# Uniform Residential Appraisal Report

File No. 2490894018

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 1568 Roscommon Dr | City Pataskala | State OH | Zip Code 43062

Borrower Ilano Paul | Owner of Public Record Nicki A Willis | County Licking

Legal Description Lot 37 Taylor Glen Sec 01 Pt 2

Assessor's Parcel # 063-141768-00.038 | Tax Year 2023 | R.E. Taxes $ 4,947

Neighborhood Name Taylor Glen Sec 01 | Map Reference 18140 | Census Tract 7559.01

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 319 [X] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client U.S. Bank, N.A. | Address 200 South 6th Street, Minneapolis, MN 55402

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 6;DOM 6;The subject was listed on 04/20/2024 for $350,000 under CBRMLS#224012107.

## CONTRACT

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

Arms length sale;Contract provided for review from lender included 14 pages; Contract signed and accepted by buyer and seller.

Contract Price $ 350,000 | Date of Contract 04/27/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Auditor

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 [X] No

If Yes, report the total dollar amount and describe the items to be paid. $0;;

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | [ ] Urban | [X] Suburban | [ ] Rural | Property Values | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | One-Unit | 95 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Over Supply | $(000) | (yrs) | 2-4 Unit | 0 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 310 Low | 12 | Multi-Family | 0 % |
| Neighborhood Boundaries | Generally bounded by: Havens Corner Rd (north) Taylor Rd (east) | | | | | | | 430 High | 27 | Commercial | 0 % |
| Kennedy Rd (south) Taylor Rd (west) | | | | | | | | 350 Pred. | 24 | Other Other | 5 % |

Neighborhood Description The subject neighborhood is located in a suburban residential district. This area is a mixture of single family, owner occupied and tenant occupied housing. Support facilities, employment centers, schools, shopping and major highways are within reasonable proximity. The 'Other" in present Land use %" section represents the vacant land percentage in the area.

Market Conditions (including support for the above conclusions) See attached addenda.

## SITE

Dimensions 60 x 126 | Area 7560 sf | Shape Mostly Rectangular | View N;Wtr;

Specific Zoning Classification PDD | Zoning Description Planned Development

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.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39089C0269H | FEMA Map Date 05/02/2007

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. No apparent adverse easements, encroachments or assessments were noted at the time of inspection. The subject property is typical of those in overall the general area. Deed restrictions, survey, title or abstract and any mineral rights affidavit were not available to this appraiser for review. The appraiser is not a surveyor,engineer or an environmental assessment expert and is not acting in such a capacity.

## IMPROVEMENTS

| GENERAL DESCRIPTION | FOUNDATION | EXTERIOR DESCRIPTION materials/condition | INTERIOR materials/condition |
|---|---|---|---|
| Units [X] One [ ] One with Accessory Unit | [ ] Concrete Slab [ ] Crawl Space | Foundation Walls Concrete/avg. | Floors Lvt/Carpet/gd. |
| # of Stories 2.0 | [X] Full Basement [ ] Partial Basement | Exterior Walls Vinyl/avg. | Walls Drywall/avg. |
| Type [X] Det. [ ] Att. [ ] S-Det./End Unit | Basement Area 687 sq. ft. | Roof Surface Cshingle/ avg. | Trim/Finish Wood/avg. |
| [X] Existing [ ] Proposed [ ] Under Const. | Basement Finish 87 % | Gutters & Downspouts Aluminum/avg. | Bath Floor Lvt/avg. |
| Design (Style) Colonial | [ ] Outside Entry/Exit [X] Sump Pump | Window Type Insulated/avg. | Bath Wainscot Fiberglass/avg. |
| Year Built 2002 | Evidence of [ ] Infestation | Storm Sash/Insulated None | Car Storage [ ] None |
| Effective Age (Yrs) 15 | [ ] Dampness [ ] Settlement | Screens Mesh/Yes/avg. | [X] Driveway # of Cars 2 |
| Attic [ ] None | Heating [X] FWA [ ] HWBB [ ] Radiant | Amenities [ ] WoodStove(s) # 0 | Driveway Surface Asphalt |
| [ ] Drop Stair [ ] Stairs | [ ] Other Fuel Gas | [ ] Fireplace(s) # 0 [X] Fence Rear | [X] Garage # of Cars 2 |
| [ ] Floor [X] Scuttle | Cooling [X] Central Air Conditioning | [X] Patio/Deck Rear [X] Porch Open | [ ] Carport # of Cars 0 |
| [ ] Finished [ ] Heated | [ ] Individual [ ] Other | [ ] Pool None [ ] Other None | [ ] Att. [ ] Det. [X] 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) | 1,640 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). The subject has typical energy efficiency similar to homes of the same age and quality.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;Subject appears to be maintained on an as needed basis - no major deferred maintenance issues were noted at the time of inspection other than normal wear and tear items.Repairs per owner are but not limited to - see addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe. Subject is in average condition - quality is typical of area - no functional or external inadequacies noted - roof and mechanical systems appear adequate.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. The subject property appears to conform to the general marketplace with regard to functional utility, style, condition and quality. Any exceptions will be noted in the additional comments section.

# Uniform Residential Appraisal Report

File No. 2490894018

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 314,900 to $ 399,900 .

There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 310,000 to $ 430,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 1568 Roscommon Dr Pataskala, OH 43062 | 1399 Celtic Dr Pataskala, OH 43062 | | 1163 Clare St Pataskala, OH 43062 | | 495 Lockmead Dr Pataskala, OH 43062 | |
| Proximity to Subject | | 0.23 miles NE | | 0.05 miles E | | 0.17 miles SE | |
| Sale Price | $ 350,000 | | $ 370,581 | | $ 358,000 | | $ 345,000 |
| Sale Price/Gross Liv. Area | $ 213.41 sq. ft. | $ 215.45 sq. ft. | | $ 232.47 sq. ft. | | $ 209.34 sq. ft. | |
| Data Source(s) | | CBRMLS#224008033;DOM 5 | | CBRMLS#224005587;DOM 3 | | CBRMLS#224005380;DOM 1 | |
| Verification Source(s) | | Realist/AuditorTxCd/Drive-By | | Realist/AuditorTxCd/Drive-By | | Realist/AuditorTxCd/Drive-By | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth Conv;0 | | ArmLth Conv;0 | | ArmLth Cash;0 | |
| Date of Sale/Time | | s04/24;c04/24 | | s04/24;c03/24 | | s03/24;c03/24 | |
| Location | N;Res;AdjPrk | N;Res; | 0 | N;Res; | 0 | N;Res; | 0 |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 7560 sf | 8712 sf | -8,600 | 6970 sf | +2,800 | 9148 sf | -6,800 |
| View | N;Wtr; | N;Res; | 0 | N;Res; | 0 | N;Res; | 0 |
| Design (Style) | DT2.0;COL. | DT2.0;COL. | | DT2.0;COL. | | DT2.0;COL. | |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 22 | 15 | 0 | 21 | 0 | 22 | |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 6 / 3 / 2.1 | 6 / 3 / 2.1 | | 6 / 3 / 2.1 | | 6 / 3 / 2.1 | |
| Gross Living Area | 1,640 sq. ft. | 1,720 sq. ft. | 0 | 1,540 sq. ft. | 0 | 1,648 sq. ft. | 0 |
| Basement & Finished Rooms Below Grade | 687sf600sfin 1rr1br1.0ba0o | 740sf0sfin | +4,200 +6,200 | 400sf360sfin 1rr0br0.0ba0o | 0 +6,200 | 676sf0sfin | +4,200 +6,200 |
| Functional Utility | Average(3BR) | Average(3BR) | | Average(3BR) | | Average(3BR) | |
| Heating/Cooling | Cac/Fwa | Cac/Fwa | | Cac/Fwa | | Cac/Fwa | |
| Energy Efficient Items | Insul.Windows | Insul.Windows | | Insul.Windows | | Insul.Windows | |
| Garage/Carport | 2gbi2dw | 2gbi2dw | | 2gbi2dw | | 2ga2dw | 0 |
| Porch/Patio/Deck | Porch/Patio | Por/Lrg.Pat | -4,600 | Porch/Deck | 0 | Porch/Patio | |
| Net Adjustment (Total) | | [ ] + [X] - | $ -2,800 | [X] + [ ] - | $ 9,000 | [X] + [ ] - | $ 3,600 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.8% Gross Adj. 6.4% | $ 367,781 | Net Adj. 2.5% Gross Adj. 2.5% | $ 367,000 | Net Adj. 1.0% Gross Adj. 5.0% | $ 348,600 |

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

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) County Auditor, Realist

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) County Auditor, Realist

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

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | County Auditor, Realist | County Auditor, Realist | County Auditor, Realist | County Auditor, Realist |
| Effective Date of Data Source(s) | 05/01/2024 | 05/01/2024 | 05/01/2024 | 05/01/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not sold within the past 36 months. No additional transfers of the comparable sales within the past 12 months.

Summary of Sales Comparison Approach. The comparables represent a range in value from $345,000 to $370,581 and an adjusted range in value from $348,600 to $367,781. The search criteria for possible comparables was sold within the past 6 months, similar GLA, quality, and located in the same market area. Adjustments were made for GLA, basement finish, bath count, site and upgraded amenities. No adjustment was deemed necessary for difference in GLA in the basement. No adjustment was made for bedroom count due to the adjustment made for GLA. The subject and all comparables are located in the same market area. Adjustments were derived through matched pair analysis and market reaction. No value has been given to personal property.

Indicated Value by Sales Comparison Approach $ 354,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 354,000 Cost Approach (if developed) $ Income Approach (if developed) $

The sales comparison approach is given the most weight and consideration as the best indicator of value for the owner occupied residential market. The Income Approach is excluded from this report as the subject is not a rental property. Digital signatures are electronically secure.

