

[redacted]

SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

4190 ANTOINE RD
Mineral Point, WI 53565

for

Bank Of America
70 Batterson Park Rd
Farmington, CT
06032

as of

07/16/2022

by

Robert L. Call Jr.
742 Lois Drive
Sun Prairie, WI 53590

Parr Appraisal & Consulting

Summary Appraisal Report

Exterior-Only Inspection Residential Appraisal Report

Godfrey
File # 2022265N

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 4190 ANTOINE RD | City Mineral Point | State WI | Zip Code 53565
Borrower MICHAEL A/LAURIE GODFREY | Owner of Public Record MICHAEL A/LAURIE GODFREY | County IOWA
Legal Description PT NE1/4 OF NE1/4
Assessor's Parcel # 0461.01 | Tax Year 2021 | R. E. Taxes $ 2,519
Neighborhood Name 018-TOWN OF MINERAL POINT | Map Reference MINERAL POINT | Census Tract 9506
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 [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) HEL
Lender/Client Bank Of America | Address 70 Batterson Park Rd, Farmington, CT 06032
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 the appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). SCMLS/Iowa County Assessor's Office

CONTRACT

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

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

NEIGHBORHOOD

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

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Percent Land Use %
Location [ ] Urban [ ] Suburban [X] Rural	Property Values [X] Increasing [ ] Stable [ ] Declining	PRICE AGE	One-Unit 25 %
Built-Up [ ] Over 75% [ ] 25-75% [X] Under 25%	Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply	$ (000) (yrs)	2-4 Unit %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	250 Low 0	Multi-Family %
Neighborhood Boundaries The neighborhood boundaries are as follows: North is Hwy 18, East is Hwy 78, South is Hwy 81 and West is Hwy 23.		550 High 150	Commercial %
		300 Pred. 75	Other 75 %

Neighborhood Description There are no apparent factors which should affect the subject's marketability. Steady price increases demonstrate good market demand for this area. The improvements conform well to the surrounding houses. *** See Additional Comments ***

Market Conditions (including support for the above conclusions) The neighborhood is predominantly comprised of older 1 and 2 story homes with some newer properties. School, parks, places of worship, recreational facilities, employment opportunities and all other typical amenties are located nearby.

SITE

Dimensions 72310 sf | Area 1.66 ac | Shape Irregular | View N;Pstrl;Pstrl
Specific Zoning Classification Res-1, Code-1 | Zoning Description Residential
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
*** See Additional Comments ***

Utilities	Public	Other (describe)	Public	Other (describe)	Off-siteImprovements—Type	Public	Private
Electricity	[X]	[ ]	Water [ ]	[X] Private Source	Street Asphalt	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer [ ]	[X] Private Source	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 55049C0510D | FEMA Map Date 12/16/2015
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
Good residential site. Site is typical of the area. No unfavorable factors in the area. Septic and well are normal for this area, municipal services are not available. This does not affect marketability of subject property.

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property [ ] Appraisal Files [X] MLS [X] Assessment and Tax Records [ ] Prior Inspection [ ] Property Owner
[X] Other (describe) Iowa County Assessor Data Site | Data Source(s) for Gross Living Area Iowa County Assessor's Office

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units [X] One [ ] One with Accessory Unit	[ ] Concrete Slab [ ] Crawl Space	[X] FWA [ ] HWBB	[ ] Fireplace(s) # 0	[ ] None
# of Stories 1.00	[X] Full Basement [ ] Finished	[ ] Radiant	[ ] Woodstove(s) # 0	[X] Driveway # of Cars 6
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	[ ] Partial Basement [ ] Finished	[ ] Other	[X] Patio/Deck Wood	Driveway Surface Gravel/Dirt
[X] Existing [ ] Proposed [ ] Under Const.	Exterior Walls Vinyl/Alum-Gd	Fuel N. Gas	[ ] Porch None	[X] Garage # of Cars 2
Design (Style) Ranch MH	Roof Surface Asphalt Shingle-Gd	[X] Central Air Conditioning	[ ] Pool None	[ ] Carport # of Cars 0
Year Built 1999	Gutters & Downspouts Alum.-Gd	[ ] Individual	[ ] Fence None	[ ] Attached [X] Detached
Effective Age (Yrs) 22	Window Type Dble Hg-Good	[ ] Other	[X] Other PB, GS	[ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 1,600 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) The subject property is in above average condition.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.).
C3;The improvements are well maintained. The improvements represent the a good quality structure and are not located by any adverse influences. The property is appraised "as is".

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No
If Yes, describe This appraiser did not observe any forms of adverse environmental conditions that would negatively impact on the value of the property appraised.

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

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There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 524,950 to $ 524,950.

There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 250,000 to $ 550,000.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	4190 ANTOINE RD Mineral Point, WI 53565	W6611 County Road Y Monroe, WI 53566		4849 Robin Rd Fennimore, WI 53809		N4538 Gutzmer Rd Monroe, WI 53566	
Proximity to Subject		29.21 miles SE		27.57 miles W		31.28 miles E	
Sale Price	$		$ 225,000		$ 305,000		$ 266,000
Sale Price/Gross Liv. Area	$ 181.25 sq. ft.	$ 182.63 sq. ft.		$ 194.52 sq. ft.		$ 182.69 sq. ft.	
Data Source(s)		SCMLS#1919110;DOM 4		SCMLS#1924240;DOM 17		SCMLS1920358;DOM 7	
Verification Source(s)		County Doc#Record on File		County Doc#Record on File		County Doc#Record on File	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;5000	-5,000
Date of Sale/Time		s11/21;c09/21		s01/22;c12/21		s11/21;c09/21	
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.66 ac	2.06 ac	0	20.00 ac	-72,000	1.17 ac	0
View	N;Pstrl;Pstrl	N;Pstrl;Pstrl		N;Pstrl;Pstrl		N;Pstrl;Pstrl	
Design (Style)	DT1;Ranch MH	DT1;Ranch MH		DT1;Ranch MH		DT1;Ranch MH	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	23	31	0	7	0	35	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 2.1	6 / 3 / 2.0	+1,650	6 / 3 / 2.0	+1,650	6 / 3 / 2.0	+1,650
Gross Living Area	1,600 sq. ft.	1,232 sq. ft.	+11,040	1,568 sq. ft.	+960	1,456 sq. ft.	+4,320
Basement & Finished Rooms Below Grade	1600sf1200sfin 1rr1br1.0ba1o	1232sf0sfin	+3,680 +18,000	0sf	+16,000 +18,000	1456sf144sfin 1rr0br0.0ba0o	+1,440 +15,840
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	GFA/CA	GFA/CA		GFA/CA		GFA/CA	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd6dw	2ga6dw	0	2ga6dw	0	2gd6dw	
Porch/Patio/Deck	Deck, None	Deck, None		Deck, None		Deck, None	
Fireplace	None	None		None		None	
Amenities	Pole Barn,GS	None	+37,500	Pole Barn,GS	+20,000	Storage Bldge	0
Amenities	Open Stoop	Open Stoop		Open Stoop		Open Stoop	
Net Adjustment (Total)		[X] + [ ] -	$ 71,870	[ ] + [X] -	$ -15,390	[X] + [ ] -	$ 18,250
Adjusted Sale Price of Comparables		Net Adj. 31.94% Gross Adj. 31.94%	$ 296,900	Net Adj. 5.05% Gross Adj. 42.17%	$ 289,600	Net Adj. 6.86% Gross Adj. 10.62%	$ 284,300

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain SCMLS/Iowa County Public Records

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) SCMLS/Iowa County Public 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) SCMLS/Iowa County Public 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 # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	REDI	REDI	REDI	REDI
Effective Date of Data Source(s)	07/01/2022	07/01/2022	07/01/2022	07/01/2022

Analysis of prior sale or transfer history of the subject property and comparable sales See above

Summary of Sales Comparison Approach The Three analyzed above represent three properties of simlar quality, location and market appeal. Adjustments were applied to the dissimilarities. While not exactly the same, all of the camparables help me forma a realistic range of value for the subject property. All comparables represent good quality homes from rural area of Iowa County. Distance are due to a lack of sellers of this property in these communities. Distance from subject has been considered and has not affect on the value reported.

