Sprague Appraisal Service

File No. 18471137

# APPRAISAL OF



Single Family Residence

## LOCATED AT:

14 Owen St.
Corning, NY 14830

## FOR:

Nationstar Mortgage LLC d/b/a/ Mr. Cooper
8950 Cypress Waters Boulevard
Coppell, TX, 75019

## BORROWER:

Francis Ellsworth III

## AS OF:

April 1, 2025

## BY:

Jeffrey T. Sprague
Sprague Appraisal Service

571 Clark St, Waverly, NY 14892

File No. 18471137

04/07/2025

ServiceLink Valuation Solutions LLC
Nationstar Mortgage LLC d/b/a/ Mr. Cooper
8950 Cypress Waters Boulevard
Coppell, TX, 75019

File Number: 18471137

To whom it may concern:

In accordance with your request, I have appraised the real property at:

14 Owen St.
Corning, NY 14830

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of April 1, 2025 is:

$160,000
One Hundred Sixty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely,

Jeffrey T. Sprague
Sprague Appraisal Service

APPRAISAL REPORT

# Uniform Residential Appraisal Report

File No. 18471137

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 14 Owen St. City Corning State NY Zip Code 14830

Borrower Francis Ellsworth III Owner of Public Record Francis EllsworthIII/Cassandra Ellsworth County Steuben

Legal Description LOT:28.000 BLK:1 SEC:336.10 DIST:463803 CITY/MUNI/TWP:SOUTH CORNING

Assessor's Parcel # 463803 336.10-01-028.000 Tax Year 2025 R.E. Taxes $ 3,124

Neighborhood Name South Corning Map Reference See Parcel # Census Tract 9629.00

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

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

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

Lender/Client Nationstar Mortgage LLC d/b/a/ Mr. Cooper Address 8950 Cypress Waters Boulevard, Coppell, TX 75019

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? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). Per ECBOR MLS records, the subject has not been listed in the past one year.

## CONTRACT

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

Contract Price $ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

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

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | [ ] Urban | [X] Suburban | [ ] Rural | Property Values | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | | One-Unit | 60 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Over Supply | $(000) | (yrs) | | 2-4 Unit | 20 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [ ] Under 3 mths | [X] 3-6 mths | [ ] Over 6 mths | 65 Low | 40 | | Multi-Family | 5 % |
| Neighborhood Boundaries | The North, East, South and West boundaries are as follows: Dennison | | | | | | | 350 High | 225 | | Commercial | 15 % |
| Pkwy, River Rd, RT 225, Spencer Hill Rd. | | | | | | | | 150 Pred. | 125 | | Other | % |

Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) From discussions with local brokers and through general market observations, values appear to be stabilized and market times are as shown above.

## SITE

Dimensions .44 acres x Irregular Area 19166 sf Shape Rectangular View N;Res;

Specific Zoning Classification Residential Zoning Description Single Family

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. See Attached Addendum

| 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 # 3607820001D FEMA Map Date 10/15/1981

Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. Typical area lot utility. Site conforms well with surrounding properties.

## IMPROVEMENTS

| GENERAL DESCRIPTION | FOUNDATION | EXTERIOR DESCRIPTION materials/condition | INTERIOR materials/condition |
|---|---|---|---|
| Units [X] One [ ] One with Accessory Unit | [ ] Concrete Slab [X] Crawl Space | Foundation Walls PC/Avg | Floors Cpt-Hdwd/Avg |
| # of Stories 2 | [ ] Full Basement [X] Partial Basement | Exterior Walls Wood Siding/Avg | Walls Drywall/Avg |
| Type [X] Det. [ ] Att. [ ] S-Det./End Unit | Basement Area 614 sq. ft. | Roof Surface Asphalt/Avg | Trim/Finish Wood/Avg |
| [X] Existing [ ] Proposed [ ] Under Const. | Basement Finish 0 % | Gutters & Downspouts Aluminum/Avg | Bath Floor Vinyl/Avg |
| Design (Style) DT2;Foursquare | [ ] Outside Entry/Exit [ ] Sump Pump | Window Type DP/Avg | Bath Wainscot Fiberglass/Avg |
| Year Built 1927 | Evidence of [ ] Infestation | Storm Sash/Insulated Insulated/Avg | Car Storage [ ] None |
| Effective Age (Yrs) 25 | [ ] Dampness [ ] Settlement | Screens Mesh/Avg | [X] Driveway # of Cars 4 |
| Attic [ ] None | Heating [ ] FWA [X] HWBB [ ] Radiant | Amenities [ ] WoodStove(s) # 0 | Driveway Surface Blacktop |
| [X] Drop Stair [ ] Stairs | [ ] Other Fuel Gas | [ ] Fireplace(s) # 0 [ ] Fence None | [X] Garage # of Cars 1 |
| [ ] Floor [ ] Scuttle | Cooling [ ] Central Air Conditioning | [X] Patio/Deck wood [X] Porch Enc. | [ ] Carport # of Cars 0 |
| [ ] Finished [ ] Heated | [ ] Individual [X] Other None | [ ] Pool None [ ] Other None | [ ] Att. [X] Det. [ ] Built-in |

Appliances [X] Refrigerator [X] Range/Oven [ ] Dishwasher [ ] Disposal [ ] Microwave [ ] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,357 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None Known.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-not updated;The subject is a two story style home with hardwood flooring, replacement windows, newer boiler, newer driveway, front porch, rear deck, etc. The Square Footage-Method for Calculating: ANSI Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property. The kitchen floor has some typical wear that was considered in the overall condition rating and does not pose a safety or livability concern. The rear deck/stairs are a potential < continued in addendum >

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

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

# Uniform Residential Appraisal Report

File No. 18471137

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 105,000 to $ 245,000 .

There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 11,456 to $ 230,000 .

## SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 14 Owen St. Corning, NY 14830 | 19 Roberts Ave. Corning, NY 14830 | | 32 Caton Rd. Corning, NY 14830 | | 278 Chestnut St. Corning, NY 14830 | |
| Proximity to Subject | | **0.56 miles NE** | | **0.07 miles SE** | | **1.48 miles NW** | |
| Sale Price | $ | | $ 162,000 | | $ 141,000 | | $ 168,500 |
| Sale Price/Gross Liv. Area | $ 0.00 sq. ft. | $ 131.49 sq. ft. | | $ 122.72 sq. ft. | | $ 117.01 sq. ft. | |
| Data Source(s) | | ECBOR #273695;DOM 19 | | ECBOR #273999;DOM 7 | | ECBOR #272863;DOM 71 | |
| Verification Source(s) | | Assessor | | Assessor | | Assessor | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth FHA;6000 | -6,000 | ArmLth Cash;0 | | ArmLth Conv;0 | |
| Date of Sale/Time | | s06/24;c05/24 | | s05/24;c04/24 | | s06/24;c05/24 | |
| Location | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 19166 sf | 11761 sf | 2,000 | 7405 sf | 2,600 | 4792 sf | 3,000 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Foursquare | DT2;CapeCod | 0 | DT1.5;CapeCod | 0 | DT1.5;CapeCod | 0 |
| Quality of Construction | Q4 | Q4 | | Q4 | | Q4 | |
| Actual Age | 98 | 110 | 0 | 115 | 0 | 80 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 6 / 3 / 1.0 | 8 / 4 / 2.0 | -5,000 | 6 / 2 / 1.0 | 4,000 | 7 / 3 / 2.0 | -5,000 |
| Gross Living Area 30.00 | 1,357 sq. ft. | 1,232 sq. ft. | 3,800 | 1,149 sq. ft. | 6,200 | 1,440 sq. ft. | 0 |
| Basement & Finished Rooms Below Grade | 614sf0sfin | 608sf0sfin | 0 | 924sf0sfin | 0 | 854sf0sfin | 0 |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | HWBB/None | HWBB/None | | FWA/None | 0 | HWBB/None | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 1gd4dw | 3dw | 5,000 | 1cp3dw | 3,000 | 1gbi4dw | 0 |
| Porch/Patio/Deck | Deck,Porch | Decks,Porch | -1,000 | Deck | 1,000 | Patio | 1,000 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | [ ] + [X] - | $ 1,200 | [X] + [ ] - | $ 16,800 | [ ] + [X] - | $ 1,000 |
| Adjusted Sale Price of Comparables | | Net Adj. -0.7% Gross Adj. 14.1% | $ 160,800 | Net Adj. 11.9% Gross Adj. 11.9% | $ 157,800 | Net Adj. -0.6% Gross Adj. 5.3% | $ 167,500 |

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

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

Data source(s) ECBOR MLS and assessors records.

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) ECBOR MLS and assessors records.

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

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | ECBOR/Assessment | ECBOR/Assessment | ECBOR/Assessment | ECBOR/Assessment |
| Effective Date of Data Source(s) | 04/01/2025 | 04/01/2025 | 04/01/2025 | 04/01/2025 |

Analysis of prior sale or transfer history of the subject property and comparable sales: No prior sale of subject within three years or comps within prior one year.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 160,000

## RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 160,000 Cost Approach (if developed) $ 166,750 Income Approach (if developed) $

See Attached Addendum

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: Appraisal made "subject to" installation of railings on back deck/stairs.

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 $ 160,000 as of 04/01/2025, which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File No. 18471137

## ADDITIONAL COMMENTS

The appraiser has completed a visual inspection of the interior and exterior of the subject property, and physical deficiencies or adverse conditions have been duly noted. However, the appraiser is not an expert in areas such as foundation or structural integrity, electric, plumbing, heating, etc, and the client is advised to retain such experts to inspect and/or remedy such conditions, if any.

