Uniform Residential Appraisal Report

321-4017266
File No. 24F10

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.

SUBJECT

Property Address 520 West Ave | City Grand Island | State NE | Zip Code 68803
Borrower HOPE, JOEL | Owner of Public Record Logan T Meister | County Hall
Legal Description WEST HEIGHTS SECOND ADD LT 18
Assessor's Parcel # 400114690 | Tax Year 2023 | R.E. Taxes $ 2,402
Neighborhood Name West Heights Second Add | Map Reference 24260 | Census Tract 0007.00
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client Pinnacle Bank | Address 13131 West Dodge Rd, Omaha, NE 68154
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 3;DOM 3;Subject property listed on the MLS for $220,000 as of 05/30/2024.

CONTRACT

I [X] 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.
Arms length sale;Property sold as an arms length transaction. No personal property was included in the opinion of value.

Contract Price $ 219,000 | Date of Contract 05/31/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) CH Records
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [X] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid. $6000;;At closing, Seller shall pay or reimburse Buyer for the payment of Buyer's loan fees, closing costs, inspection fees and/or prepaid items as allowed by lender up to $6,000.

NEIGHBORHOOD

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	[X] Urban [ ] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	90 %
Built-Up	[X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	3 %
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths [X] 3-6 mths [ ] Over 6 mths	100 Low	1	Multi-Family	2 %
Neighborhood Boundaries	Capital Ave to the north, Broadwell Ave to the east, Old Potash Hwy to			370 High	130	Commercial	5 %
the south and Webb Rd to the west.				200 Pred.	50	Other Other	%

Neighborhood Description See Comment Addendum. 5% commercial land use due to local schools and businesses not considered adverse. The subject property is valued above the predominant one unit housing point, not considered adverse/still marketable.

Market Conditions (including support for the above conclusions) Conventional rates are 7%+/- with discount points varying. Typical comparable listings in the subject neighborhood have a marketing time 0-90 days. No apparent adverse factors.

SITE

Dimensions 55x130 | Area 7150 sf | Shape rectangular | View N;Res;
Specific Zoning Classification R2 | Zoning Description R2 Low Density Residential Zone
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. The highest and best use is detached single family. It is surrounded by detached single family homes.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street concrete	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley none	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 31079C0186D | FEMA Map Date 09/26/2008
Are the utilities and off-site improvements typical for the market area? [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. Typical utility easements are assumed to exist. No apparent adverse easements, encroachments, etc/ noted during inspection. Appraiser not an expert in encroachments and easements and recommends an expert opinion be obtained should this be an issue. Site appeal is typical for the area and price range. Site improvements conform to surrounding properties. Dwelling sited slightly above street level.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [ ] Crawl Space	Foundation Walls conc blk/avg	Floors carpet/laminate/
# of Stories 1	[X] Full Basement [ ] Partial Basement	Exterior Walls vinyl/avg	Walls lath & plaster/av
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 960 sq. ft.	Roof Surface composition/avg	Trim/Finish painted wood/av
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 75 %	Gutters & Downspouts ptd metal/avg	Bath Floor vinyl/avg
Design (Style) ranch	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type dbl hung/good	Bath Wainscot fiberglass/avg
Year Built 1956	Evidence of [ ] Infestation	Storm Sash/Insulated combination/good	Car Storage [ ] None
Effective Age (Yrs) 15	[ ] Dampness [ ] Settlement	Screens inserts/good	[X] Driveway # of Cars 1
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel nat gas	[ ] Fireplace(s) # 0 [X] Fence chain	[ ] Garage # of Cars 0
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck uncvr [X] Porch uncovere	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool none [X] Other shed	[ ] Att. [ ] Det. [ ] Built-in

Appliances [ ] Refrigerator [X] Range/Oven [X] Dishwasher [ ] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 6 Rooms | 3 Bedrooms | 1.0 Bath(s) | 960 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Subject property exhibits 3 bedroom/1 bathroom on the main floor, an eat-in kitchen, full basement partially finished with storage/laundry room, family room and half bathroom.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-eleven to fifteen years ago;Bathrooms-remodeled-one to five years ago;Subject exhibits good maintenance and care. Construction quality is average, condition is average. See photo pages for more narrative of salient features.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

321-4017266
File No. 24F10

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 0 to $ 0 .