Indicated Value by Sales Comparison Approach $290,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 290,000 **Cost Approach (if developed) $** 290,400 **Income Approach (if developed) $**

*** See Attached Comments ***

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, [ ] 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:

Based on a visual inspection of the exterior areas of the subject property from at least the street, 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 $290,000 **, as of** 07/16/2022 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

The intended User of this appraisal report is the Lender/Client. The Inteneded User is to evaluate the property that is the subject of the 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 indentified by the appraiser. Reported in this appraisal about the condition of the property is based on my inspection of the property information and what was disclosed to me or what I was aware of. I am not a trained home inspector and therefore would not be aware of any conditions that were apprarent or disclosed to me. I asked the property owner to disclose to me any information they have about any physical deficiencies or adverse conditions that might affect the livability, soundness or structural integrity of the property. Unless indicated in the report, none were disclosed to me.

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. See Below

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The appraiser has reviewed 7 lot/site listing within a one mile radius of the subject property to determine the subject's site value. The site adjustments were based on the review of the 7 attached lots, site size, topography and utility (see attached calculations).

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW					OPINION OF SITE VALUE	= $ 58,350
Source of cost data Solomon RE Software			Dwelling	1,600 Sq. Ft. @ $	103.96	= $ 166,336
Quality rating from cost service A	Effective date of cost data 01/01/2022		BSMT	1,600 Sq. Ft. @ $	82.54	= $ 132,064
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Pole Barn, Garden Shed			37,500
The reproduction cost is based on builder prices paid for similar construction in the are and the Solomon RE Software. The lot value is based on the analysis of comparable sales from the general area.			Garage/Carport	576 Sq. Ft. @ $	21.49	= $ 12,378
			Total Estimate of Cost-New			= $ 348,278
			Less	Physical	Functional	External
			Depreciation	127,818		= $(127,818)
			Depreciated Cost of Improvements			= $ 220,460
			"As-is" Value of Site Improvements			= $ 11,600
Estimated Remaining Economic Life (HUD and VA only)	38 Years		Indicated Value By Cost Approach			= $ 290,410

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 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

Additional Comparables
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File # 2022265N

SUBJECT

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Lender or Client Bank Of America

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	4190 ANTOINE RD Mineral Point, WI 53565	14320 2nd Rd Darlington, WI 53530					
Proximity to Subject		12.10 miles S					
Sale Price	$		$ 270,000		$		$
Sale Price/Gross Liv. Area	$ 181.25 sq. ft.	$ 120.75 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		SCMLS#1935061;DOM 52					
Verification Source(s)		County Doc#Record on File					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		Listing					
Date of Sale/Time		Active					
Location	N;Res;Res	N;Res;Res					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	1.66 ac	1.01 ac	+4,000				
View	N;Pstrl;Pstrl	N;Pstrl;Pstrl					
Design (Style)	DT1;Ranch MH	DT1;Ranch MH					
Quality of Construction	Q4	Q4					
Actual Age	23	23					
Condition	C3	C3					
Above Grade Room Count	Total 6 / Bdrms. 3 / Baths 2.1	Total 10 / Bdrms. 5 / Baths 3.0	-1,650	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,600 sq. ft.	2,236 sq. ft.	-19,080	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	1600sf1200sfin 1rr1br1.0ba1o	1456sf1092sfin 1rr0br0.0ba0o	+1,440 +1,620				
Functional Utility	Typical	Typical					
Heating/Cooling	GFA/CA	GFA/CA					
Energy Efficient Items	None	None					
Garage/Carport	2gd6dw	2gd6dw					
Porch/Patio/Deck	Deck, None	Deck, Patio	-1,500				
Fireplace	None	Fireplace	-2,500				
Amenities	Pole Barn,GS	Storage Bldge	+40,000				
Amenities	Open Stoop	Open Stoop					
Net Adjustment (Total)		[X] + [ ] -	$ 20,680	[ ] + [ ] -	$	[ ] + [ ] -	$
Adjusted Sale Price of Comparables		Net Adj. 7.66 % Gross Adj. 27.20 %	$ 290,680	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	REDI	REDI		
Effective Date of Data Source(s)	07/01/2022	07/01/2022		

Summary of Sales Comparison Approach The one current listing analyzed above represent one property of simlar quality, location and market appeal. Adjustments were applied to the dissimilarities. While not exactly the same, all of the camparables help me forma a realistic range of value for the subject property. All comparables represent good quality homes from rural area of Iowa County. Distance are due to a lack of sellers of this property in these communities. Distance from subject has been considered and has not affect on the value reported.

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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The appraiser has noted in this appraisal report any adverse conditions (such as 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.

5. 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 visual inspection of the exterior areas of the subject property from at least the street. 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.

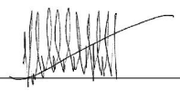
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Robert L. Call Jr.
Company Name Parr Appraisal & Consulting
Company Address 742 Lois Drive
Sun Prairie, WI 53590
Telephone Number 608-834-6200
Email Address rlcalljr@frontier.com
Date of Signature and Report 07/18/2022
Effective Date of Appraisal 07/16/2022
State Certification # 1831-9
or State License #
or Other (describe) State #
State WI
Expiration Date of Certification or License 12/14/2023
ADDRESS OF PROPERTY APPRAISED
4190 ANTOINE RD
Mineral Point, WI 53565

APPRAISED VALUE OF SUBJECT PROPERTY $ 290,000

LENDER/CLIENT
Name ServiceLink
Company Name Bank Of America
Company Address 70 Batterson Park Rd
Farmington, CT 06032
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 exterior of subject property
☐ Did inspect exterior of subject property from street
Date of Inspection

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

ADDITIONAL COMMENTS

Borrower or Owner	MICHAEL A/LAURIE GODFREY						
Property Address	4190 ANTOINE RD						
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Lender or Client	Bank Of America						

SCOPE OF THE APPRAISAL

All the comparable photos are taken by the appraiser & are concurrent with this assignment. SCMLS photos are only acceptable when accompanied by appraiser taken photos.No employee, director, officer or agent of the lender , or any third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted the development , reporting, result or review of this assignment through coercion, extortion, collusion , compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report) borrower, or designated contact to make an appointment to the property. I agree to immediately report and unauthorized contact either personally by phone.

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has NOT had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparable sales and listing data. The appraiser makes no representations, guarantees or warranties, express or implied, regarding building materials, their fitness, quality, condition or remaining economic life. Not every element of the subject property was viewable. The appraiser did not move any personal property, due to liability concerns for potential damage to the property, to disclose or reveal any unapparent or hidden defects to the structure, nor did the appraiser dismantle or probe the structure to observe enclosed, encased, or otherwise concealed areas. Comparable data was generally obtained from third-party sources including but not limited to the local MLS, County Assessor, Township Assessor, online resources and additional public data sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

The subject property is located within 75 miles of my office. Geographic competency is part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved. Such understanding; will not be imparted solely from a consideration of specific data such as demographics, costs, sales etc. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale.