The intended user of this appraisal report is the Lender/Client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the scope of work, purpose of the appraisal, reporting requirements of this appraisal report form,a and definition of Market value. No additional intended users are identified by the appraiser.

This appraisal was prepared in full compliance with applicable Appraiser Independence Requirements, and the appraiser has not performed, participated in, or been associated with any activity in violation of those requirements.

## 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) The site value was estimated from extracted information from other area sales.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall & Swift and discussions local contractors

Quality rating from cost service Avg Effective date of cost data 06/24

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

*Additional cost data was extracted from local building contractor pricing and general market knowledge. Physical depreciation was estimated using the customary age/life ratio.

| | | | | |
|---|---|---|---|---|
| OPINION OF SITE VALUE | | | | = $ 32,000 |
| Dwelling | 1,357 Sq. Ft. @ $ | 104.00 | | = $ 141,128 |
| Bsmt: 614 | Sq. Ft. @ $ | 35.00 | | = $ 21,490 |
| Deck,Porch | | | | 14,200 |
| Garage/Carport | 370 Sq. Ft. @ $ | 35.00 | | = $ 12,950 |
| Total Estimate of Cost-New | | | | = $ 189,768 |
| Less 65 | Physical | Functional | External | |
| Depreciation | 69,018 | 0 | 0 | = $ ( 69,018) |
| Depreciated Cost of Improvements | | | | = $ 120,750 |
| "As-is" Value of Site Improvements | | | | = $ 14,000 |
| INDICATED VALUE BY COST APPROACH | | | | = $ 166,750 |

Estimated Remaining Economic Life (HUD and VA only) 40 Years

## 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.

# Uniform Residential Appraisal Report

File No. 18471137

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).

# Uniform Residential Appraisal Report

File No. 18471137

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 Jeffrey T. Sprague
Company Name Sprague Appraisal Service
Company Address 571 Clark St.
Waverly, NY 14892
Telephone Number (607)738-2707
Email Address sprageappraisals@yahoo.com
Date of Signature and Report 04/07/2025
Effective Date of Appraisal 04/01/2025
State Certification # 45000039537
or State License #
or Other (describe) State #
State NY
Expiration Date of Certification or License 11/12/2026

ADDRESS OF PROPERTY APPRAISED
14 Owen St.
Corning, NY 14830

APPRAISED VALUE OF SUBJECT PROPERTY $ 160,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions LLC
Company Name Nationstar Mortgage LLC d/b/a/ Mr. Cooper
Company Address 8950 Cypress Waters Boulevard
Coppell, TX 75019
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

APPRAISAL REPORT

# Uniform Residential Appraisal Report

File No. 18471137

| FEATURE | SUBJECT | COMPARABLE SALE NO. 4 | | COMPARABLE SALE NO. 5 | | COMPARABLE SALE NO. 6 | |
|---|---|---|---|---|---|---|---|
| Address | 14 Owen St. Corning, NY 14830 | 65 Glen Ave. Corning, NY 14830 | | | | | |
| Proximity to Subject | | **0.51 miles NW** | | | | | |
| Sale Price | $ | | $ 162,900 | | $ | | $ |
| Sale Price/Gross Liv. Area | $ 0.00 sq. ft. | $ 102.84 sq. ft. | | $ sq. ft. | | $ sq. ft. | |
| Data Source(s) | | ECBOR #278363;DOM 42 | | | | | |
| Verification Source(s) | | Assessor | | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | Listing ;0 | | | | | |
| Date of Sale/Time | | c03/25 | | | | | |
| Location | N;Res; | N;Res; | | | | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | | | |
| Site | 19166 sf | 7405 sf | 2,000 | | | | |
| View | N;Res; | N;Res; | | | | | |
| Design (Style) | DT2;Foursquare | DT2;Foursquare | | | | | |
| Quality of Construction | Q4 | Q4 | | | | | |
| Actual Age | 98 | 125 | 0 | | | | |
| Condition | C3 | C3 | | | | | |
| Above Grade Room Count | Total 6 / Bdrms. 3 / Baths 1.0 | Total 6 / Bdrms. 3 / Baths 1.0 | | Total / Bdrms. / Baths | | Total / Bdrms. / Baths | |
| Gross Living Area 30.00 | 1,357 sq. ft. | 1,584 sq. ft. | -6,800 | sq. ft. | | sq. ft. | |
| Basement & Finished Rooms Below Grade | 614sf0sfin | 756sf0sfin | 0 | | | | |
| Functional Utility | Average | Average | | | | | |
| Heating/Cooling | HWBB/None | FWA/None | 0 | | | | |
| Energy Efficient Items | None | None | | | | | |
| Garage/Carport | 1gd4dw | 4dw | 5,000 | | | | |
| Porch/Patio/Deck | Deck,Porch | Deck | 2,000 | | | | |
| | | SP:LP @ 98% | -3,200 | | | | |
| | | | | | | | |
| | | | | | | | |
| Net Adjustment (Total) | | ☐ + ☒ - | $ 1,000 | ☐ + ☐ - | $ | ☒ + ☐ - | $ 0 |
| Adjusted Sale Price of Comparables | | Net Adj. -0.6% Gross Adj. 11.7% | $ 161,900 | Net Adj. % Gross Adj. % | $ | Net Adj. 0.0% Gross Adj. 0.0% | $ 0 |

SALES COMPARISON APPROACH

| ITEM | SUBJECT | COMPARABLE SALE NO. 4 | COMPARABLE SALE NO. 5 | COMPARABLE SALE NO. 6 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | ECBOR/Assessment | ECBOR/Assessment | | |
| Effective Date of Data Source(s) | 04/01/2025 | 04/01/2025 | | |

Summary of Sales Comparison Approach

# Uniform Appraisal Dataset Definitions

File No. 18471137

## 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. 18471137

## 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: Francis Ellsworth III | File No.: 18471137 | |
| Property Address: 14 Owen St. | Case No.: | |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |

**Neighborhood Description**
Employment stability, proximity to services, adequacy of public services, protection from detrimental conditions, property compatibility / appearance, and general acceptance to the market was rated as at least average when compared to similar competing locations. Typical suburban property mix of single and multi-family homes of various ages and styles along with commercial services.

**Highest and Best Use**
The subject as improved is a legally permissible use based on its current zoning. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate a good utilization of the improvements. Based upon the current market conditions, the present use as a single family residence is its financially feasible and maximally productive use. The highest and best use is its present use.

**Condition of the Property**
Continued from Condition of the Property: safety concern and require a railing per local code.

**Comments on Sales Comparison**
Search parameters included: sales within 2 miles, within 25% of subject size, and similar style - comps were selected based on proximity to subject and more similar size. More weight placed on #1 & 2 for proximity to subject. Lack of recent local similar sales forced the use of one comp over 1 mile, sales older than six months. There were no further comparables that had sold within the prior six months that also matched key characteristics of the subject. Distance to comps typical for area. All comps are in similar competing locations with like appeal. Line adjustments were made based on extracted information from ACI Analytics regression analysis with a GLA within 20% of subject and within 2 miles and the prior 18 months, resulting in average contributory value of $30/Sq.Ft. - $5,000/Bathroom - $5,000/Garage Bay - $6,000/acre. Room count line adjustments were made for both bedroom and bathroom differences. No comps were located within prior two years and within 2 miles to bracket the subject lot size, adjustments were made based on ACI Analytics regression analysis. The median sales price for comps #1 & 3 as of closing date was $188,700 - comp #2 was $186,800 - appraisal effective date $190,200 - all median prices are within the same typical variance and no time adjusted were warranted.

**Final Reconciliation**
Since reasonable market data was available, predominant weight was placed on the market approach. The cost approach was generally supportive, but given no weight. The income approach was not developed due to the lack of single family rental information in the subject area.The subject was reconciled above the predominant value for the area;However, it still falls within the stated range and this would have no negative effect on marketability.

**Extra Comments**
04/07/2025 - Appraisal made "subject to" installation of railings on rear deck/stairs.

APPRAISAL REPORT

# Market Conditions Addendum to the Appraisal Report

File No. 18471137

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

Property Address 14 Owen St. City Corning State NY Zip Code 14830

Borrower Francis Ellsworth III

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

## MARKET RESEARCH & ANALYSIS

| Inventory Analysis | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend | | |
|---|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | 13 | 1 | 0 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Absorption Rate (Total Sales/Months) | 2.17 | 0.33 | 0.00 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Total # of Comparable Active Listings | 6 | 5 | 11 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 2.76 | 15.15 | 0.00 | ☐ Declining | ☒ Stable | ☐ Increasing |
| **Median Sale & List Price, DOM, Sale/List %** | **Prior 7-12 Months** | **Prior 4-6 Months** | **Current - 3 Months** | **Overall Trend** | | |
| Median Comparable Sale Price | 147,000 | 105,000 | 0 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Sales Days on Market | 158 | 122 | 0 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Comparable List Price | 113,950 | 118,000 | 159,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Listings Days on Market | 24 | 77 | 54 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Sale Price as % of List Price | 97 | 96 | 0 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No | | | | ☐ Declining | ☒ Stable | ☐ Increasing |

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

While the local MLS does not track specifics on seller concessions and buydowns, there does not appear to be any significant increase in their prevalence in the past year.

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

This is a stable, suburban area. REO sales have negligible impact on this market.

