1715428682

LAND APPRAISAL REPORT

File No. 17160282.1

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 305 5th St City: New Kensington State: PA Zip: 15068
Borrower: N/A Owner of Public Record: Listed below* County: Westmoreland
Legal Description: Instrument# 202402280004723 (Full description attached)
Assessor's Parcel #: 24-05-03-0-123 Tax Year: 2025 R.E. Taxes: 772.00
Neighborhood Name: New Kensington Map Reference: UPI: 24-00154-00000 Census Tract: 8007.00
Special Assessments: None PUD [ ] Yes [X] No HOA: $ [ ] Per Year [ ] Per Month
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type: [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Mortgage Servicing
Lender/Client: Fannie Mae Address: 5600 Granite Park VII, Granite Parkway, Plano, TX 75024

CONTRACT ANALYSIS

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $: N/A Date of Contract: N/A Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $ N/A

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	45 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	4 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	5 Low	60	Multi-Family	6 %
Neighborhood Boundaries: Bounded to the north by the City of Arnold, to the east by the Freeport Rd								130 High	170	Commercial	10 %
to the south by 2nd St and to the west by the Allegheny River.								65 Pred.	120	Other Other	35 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	[ ]	[X]	[ ]	[ ]	Property Compatability	[ ]	[X]	[ ]	[ ]
Convenience to Shopping	[ ]	[X]	[ ]	[ ]	General Appearance of Properties	[ ]	[X]	[ ]	[ ]
Convenience to Primary Education	[ ]	[X]	[ ]	[ ]	Adequacy of Police/Fire Protection	[ ]	[X]	[ ]	[ ]
Convenience to Recreational Facilities	[ ]	[X]	[ ]	[ ]	Protection from Detrimental Conditions	[ ]	[X]	[ ]	[ ]
Employment Stability	[ ]	[X]	[ ]	[ ]	Overall Appeal to Market	[ ]	[X]	[ ]	[ ]

Neighborhood Description: This section of New Kensington is comprised of single and 2-4 family homes, commercial properties, multi-family residential buildings, educational facilities, parks and some industrial properties along the river. The percentage of other uses is parks and educational facilities. This section of New Kensington is comprised of single family, 2-4 and multi-family residential properties, commercial properties, multi-family buildings industrial properties along the river, places of worship, schools and parks. The percentage of other uses is vacant land, educational facilities, parks and industrial properties. Continued on page three.

Market Conditions (including support for the above conclusions): *The owner of record is: Federal National Mortgage Association. Data from the West Penn Multi-List, Inc. indicates stable median sale prices over the year. There is currently a shortage of similar single family residential properties available for purchase with 4.7 months of inventory. 0 properties are currently under contract. 1 of the 25 current listings is in contingent status, 2 were withdrawn and 11 expired in the 180 days prior to the effective date. There are too few land sales to be able to provide an accurate indication of trends in land values.

SITE DESCRIPTION

Dimensions: 24.42x82.10x24.0x77.56 Area: 1,933 [ ] Acres [X] Sq.Ft. Shape: Rectangular View: Residential/Avg
Zoning Classification: R-1 Zoning Description: Low Density Residential District
Zoning Compliance: [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Uses permitted under current zoning regulations: Single family residential, vacant land
Highest & Best Use: As additional land for an adjoining parcel. Refer to the remarks in the USPAP Addendum.
Describe any improvements: None
Do present improvements conform to zoning? [X] Yes [ ] No [ ] No improvements If No, explain:

Present use of subject site: Vacant land Current or proposed ground rent? [ ] Yes [X] No If Yes, $
Topography: Level Size: Average Drainage: Appears adequate
Corner Lot: [ ] Yes [X] No Underground Utilities: [ ] Yes [X] No Fenced: [ ] Yes [X] No If Yes, type:
Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone: X500 FEMA Map #: 42129C0067F FEMA Map Date: 3/17/2011

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	[X]	[ ]	Unknown	Street Surface	Asphalt	[X]	[ ]
Gas	[X]	[ ]	Unknown	Street Type/Influence	Residential		
Water	[X]	[ ]	New Kensington Municipal Authority	Curb/Gutter	Concrete	[X]	[ ]
Sanitary Sewer	[X]	[ ]	New Kensington Sanitary Authority	Sidewalk	Concrete	[X]	[ ]
Other	[ ]	[ ]		Street Lights	Yes	[X]	[ ]
Other	[ ]	[ ]		Alley	None	[ ]	[ ]

Are the utilities and off-site improvements typical for the market? [X] Yes [ ] No If No, describe:
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe:
There were no other apparent adverse easements, encroachments or other adverse conditions observed that would affect the marketability of the subject property.

Site Comments: The site is level and planted in grass. There was a dwelling on it that was demolished within the past eight months. There are no apparent adverse easements, encroachments or other adverse site conditions observed that would affect the marketability of the subject property. The property is located in an area that may be subject to minimal flooding. It is not situated in a Special Flood Hazard area. Refer to the attached flood maps.

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There are 8 comparable sites currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 40,000 .

There are 5 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from $ 0 to $ 40,000 .

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	305 5th St	543 6th Ave		125 Catalpa St		Lots 304-306 Railroad St	
City/St/Zip	New Kensington, PA 15068	New Kensington, PA 15068		New Kensington, PA 15068		Hyde Park, PA 15641	
Proximity to Subject		0.18 miles NE		0.90 miles N		10.62 miles NE	
Data Source(s)	Inspection	County Property Records		County Property Records		WPML#1676682	
Verification Source(s)	County Records	Owner/UPI: 24-04339-00000		County/UPI: 24-02123-00000		Broker/UPI: 12-00112-00000	
Sale Price	$ N/A		$ 1,420		$ 1,100		$ 9,000
Price/ sf	$	$ 0.66		$ 0.46		$ 1.05	
Date of Sale (MO/DA/YR)	N/A	03/04/2025		03/26/2025		12/04/2024	
Days on Market	N/A	1		1		38	
Financing Type	N/A	Cash		Cash		Cash	
Concessions	N/A	None		None		None	
Location	Average	Average		Average		Average	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site Size sf	1,933	2,140	0	2,400	0	8,550	-5,000
View	Residential/Avg	Residential/Avg		Residential/Avg		Residential/Avg	
Topography	Level	Level		Level		Level	
Available Utilities	All public utilities	All public utilities		All public utilities		All public utilities	
Street Frontage	24.42	20	0	30	0	90	-1,000
Street Type	Public	Public		Public		Public	
Water Influence	None	None		None		None	
Fencing	None	None		None		None	
Improvements	None	None		None		None	
Other Feature	None	None		None		None	
Other Feature	None	None		None		None	
Net Adjustment (Total, in $)		☐ + ☐ -	$ 0	☐ + ☐ -	$ 0	☐ + ☒ -	$ -6,000
Adjusted sales price of the Comparable Sales (in $)		Net Adj. 0.0% Gross Adj. 0.0%	$ 1,420	Net Adj. 0.0% Gross Adj. 0.0%	$ 1,100	Net Adj. 0.0% Gross Adj. 0.0%	$ 3,000

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal.

