APPRAISAL OF REAL PROPERTY



LOCATED AT

11943 Us 52
Stout, OH 45684
Beasley-Turkey CR .28Ac VMS 4042 Map 09-002

FOR

Peoples Bank national Assocoiation
138 Putnam St
Marietta Oh 45750

OPINION OF VALUE

138,000

AS OF

03/14/2025

BY

Hazel Williams
Williams Appraisals
40 Dixon Rd
Piketon, OH 46551
740-493-3651
hazelwilliams@earthlink.net
hazel@hazelsappraisals.com

Williams Appraisals
40 Dixon Rd
Piketon, OH 46551
740-493-3651
hazel@hazelsappraisals.com

03/19/2025

Peoples Bank national Assocoiation
138 Putnam St
Marietta OH 45750

Re: Property: 11943 Us 52
Stout, OH 45684
Borrower: Brennen Ridout
File No.: 70000001573

Opinion of Value: $ 138,000
Effective Date: 03/14/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Hazel Williams
Licensed Appraiser
License or Certification #: 2002019608
State: OH Expires: 02/03/2026
hazelwilliams@earthlink.net

SUMMARY APPRAISAL REPORT

File No. Ridout 70000001573

SUBJECT

Property Address: 11943 Us 52 | City: Stout | State: OH | Zip Code: 45684
Legal Description: Beasley-Turkey CR .28Ac VMS 4042 Map 09-002 | County: Scioto
Assessor's Parcel No.: 15-0918.000 | Tax Year: 2024 | R.E. Taxes $: 1,678 | Special Assessmt. $: 18
Borrower: Brennen Ridout | Current Owner: Brennen Ridout | Occupant: [X] Owner [ ] Tenant [ ] Vacant
Neighborhood or Project Name: Nile Township/Washington-Nile LSD | Project Type: [ ] PUD [ ] Condo. [ ] Co-op. | HOA $: na /Mo.
Sale Price $: NA | Date of Sale: NA | Description / $ amount of loan charges/concessions to be paid by seller: na
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee | Map Reference: 39020 | Census Tract: 0040.00
The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)
Intended Use: To obtain market value | Intended User(s): Peoples Bank National Association
Client: Peoples Bank National Association | Address: 138 Putnam St. Marietta, OH 45750
Appraiser: Hazel Williams | Address: 40 Dixon Road Piketon, OH 45661

NEIGHBORHOOD

Location	[ ] Urban	[ ] Suburban	[X] Rural	Property values	[ ] Increasing	[X] Stable	[ ] Declining
Built up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/supply	[ ] Shortage	[X] In balance	[ ] Over supply
Growth rate	[ ] Rapid	[X] Stable	[ ] Slow	Marketing time	[ ] Under 3 mos.	[X] 3-6 mos.	[ ] Over 6 mos.

Single Family Housing	PRICE $(000)	AGE (yrs)	Condominium housing	PRICE $(000) (if applic.)	AGE (yrs)
Low	50	1	Low	na	na
High	600	150	High	na	na
Predominant	200	40	Predominant	na	na

Neighborhood boundaries: The subject is bounded by St Rt 73 to the north, south to Ohio River, east to St Rt 23 and west to Adams County line.

SITE

Dimensions: .28 Ac | Site area: .28 Ac | Shape: rectangular
Specific zoning classification and description: No zoning
Zoning compliance: [ ] Legal [ ] Legal nonconforming (Grandfathered use) [ ] Illegal, attach description [X] No zoning
Highest and best use of subject property as improved (or as proposed per plans and specifications): [X] Present use [ ] Other use, attach description.

Utilities	Public	Other	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	[X]		Water	[X]	Street	asphalt	[X]	[ ]
Gas	[X]	propane	Sanitary sewer	[ ]	septic private	Alley	none	[ ]	[ ]

Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? [X] Yes [ ] No If Yes, attach description.