This appraisal is made [ ] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [X] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: Exterior front sidewalk repair. (see photo).

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 354,000 as of 05/01/2024 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File No. 2490894018

**ADDITIONAL COMMENTS**

ACCORDING TO THE 2005 MARSHALL & SWIFT RESIDENTIAL COST HANDBOOK, "EFFECTIVE AGE OF A PROPERTY IS ITS AGE AS COMPARED WITH OTHER PROPERTIES PERFORMING LIKE FUNCTIONS. IT IS THE ACTUAL AGE LESS THE AGE WHICH HAS BEEN TAKEN OFF BY FACE-LIFTING, STRUCTURAL RECONSTRUCTION, REMOVAL OF FUNCTIONAL INADEQUACIES, MODERNIZATION OF EQUIPMENT, ETC. IT IS AN AGE WHICH REFLECTS A TRUE REMAINING LIFE FOR THE PROPERTY, TAKING INTO ACCOUNT THE TYPICAL LIFE EXPECTANCY OF BUILDINGS OR EQUIPMENT OF ITS CLASS AND ITS USAGE. IT IS A MATTER OF JUDGEMENT, TAKING ALL FACTORS, CURRENT AND THOSE ANTICIPATED IN THE IMMEDIATE FUTURE, INTO CONSIDERATION. DETERMINATION OF EFFECTIVE AGE ON OLDER STRUCTURES MAY BEST BE CALCULATED BY ESTABLISHING A REMAINING LIFE WHICH, SUBTRACTED FROM A TYPICAL LIFE EXPECTANCY, WILL RESULT IN AN APPROPRIATE EFFECTIVE AGE WITH WHICH TO WORK. EFFECTIVE AGE CAN FLUCTUATE YEAR BY YEAR OR REMAIN SOMEWHAT STABLE IN THE ABSENCE OF ANY MAJOR RENEWALS OR EXCESSIVE DETERIORATION." THIS INDUSTRY ESTABLISHED AND ACCEPTED DEFINITION OF EFFECTIVE AGE WAS USED TO DETERMINE THE EFFECTIVE AGE OF THE SUBJECT DWELLING. IT SHOULD BE NOTED THAT THIS IS THE DEFINITION OF THE EFFECTIVE AGE OF A PROPERTY AND, FOR LACK OF A BETTER, MORE SPECIFIC DEFINITION OF EFFECTIVE AGE, THIS DEFINITION AND METHOD OF DETERMINING EFFECTIVE AGE WAS USED TO CALCULATE THE EFFECTIVE AGE OF THE SUBJECT PROPERTY'S IMPROVEMENTS AND, MORE SPECIFICALLY, THE PRIMARY DWELLING. DATA USED IN THE EFFECTIVE AGE DETERMINATION CAN INCLUDE, BUT MAY NOT BE LIMITED TO, BOTH INFORMATION ABOUT WHAT IMPROVEMENTS HAVE BEEN DONE AND WHEN, AND THE AGE OF DIFFERENT ITEMS THROUGHOUT THE DWELLING STRUCTURE COLLECTED FROM HOMEOWNERS AND/OR LISTING OR SALES AGENTS AND VISUAL OBSERVATIONS FROM MY SITE VISIT OF THE CONDITION, QUALITY, UTILITY, AND ESTIMATED REMAINING LIFE OF THE MATERIALS USED IN CONSTRUCTING THE IMPROVEMENTS, SUCH AS THE FOUNDATION, BASEMENT WALLS, INTERIOR & EXTERIOR WALL COVERINGS, FLOOR COVERINGS, WINDOWS, ROOF COVERINGS, KITCHEN CABINETS AND COUNTERTOPS, BATHROOM VANITIES, WAINSCOTTING, AND ACCESSORIES, AND ELECTRICAL, HVAC, AND PLUMBING SYSTEMS AND THE OVERALL FUNCIONAL UTILITY OF THE DWELLING AND ITS IMPROVEMENTS IN GENERAL.

THE CONCEPT OF MATCHED PAIRS ANALYSES TO DERIVE MARKET ADJUSTMENTS IS UTILIZED WHENEVER ENOUGH CURRENT RELIABLE MARKET DATA IS AVAILABLE TO DO SO. IN SOME CASES, HOWEVER, IT MAY NOT BE POSSIBLE DUE TO A LACK OF CURRENT RELIABLE MARKET DATA. WHEN THIS METHOD IS NOT POSSIBLE ADJUSTMENTS THAT MAY APPEAR SUBJECTIVE OR INTUITIVE ARE CONSIDERED APPROPRIATE AS WELL AS ADJUSTMENTS THAT ARE HISTORICALLY REASONABLE BASED ON THE PROPERTY TYPE FROM THE APPRAISER'S AND THE APPRAISER'S PEERS PAST EXPERIENCES AND MARKET TRENDS IN THIS LOCATION. APPRAISER HAS EXERCISED DUE DILIGENCE IN ANALYZING SALES ACTIVITY IN THE SUBJECT MARKET AREA OVER THE PAST YEAR AND MORE THOROUGHLY EXAMINING SALES CONSIDERED TO BE COMPARABLE AND RELEVANT TO THE SUBJECT PROPERTY AND INDICATIVE OF ITS CURRENT MARKET VALUE. THIS PROCESS PRODUCED THE BEST MOST COMPARABLE AND MOST RELIABLE INDICATORS OF THE SUBJECT'S CURRENT MARKET VALUE IN THE COMPARABLES SALES INCLUDED IN THIS APPRAISAL REPORT. ANY REQUESTS TO EXPAND THE SCOPE OF WORK AFTER THE ASSIGNMENT HAS BEEN DELIVERED BY FURTHER EXAMINING AND/OR COMMENTING ON ADDITIONAL SALES/LISTINGS MAY BE CONSIDERED AT THE DISCRETION OF CENTRAL APPRAISALS LLC AND MAY BE SUBJECT TO ADDITIONAL CHARGES AT THE DISCRETION OF APPRAISAL DEPOT. SUCCESSFUL TRANSMITTAL OF THIS APPRAISAL WILL BE CONSIDERED ACCEPTANCE OF THESE TERMS.

**COST APPROACH**

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

The Cost Approach was not included by the appraiser an considered not relevant to a conclusion of market value due to the age of the subject property. The estimated remaining economic life is 45 years.

Estimated Remaining Economic Life (HUD and VA only) 45 Years

OPINION OF SITE VALUE ..... = $

Dwelling Sq. Ft. @ $ ..... = $

Sq. Ft. @ $ ..... = $

Garage/Carport Sq. Ft. @ $ ..... = $

Total Estimate of Cost-New ..... = $

| Less | Physical | Functional | External |
|---|---|---|---|
| Depreciation | | | = $ ( ) |

Depreciated Cost of Improvements ..... = $

"As-is" Value of Site Improvements ..... = $

INDICATED VALUE BY COST APPROACH ..... = $

**INCOME**

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

**PUD INFORMATION**

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

Total number of phases Total number of units Total number of units sold

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

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

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

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

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

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

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

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

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature _____
Name Todd Storm
Company Name Appraisal Depot
Company Address 9453 Timberbank Circle
Pickerington, OH 43147
Telephone Number (614) 721-5059
Email Address Service@appraisercolumbusohio.com
Date of Signature and Report 05/02/2024
Effective Date of Appraisal 05/01/2024
State Certification # 2014000633
or State License # _____
or Other (describe) _____ State # _____
State OH
Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED
1568 Roscommon Dr
Pataskala, OH 43062

APPRAISED VALUE OF SUBJECT PROPERTY $ 354,000

LENDER/CLIENT
Name Worth Valuation Solutions
Company Name U.S. Bank, N.A.
Company Address 200 South 6th Street
Minneapolis, MN 55402
Email Address _____

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature _____
Name _____
Company Name _____
Company Address _____

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

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

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

# Uniform Appraisal Dataset Definitions

File No. 2490894018

## Condition Ratings and Definitions

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

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

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

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

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

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

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

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

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

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

## Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

### Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

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

## Explanation of Bathroom Count

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

# Uniform Appraisal Dataset Definitions

File No. 2490894018

## Abbreviations Used in Data Standardization Text

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

## Other Appraiser-Defined Abbreviations

| Abbrev. | Full Name | Appropriate Fields | Abbrev. | Full Name | Appropriate Fields |
|---|---|---|---|---|---|

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
| Property Address: 1568 Roscommon Dr | | Case No.: |
| City: Pataskala | State: OH | Zip: 43062 |
| Lender: U.S. Bank, N.A. | | |

Scope of Work

" The subject property was identified to the appraiser by the client providing the property address.

" This appraisal is intended to be in compliance with general industry standards for the secondary market and FIRREA.

" The following approaches to value have been considered in the scope of work decision for the main "Value Opinion":

" The Cost Approach is not necessary to produce a credible appraisal.The Direct Comparison Approach was performed.

" The Income Approach is not necessary to produce a credible appraisal, nor is it applicable because there is insufficient credible market data to form a reliable indication of value and the subject property would not typically be purchased as a rental investment. Most similar properties in the area are owner occupied.

" Additional information concerning the scope of work is conveyed throughout the report.

" Please be aware that the term "Inspection" may be used on some standard appraisal forms which the appraiser cannot modify. The term inspection found anywhere in this report is to mean a "Personal Visual

Inventory" of the subject's or comparable property's components. This is opposed to a "Home Inspection", which investigates the appropriateness and soundness of various components of the improvements.

" A Level "A" market analysis was performed which is general and descriptive in nature. Historic data and selected comparable sales are analyzed to gauge the economic climate of the subject's market.