The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: County assessment and/or deed records and/or the West Penn Multi-List, Inc. and/or CoreLogic Realist Property Data.

The appraiser's research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: County assessment and/or deed records and/or the West Penn Multi-List, Inc. and/or CoreLogic Realist Property Data.

The appraiser's research ☐ did ☒ did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: County assessment and/or deed records and/or the West Penn Multi-List, Inc. and/or CoreLogic Realist Property Data.

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:		Listing and Transfer history of Comp 1 in past 12 months:		Listing and Transfer history of Comp 2 in past 12 months:		Listing and Transfer history of Comp 3 in past 12 months:	
	$ 1,860	11/06/2023	$		$		$ 1	07/08/2024
	$		$		$		$	

Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source: The West Penn Multi-List, Inc.

Current Listing History	List Date	List Price	Days on Market	Data Source
	Not Listed	$		

Subject Property has been listed within the last 12 Months? ☐ Yes ☒ No Data Source: Data source: The West Penn Multi-List, Inc.

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Comments on Prior Sales/Transfers and Current and Prior Listings: There have been no recorded transfers of the subject, other than those reported above, in the thirty six months prior to the effective date of this appraisal. There have been no recorded transfers of the comparable sales, other than those reported above, in the twelve months prior to their dates of sale. The subject's recent prior sale was a sheriff's sale to a lender. It was not an arm's length sale. There was also a house on the property that has since been demolished.

Summary of the Sales Comparison Approach: One received more weight because it was a sale of a vacant lot to an adjoining property owner, which would be the most likely buyer of the subject. Two received only slightly less weight than one. It is a sale of a vacant lot from the Westmoreland County Land Bank. This type of sale is acceptable in this instance because it is similar to the subject. Both are vacant lots where the seller's motivation is to dispose of a lot of little value after demolishing the house. The land bank is also currently one of the largest sellers of vacant lots in the city. Three is distant, but still able to provide a more recent sale of a similar vacant lot. It received only a little less weight than the first two because it is not as close. Four sold over one year prior to the effective date but it is acceptable because there is no change in land value over this period. It is larger in size but otherwise similar. Most sales of similar lots are to adjoining property owners. This sale provides a different perspective on value because a new house was built on it lot after it was purchased. It received less weight than the first two but was weighted similar to three. Five, six and seven are listings. They are considered but not given weight in the sales comparison. Five is a current offering of a similar lot. It produced a high indicated value but is only a listing. It has only been on the market for only 16 days and may receive additional price reductions before selling. Six is somewhat different but was still one of the closet listings. The area adjustment was made at a lower rate to reflect the lower contribution of its larger than typical area. Seven is also distant and was used due to a lack of recent sales in New Kensington. It is able to show that small lots can be difficult to sell.

Reconciliation Comments: The sales comparison approach was the only method used because it is the only relevant method for determining the value of vacant land with no commercial value. The estimate of market value was reconciled by analyzing the comparables sales with consideration given to location, view, availability of utilities and lot area.

This appraisal is made ☒ "as is", or ☐ subject to the following conditions or inspections:

Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:

Opinion of Market Value: $ 2,000 , as of: 07/05/2025 , which is the date of inspection and the effective date of this appraisal.

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PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

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CERTIFICATIONS AND LIMITING CONDITIONS (continued)

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application.
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will received this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature _____
Name Bradley Craig Watson, PA Cert Res RE Appraiser
Company Name Watson Appraisal Services
Company Address 16 Janyce Dr
Greensburg, PA 15601-3951
Telephone Number (724) 836-0373
Email Address bradwats@comcast.net
Date of Signature and Report 07/08/2025
Effective Date of Appraisal 07/05/2025
State Certification # RL001612L
or State License # _____
or Other (describe) _____ State # _____
State PA
Expiration Date of Certification or License 06/30/2027

ADDRESS OF PROPERTY APPRAISED
305 5th St
New Kensington, PA 15068
APPRAISED VALUE OF SUBJECT PROPERTY $ 2,000

LENDER/CLIENT
Name Accurate Group
Company Name Fannie Mae
Company Address 5600 Granite Park VII, Granite Parkway
Plano, TX 75024
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
_____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

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COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	305 5th St	1616 4th Ave # 1618		546 3rd Ave		800 E Hill Dr	
City/St/Zip	New Kensington, PA 15068	Arnold, PA 15068		New Kensington, PA 15068		New Kensington, PA 15068	
Proximity to Subject		1.26 miles N		0.08 miles N		1.66 miles NE	
Data Source(s)	Inspection	WPML#1568730		WPML#1706064		WPML#1675975	
Verification Source(s)	County Records	Broker/UPI: 02-00161/01-0070		UPI: 24-00225-00000		Broker/UPI: 24-04886-00000	
Sale Price	$ N/A		$ 5,000		$ 9,900		$ 12,900
Price/ sf	$	$ 0.95		$ 2.75		$ 0.85	
Date of Sale (MO/DA/YR)	N/A	01/27/2023		N/A-Listing		N/A-Listing	
Days on Market	N/A	137		16		250	
Financing Type	N/A	Cash		N/A-Listing		N/A-Listing	
Concessions	N/A	None		List/Sell 80%	-2,000	List/Sell 80%	-2,500
Location	Average	Average		Fair/Busy Road	+1,500	Fair/Busy Road	+2,000
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site Size sf	1,933	5,280	-2,500	3,600	-1,000	15,168	-8,000
View	Residential/Avg	Residential/Avg		Residential/Avg		Residential/Avg	
Topography	Level	Level		Level		Level	
Available Utilities	All public utilities	All public utilities		All public utilities		All public utilities	
Street Frontage	24.42	22.0	0	30	0	159.50	-1,000
Street Type	Public	Public		Public		Public	
Water Influence	None	None		None		None	
Fencing	None	None		None		None	
Improvements	None	None		None		None	
Other Feature	None	None		None		None	
Other Feature	None	None		None		None	
Net Adjustment (Total, in $)		☐ + ☐ -	$ 0	☐ + ☐ -	$ 0	None + ☐ -	$ -9,500
Adjusted sales price of the Comparable Sales (in $)		Net Adj. 0.0% Gross Adj. 0.0%	$ 2,500	Net Adj. 0.0% Gross Adj. 0.0%	$ 8,400	Net Adj. 0.0% Gross Adj. 0.0%	$ 3,400

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:		Listing and Transfer history of Comp 4 in past 12 months:		Listing and Transfer history of Comp 5 in past 12 months:		Listing and Transfer history of Comp 6 in past 12 months:	
	$ 1,860	11/06/2023	$		$		$	
	$		$		$		$	

Summary of the Sales Comparison Approach: There have been no recorded transfers of the subject, other than those reported above, in the thirty six months prior to the effective date of this appraisal. There have been no recorded transfers of the comparable sales, other than those reported above, in the twelve months prior to their dates of sale. The subject's recent prior sale was a sheriff's sale to a lender. It was not an arm's length sale. There was also a house on the property that has since been demolished.