IMPROVEMENTS

Source(s) used for physical characteristics of property: [ ] Interior and exterior inspection [X] Exterior inspection from street [X] Previous appraisal files [ ] MLS [X] Assessment and tax records [X] Prior inspection [ ] Property owner [ ] Other (Describe):
No. of Stories: 2 | Type (Det./Att.): detach | Exterior Walls: Brick/vinyl/gd | Roof Surface: Asp shn/avg | Manufactured Housing: [ ] Yes [X] No
Does the property generally conform to the neighborhood in terms of style, condition and construction materials? [X] Yes [ ] No If No, attach description.
Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property? [ ] Yes [X] No If Yes, attach description.
Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property? [ ] Yes [X] No If Yes, attach description.

QUANTITATIVE SALES COMPARISON ANALYSIS

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1	+(-) $ Adjust.	SALE 2	+(-) $ Adjust.	SALE 3	+(-) $ Adjust.
Address	11943 Us 52 Stout, OH 45684	1845 Beekman Ave West Portsmouth, OH 45663-5941		10059 Us 52 Stout, OH 45684		9919 Us 52 Stout, OH 45684	
Proximity to Subject		6.49 miles NE		1.87 miles SW		2.01 miles SW	
Sale Price	$ NA	$ 154,000		$ 135,000		$ 144,000	
Sale Price/Gross Liv. Area	$	$ 136.52		$ 101.20		$ 127.21	
Data & Verification Sources		Navmls#R152177S dom 51		Navmls#R150917S dom 72		Navmls#R150810S dom 51	
Sales or Financing Concessions		FHA 4,000	-4,000	VA 5,400	-5,400	VA 10,000	-10,000
Date of Sale/Time		12/24		09/20/24		07/24	
Location	N;Res;rural	N;Res;rural		N;Res rural;		N;Res;rural	
Site	.28 Ac	.46 Ac	0	.92 Ac	0	1.23 Ac	-1,000
View	road pastural	N;Res;CtyStr	0	road pastural		road pastural	
Design (Style)	2 S det Traditional	DT1;Ranch	0	DT1;Ranch	0	DT1;Ranch	0
Actual Age (Yrs.)	47	101	0	70	0	42	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms / Baths)	7 / 3 / 1.5	5 / 3 / 2	-1,000	5 / 2 / 1	+1,000	5 / 2 / 1	+1,000
Gross Living Area	1,496 Sq. Ft.	1,128 Sq. Ft.	+3,700	1,334 Sq. Ft.	+1,600	1,132 Sq. Ft.	+3,600
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Garage/Carport	None	2 c det	-3,000	1 c at gar/carport	-3,000	none	
additional features	patio deck	porches 2	0	porches 2	0	porch patio	0
Net Adjustment (Total)		[ ] + [X] - $	-4,300	[ ] + [X] - $	-5,800	[ ] + [X] - $	-6,400
Adjusted Sale Price of Comparables		Net 2.8 % Gross 7.6 % $	149,700	Net 4.3 % Gross 8.1 % $	129,200	Net 4.4 % Gross 10.8 % $	137,600
Date of Prior Sale/Transfer	03/30/2016	0		0		0	
Price of Prior Sale/Transfer	$ 0	$ 0		$ 0		$ 0	
Data Source(s)	Scioto County Audit	Scioto County Auditor		Scioto County Auditor		Scioto County Auditor	
Data Source Effective Date	03/18/2025	03/18/2025		03/18/2025		03/18/2025	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: Based upon records obtained from the Scioto County Courthouse, the subject property has not transferred in the three years prior to the effective date of this appraisal.Also based upon courthouse records, there was no prior sales for the comparables within the past 12 months

Summary of sales comparison and value conclusion: Sales used are the most recent and comparable found and are within reasonable proximity.The sales price,adjusted sales price, site, age and gla bracket the value.None of the sales selected were considered dated for the area or in need of time adjustments.Though site sizes were different on sales values 1,2 were considered similiar enough not to merit any adjustments. Sale 3 and 4 were adjusted.

VALUE

This appraisal is made [X] "as-is", [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, or [ ] subject to the following repairs, alterations or conditions this appraisal is completed in "as is" condition from an exterior view from the street.

