Planning & Valuation Consultants, Inc.
202 N Prospect Road, Suite 202A, Bloomington, IL 61704

4242822.1
File No. 301 S Madison TWDA

APPRAISAL OF



Single-Family House

LOCATED AT:

301 S Madison St
Towanda, IL 61776

FOR:

PNC Bank, N.A.
2730 Liberty Avenue
Pittsburgh, PA, 15222

BORROWER:

Kathleen Case

AS OF:

January 12, 2022

BY:

Adebayo Adanri, SRA
IL Certified General Real Estate Appraiser

01/14/2022

Stewart Valuation Services, LLC
PNC Bank, N.A.
2730 Liberty Avenue
Pittsburgh, PA, 15222

File Number: 301 S Madison TWDA

Stewart Valuation Services, LLC

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

301 S Madison St
Towanda, IL 61776

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 January 12, 2022 is:

$126,000
One Hundred Twenty-Six 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.

Respectfully,



Adebayo Adanri, SRA
IL Certified General Real Estate Appraiser
Lic: 553.001711 (Expired 09/30/2023)

Planning & Valuation Consultants, Inc.

Uniform Residential Appraisal Report

File No. 4242822.1 301 S Madison TWD

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 301 S Madison St | City Towanda | State IL | Zip Code 61776

Borrower Kathleen Case | Owner of Public Record Stanley G & Kathleen R Case | County McLean

Legal Description Orig Town of Towanda Lot 1 & E 1/2 Lot 2 Blk 11

Assessor's Parcel # 15-05-361-006 | Tax Year 2020 | R.E. Taxes $ 2,033

Neighborhood Name Towanda | Map Reference See Map Attached | Census Tract 0051.02

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

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

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

Lender/Client PNC Bank, N.A. | Address 2730 Liberty Avenue, Pittsburgh, PA 15222

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). My research did not reveal recent listing or offering price or date. Data sources include - Township/County Assessor/Recorder of Deeds online databases; local Multiple Listing Service (MLS); property owner.

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	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	75 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	25 Low	46	Multi-Family	%
Neighborhood Boundaries	The neighborhood boundaries comprises of Jackson Street in the North;							207 High	110	Commercial	20 %
Taylor Street in the East; Hely Street in the South and Quincy Street in the West.								96 Pred.	72	Other Park	5 %

Neighborhood Description The neighborhood comprises of the Village of Towanda. The Village of Towanda is a bedroom community to the twin -cities of Bloomington and Normal. The whole community is considered as the neighborhood for this assignment. It is mostly residential in character. Commercial land use include light industrial/agricultural business uses.

Market Conditions (including support for the above conclusions) Findings from the Market Condition revealed increasing neighborhood market condition. The comp search revealed limited data therefore the data was supplemented with the regional data which shows increasing trends in the average sale price and the median sale price. Pair data analysis of the Comparable Sales 1 and 2 also shows increasing trend.

SITE

Dimensions 153 x 90 | Area 13770 sf | Shape Rectangular | View N;Res;Ind

Specific Zoning Classification R-1 | Zoning Description Single-Family Residential District

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe) Single-Family Residential is a permitted use.

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 Concrete	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[ ]	[X] Septic System	Alley Side alley	[X]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 17113C0310E | FEMA Map Date 07/16/2008

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

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. There are no oil gas, leases, drilling or fracking on the subject property or in the subject neighborhood. The property is close to grain elevator; pair data analysis of the comparable sales did not show that the property could suffer from any external influences.

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	Brick/Average	Floors	Crpt/HdWd/Gd.
# of Stories	1.5	[ ] Full Basement	[X] Partial Basement	Exterior Walls	Vinyl Siding/Good	Walls	Plaster/W.Pnl/Av
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	586 sq. ft.	Roof Surface	Aspht.Shngle/Gd.	Trim/Finish	Wood/Average
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Vinyl/Good
Design (Style)	Traditional	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Vinyl/DblHng/Gd.	Bath Wainscot	Fiberglass/Good
Year Built	1907	Evidence of [ ] Infestation		Storm Sash/Insulated	Vinyl/Insulated/Gd	Car Storage	[ ] None
Effective Age (Yrs)	30	[ ] Dampness	[ ] Settlement	Screens	Yes/Good	[X] Driveway	# of Cars 3

Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[X] Stairs	[ ] Other	Fuel Gas	[ ] Fireplace(s) # 0	[ ] Fence None	[X] Garage	# of Cars 2
[X] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Deck	[X] Porch Covered	[ ] Carport	# of Cars 0
[X] Finished	[X] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[ ] Other None	[ ] Att.	[X] Det. [ ] Built-in

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

Finished area above grade contains: 6 Rooms | 3 Bedrooms | 1.0 Bath(s) | 2,089 Square Feet of Gross Living Area Above Grade

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

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-updated-eleven to fifteen years ago;Bathrooms-updated-six to ten years ago;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. Updates or recent improvements to the property include:new windows and siding in < 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. 4242822.1 301 S Madison TWD

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

There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 25,000 to $ 206,700 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	301 S Madison St Towanda, IL 61776	102 S Taylor St Towanda, IL 61776-7588		105 N Quincy St Towanda, IL 61776-7589		302 Madison St Towanda, IL 61776-7588	
Proximity to Subject		0.21 MILES NE		0.29 MILES NW		0.03 MILES SE	
Sale Price	$		$ 93,500		$ 131,150		$ 94,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 69.16 sq. ft.		$ 113.06 sq. ft.		$ 75.81 sq. ft.	
Data Source(s)		MIRAMLS #11252519;DOM 5		MIRAMLS #11163128;DOM 2		MIRAMLS #11252519;DOM 11	
Verification Source(s)		County Assessor		County Assessor		County Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;2000	-2,000	ArmLth Conv;0		ArmLth Conv;4000	-4,000
Date of Sale/Time		s12/21;c10/21	500	s08/21;c07/21	2,000	s06/21;c04/21	2,000
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	13770 sf	10010 sf	4,000	14110 sf	-500	9720 sf	4,000
View	N;Res;Ind	N;Res;	0	N;Res;	0	N;Res;	0
Design (Style)	DT1.5;Cape Cod	DT1;Ranch	0	DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	115	46	0	110	0	67	0
Condition	C4	C3	-1,500	C3	-1,500	C3	-1,500
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	6 / 3 / 1.0		5 / 3 / 1.1	-3,000	6 / 3 / 1.0	
Gross Living Area	2,089 sq. ft.	1,352 sq. ft.	11,000	1,160 sq. ft.	14,000	1,240 sq. ft.	12,500
Basement & Finished Rooms Below Grade	586sf0sfin	0sf	0	0sf	0	713sf0sfin	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None noted	None noted		None noted		None noted	
Garage/Carport	2gd3dw	None	10,000	2gd2dw	0	None	10,000
Porch/Patio/Deck	Porch,Deck	Porch,Deck		Prch,Patio,Deck	0	Prch,Patio,Deck	0
Fireplace	None	1 F/P	-2,000	None		None	
Fence	None	Fenced Yard	0	None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 20,000	[X] + [ ] -	$ 11,000	[X] + [ ] -	$ 23,000
Adjusted Sale Price of Comparables		Net Adj. 21.4% Gross Adj. 33.2%	$ 113,500	Net Adj. 8.4% Gross Adj. 16.0%	$ 142,150	Net Adj. 24.5% Gross Adj. 36.2%	$ 117,000

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) Mid-Illinois Realtor Association MLS database and the Township Assessor's record

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) Mid-Illinois Realtors Association MLS database and the Township Assessor's record

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 Assessor's Record	County Assessor's Record	County Assessor's Record	County Assessor's Record
Effective Date of Data Source(s)	01/14/2022	01/14/2022	01/14/2022	01/14/2022

Analysis of prior sale or transfer history of the subject property and comparable sales My research did not reveal prior sale or transfer of the subject property in the three years prior to the effective date of this appraisal assignment. The comparable sales have no transfer or sale in the twelve months prior to their recent sales. Sale to listing price ratio is 98%. The average change in price per year is estimated at 3% which formed the basis for market adjustments under the Sales Comparison Approach.