NEIGHBORHOOD BOUNDARIES

The 75% refers to vacant land which is made up of water, parks, farm fields and woods.

The appraiser has review the Federal Housing Financing Agency website and the attached comparables and the Madison/Mineral Point area demand is increasing, supply is limited and prices are rising.

ADDITIONAL COMMENTS
Page 2

Borrower or Owner	MICHAEL A/LAURIE GODFREY						
Property Address	4190 ANTOINE RD						
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Lender or Client	Bank Of America						

Purchase Quarter
2021 Quarter 4
Purchase Value
$250,000

Valuation Quarter
2022 Quarter 1
Estimated Value for MSA
$257,000

Percentage Change
2.8%

X



NEIGHBORHOOD DESCRIPTION

The subject has access to all necessary supporting facilities including, schools, shopping, recreation and employment. Steady prices demonstrate good market demand for the area, due to the fact that you can be in downtown Mineral Point, WI within 15 minutes.

HIGHEST AND BEST USE

The relevant legal, physical, and economic factors were analyzed to the extent neccesary and resulted in a conclusion that the current use of the subject property is the highest and best use.

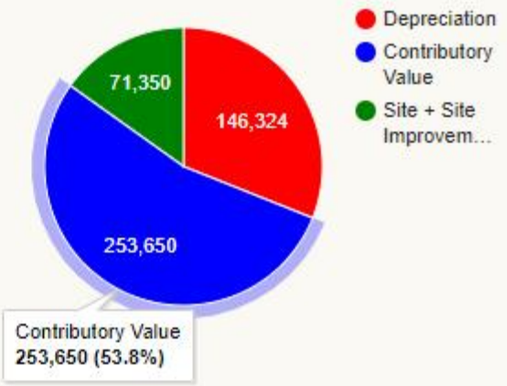
ADDITIONAL FEATURES

ADDITIONAL COMMENTS
Page 3

Borrower or Owner	MICHAEL A/LAURIE GODFREY				
Property Address	4190 ANTOINE RD				
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Lender or Client	Bank Of America				

Opinion of Site Value	58,350		
Dwelling	229,802	Dwelling sf	143.63
Basement	86,893	Basement sf	54.31
Additional Features	53,550	Garage/Carport sf	51.61
Garage/Carport	29,729		
Total Estmate of Cost New	399,974		
Depreciation	146,324		
Depreciated Cost - Improvements	253,650		
As Is Value - Site Improvements	13,000		
Market Value Estimate	325,000		
Economic Life	60		
Economic (Effective) Age	22		
Remaining Economic Life	38		
Depreciation Percentage	37		

Calculate



CONDITION OF THE IMPROVEMENTS
The subject property is in above average condition.

FINAL RECONCILIATION

The appraiser fee for the attached appraisal is $975.00:

Appraiser is knowledgeable of and fully complied with all federal, state, and local laws, including any antidiscrimination laws, rules applicable to the subject property, or any provisions of the Fair Housing Act. No part of the appraisal analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the property, present owners or occupants of the property, or the present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state, or local law.

The Square Footage-Method for Calculating: ANSI® Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property (All dimensions were measured and reported TO THE NEAREST INCH OR TENTH OF A FOOT.”)**.**

When finding the value of a property, appraisers commonly use one or more of three approaches to valuation, the **Cost Approach**, the **Sales Comparison** Approach, and the Income Capitalization Approach.

The appraiser used the cost approach and sales comparison approach to determine the final value of the subject property in the attached appraisal. The Income Capitalization approach was not used because the subject property is not a rental property at the present time.

Comparables in the attached appraisal are continually review due to additional information supplied by SCMLS/WIRex sheets and/or information supplied by Iowa County Assessor Data Site. (The appraiser is always looking for more sources to improve the accuracy of his appraisal work. The appraiser is always be reviewing and updating information on the comparables that he has used in the past. This may materially change information on a comparable from one appraisal to the other).

The reasonable exposure time for the subject property would be 0 to 90 days.

The Sales Comparison Approach best reflects the actions of typical buyers and sellers in a single family market. The subject property is slightly above the predominate value due to size, condition and quality of the home.

ADDITIONAL COMMENTS
Page 4

Borrower or Owner	MICHAEL A/LAURIE GODFREY						
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Additional Certifications

The signed and certified copy of this report represents a specifically configured comparable structure which is intended to show the utmost transparency given the available data for the particular market area. The final value estimate is weighted by the comparables used in this report, the use of additional comparables at the lender/underwriters request may be misleading to the end user as most similar comparables available were selected and use in this report.

The use of additional comparables at the lender/underwriters request would necessitate even larger adjustments, or greater distance than the current comparables and will be given no weight in the final value estimate to avoid any misrepresentation of the subject property or misrepresentation by the end user as to which sales were considered to be the most "comparable".

Prior Services Disclosure

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

The appraiser that has completed this report confirms that they have the adequate competency to complete appraisal assignments in the subject market area.

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

ADDITIONAL COMMENTS

Borrower or Owner MICHAEL A/LAURIE GODFREY
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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. UAD Version 9/2011 (Updated 4/2012) FHA/VA Case No. Form UADDEFINE1 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 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,

ADDITIONAL COMMENTS

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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.

ADDITIONAL COMMENTS

Full Bath $3300.00
1/2 Bath $1650.00
$10.00 per square foot unfinished
$15.00 per square foot additional for finished

ADDITIONAL COMMENTS

Borrower or Owner MICHAEL A/LAURIE GODFREY
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There is no additional value of interior (entrance/exit only) basement versus a walkout basement.
(Rounded to the nearest 100th)
Within a 50 mile radius of the subject property
Within 1 year sale date of the current date

The adjustments used in the attached appraisal were determine by the following: Review of the subject and comparables (including SCMLS sheets), the "paired sales analysis" method with the comparables in the attached appraisal, regression analysis software and the appraiser's 15+ years living and working in the Mineral Point, WI area.

All the comparables in the attached appraisal data was used in the methods listed above to determine the final value of the subject property in the attached appraisal. Each method was reviewed and given equal weight.

My Comparable Search and Results were as follows:

Single Family Dwelling in Iowa County and surrounding area
Single Family Dwelling in the 53565 zip code and surrounding area
Single Family Dwelling in the Mineral Point,WI and surrounding area
Single Family Dwelling with a GLA of 500 to 9500

This narrowed the search down to 6 different sold and active homes. The appraiser reviewed all 6 homes and used the 4 best comparables in this appraisal.

The most weight was placed on comparable #1 and #2 because they are most similar to the subject property and they would appeal to a typical buyer of the subject property.

The 4 comparables in the attached appraisal were provided to demonstrate the subject's neighborhood make up (high, medium and low range). And, to provide additional support that the subject property is typical for the city of Strong Prairie, WI (style,size,age and condition).

Exposure Time

Reasonable exposure time is a component of the value opinion developed for the subject. The reasonable exposure time for the subject property which is valued at $,000.00 is 0 to 90 days. This opinion was reached after careful consideration of the available market data, and is considered as a current opinion based on an analysis of past events assuming a competitive and open market.

