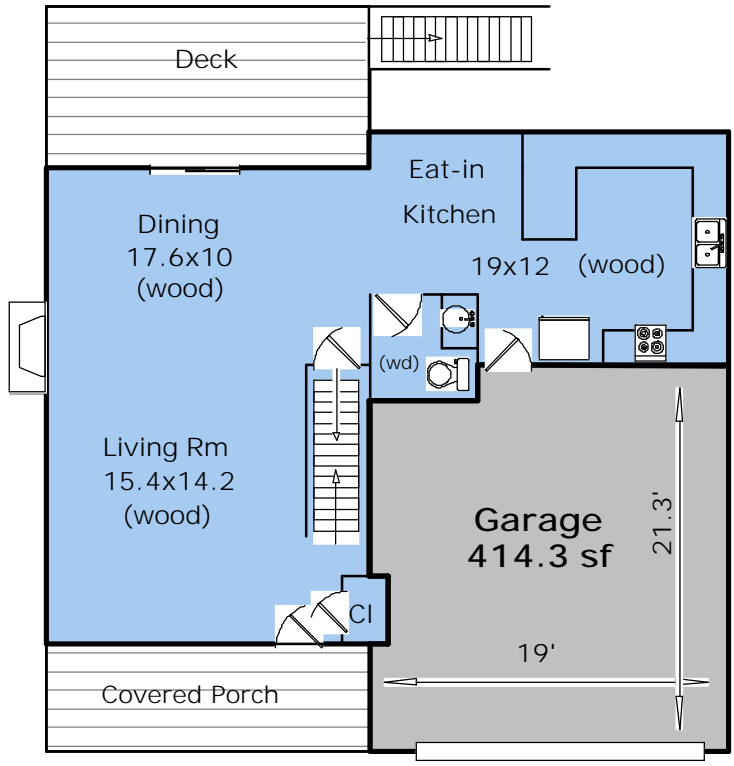


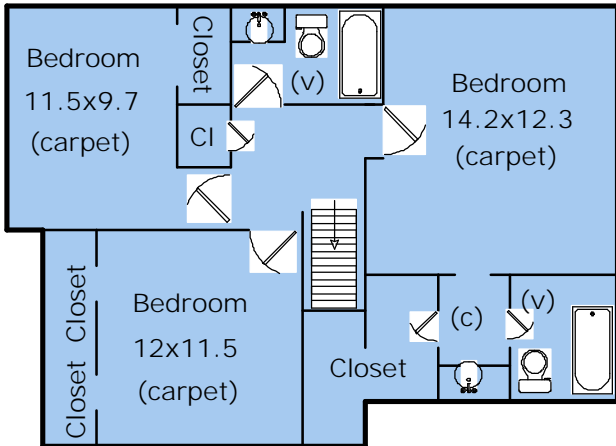
FLOORPLAN SKETCH

Borrower:	File No.: c0415longview
Property Address: 851 Longview Ave	Case No.:
City: Berthoud	State: CO Zip: 80513
Lender: Agent: Wynn Washle	

**First Floor**  
752.8 sf

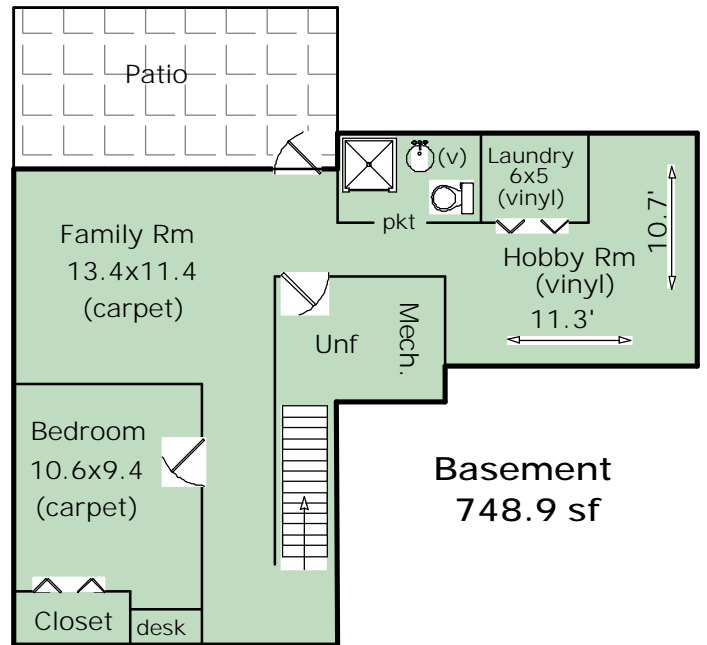


**Second Floor**  
774.0 sf



**851 Longview Ave**  
**Berthoud, CO**  
Total Sq Ft: 2276  
Total Finished Sq Ft: 2226  
Finish w/out bsmnt: 1527  
Basement Sq Ft: 749  
Basement Finish: 93%

