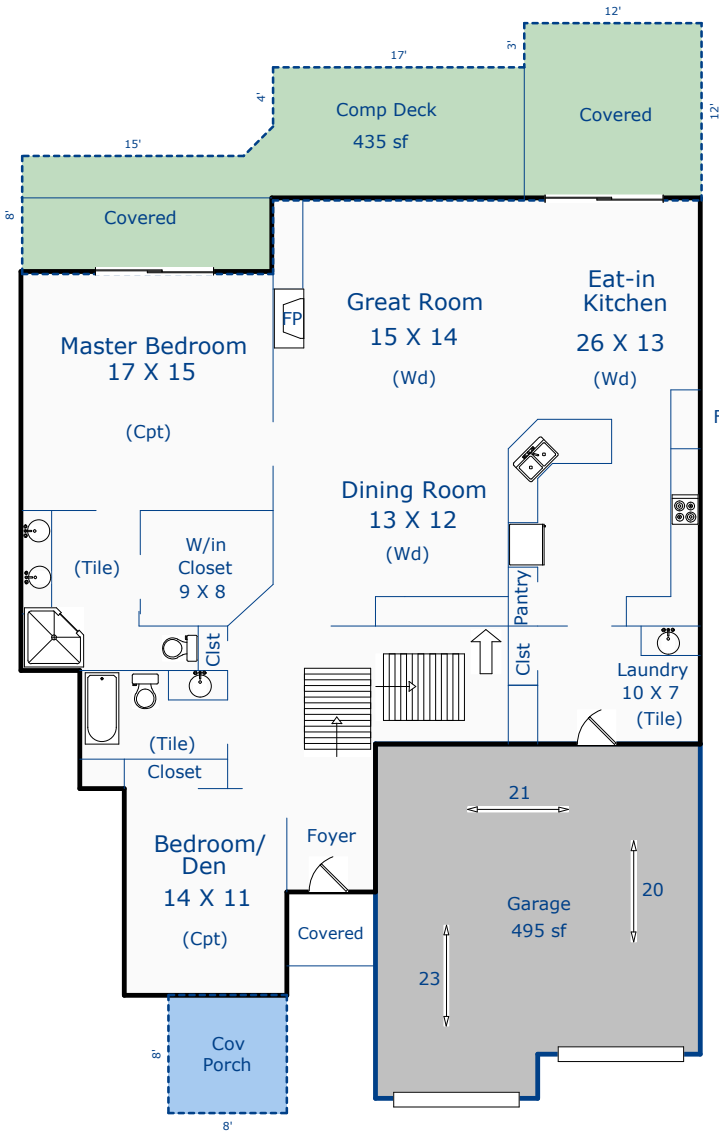
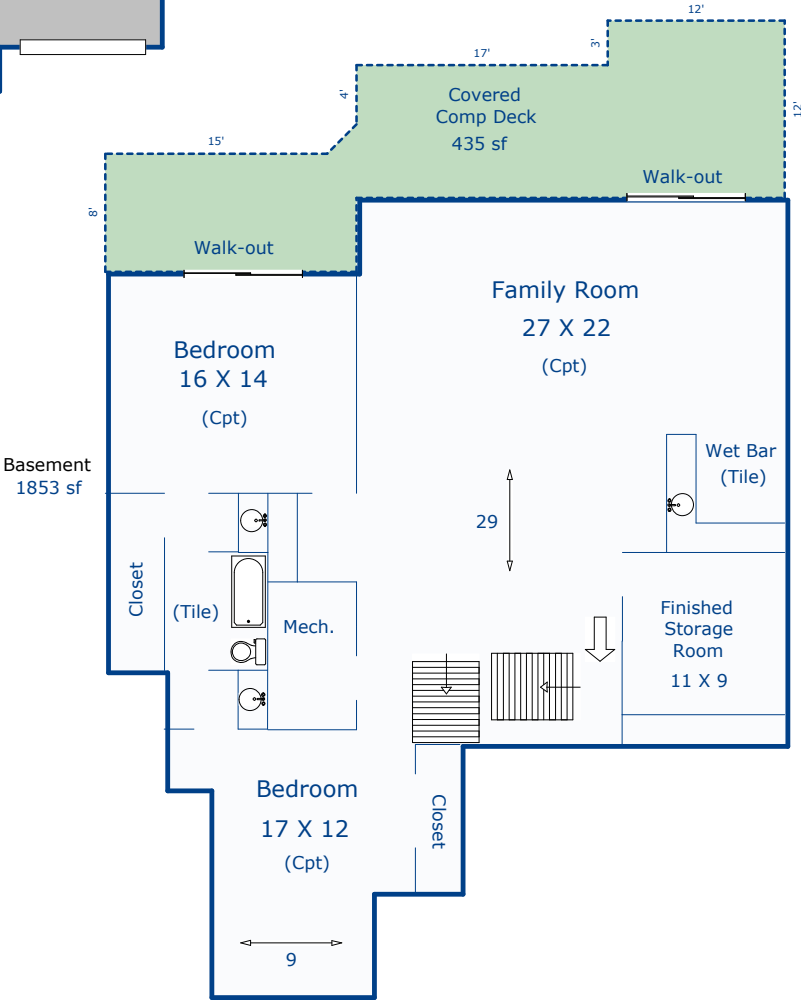


4727 Prairie Vista Dr
 Fort Collins, CO 80526



Total Sq. Ft: 3706
 Total finished Sq. Ft: 3632
 Finished sf without basement: 1853
 Basement Sq. Ft: 1853
 Basement finish: 1779 (96%)



Nancy Henry
 Certified Residential Appraiser
 6/2/16
 *Scope of work included

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1853.00	1853.00
BSMT	Basement	1853.00	1853.00
GAR	Garage	495.00	495.00
P/P	Comp Deck	435.00	
	Comp Deck	435.00	
	Porch	64.00	934.00
Net LIVABLE Area		(rounded)	1853

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
5.0	x	42.0	210.00
5.0	x	29.0	145.00
27.0	x	46.0	1242.00
7.0	x	17.0	119.00
3.0	x	20.0	60.00
7.0	x	11.0	77.00
6 Items			(rounded) 1853

Garage		GAR	
21.0	x	22.0	= 462.00
3.0	x	11.0	= 33.00

First Floor		GLA1	
5.0	x	42.0	= 210.00
5.0	x	29.0	= 145.00
27.0	x	46.0	= 1242.00
7.0	x	17.0	= 119.00
3.0	x	20.0	= 60.00
7.0	x	11.0	= 77.00

Area total (rounded) = 495

Area total (rounded) = 1853

Basement		BSMT	
5.0	x	42.0	= 210.00
5.0	x	29.0	= 145.00
27.0	x	46.0	= 1242.00
7.0	x	17.0	= 119.00
3.0	x	20.0	= 60.00
7.0	x	11.0	= 77.00

Comp Deck		P/P	
3.0	x	46.0	= 138.00
3.0	x	12.0	= 36.00
6.0	x	29.0	= 174.00
5.0	x	17.0	= 85.00
0.5	x	2.0	= 2.00

Area total (rounded) = 1853

Area total (rounded) = 435

Comp Deck		P/P	
3.0	x	46.0	= 138.00
3.0	x	12.0	= 36.00
6.0	x	29.0	= 174.00
5.0	x	17.0	= 85.00
0.5	x	2.0	= 2.00

Porch		P/P	
8.0	x	8.0	= 64.00

Area total (rounded) = 435

Area total (rounded) = 64