There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 205,000 to $ 245,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	520 West Ave Grand Island, NE 68803	1512 Ruby Ave Grand Island, NE 68803		803 S Oak St Grand Island, NE 68801		1119 Sherman Ave Grand Island, NE 68803	
Proximity to Subject		0.84 miles NE		1.95 miles E		0.49 miles N	
Sale Price	$ 219,000		$ 205,000		$ 232,500		$ 245,000
Sale Price/Gross Liv. Area	$ 228.13 sq. ft.	$ 238.93 sq. ft.		$ 208.33 sq. ft.		$ 218.75 sq. ft.	
Data Source(s)		GIMLS#S20232111S;DOM 4		GIMLS#S20240288S;DOM 6		GIMLS#S20240217S;DOM 4	
Verification Source(s)		CH Records		CH Records		CH Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth FHA;0		ArmLth FHA;0		ArmLth FHA;2500	0
Date of Sale/Time		s02/24;c12/23		s05/24;c04/24		s04/24;c03/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	fee simple	fee simple		fee simple		fee simple	
Site	7150 sf	7260 sf	0	7776 sf	0	6996 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;ranch	DT1;ranch		DT1;ranch		DT1;ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	68	59	0	114	0	50	0
Condition	C3	C4	+10,250	C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	5 / 2 / 1.0	0	5 / 2 / 1.0	0	6 / 3 / 1.1	-1,000
Gross Living Area	960 sq. ft.	858 sq. ft.	+3,060	1,116 sq. ft.	-4,680	1,120 sq. ft.	-4,800
Basement & Finished	960sf720sfin	858sf500sfin	+1,020	1116sf950sfin	-1,560	1120sf672sfin	-1,600
Rooms Below Grade	1rr1br0.1ba0o	1rr0br1.0ba1o	0	1rr2br1.0ba0o	-3,000	1rr0br1.0ba0o	+3,000
Functional Utility	average	average		average		average	
Heating/Cooling	gfa/ca	gfa/ca		gfa/ca		gfa/ca	
Energy Efficient Items	none	none		none		none	
Garage/Carport	1dw	1ga1dw	-5,000	2dw	0	1ga2gd2dw	-15,000
Porch/Patio/Deck	prch/deck/patio	porch/patio	0	porch/patio	0	porch/enc patio	0
Kitchen	standard	standard		standard		standard	
Other Items	none	none		none		fireplace	0
Other Items	fence/shed	shed	0	none	0	fence	0
Net Adjustment (Total)		[X] + [ ] -	$ 9,330	[ ] + [X] -	$ -9,240	[ ] + [X] -	$ -19,400
Adjusted Sale Price of Comparables		Net Adj. 4.6% Gross Adj. 9.4%	$ 214,330	Net Adj. 4.0% Gross Adj. 4.0%	$ 223,260	Net Adj. 7.9% Gross Adj. 10.4%	$ 225,600

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) court house records

My research [ ] did [X] 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 source(s) court house records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CH Records/GIMLS	CH Records/GIMLS	CH Records/GIMLS	CH Records/GIMLS
Effective Date of Data Source(s)	06/12/2024	06/12/2024	06/12/2024	06/12/2024

Analysis of prior sale or transfer history of the subject property and comparable sales No sales of subject property in last 3 years. No sales of comparable sales in last year.

Summary of Sales Comparison Approach. Sale 2 exceeds 1 mile, but is from a competing market area. No location adjustment is warranted. Sale 1 adjusted for condition from the market's reaction to less updating. Appraiser has included all the relevant comparable sales in the last 12 months. All adjustments derived from matched pairs sales analysis for contributory differentials.There were no influential listings or pending sales within the immediate neighborhood. This fact does not negatively impact the reliability of the final Opinion of Value. No age/bedroom adjustments warranted for the differentials as none could be extracted from the market. Sale 1 influential due to date of sale, age and square footage. Sale 2 influential due to date of sale, condition and square footage. Sale 3 weighted most heavily/most influential due to proximity, date of sale, age, condition and square footage.

Indicated Value by Sales Comparison Approach $ 219,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 219,000 Cost Approach (if developed) $ Income Approach (if developed) $

Cost approach has minimal influence due to older construction. Income Approach influential as homes like the subject property are used as rentals. Direct Comparable approach most influential as it reflects the actions of buyers/sellers in the market place. Final value opinion supported by sale 3 and moderated by sales 1.

This appraisal is made [ ] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [X] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Hail damaged siding needs to be repaired or replaced and a hand railing needs to be added to the basement stairway. See photo page labeled "FHA Repairs" Estimated cost to cure

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 219,000 as of 06/10/2024 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

321-4017266
File No. 24F10

ADDITIONAL COMMENTS

NEIGHBORHOOD DESCRIPTION:
Grand Island, county seat for Hall County, NE is in a market area known as the tri-cities that includes Kearney, Grand Island and Hastings. These three communities are all experiencing economic growth due in part to easy access to Interstate 80, the major east west interstate in the U.S., and Grand Island also has access to U.S. HWYS 30, 34 & 281, and NE State Highway 2. Grand Island is approximately 400 miles East of Denver, CO and 150 miles West of Omaha, NE. It is an economically differing community with a major hospital, large industrial plants and a large agricultural community. In the last ten years average home selling prices have increased steadily, and the population has increased by nearly 4000 people. Grand Island non employed persons is 3% and the economy is stable , with a steady stream of new construction. The city is the primary place of business in Hall County and many commuters from smaller surrounding communities work in Grand Island. Good employment opportunities/stability, shopping, schools and recreational facilities. Average public transportation, utilities, property compatibility, police/fire protection and general appearance of properties.
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.
- A reasonable exposure time for the subject property developed independently from the stated marketing time is:0-90 days.
- Marketing time (0-90 days) is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances.

Basement differentials adjusted at $10/psf over 100sf and $3,000/room.
Porch, patio, decks, fireplaces, fences, sheds ect. and other minor amenities have minimal to no contributory value and the market's reaction to these minor amenities is nil. No market adjustment is warranted for these items.