BASED ON AN [X] EXTERIOR INSPECTION FROM THE STREET, OR AN [ ] INTERIOR AND EXTERIOR INSPECTION, ON (DATE) 03/14/2025, OR [ ] NO PHYSICAL INSPECTION

MY OPINION OF VALUE, AS DEFINED HEREIN, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT IS $ 138,000, AS OF 03/14/2025.

ADDITIONAL COMPARABLE SALES

Ridout
File No. 70000001573

QUANTITATIVE SALES COMPARISON ANALYSIS

The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 4		SALE 5		SALE 6	
Address	11943 Us 52 Stout, OH 45684	1903 Dry Run Rd West Portsmouth, OH 45663-9030					
Proximity to Subject		6.95 miles NE					
Sale Price	$ NA	$ 130,000		$		$	
Sale Price/Gross Liv. Area	$	$ 72.95		$		$	
Data & Verification Sources		Navmls#R152041S dom 38					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions		Cash 0					
Date of Sale/Time		10/24					
Location	N;Res;rural	N;Res;rural					
Site	.28 Ac	2.37 Ac	+1,000				
View	road pastural	road pastural					
Design (Style)	2 S det Traditional	DT1;ranch	0				
Actual Age (Yrs.)	47	41	0				
Condition	C3	C4	+10,000				
Above Grade Room Count	Total 7 / Bdrms 3 / Baths 1.5	Total 8 / Bdrms 3 / Baths 2	-1,000	Total / Bdrms / Baths		Total / Bdrms / Baths	
Gross Living Area	1,496 Sq. Ft.	1,782 Sq. Ft.	-2,900	Sq. Ft.		Sq. Ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Garage/Carport	None	2 car det	-3,000				
additional features	patio deck	porch	+1,000				
Net Adjustment (Total)		☒ + ☐ - $	5,100	☐ + ☐ - $		☐ + ☐ - $	
Adjusted Sale Price of Comparables		Net 3.9 % Gross 14.5 % $	135,100	Net 0.0 % Gross 0.0 % $		Net 0.0 % Gross 0.0 % $	
Date of Prior Sale/Transfer	03/30/2016	08/09/2024					
Price of Prior Sale/Transfer	$ 0	$ 0		$		$	
Data Source(s)	Scioto County Audit	Scioto County Auditor					
Data Source Effective Date	03/18/2025	03/18/2025					

Comments:

Form 205G.(AC) - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

File No. 70000001573

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						

Site value 8,000
AS IS VALUE 138,000
90 DAY QUICK SALE VALUE 124,200

Subject Photo Page

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						

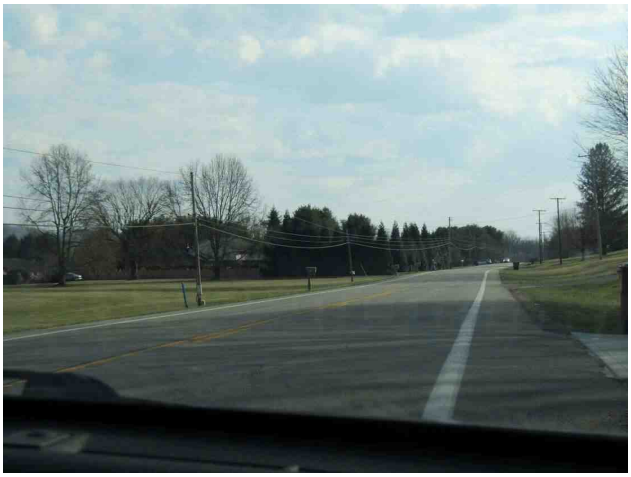


Subject Front

11943 Us 52	
Sales Price	NA
Gross Living Area	1,496
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.5
Location	N;Res;rural
View	road pastural
Site	.28 Ac
Quality	
Age	47