Refer to the remarks after the sales one through three grid.

1715428682

USPAP ADDENDUM

File No. 17160282.1

Borrower: N/A
Property Address: 305 5th St
City: New Kensington County: Westmoreland State: PA Zip Code: 15068
Lender: Fannie Mae

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60-120 days.

-Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
-A reasonable exposure time for the subject property at the market value stated in the report developed independently from the stated marketing time is: 60-120 days.
-The market times listed in this report are the cumulative days on the market or CDOM.

Additional Certifications

- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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, 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. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

Additional Comments

INTENDED USER The intended user of this appraisal report is the Lender/Client specified on page one of the URAR form. No additional intended users are identified by the appraiser. This appraisal report was prepared on behalf of the Accurate Group. INTENDED USE The Intended Use is Mortgage Servicing, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of Market Value.
HIGHEST AND BEST USE The highest and best use of the subject property is as additional land for an adjoining parcel. The lot is too small for most all buyers would want to build a house so the most likely use is as additional land for one of the adjoining property owners. There would be no other practical use for the property and this use would bring the highest price in the market. AIR COMPLIANCE STATEMENT No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any

APPRAISER:

Signature:
Name: Bradley Craig Watson, PA Cert Res RE Appraiser
Date Signed: 07/08/2025
State Certification #: RL001612L
or State License #:
or Other (describe): State #:
State: PA
Expiration Date of Certification or License: 06/30/2027
Effective Date of Appraisal: 07/05/2025

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

SUPPLEMENTAL REAL ESTATE OWNED APPRAISAL ADDENDUM

Case No.
File No. 17160282.1

Property Address 305 5th St City New Kensington State PA Zip Code 15068
Legal Description Instrument# 202402280004723 (Full description attached) County Westmoreland
Is the subject property currently listed? ☐ Yes ☒ No Current List Price: $ Agent:
Listing Company/Address/Phone:

ITEM	SUBJECT	LISTING #1	LISTING #2	LISTING #3
Address	305 5th St New Kensington, PA 15			
Proximity to Subject				
Original List Price	$	$	$	$
Total Days on Market	N/A			
Current List Price	$	$	$	$
DOM Since Last Revision				
Last Sales Date	N/A			
Price/Gross Living Area	$ sq.ft.	$ sq.ft.	$ sq.ft.	$ sq.ft.
Data Source				
Data Verification				
REO Property	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No
Vacant/Occupied				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment
Concessions Offered	N/A			
Location	Average			
Site Size	1,933			
Site Views/Appeal	Residential/Avg			
Design (Style)				
Quality of Construction				
Age				
Condition				
Above Grade Room Count	Total / Bdrms. / Baths	Total / Bdrms. / Baths	Total / Bdrms. / Baths	Total / Bdrms. / Baths
Approx. Gross Living Area	sq.ft.	sq.ft.	sq.ft.	sq.ft.
Below Grade Area				
Below Grade Finish				
Functional Utility				
Heating/Cooling				
Garage/Carport				
Net Adj. (Total)		☐ + ☐ - $	☐ + ☐ - $	☐ + ☐ - $
Adjusted List Price		Net Adj. Gross Adj. $	Net Adj. Gross Adj. $	Net Adj. Gross Adj. $

Provide an itemized list of repairs recommended to bring the property into marketable condition. Cost estimates should be based on reliable published cost sources and/or local cost resources. The appraiser is not an expert in the field of building construction and actual costs may vary from those provided. Repair costs and opinions reported herein are subject to future revision based on new repair estimates and evaluations by a licensed building contractor.

REPAIR ITEM	ESTIMATED COST
No visible repairs are needed.	$
	$
	$
	$
	$
	$
	$
	$
	$
	$
	$
	$
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	$

List any recommended inspections (code compliance, structural, environmental, etc.) Provide an explanation why the inspection is recommended, and comment on the effect on marketability and value. When no inspections are recommended, provide a statement to that effect.
The REO Addendum is only used include the estimated values for the different conditions and client-imposed market exposure times. The comparable listings are located on the sales grid per the client's instructions. The subject is a vacant land parcel. No inspections are recommended.

List of the days-on-the-market for the comparable sales used in the appraisal report: Comparable #1: 1 DOM; Comparable #2: 1 DOM; Comparable #3: 137 DOM
Comments: #4: 38 DOM, #5: 16 DOM, #6: 250 DOM, #7: 200 DOM. The longer times of six and seven are related to high list prices. The as-is, as-repaired and restricted time values are the same because no repairs are needed and the typical time does not exceed 120 days.

"AS-IS" estimate of market value based on a reasonable market exposure time rendered in the attached report	$ 2,000
"AS-REPAIRED" estimate of market value based on a reasonable market exposure time	$ 2,000
"AS-IS" estimate of market value based on a reasonable market exposure time of 90 days (not to exceed 120 days)	$ 2,000
"AS-REPAIRED" estimate of market value based on a client imposed restricted market exposure time of 90 days (not to exceed 120 days)	$ 2,000

APPRAISER

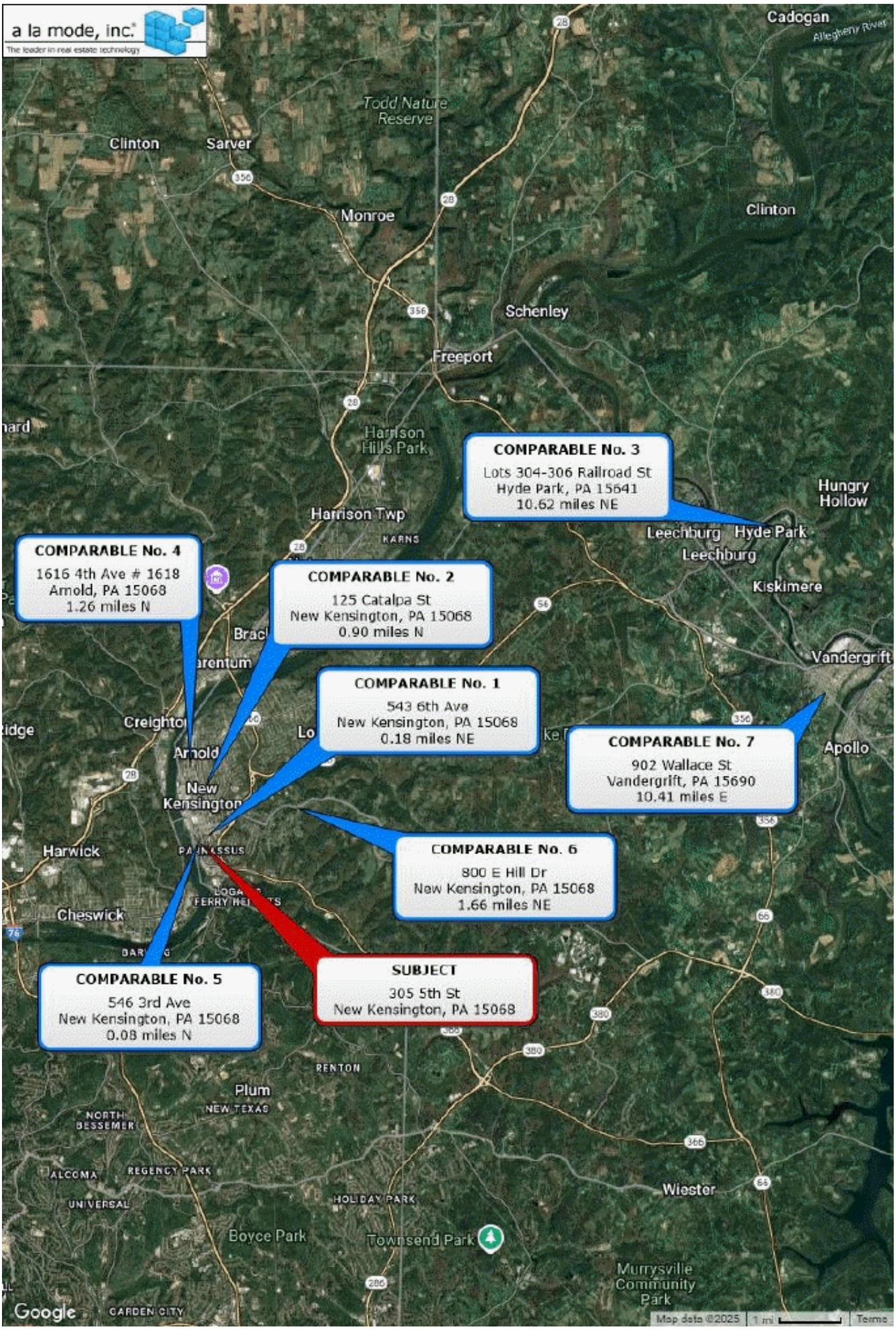
Signature:
Name: Bradley Craig Watson, PA Cert Res RE Appraiser
Date Report Signed: 07/08/2025
State Certification#: RL001612L State: PA
Or State License#: State:
Expiration Date of Certification or License: 06/30/2027

