

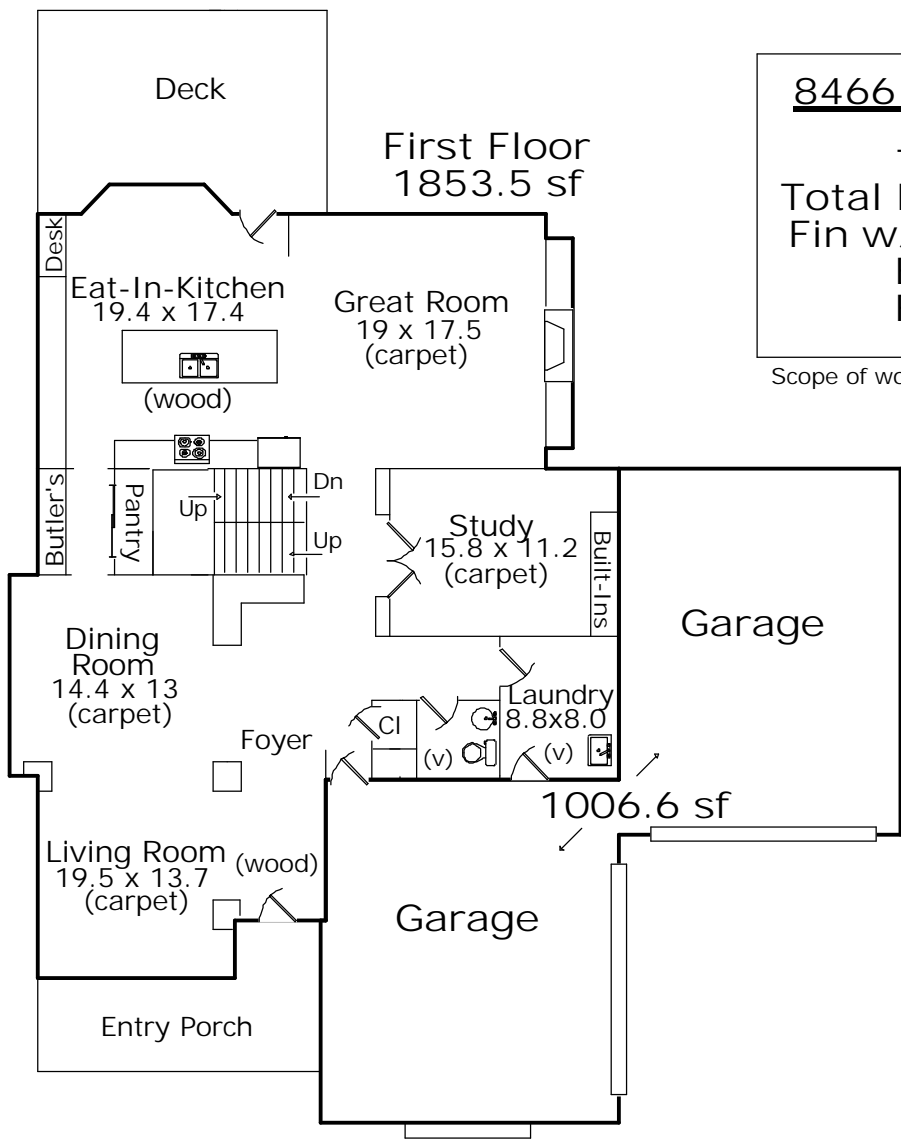
FLOORPLAN SKETCH

Borrower:	File No.: mk0414sanddollarm
Property Address: 8466 Sand Dollar Dr	Case No.:
City: Windsor	State: CO
Lender: Agent: Wynn Washle	Zip:

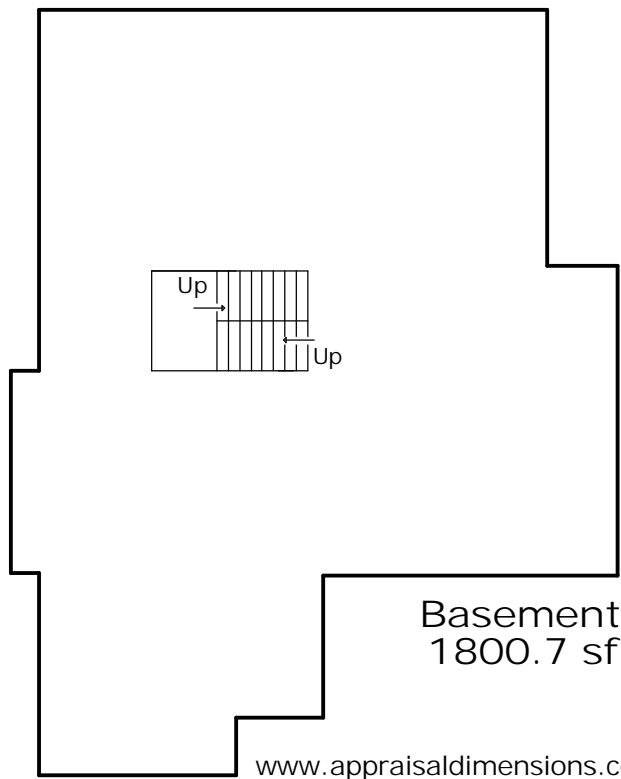
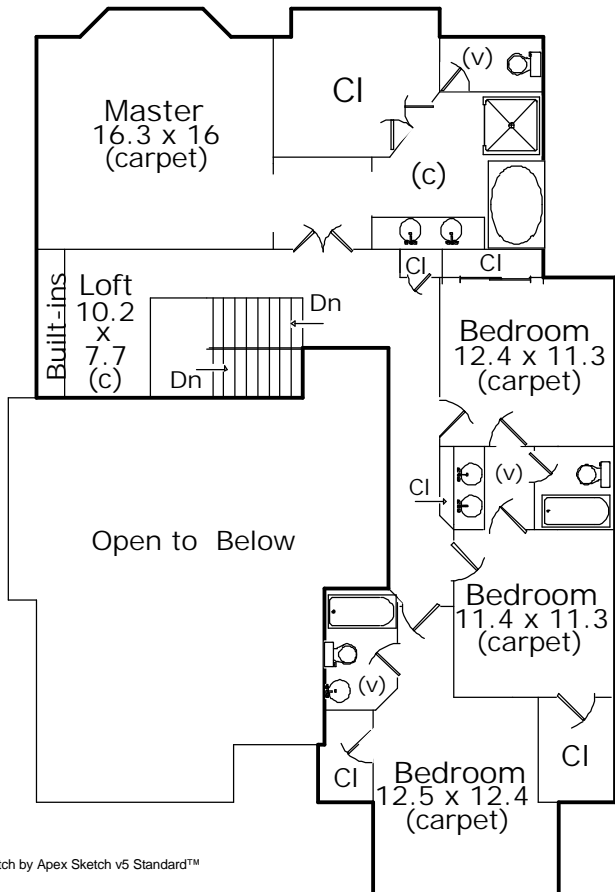
8466 Sand Dollar Dr

Total SF: 5216
 Total Finished: 3415
 Fin w/o Bsmt: 3415
 Bsmt SF: 1801
 Fn Bsmt: 0%

Scope of work is included with this sketch.