Cite data sources for above information. See Attached Addendum

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

The market is a stable market, with no imminent changes that would adversely impact the local economy or property values. Supply/demand are in rough balance. Unemployment rate as of January 2025 was 5.00%, consistent with both state and national averages.

## CONDO / CO-OP PROJECTS

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

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

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

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

## APPRAISER

**APPRAISER**

Signature _____
Name Jeffrey T. Sprague
Company Name Sprague Appraisal Service
Company Address 571 Clark St.
Waverly, NY 14892
State License/Certification # 45000039537 State NY
Email Address spragueappraisals@yahoo.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

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

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |

**Market Analysis: Data Source(s)**
Above information obtained from statistics compiled by the Board of Realtors.

# DIMENSION LIST ADDENDUM

Borrower: Francis Ellsworth III | File No.: 18471137
Property Address: 14 Owen St. | Case No.:
City: Corning | State: NY | Zip: 14830
Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper

| | |
|---|---|
| GROSS BUILDING AREA (GBA) | 1,357 |
| GROSS LIVING AREA (GLA) | 1,357 |

| Area(s) | Area | % of GLA | % of GBA |
|---|---|---|---|
| Living | 1,357 | | 100.00 |
| Level 1 | 742 | 54.68 | 54.68 |
| Level 2 | 614 | 45.25 | 45.25 |
| Level 3 | 0 | 0.00 | 0.00 |
| Other | 0 | 0.00 | 0.00 |
| GBA | | | |
| ☐ Basement | 614 | | |
| ☐ Garage | 370 | | |
| ☐ Other | 372 | | |

| Area Measurements | | | | | | | Area Type | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Measurements | | | Factor | | Total | | Level 1 | Level 2 | Level 3 | Other | Bsmt. | Garage |
| 20.20 | x 30.30 | x | 1.00 | = | 614.25 | | X | | | | | |
| 6.80 | x 19.00 | x | 1.00 | = | 128.25 | | X | | | | | |
| 20.20 | x 30.30 | x | 1.00 | = | 614.25 | | | X | | | | |
| 20.20 | x 30.30 | x | 1.00 | = | 614.25 | | | | | | X | |
| 18.20 | x 20.20 | x | 1.00 | = | 369.56 | | | | | | | X |

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 1, 2025
Appraised Value: $ 160,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

# INTERIOR PHOTOS

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



Kitchen

Comment:



Living Area

Description:

Comment:



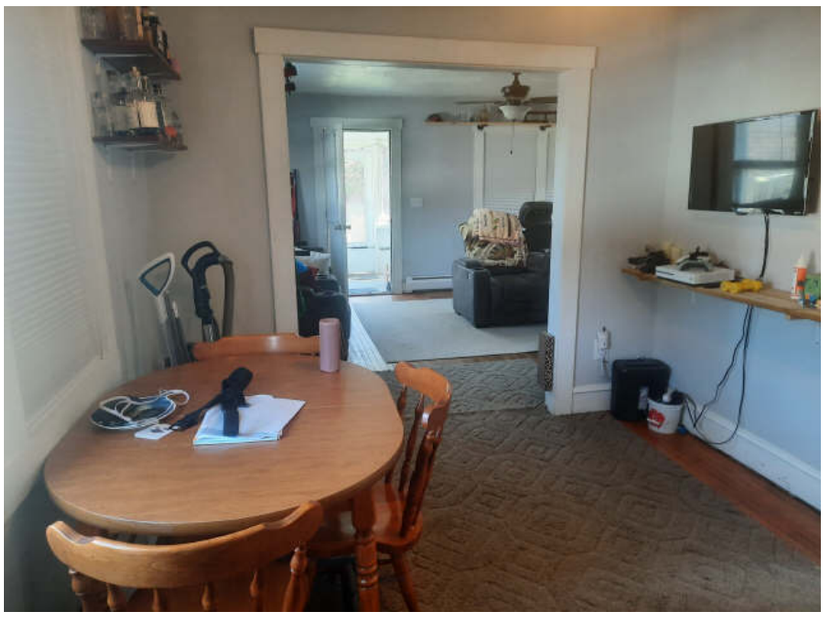
Bathroom

Description:

Comment:

# INTERIOR PHOTOS

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



Dining Room

Comment:



Bedroom

Comment:



Bedroom

Comment:

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



## COMPARABLE SALE #1

19 Roberts Ave.
Corning, NY 14830
Sale Date: s06/24;c05/24
Sale Price: $ 162,000



## COMPARABLE SALE #2

32 Caton Rd.
Corning, NY 14830
Sale Date: s05/24;c04/24
Sale Price: $ 141,000



## COMPARABLE SALE #3

278 Chestnut St.
Corning, NY 14830
Sale Date: s06/24;c05/24
Sale Price: $ 168,500

COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



COMPARABLE SALE #4

65 Glen Ave.
Corning, NY 14830
Sale Date: c03/25
Sale Price: $ 162,900

COMPARABLE SALE #5

Sale Date:
Sale Price: $

COMPARABLE SALE #6

Sale Date:
Sale Price: $

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |




Bedroom



Garage

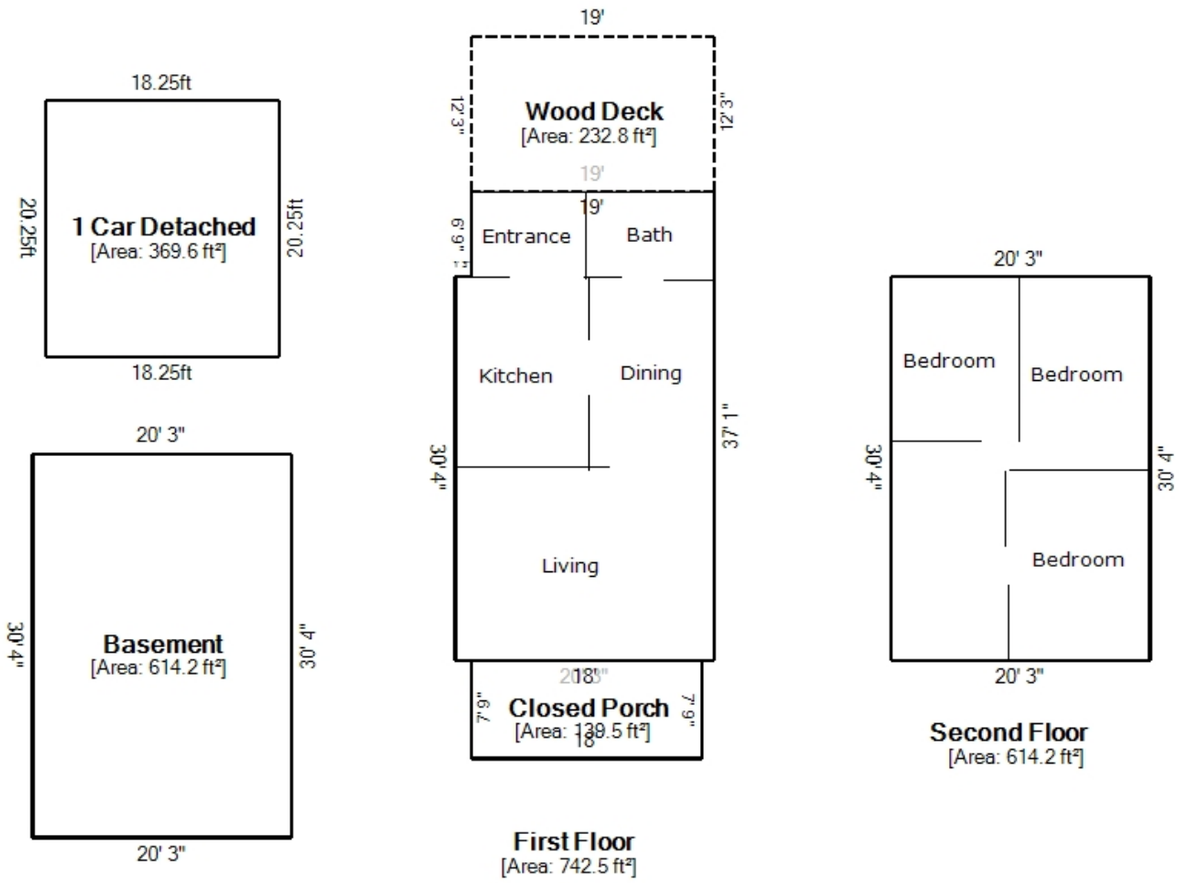


Boiler

# FLOORPLAN SKETCH

| | | | |
|---|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: | 18471137 |
| Property Address: 14 Owen St. | | Case No.: | |
| City: Corning | State: NY | Zip: | 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | | |

## Sketch

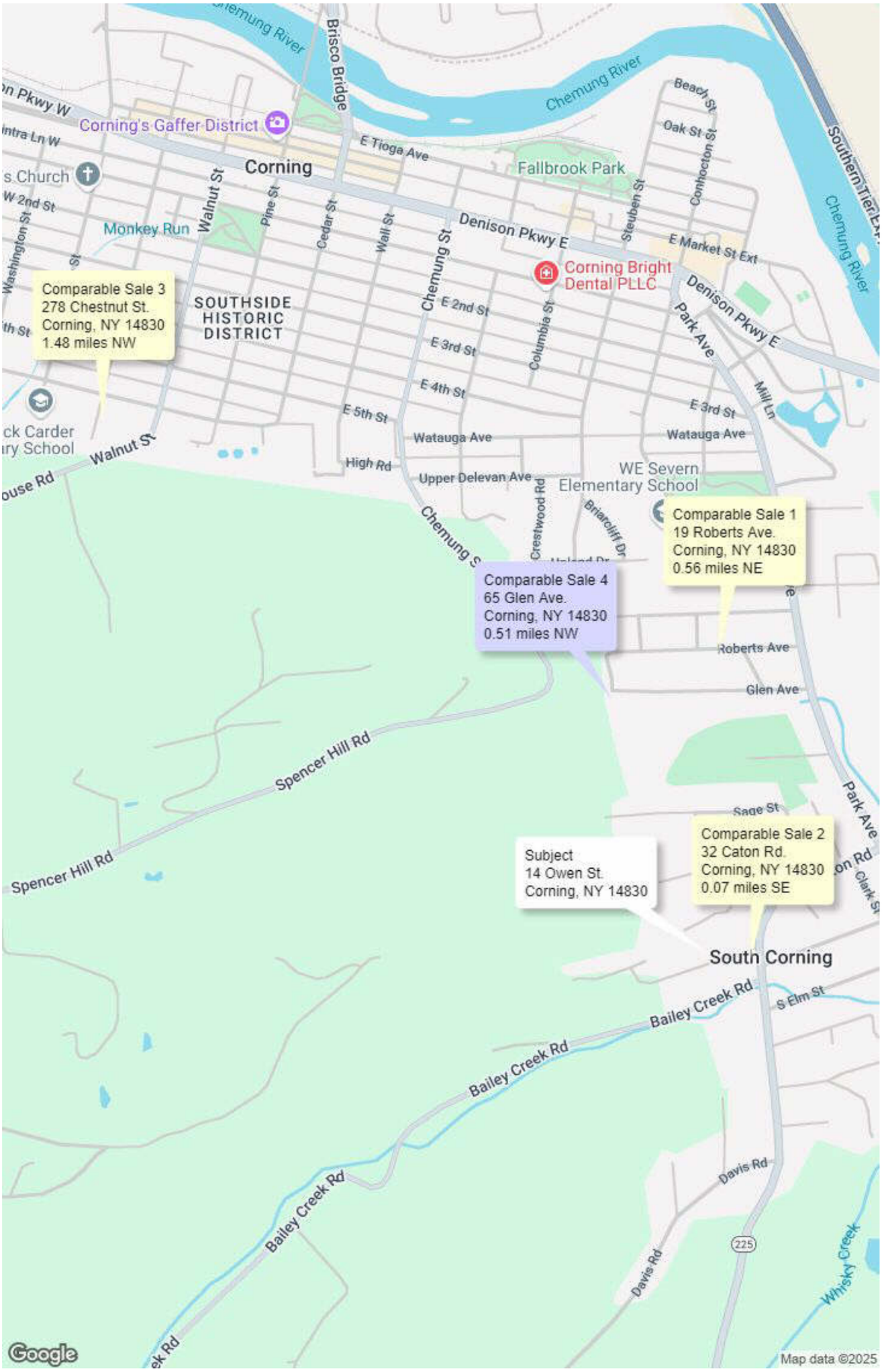



12 ft

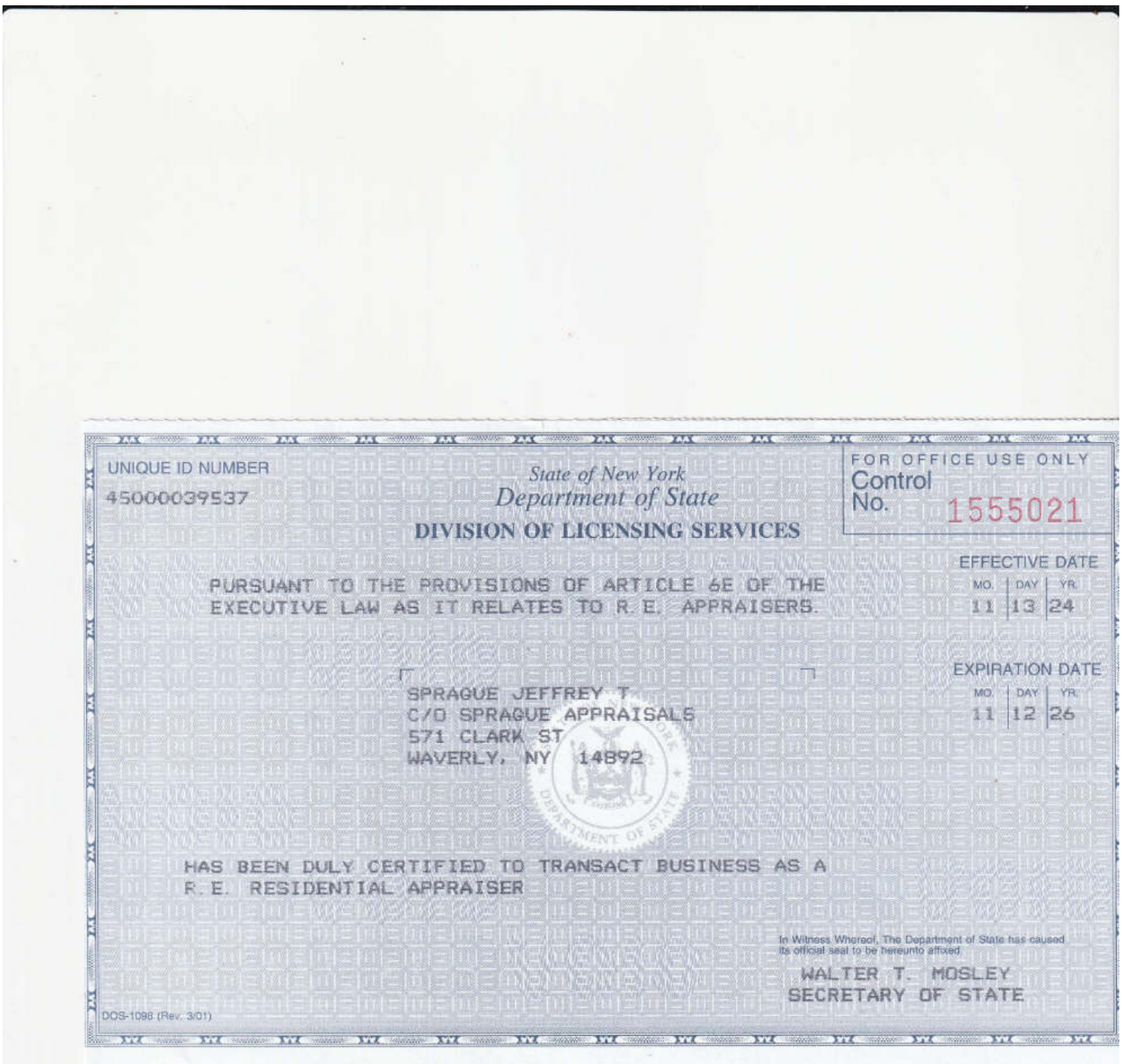
| Living Area | | Area Calculation | | | | |
|---|---|---|---|---|---|---|
| First Floor | 742.50 ft² | First Floor | | | | x 1.00 = 742.50 ft² |
| Second Floor | 614.25 ft² | ☐ | 20' 3" x | 30' 4" x | 1.00 = | 614.25 ft² |
| **Nonliving Area** | | ☐ | 6' 9" x | 19' x | 1.00 = | 128.25 ft² |
| Basement | 614.25 ft² | Second Floor | | | | x 1.00 = 614.25 ft² |
| Wood Deck | 232.75 ft² | ☐ | 20' 3" x | 30' 4" x | 1.00 = | 614.25 ft² |
| Closed Porch | 139.5 ft² | | | | | |
| 1 Car Detached | 369.56 ft² | | | | | |
| **Total Living Area (rounded):** | **1356.7 ft²** | | | | | |

LOCATION MAP

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | File No.: 18471137 | |
| Property Address: 14 Owen St. | Case No.: | |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 |
| Property Address: 14 Owen St. | | Case No.: |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



UNIQUE ID NUMBER
45000039537

*State of New York*
*Department of State*
**DIVISION OF LICENSING SERVICES**

FOR OFFICE USE ONLY
Control No. 1555021

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS.

EFFECTIVE DATE
MO. 11 | DAY 13 | YR. 24

EXPIRATION DATE
MO. 11 | DAY 12 | YR. 26

SPRAGUE JEFFREY T
C/O SPRAGUE APPRAISALS
571 CLARK ST
WAVERLY, NY 14892

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed.