FHA repairs required.
Hail damage on siding needs to be repaired or replaced, a hand railing needs to be added to the basement stairway. See photo page labeled "FHA Repairs" Estimated cost to cure $500.
Subject property appears to be in generally acceptable condition.
Utilities were on and mechanical systems functioning for the appraisal inspection.
"SUBJECT PROPERTY WILL MEET HUD/FHA MINIMUM PROPERTY REQUIREMENTS OUTLINED IN HANDBOOK 4000.1" and all applicable mortgagee letters ONCE THE REPAIRS ARE COMPLETED.
The use of this appraisal is to support FHA's decision to provide mortgage insurance on the real property that is the subject of the appraisal; and the intended users include the lender/client and HUD/FHA.
Appraiser certifies property was inspected and specific systems tested per the 4000.1 and property meets min HUD property standards
Nebraska is a wood destroying insect state, but there was no readily observable evidence of termites as of the effective date of this appraisal. The appraiser is not a expert in this area and recommends an expert opinion be obtained should this be an issue.
The roof appears to have more than 2 years of physical life remaining and no more than 2 layers of shingles were observed from the ground vantage point. The appraiser is not a expert in this area and recommends an expert opinion be obtained should this be an issue.
Head and shoulders inspections were performed of the attic/physical inspection of basement and no readily observable atypical conditions were noted. The appraiser is not a expert in this area and recommends an expert opinion be obtained should this be an issue .

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value based on courthouse records and vacant land sales. Details of site sales and analysis contained in work file.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = $ 35,000
Source of cost data	Dwelling Sq. Ft. @ $ ..... = $
Quality rating from cost service Effective date of cost data	Sq. Ft. @ $ ..... = $
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Cost approach not completed/not applicable due to lack of reliable cost figures for properties exceeding 10 years of age. Therefore, reliable reproduction costs cannot be replicated, relegating the cost approach not applicable to the value opinion reached in this report.	Garage/Carport Sq. Ft. @ $ ..... = $
	Total Estimate of Cost-New ..... = $
	Less Physical / Functional / External Depreciation = $ ( )
	Depreciated Cost of Improvements ..... = $
	"As-is" Value of Site Improvements ..... = $
Estimated Remaining Economic Life (HUD and VA only) 45 Years	INDICATED VALUE BY COST APPROACH ..... = $

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT 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 an 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(s)

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

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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 interior and exterior areas of the subject property, (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 this 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 appraisal report is the lender/client.

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 he or she considers his or her own best interest; (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.

*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 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 either the 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 provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. 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.

4. 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.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 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 any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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 interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

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 otherwise indicated in this report.

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 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 a land sale with the contract purchase price of a home that has been built or will be built on the land.

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 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.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe 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 individual or 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 receive 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.

APPRAISER

Signature _____
Name Rock A. Stahla
Company Name Stahla Appraisal, Inc.
Company Address 4006 Buckingham Dr
Grand Island, NE 68803-6401
Telephone Number (308) 382-7097
Email Address rock@stahlaappraisal.com
Date of Signature and Report 06/13/2024
Effective Date of Appraisal 06/10/2024
State Certification # CR270148
or State License # _____
or Other (describe) _____ State # _____
State NE
Expiration Date of Certification or License 12/31/2025
Rock A. Stahla
ADDRESS OF PROPERTY APPRAISED
520 West Ave
Grand Island, NE 68803

APPRAISED VALUE OF SUBJECT PROPERTY $ 219,000

LENDER/CLIENT
Name Star Appraisal Management Co
Company Name Pinnacle Bank
Company Address 13131 West Dodge Rd
Omaha, NE 68154
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 _____
☐ Did inspect interior and exterior of subject property
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 _____

Uniform Appraisal Dataset Definitions

321-4017266
File No. 24F10

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., 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 either are 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 residences 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.

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

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

Uniform Appraisal Dataset Definitions

321-4017266
File No. 24F10

Abbreviations Used in Data Standardization Text

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

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		

PURPOSE & INTENDED USE OF THE APPRAISAL: The purpose of this appraisal is to develop an opinion of market value of the fee simple interest in the subject property, as of the effective date of this report. The intended use of the appraisal is for mortgage financing only by the previously stated lender/client. Market Value is defined in the Limiting Conditions page, with the source of this definition being Fannie Mae & other Secondary Market participants. This report is NOT intended for private use of the home owner, buyer, seller, real estate agent or any other private party in any manner or form. A private party may not forward this appraisal to another lending institution or third party.

INTENDED USERS: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

HIGHEST & BEST USE: In determining the Highest and Best Use (hereinafter referred to as HBU) of the subject property the appraiser must consider the following in relation to the site: 1- What is physically possible? 2- What is economically feasible? 3- What is Legally permissible? & 4- What is maximally productive? Physical aspects of the site and composition of the neighborhood are best suited to residential development & current zoning allows for only residential use and considering these two facts it is reasonable to surmise that the HBU of the subject property is as improved.

REMAINING ECONOMIC LIFE: The estimation of 60-70 year Economic Life carries the assumption of ongoing maintenance, updating and repairs, as the great majority of residential neighborhoods display. Without this BASIC PREMISE OF HOME OWNERSHIP, and as part of the foundation of national lending standards (which promotes safe, sound and sanitary human occupancy), salability and market price appreciation decline in direct proportion. Neglect or no maintenance is certainly not the norm, and tends to accelerate the rate of physical decline. Diminishing degrees of maintenance clearly leads to a premature reduction in Economic Life. However, because of market appreciation and home financing, even neglected or out-of-favor/turn-of-the-century homes and neighborhoods often experience a period of redevelopment thereby extending the Remaining Economic Life often well past 60-70 years.