Summary of Sales Comparison Approach. See Attached Addendum

Indicated Value by Sales Comparison Approach $ 126,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 126,000 Cost Approach (if developed) $ 0 Income Approach (if developed) $

See Attached Addendum

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

Based on a 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 $ 126,000 as of 01/12/2022 , which is the date of inspection and the effective date of this appraisal.

ADDITIONAL COMMENTS

The Intended User of this appraisal report is the Client - Stewart Valuation Services, LLC, AMC Registration Number 558-000197. PNC Bank, N.A. is identified as additional intended user. The The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Clarification of the term "complete visual inspection":
Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawlspaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern. "The comments by the licensed real estate appraiser contained within this appraisal report on the condition of the property do not address "standards of practice" as defined in the Home Inspector License Act [225 ILCS 441] and 68 Ill. Adm. Code 1410 and are not to be considered a home inspection or home inspection report."

Stewart Valuation Services LLC, AMC Registration Number 558-000197, expiration date 12/31/2022 is the management company that engaged the appraiser for this assignment.

The compensation for this appraisal assignment is $400.00.

Use of Cost Approach for Insurance Purposes:
Replacement cost figures used in developing the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of "market value" on page four of this form is not consistent with definitions of "insurable value." Actual reconstruction costs can easily exceed the replacement cost figures used in this appraisal. The use of any extraordinary assumptions or hypothetical conditions may affect assignment results.

FIRREA Certification Statement:
The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.Ã‚Â

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 sales comparison method, allocation method, and extraction method are the three common methods for establishing site value. The site value estimate is based on comparable sales and the allocation method. Contributory value of sites to total value is between 20% and 25%. I have estimated the value of the subject site to be $24,000.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	= $	24,000
Source of cost data	Dwelling 2,089 Sq. Ft. @ $	= $	0
Quality rating from cost service / Effective date of cost data	Bsmt: 586 Sq. Ft. @ $	= $	0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			
	Garage/Carport 371 Sq. Ft. @ $	= $	0
	Total Estimate of Cost-New	= $	0
	Less 55 Physical / Functional / External		
	Depreciation $0	= $ (	0)
	Depreciated Cost of Improvements	= $	0
	"As-is" Value of Site Improvements	= $	
Estimated Remaining Economic Life (HUD and VA only) 25 Years	INDICATED VALUE BY COST APPROACH	= $	

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

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

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See Attached Addendum

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.

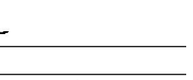
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Adebayo Adanri, SRA
Company Name Planning & Valuation Consultants, Inc.
Company Address 202 N Prospect Road, Suite 202A
Bloomington, IL 61704
Telephone Number 309-888-9600
Email Address bayoadanri@pvc-inc.net
Date of Signature and Report 01/14/2022
Effective Date of Appraisal 01/12/2022
State Certification # 553.001711
or State License #
or Other (describe) State #
State IL
Expiration Date of Certification or License 09/30/2023
IL Certified General Real Estate Appraiser

ADDRESS OF PROPERTY APPRAISED
301 S Madison St
Towanda, IL 61776

APPRAISED VALUE OF SUBJECT PROPERTY $ 126,000

LENDER/CLIENT
Name Stewart Valuation Services, LLC
Company Name PNC Bank, N.A.
Company Address 2730 Liberty Avenue
Pittsburgh, PA 15222
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 Residential Appraisal Report

File No. 4242822.1 301 S Madison TWD

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	301 S Madison St Towanda, IL 61776	401 Madison St Towanda, IL 61776-7588		204 N Madison St Towanda, IL 61776-7616		301 E Adams St Towanda, IL 61776-7617	
Proximity to Subject		0.08 MILES SE		0.27 MILES NE		0.17 MILES SE	
Sale Price	$		$ 117,000		$ 120,500		$ 114,400
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 95.90 sq. ft.		$ 94.36 sq. ft.		$ 75.16 sq. ft.	
Data Source(s)		MIRAMLS #11252519;DOM 11		MIRAMLS #10417509;DOM 15		MIRAMLS #10182368;DOM 1	
Verification Source(s)		County Assessor		County Assessor		County Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;3000	-3,000	ArmLth Conv;0		ArmLth FHA;0	0
Date of Sale/Time		s08/20;c07/20	5,500	s01/20;c12/19	7,500	s04/18;c02/18	13,500
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	13770 sf	10200 sf	3,500	12600 sf	1,000	20400 sf	-6,500
View	N;Res;Ind	N;Res;	0	N;Res;	0	N;Res;	0
Design (Style)	DT1.5;Cape Cod	DT2;Bi-Level	0	DT1.5;Cape Cod		DT1.5;Cape Cod	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	115	45	0	86	0	99	0
Condition	C4	C3	-1,500	C3	-1,500	C3	-1,500
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	6 / 3 / 1.0		7 / 3 / 1.1	-3,000	8 / 4 / 1.0	0
Gross Living Area 15	2,089 sq. ft.	1,220 sq. ft.	13,000	1,277 sq. ft.	12,000	1,522 sq. ft.	8,500
Basement & Finished Rooms Below Grade	586sf0sfin	1220sf1220sfin 1rr0br1.0ba1o	0 -12,000	576sf0sfin	0	1042sf0sfin	0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	None noted	None noted		None noted		None noted	
Garage/Carport	2gd3dw	2ga2dw	0	3gd3dw	-5,000	2gd1dw	0
Porch/Patio/Deck	Porch,Deck	Stoop,Deck	0	Porch,Patio	0	Porch	0
Fireplace	None	None		None		1 F/P	-2,000
Fence	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 5,500	[X] + [ ] -	$ 11,000	[X] + [ ] -	$ 12,000
Adjusted Sale Price of Comparables		Net Adj. 4.7% Gross Adj. 32.9%	$ 122,500	Net Adj. 9.1% Gross Adj. 24.9%	$ 131,500	Net Adj. 10.5% Gross Adj. 28.0%	$ 126,400

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)	County Assessor's Record	County Assessor's Record	County Assessor's Record	County Assessor's Record
Effective Date of Data Source(s)	01/14/2022	01/14/2022	01/14/2022	01/14/2022

Summary of Sales Comparison Approach

Planning & Valuation Consultants, Inc.

Uniform Residential Appraisal Report

File No. 4242822.1 301 S Madison TWD

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	301 S Madison St Towanda, IL 61776	206 S West St Lexington, IL 61753-1266					
Proximity to Subject		7.93 MILES NE					
Sale Price	$		$ 137,500		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 78.84 sq. ft.		$ sq. ft.		$ sq. ft.	
Data Source(s)		MIRAMLS #11190195;DOM 4					
Verification Source(s)		County Assessor					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0					
Date of Sale/Time		s09/21;c08/21	1,500				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	13770 sf	6572 sf	7,000				
View	N;Res;Ind	N;Res;	0				
Design (Style)	DT1.5;Cape Cod	DT2;Traditional	0				
Quality of Construction	Q4	Q4					
Actual Age	115	114	0				
Condition	C4	C3	-1,500				
Above Grade Room Count (Total / Bdrms. / Baths)	6 / 3 / 1.0	6 / 3 / 1.1	-3,000	/ /		/ /	
Gross Living Area	15 2,089 sq. ft.	1,744 sq. ft.	5,000	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	586sf0sfin	400sf0sfin	0				
Functional Utility	Average	Average					
Heating/Cooling	FWA C/Air	FWA C/Air					
Energy Efficient Items	None noted	None noted					
Garage/Carport	2gd3dw	2gd1dw	0				
Porch/Patio/Deck	Porch,Deck	Porch	0				
Fireplace	None	None					
Fence	None	None					
Net Adjustment (Total)		[X] + [ ] - $	9,000	[ ] + [ ] - $		[ ] + [ ] - $	
Adjusted Sale Price of Comparables		Net Adj. 6.5% Gross Adj. 13.1% $	146,500	Net Adj. % Gross Adj. % $		Net Adj. % Gross Adj. % $	

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 7	COMPARABLE SALE NO. 8	COMPARABLE SALE NO. 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Assessor's Record	County Assessor's Record		
Effective Date of Data Source(s)	01/14/2022	01/14/2022		

Summary of Sales Comparison Approach

Uniform Appraisal Dataset Definitions

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

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: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		

Highest and Best Use
The highest and best use is determined using the legally permitted test, physical possibility test, financial feasibility test and maximally productive test. The use that is legally permissible based on the zoning classification is single-family detached dwelling unit. The use that is physically possible based on the site physical characteristics is single-family residential use. The use that is financially feasible and produce the most return as at the effective date of this appraisal report is single-family use. The improvements are in good condition and contribute more to the total value than the site alone therefore the highest and best use of the improvements is to continue the existing use as single-family residential dwelling unit (as improved).

