

FLOORPLAN

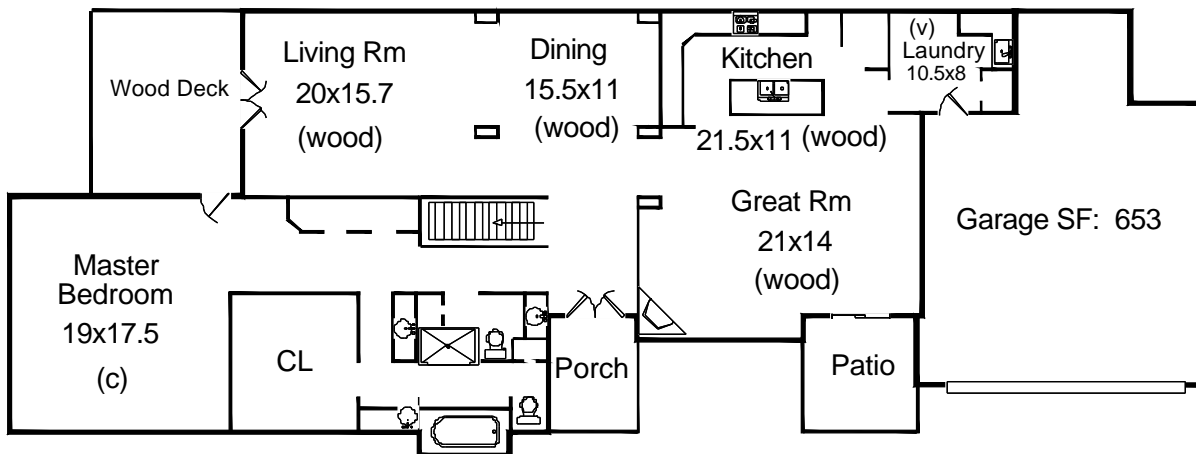
Borrower:	File No.: b309watsonM
Property Address: 6024 Watson Dr.	Case No.:
City: Fort Collins	State: CO Zip: 80528
Lender: Wynn Washle	

**Total SF: 4292**  
**Total Finished SF: 3809**  
**Finished w/o Bsmt SF: 2325**  
**Basement SF: 1967**  
**Basement Finished: 75%**

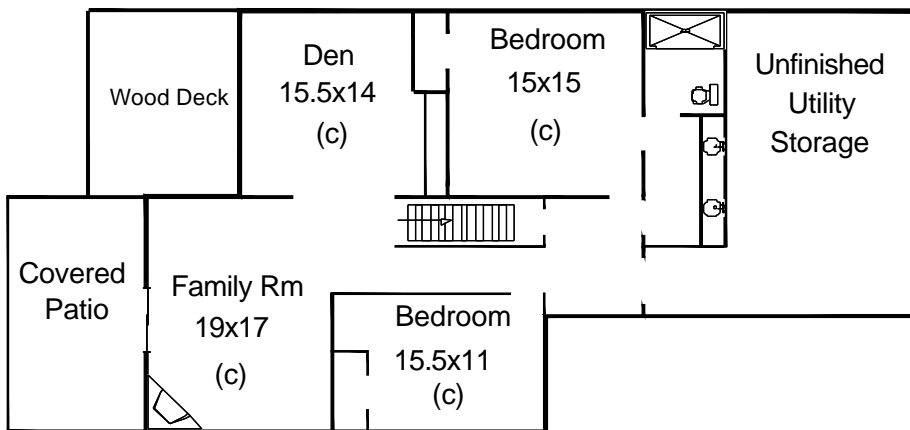
Appraisal Dimensions, LLC  
 www.appraisaldimensions.com  
 Cathy Miles, Cert. Residential Appraiser  
 Billy Miles, Registered Appraiser  
 3-13-2009

\*Scope of work is defined and included with this sketch

First Level



Basement



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AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2324.8	2324.8
BSMT	Basement	1966.6	1966.6
GAR	Garage	653.3	653.3
Net LIVABLE Area		(Rounded)	2325

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
2.0 x 14.3		28.6
2.0 x 7.8		15.6
26.3 x 58.6		1541.2
8.0 x 8.8		70.4
10.0 x 26.3		263.0
20.0 x 20.3		406.0
6 Items	(Rounded)	2325

Garage	GAR		
23.5 x 23.8	=	559.3	
0.5 x 6.0	=	3.0	
8.8 x 9.8	=	86.2	
0.8 x 6.0	=	4.8	
Area total (Rounded) =			653

First Floor	GLA1		
2.0 x 14.3	=	28.6	
2.0 x 7.8	=	15.6	
26.3 x 58.6	=	1541.2	
8.0 x 8.8	=	70.4	
10.0 x 26.3	=	263.0	
20.0 x 20.3	=	406.0	
Area total (Rounded) =			2325

Basement	BSMT		
26.3 x 58.6	=	1541.2	
10.0 x 26.3	=	263.0	
8.0 x 20.3	=	162.4	
Area total (Rounded) =			1967

03/13/2009

Wynn Washle  
401 West Mulberry  
Fort Collins, CO 80521

File Number: b309watsonM

**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.

6024 Watson Dr.  
Fort Collins, CO 80528

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 on exterior dimensions. It is not unusual for two different appraisers to arrive a slightly different totals.

William R. Miles III, Reg. Appraiser  
Appraisal Dimensions  
481-4541 (Cell) 866-332-0043 (Fax)

THANK YOU FOR YOUR BUSINESS