DATA SOURCES: The appraisal is based on information gathered by the appraiser from public records, local MLS, parties to the transactions, appraiser's files, other identified sources and exterior inspection of the neighborhood and sale data. These various sources are considered to be reliable. When conflicting information was found, the source deemed to be most reliable was used. Data discovered but which is believed to be unreliable was not included in the report, is not used as the basis for the value conclusion and is given no further explanation or description.

SCOPE OF WORK, (appraisers role/expertise): The current physical, legal & economic conditions of the subject have been researched with due diligence in the course of performing this appraisal service. The appraiser has attempted to analyze the subject property as seen by a typical buyer/seller in this market. The subject's market area was defined & examined relative to supply/demand and marketability vs. similar competing properties. A wide range of data sources are typically reviewed, considered and filtered in the process of collecting data. These sources may include the MLS, Assessor, prior appraisals and an awareness of a great multitude of other ongoing sources of information. The data used (i.e. cost figures, sales, comparable rentals etc.) is narrowed down to the most similar, applicable and appropriate data relative to the subject property available as of the effective date of the appraisal. Inevitably there will be sales in the defined neighborhood/market area that may be higher or lower in price or size etc. that are were not included in the analysis. Although this data is not specifically discussed in the report, the fact that such data is not referenced with additional specific commentary does not mean that it has not been considered, it should indicate to the reader that the appraiser has considered it and deemed that it's inclusion is either inappropriate or unnecessary.

This is NOT a Self-Contained Report, this is a Summary Report as requested by the client and as such, the Scope of Work does not allow for detailed discussion of every possible aspect, factor or relationship relative to the subject and every comparable piece of data on every individual report. A great deal of the credibility in any appraisal relies on the cumulative experience and judgment of the appraiser as of the effective date. The viewpoint of another individual reader or reviewer may differ from that of the appraiser. The lack of commentary on a particular topic or factor is not avoidance or misleading, when such issue is directly or indirectly accounted for and taken into consideration by the presence of chosen sales, cost figures, cumulative descriptions and discussions in the report. IT IS THE READER'S RESPONSIBILITY to fully read the report, recognize all the indicated factors, and be able to draw summary observations and conclusions through the compilation of this information. Lack of competency or experience on the reader's behalf with the subject market does not diminish the credibility of the report. In other words, the appraiser will not simply repeat information that has already been stated (in part or in detail) in the report while explaining the analysis and final conclusions.

The appraiser is exclusively a property valuator and is NOT a home inspector, and this appraisal is NOT a home inspection report. THE APPRAISAL SHOULD NOT BE RELIED UPON TO DISCLOSE THE CONDITION OF THE PROPERTY OR THE PRESENCE/ABSENCE OF ANY DEFECTS. The appraiser has not inspected the attic area and has no knowledge of nor expertise with subsurface soil or drainage conditions. Seasonal variations (Winter, Spring, Fall, Summer, excessive rain, excessive dryness) may reveal factors not apparent on the particular day the property was appraised. Factors such as foundation moisture, settlement and/or surface & subsurface drainage can vary greatly depending upon the time of year and recent weather conditions. Unless noted, it is assumed that the various elements of the subject property are fundamentally sound and functional.
SCOPE OF WORK cont'd:
Unless otherwise noted, standard utility and right-of-way easements are insignificant to value. However, a current locational or boundary survey, unavailable to the appraiser on or prior to the effective date, may reveal encroachments, easements, zoning violations or other matters of interest which could warrant modification of the value opinion. Zoning has been confirmed by the Assessor's indication shown on the web site. When no such confirmation is available, the statement of zoning and compliance is intended only in a general context. Zoning and building ordinances vary greatly from one municipality to another, and can be quite detailed. The scope of this report does not include a comparison of every potentially significant characteristic of the subject's site and improvements relative to zoning and building ordinances. If noted as such by the check box, a Legal Non-Conforming property indicates that the improvements do not meet current minimum zoning requirements, but are still an appropriate and legal "grand fathered" use as currently improved. A neighborhood may be comprised of many homes which were built prior to implementation of the current zoning regulations, and may or may not be non-conforming as well. This may not be an adverse factor at all, just a reporting disclosure in the appraisal. If any illegal or adverse aspects were readily apparent, observed in the normal course of the inspection or otherwise made aware to the appraiser prior to completion of the report, these would have been given obvious emphasis, but certainly none are known to exist relative to the subject property as of the effective date.

The condition of mechanical systems such as, but not limited to, heating, cooling, plumbing, electrical and other related support systems are observed by the appraiser only on a visual/surface basis. Even with detailed inspection of these items, the appraiser IS NOT qualified to comment or report on the condition or working capacity of such systems, as the appraiser is not a home inspector and the appraisal is not a home inspection report, as stated above. Also, comment on the adequacy of such mechanical systems is far beyond the SCOPE of the appraisal, intended only as valuation report. The resulting value opinion will typically reflect, in general terms, the overall condition and adequacy of a property relative to its directly competing market and location. Unless noted, it is assumed that the various elements of the subject property are fundamentally sound and adequate.