Condition of the Property
Continued from Condition of the Property: the last seven years; bathroom update in the past six years; kitchen in 1997; roof in the last 12 years; furnace in the past seven years. The enclosed porch/four season room in the last 15 years.

Comments on Sales Comparison
The Sales Comparison Approach is one of the three traditional approaches for estimating the value of a real estate. The approach is based on the principle that a typical buyer that is knowledgeable about the real estate market will not pay more than what it will cost to acquire a similar property with similar utility.

The village of Towanda is an homogeneous community, many of the residents have lived in the same house for more than five years. My comp search revealed that houses in the neighborhood seldomly change hand. The comparable sales used in this report were selected best on their functional utility compared to the subject property. My comp search was extended back into 2018; the search did not reveal comps to bracket the subject's above grade floor area. Comparable Sale No. 7 is located more than one mile from the subject property, it was used because of its year built which was around same time the subject property was built. The comparable sales were adjusted to the subject property based on the type of interest transferred, condition of sale, market condition, and physical characteristics.

The type of interest transferred is similar to the fee simple interest in the subject property therefore no adjustments warranted. The condition of sales of the comparable sales was arm's length in which the seller and the buyer were presumed not to be under duress and each acting in his/her interest. The subject property is not in foreclosure or short sale; no adjustments for condition of sales required. Comparable Sale No 3 is located across the street from the subject property, it was advertised in the open market but sold to a family member - hence, Comp 3 received no consideration in the final analysis.

Sale to resale analysis of the comparable sales shows increasing market condition; the comparable sales were adjusted accordingly. The subject property is located close to a light industrial use/grain bin but pair data analysis of Comparable Sales 1 and 3 did not show the need for adjustments for location or view. The comparable sales were adjusted for lot size and for other physical characteristics such as condition, above grade floor area, finished area in the basement, garage, and fireplace. Adjustments for condition reflects estimated cost to cure minor defects (damaged to the wall paper) in the living room and cracks in the stairway ceiling ($1,500). Line adjustments to Comparable Sales 1, 2, 3 and 4 exceed 10% due to adjustments for market condition/time, above grade floor area, finished area in the basement and garage. Net and gross adjustments exceed 15% and 25% for the same reasons. The indicated value is between $118,500 and $146,500.

Comparable Sale 3 was excluded from the final analysis because it was a sale between related individuals although it was listed in the open market before the decision to sell to family member. Comparable Sale 7 was excluded from the final analysis because of its distance from the subject property, therefore leaving Comparable Sales 1, 2, 4, 5 and 6 as the bases for arriving at the value conclusion thereby bringing the value range to 20%. The indicated value was arranged from the lowest to the highest. The indicated value from Comparable Sale 6 falls in the median and received the most weight in the final analysis. In conclusion, I have estimated the value of the subject property to be $126,000. The value conclusion exceeds the neighborhood prediminant value but the property is not an overimprovement for the neighborhood.

Final Reconciliation
The value conclusion is based on the Sales Comparison Approach. The Cost Approach and the Income Approach were considered but not used because there is insufficient data to support their use and come to a reasonable conclusion. The estimated value reflects the most probable price that 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.

Appraiser Additional Certifications
26. I have not performed any services regarding the subject property within the three year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

27. In accordance with Illinois Administrative Rule Section 1455.250 I am identifying the client as Stewart Valuation Services, LLC, AMC Registration Number 558-000197. PNC Real EC is identified as additional intended user.

28. The compensation for this appraisal assignment is $400.00.

29. The estimated exposure time and marketing time are under one week.

30. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.

31. I have made a personal inspection of the property that is the subject of this report

32. No one provided significant real property appraisal assistance to the person signing this certification.

33. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

34. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

35. As of the date of this report, I have not not completed the continuing education program for Designated Members of the Appraisal Institute.

Planning & Valuation Consultants, Inc.

Market Conditions Addendum to the Appraisal Report

File No. 4242822.1 301 S Madison TWD

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 301 S Madison St City Towanda State IL Zip Code 61776

Borrower Kathleen Case

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	3	1	2	☐ Increasing	☐ Stable	☒ Declining
Absorption Rate (Total Sales/Months)	0.50	0.33	0.67	☒ Increasing	☐ Stable	☐ Declining
Total # of Comparable Active Listings	0	0	0	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.00	0.00	0.00	☐ Declining	☒ Stable	☐ Increasing
Median Sale & List Price, DOM, Sale/List %	**Prior 7-12 Months**	**Prior 4-6 Months**	**Current - 3 Months**	**Overall Trend**		
Median Comparable Sale Price	94,000	131,150	150,100	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Sales Days on Market	11	2	7	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	100,000	125,000	152,500	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	11	2	8	☒ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	98.50%	104.92%	98.42%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

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

Seller concession is typical. The trend has been relatively stable. There has been no significant change in the seller contribution towards buyer's closing costs or buydowns.

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).

Foreclosures are not a factor in the neighborhood.

Cite data sources for above information. Mid-Illinois Realtors Association MLS

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

See Attached Addendum

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 Adebayo Adanri, SRA
Company Name Planning & Valuation Consultants, Inc.
Company Address 202 N Prospect Road, Suite 202A, Bloomington, IL 61704
State License/Certification # 553.001711 State IL
Email Address bayoadanri@pvc-inc.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

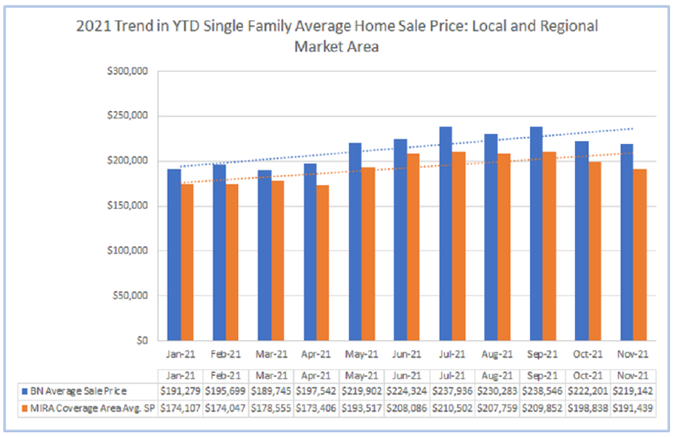
Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

ADDENDUM

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		

Market Analysis Comments
Market Conditions Addendum Criteria
Report ending on this date: 01/14/2022 Property Type: Detached Single (Equals Any) Area: Towanda (Equals Any) City: Towanda (Begins With) Map Search: rectangle Short Sale/Foreclosed/Court Approved: Short Sale, Foreclosed/REO, Court Approved (Equals None).

The search revealed six counts, all closed sales. The data however must be interpreted with care due to its small size. I supplemented the data with local and regional market data which shows increasing trends in the average sale price for all single-family houses sold in the Bloomington-Normal area between January and November 2021 as illustrated in the following graph. The sale to resale analysis of the comparable sales used under the Sales Comparison Approach also shows increasing trend. It is therefore my opinion that the neighborhood market condition is increasing.



	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
BN Average Sale Price	$191,279	$195,699	$189,745	$197,542	$219,902	$224,324	$237,936	$230,283	$238,546	$222,201	$219,142
MIRA Coverage Area Avg. SP	$174,107	$174,047	$178,555	$173,406	$193,517	$208,086	$210,502	$207,759	$209,852	$198,838	$191,439

Planning & Valuation Consultants, Inc.

