



Broker's Opinion of Value (BOV)

In New Mexico, Atomic Realty suggests only accepting a Broker's Opinion of Value (BOV) from a "Qualifying Broker" rather than a mere Associate Broker. A Qualifying Broker will have greater experience and credibility than an Associate Broker. Most often a BOV will be used for determination of the stepped up basis, trust valuations, and commercial uses.

This is NOT an appraisal and is not intended to be used or relied upon as an appraisal. Unlike an appraisal that uses PAST sales to determine and estimate value. In a rapidly rising market appraised value often lags behind reality and often does not best reflect current conditions. In contrast a BOV also considers that which is currently listed for sale.

Report Data

Subject Property address:	Pine St, Los Alamos NM. 87544
Prepared for:	Widow Smith
Prepared by:	David Houck
Physical inspection (interior, exterior, none)	None
Date of BOV:	2-4-2022
Intended BOV users:	Owners, Lenders, Byers, Sellers.
Property current use:	Residential
Report used for: (Stepped up basis, informative, other)	Stepped up Basis
home sq ft:	Tax records - 2610 sq ft
Lot sq ft:	Tax record - 8970 sq ft

Known Amenities:	2 car garage, walkout basement, Laundry room.
Neighborhood amenities:	Close to downtown, Close to National Lab, close to park
Utilities:	Public
Area sold 12 month \$/sq ft.	Eastern area. \$229.00 / sq ft.
Comparable properties average \$/ sq ft	Not necessarily in the eastern area. \$232.19 / sq ft.
Area 12 month price trend in solds.	Eastern area 2020-202. No increase \$ per square foot.
Estimated market value.	\$650,000
Notes:	Generally in the current market in the Eastern area the sales price of a home will sell at about 2.8% over list price. Our analysis indicates the list price should be \$629,340 and a market value of \$650,000

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions, with no present interest.
3. I have no present interest in or any bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. 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.
6. This assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Opinions expressed in this report are NOT an appraisal and should not be relied upon as an appraisal. Valuations may change quickly, this report is merely a snapshot in time as to the estimated value at the time of this report.

SCOPE OF WORK

- 1) Unless otherwise indicated, the signer of this report has not made a personal inspection of the property that is the subject of this report.
- 2) The subject property is analyzed by use of a qualitative sales comparison approach.
- 3) The market value results are expressed in a range of value or as a specific price based on the needs or purpose of the client.
- 4) The use of this report is restricted to the indicated client only, and is for the indicated use only.
- 5) Value is the value the property has for a specific use and may be found in the "Report Data" section of the BOV.
- 6) All information to support the opinions and conclusions of this report are contained in the comparative market analysis supplied to the client.
- 7) BOV information is not assumed to be confidential and any liability is limited to the cost of the BOV.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and the property is marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and valued as though free and clear, having responsible ownership, competent management and adequate maintenance.

I have examined the property related information described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion for pricing the property in a meaningful comparison. The observations and reporting of the subject improvements are for the process and pricing purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes that the subject is structurally sound and all components are in working condition.

I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.

I have NOT noted in this report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the Broker's Opinion of Value, (BOV)

Qualifying Broker name: David Houck

Qualifying Broker signature:

License # __20479

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