DWELLING MEASUREMENTS: Subject dwelling square foot calculations were confirmed by a cross check of the Assessor's exterior measurements with the appraiser's own measurements as of the effective date. Interior and exterior dimensions are rounded to the nearest whole foot. The attached sketch is only an approximate representation of the subject interior layout and may not show exact placement and as such the sketch is merely a visual aid and has no bearing whatsoever on value. Open 2-story entry foyers are not counted as living area on the upper 2nd level in a 1.5-story or 2-story home, in accordance with ANSI standards. This may result in some difference between dwelling size stated in this appraisal vs. that indicated by a real estate agent, Assessor or another appraisal report. Upper open foyer areas do add appeal but are not "living area" and provide no extra floor space for furniture placement or human movement.

RISK AND DISCLAIMERS/DISCLOSURES: This appraisal report is not a home inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

Due to the limited extent of the appraiser's observation of the property, it is assumed that all major components of the subject, and comparables, are built

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		

to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. I/We do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or reviewed. It is assumed that there are no structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
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COMPARABLE SALE #1

1512 Ruby Ave

Sale Date:
Sale Price: $



COMPARABLE SALE #2

803 S Oak St

Sale Date:
Sale Price: $



COMPARABLE SALE #3

1119 Sherman Ave

Sale Date:
Sale Price: $

Appraiser License

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		

NRPAB
Nebraska Real Property Appraiser Board

State of Nebraska Real Property Appraiser

Name: ROCK A STAHLA

Classification: Certified Residential Real Property Appraiser

Credential Number: CR270148

Current Credential

Effective Date: January 01, 2024 **Expiration Date:** December 31, 2025

Continuing Education Period: 2024-2025 **Payment ID Number:** 11213-2024

Credentialing Fee: $550.00 **ASC Appraiser Registry Fee:** $80.00 **CHRC Program Fee:** $10.00

Next Credential

Renewal Due Date: November 30, 2025 **Last Date for Renewal:** June 30, 2026

Real Property Appraiser Principal Place of Business Contact Information

Business Name: STAHLA APPRAISAL INC

Street Address: 4006 BUCKINGHAM DR

City: GRAND ISLAND **State:** NE **Zip Code:** 68803-6401

Phone: 308-390-6674 **Email:** rock@stahlaappraisal.com

IN WITNESS WHEREOF, the Director of the Nebraska Real Property Appraiser Board has caused these presents to be signed. This real property appraiser credential is valid beginning on the date on which the credential was issued or renewed, unless canceled, surrendered, suspended, or revoked. This information is true and accurate as of August 08, 2023

Tyler N. Kohtz

State of Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963
https://appraiser.ne.gov/
nrpab.credentialing@nebraska.gov
402-471-9015

This document serves as the credentialing card notifying a real property appraiser of their status in Nebraska.

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL105449-00 **Renewal of: New**

1. **Named Insured: Rock Stahla**

2. **Address:** 4006 Buckingham Dr
Grand Island, NE 68803

3. **Policy Period:** **From: December 31, 2023** **To: December 31, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 478**

7. **Retroactive Date: Full Prior Acts**

8. **Notice to Company**: Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

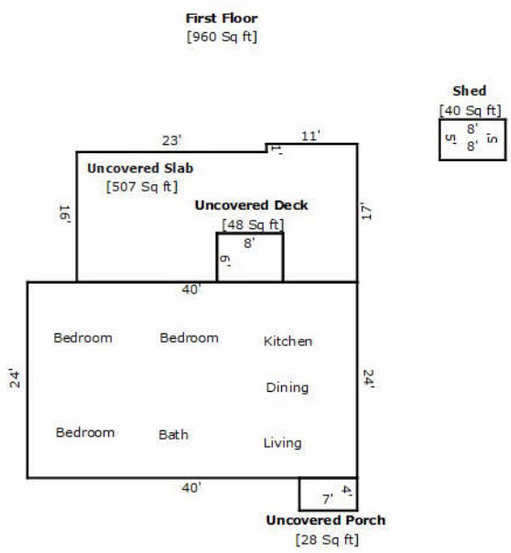
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

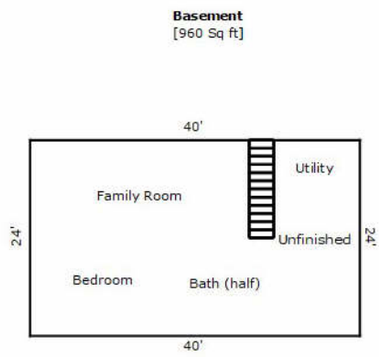
If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 3, 2023 By: Isaac Peck
Authorized Representative