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature:
Name:
Date Report Signed:
State Certification#: State:
Or State License#: State:
Expiration Date of Certification or License:

LOCATION MAP

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



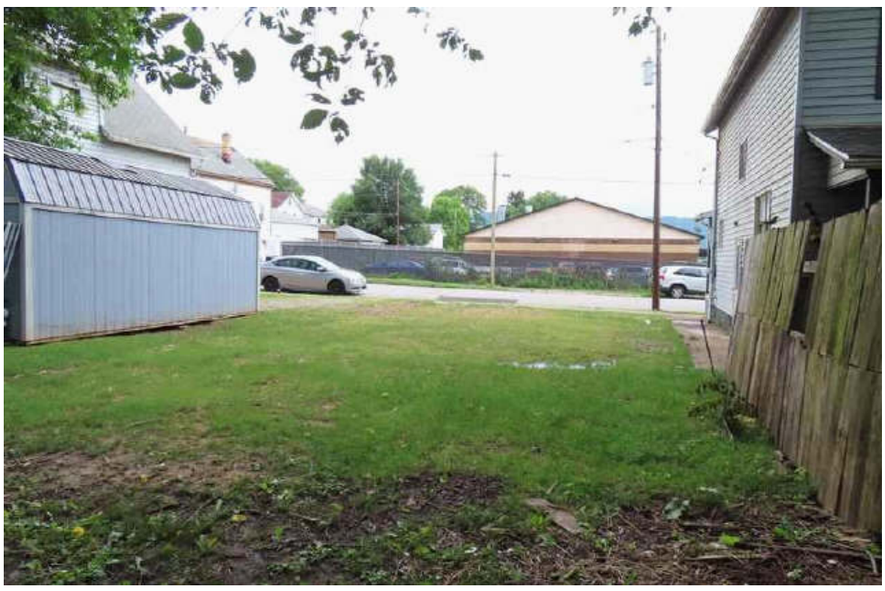
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Subject Photo Page

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

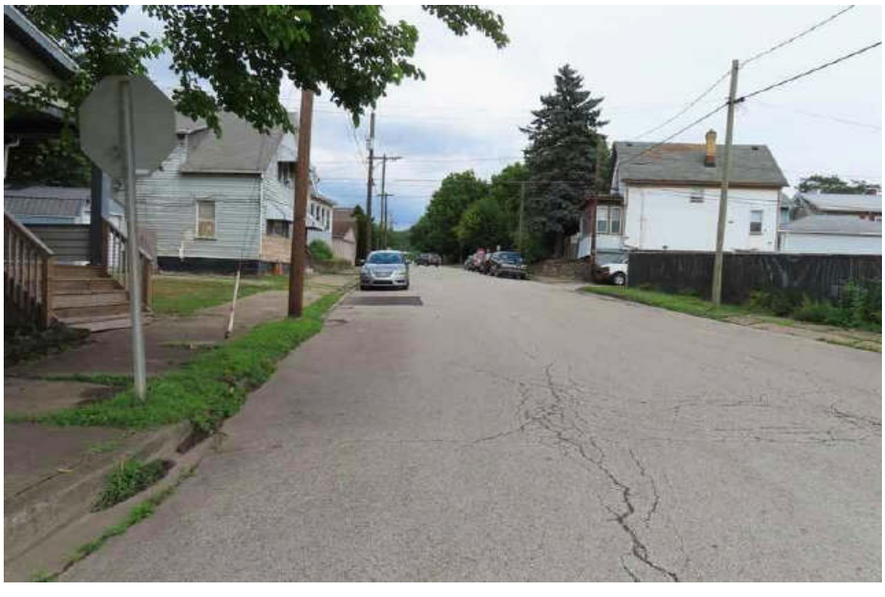


Subject Front
305 5th St

Sales Price N/A
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average
View Residential/Avg
Site 1,933
Quality
Age