USPAP ADDENDUM

File No. 4242822.1 301 S Madison TWDA

Borrower: Kathleen Case
Property Address: 301 S Madison St
City: Towanda County: McLean State: IL Zip Code: 61776
Lender: PNC 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: under three weeks

The comparable sales average days on the market is 19 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.

Additional Comments

APPRAISER:

Signature:
Name: Adebayo Adanri, SRA
Date Signed: 01/14/2022
State Certification #: 553.001711
or State License #:
or Other (describe): State #:
State: Illinois
Expiration Date of Certification or License: 09/30/2023
Effective Date of Appraisal: 01/12/2022

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

DIMENSION LIST ADDENDUM

Borrower: Kathleen Case | File No.: 301 S Madison TWDA
Property Address: 301 S Madison St | Case No.: 4242822.1
City: Towanda | State: IL | Zip: 61776
Lender: PNC Bank, N.A.

GROSS BUILDING AREA (GBA)	2,089
GROSS LIVING AREA (GLA)	2,089

Area(s)	Area	% of GLA	% of GBA
Living	2,089		100.00
Level 1	1,396	66.83	66.83
Level 2	693	33.17	33.17
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
☐ Basement	586		
☐ Garage	371		
☐ Other	84		

Area Measurements					Area Type					
Measurements			Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
10.50	x 17.50	x 1.00	=	183.75	X					
13.50	x 19.50	x 1.00	=	263.25	X					
28.50	x 28.50	x 1.00	=	812.25	X					
6.00	x 14.50	x 1.00	=	87.00	X					
1.00	x 3.20	x 1.00	=	3.18	X					
8.50	x 4.20	x 1.00	=	35.55	X					
4.50	x 3.20	x 0.35	=	5.06	X					
5.00	x 2.80	x 0.41	=	5.89	X					
13.50	x 17.50	x 1.00	=	236.25					X	
4.00	x 11.00	x 1.00	=	44.00					X	
18.00	x 17.00	x 1.00	=	306.00					X	
4.70	x 9.00	x 1.00	=	42.00		X				
12.00	x 12.80	x 1.00	=	153.00		X				
6.80	x 4.00	x 1.00	=	27.00		X				
4.90	x 18.50	x 1.00	=	90.96		X				
4.00	x 3.40	x 1.00	=	13.67		X				
6.00	x 17.30	x 1.00	=	104.00		X				
2.80	x 18.70	x 1.00	=	51.33		X				
4.80	x 9.00	x 1.00	=	43.50		X				
9.00	x 20.70	x 0.45	=	84.00		X				
20.70	x 18.70	x 0.22	=	84.00		X				

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 12, 2022
Appraised Value: $ 126,000



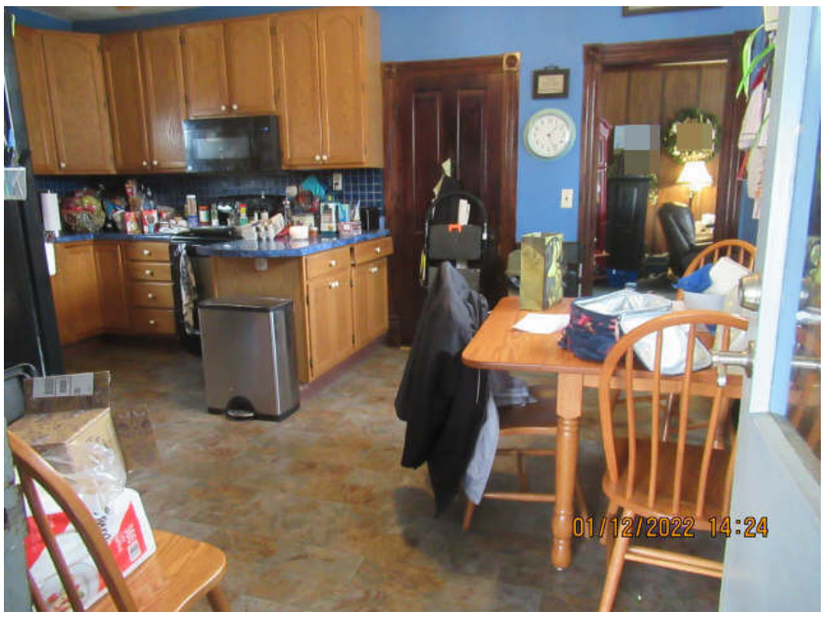
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Kitchen

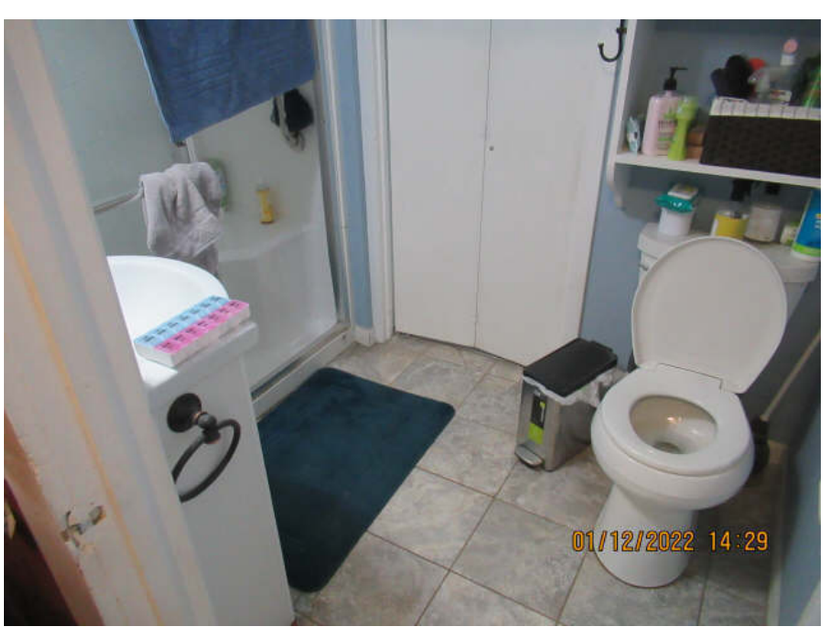
Comment:



Living Area

Description:
Living Room

Comment:



Bathroom

Description:
Main Floor

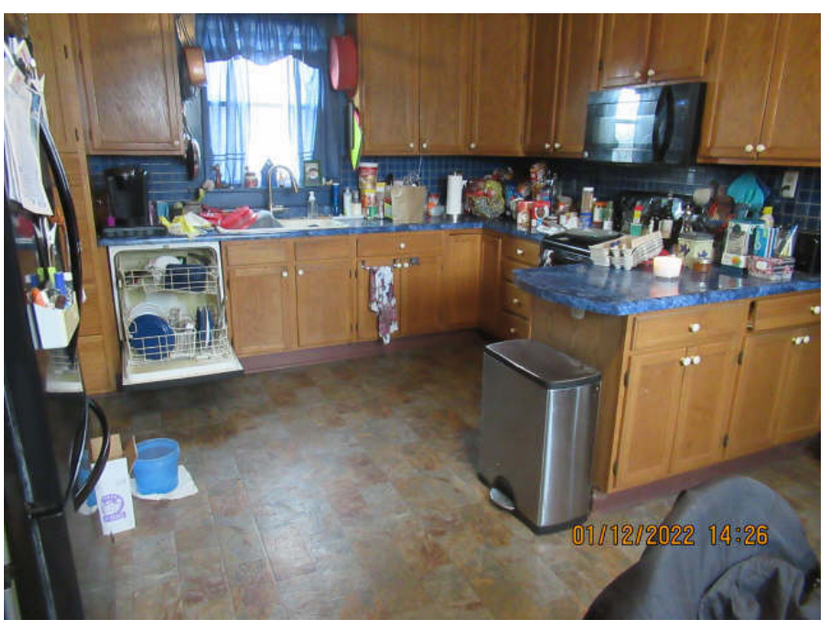
Comment:

INTERIOR PHOTOS

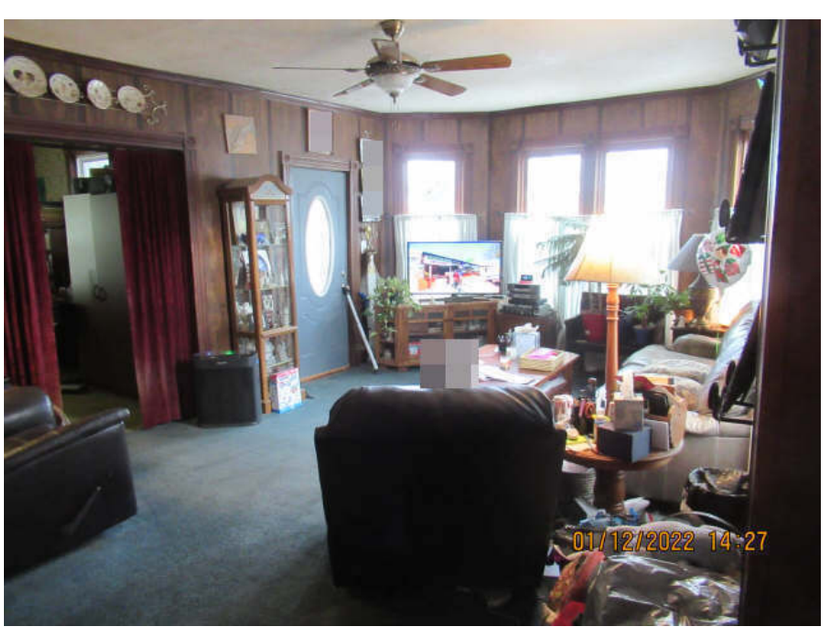
Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Comment:
Enclosed Porch/Four Season Room



Comment:
Kitchen (cntd.)

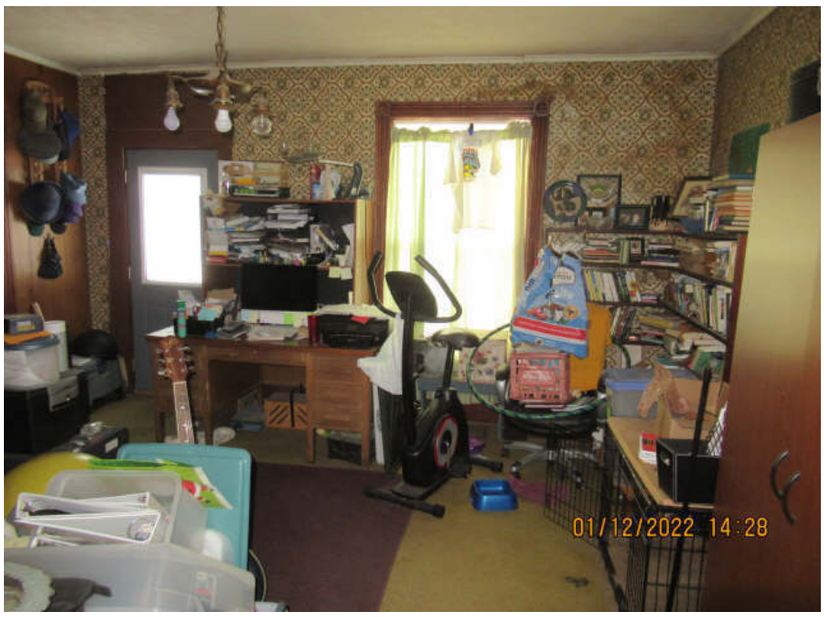


Family Room

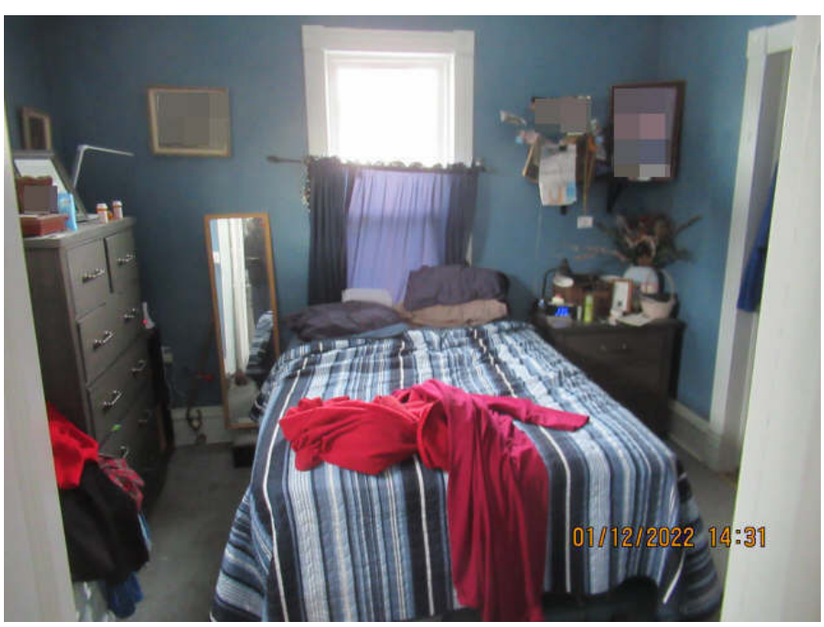
Comment:

INTERIOR PHOTOS

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Comment:
Living Room (cntd.)



Bedroom

Comment:



Laundry

Comment:

INTERIOR PHOTOS

Borrower: Kathleen Case		File No.:	301 S Madison TWDA
Property Address: 301 S Madison St		Case No.:	4242822.1
City: Towanda	State: IL	Zip:	61776
Lender: PNC Bank, N.A.			



Basement Unfinished Area

Comment:



Basement Unfinished Area

Comment:
Utility



Basement Unfinished Area

Comment:

INTERIOR PHOTOS

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		

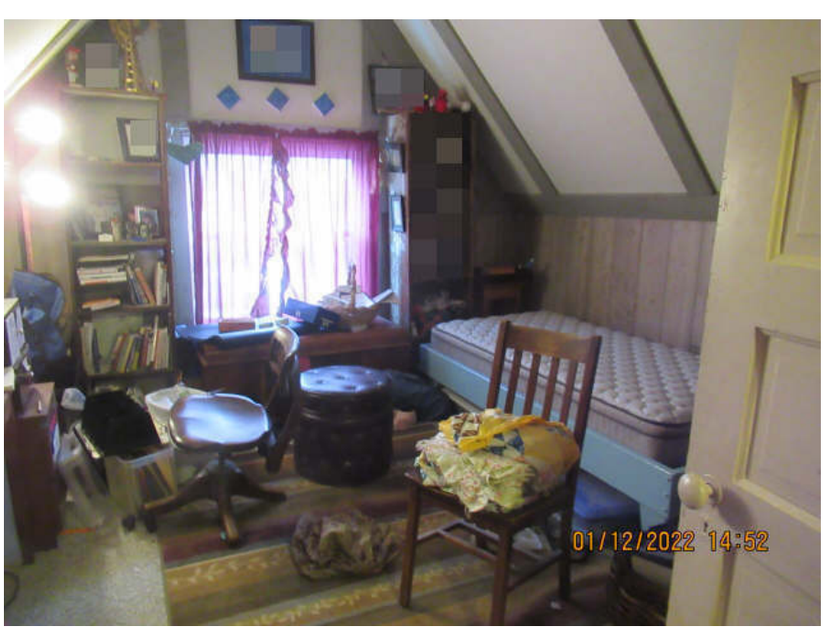


Bedroom

Comment:



Comment:
Storage

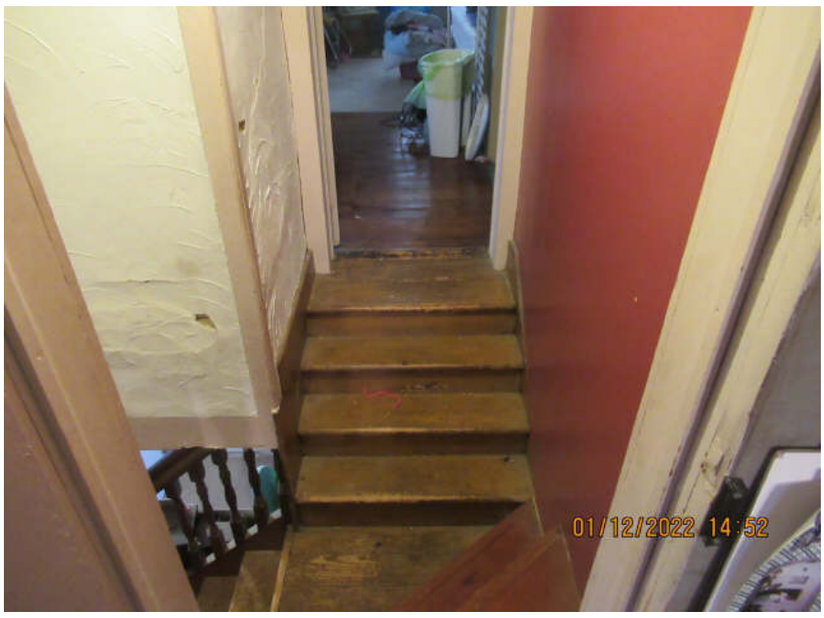


Bedroom

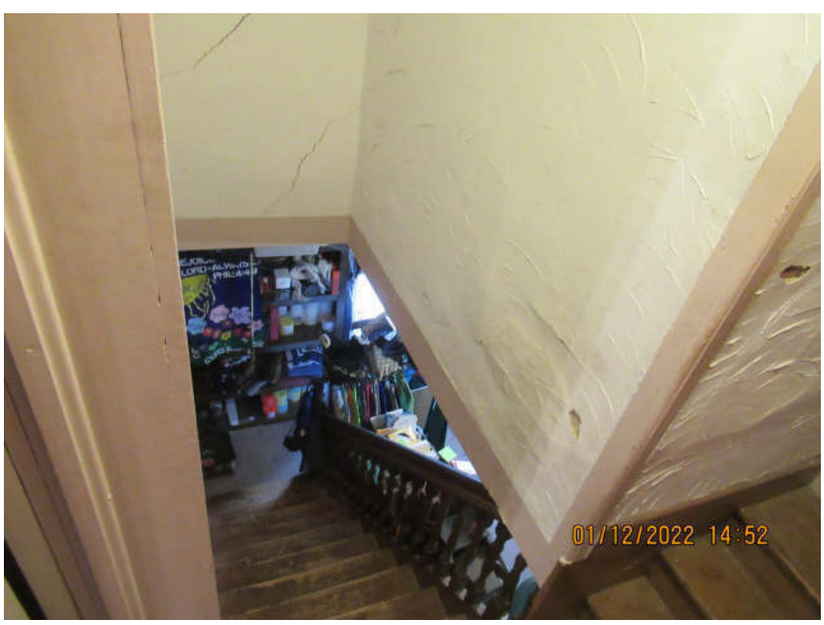
Comment:

INTERIOR PHOTOS

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Comment:
Stairway



Comment:
Stairway - minor cracks above the staircase



Comment:
Torn wall paper in the living room

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



COMPARABLE SALE #1

102 S Taylor St
Towanda, IL 61776-7588
Sale Date: s12/21;c10/21
Sale Price: $ 93,500



COMPARABLE SALE #2

105 N Quincy St
Towanda, IL 61776-7589
Sale Date: s08/21;c07/21
Sale Price: $ 131,150



COMPARABLE SALE #3

302 Madison St
Towanda, IL 61776-7588
Sale Date: s06/21;c04/21
Sale Price: $ 94,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