Extent of Research of the Subject Property

" The Census Tract information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The flood zone information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The location of the subject property was found by a computer mapping system based on the address of the property that was provided to the appraiser. The subject property's County Tax Assessor's information was researched for past sales and physical characteristic information. The subject property's zoning was obtained from a zoning map and the accompanying zoning descriptions. This information was provided by the zoning authority.

" The subject property data that was obtained from second-hand sources was validated by appraiser personally accessing the subject property.

I, Todd M Storm, did personally make a visual inventory of the subject property while walking over the land, through the interior, and around the exterior of the subject property. I am familiar with the subject neighborhood and the market area and have worked in and around this area for a number of years. I did drive through parts of this neighborhood in conjunction with this assignment and noted such things as the typical style/design, age, size, quality, and use of the properties.

" The subject property was measured in accordance with ANSI standard Z765-2003 - METHOD FOR CALCULATING SQUARE FOOTAGE FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS in an attempt to assist the appraiser in developing an opinion concerning the specific Primary Appraiser Generated Information listed above. Unless estimating the square footage was listed as a PAGI, the appraiser has only attempted to measure the property within an accuracy necessary to assist in the analysis of various market data. The user is advised not to rely on the size estimates used in these analysis for any reason.

The appraiser is not a home inspector. The appraiser is not qualified to report on the quality of various systems present in the home. The Appraiser assumes no responsibility for determining the electrical service capacity. The Appraiser is not qualified in such matters. The Appraiser assumes no responsibility for the verification of the type, quantity, or quality of insulation, if any, used in the improvements. The Appraiser assumes no responsibility for the adequacy, capacity or operating status of mechanical equipment or systems including, but not limited to, electrical, heating, cooling, plumbing, sewers, septic systems, water supply, etc. The appraiser is not an environmental or hazardous waste expert or inspector. The Appraiser is not qualified to detect such substances. The appraisal was prepared based on the assumption that no such substances exist at the subject property. The Appraiser assumes no responsibility for determining whether or not flood insurance is required. The Appraiser attempted to review what was considered to be the most recent FEMA maps available. The appraiser assumes no responsibility for the accuracy of the FEMA maps. The Appraiser is not a surveyor, nor an expert in legal matters. The Appraiser assumes no responsibility for the legal description or the accuracy of any boundary issues, including easements and/or encroachments. The Appraiser is not an expert and cannot be relied upon to determine building code and /or zoning code violations that might exist at the subject property."

Hypothetical Conditions / Extraordinary Assumptions

No hypothetical conditions were utilized in forming the opinions and conclusions of the primary appraiser generated information.

The results and opinions in this appraisal report are also based upon the extraordinary assumption that no recommended inspections reveal any major value-related deficiencies or deferred maintenance not already mentioned in this report. I have also made the extraordinary assumption that all referenced data sources used in the creation and compilation of this report are reliable and accurate. If the data should be found to be inaccurate the results of this report could be invalid. I 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 I may have become aware of during the research involved in performing this appraisal. I have made the extraordinary assumption that any and all improvements to and/or on the subject property are legal and comply with all applicable building codes. I have made the extraordinary assumption that the title is good and marketable and will not render any opinions about the title. The subject property is appraised on the additional extraordinary assumption of its being under responsible ownership. Due to the fact that the client required this appraisal be reported on the 1004 UAD form extraordinary assumptions may have been employed when completing the fields concerning comparable sale and listing basement areas and finished basement areas as this data is not always available or obtainable through the normal course of business from any known data source, including county public records, local MLS, or even realtors, as even they do not typically measure basement areas and finished basement areas. The 1004 UAD form requires applicable numerical data to be entered into these fields and leaving them blank is not an option as clients simply will not accept a report when it is not UAD compliant.

The use of these hypothetical conditions and/or extraordinary assumptions might have affected the assignment results.

Detectors were or were not present, but it is beyond my expertise to determine proper function, type, or compliance with local & state codes.

Subjects conclusion of value was indicated relative to the Predominant indicator in the market and this does not indicate as an impact on marketability.

The property could legally rebuild if destroyed by fire.

Status as to utilities are on as stated on page one of the report.

No personal property was included in the subjects valuation.

If actual contract date is unavailable for the comps, appraiser used a 30 day spread to account for the spread between the contract and settlement date for

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
| Property Address: 1568 Roscommon Dr | | Case No.: |
| City: Pataskala | State: OH | Zip: 43062 |
| Lender: U.S. Bank, N.A. | | |

declining market time adjustments.

Basement finished area adjustments were based upon but not limited to the cumulative factors such as utility, layout, finished square footage, room count and/or bathroom counts and not necessarily based upon a per unit standard as finished basement measurement are not always complete/accurate per MLS/County Records.

Any digital signature(s) affixed to this report is a digital image controlled by a personal identification number in accordance with USPAP.

The estimate of value is based upon typical terms of trade: a 6% sales commission to participating real estate agents.

Because the reported GLA in public records and MLS is often incorrect, it is estimated for the comps based on any or all of the following: assessor records, MLS, exterior inspection, appraisal files, and knowledge of the specific tract. Geographic/market competency: The assignment requires geographic/market competency as part of the Scope of Work. I am confirming that I have spent sufficient time to gain adequate knowledge, experience and resources to communicate a credible opinion of market value for the subject property. The necessary understanding of local market conditions provides the connection between a sale and a comparable sale or a rental and a comparable rental. This opinion is based on the appraiser's full time, working knowledge of the subject's specific marketing area, including local supply and demand factors which relate to the subject's property type and its' specific location. Additionally, the appraiser's credentials include on-going formal education, analysis of current market-driven statistics, subscriptions and review of published real estate periodicals and cost manuals, and regularly networking with individuals involved in real estate transactions.

The 5% Present Land Use described as "Other" in the Neighborhood section of this appraisal report consists of schools, parks, cemetery, and vacant land.
Predominant Value: The subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which sell at multiple price points. The predominant price shown on page one indicates the mode, a statistical term referring to the most frequently occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. The subject's estimate of market value is within the low to high price range for this area, and is considered an appropriate improvement.

HIGHEST AND BEST USE ANALYSIS:
The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The was determined by summarizing the 4 tests (Legally permissible, Physically possible, Financially feasible, and Maximally productive.The highest and best use, as if vacant, would be to construct a single family residence.

IMPROVEMENTS/ UTILITIES:
At the time of inspection all of the subject's utilities were on and functional. All appliances noted in the improvements section are present and were observed by the appraiser to be in operational condition as of the effective date. In the subject market all appliances noted are considered real property.

COMPARABLE SALES AND LISTING HISTORY:

It is noted that the appraiser has provided a complete three year prior sales and transfer history of the comparable sales and listings used in this report. A minimum of two sources have been utilized to verify the prior sales and listing history, which include the local MLS and local public records data.

Intended User

The only intended user of this appraisal is the client. This report was not prepared for use by the borrower. The borrower should not rely upon this report when deciding whether or not to purchase the property. The borrower should not rely upon this report to determine value. The borrower should not rely upon this report to determine whether the subject property is a good investment. The borrower should not rely upon this report to determine the condition of the property, whether it is free from defects and/or whether it is in need of any repairs. The borrower should not rely upon this report to disclose the presence of any environmental hazards that might exist at the property. The borrower should not rely upon the sketch attached to this report nor upon the appraisers statements pertaining to Gross Living Area. The borrower should not rely upon this report to disclose if the subject property is located in a flood zone and/or if flood insurance should be purchased. The borrower should not rely upon this report when deciding how much insurance to purchase. The borrower should not rely upon this report to determine what it might cost to rebuild the property if it was completely, or partially, destroyed. If the borrower has any questions about any aspect of the subject property, the borrower should secure their own appraisal in order to answer those questions."

The removal of any of the pages in the report provided by the appraiser is considered an alteration of the report and not authorized by the appraiser. Removal of any page from the report may impact conclusions of the analyst.
Home Updates for 1568 Roscommon Dr- Per Owner

" New vinyl wood flooring on main level and upstairs hallway
" New vanity in primary bathroom
" New kitchen countertops
" New above range microwave
" New drop ceiling installed in basement
" Backroom door/entry way installed in basement (made section of the basement into an additional room)
" Drywall installed/section of basement made into laundry room
" Fresh paint throughout home
" New light fixtures in kitchen and upstairs hallway

Needed Repairs- (see photos)1. Exterior front sidewalk repair. Extremely deep hole near water line. Health and Safety.

Celtic Dr Clare St Lockmead Dr
Adjusted Value $367,781 $367,000 $348,600
Average Weighting 33 % 37 % 30 %

Reconciled Value $354,000

AERIAL MAP

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
| Property Address: 1568 Roscommon Dr | | Case No.: |
| City: Pataskala | State: OH | Zip: 43062 |
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| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
| Property Address: 1568 Roscommon Dr | | Case No.: |
| City: Pataskala | State: OH | Zip: 43062 |
| Lender: U.S. Bank, N.A. | | |

## APPRAISER DISCLOSURE STATEMENT

In Compliance with Ohio Revised Code Section 4763.12(C)

File No. 2490894018

Name of Appraiser: Todd Storm

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

Certification/Licensure Number: 2014000633

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

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

Signature of pe esign.alamode.com/verify Serial:04C38F2A

Todd M Storm

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

State of Ohio
Department of Commerce
Division of Real Estate Appraiser Section
Cleveland (216) 787-3100



Serial# 04C38F2A
esign.alamode.com/verify

# USPAP ADDENDUM

File No. 2490894018

Borrower: Ilano Paul
Property Address: 1568 Roscommon Dr
City: Pataskala County: Licking State: OH Zip Code: 43062
Lender: U.S. Bank, N.A.

## APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

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

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Reasonable exposure is

30-90 days.

## Additional Certifications

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

See Attached Addendum

## Additional Comments

See Attached Addendum

APPRAISER:

Signature:
Name: Todd Storm
Date Signed: 05/02/2024
State Certification #: 2014000633
or State License #:
or Other (describe): State #:
State: OH
Expiration Date of Certification or License: 12/31/2024
Effective Date of Appraisal: 05/01/2024

SUPERVISORY APPRAISER (only if required):

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

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
| Property Address: 1568 Roscommon Dr | | Case No.: |
| City: Pataskala | State: OH | Zip: 43062 |
| Lender: U.S. Bank, N.A. | | |

**Additional Certifications Comments**
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Additional Comments**
THE SUBJECT PROPERTY ADDRESS HAS BEEN VERIFIED AS CORRECT ACCORDING TO THE SUBJECT PROPERTY TAX CARD AND USPS.COM.

THERE IS NO CAUSE-EFFECT RELATIONSHIP BETWEEN THE SUBJECT'S MARKET VALUE/MARKETABILITY AND PREDOMINANT VALUE IN THE SUBJECT MARKET AREA. THE SUBJECT PROPERTY IS NOT UNDER IMPROVED OR OVER IMPROVED.

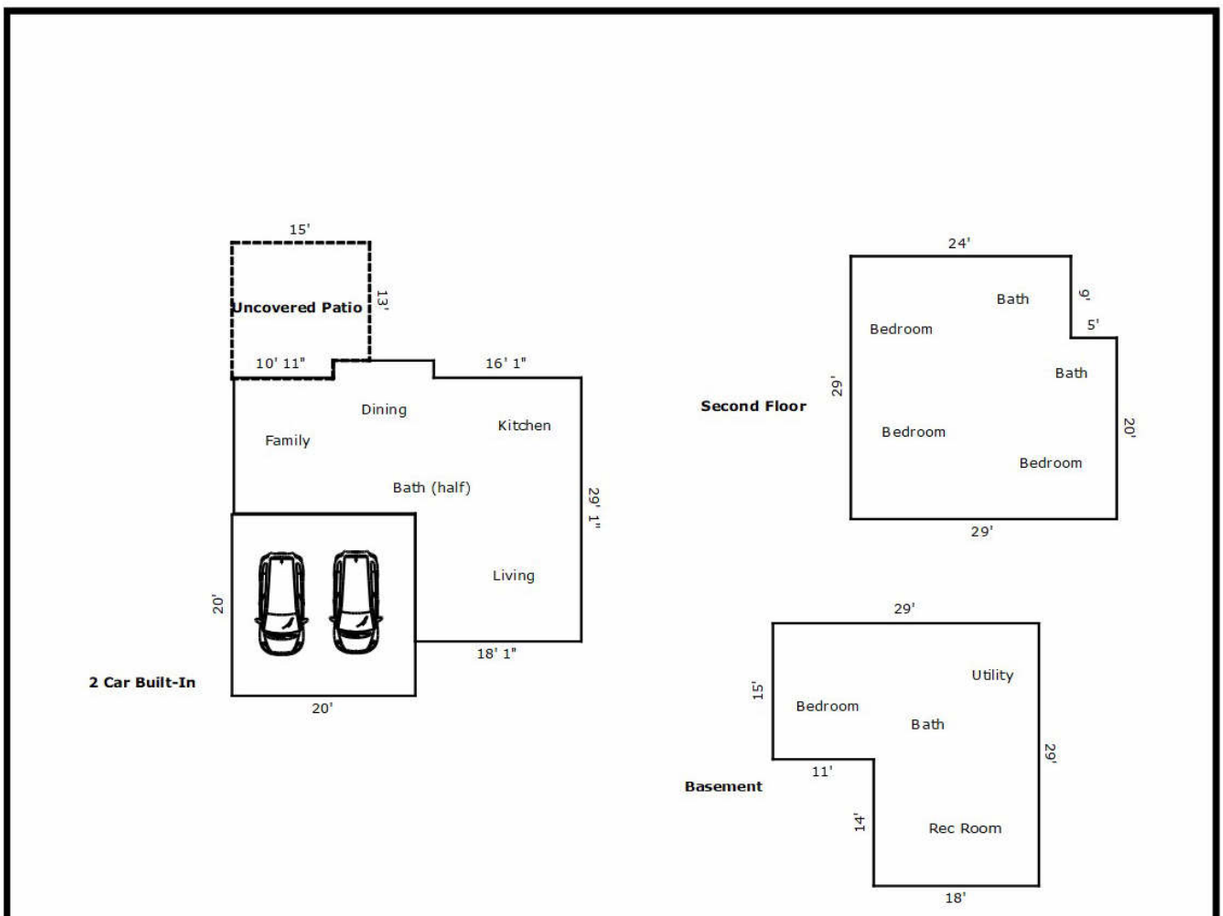
EVERY ATTEMPT HAS BEEN MADE TO COMPLY WITH USPAP, OHIO REVISED CODE, AND THE UAD REQUIREMENTS. USPAP AND OHIO REVISED CODE REQUIRE THAT THE READER OF THE REPORT BE ABLE TO FULLY UNDERSTAND THE PROCESS BY WHICH THE VALUE CONCLUSION WAS MADE. THE UAD REQUIREMENTS APPEAR TO HAVE THE POTENTIAL OF PRODUCING A MISLEADING REPORT TO ANYONE NOT TRAINED IN THE NEW CODES AND REQUIREMENTS AND MAY CAUSE SOME READERS TO MISUNDERSTAND THIS PROCESS. AS A RESULT, THE UAD REGULATIONS MAY CAUSE THIS REPORT TO VIOLATE USPAP AND OHIO REVISED CODE.

THE SUBJECT IS A LEGALLY PERMISSIBLE USE BASED ON ITS CURRENT ZONING. BASED ON CURRENT MARKET CONDITIONS, THE EXISTING STRUCTURE IS ITS FINANCIALLY FEASIBLE AND MAXIMALLY PRODUCTIVE USE.

esign.alamode.com/verify Serial:04C38F2A

# FLOORPLAN SKETCH

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
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TOTAL Sketch by a la mode

**Area Calculations Summary**

| Living Area | | Calculation Details | |
|---|---|---|---|
| First Floor | 844.4 Sq ft | 10.9 × 1.9 = | 20.7 |
| | | 18.1 × 14.1= | 255.2 |
| | | 37.9 × 15 = | 568.5 |
| 2 Car Built-In | -400 Sq ft | 20 × 20 = | 400 |
| Second Floor | 796 Sq ft | 29 × 24 = | 696 |
| | | 5 × 20 = | 100 |
| **Total Living Area (Rounded):** | **1640 Sq ft** | | |
| **Non-living Area** | | | |
| Uncovered Patio | 217 Sq ft | 15 × 13 = | 195 |
| | | 11 × 2 = | 22 |
| Basement | 687 Sq ft | 18 × 14 = | 252 |
| | | 15 × 29 = | 435 |

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
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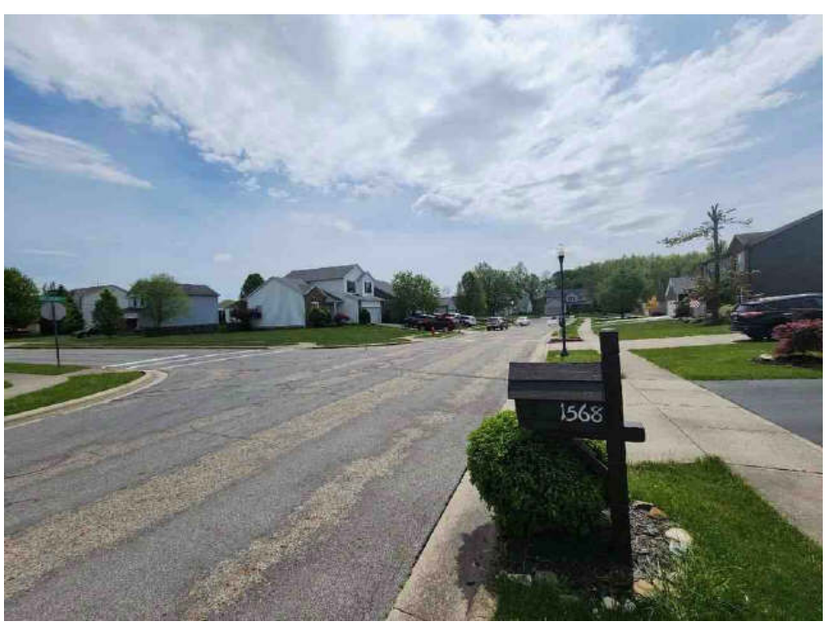


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY




STREET SCENE

# Subject Photo Page

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
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Subject Side (Right)
1568 Roscommon Dr

Sales Price 350,000
Gross Living Area 1,640
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;AdjPrk
View N;Wtr;
Site 7560 sf
Quality Q4
Age 22



Subject Side (Left)



Central Air

Subject Photo Page

| | | |
|---|---|---|
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| Lender: U.S. Bank, N.A. | | |



Subject Rear Opp. View
1568 Roscommon Dr

Sales Price 350,000
Gross Living Area 1,640
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;AdjPrk
View N;Wtr;
Site 7560 sf
Quality Q4
Age 22