WALTER T. MOSLEY
SECRETARY OF STATE

DOS-1098 (Rev. 3/01)

| | | | |
|---|---|---|---|
| Borrower: Francis Ellsworth III | | File No.: 18471137 | |
| Property Address: 14 Owen St. | | Case No.: | |
| City: Corning | State: NY | | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | | |

ACORD®

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/20/2024

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

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

| | |
|---|---|
| PRODUCER<br>OREP - Organization of Real Estate Professionals Insurance Services, LLC<br>6353 El Cajon Blvd, Suite 124-505<br>San Diego, CA 92115 | CONTACT NAME: Lisa Cavanaugh<br>PHONE (A/C, No, Ext): 888-347-5273 FAX (A/C, No): 619-704-0793<br>E-MAIL ADDRESS: appraisers@orep.org<br>PRODUCER CUSTOMER ID #: |
| INSURED<br>Jeffrey Sprague<br>Sprague Appraisal Service<br>571 Clark St,<br>Waverly, NY 14892 | INSURER(S) AFFORDING COVERAGE — NAIC #<br>INSURER A : Accelerant Specialty Insurance Company — 16890<br>INSURER B :<br>INSURER C :<br>INSURER D :<br>INSURER E :<br>INSURER F : |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|---|---|---|---|---|---|---|---|
| | GENERAL LIABILITY<br>COMMERCIAL GENERAL LIABILITY<br>CLAIMS-MADE OCCUR<br>GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY PRO-JECT LOC | | | | | | EACH OCCURRENCE $<br>DAMAGE TO RENTED PREMISES (Ea occurrence) $<br>MED EXP (Any one person) $<br>PERSONAL & ADV INJURY $<br>GENERAL AGGREGATE $<br>PRODUCTS - COMP/OP AGG $ |
| | AUTOMOBILE LIABILITY<br>ANY AUTO<br>ALL OWNED AUTOS<br>SCHEDULED AUTOS<br>HIRED AUTOS<br>NON-OWNED AUTOS | | | | | | COMBINED SINGLE LIMIT (Ea accident) $<br>BODILY INJURY (Per person) $<br>BODILY INJURY (Per accident) $<br>PROPERTY DAMAGE (Per accident) $ |
| | UMBRELLA LIAB OCCUR<br>EXCESS LIAB CLAIMS-MADE<br>DEDUCTIBLE<br>RETENTION $ | | | | | | EACH OCCURRENCE $<br>AGGREGATE $ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N<br>(Mandatory in NH)<br>If yes, describe under SPECIAL PROVISIONS below | N / A | | | | | WC STATU-TORY LIMITS OTH-ER<br>E.L. EACH ACCIDENT $<br>E.L. DISEASE - EA EMPLOYEE $<br>E.L. DISEASE - POLICY LIMIT $ |
| A | ERRORS AND OMISSIONS / PROFESSIONAL LIABILTY | | | SAX79PL100210-00 | 01/13/2025 | 01/13/2026 | PER CLAIM: $1,000,000<br>AGGREGATE: $1,000,000 |

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

REAL ESTATE APPRAISER ERRORS AND OMISSIONS LIABILTY INSURANCE

RETROACTIVE DATE: 01/13/2004

# USPAP ADDENDUM

File No. 18471137

Borrower: Francis Ellsworth III
Property Address: 14 Owen St.
City: Corning County: Steuben State: NY Zip Code: 14830
Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper

## 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: 30-90 days

Based on information obtained from ECBOR MLS.

## Additional Certifications

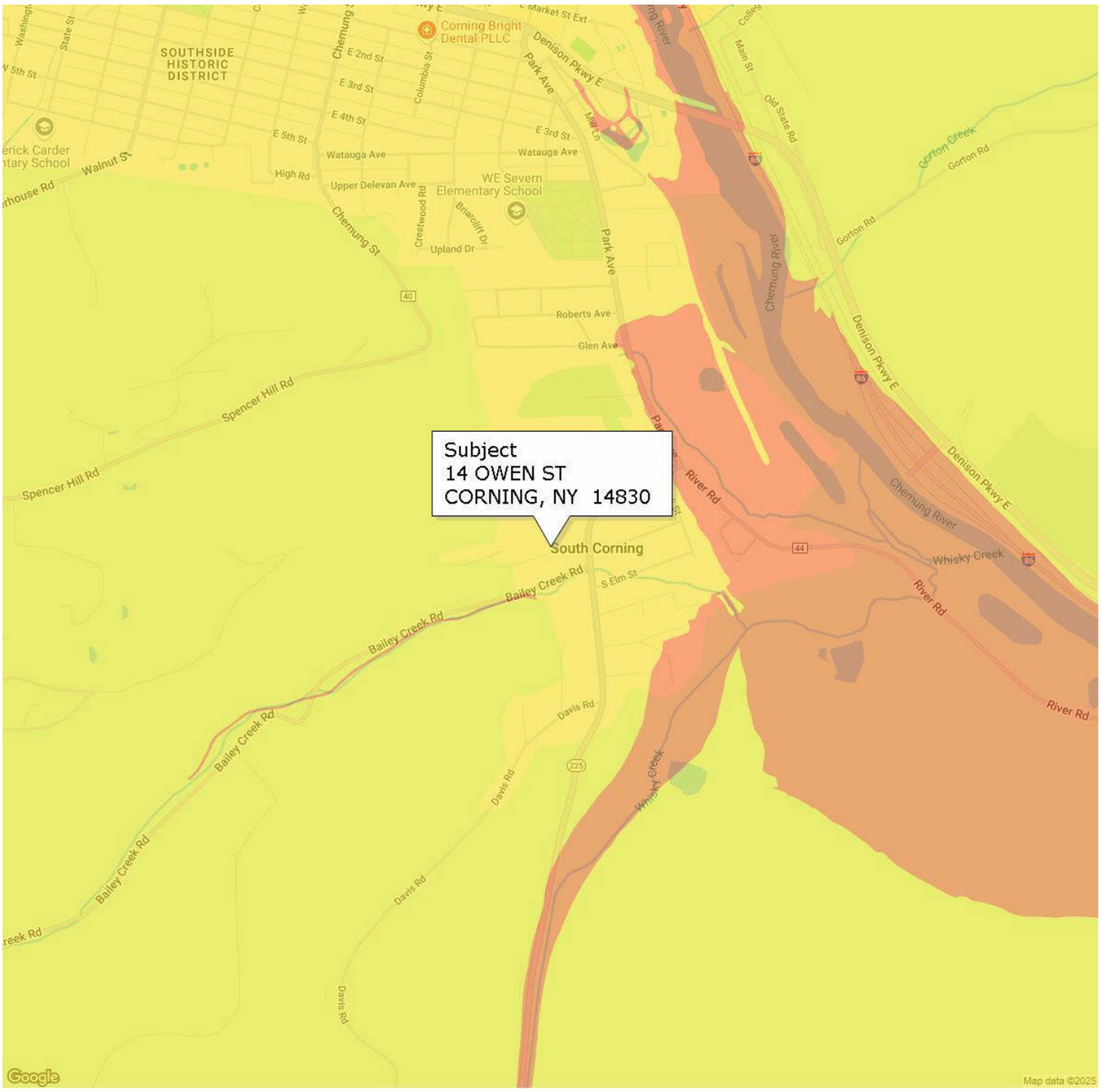
- [X] I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I HAVE performed services, as an appraiser or in another capacity, regarding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

## Additional Comments

| APPRAISER: | SUPERVISORY APPRAISER (only if required): |
|---|---|
| Signature: | Signature: |
| Name: Jeffrey T Sprague | Name: |
| Date Signed: 04/07/2025 | Date Signed: |
| State Certification #: 45000039537 | State Certification #: |
| or State License #: | or State License #: |
| or Other (describe): State #: | State: |
| State: NY | Expiration Date of Certification or License: |
| Expiration Date of Certification or License: 11/12/2026 | Supervisory Appraiser inspection of Subject Property: |
| Effective Date of Appraisal: 04/01/2025 | [ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior |

# FLOOD MAP

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | File No.: 18471137 | |
| Property Address: 14 Owen St. | Case No.: | |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |




## FLOOD INFORMATION

**Community:** 360782
Property is NOT in a FEMA Special Flood Hazard Area
**Map Number:** 3607820001D
**Panel:** 3607820001
**Zone:** X
**Map Date:** 10-15-1981
**FIPS:** 36101
**Source:** FEMA

Note: Source utilizes updated FEMA Map Zones
Zone X is updated designation for Zones B and C
Zone AE is used in place of A1-A30

## LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

## Sky Flood™

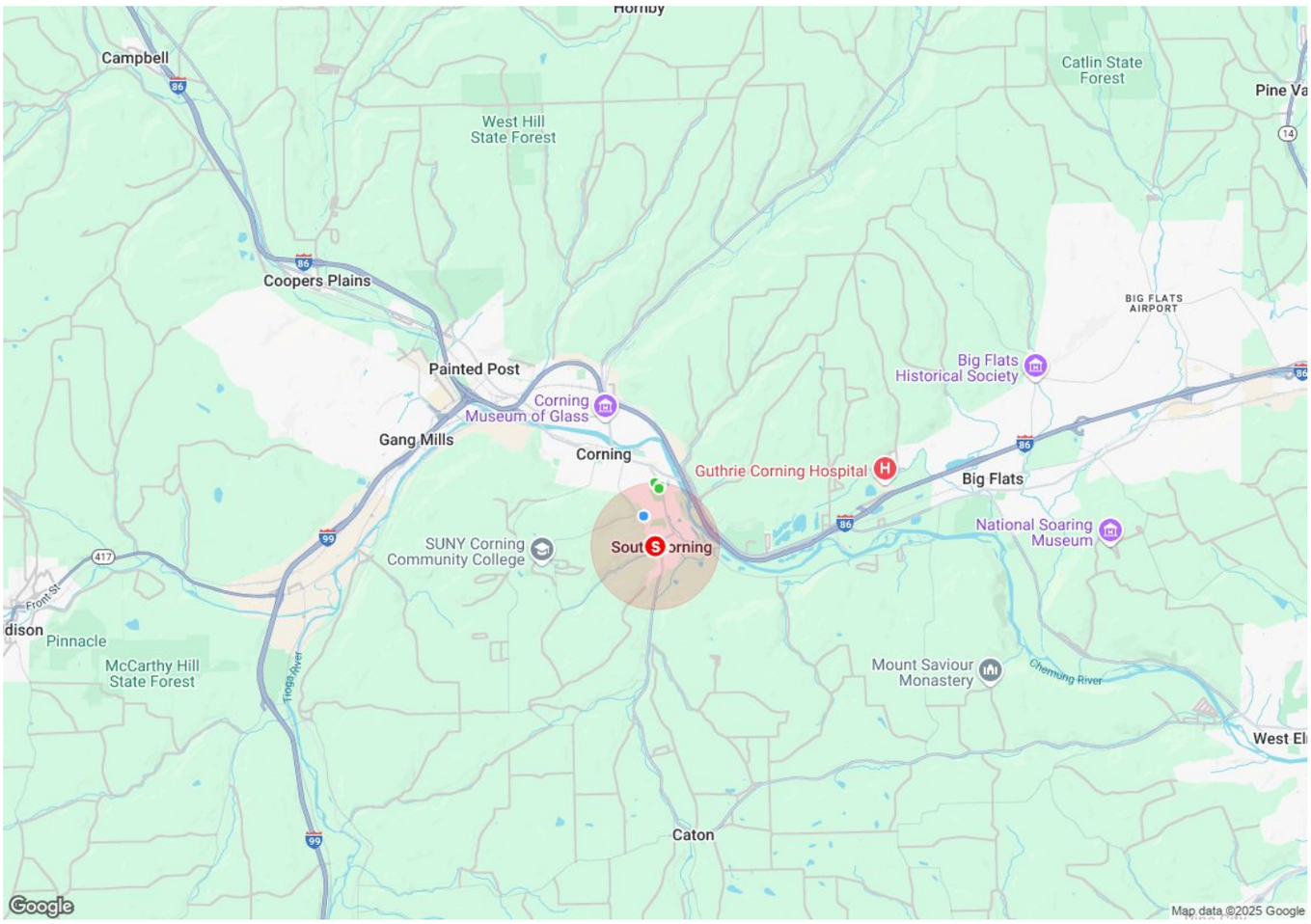
No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

# Appraisal Analytics Addendum

## Comparable Selection Analysis

File # 18471137

| | | | |
|---|---|---|---|
| Address: | 14 Owen St.<br>Corning, NY 14830 | Client: | Nationstar Mortgage LLC d/b/a/ Mr. Cooper |
| | | Borrower: | Francis Ellsworth III |




Comments:

Search Parameters:

Property Observations

| | Address | Prox. | | Sale/List Price | Sale/List Date | Site | GLA | Bed | Bath | Age | Cars | Comment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subject | 14 Owen St. | | | | | 19166 sf | 1,357 | 3 | 1.0 | 98 | 5 | |
| | 32 CATON RD | 0.07 | S | 141,000 | 5/21/2024 | | 1,554 | 2 | 1.0 | 115 | | |
| | 6 S MAPLE ST | 0.13 | S | 100,000 | 4/19/2024 | | 1,380 | 3 | 2.0 | | | |
| | 14 SPEER DR | 0.51 | L | 184,500 | 10/29/2024 | | 988 | 2 | 1.0 | 73 | | |
| | 65 GLEN AVE | 0.50 | L | 169,900 | 1/27/2025 | 7,405 | 1,584 | 3 | 1.0 | 125 | | |
| | 63 GLEN AVE | 0.91 | L | 205,000 | 2/8/2025 | 7,405 | 1,360 | 2 | 2.0 | 11 | | |
| | 2357 CATON RD | 0.95 | L | 105,000 | 7/16/2024 | 9,148 | 1,727 | 4 | 1.0 | 73 | 1 | |
| | 435 LOWER DELEVAN AVE | 1.00 | S | 150,000 | 4/25/2024 | 10,019 | 1,248 | 2 | 1.0 | | | |
| | 269 PARK AVE | 0.94 | S | 169,000 | 5/14/2024 | | 1,659 | 3 | 2.0 | | | |
| | 402 E 3RD ST | 0.98 | S | 167,000 | 7/31/2024 | | 1,203 | 4 | 2.0 | 130 | | |
| | 330 E 3RD ST | 1.04 | L | 118,000 | 9/14/2024 | 4,791 | 1,559 | 3 | 2.0 | 135 | | |
| | 165 UPPER DELEVAN AVE | 1.04 | L | 225,000 | 9/22/2024 | | 1,518 | 3 | 1.0 | 70 | | |
| | 2835 MAIN ST | 1.06 | L | 109,900 | 10/18/2024 | 17,424 | 1,440 | 3 | 2.0 | 105 | 1 | |
| | 388 E 2ND ST | 1.07 | L | 155,000 | 12/3/2024 | 8,276 | 1,152 | 3 | 2.0 | 18 | | |
| | 159 WATAUGA AVE | 1.10 | L | 159,000 | 2/17/2025 | 4,878 | 1,677 | 2 | 2.0 | 125 | | |
| | 273 E 3RD ST | 1.12 | L | 159,900 | 2/9/2025 | 4,791 | 1,452 | 3 | 2.0 | 130 | 2 | |
| | 253 E 3RD ST | 1.13 | S | 106,900 | 4/4/2024 | 2,178 | 1,312 | 3 | 2.0 | | | |
| | 272 E 2ND ST | 1.15 | L | 164,500 | 1/14/2025 | 7,405 | 1,334 | 4 | 2.0 | 175 | 1 | |
| | 183 COLUMBIA ST | 1.17 | L | 140,200 | 3/30/2025 | 2,992 | 1,586 | 3 | 2.0 | 125 | 1 | |
| | 198 PEARL ST | 1.18 | S | 182,000 | 9/5/2024 | 5,662 | 1,692 | 4 | 2.0 | 140 | | |
| | 187 PEARL ST | 1.22 | S | 95,000 | 6/12/2024 | | 1,458 | 4 | 1.0 | 125 | | |

# Appraisal Analytics Addendum

## Comparable Selection Analysis

File # 18471137

Address: 14 Owen St.
Corning, NY 14830

Client: Nationstar Mortgage LLC d/b/a/ Mr. Cooper
Borrower: Francis Ellsworth III

### Property Observations

| | Address | Prox. | | Sale/List Price | Sale/List Date | Site | GLA | Bed | Bath | Age | Cars | Comment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subject | 14 Owen St. | | | | | 19166 sf | 1,357 | 3 | 1.0 | 98 | 5 | |
| | 247 WALL ST | 1.23 | L | 249,999 | 12/9/2024 | 5,205 | 1,228 | 3 | 1.0 | 88 | 1 | |
| | 326 WOODVIEW AVE | 1.35 | L | 94,900 | 9/4/2024 | | 1,148 | 2 | 1.0 | 148 | | |
| | 3010 COLLEGE AVE | 1.42 | S | 105,000 | 12/16/2024 | 8,712 | 1,216 | 3 | 1.0 | 115 | | |
| | 278 CHESTNUT ST | 1.47 | S | 11,456 | 6/12/2024 | 4,792 | 1,440 | 3 | 2.0 | 80 | | |
| | 3020 COLLEGE AVE | 1.47 | L | 50,000 | 2/8/2025 | 11,761 | 1,178 | 3 | 1.0 | 125 | | |
| | 104 W 5TH ST | 1.55 | L | 239,900 | 3/30/2025 | 6,281 | 1,710 | 3 | 2.0 | 135 | 4 | |
| | 125 W 6TH ST | 1.56 | L | 159,000 | 3/23/2025 | 5,663 | 1,133 | 3 | 2.0 | 124 | 1 | |
| | 91 W 4TH ST | 1.58 | L | 159,900 | 10/1/2024 | | 1,508 | 3 | 2.0 | 185 | | |
| | 131 W 5TH ST | 1.61 | L | 163,000 | 2/9/2025 | 10,454 | 1,398 | 3 | 1.0 | 125 | 1 | |
| | 271 STATE ST | 1.62 | S | 230,000 | 5/6/2024 | | 1,680 | 3 | 2.0 | | | |
| | 215 STATE ST | 1.71 | L | 144,500 | 4/16/2024 | | 1,540 | 4 | 2.0 | 145 | | |
| | 75 W 1ST ST | 1.71 | L | 145,000 | 10/23/2024 | | 1,296 | 3 | 1.0 | 125 | | |
| | 191 W 5TH ST | 1.72 | L | 48,000 | 10/20/2024 | | 1,550 | 4 | 2.0 | 148 | | |
| | 108 W 1ST ST | 1.73 | S | 50,000 | 6/5/2024 | | 1,030 | 3 | 1.0 | | | |
| | 2502 SPAULDING DR | 1.80 | S | 210,000 | 8/29/2024 | | 1,532 | 3 | 3.0 | 70 | | |
| | 197 WASHINGTON ST | 1.84 | L | 129,900 | 9/1/2024 | | 1,022 | 2 | 1.0 | 70 | | |
| | 10 GRANNAN DR | 1.86 | L | 245,000 | 3/1/2025 | 9,148 | 1,712 | 3 | 2.0 | 58 | 1 | |
| | 212 W 4TH ST | 1.88 | L | 180,000 | 8/20/2024 | | 1,108 | 3 | 2.0 | 70 | | |
| | 189 W 1ST ST | 1.90 | S | 147,000 | 7/17/2024 | 4,792 | 1,660 | 3 | 2.0 | | | |
| | 225 W 2ND ST | 1.91 | L | 125,000 | 2/9/2025 | 3,920 | 1,474 | 3 | 1.0 | 125 | | |
| | 196 HAMILTON ST | 1.91 | L | 186,500 | 7/24/2024 | 6,098 | 1,492 | 3 | 1.0 | 73 | | |
| | 19 WILSON ST | 1.94 | L | 165,000 | 9/8/2024 | 7,405 | 1,296 | 2 | 1.0 | 78 | | |
| | 244 W 1ST ST | 1.96 | L | 174,000 | 11/21/2024 | 5,662 | 1,762 | 3 | 1.0 | 110 | | |