Subject Address



Subject Street

Comparable Photo Page

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						



Comparable 1

1845 Beekman Ave

Prox. to Subject	6.49 miles NE
Sale Price	154,000
Gross Living Area	1,128
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;rural
View	N;Res;CtyStr
Site	.46 Ac
Quality	
Age	101



Comparable 2

10059 Us 52

Prox. to Subject	1.87 miles SW
Sale Price	135,000
Gross Living Area	1,334
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	N;Res rural;
View	road pastural
Site	.92 Ac
Quality	
Age	70



Comparable 3

9919 Us 52

Prox. to Subject	2.01 miles SW
Sale Price	144,000
Gross Living Area	1,132
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	N;Res;rural
View	road pastural
Site	1.23 Ac
Quality	
Age	42

Comparable Photo Page

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						



Comparable 4

1903 Dry Run Rd

Prox. to Subject	6.95 miles NE
Sale Price	130,000
Gross Living Area	1,782
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2
Location	N;Res;rural
View	road pastural
Site	2.37 Ac
Quality	
Age	41

Comparable 5

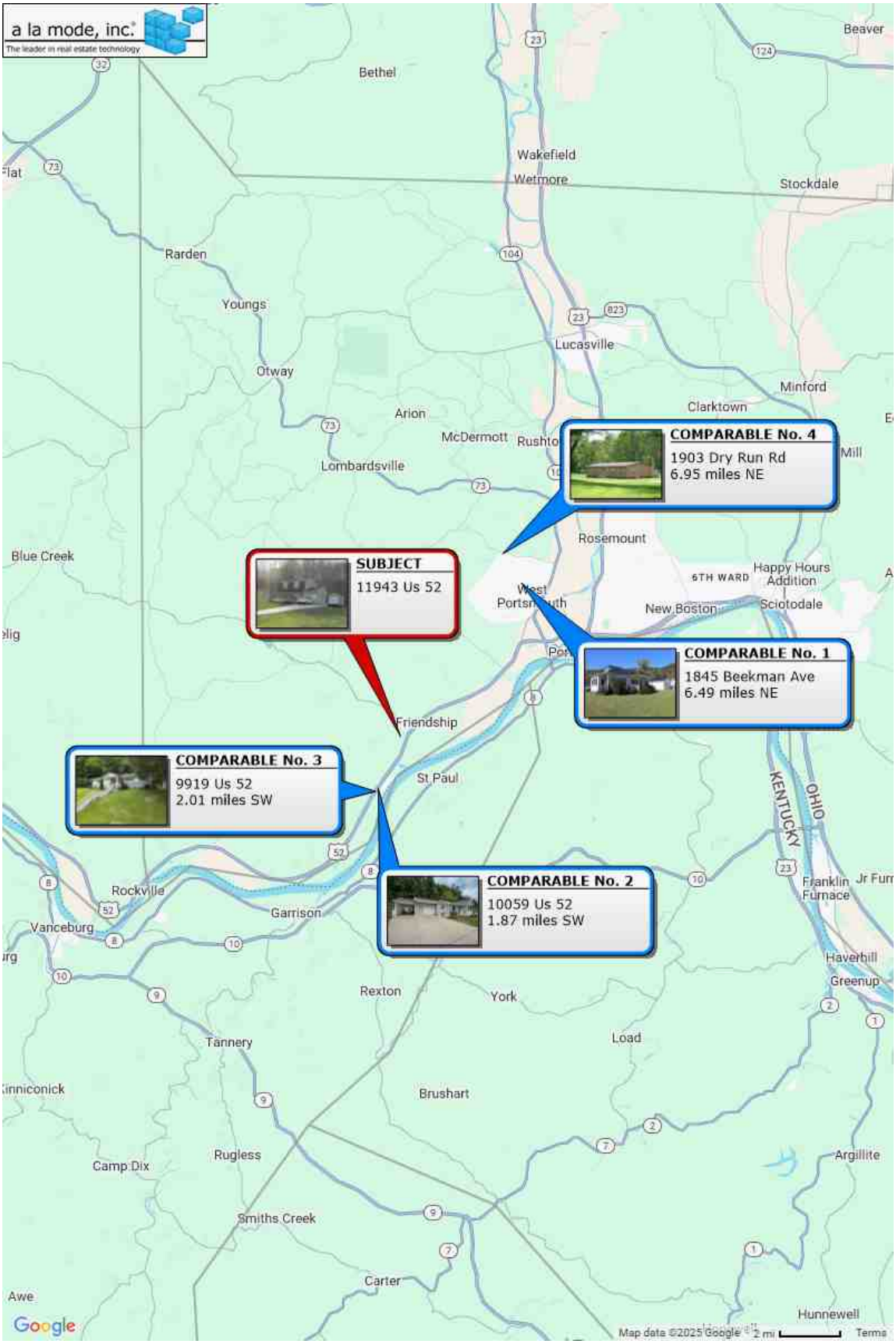
Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