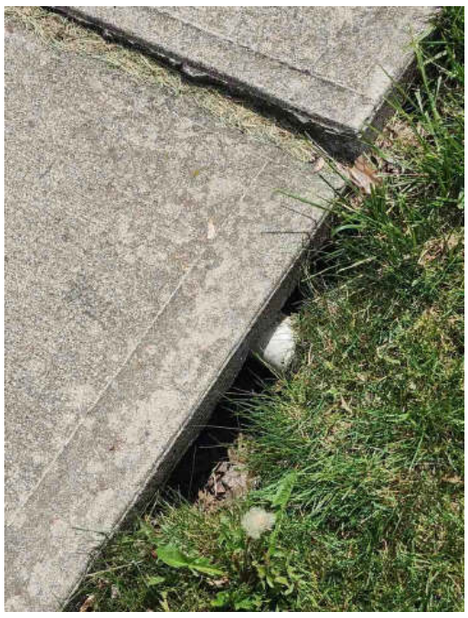
Patio



Peeling Paint Porch

Subject Photo Page

| | | |
|---|---|---|
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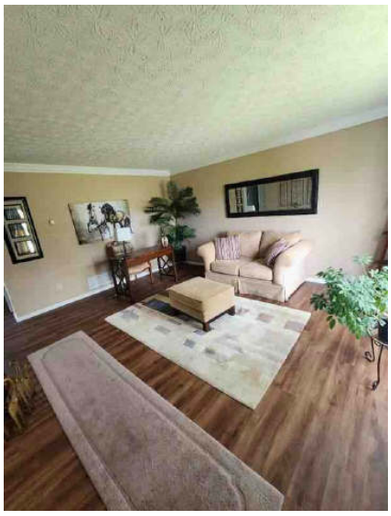


Deep Hole- Healthy & Safety
1568 Roscommon Dr

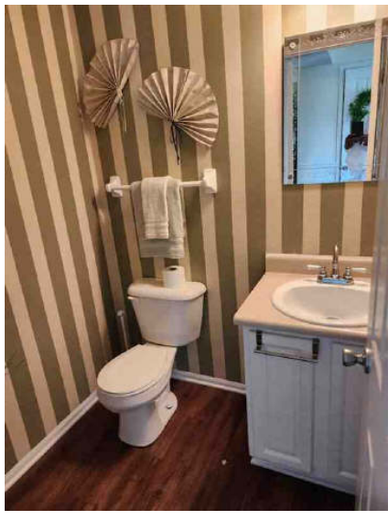
Sales Price 350,000
Gross Living Area 1,640
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;AdjPrk
View N;Wtr;
Site 7560 sf
Quality Q4
Age 22

# Interior Photos

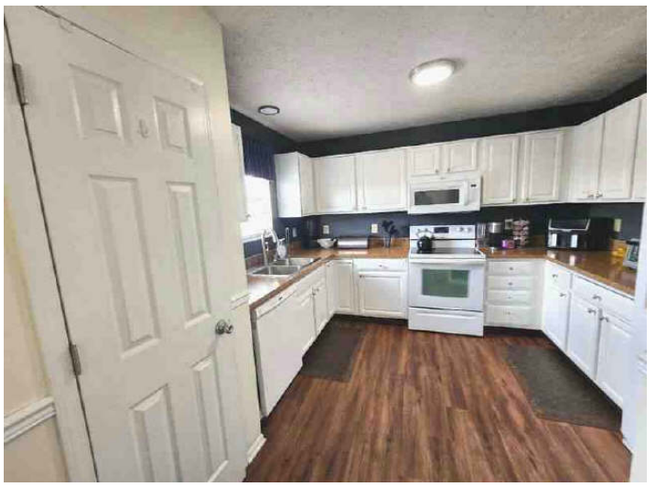
| | | |
|---|---|---|
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Living Room



Half Bath



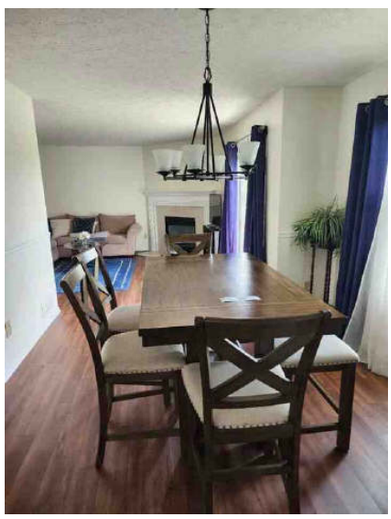
Kitchen



Kitchen Opposite View



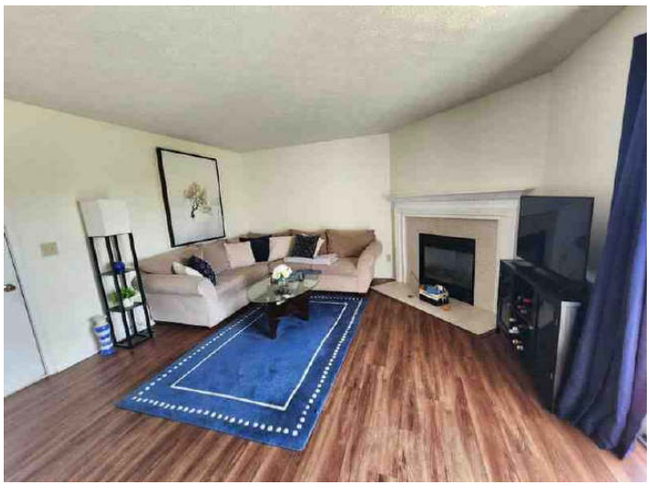
Water Tank



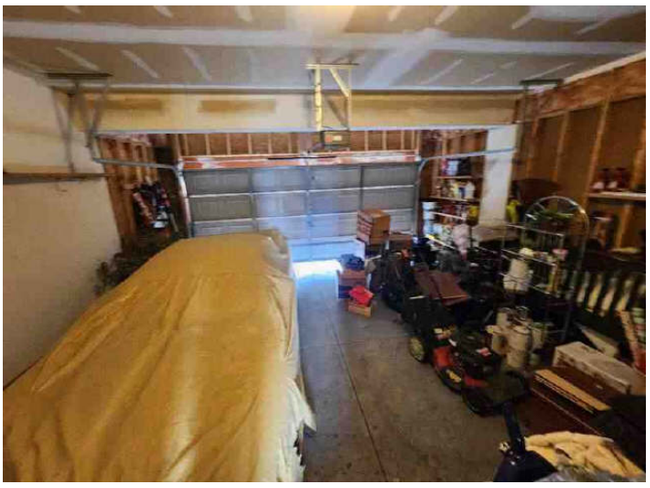
Dining

# Interior Photos

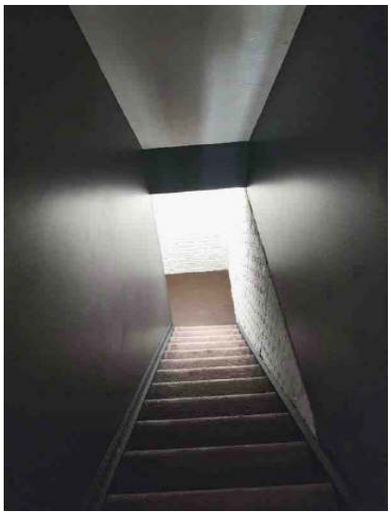
| | | |
|---|---|---|
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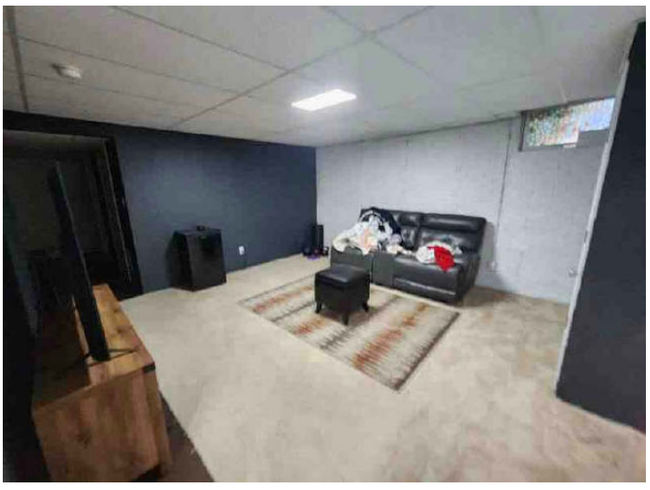
Family Room



Garage Interior



Basement Interior Stairs



Rec Room Basement



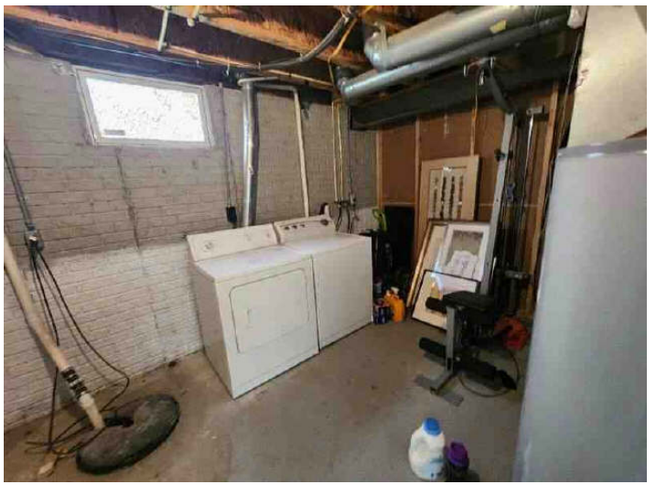
Furnace



Water Tank

# Interior Photos

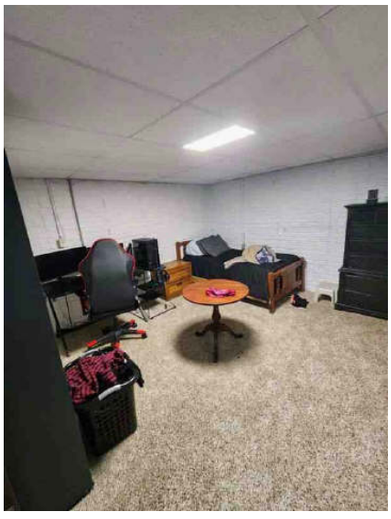
| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
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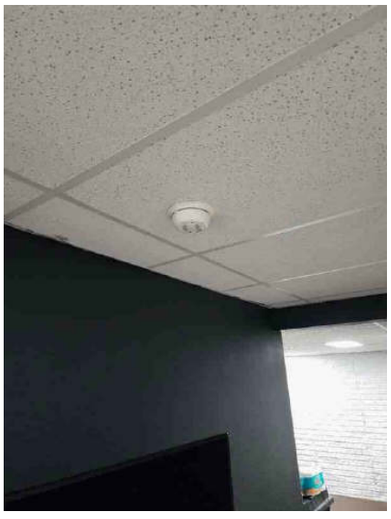
Utility Room



