93.4%	79	61
3	2217005	Closed	2217 W Knoxville Street	1,728	3	2	0	2	1977	0.19	\$127.31	\$213,999	\$220,000	07/20/2022	102.8%	5	5
4	2211799	Closed	2209 W Knoxville Street	1,920	3	2	0	2	1977	0.21	\$125.00	\$240,000	\$240,000	06/13/2022	100.0%	8	8
5	2221950	Closed	1321 S Aspen Court	2,283	4	2	1	2	1977	0.24	\$106.00	\$235,000	\$242,000	08/25/2022	103.0%	15	15
6	2210189	Closed	2225 W Knoxville Street	2,437	4	2	0	3	1977	0.19	\$100.53	\$245,000	\$245,000	07/29/2022	100.0%	11	11
7	2227193	Closed	2208 W Louisville Street	1,888	3	2	0	2	1978	0.21	\$129.77	\$245,000	\$245,000	10/03/2022	100.0%	19	19
8	2301339	Closed	2208 W Nashville Street	1,948	4	2	0	2	1978	0.21	\$133.47	\$250,000	\$260,000	02/22/2023	104.0%	5	5
9	2218951	Closed	2304 W Nashville Court	2,566	4	2	1	2	1978	0.18	\$103.27	\$265,000	\$265,000	07/25/2022	100.0%	0	0
Min				1,728	3	2	0	2	1977	0.18	\$82.36	\$155,000	\$155,000		93.4%	0	0
Max				2,566	4	3	1	0	1978	0.24	\$133.47	\$265,000	\$265,000		104.0%	79	61
Avg				2,116	3	2	0	3	1977	0.20	~~\$110.62~~	\$230,433	\$231,333		100.4%	16	14
Med				1,948	3	2	0	2	1977	0.20	\$106.00	\$240,000	\$242,000		100.0%	8	8

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Information is believed to be accurate but is not guaranteed

Market Analysis Summary | Residential

Listings as of 6/13/2023 at 9:17 am, Page 1 of 2

#	MLS #	Status	Address	Sqft	BR	FB	HB	Gar	Built	Acres	\$/SqFt	List Price	Sold Price	Closed Date	Sale/List	CDOM	DOM
Listings: Pending																	
1	2314371	Pending	2201 W Memphis Street	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
			Min	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
			Max	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
			Avg	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
			Med	1,878	3	2	0	0	1979	0.26	\$132.85	\$249,500				19	18
Listings: Closed																	
1	2211799	Closed	2209 W Knoxville Street	1,920	3	2	0	2	1977	0.21	\$125.00	\$240,000	\$240,000	06/13/2022	100.0%	8	8
2	2221950	Closed	1321 S Aspen Court	2,283	4	2	1	2	1977	0.24	\$106.00	\$235,000	\$242,000	08/25/2022	103.0%	15	15
3	2227193	Closed	2208 W Louisville Street	1,888	3	2	0	2	1978	0.21	\$129.77	\$245,000	\$245,000	10/03/2022	100.0%	19	19
4	2301339	Closed	2208 W Nashville Street	1,948	4	2	0	2	1978	0.21	\$133.47	\$250,000	\$260,000	02/22/2023	104.0%	5	5
			Min	1,888	3	2	0	2	1977	0.21	\$106.00	\$235,000	\$240,000		100.0%	5	5
			Max	2,283	4	3	1	0	1978	0.24	\$133.47	\$250,000	\$260,000		104.0%	19	19
			Avg	2,010	4	2	0	2	1978	0.22	\$123.56	\$242,500	\$246,750		101.7%	12	12
			Med	1,934	4	2	0	2	1978	0.21	\$127.38	\$242,500	\$243,500		101.5%	12	12
Summary																	
5	Total Listings	Average for all:		1,983	3	2	0	2	1978	0.23	\$123.56	\$243,900	\$246,750		101.7%	13	13
		Median for all:		1,920	3	2	0	2	1978	0.21	\$127.38	\$245,000	\$243,500		101.5%	15	15

Repairs

FHA – MPRs

All Reports - Defects, Damages, Deficiencies

- Wood Rot
- Peeling Paint
- Broken Windows
- Handrails on anything over 18" from the ground
- Manufactured Home – HUD Tags and HUD Plate
- Structural will most likely be required - always req'd. for FHA/USDA



Raw Wood



Peeling Paint



Anyone See
any problems????



GAME TIME
Damaged and Functional
or
Damaged and Non-Functional



ulsavaluations.com





tulsavaluations.com





tulsavaluations.com



Adjustments

- Square Footage, Baths, Garage
 - Depreciated Cost
 - Grouped Data
 - Regression Models
 - Paired Sales Analysis

Depreciated Cost Example

- Sales price – estimated site value-depreciation = price of improvement
- Divide Improvement by GLA = \$/SF adjustment

Cost Approach New Construction Garages & Bathrooms

- Software takes regional multipliers and applies it to costs
- Can be used for other adjustments such as garages
 - \$27/sf depreciated cost x garage size 200sf (third car) - \$5500
 - \$27-43 depending on construction & depreciation

Income Approach GRM

- Dividing Sales Price/Monthly Rent
 - $\$150,000 / \$1200 = 125$
- GRM x Rent = Value
 - $125 \times \$1500 = \$187,500$

Don't let anyone talk you
out of spending \$70,000
on a pool

That \$90,000 will be the
best

\$140,000 you ever
spend!