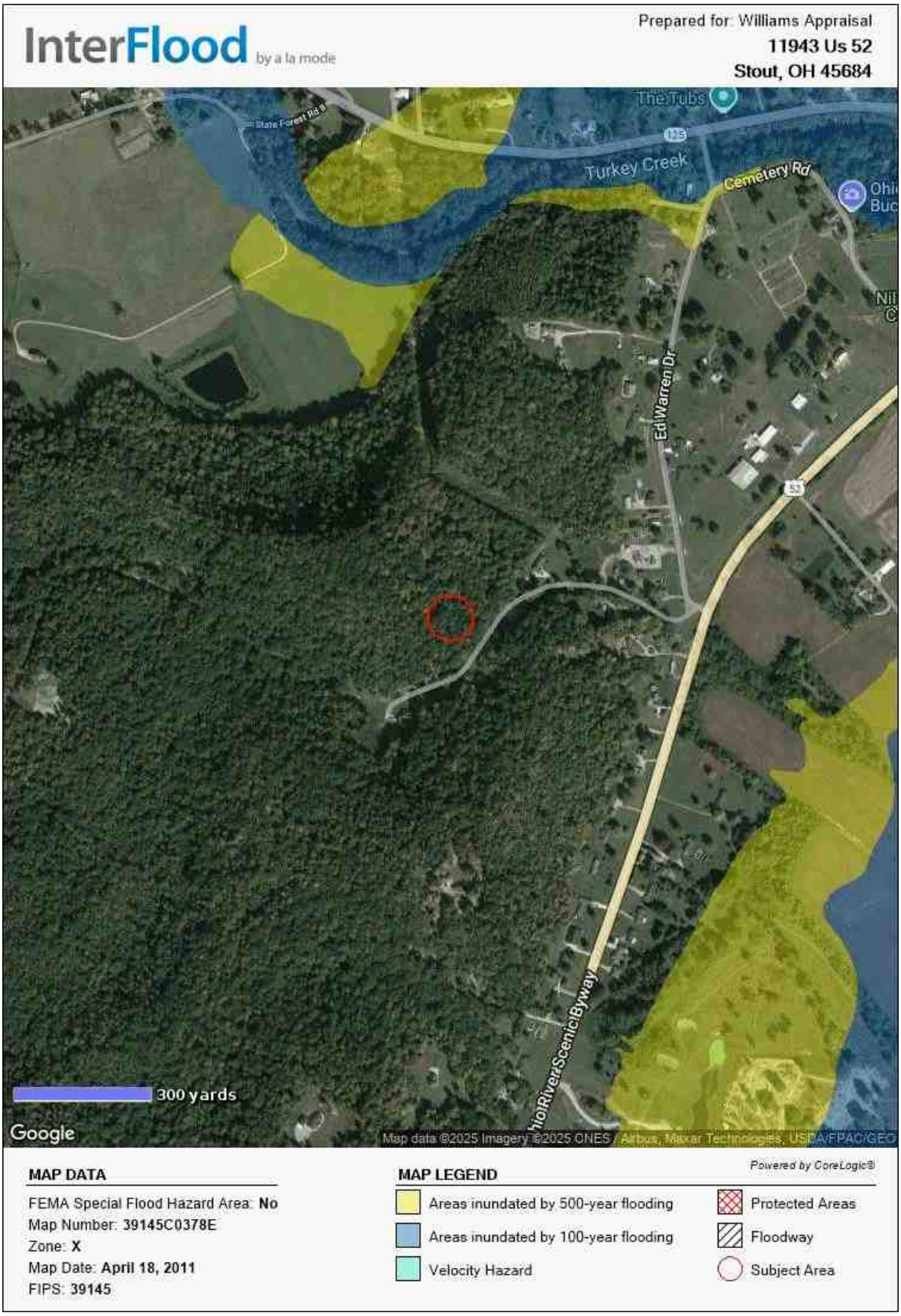
Location Map

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						



Flood Map

Borrower	Brennen Ridout						
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner’s site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Borrower	Brennen Ridout				File No.	70000001573	
Property Address	11943 Us 52						
City	Stout	County	Scioto	State	OH	Zip Code	45684
Lender/Client	Peoples Bank national Assocoiation						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- 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.
- Unless otherwise indicated, 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 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.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3 to 6 months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:

Signature: Hazel Williams

Name: Hazel Williams

Licensed Appraiser

State Certification #:

or State License #: 2002019608

State: OH Expiration Date of Certification or License: 02/03/2026

Date of Signature and Report: 03/19/2025

Effective Date of Appraisal: 03/14/2025

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 03/14/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date of Signature:

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable):

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, 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 interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. 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: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