Full Bath Basement



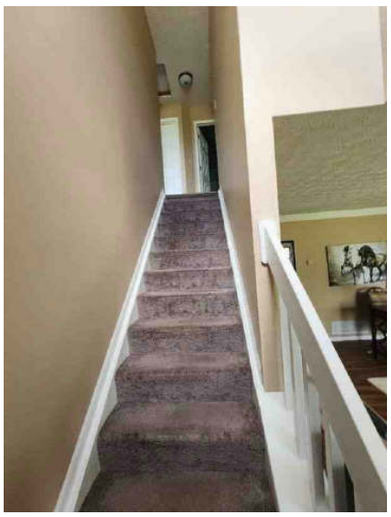
Bedroom Basement



Detector



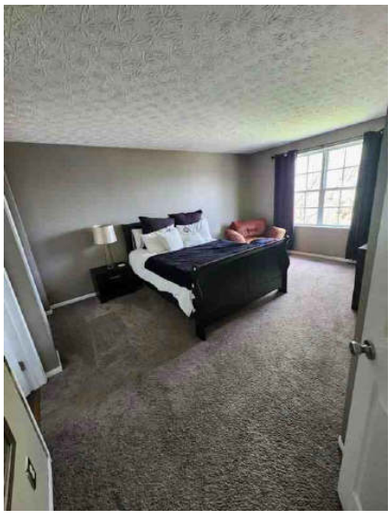
Detector



Interior Stairs

# Interior Photos

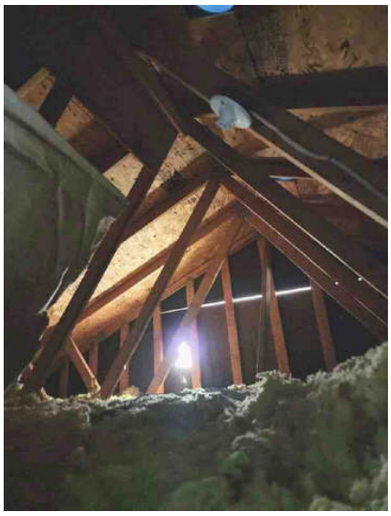
| | | |
|---|---|---|
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Bedroom



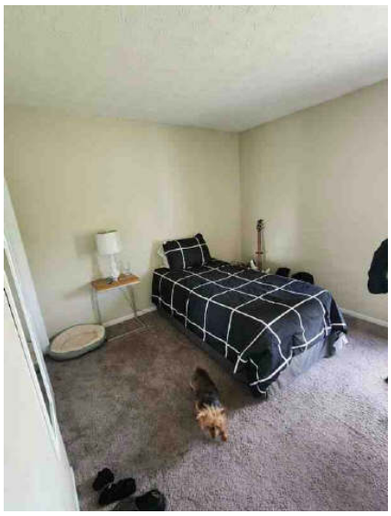
Full Bath



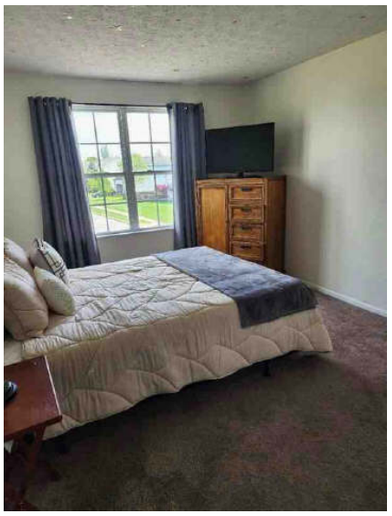
Scuttle



Full Bath



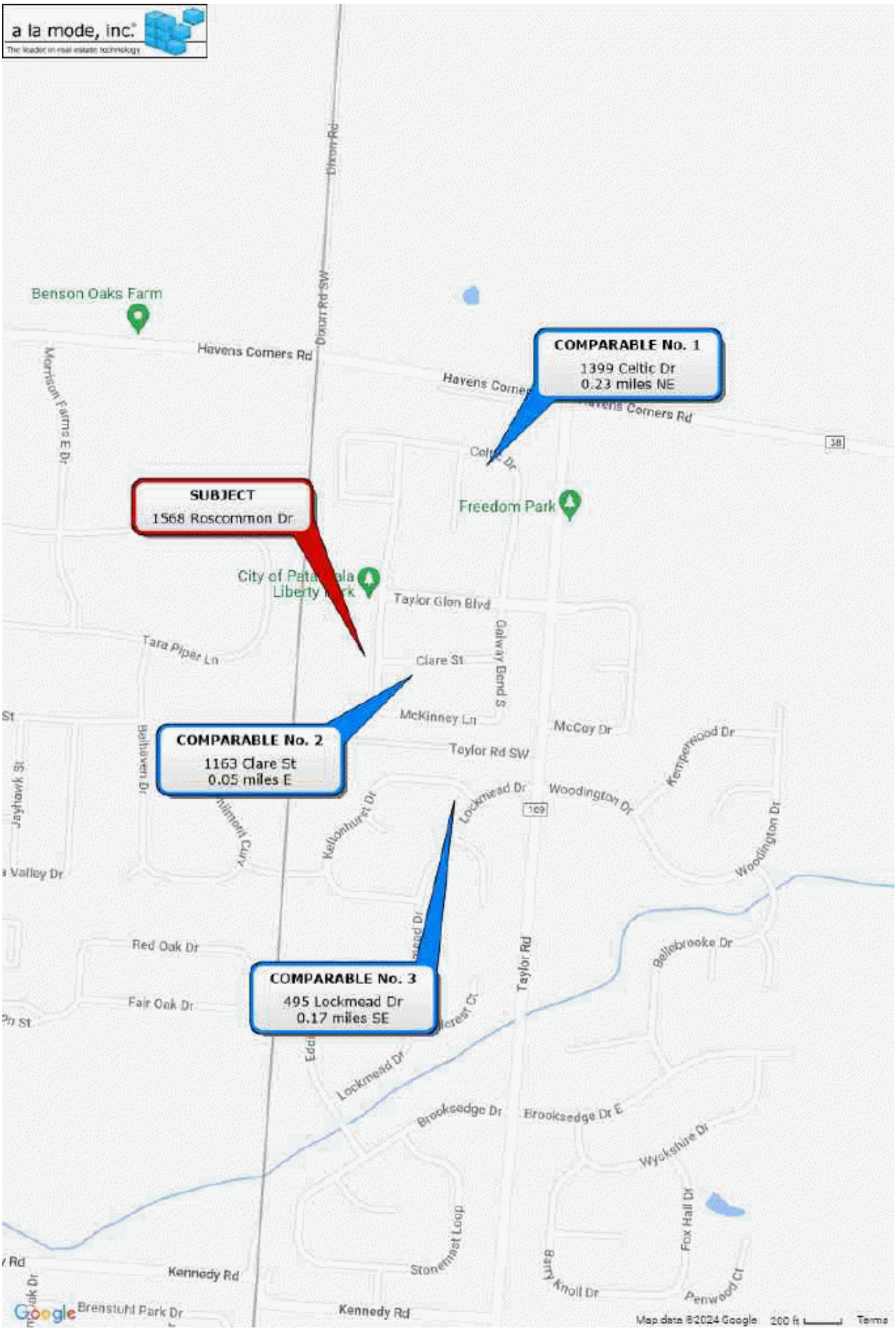
Bedroom



Bedroom

LOCATION MAP

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
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# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
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COMPARABLE SALE #1