COST APPROACH

Site value extraction begins by subtracting the depreciated cost of the building(s) from the sale price. Cost is calculated from the data entered to the left. Depreciation is calculated from the Effective Age estimate. After the depreciated cost of the buildings are subtracted from the sale price, the "As-is" Value of Site Improvements are deducted. Site improvements are anything other than the dwelling, porch, deck and garage that add value to the site in it's use as a single family residence. On-site improvements may include landscaping, site grading, access driveways, drainage improvements, accessory buildings and support facilities. We assume walks, patios, in-ground pools, tennis courts, etc. Given the sale price, replacement cost, Effective Age, and "As-is" Value of Site Improvements, the site value calculates as:

Opinion of Site Value 58,350

MAPPING INFORMATION

Subject : WI

Latitude 44.210083
Longitude -89.759172
County

Comparable 1 :

Latitude
Longitude
County

Comparable 2 :

Latitude
Longitude
County

Comparable 3 :

Latitude
Longitude
County

Comparable 4 :

Latitude
Longitude
County

Comparable 5 :

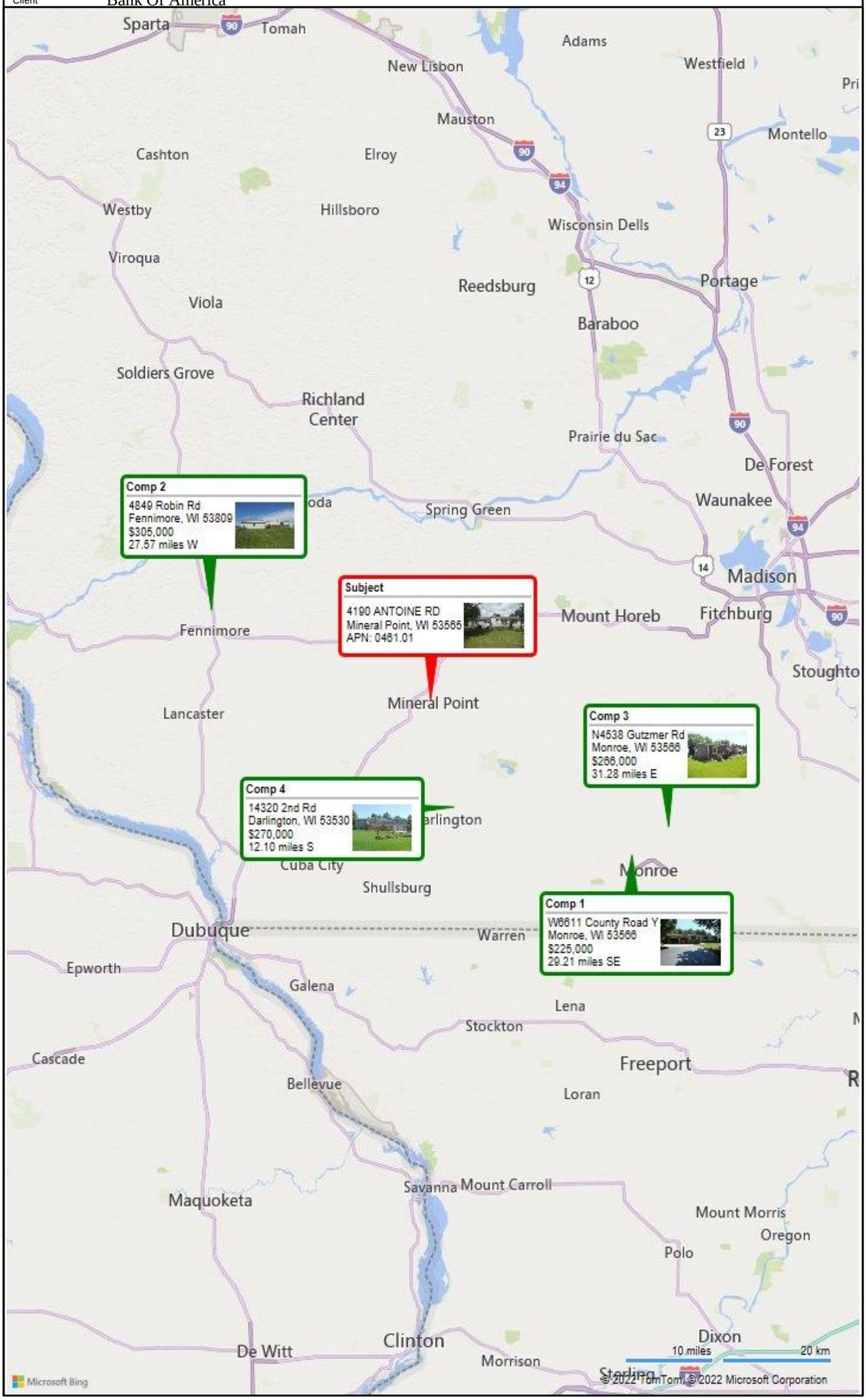
Latitude
Longitude
County

Comparable 6 :

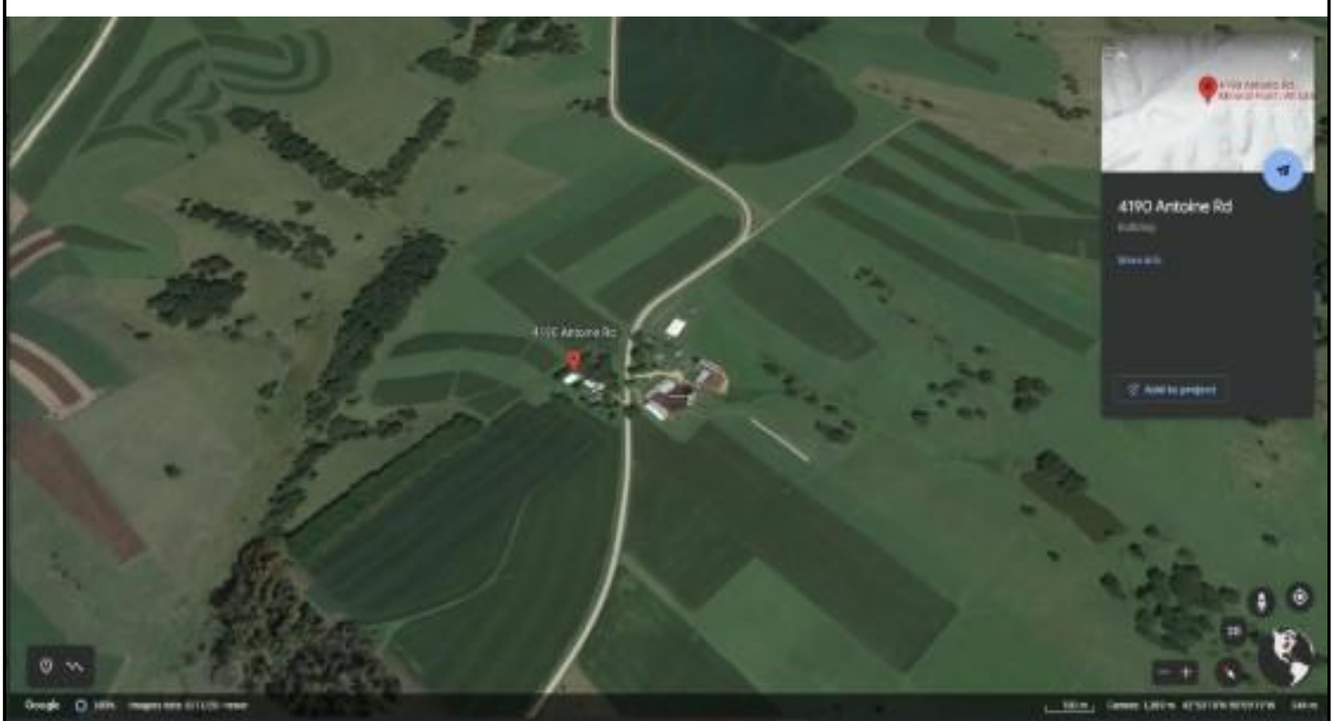
Latitude
Longitude
County

Location Map

Borrower or Owner	MICHAEL A/LAURIE GODFREY						
Property Address	4190 ANTOINE RD						
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Client	Bank Of America						