Market Analysis Summary | Residential

Listings as of 9/17/2026 at 7:58 am, Page 1 of 1

#	MLS #	Status	Address	Sqft	BR	FB	HB	Gar	Built	Acres	\$/SqFt	\$\$/SqFt	List Price	Sold Price	Closed Date	Sale/List	CDOM	DOM	
Listings: Closed																			
1	2608794	Closed	7004 E 124th Place	3,098	4	3	0	3	2017	0.17	\$164.62	\$158.17	\$510,000	\$490,000	08/03/2026	96.1%	118	118	
2	2529557	Closed	6807 E 125th Street	3,356	5	3	0	3	2015	0.26	\$153.46	\$151.97	\$515,000	\$510,000	10/27/2025	99.0%	140	33	
3	2545032	Closed	12443 S 71st East Avenue	3,116	4	3	0	3	2016	0.18	\$168.49	\$163.67	\$525,000	\$510,000	01/23/2026	97.1%	50	50	
4	2614351	Closed	12569 S 67th East Avenue	2,747	3	2	1	3	2013	0.18	\$191.08	\$185.66	\$524,900	\$510,000	06/25/2026	97.2%	5	5	
5	2616599	Closed	7040 E 127th Street	3,816	4	3	1	3	2011	0.19	\$146.49	\$134.30	\$559,000	\$512,500	08/07/2026	91.7%	45	45	
6	2617429	Closed	12547 S 71st East Avenue	3,556	5	4	0	3	2013	0.19	\$147.61	\$144.83	\$524,900	\$515,000	07/02/2026	98.1%	21	21	
7	2625394	Closed	7070 E 125th Street	3,382	5	3	0	3	2013	0.22	\$156.71	\$155.23	\$530,000	\$525,000	09/11/2026	99.1%	10	9	
8	2611035	Closed	7081 E 125th Street	3,356	4	3	0	3	2014	0.20	\$156.44	\$157.93	\$525,000	\$530,000	05/26/2026	101.0%	21	21	
9	2607069	Closed	6751 E 124th Street	3,272	4	3	1	3	2017	0.18	\$163.48	\$163.48	\$534,900	\$534,900	04/10/2026	100.0%	4	4	
10	2608147	Closed	12505 S 71st East Avenue	3,242	5	3	1	3	2014	0.18	\$169.62	\$169.62	\$549,900	\$549,900	05/21/2026	100.0%	34	34	
				Min	2,747	3	2	0	3	2011	0.17	\$146.49	\$134.30	\$510,000	\$490,000		91.7%	4	4
				Max	3,816	5	4	1	3	2017	0.26	\$191.08	\$185.66	\$559,000	\$549,900		101.0%	140	118
				Avg	3,294	4	3	0	3	2014	0.19	\$161.80	\$158.48	\$529,860	\$518,730		97.9%	45	34
				Med	3,314	4	3	0	3	2014	0.19	\$160.09	\$158.05	\$525,000	\$513,750		98.6%	28	27
10	Total Listings	Average for all:	3,294	4	3	0	3	2014	0.19	\$161.80	\$158.48	\$529,860	\$518,730		97.9%	45	34		
		Median for all:	3,314	4	3	0	3	2014	0.19	\$160.09	\$158.05	\$525,000	\$513,750		98.6%	28	27		
				Min	Max				Avg		Med								
				List Price	\$510,000				\$559,000		\$529,860		\$525,000						
				Sale Price	\$490,000				\$549,900		\$518,730		\$513,750						
				Sale / List	91.7%				101.0%		97.9%		98.6%						

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w/o pools \$158/sf

Market Analysis Summary | Residential

Listings as of 9/17/2026 at 7:57 am, Page 1 of 1

#	MLS #	Status	Address	Sqft	BR	FB	HB	Gar	Built	Acres	\$/SqFt	\$\$/SqFt	List Price	Sold Price	Closed Date	Sale/List	CDOM	DOM	
Listings: Closed																			
1	2515121	Closed	7070 E 124th Place	3,200	4	3	1	3	2016	0.23	\$160.94	\$164.69	\$515,000	\$527,000	09/19/2025	102.3%	0	0	
2	2604325	Closed	12564 S 71st East Avenue	3,109	4	3	1	3	2012	0.21	\$170.15	\$170.15	\$529,000	\$529,000	07/13/2026	100.0%	278	102	
3	2623258	Closed	12444 S 66th East Avenue	2,913	4	3	0	3	2018	0.20	\$188.81	\$188.81	\$550,000	\$550,000	08/02/2026	100.0%	7	7	
				Min	2,913	4	3	0	3	2012	0.20	\$160.94	\$164.69	\$515,000	\$527,000		100.0%	0	0
				Max	3,200	4	3	1	3	2018	0.23	\$188.81	\$188.81	\$550,000	\$550,000		102.3%	278	102
				Avg	3,074	4	3	1	3	2015	0.21	\$173.30	\$174.55	\$531,333	\$535,333		100.8%	95	36
				Med	3,109	4	3	1	3	2016	0.21	\$170.15	\$170.15	\$529,000	\$529,000		100.0%	7	7
3	Total Listings	Average for all:	3,074	4	3	1	3	2015	0.21	\$173.30	\$174.55	\$531,333	\$535,333		100.8%	95	36		
		Median for all:	3,109	4	3	1	3	2016	0.21	\$170.15	\$170.15	\$529,000	\$529,000		100.0%	7	7		
	Quick Statistics		Min																
			Max																
			Avg																
			Med																
			List Price	\$515,000															
			Sale Price	\$527,000															
			Sale / List	100.0%															