www.appraisaldimensions.com  
Cathy Miles, Certified Res. Appraiser  
04/09/2015  
(C) Copyright  
\*Scope of Work is attached



**Basement**  
748.9 sf

FLOORPLAN SKETCH

Borrower:	File No.: c0415longview
Property Address: 851 Longview Ave	Case No.:
City: Berthoud	State: CO
Lender: Agent: Wynn Washle	Zip: 80513

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	752.79	752.79
GLA2	Second Floor	774.01	774.01
BSMT	Basement	748.90	748.90
GAR	Garage	414.28	414.28
P/P	Porch	162.00	
	Deck	161.88	
	Porch	108.00	431.88
Net LIVABLE Area		(rounded)	1527

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
0.5 x	1.0 x	0.0	0.02
	2.0 x	20.0	40.00
	11.0 x	38.0	418.00
	2.0 x	24.0	48.00
	9.7 x	18.0	174.60
	3.8 x	19.0	71.63
	18.0 x	0.0	0.54
<b>Second Floor</b>			
	32.0 x	9.5	303.80
	34.0 x	12.5	425.22
	2.5 x	18.0	45.00
10 Items			(rounded) 1527

First Floor		GLA1	
0.5 x	1.0 x	0.0 =	0.02
	2.0 x	20.0 =	40.00
	11.0 x	38.0 =	418.00
	2.0 x	24.0 =	48.00
	9.7 x	18.0 =	174.60
	3.8 x	19.0 =	71.63
	18.0 x	0.0 =	0.54

Garage		GAR	
0.5 x	0.0 x	14.0 =	0.04
	2.0 x	14.0 =	27.91
	6.0 x	20.0 =	120.13
	3.8 x	19.0 =	72.20
	9.7 x	20.0 =	194.00

Area total (rounded) = 753

Area total (rounded) = 414

Basement		BSMT	
0.5 x	13.5 x	0.0 =	0.08
	2.0 x	20.0 =	40.00
	11.0 x	38.0 =	418.00
	2.0 x	24.0 =	47.98
	18.0 x	13.5 =	242.85

Second Floor		GLA2	
	32.0 x	9.5 =	303.80
	34.0 x	12.5 =	425.22
	2.5 x	18.0 =	45.00

Area total (rounded) = 749

Area total (rounded) = 774

FLOORPLAN SKETCH

Borrower: \_\_\_\_\_ File No.: c0415longview  
Property Address: 851 Longview Ave \_\_\_\_\_ Case No.: \_\_\_\_\_  
City: Berthoud \_\_\_\_\_ State: CO \_\_\_\_\_ Zip: 80513  
Lender: Agent: Wynn Washle \_\_\_\_\_

Porch P/P  
9.0 x 18.0 = 162.00

Area total (rounded) = 162

Deck P/P  
9.0 x 18.0 = 161.88

Area total (rounded) = 162

Porch P/P  
18.0 x 6.0 = 108.00

Area total (rounded) = 108

04/09/2015

Agent: Wynn Washle  
401 West Mulberry  
Fort Collins, CO 80521

File Number: c0415longview

**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 garden levels in finished above grade square footage.

851 Longview Ave  
Berthoud, CO 80513

Homes where outside measurements 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 in most cases. Attached dwellings are measured from the centerline between units where appropriate. Bedrooms are measured excluding closets. Kitchens are measured wall to wall & include the nook if applicable.

All totals are estimates based on outside dimensions. It is not unusual for 2 different appraisers to arrive at slightly different totals. Square footage calculations are approximate.

Catherine T. Miles Cert. Res.  
Appraisal Dimensions, LLC  
970-481-4541

THANK YOU FOR YOUR BUSINESS