Borrower or Owner	MICHAEL A/LAURIE GODFREY						
Property Address	4190 ANTOINE RD						
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Client	Bank Of America						



FLOOD MAP

Borrower or Owner	MICHAEL A/LAURIE GODFREY						
Property Address	4190 ANTOINE RD						
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Client	Bank Of America						



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 42.872324
Longitude: -90.153271
Community Name:
IOWA COUNTY
Community: 550522
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X
Map #: 55049C0510D
Panel: 0510D
Panel Date: 12/16/2015
FIPS Code: 55049
Census Tract: 9506

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



COMPARABLE #1

W6611 County Road Y
Monroe, WI 53566

Price	$225,000
Price/SF	182.63
Date	s11/21;c09/21
Age	31
Room Count	6-3-2.0
Living Area	1,232
Value Indication	$296,900



COMPARABLE #2

4849 Robin Rd
Fennimore, WI 53809

Price	$305,000
Price/SF	194.52
Date	s01/22;c12/21
Age	7
Room Count	6-3-2.0
Living Area	1,568
Value Indication	$289,600



COMPARABLE #3

N4538 Gutzmer Rd
Monroe, WI 53566

Price	$266,000
Price/SF	182.69
Date	s11/21;c09/21
Age	35
Room Count	6-3-2.0
Living Area	1,456
Value Indication	$284,300

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
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Client Bank Of America



COMPARABLE #4

14320 2nd Rd
Darlington, WI 53530

Price	$270,000
Price/SF	120.75
Date	Active
Age	23
Room Count	10-5-3.0
Living Area	2,236
Value Indication	$290,680

COMPARABLE #5

Price	$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
Value Indication	$

COMPARABLE #6

Price	$
Price/SF	
Date	
Age	
Room Count	--
Living Area	
Value Indication	$

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Other Street View



Fire Number



Uncovered Front Porch

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Across from Subject



Front/Side View



HUD Tag

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Side/Rear View



Detached Garage



Inside Detached Garage

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Inside Detached Garage other View



Propane Tank



Well Head

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



A/C Unit



Uncovered Deck



Garden Shed

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Mount System



Pole Barn



Inside Pole Barn

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Inside Pole Barn other View



Rear View from Subject



Rear/Deck/Side View

PHOTOGRAPH ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America



Other HUD Tag



Side/Front View

Godfrey

Market Conditions Addendum to the Appraisal Report

File No. 2022265N

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 4190 ANTOINE RD City Mineral Point State WI ZIP Code 53565

Borrower MICHAEL A/LAURIE GODFREY

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)	3	1	1	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.50	0.33	0.33	[ ] Increasing [ ] Stable [X] Declining
Total # of Comparable Active Listings	0	0	1	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	3.00	[ ] Declining [X] 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	450,000	273,000	540,000	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Sales Days on Market	9	23	2	[X] Declining [ ] Stable [ ] Increasing
Median Comparable List Price	429,500	0	524,950	[X] Increasing [ ] Stable [ ] Declining
Median Comparable Listings Days on Market	16	0	8	[X] Declining [ ] Stable [ ] Increasing
Median Sale Price as % of List Price	95.24%	93.49%	98.18%	[X] Increasing [ ] Stable [ ] Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	[ ] Yes [X] No			[ ] Declining [X] 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.). Very few seller concessions found in market data and has remained stable in the last 12 months. The market stabilized.

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

Foreclosure sales are present in the market but usually their physical condition keeps them from competing with normal housing inventory and sales.

Cite data sources for above information. SCMLS & Iowa County Online Public Records

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.

Seasonal market affects the current 3 month numbers. Dec-March is off season for the majority of property sales.

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

Signature

Appraiser Name Robert L. Call Jr.

Company Name Parr Appraisal & Consulting

Company Address 742 Lois Drive, Sun Prairie, WI 53590

State License/Certification # 1831-9 State WI

Email Address rlcalljr@frontier.com

Signature

Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

Market Conditions Addendum Report
(Fannie Mae Form 1004MC)
(Freddie Mac Form 71)

Date Run: 7/13/2022

Base/List Date/Current: 7/13/2022

Stable Range Selected High Limit 0% Low Limit 0%

Year 1- Current to 12 Months

Inventory Analysis	Prior 7 - 12 Months	Prior 4 - 6 Months	Current - 3 Months	Y1 Overall Trend
Total # of Comparable Sales (Settled)	3	1	1	Stable
Absorption Rate (Total Sales/Months)	0.50	0.33	0.33	Decreasing
Total # of Comparable Active Listings	0	0	1	Stable
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	3	Stable
Median Sale & ListPrice, DOM, Sale/List%	**Prior 7 - 12 Months**	**Prior 4 - 6 Months**	**Current - 3 Months**	**Y1 Overall Trend**
Median Comparable Sale Price	$450,000.00	$273,000.00	$540,000.00	Increasing
Median Comparable Sales Days on Market	9	23	2	Decreasing
Median Comparable List Price	$429,500.00	0	$524,950.00	Increasing
Median Comparable Listings Days on Market	16	0	8	Decreasing
Median Sale Price as % of List Price	95.24%	93.49%	98.18%	Increasing

Year 2- 13 to 24 Months

Inventory Analysis	Prior 22 - 24 Months	Prior 19 - 21 Months	Prior 16 - 18 Months	Prior 13 - 15 Months	Y2 Overall Trend
Total # of Comparable Sales (Settled)	0	0	0	0	Stable
Absorption Rate (Total Sales/Months)	0	0	0	0	Stable
Total # of Comparable Active Listings	0	0	0	0	Stable
Months of Housing Supply (Total Listings/Ab.Rate)	0	0	0	0	Stable
Median Sale & ListPrice, DOM, Sale/List%	**Prior 22 - 24 Months**	**Prior 19 - 21 Months**	**Prior 16 - 18 Months**	**Prior 13 - 15 Months**	**Y2 Overall Trend**
Median Comparable Sale Price	0	0	0	0	Stable
Median Comparable Sales Days on Market	0	0	0	0	Stable
Median Comparable List Price	0	0	0	0	Stable
Median Comparable Listings Days on Market	0	0	0	0	Stable
Median Sale Price as % of List Price	0	0	0	0	Stable

Explanation of Results:

1. The overall trend compares the latest reported period with the most current reported period. If the latest or most current reported period does not have a value it is not used in the overall trend calculation. If three or more reported periods in Year 2 have no value then the overall trend will be reported as stable. If two or more reported periods in Year 1 have no value then the overall trend will be reported as stable.

2. The overall trend is reported as stable if the difference between the compared periods falls within the stable range selected by the user. All differences higher than the high limit of the stable range are increasing. All differences lower than the low limit of the stable range are decreasing.

3. The overall trend for Total # Comparable Sales and the Absorption Rate use the same calculation. The overall trend for both values will be the same.

4. The Total # of Comparable Active Listings is determined using data from a single date in the reported time period. There is no need for further calculations to determine the intermediate trend for this value.

5. The Median Sales Price/List Price ratio is calculated independently for each listing in the reported time period and the median of those values is reported. The value cannot be calculated using any of the data in the report form above.