COMPARABLE SALE #4

401 Madison St
Towanda, IL 61776-7588
Sale Date: s08/20;c07/20
Sale Price: $ 117,000



COMPARABLE SALE #5

204 N Madison St
Towanda, IL 61776-7616
Sale Date: s01/20;c12/19
Sale Price: $ 120,500



COMPARABLE SALE #6

301 E Adams St
Towanda, IL 61776-7617
Sale Date: s04/18;c02/18
Sale Price: $ 114,400

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



COMPARABLE SALE #7

206 S West St
Lexington, IL 61753-1266
Sale Date: s09/21;c08/21
Sale Price: $ 137,500

COMPARABLE SALE #8

Sale Date:
Sale Price: $

COMPARABLE SALE #9

Sale Date:
Sale Price: $

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Subject front & side view



Subject rear & side view



Subject rear & side view

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Subject side & rear view



Subject side & rear view



Garage interior view

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Subject rear & side view



Subject / Abutting alley view



Subject street view facing North on S Madison Street

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



Subject front & side view



Subject front view

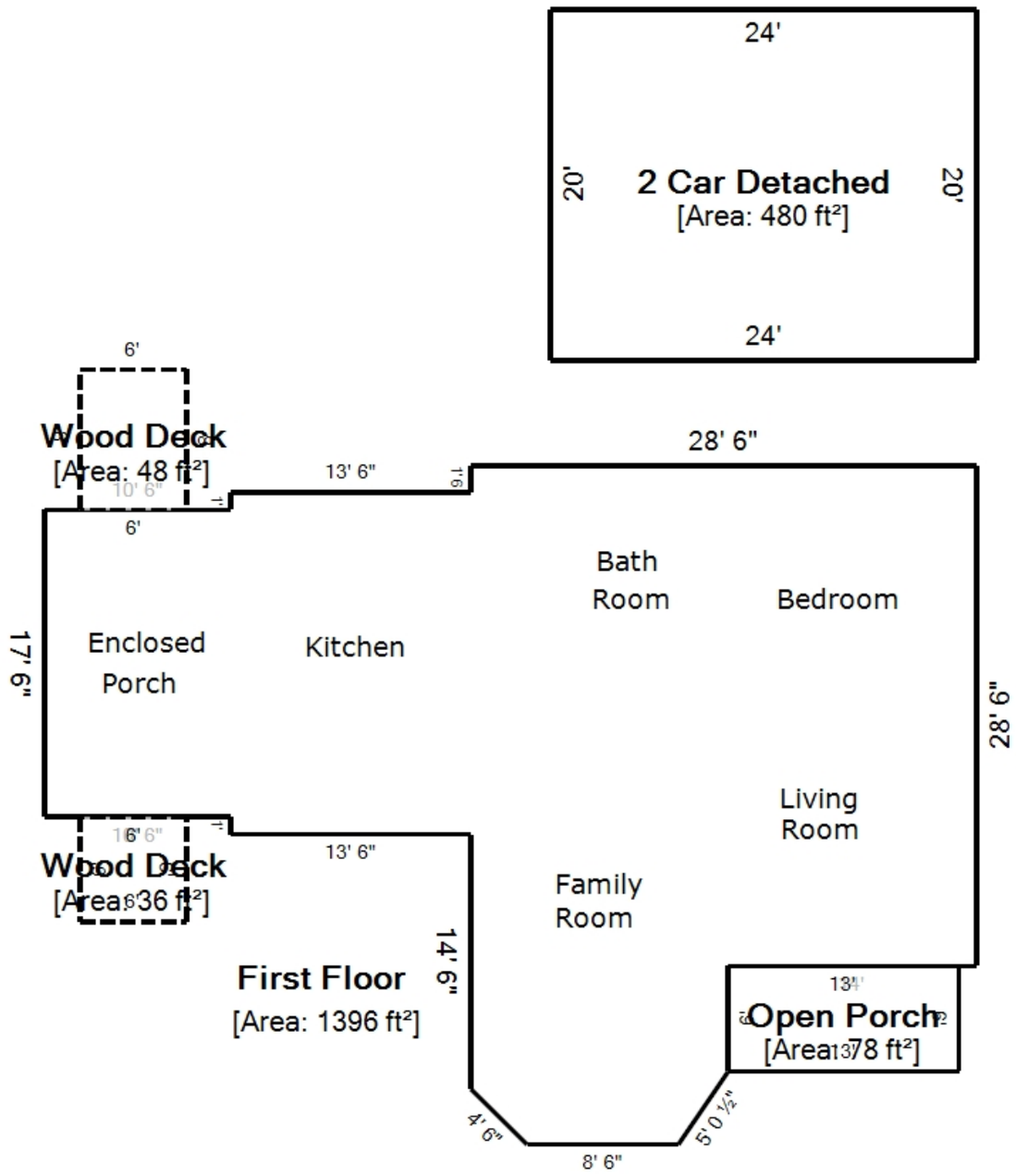


Subject street view facing West on Adams Street

FLOORPLAN SKETCH

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		

Sketch



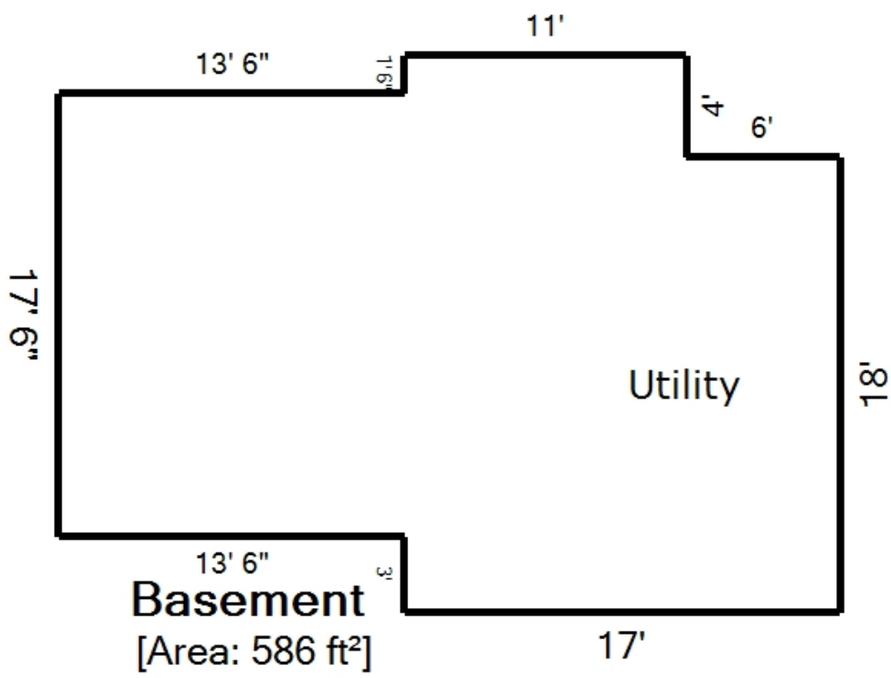
8 ft

Living Area		Nonliving Area	
First Floor	1395.93 ft²	Wood Deck	36 ft²
		Wood Deck	48 ft²
		Open Porch	78 ft²
		2 Car Detached	480 ft²
Total Living Area (rounded):	**1396 ft²**	**Total Non-Living Area (rounded):**	**642 ft²**

FLOORPLAN SKETCH

Borrower: Kathleen Case		File No.:	301 S Madison TWDA
Property Address: 301 S Madison St		Case No.:	4242822.1
City: Towanda	State: IL	Zip:	61776
Lender: PNC Bank, N.A.			

