

Client/Agent:

Objective:

Intended use:

No other use or users are intended or allowed

Intended users:

Owner:

Value type:

Property type: General utilitarian or decorative residential contents

Matter:

Property location:

Re:

I was retained to identify and value: **Number of Entries:**

Aggregate Value of Entries:

This brief written oral appraisal report disclosures form (OARD) supplements in writing my oral report to ensure completeness and better understanding by the client of my scope of work, methods, assignment conditions and critical assumptions. This report may not include supporting rationale. I identified the appraisal problem and I determined and conducted the scope of work necessary to develop credible assignment results. I used standard appraisal methods. Only the sales comparison approach to value was used. The cost and income approaches were not relevant since the subject property would not be replaced with new items and the property does not produce a stream of income making the cost and income approach unnecessary.

I am a generalist appraiser with 40+ years of valuation and pricing experience with most property types and market levels. See my attached CV. The relevant market was orderly liquidation, whether or not liquidation was the primary objective. Reasonable exposure time on _____ was 14 - 60 days in the relevant market prior to a hypothetical sale. During my research, when conducted, I investigated local and regional auctions. I also considered my 30 years experience with local estate sales when relevant. I assumed the client's statements and claims were factual, including ownership interest without encumbrances. The use of assumptions could affect assignment results.

I considered competing markets and comparable sales in the most active market. I assumed sales were completed by knowledgeable market participants acting without duress, at arms length and based on cash or its equivalent. When conducted, research and analyses focused on completed sales. During my analyses of online search results I adjusted comparable properties for differences that affect value such as demand, quality and value characteristics, condition, location, and market level. I used Internet sites such as liveauctioneers.com, eBay.com, priceminer.com, worthpoint.com, artprice.com and search terms on google.com as needed. Object ID was based on "Readily Apparent Identity" not authentication. **Agent:**

CERTIFICATION STATEMENT OF THE APPRAISER Inspection date:

Effective date:

I certify that my statements and opinions are true and correct to the best of my knowledge and judgment, and limited only by stated assumptions and limiting conditions. This report is my personal, objective, impartial and unbiased professional analyses, opinions, and conclusions in conformity with the current edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP).

I have no past, present or prospective undisclosed interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I have not provided any other services involving parties or properties in this assignment. I have no bias with respect to the property that is the subject of this report or to the parties that have engaged me in this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results, 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. I _____ personally inspected the property and _____ provided significant appraisal assistance.

Appraiser's signature: _____ DATE:

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File:

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