FLOORPLAN SKETCH

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		





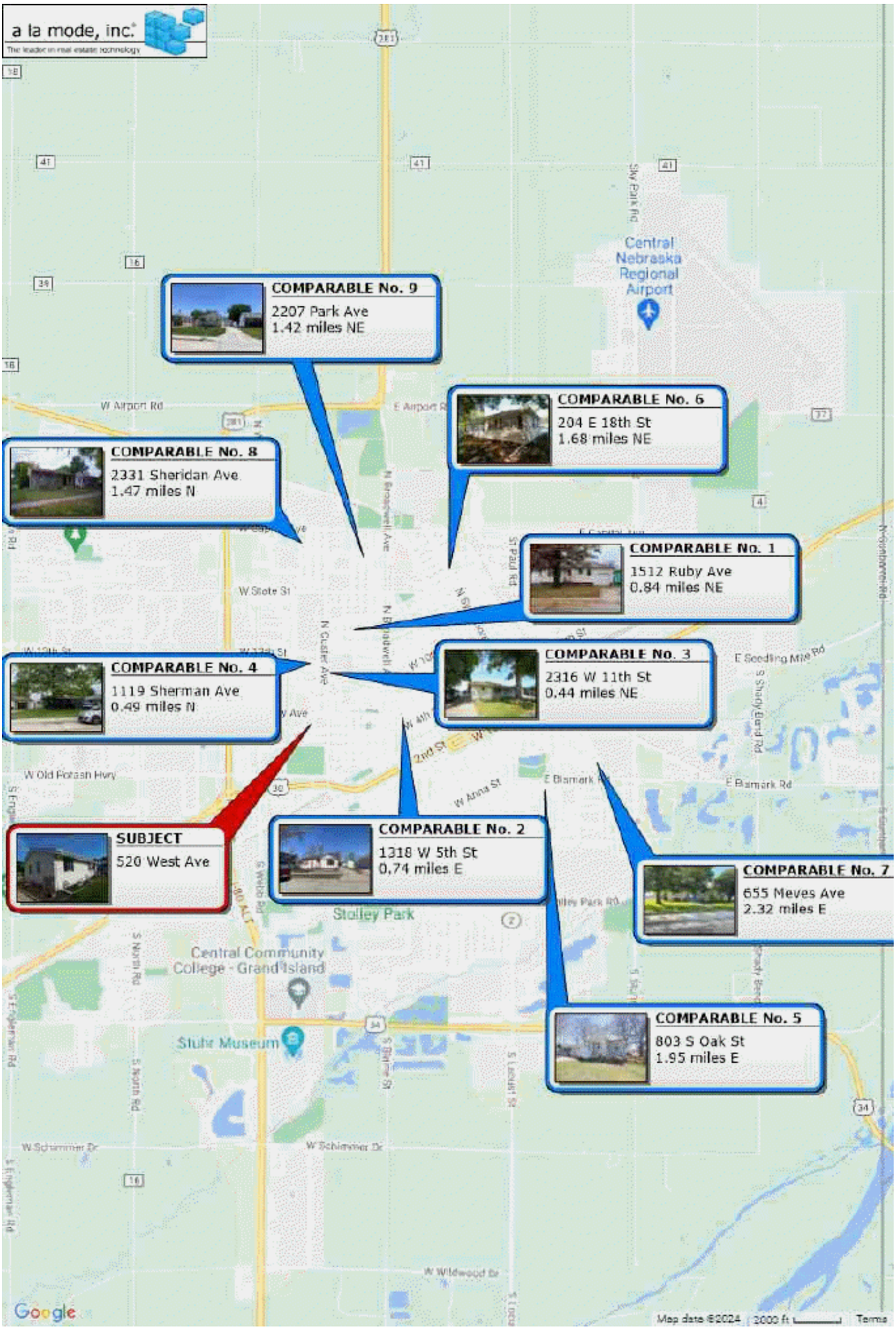
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	960 Sq ft	24 × 40 = 960
Total Living Area (Rounded):	**960 Sq ft**	
Non-living Area		
Shed	40 Sq ft	8 × 5 = 40
Uncovered Porch	28 Sq ft	7 × 4 = 28
Uncovered Slab	507 Sq ft	16 × 17 = 272 9 × 6 = 54 11 × 11 = 121 10 × 6 = 60
Uncovered Deck	48 Sq ft	6 × 8 = 48
Basement	960 Sq ft	24 × 40 = 960