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT:	6				
DAYS ON MARKET:		30	2	14	11

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$550,000	$292,000	$445,966	$467,450	$2,675,800
SOLD PRICE:	$540,000	$273,000	$421,800	$450,000	$2,109,000

	Days On Market	List Date	List Price	Accepted Offer	Closing Date	Sold Price	Status	Status Date	Address
1	23	11/14/2021	$292,000	12/7/2021	1/26/2022	$273,000	Sold	1/26/2022	8188 Peterson Rd
2	30	7/16/2021	$399,000	9/7/2021	11/5/2021	$380,000	Sold	11/5/2021	3408 Berg Rd
3	8	10/8/2021	$474,900	10/16/2021	12/9/2021	$450,000	Sold	12/12/2021	3488 Soldiers Ct
4	9	11/5/2021	$460,000	11/17/2021	12/17/2021	$466,000	Sold	12/20/2021	4308 Green Leaf Dr
5	14	6/29/2022	$499,900				Active	7/1/2022	4463 County Road ZZ
6	2	4/26/2022	$550,000	4/28/2022	6/10/2022	$540,000	Sold	6/10/2022	4340 Cannonball Tr

	TOTAL	HIGH	LOW	AVG	MED
LISTING COUNT:	7				
DAYS ON MARKET:		421	18	172	155

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	$115,000	$20,000	$67,271	$65,000	$470,900
SOLD PRICE:	$66,000	$19,000	$49,875	$57,250	$199,500

	PicCount	MLS #	Status	Class	Address	Lot Number	Location	Price	Zoning	Total Acres
1	1	1908987	Sold	Lots & Acreage	21042 Hwy 23		WILLOW SPRINGS - T	$19,000	no Zoning	1.00
2	15	1918909	Sold	Lots & Acreage	L2 POND VIEW	2	WILLOW SPRINGS - T	$52,000	res	5.00
3	2	1920851	Active	Lots & Acreage	Lot 1 Ridge Point Rd	1	MINERAL POINT - T	$59,900	Res	2.01
4	3	1905602	Sold	Lots & Acreage	000 Murphy Ln		MINERAL POINT - T	$62,500	R1	3.01
5	3	1924098	Sold	Lots & Acreage	000 County Road G		WILLOW SPRINGS - T	$66,000	none	5.00
6	1	1909707	Active	Lots & Acreage	Lot 10 Ridge Point Estates	10	MINERAL POINT - T	$89,000	AR1	2.20
7	6	1927483	Active	Lots & Acreage	Lot 9 Murphy Rd	9	MINERAL POINT - T	$115,000	AR1	2.30

2021 Property Record | Iowa County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 7/13/2022 8:12:32 PM

Owner Address

GODFREY , MICHAEL A
4190 ANTOINE RD
MINERAL POINT, WI 53565

Owner

MICHAEL A GODFREY
LAURIE GODFREY

Property Information

Parcel ID:	0461.01
Document #	270732
Tax Districts:	
MINERAL POINT SCHOOL	

Property Description

For a complete legal description, see recorded document.

PT NE1/4 OF NE1/4

Municipality:	018-TOWN OF MINERAL POINT
Property Address:	4190 ANTOINE RD

Tax Information

Print Tax Bill

Installment	Amount
First:	1,121.36
Second:	1,398.00
Third:	0.00
Total Tax Due:	2,519.36
Base Tax:	2,874.37
Special Assessment:	0.00
Lottery Credit:	276.93
First Dollar Credit:	78.08
Amount Paid: (View payment history info below)	1,121.36
Current Balance Due:	1,398.00
Interest:	0.00
Total Due:	1,398.00

Land Valuation

Code	Acres	Land	Impr.	Total
1	1.66	$32,600	$99,800	$132,400
	1.66	$32,600	$99,800	$132,400

Assessment Ratio:	0.8426392080
Fair Market Value:	157100.00

Payment History

Date	Receipt	Amount	Interest	Penalty	Total
1/30/2022	79756	1121.36	0.00	0.00	1121.36

**No data found for Special Assessment Detail, Delinquent Tax Summary in 2021*

TOWN OF MINERAL POINT
DEBI HEISNER, CLK/TREAS
4946 SUNNY RIDGE RD
MINERAL POINT, WI 53565

IOWA COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2021
REAL ESTATE

GODFREY, MICHAEL A
GODFREY, LAURIE

Parcel Number: 018 0461.01
Bill Number: 236298

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
4190 ANTOINE RD
Sec. 32, T5N, R3E
PT NE1/4 OF NE1/4
1.660 ACRES

236298/018 0461.01
GODFREY, MICHAEL A
GODFREY, LAURIE
4190 ANTOINE RD
MINERAL POINT WI 53565

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED VALUE IMPROVEMENTS	TOTAL ASSESSED VALUE	AVERAGE ASSMT. RATIO	NET ASSESSED VALUE RATE	NET PROPERTY TAX
32,600	99,800	132,400	0.842639208	0.02170976 (Does NOT reflect credits)	2519.36
ESTIMATED FAIR MARKET VALUE LAND	**ESTIMATED FAIR MARKET VALUE IMPROVEMENTS**	**TOTAL ESTIMATED FAIR MARKET VALUE**	☐ A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit	
38,700	118,400	157,100		292.95	

TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
IOWA COUNTY	58,559	66,126	982.16	1,002.55	2.1%
TOWN OF MINERAL POINT	160,900	165,361	394.22	351.88	-10.7%
MINERAL POINT SCHOOL	1,375,158	1,515,793	1,521.96	1,342.84	-11.8%
SW WI TECHNICAL COLLEGE	110,055	113,695	179.96	177.10	-1.6%
TOTAL	**1,704,672**	**1,860,975**	**3,078.30**	**2,874.37**	**-6.6%**
FIRST DOLLAR CREDIT			**-84.86**	**-78.08**	**-8.0%**
LOTTERY AND GAMING CREDIT			**-207.98**	**-276.93**	**33.2%**
NET PROPERTY TAX			**2,785.46**	**2,519.36**	**-9.6%**

TOTAL DUE: $2,519.36
FOR FULL PAYMENT PAY BY:
JANUARY 31, 2022

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
MINERAL POINT SCHOOL	160,221	263.42	2039

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: $1,121.36
BY JANUARY 31, 2022
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF MINERAL POINT
DEBI HEISNER, CLK/TREAS
4946 SUNNY RIDGE RD
MINERAL POINT, WI 53565
PIN# 018 0461.01
GODFREY, MICHAEL A
BILL NUMBER: 236298
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: $1,398.00
BY JULY 31, 2022
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
IOWA COUNTY TREASURER
222 N IOWA STREET
DODGEVILLE, WI 53533
PIN# 018 0461.01
GODFREY, MICHAEL A
BILL NUMBER: 236298
INCLUDE THIS STUB WITH YOUR PAYMENT

PAY FULL AMOUNT OF: $2,519.36
BY JANUARY 31, 2022
AMOUNT ENCLOSED _____
MAKE CHECK PAYABLE AND MAIL TO:
TOWN OF MINERAL POINT
DEBI HEISNER, CLK/TREAS
4946 SUNNY RIDGE RD
MINERAL POINT, WI 53565
PIN# 018 0461.01
GODFREY, MICHAEL A
BILL NUMBER: 236298
INCLUDE THIS STUB WITH YOUR PAYMENT

REDI

Go to record...

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Your current active group is: **First Appraisal Services, LLC [SFR]** Switch

New search | Refine search

Total selected: 0

Options | Close date

Prev | Next | Page **1** of 0 (**0** total records)

F.I.R.R.E.A. ADDENDUM

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Lender or Client Bank Of America

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the subject property as of the date of the inspection on July 16th, 2022. The order came from Bank of America

Scope of Work

The scope of the appraisal is to gather pertinent information and objectively apply appraisal procedures to estimate the market value of the subject property. Market value is defined in the "Conditions and Limitations" page of this report.