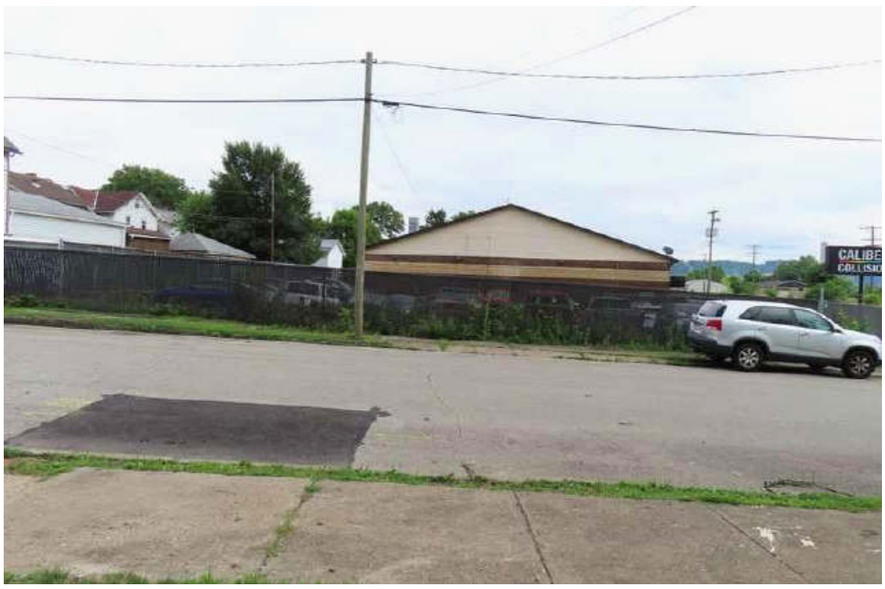
Subject Rear



Subject Street

Photograph Addendum

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



Front View

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



COMPARABLE SALE #1

543 6th Ave

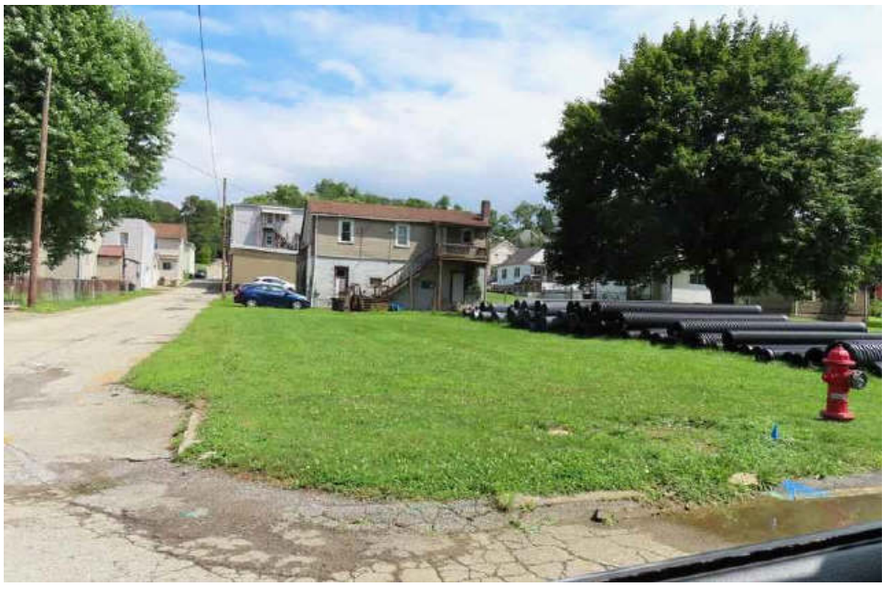
Sale Date:
Sale Price: $



COMPARABLE SALE #2

125 Catalpa St

Sale Date:
Sale Price: $



COMPARABLE SALE #3

Lots 304-306 Railroad St

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



COMPARABLE SALE #4

1616 4th Ave # 1618

Sale Date:
Sale Price: $



COMPARABLE SALE #5

546 3rd Ave

Sale Date:
Sale Price: $



COMPARABLE SALE #6

800 E Hill Dr

Sale Date:
Sale Price: $

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



COMPARABLE SALE #7

902 Wallace St

Sale Date:
Sale Price: $

COMPARABLE SALE #8

Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

Additional Comp Photos

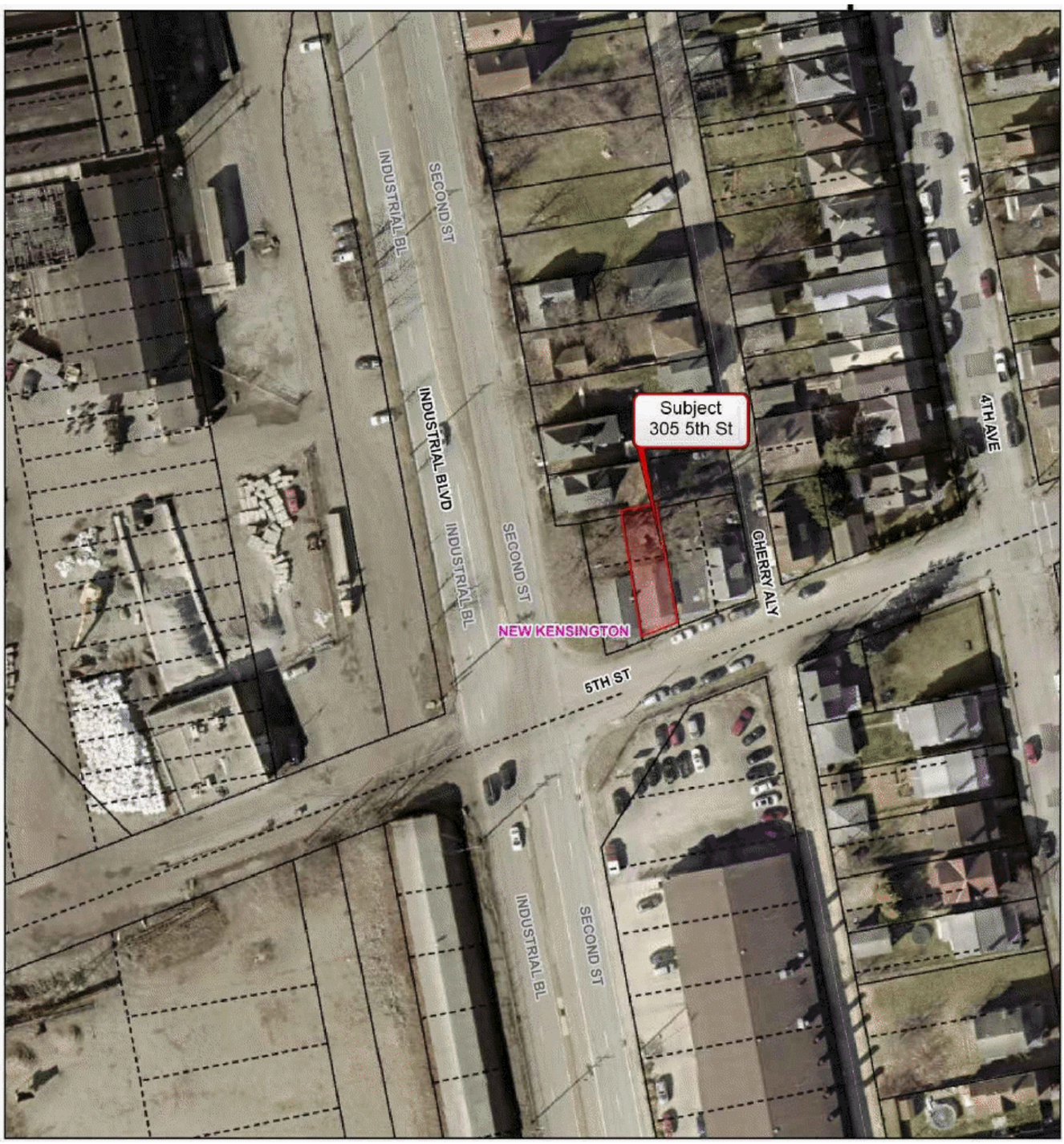
Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