*** Adjustments to the comparables must be made for special or creative financing or sales 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

Form DLC2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

CERTIFICATION: The appraiser certifies and agrees that:

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. 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.

4. Unless otherwise indicated, 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.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. 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.

8. 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.

9. Unless otherwise indicated, I have made a personal inspection of the exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 11943 Us 52, Stout, OH 45684

APPRAISER:

Signature: Hazel Williams

Name: Hazel Williams

Title: Licensed Appraiser

State Certification #:

or State License #: 2002019608

State: OH Expiration Date of Certification or License: 02/03/2026

Date Signed: 03/19/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:

Name:

State Certification #:

or State License #:

State: Expiration Date of Certification or License:

Date Signed:

☐ Did ☐ Did Not Inspect Property

Form DLC2_DEFD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

APPRAISER DISCLOSURE STATEMENT

File No. Ridout 70000001573

Name of Appraiser: Hazel Williams

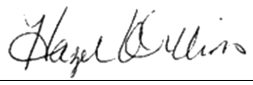
Class of Certification/Licensure:
- ☐ Certified General
- ☐ Certified Residential
- ☒ Licensed Residential
- ☐ Temporary ☐ General ☒ Licensed

Certification/Licensure Number: 2002019608

Scope: This Report
- ☒ is within the scope of my Certification or License
- ☐ is not within the scope of my Certification or License