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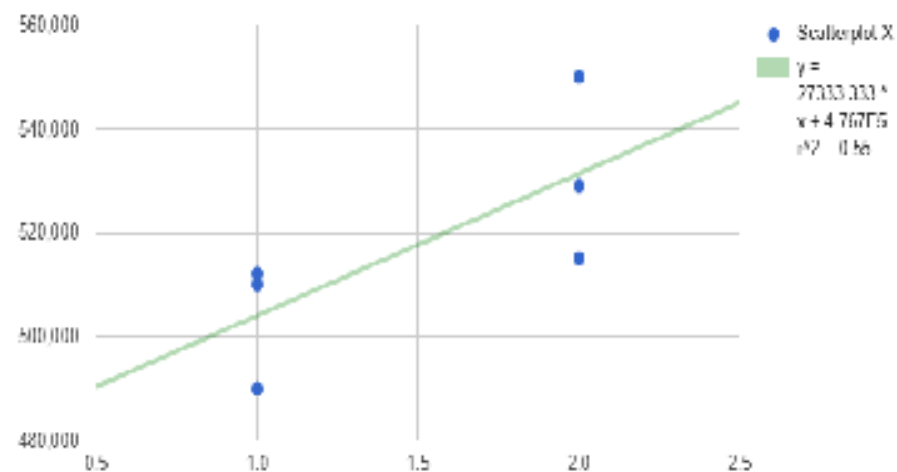
w/ pools \$170/sf

Paired Sales ie: Pool Adjustments

- W/ Pool Median
- \$170/sf
- W/O Pool Median
- \$158/sf
- Diff is \$12/sf
- Avg Sf 3074-3294 = \$36,888-39,528

Sensitivity Analysis

<u>Independent Variable</u>	<u>Dependent Variable</u>
Pool	Adjusted Sales \$
2	515,000
2	529,000
2	550,000
1	490,000
1	510,000
1	512,000



The adjustment rate is: \$ 27,333.33

Sensitivity Analysis

Sensitivity analysis shows the amount of change in a dependent variable (adjusted sale price) that is due to change in an independent variable. The equation of the line includes a coefficient of x which is the adjustment rate. The R^2 value is the coefficient of determination. R^2 of 1 means that all change in adjusted sale price is due to change in an independent variable. R^2 of zero means that change in the independent variable has no effect on adjusted sale price.

"The adjustment for X is developed by analyzing its relationship with adjusted sale prices in the grid."

or

"There is no adjustment for X due to the low correlation with adjusted sale prices in the grid."

The Agent's Role

Scheduling

- Due Dates
- Most take 5~7 days
- 3.6 allow 10-14 days
- Seller's delay inspection
- Agent Delays
- Lender Delay

Accurate MLS Info

- Photos
- Mapping
- More than required fields
- Comments relevant to the house ie: age of updates such as roof, HVAC, water tank, etc
- Statistical Purp. Only
- Rent Amounts

Cont'd

- Buyer/Seller correct
- Who is recorded owner? Trusts, Estates, Individuals, LLC
- Provide Comps

ROV-Reconsideration of Value

- 5-6 comps
- Explanation why they are better than those used in the original report
- Lender U/W is “supposed to review”
- Appraiser will then review and decide whether or not to add to report
- FNMA & Freddie allow 1 ROV
- Don’t just send an AI response for an ROV



Underwriting, Revision Requests

System knows best- Collateral UW

04/05/26 10:46 AM

Revision Needed by Client

Notes: greetings,

We're seeing some more proximal sales (to the subject) than those used in the report, and they appear to have sale-dates that roughly fall in between the ones you chose, could you please provide a short comment about why they were not selected?

2728 E 56th Pl,
5506 S Toledo Pl,
3811 E 54th St,
2925 E 57th St,
5428 S Louisville Ave,
6004 S Marion Pl,

Please provide response in a Dated Paragraph in Text Addendum of report.

jkh

Common Revision Requests

- Additional bracketing comp
- Smaller net/gross % adjustments
- Additional explanation regarding condition of home
- Market based time adjustments
- AI Based analysis of report
- Info not given to the Appraiser @time of report-i.e. contract addendums

TulsaValuations.com

- mike@tulsavaluations.com
- 918-613-1298 call or text or email