MLS Photo of Comparable Sale Four
1616 4th Ave

AERIAL MAP

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



FLOOD MAP

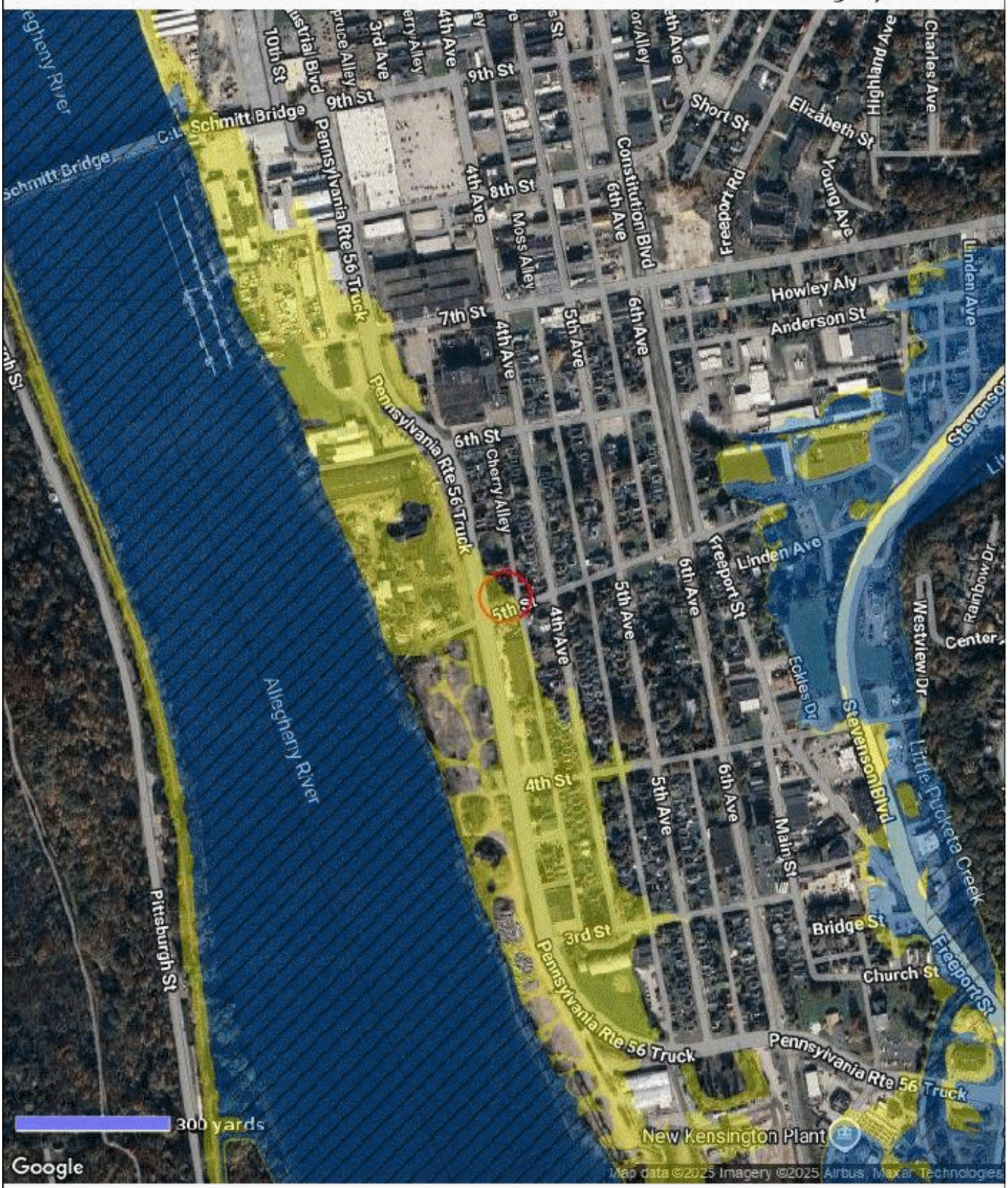
Borrower: N/A		File No.: 17160282.1	
Property Address: 305 5th St		Case No.: 1715428682	
City: New Kensington	State: PA	Zip: 15068	
Lender: Fannie Mae			

InterFlood by a la mode

Prepared for: Watson Appraisal Services

305 5th St

New Kensington, PA 15068



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **42129C0067F**
Zone: **X500**
Map Date: **March 17, 2011**
FIPS: **42129**

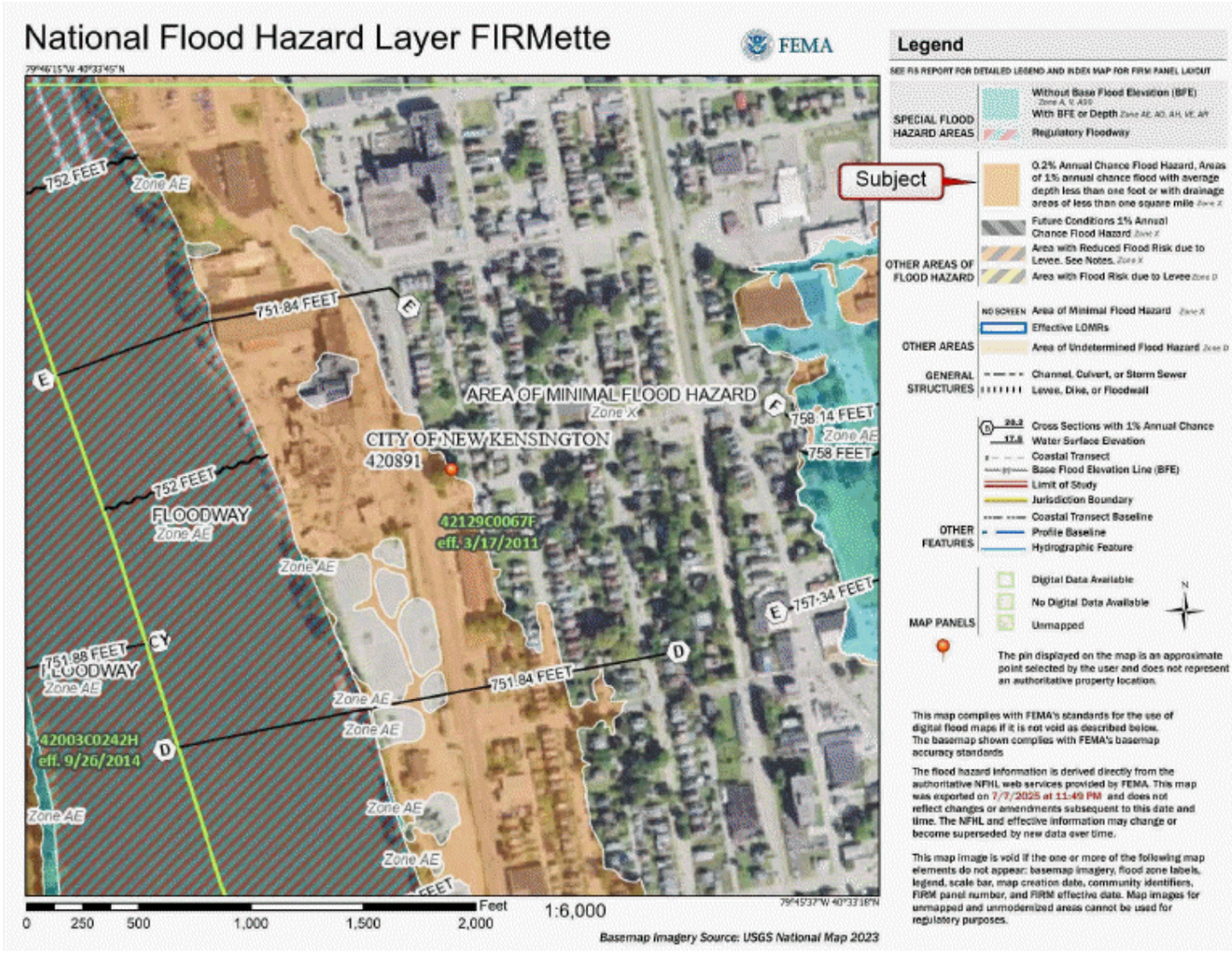
MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Powered by CoreLogic®