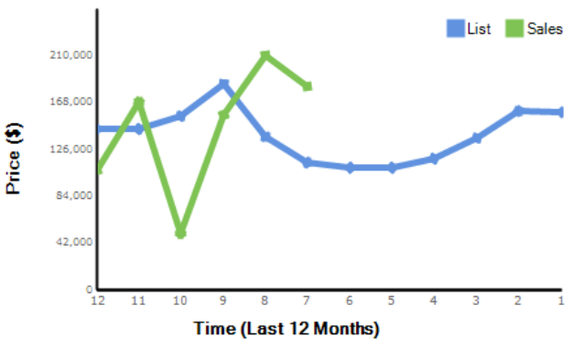
# Appraisal Analytics Addendum

Market Area Analysis

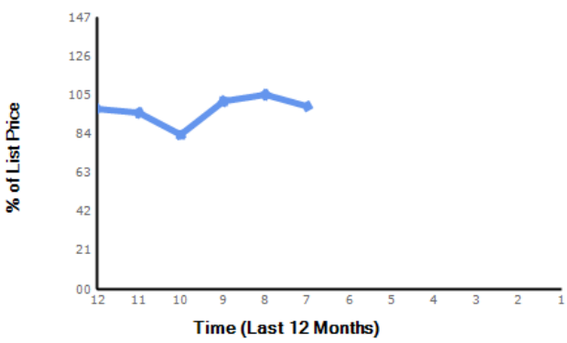
File No. 18471137

| | | | |
|---|---|---|---|
| Address: | 14 Owen St.<br>Corning, NY 14830 | Client: | Nationstar Mortgage LLC d/b/a/ Mr. Cooper |
| | | Borrower: | Francis Ellsworth III |

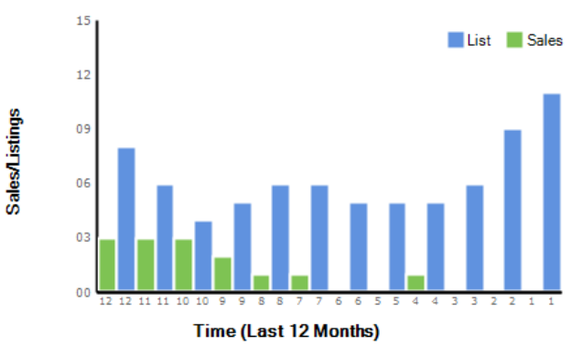
## Median Listing Price vs Median Sales Price



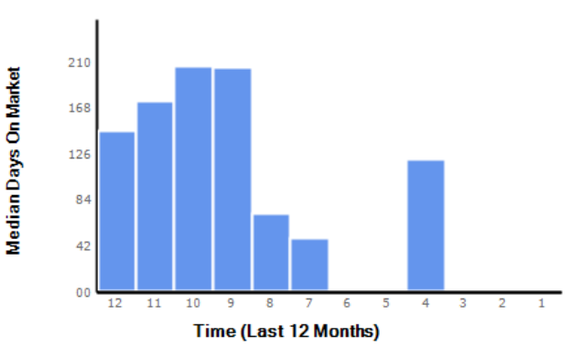

## Median Sales Price as % of List Price



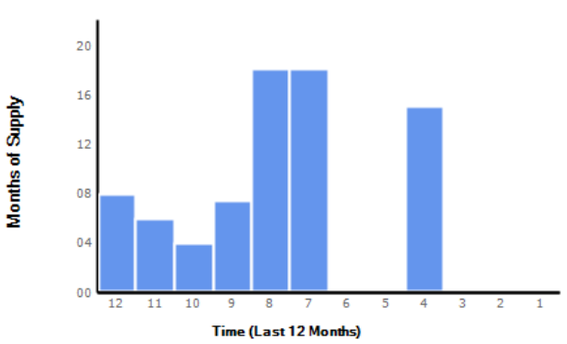

## Total Sales vs Total Listings




## Median Days on Market




## Inventory Analysis

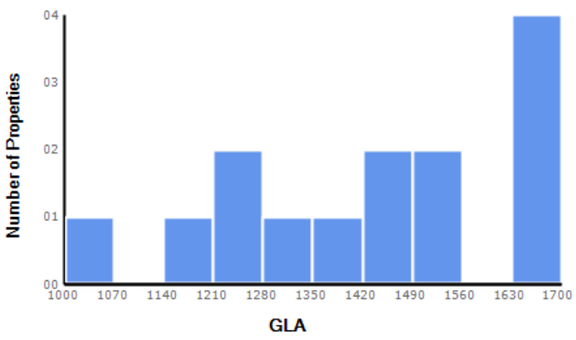


# Appraisal Analytics Addendum

Property Characteristic Histograms for Market Data

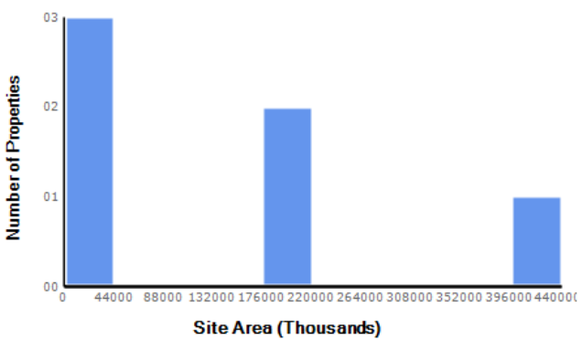
File No. 18471137

| | | | |
|---|---|---|---|
| Address: | 14 Owen St.<br>Corning, NY 14830 | Client: | Nationstar Mortgage LLC d/b/a/ Mr. Cooper |
| | | Borrower: | Francis Ellsworth III |



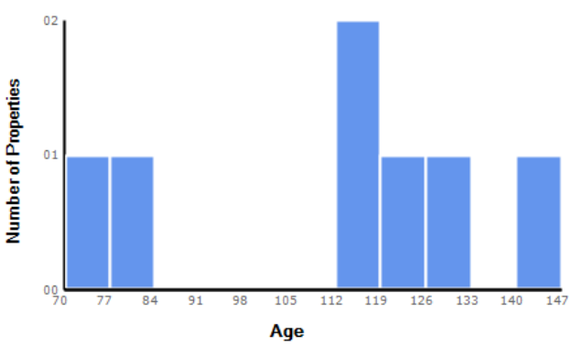

## Gross Living Area

| | |
|---|---|
| **Subject Property GLA** | 1357 sqft |
| **Range of GLA** | 1,030 - 1,692 sqft |
| **Middle GLA (Median)** | 1,449 sqft |
| **Average GLA (Mean)** | 1,433 sqft |



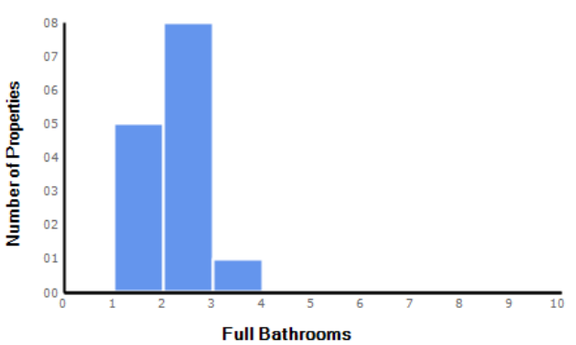

## Site Area

| | |
|---|---|
| **Subject Property Site Area** | 19166 sqft |
| **Range of Site Area** | 2,178 - 436,418,928 sqft |
| **Middle Site Area (Median)** | 104,365,404 sqft |
| **Average Site Area (Mean)** | 142,313,279 sqft |




## Property Age

| | |
|---|---|
| **Subject Property Age** | 98 yrs |
| **Range of Age** | 70 - 140 yrs |
| **Middle Age (Median)** | 115 yrs |
| **Average Age (Mean)** | 111 yrs |




## Bathrooms - Full Baths

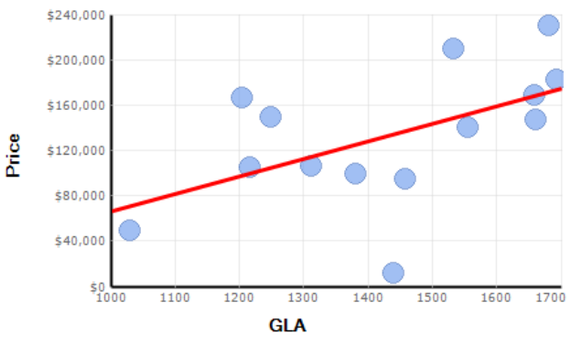
| | |
|---|---|
| **Subject Property Full Baths** | 1 baths |
| **Range of Full Baths** | 1 - 3 baths |
| **Middle # of Full Baths (Media** | 2 baths |
| **Most popular # of Full (Mode)** | 2 baths |