1399 Celtic Dr

Sale Date:
Sale Price: $



COMPARABLE SALE #2

1163 Clare St

Sale Date:
Sale Price: $



COMPARABLE SALE #3

495 Lockmead Dr

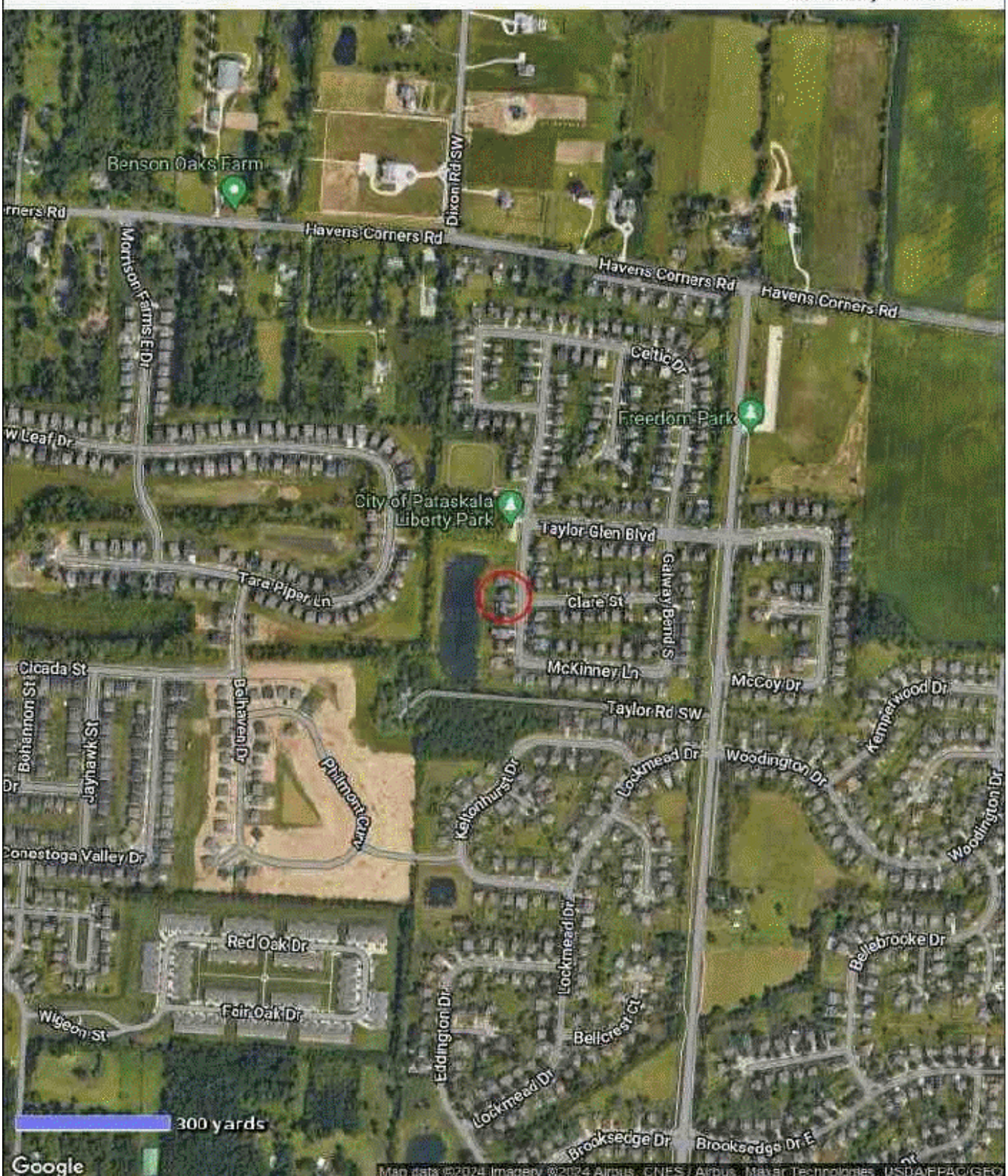
Sale Date:
Sale Price: $

# FLOOD MAP

| | | |
|---|---|---|
| Borrower: Ilano Paul | | File No.: 2490894018 |
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InterFlood by a la mode

Prepared for: Appraisal Depot LLC
1568 Roscommon Dr
Pataskala, OH 43062




**MAP DATA**

FEMA Special Flood Hazard Area: **No**
Map Number: **39089C0269H**
Zone: **X**
Map Date: **May 02, 2007**
FIPS: **39089**

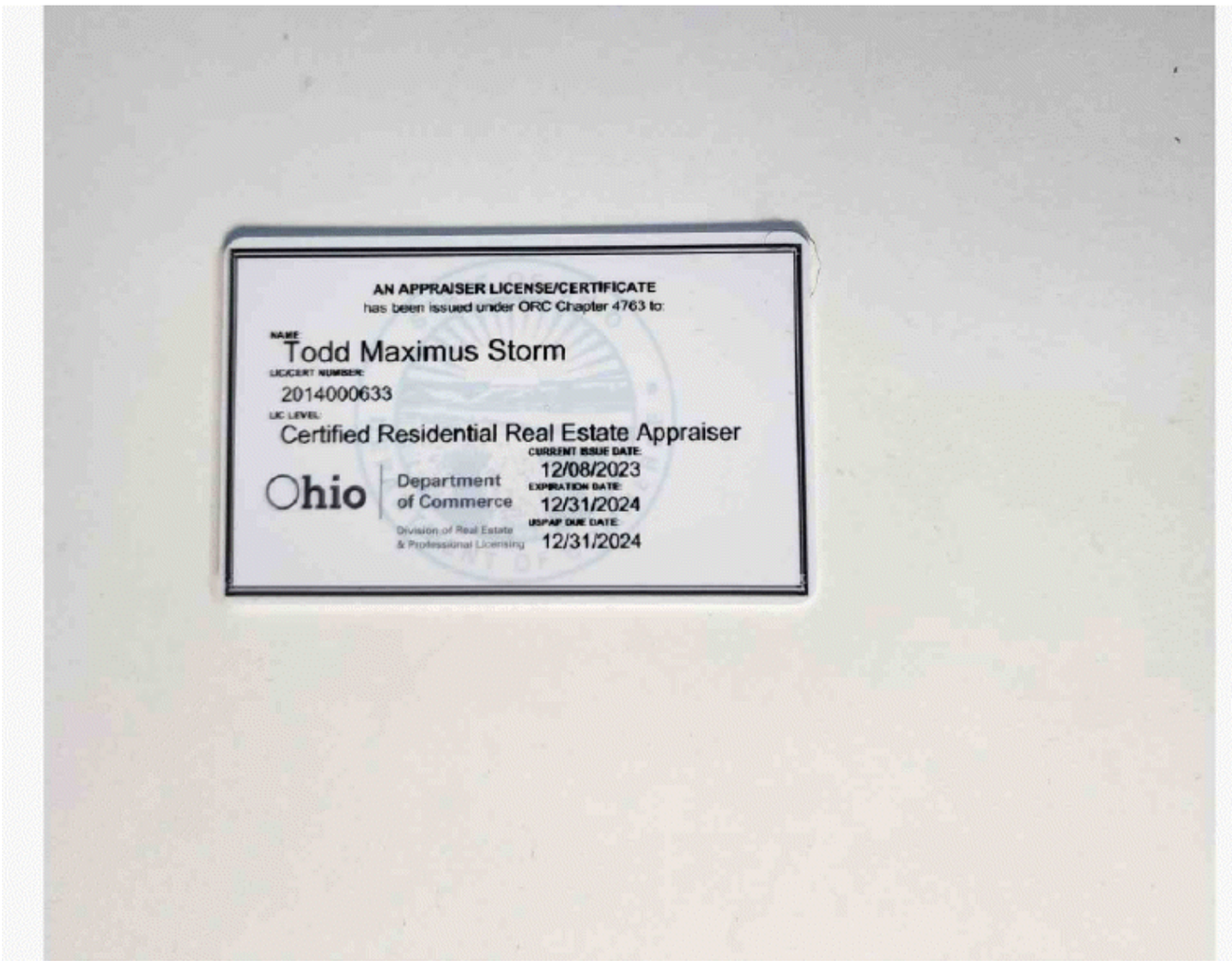
**MAP LEGEND**

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

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License

| | | |
|---|---|---|
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| | | |
|---|---|---|
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GREAT AMERICAN INSURANCE GROUP

301 E. Fourth Street, Cincinnati, OH 45202

# DECLARATIONS
for
## REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

**THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.**

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

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

☒ Great American Assurance Company

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

Policy Number: **RAP3669220-23** Renewal of: **RAP3669220-22**

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

---

Item 1. **Named Insured**: **Todd M. Storm**

Item 2. **Address**: **9453 Timberbank Circle**
City, State, Zip Code: **Pickerington, OH 43147**

Item 3. **Policy Period**: From **07/20/2023** *(Month, Day, Year)* To **07/20/2024** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**:

A. $ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. $ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. $ **2,000,000** **Damages** Limit of Liability – Policy Aggregate

D. $ **2,000,000** **Claim Expenses** Limit of Liability – Policy Aggregate

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

A. $ **0.00** Each **Claim**

B. $ **0.00** Aggregate

Item 6. **Premium**: $ **650.00**

Item 7. **Retroactive Date** (if applicable): **07/20/2016**

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

**D42100 (03/15) D42300 OH (05/13) IL7324 (07/21)**
**D42402 (05/13) D42412 (03/17) D42413 (06/17) D42414 (08/19)**

Authorized Representative

File No. 2490894018

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Ilano Paul | | | | | | |
| Property Address | 1568 Roscommon Dr | | | | | | |
| City | Pataskala | County | Licking | State | OH | Zip Code | 43062 |
| Lender/Client | U.S. Bank, N.A. | | | | | | |

Scope of Work

• The subject property was identified to the appraiser by the client providing the property address.

• This appraisal is intended to be in compliance with general industry standards for the secondary market and FIRREA.

• The following approaches to value have been considered in the scope of work decision for the main "Value Opinion"

• The Cost Approach is not necessary to produce a credible appraisal.The Direct Comparison Approach was performed

• The Income Approach is not necessary to produce a credible appraisal, nor is it applicable because there is insufficient credible market data to form a reliable indication of value and the subject property would not typically be purchased as a rental investment. Most similar properties in the area are owner occupied.

• Additional information concerning the scope of work is conveyed throughout the report.

• Please be aware that the term "Inspection" may be used on some standard appraisal forms which the appraiser cannot modify. The term inspection found anywhere in this report is to mean a "Personal Visual

Inventory" of the subject's or comparable property's components. This is opposed to a "Home Inspection", which investigates the appropriateness and soundness of various components of the improvements.

• A Level "A" market analysis was performed which is general and descriptive in nature. Historic data and selected comparable sales are analyzed to gauge the economic climate of the subject's market.