FEMA Flood Map

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		



Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

Frank Schiefer

Westmoreland County

Transaction #: T20240003971
Customer: BROCK & SCOTT PLLC
Clerk: CARRIE
Page Count: 4
Party1: CAMPBELL, JEFFREY J -BY SHERIFF
Party2: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Instrument #: **202402280004723**

Recorded Date: 2/28/2024 2:25:39 PM
Document Type: DEED

Municipality / School District	Percentage	Tax
NEW KENSINGTON CITY	100%	$0.00
NEW KENSINGTON-ARNOLD		$0.00
	Local Tax Total:	$0.00
	PA Transfer Tax:	$0.00
	Total Taxes:	**$0.00**
	Total Recording Fees:	**$109.25**
	Total:	**$109.25**

OFFICIAL RECORDING COVER PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Frank Schiefer Recorder of Deeds Westmoreland County, Pennsylvania

I hereby CERTIFY
that this document is recorded
in the RECORDERS OFFICE
of Westmoreland County
Pennsylvania

Frank Schiefer • Recorder of Deeds

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

KNOW ALL MEN BY THESE PRESENTS,

That I, JAMES ALBERT, Sheriff of the County of Westmoreland, in the Commonwealth of Pennsylvania, for and in consideration of the sum of:

One Thousand, Eight Hundred Fifty-Nine and 91/100 ($1,859.91) Dollars

to me in hand paid, do hereby grant, and convey to

FEDERAL NATIONAL MORTGAGE ASSOCIATION

ALL the right title interest and claim of **JEFFREY J CAMPBELL**

ALL THAT CERTAIN lot, piece or parcel of land situate in the City of New Kensington, County of Westmoreland and Commonwealth of Pennsylvania, being further bounded and described as follows, to wit:

BEGINNING at a point on the northerly line of Fifth Street, 47.83 feet eastwardly from the intersection of the northerly line of Fifth Street with the easterly line of Third Avenue, the true place of beginning; thence North 71° 17' East, a distance of 24.42 feet to a point; thence from said point, North 8° 00' West, a distance of 77.56 feet to a point; thence from said point South 82° 00' West. a distance of 24.00 feet to a point; thence from said point South 8° 00' East. a distance of 82.10 feet to a point at the true place of beginning.

BEING THE SAME PREMISES which Julia W. Arabia, a single woman, by Deed dated October 1, 2002, and recorded in the Recorder's Office of Westmoreland County, Pennsylvania, as Instrument No. 200305160038248, granted and conveyed unto Rebecca J. Arabia, a married woman. Francis J. Arabia joins in this conveyance as the spouse of Rebecca J. Arabia to extinguish all legal and equitable ownership interest he may possess in the real estate.

HAVING erected thereon a single-family residence commonly known as 305 Fifth Street, New Kensington, Pennsylvania, 15068, and further identified in the Westmoreland County Tax Assessment Office as Map NO. 24 05 03 0 123

BEING THE SAME PREMISES which Nicolas Supik by deed dated 10/22/2004 and recorded 10/25/2004 in the Office of the Recorder of Deeds in and for the County of Westmoreland, in Instrument No. 200410250063254, granted and conveyed unto Jeffrey J. Campbell, in fee.

TAX PARCEL: 24-05-03-0-123

PREMISES BEING: 305 5TH ST, NEW KENSINGTON, PA 15068

UPI 24-00154-00000

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

The same having been sold by me to the said Grantee, on the 6th day of November, 2023 after due advertisement according to law, under and by virtue of a Writ of Execution, issued on the 6TH day of February 2023, out of the Court of Common Pleas of Westmoreland County at Term 4502 of 2022 at the suit of

NATIONSTAR MORTGAGE LLC

Against

JEFFREY J CAMPBELL

In Witness Whereof, I have hereunto affixed my signature this 16th day of February, 2024.

James Albert, Sheriff

Commonwealth of Pennsylvania, ss:

Before the Undersigned, Gina O'Barto, Prothonotary of the Court of Common Pleas of Westmoreland County, personally appeared James Albert, Sheriff of Westmoreland County aforesaid, known to me to be the person whose name is subscribed to the within instrument, and in due form of law declared that the facts set forth in the foregoing Deed are true, and that he acknowledged the same in order that the Deed might be recorded.

Witness my hand and the seal of said Court, this 16th day of February, 2024. My Commission Expires First Monday, Jan 2026

Prothonotary

I hereby certify the mailing address of the within Grantee is:

5600 Granite Parkway, Building VII
Plano, TX 75024

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

RESIDENTIAL PROPERTY RECORD CARD

WESTMORELAND COUNTY, PENNSYLVANIA

Situs : 305 5TH ST	Map ID: 24-05-03-0-123	Class: Residential	Card: 1 of 1	Printed: December 11, 2024

CURRENT OWNER

FEDERAL NATIONAL MORTGAGE ASSOCIATION
5600 GRANITE PKWY BLDG VII
PLANO TX 75024

GENERAL INFORMATION

Living Units	
Neighborhood	24
Alternate Id	24-00154-00000
Vol / Pg	024/04723
District	
Zoning	

Property Description

PT LOTS 51-52-53 B-1
24.42 X 82.1 X IR

Sales/Ownership History

Transfer Date	Price	Deed Reference	Grantee
11/06/23	1,860	024/04723	FEDERAL NATIONAL MORTGAGE A
10/25/04	34,900	0406/3254	CAMPBELL JEFFREY J
06/11/03	12,500	0304/5473	SUPIK NICOLAS
05/16/03	13,000	0303/8248	ARABIA REBECCA J
08/07/62		1841/0614	ARABIA ANTOINETTE

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	1,170	1,170	1,170	0	0
Building	0	0	0	0	0
Total	1,170	1,170	1,170	0	0

Value Flag OVERRIDE
Maintenance Date 10-DEC-24
Effective Tax Date 15-JAN-25

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose		Status
09/24/24	1	10,000	DEMOLITION	Demo Fire Damaged Single Fa	Open Permit