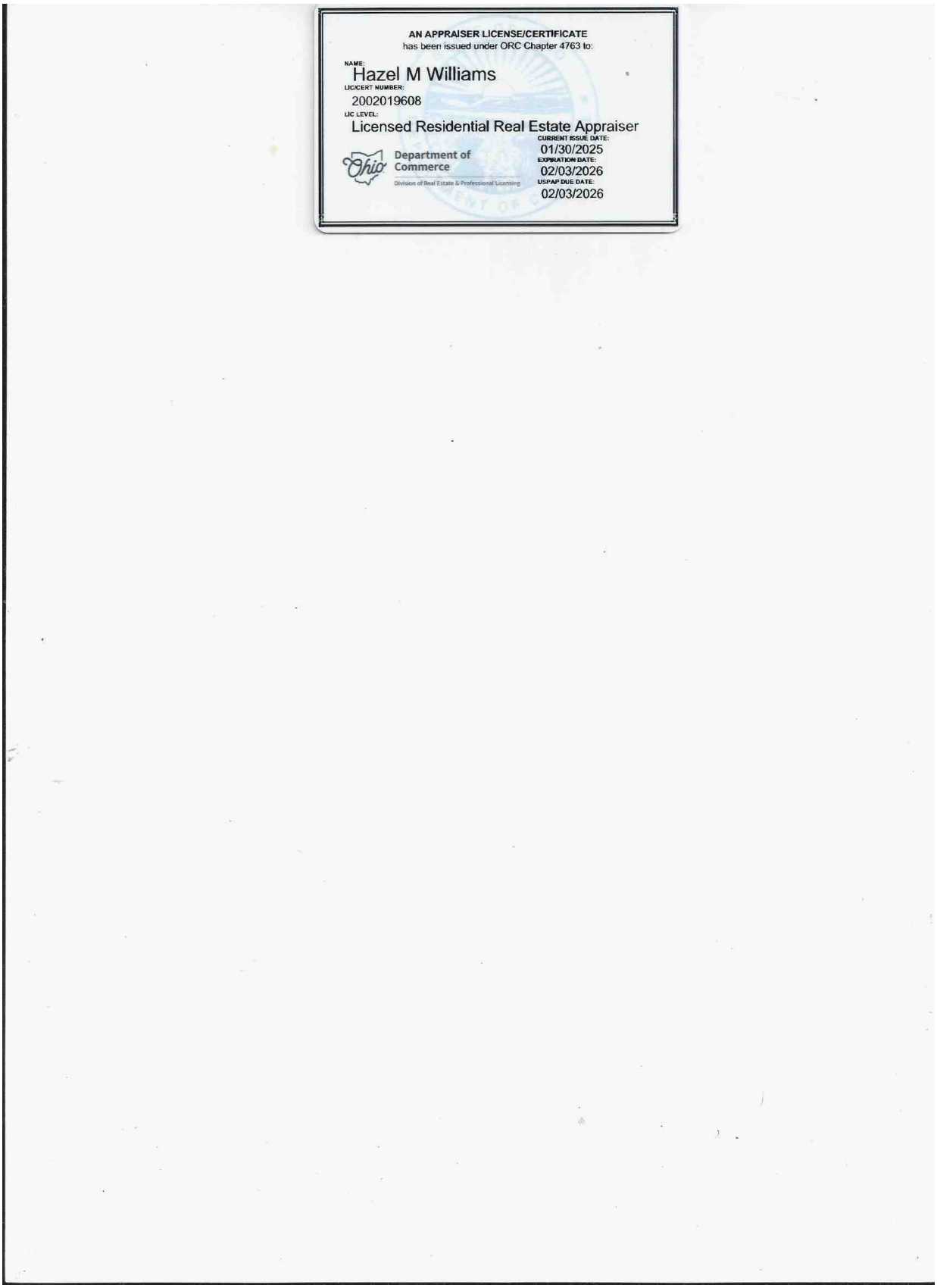
Service Provided By:
- ☒ Disinterested & Unbiased Third Party
- ☐ Interested & Biased Third Party
- ☐ Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

LICENSE



AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Hazel M Williams

LIC/CERT NUMBER:
2002019608

LIC LEVEL:
Licensed Residential Real Estate Appraiser

Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
01/30/2025

EXPIRATION DATE:
02/03/2026

USPAP DUE DATE:
02/03/2026

GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP4116303-25** Renewal of: **RAP4116303-24**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured**: **Hazel Williams**

Item 2. **Address**: **40 Dixon Road**

City, State, Zip Code: **Piketon, OH 45661**

Item 3. **Policy Period**: From **03/26/2025** *(Month, Day, Year)* To **03/26/2026** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **500,000** **Damages** Limit of Liability – Each **Claim**

B. $ **500,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **1,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **1,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible** (Inclusive of **Claim Expenses**): $ **0** Each **Claim**

Item 6. **Premium**: $ **573.00**

Item 7. **Retroactive Date** (if applicable): **03/26/2008**

Item 8. **Forms, Notices and Endorsements attached**:

D42100 (06/24) D42300 OH (05/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42414 (06/24)

Authorized Representative

D42101 (06 24)