Report of the prior year sales history for the subject property

Is the subject property currently listed? ☐ Yes ☒ No List Price: $ _____
Has the property sold during the prior year? ☐ Yes ☒ No If yes, describe below

Marketing Time

What is your estimate of marketing time for the subject property? 0 to 3 months Describe below the basis (rationale) for your estimate?

This estimate is based on a review of the local SCMLS market and discussions with locate real estate practitioners. It is not unusual for some properties to be on the market for 18 months depending upon the time at which it was offered for sale.

Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? ☐ Yes ☒ No
If yes, provide description and valuation below.

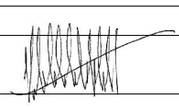
Additional Comments

A thorough search was made in an attempt to find the best comparables within the shortest distance from the subject. After careful consideration of dates of sale, location, and physical differences, it is this appraiser's judgement the comparables selected were the best available at the present time. All comparables were closed sales. Adjustments were made based on market extractions and paired sales anaylsis. Equal weight was given to the three comparables in determining value by the sales comparison approach.

Additional Certification

1. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specified valuation, or an approval of the loan.
2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.
3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below.
4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP.

Mr. David Glise did assist on the attached appraisal by pulling information on the subject and comparables.

Date: 07/18/2022 Appraiser(s): 
Robert L. Call Jr.

Date: _____ Review Appraiser(s): _____

Godfrey

ENVIRONMENTAL ADDENDUM

File No. 2022265N

*APPARENT** **HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS**

Borrower/Client MICHAEL A/LAURIE GODFREY
Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Lender Bank Of America

*** Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.**

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquires about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

___ Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.

X Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.

X Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.

X **The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.**

Comments

SANITARY WASTE DISPOSAL

___ Sanitary Waste is removed from the property by a municipal sewer system.

X Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.

X **The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.**

Comments It is assumed that the septic system is operating properly. A plumbing contractor should be consulted for any septic or soil determinations.

SOIL CONTAMINANTS

X There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

X **The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.**

Comments

ASBESTOS

___ All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.

X The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).

X **The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.**

Comments

PCBs (POLYCHLORINATED BIPHENYLS)

X There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).

X There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).

X **The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.**

Comments

RADON

X The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).

X The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.

X The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.

X **The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.**

Comments

Parr Appraisal & Consulting

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USTs (UNDERGROUND STORAGE TANKS)

X There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.

X There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).

___ There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.

X **The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments _____

NEARBY HAZARDOUS WASTE SITES

X There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.

X **The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments _____

UREA FORMALDEHYDE (UFFI) INSULATION

___ All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.

X The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).

X **The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.**

Comments _____

LEAD PAINT

___ All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.

X The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).

X **The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments _____

AIR POLLUTION

X There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.

X **The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.**

Comments _____

WETLANDS/FLOOD PLAINS

X The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.

X **The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).**

Comments _____

MISCELLANEOUS ENVIRONMENTAL HAZARDS

X There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:

___ Excess Noise _____
___ Radiation + Electromagnetic Radiation _____
___ Light Pollution _____
___ Waste Heat _____
___ Acid Mine Drainage _____
___ Agricultural Pollution _____
___ Geological Hazards _____
___ Nearby Hazardous Property _____
___ Infectious Medical Wastes _____
___ Pesticides _____
___ Others (Chemical Storage + Storage Drums, Pipelines, etc.) _____

_____

X **The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.**

When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.

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Godfrey
File No. 2022265N

MULTI-PURPOSE APPRAISAL ADDENDUM

FOR FEDERALLY RELATED TRANSACTIONS

Borrower/Client	MICHAEL A/LAURIE GODFREY				
Property Address	4190 ANTOINE RD				
City	Mineral Point	County	IOWA	State	WI	Zip Code	53565
Lender	Bank Of America				

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

[X] PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

[X] EXTENT OF APPRAISAL PROCESS

[X] The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.

[X] The Reproduction Cost is based on Solomon RE Software supplemented by the appraiser's knowledge of the local market.

[X] Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.

[X] The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.

[ ] The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.

[ ] For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

[X] SUBJECT PROPERTY OFFERING INFORMATION

According to SCMLS/Iowa County Public Records the subject property:

[X] **has not been offered** for sale in the past 30 days.
[ ] **is currently offered** for sale for $ _____.
[ ] **was offered** for sale within the past 30 days for $ _____.
[ ] Offering information **was considered** in the final reconciliation of value.
[ ] Offering information **was not considered** in the final reconciliation of value.
[ ] Offering information **was not available.** The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

[X] SALES HISTORY OF SUBJECT PROPERTY

According to SCMLS/Iowa County Public Records the subject property:

[X] **has not transferred** in the past thirty-six months.
[ ] **has transferred** in the past thirty-six months.
[ ] All prior sales which have occurred in the past thirty-six months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

[X] FEMA FLOOD HAZARD DATA

[X] The subject property **is not located** in a FEMA Special Flood Hazard Area.
[ ] The subject property **is located** in a FEMA Special Flood Hazard Area.

Zone	FEMA Map/Panel #	Map Date	Name of Community
X	55049C0510D	12/16/2015	IOWA COUNTY

[ ] The community **does not participate** in the National Flood Insurance Program.
[X] The community **does participate** in the National Flood Insurance Program.
[X] It is covered by **a regular** program.
[ ] It is covered by **an emergency** program.

[X] CURRENT SALES CONTRACT

[X] The subject property is **currently not under contract.**
[ ] The contract and/or escrow instructions **were not available for review.** The unavailability of the contract is explained later in the addenda section.
[ ] The contract and/or escrow instructions **were reviewed.** The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

[ ] The contract indicated that personal property **was not included** in the sale.
[ ] The contract indicated that personal property **was included.** It consisted of _____ _____ Estimated contributory value is $ _____.
[ ] Personal property **was not included** in the final value estimate.
[ ] Personal property **was included** in the final value estimate.
[ ] The contract indicated **no financing concessions** or other incentives.
[ ] The contract indicated **the following concessions** or incentives: _____ _____.
[ ] If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

[X] MARKET OVERVIEW **Include an explanation of current market conditions and trends.**

0 to 3 months is considered a reasonable marketing period for the subject property based on SCMLS / Iowa County Public Records.

[X] ADDITIONAL CERTIFICATION

The Appraiser certifies and agrees that:
(1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
(2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurence of a subsequent event.
(3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

[X] ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

[ ] ADDITIONAL COMMENTS

_____
_____
_____

[X] APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature _____ Effective Date 07/16/2022 Date Prepared 07/18/2022
Appraiser'sName(print) Robert L. Call Jr. Phone # (608) 339-6757
State WI [ ] License [X] Certification # 1831-9 Tax ID #39-1512857

[ ] CO-SIGNING APPRAISER'S CERTIFICATION

[ ] The co-signing appraiser **has personally inspected** the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.

[ ] The co-signing appraiser **has not personally inspected** the interior of the subject property and:
[ ] **has not inspected** the exterior of the subject property and all comparable sales listed in the report.
[ ] **has inspected** the exterior of the subject property and all comparable sales listed in the report.
[ ] The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.

[ ] The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal

[ ] CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing
Appraiser's Signature _____ Effective Date _____ Date Prepared _____
Co-Signing Appraiser's Name (print) _____ Phone # ( )
State _____ [ ] License [ ] Certification # _____ Tax ID # _____

Case No. Godfrey
File No. 2022265N

Borrower MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Lender/Client Bank Of America Address 70 Batterson Park Rd, Farmington, CT 06032

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

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 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 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 use. 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 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 of exceptionally 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 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.