LOCATION MAP

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



PLAT MAP

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		

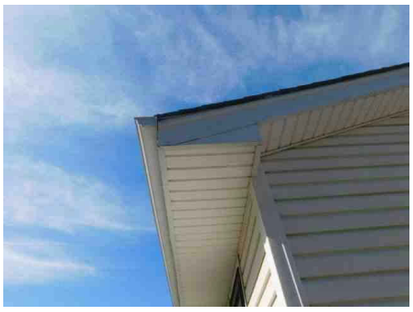


Subject Photos

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



street scene



metal soffit



basement window



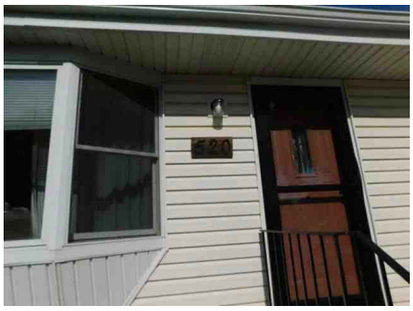
replacement windows



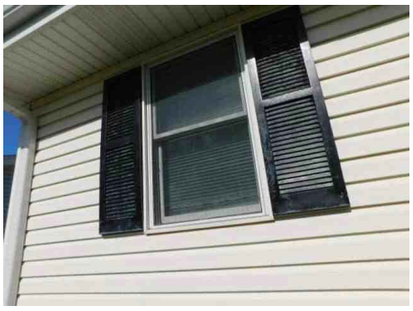
rear yard/shed



rear deck uncovered



front door



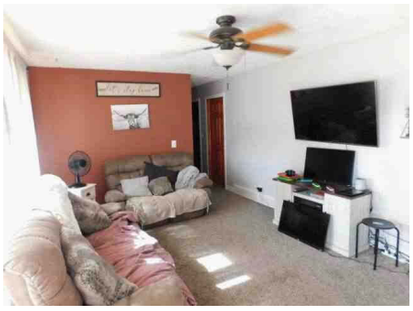
replacement windows



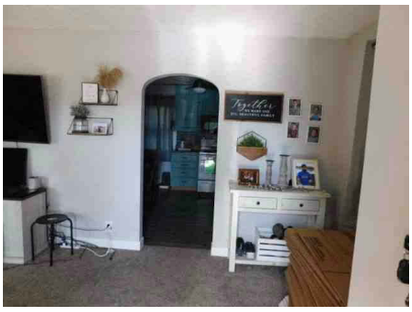
front view/no garage



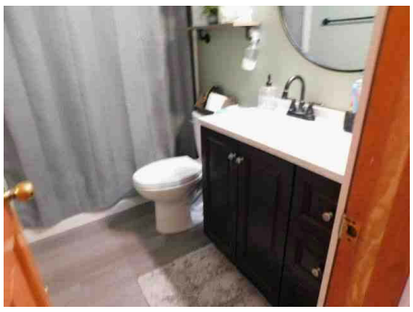
rear yard/chain fence



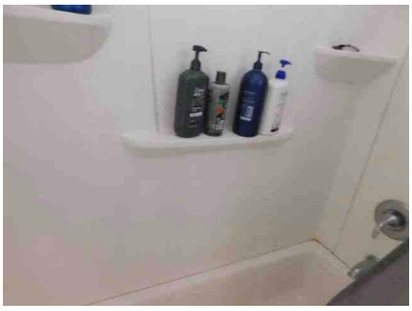
living room



living room



bathroom



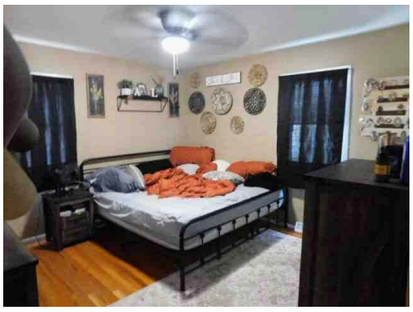
bathroom shower

Subject Photos

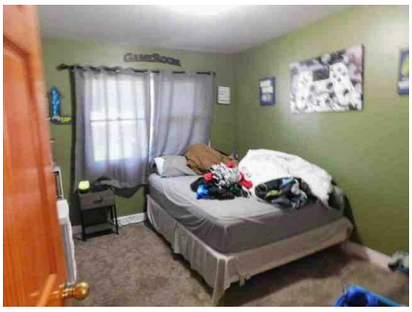
Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



bedroom 1



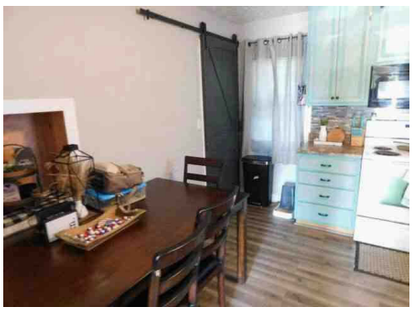
bedroom 2



bedroom 3



kitchen



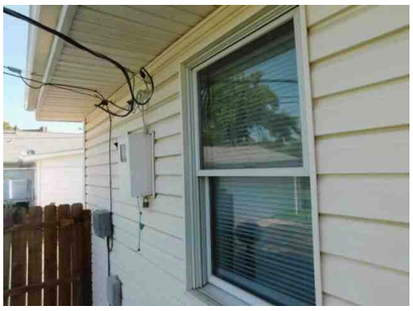
dining room



rear yard



rear yard



replacement windows



a/c unit



stairs to basement/no railing



basement family room



basement family room



smoke detector



basement bedroom



smoke detector

Subject Photos

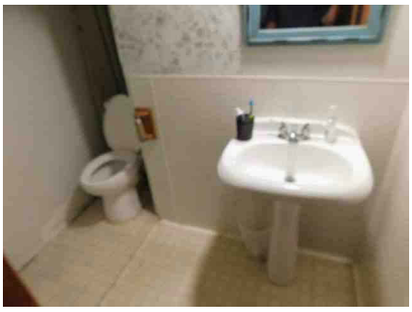
Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



c/o detector



hvac system/water heater



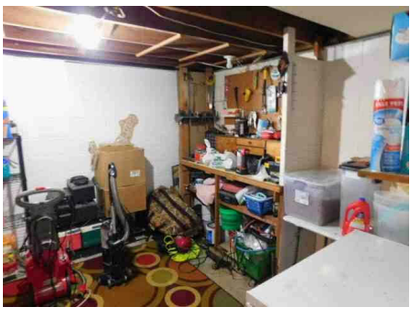
basement half bath



basement



basement half bath



basement unfinished area



basement unfinished area



laundry room



smoke detector



attic



attic



attic

Borrower: HOPE, JOEL		File No.: 24F10
Property Address: 520 West Ave		Case No.: 321-4017266
City: Grand Island	State: NE	Zip: 68803
Lender: Pinnacle Bank		