Second Floor
1560.7 sf



www.appraisaldimensions.com
 Catherine T. Miles, CRA
 Mary Kay Loner
 April 28, 2014
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Sketch by Apex Sketch v6 Standard™

FLOORPLAN SKETCH

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Property Address: 8466 Sand Dollar Dr	Case No.:
City: Windsor	State: CO Zip:
Lender: Agent: Wynn Washle	

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1853.52	1853.52
GLA2	Second Floor	1560.71	1560.71
BSMT	Basement	1800.66	1800.66
GAR	Garage	1006.64	1006.64
Net LIVABLE Area		(rounded)	3414

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	36.0 x	1.7	61.20
0.5 x	2.0 x	2.0	2.00
	38.0 x	14.6	554.80
	6.7 x	2.0	13.40
	1.4 x	36.0	50.40
0.5 x	2.0 x	2.0	2.00
	41.2 x	7.3	300.76
	9.8 x	20.4	199.92
	0.2 x	41.2	8.24
	14.0 x	43.2	604.80
	4.0 x	14.0	56.00
Second Floor			
	6.4 x	13.2	84.48
	21.0 x	4.0	84.00
	10.8 x	20.6	222.48
	16.7 x	16.0	267.20
	41.0 x	4.8	196.80
	3.5 x	18.9	66.15
0.5 x	2.0 x	2.0	2.00
	2.0 x	10.5	21.00
	16.7 x	36.0	601.20
	6.7 x	2.0	13.40
	2.0 x	2.0*	2.00
22 Items	(rounded)		3414

Garage		GAR	
21.5 x	20.0 =	430.00	
40.8 x	3.8 =	155.04	
21.2 x	14.0 =	296.80	
6.0 x	20.8 =	124.80	

Basement		BSMT	
36.0 x	17.7 =	637.20	
41.0 x	7.3 =	299.30	
9.8 x	20.2 =	197.96	
0.2 x	41.0 =	8.20	
14.0 x	43.0 =	602.00	
4.0 x	14.0 =	56.00	

Area total (rounded) = 1007

Area total (rounded) = 1801

Second Floor		GLA2	
6.4 x	13.2 =	84.48	
21.0 x	4.0 =	84.00	
10.8 x	20.6 =	222.48	
16.7 x	16.0 =	267.20	
41.0 x	4.8 =	196.80	
3.5 x	18.9 =	66.15	
0.5 x	2.0 x	2.0 =	2.00
	2.0 x	10.5 =	21.00
	16.7 x	36.0 =	601.20
	6.7 x	2.0 =	13.40
0.5 x	2.0 x	2.0 =	2.00

First Floor		GLA1	
	36.0 x	1.7 =	61.20
0.5 x	2.0 x	2.0 =	2.00
	38.0 x	14.6 =	554.80
	6.7 x	2.0 =	13.40
	1.4 x	36.0 =	50.40
0.5 x	2.0 x	2.0 =	2.00
	41.2 x	7.3 =	300.76
	9.8 x	20.4 =	199.92
	0.2 x	41.2 =	8.24
	14.0 x	43.2 =	604.80
	4.0 x	14.0 =	56.00

Area total (rounded) = 1561

Area total (rounded) = 1854

April 28, 2014

Agent: Wynn Washle

File Number: mk0414sanddollarm

SCOPE OF WORK:

In accordance with your request, I have measured the following home and provided a sketch of the floor plan. Square footage is taken from outside measurements as per ANSI (American National Standards Institute) guidelines which are the guidelines to which HUD refers, with the exception of below grade finished areas. In this case we follow local custom which is to include the garden level in tri-levels in finished above grade square footage.

8466 Sand Dollar Dr
Windsor, CO

Homes where outside measurement are inaccessible, inside measurements are used & an additional .5' is added for the outside wall. In rooms with sloping ceilings, the area measured is from where the ceiling is at least 5' high. Rms that are not square or rectangular, measurements are taken from the longest points. Attached dwellings are measured from the centerline between units where appropriate. Condos are measured from interior walls. Bdrms are measured excluding closets. Kitchens are measured wall to wall.

April 28, 2014

All totals are estimates based on exterior dimensions. It is not unusual for two different appraisers to arrive at slightly different totals.

Thank you for your business.

Mary Kay Loner
Appraisal Dimensions
970-227-1429