Sketch



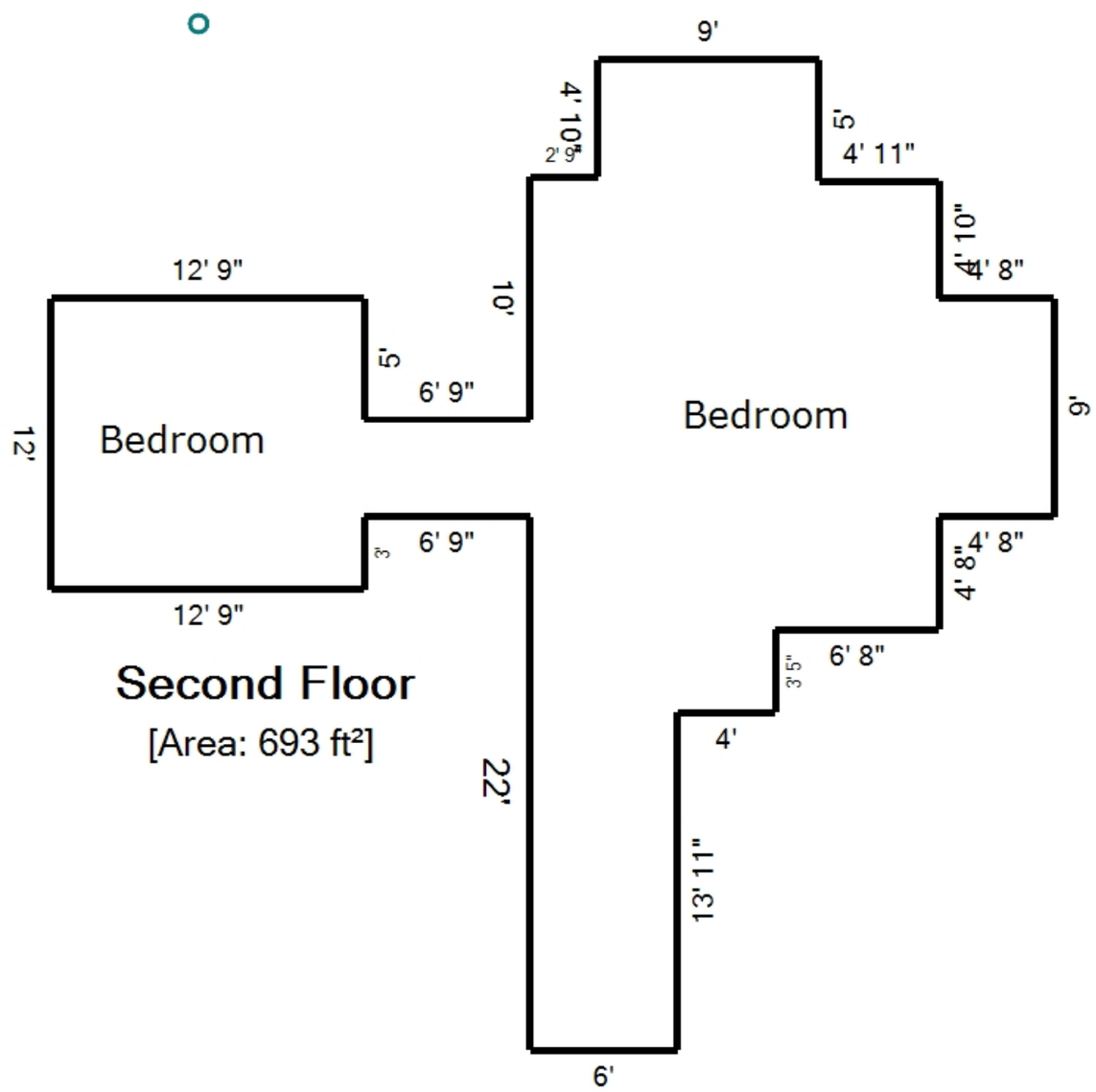
6 ft

Nonliving Area	
Basement	586.25 ft²
Total Non-Living Area (rounded):	**586 ft²**

FLOORPLAN SKETCH

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		

Sketch



6 ft

Living Area	
Second Floor	693.46 ft²
Total Living Area (rounded):	**693 ft²**

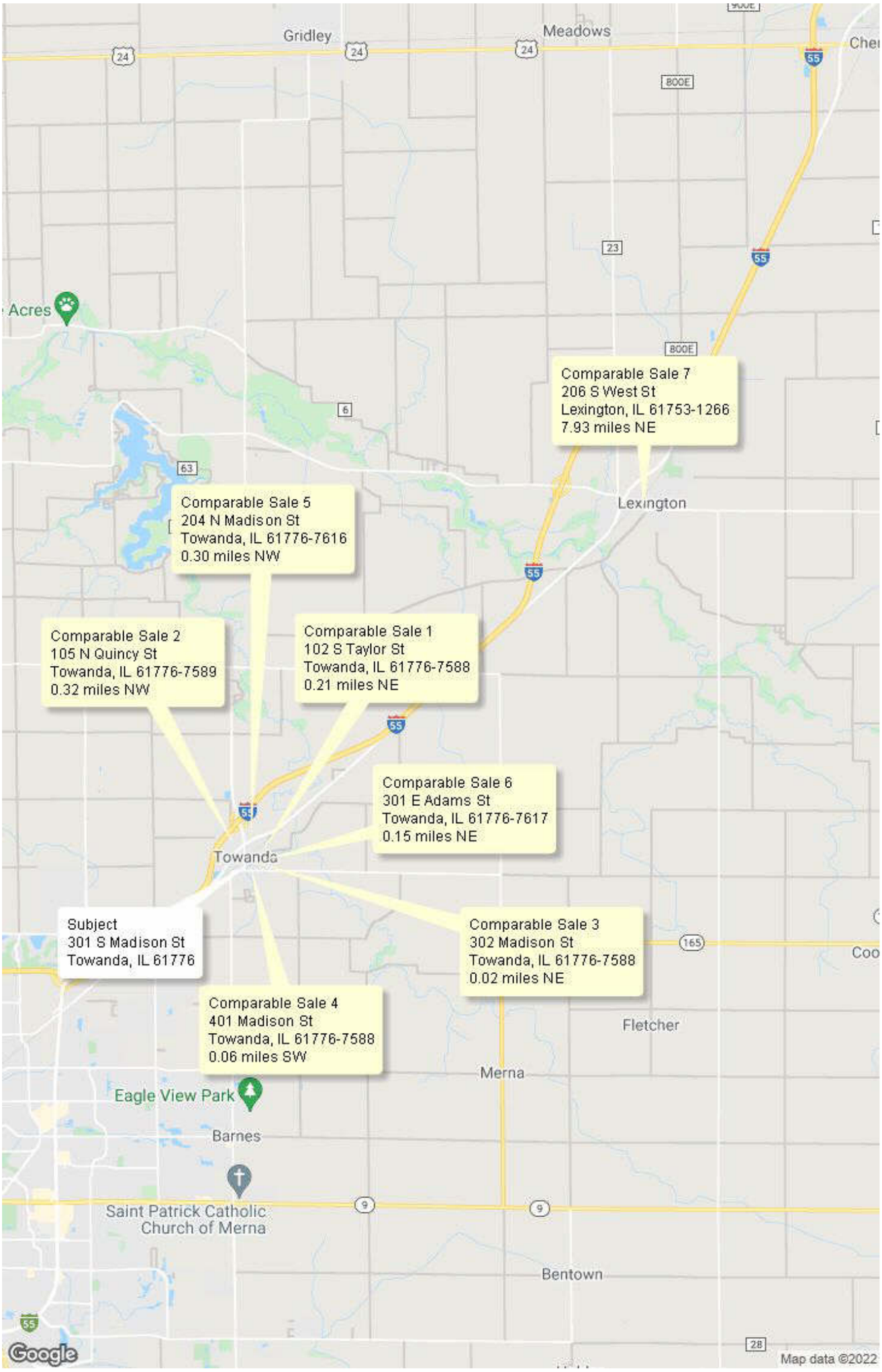
AERIAL MAP

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



LOCATION MAP

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



FLOOD MAP

Borrower: Kathleen Case		File No.: 301 S Madison TWDA
Property Address: 301 S Madison St		Case No.: 4242822.1
City: Towanda	State: IL	Zip: 61776
Lender: PNC Bank, N.A.		



FLOOD INFORMATION

Community: Village of Towanda

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 17113C0310E

Panel: 17113C0310

Zone: X

Map Date: 07-16-2008

FIPS: 17113

Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

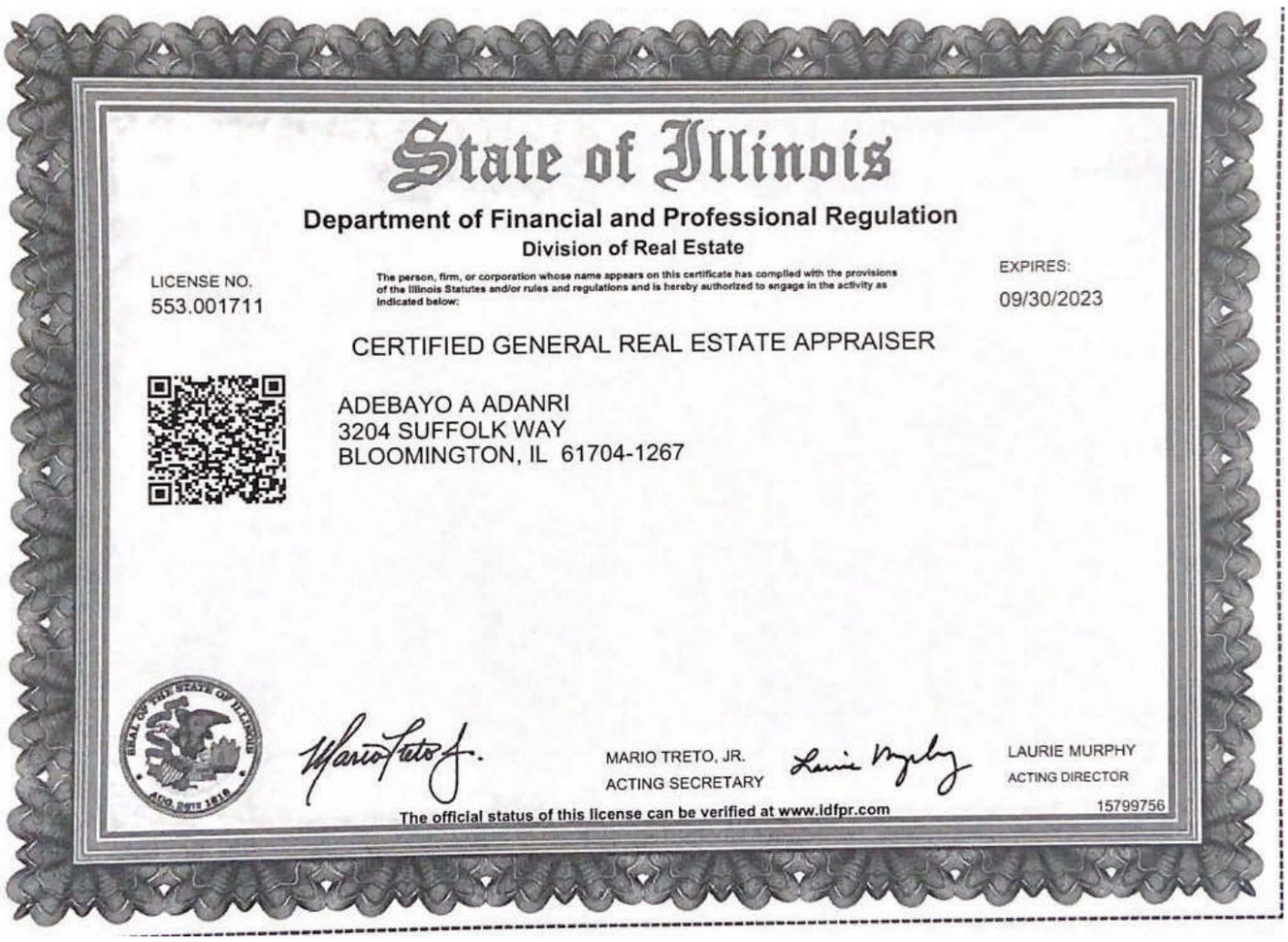
= Moderate and Minimal Risk Areas

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.



State of Illinois

Department of Financial and Professional Regulation

Division of Real Estate

LICENSE NO.
553.001711

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED GENERAL REAL ESTATE APPRAISER

ADEBAYO A ADANRI
3204 SUFFOLK WAY
BLOOMINGTON, IL 61704-1267

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

15799756