Land Information

Type		Acres	Sq. Ft.	Frontage	Depth	Unit Value	Depth Factor	Influence %	Influence Reasons	True Value
Primary	Front Foot	.0435	1,896	24.4	79	$60	.81			$1,170
Deeded Acres:		Deeded SqFt:	1,896						Total:	$1,170

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

RESIDENTIAL PROPERTY RECORD CARD

WESTMORELAND COUNTY, PENNSYLVANIA

Situs : 305 5TH ST	Parcel Id: 24-05-03-0-123	Class: Residential	Card: 1 of 1	Printed: December 11, 2024

Dwelling Information

Style		Year Built	
Story height		Eff Year Built	
Attic		Year Remodeled	
Exterior Walls		Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement		# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling / Fireplaces

Heat Type		Stacks	
Fuel Type		Openings	
System Type		Pre-Fab	

Room Detail

Bedrooms		Full Baths	
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms			
Kitchen Type		Bath Type	
Kitchen Remod		Bath Remod	

Adjustments

Int vs Ext		Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

Grade	C	Market Adj	
Condition		Functional	
CDU	Average	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price		% Good	
Plumbing		% Good Override	
Basement		Functional	
Heating		Economic	
Attic		% Complete	
Other Features	0	C&D Factor	
		Adj Factor	
Subtotal		Additions	
Ground Floor Area			
Total Living Area		Dwelling Value	

Building Notes

Outbuilding Data

Line	Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name		Number	
Condo Model			
Unit Number			
Unit Level		Unit Location	
Unit Parking		Unit View	
Model (MH)		Model Make (MH)	

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs

Mailing Address P.O. Box 2649, Harrisburg, PA 17105 Toll Free: 1-833-DOS-BPOA

BRADLEY CRAIG WATSON

License Number	: RL001612L	Initial License Date : 10/13/1993	Expiration Date	: 06/30/2027
License Type	: Certified Residential Appraiser		License Status as of 5/9/2025	: Active
Issued By	: State Board of Certified Real Estate Appraisers			
Address	: 16 JANYCE DRIVE, GREENSBURG, PA 15601			

Arion R. Claggett

Acting Commissioner Arion R. Claggett

Signature of Licensee

SCAN ME

Please verify the license by visiting https://www.pals.pa.gov/verify or by scanning the QR Code

202505081244

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

CERTIFICATE OF INSURANCE

Producer:

LIA ADMINISTRATORS & INSURANCE SERVICES
P.O. Box 1319
Santa Barbara, CA 93102-1319

Issue Date: 03/12/2025
This Certificate is issued as a matter of information only and confers no rights upon the Certificate Holder. This Certificate does not amend, extend or alter the coverage afforded by the policy below.

Insured: 153532
WATSON APPRAISAL SERVICES
Bradley Craig Watson
16 Janyce Drive
Greensburg, PA 15601-3951

Fax Number: 000-000-0000

COMPANY AFFORDING COVERAGE

Aspen American Insurance Company

Authorized Representative

This is to certify that the policy of insurance listed below has been issued to the Insured named above for the policy period indicated. Notwithstanding any requirement, term of condition of any contract or other document with respect to which this Certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions and conditions of such policy. Limits shown may have been reduced by paid claims.

DISCLAIMER: This certificate of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

TYPE OF INSURANCE	POLICY NUMBER	EFFECTIVE DATE	EXPIRATION DATE	LIMITS	
Professional Liability	AAI000060-11	04/07/2025	04/07/2026	Each Claim General Aggregate	$ 1,000,000 $ 1,000,000

Description of Operations/Locations/Special Items:
Professional Services as defined in the policy

Certificate Holder:
WATSON APPRAISAL SERVICES
Bradley Craig Watson
16 Janyce Drive
Greensburg, PA 15601-3951

Cancellation:
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

LIA0001 (11/97) Insured Copy

Borrower: N/A		File No.: 17160282.1
Property Address: 305 5th St		Case No.: 1715428682
City: New Kensington	State: PA	Zip: 15068
Lender: Fannie Mae		

File No.: 17160282.1
Loan No.: 1715428682

LAND APPRAISAL REPORT

ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE # 7		COMPARABLE # 8		COMPARABLE # 9	
Address 305 5th St		902 Wallace St					
City/St/Zip New Kensington, PA 15068		Vandergrift, PA 15690					
Proximity to Subject		10.41 miles E					
Data Sources	Inspection	WPML#1679526					
Verification Sources	County Records	UPI: 37-01253-00000					
Sale Price	$ N/A		$ 5,000		$		$
Price/ sf	$	$ 1.39		$		$	
Date of Sale (MO/DA/YR)	N/A	N/A-Listing					
Days on Market	N/A	200					
Financing Type	N/A	N/A-Listing					
Concessions	N/A	List/Sell 80%	-1,000				
Location	Average	Average					
Property Rights Appraised	Fee Simple	Fee Simple					
Site Size sf	1,933	3,600	-1,000				
View	Residential/Avg	Residential/Avg					
Topography	Level	High Side	0				
Available Utilities	All public utilities	All public utilities					
Street Frontage	24.42	75.0	0				
Street Type	Public	Public					
Water Influence	None	None					
Fencing	None	None					
Improvements	None	None					
Other Feature	None	None					
Other Feature	None	None					
Net Adjustment (Total, in $)		☐ + ☒ −	$ -2,000	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted sales price of the Comparable Sales (in $)		Net Adj. % Gross Adj. %	$ 3,000	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:		Listing and Transfer history of Comp 7 in past 12 months:		Listing and Transfer history of Comp 8 in past 12 months:		Listing and Transfer history of Comp 9 in past 12 months:	
	$ 1,860	11/06/2023	$		$		$	
	$		$		$		$	

Comments on Prior Sales/Transfers and Current and Prior Listings: There have been no recorded transfers of the subject, other than those reported above, in the thirty six months prior to the effective date of this appraisal. There have been no recorded transfers of the comparable sales, other than those reported above, in the twelve months prior to their dates of sale. The subject's recent prior sale was a sheriff's sale to a lender. It was not an arm's length sale. There was also a house on the property that has since been demolished.

Summary of the Sales Comparison Approach: Refer to the remarks after the sales one through three grid.

Errors - These items must be corrected to receive a "pass".

- REOAD_09 - COMPETING LISTINGS - Subject Price/Gross Living Area - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject REO Property - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Vacant/Occupied - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Design (Style) - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Quality of Construction - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Age - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Condition - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Total Rooms - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Bedrooms - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Bathrooms - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Square Feet - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Below Grade Area - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Below Grade Area - is blank. Please enter the total area below grade. If there is no area below grade, enter 'None'.
- REOAD_09 - COMPETING LISTINGS - Subject Below Grade Finish - is blank. Please enter the total finished area below grade. If there is no finished area below grade, enter 'None'.
- REOAD_09 - COMPETING LISTINGS - Subject Functional Utility - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Heating/Cooling - is blank.
- REOAD_09 - COMPETING LISTINGS - Subject Garage/Carport - is blank.