Extent of Research of the Subject Property

• The Census Tract information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The flood zone information for the subject property was obtained from a third party provider based on the property address via my appraisal software. The location of the subject property was found by a computer mapping system based on the address of the property that was provided to the appraiser. The subject property's County Tax Assessor's information was researched for past sales and physical characteristic information. The subject property's zoning was obtained from a zoning map and the accompanying zoning descriptions. This information was provided by the zoning authority.

• The subject property data that was obtained from second-hand sources was validated by appraiser personally accessing the subject property.

I, Todd M Storm, did personally make a visual inventory of the subject property while walking over the land, through the interior, and around the exterior of the subject property. I am familiar with the subject neighborhood and the market area and have worked in and around this area for a number of years. I did drive through parts of this neighborhood in conjunction with this assignment and noted such things as the typical style/design, age, size, quality, and use of the properties.

• The subject property was measured in accordance with ANSI standard Z765-2003 - METHOD FOR CALCULATING SQUARE FOOTAGE FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS in an attempt to assist the appraiser in developing an opinion concerning the specific Primary Appraiser Generated Information listed above. Unless estimating the square footage was listed as a PAGI, the appraiser has only attempted to measure the property within an accuracy necessary to assist in the analysis of various market data. The user is advised not to rely on the size estimates used in these analysis for any reason.

The appraiser is not a home inspector. The appraiser is not qualified to report on the quality of various systems present in the home. The Appraiser assumes no responsibility for determining the electrical service capacity. The Appraiser is not qualified in such matters. The Appraiser assumes no responsibility for the verification of the type, quantity, or quality of insulation, if any, used in the improvements. The Appraiser assumes no responsibility for the adequacy, capacity or operating status of mechanical equipment or systems including, but not limited to, electrical, heating, cooling, plumbing, sewers, septic systems, water supply, etc. The appraiser is not an environmental or hazardous waste expert or inspector. The Appraiser is not qualified to detect such substances. The appraisal was prepared based on the assumption that no such substances exist at the subject property. The Appraiser assumes no responsibility for determining whether or not flood insurance is required. The Appraiser attempted to review what was considered to be the most recent FEMA maps available. The appraiser assumes no responsibility for the accuracy of the FEMA maps. The Appraiser is not a surveyor, nor an expert in legal matters. The Appraiser assumes no responsibility for the legal description or the accuracy of any boundary issues, including easements and/or encroachments. The Appraiser is not an expert and cannot be relied upon to determine building code and /or zoning code violations that might exist at the subject property."



Serial# 04C38F2A
esign.alamode.com/verify

File No. 2490894018

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Borrower | Ilano Paul | | | | | | |
| Property Address | 1568 Roscommon Dr | | | | | | |
| City | Pataskala | County | Licking | State | OH | Zip Code | 43062 |
| Lender/Client | U.S. Bank, N.A. | | | | | | |

Hypothetical Conditions / Extraordinary Assumptions

No hypothetical conditions were utilized in forming the opinions and conclusions of the primary appraiser generated information.

The results and opinions in this appraisal report are also based upon the extraordinary assumption that no recommended inspections reveal any major value-related deficiencies or deferred maintenance not already mentioned in this report. I have also made the extraordinary assumption that all referenced data sources used in the creation and compilation of this report are reliable and accurate. If the data should be found to be inaccurate the results of this report could be invalid. I 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 I may have become aware of during the research involved in performing this appraisal. I have made the extraordinary assumption that any and all improvements to and/or on the subject property are legal and comply with all applicable building codes. I have made the extraordinary assumption that the title is good and marketable and will not render any opinions about the title. The subject property is appraised on the additional extraordinary assumption of its being under responsible ownership. Due to the fact that the client required this appraisal be reported on the 1004 UAD form extraordinary assumptions may have been employed when completing the fields concerning comparable sale and listing basement areas and finished basement areas as this data is not always available or obtainable through the normal course of business from any known data source, including county public records, local MLS, or even realtors, as even they do not typically measure basement areas and finished basement areas. The 1004 UAD form requires applicable numerical data to be entered into these fields and leaving them blank is not an option as clients simply will not accept a report when it is not UAD compliant.

The use of these hypothetical conditions and/or extraordinary assumptions might have affected the assignment results.

Detectors were or were not present, but it is beyond my expertise to determine proper function, type, or compliance with local & state codes.

Subjects conclusion of value was indicated relative to the Predominant indicator in the market and this does not indicate as an impact on marketability.

The property could legally rebuild if destroyed by fire.

Status as to utilities are on as stated on page one of the report.

No personal property was included in the subjects valuation.

If actual contract date is unavailable for the comps, appraiser used a 30 day spread to account for the spread between the contract and settlement date for declining market time adjustments.

Basement finished area adjustments were based upon but not limited to the cumulative factors such as utility, layout, finished square footage, room count and/or bathroom counts and not necessarily based upon a per unit standard as finished basement measurement are not always complete/accurate per MLS/County Records.

Any digital signature(s) affixed to this report is a digital image controlled by a personal identification number in accordance with USPAP.

The estimate of value is based upon typical terms of trade: a 6% sales commission to participating real estate agents.

Because the reported GLA in public records and MLS is often incorrect, it is estimated for the comps based on any or all of the following: assessor records, MLS, exterior inspection, appraisal files, and knowledge of the specific tract. Geographic/market competency: The assignment requires geographic/market competency as part of the Scope of Work. I am confirming that I have spent sufficient time to gain adequate knowledge, experience and resources to communicate a credible opinion of market value for the subject property. The necessary understanding of local market conditions provides the connection between a sale and a comparable sale or a rental and a comparable rental. This opinion is based on the appraiser's full time, working knowledge of the subject's specific marketing area, including local supply and demand factors which relate to the subject's property type and its' specific location. Additionally, the appraiser's credentials include on-going formal education, analysis of current market-driven statistics, subscriptions and review of published real estate periodicals and cost manuals, and regularly networking with individuals involved in real estate transactions.

The 5% Present Land Use described as "Other" in the Neighborhood section of this appraisal report consists of schools, parks, cemetery, and vacant land.



Serial# 04C38F2A
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File No. 2490894018

| | | | | | | | |
|---|---|---|---|---|---|---|---|
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| Property Address | 1568 Roscommon Dr | | | | | | |
| City | Pataskala | County | Licking | State | OH | Zip Code | 43062 |
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Predominant Value: The subject neighborhood is not homogeneous, and contains a very wide variety of properties. All of which sell a multiple price points. The predominant price shown on page one indicates the "mode", a statistical term referring to the most frequent occurring variant in a data set, for the neighborhood. This typically has nothing to do with the subject's relationship within the neighborhood, and should not be considered a benchmark for an over or under improvement. The subject's estimate of market value within the low to high price range for this area, and is considered an appropriate improvement.

HIGHEST AND BEST USE ANALYSIS:
The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the pres structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The was determined by summarizing the 4 tests (Legally permissible, Physically possible, Financially feasible, and Maximally productive.The highest and best use, as if vacant, would be to construct a single family residence.

IMPROVEMENTS/ UTILITIES:
At the time of inspection all of the subject's utilities were on and functional. All appliances noted in the improvements section are present and were observed by the appraiser to be in operational condition as of the effective date. In the subject market all appliance noted are considered real property.

COMPARABLE SALES AND LISTING HISTORY:

It is noted that the appraiser has provided a complete three year prior sales and transfer history of the comparable sales and listings used in this report. A minimum of two sources have been utilized to verify the prior sales and listing history, which include the local M and local public records data.

Intended User

The only intended user of this appraisal is the client. This report was not prepared for use by the borrower. The borrower should not rely upon this report when deciding whether or not to purchase the property. The borrower should not rely upon this report to determine value. The borrower should not rely upon this report to determine whether the subject property is a good investment. The borrower should not rely upon this report to determine the condition of the property, whether it is free from defects and/or whether it is in need of any repairs. The borrower should not rely upon this report to disclose the presence of any environmental hazards that might exist at the property. The borrower should not rely upon the sketch attached to this report nor upon the appraiser's statements pertaining to Gross Living Area. The borrower should not rely upon this report to disclose if the subject property is located in a flood zone and/or if flood insurance should be purchased. The borrower should not rely upon this report when deciding how much insurance to purchase. The borrower should not rely upon this report to determine what it might cost to rebuild the property if it was completely, or partially, destroyed. If the borrower has any questions about any aspect of the subject property, the borrower should secure their own appraisal in order to answer those questions."

The removal of any of the pages in the report provided by the appraiser is considered an alteration of the report and not authorized by the appraiser. Removal of any page from the report may impact conclusions of the analyst.



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Home Updates for 1568 Roscommon Dr- Per Owner

- New vinyl wood flooring on main level and upstairs hallway
- New vanity in primary bathroom
- New kitchen countertops
- New above range microwave
- New drop ceiling installed in basement
- Backroom door/entry way installed in basement (made section of the basement into an additional room)
- Drywall installed/section of basement made into laundry room
- Fresh paint throughout home
- New light fixtures in kitchen and upstairs hallway

Needed Repairs- (see photos)1. **Exterior front sidewalk repair.** Extremely deep hole near water line. Health and Safety.

| | Coltic Dr | Clare St | Lockmead Dr |
|---|---|---|---|
| Adjusted Value | $367,781 | $367,000 | $348,600 |
| Average Weighting | 33 % | 37 % | 30 % |

Reconciled Value $354,000



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# ADDITIONAL CERTIFICATION

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report and true and correct.

3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. 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 limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present of contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. 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.

7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

esign.alamode.com/verify Serial:04C38F2A

**APPRAISER:**

Signature: Todd M Storm

Name: Todd Storm

Date Signed: 05/02/2024

State Certification #: 2014000633

or State License #:

State: OH

Expiration Date of Certification or License: 12/31/2024

**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