# Appraisal Analytics Addendum

Linear Regression Analysis - Scatter Plots

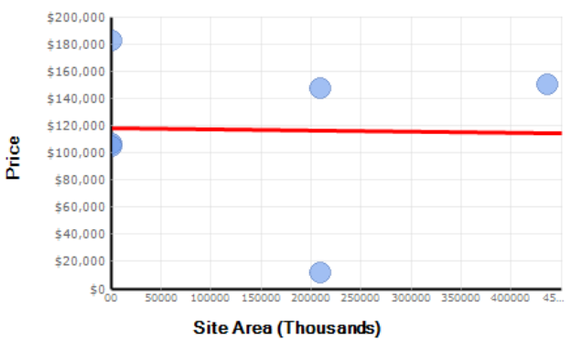
File No. 18471137

| | | | |
|---|---|---|---|
| Address: | 14 Owen St.<br>Corning, NY 14830 | Client: | Nationstar Mortgage LLC d/b/a/ Mr. Cooper |
| | | Borrower: | Francis Ellsworth III |



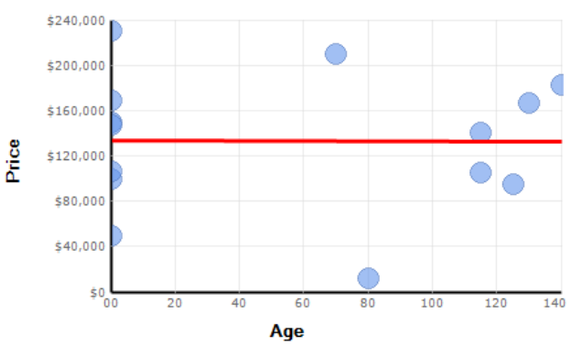

## Gross Living Area - Linear Regression

| | |
|---|---|
| **Model Slope Value** | $155 per sq ft |
| **Value Range** | $86 to $224 per sq ft |
| **R² - Model Fit** | 29.4% |



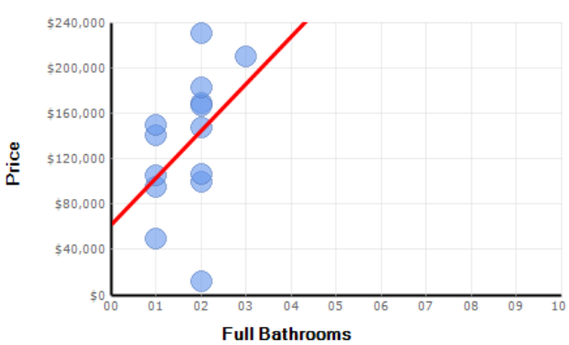

## Site Area - Linear Regression

| | |
|---|---|
| **Model Slope Value** | $0 per sq ft |
| **Value Range** | $0 to $0 per sq ft |
| **R² - Model Fit** | 0.1% |




## Property Age - Linear Regression

| | |
|---|---|
| **Model Slope Value** | -$5 per year |
| **Value Range** | -$292 to $282 per year |
| **R² - Model Fit** | 0.0% |

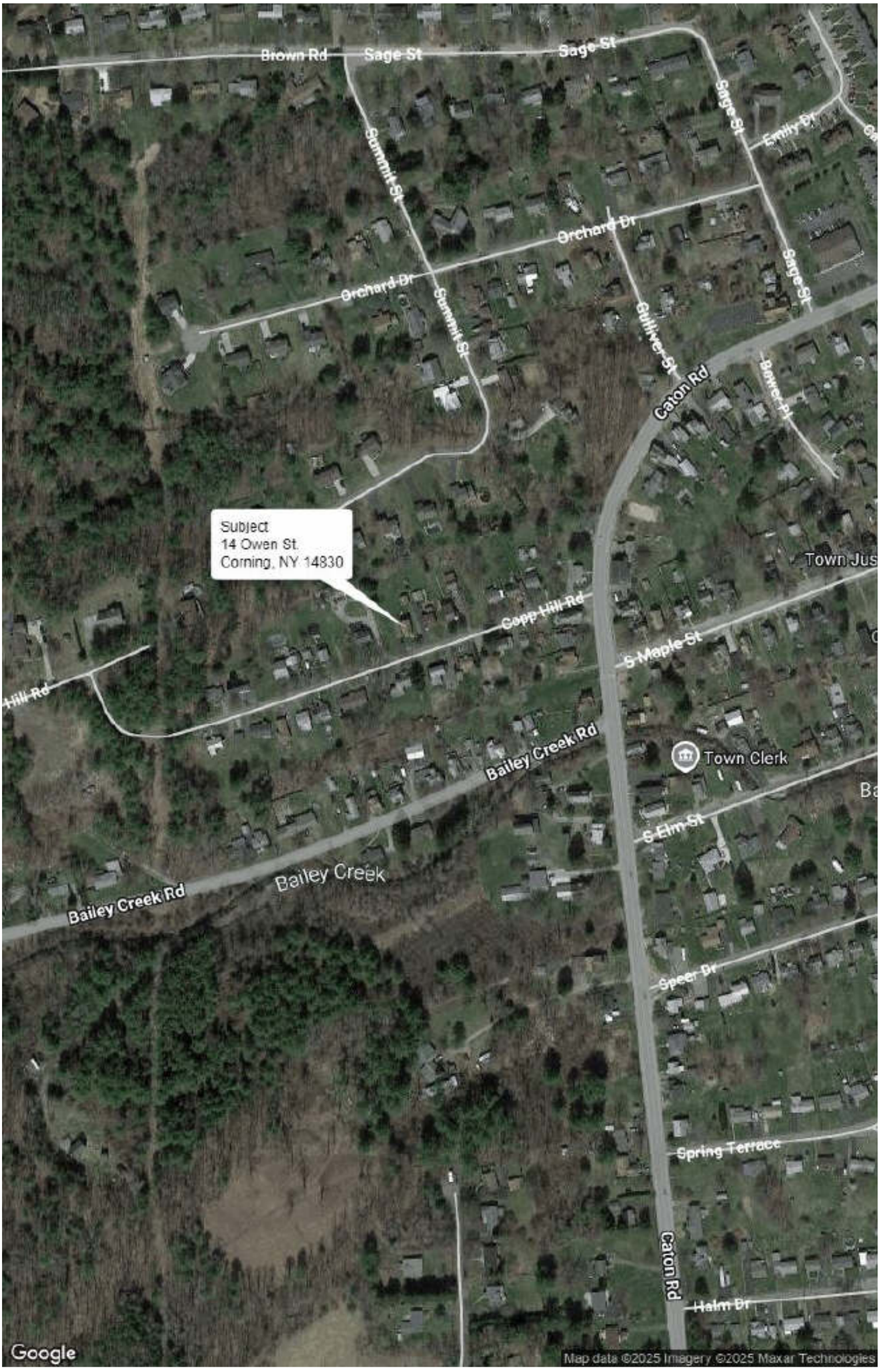



## Full Bathrooms - Linear Regression

| | |
|---|---|
| **Model Slope Value** | $41,521 per bath |
| **Value Range** | $15,979 to $67,063 per bath |
| **R² - Model Fit** | 18.0% |

AERIAL MAP

| | | |
|---|---|---|
| Borrower: Francis Ellsworth III | File No.: 18471137 | |
| Property Address: 14 Owen St. | Case No.: | |
| City: Corning | State: NY | Zip: 14830 |
| Lender: Nationstar Mortgage LLC d/b/a/ Mr. Cooper | | |



Rating: Fail

**Review Master: SL PAR Logic**

File No. 18471137

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

- 1004_05UAD - LENDER/CLIENT - Name - on report Nationstar Mortgage LLC d/b/a/ Mr. Cooper does not match Lender/Client Name as ordered Nationstar Mortgage LLC d/b/a Mr. Cooper.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

***Hidden Alerts - These items are alerts.***

- 1004_05UAD - SALES COMPARISON APPROACH - Site - settled sales contain across-the-board positive (+) adjustments. Please provide an additional sale to bracket the Subject's Site. If necessary, go back in time and use a dated sale. If a time adjustment is warranted, please apply. If unable to provide a Comparable Sale that brackets, please comment, specifically addressing expansion of the distance and timeframe parameters to locate a bracketing Comparable. If adjustment amount exceeds 5% of the unadjusted sale prices, appraiser must comment how these adjustments were determined (using market support), why the feature could not be bracketed, and how this impacts market value and marketability.
- 1004_05UAD - SALES COMPARISON APPROACH - Adjustments - commentary, explaining how the adjustments were calculated, is required.
- 1004_05UAD - REPORT - Fair Lending - comments contain PROXIMITY, EMPLOYMENT, PROXIMITY, SURROUNDING, which are considered subjective or may be unacceptable per fair lending practices. Please revise these comments to be objective and fact-based so that there is no risk or perceived violation of fair lending practices.
- 1004_05UAD - SALES COMPARISON APPROACH - Indicated Value by Sales Comparison Approach - commentary detailing how much weight was given to each Comparable Sale when determining the Subject's Indicated Value by Sales Comparison Approach is required. Do the appraiser's comments make sense? QC must validate that the comments make sense and that the final estimated value is supported by the information and comments in the report.

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

- 1004_05UAD - SUBJECT - Assessor's Parcel Number - more than one parcel number is indicated. Confirm commentary addresses whether parcels are contiguous, have the same basic zoning, and whether the entire property contains only 1 dwelling unit. If the parcels are not adjoined, address if the parcel without a residence is a non-buildable lot. For FHA, the appraiser must address if the 2nd parcel would be considered excess or surplus land.
- GSE - RECONCILIATION - This Appraisal is Made: Subject to - is checked. The lender must obtain a certificate of completion, stating the nature of the 'subject to' has been resolved before loan delivery. (ref. FNM0100)