hail damage on siding



hail damage on siding



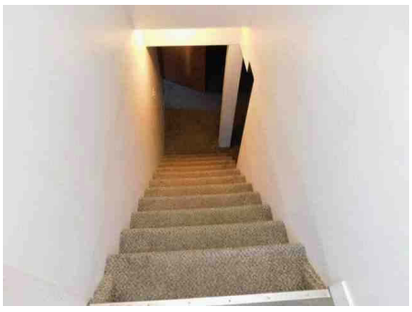
hail damage on siding



hail damage on siding



hail damage on siding



stairs to basement/no railing

Market Conditions Addendum to the Appraisal Report

321-4017266
File No. 24F10

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 520 West Ave City Grand Island State NE Zip Code 68803

Borrower HOPE, JOEL

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	0	1	2	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	0.00	0.33	0.67	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	0	0	0	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	0	205,000	238,750	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	0	4	5	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	0	0	0	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	0	0	0	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	0.00%	0.00%	0.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

Seller concessions have remained steady from 0% to 3% as typical for an average condition house. The fields in the grid marked 0 are due to the MLS service not being able to report these statistics.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. Assessor, realtor, MLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

CONDO / CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

APPRAISER

Signature
Name Rock A. Stahla
Company Name Stahla Appraisal, Inc.
Company Address 4006 Buckingham Dr
Grand Island, NE 68803-6401
State License/Certification # CR270148 State NE
Email Address rock@stahlaappraisal.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
State License/Certification # State
Email Address

FHA/VA Case No. 321-4017266

Borrower	HOPE, JOEL				File No.	24F10	
Property Address	520 West Ave						
City	Grand Island	County	Hall	State	NE	Zip Code	68803
Lender/Client	Pinnacle Bank						

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: 0-90 days

Comments on Appraisal and Report Identification

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

APPRAISER:

Signature: Rock A. Stahla
Name: Rock A. Stahla
State Certification #: CR270148
or State License #:
State: NE Expiration Date of Certification or License: 12/31/2025
Date of Signature and Report: 06/13/2024
Effective Date of Appraisal: 06/10/2024
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 06/10/2024

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):

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

- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - Seller-(developer, builder, etc.) paid financial assistance - boxes are blank.
- 1004MC_2009 - MARKET RESEARCH & ANALYSIS - 'Summarize the Above Information as Support for Your Conclusions in the Neighborhood Section of the Appraisal Report Form' - is blank.

Warnings - These items may be incorrect and require your review.

- REQ - SUBJECT - Property Address, 520 West Ave Grand Island NE 68803, does not match Property Address as ordered, 1507 POST PL Grand Island NE 68801.
- REQ - SUBJECT - Borrower Name - Borrower Name on report "HOPE, JOEL" does not contain Borrower Name as ordered "Joshua R Whited".
- REQ - LENDER/CLIENT - Name - on report Pinnacle Bank does not match Lender/Client Name as ordered BMO Bank N.A..
- 1004_05UAD - CONTRACT - Financial Assistance - is indicated. On purchase transactions, if there are any interested-party contributions, concessions, or builder incentives, comment including whether any / all are unusual, excessive, or significantly impactful to the sale price, is required.
- 1004_05UAD - NEIGHBORHOOD - Location - is Urban, and ACI Insights indicates that the neighborhood location is Suburban. Please review neighborhood data and photos, and verify the Subject Property's location.
- FHA - 1004_05UAD - IMPROVEMENTS - Attic: Scuttle - is checked. Please ensure you have included a photo of the attic.
- 1004_05UAD - SALES COMPARISON APPROACH - Low Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARABLE(S) #2 - Actual Age - differs by more than 27 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 3 - Concessions - $2,500.00 are greater than 0 (zero) but the concession adjustment amounts are 0 (zero).
- 1004_05UAD - RECONCILIATION - 'This Appraisal is Made Subject to Repairs or Alterations' - is checked. Comment required that use of a hypothetical condition might affect assignment results.
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - is outside of the High / Low indicated in the 'Typical Market Price Range'. Comment, explaining this discrepancy, is required.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains property_exterior, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE1, page contains phone_number, text, text, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRAIMAGEPAGE2, page contains email, text, text, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_1_1, page contains sign_post, license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_1_9, page contains license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_1_12, page contains face_frame, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.

Information - These items typically require comment.

- EAD - SUBJECT - Twelve Month Listing History Description - MLS is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)

Acknowledged Responses.

- Acknowledged: 1004_05UAD - REPORT - Fair Lending - Comments in the Ending Addenda contain "Without this BASIC PREMISE OF HOME OWNERSHIP, and as part of the foundation of national lending standards (which promotes safe, sound and sanitary human occupancy), salability and market price appreciation decline in direct proportion.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
- Acknowledged: 1004_05UAD - REPORT - Fair Lending - Comments in the Additional Comments contain "Grand Island non employed persons is 3% and the economy is stable, with a steady stream of new construction.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.