Abbreviation	Full Name	Appropriate Fields
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 Concession
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 Administration	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
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
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
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw 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

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

DISCLOSURE ADDENDUM

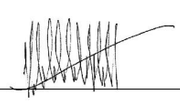
Borrower or Owner: MICHAEL A/LAURIE GODFREY
Property Address: 4190 ANTOINE RD
City: Mineral Point County: IOWA State: WI Zip Code: 53565
Lender or Client: Bank Of America

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

APPRAISER:
Signature: 
Name: Robert L. Call Jr.
Date Signed: 07/18/2022
State Certification #: 1831-9
or State License #:
State: WI
Expiration Date of Certification or License: 12/14/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
☐ Did ☐ Did Not Inspect Property

USPAP Compliance Addendum

Godfrey
File No. 2022265N

Borrower/Client	MICHAEL A/LAURIE GODFREY				
Property Address	4190 ANTOINE RD				
City	Mineral Point	County	IOWA	State WI	Zip Code 53565
Lender/Client	Bank Of America				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

[X] I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

[ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

[ ] I have **NOT** made a personal inspection of the property that is the subject of this report.

[X] I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

Mr. David Glise did assist on the attached appraisal by pulling information on the subject and comparables.

ADDITIONAL COMMENTS

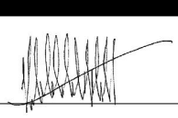
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The information provide by SCMLS, Iowa County Assessor Office/RediNet are assumed to be true.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 0 to 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 0 to 90 day(s).

APPRAISER

Signature 

Name Robert L. Call Jr.

Date of Signature 07/18/2022

State Certification # 1831-9

or State License #

State WI

Expiration Date of Certification or License 12/14/2023

Effective Date of Appraisal 07/16/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Date of Signature

State Certification #

or State License #

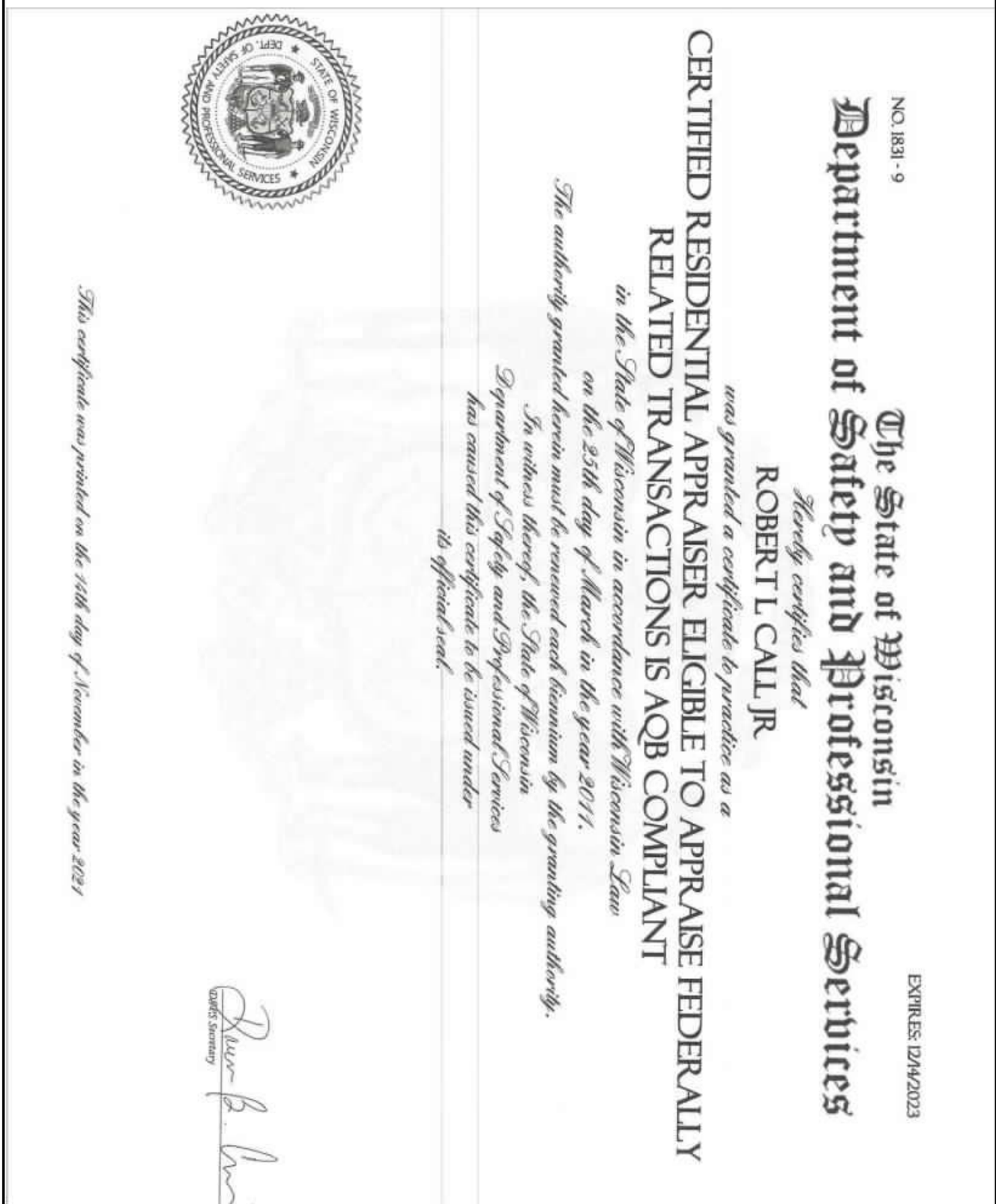
State

Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property:

[ ] Did Not [ ] Exterior-only from Street [ ] Interior and Exterior

Borrower or Owner	MICHAEL A/LAURIE GODFREY
Property Address	4190 ANTOINE RD
City	Mineral Point
County	IOWA
State	WI
Zip Code	53565
Client	Bank Of America



NO. 1831 - 9

The State of Wisconsin
Department of Safety and Professional Services

EXPIRES: 12/14/2023

Hereby certifies that

ROBERT L CALL JR

was granted a certificate to practice as a

CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law on the 25th day of March in the year 2011.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin Department of Safety and Professional Services has caused this certificate to be issued under its official seal.

DEPT. OF SAFETY AND PROFESSIONAL SERVICES
STATE OF WISCONSIN

Dawn P. Currie
DAWN P. CURRIE, Secretary

This certificate was printed on the 14th day of November in the year 2021

Borrower or Owner MICHAEL A/LAURIE GODFREY
Property Address 4190 ANTOINE RD
City Mineral Point County IOWA State WI Zip Code 53565
Client Bank Of America

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/24/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Advanced Professional Liability Insurance
PO Box 15977
Woodbury, MN 55125

CONTACT NAME: Brandon Tietz
PHONE (A/C, No, Ext): 702-216-1566 FAX (A/C, No): 866-538-1002
E-MAIL ADDRESS: btietz@aplinsurance.net

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Hudson Insurance Company	
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
First Appraisal Service, LLC
dba Parr Appraisal and Consulting
742 Lois Drive
Sun Prairie, WI 53590

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY							
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	CLAIMS-MADE OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$
								$
	AUTOMOBILE LIABILITY							
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per person)	$
	HIRED AUTOS / NON-OWNED AUTOS						BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR							
	EXCESS LIAB CLAIMS-MADE						EACH OCCURRENCE	$
	DED RETENTION $						AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH)		N / A				E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Errors & Omissions Liability			PRA-3RE-1001979	9/1/2021	9/1/2022	$1,000,000 Per Claim $1,000,000 Aggregate $5,000 Deductible	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CANCELLATION

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

AUTHORIZED REPRESENTATIVE