APPRAISAL REVIEW SCORECARD

ID#: 061124.0909_1004d_PA

108 Shogren Ln

Bessemer, PA 16112

Appraised Value



Not Available

Case #.....442-5339119
Assignment Type.....Not Available
Client.....Rocket Mortgage, LLC.
Borrower.....Coll, Valerie
Legal Owner.....
Seller is Owner.....NA
Occupancy.....Not Available
For Sale Last 36 Mo?.....NA
PUD | HOA Fees.....No | /yr
Form.....1004D_05

Appraisal is Made.....N/A
Appraised Value.....

Appraiser.....George O. Sewall III
License Expiration.....RL000537L expires 06/30/2025
Signed Date.....06/11/2024
Site Size.....Not Available
Site Value.....N/A

Multiple Parcels.....
Parcel #.....
Flood Hazard Area.....Not Available
Zoning.....Not Available
Highest and Best Use.....No
Design | # of Stories..... | Not Available
Year Built.....Not Available |

Legal Desc.....DBV:2011 PG:4115

Listing Desc.....
Contract Price.....$206,000
Concessions.....NO

Additional Details

Tech Review Complete.....No

Risk Indicators

Accuracy

INSUFFICIENT DATA

Review Results: 92 Rules / 2 Findings

Business	Compliance	Cross-Check	Requirements	Risk
Best Practices	Industry Standards	Data Validation	Letter of Engagement	Areas of Concern
BUS - PASS	CPL - PASS	CRX - 2 Findings	REQ - PASS	RSK - PASS

Review Checklist: 10 Items

- License and E&O (8)
- Other (2)

Thank you for your order! This Summary is provided for information purposes and is for internal use only. All information was taken directly from the appraisal report. It is not a technical review nor is it verified for conformity to a specific loan program. Please email comments to us.

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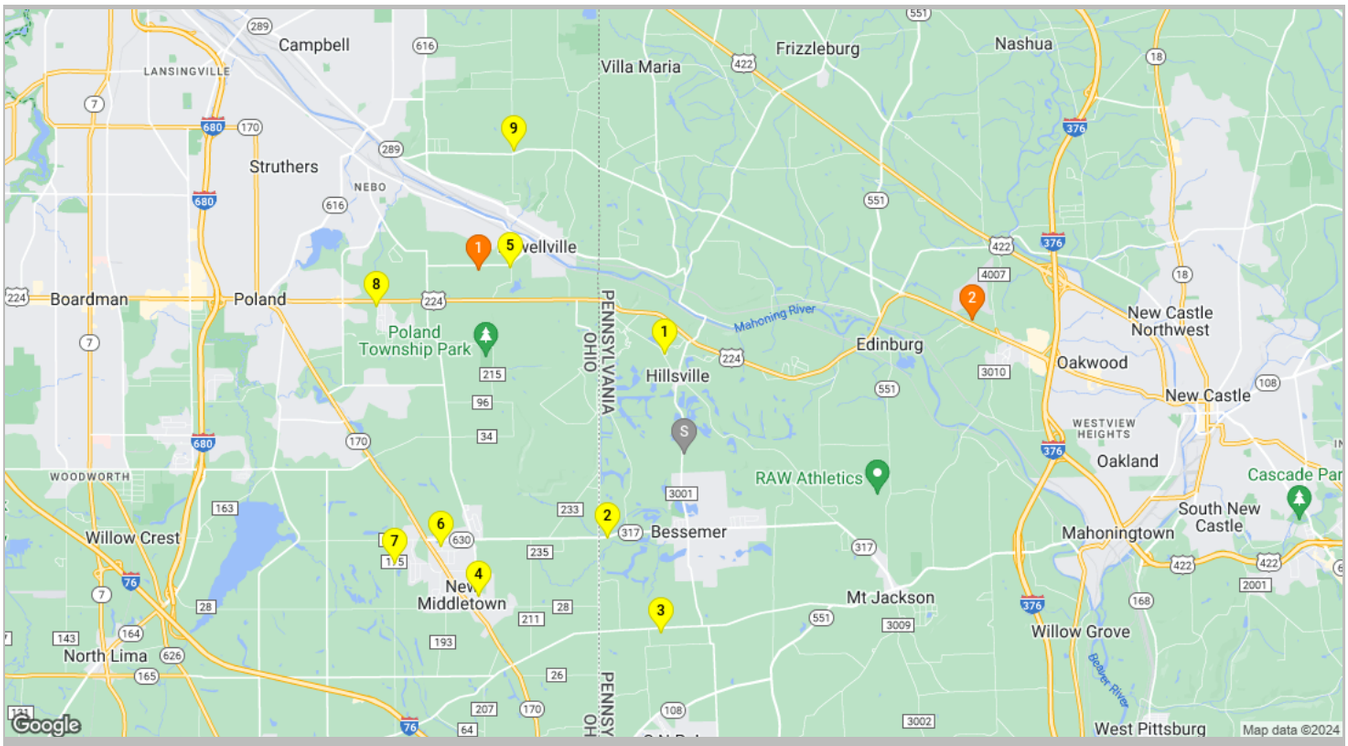
Alternative Sales & Listings

108 Shogren Ln
Bessemer, PA 16112

Appraised Value

As Of 6/11/2024

SUBJECT SALES COMPS LISTING COMPS POTENTIAL SALES POTENTIAL LISTINGS



#	ADDRESS	PROX. (mi)	SALE/LIST PRICE	SALE/LIST DATE	SITE	GLA (sf)	BD	BA	AGE	CARS
S	108 Shogren Ln Bessemer PA, 16112	–	–	–	–	–	–	–	–	–
1	4052 W MAIN ST HILLSVILLE PA, 16132	1.5	–	–	–	1,791	–	2.0	–	–
2	727 W POLAND RD BESSEMER PA, 16112-2119	1.66	–	–	–	1,598	–	1.0	–	–
3	736 COLUMBIANA RD BESSEMER PA, 16112	2.64	–	–	–	1,920	–	2.0	–	–
4	57 CIRCLEVIEW DR NEW MIDDLETOWN OH, 44442-9405	3.68	–	–	–	1,420	–	1.0	–	–
5	6040 QUARRY RD LOWELLVILLE OH, 44436-9535	3.76	–	–	–	1,904	–	2.0	–	–
6	303 WARNER DR NEW MIDDLETOWN OH, 44442-9749	3.83	–	–	–	1,422	–	2.0	–	–
1	5237 KENNEDY RD LOWELLVILLE OH, 44436-9563	4.07	$138,000	05/07/2024	–	1,586	3	2.0	47	–
7	10361 UNITY RD NEW MIDDLETOWN OH, 44442-8717	4.55	–	–	–	1,848	–	2.0	–	–
2	2972 W STATE ST NEW CASTLE PA, 16101-8650	4.7	$185,000	05/18/2024	–	1,388	3	1.0	69	–
8	6564 PACIFICA DR YOUNGSTOWN OH, 44514-4225	5.04	–	–	–	1,634	–	2.0	–	–
9	5314 NEW CASTLE RD LOWELLVILLE OH, 44436-9532	5.12	–	–	–	1,420	–	2.0	–	–

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Review Results

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The Appraisal Review Scorecard includes thousands of rules and quality factors to evaluate the appraisal report. The result is an in-depth appraisal review providing comprehensive due diligence in understandable and actionable terms.

TYPES CF-Confirmation | CM-Completeness | CN-Concern | CR-Correctness | CS-Consistency | CX-Cross Check

IMPORTANCE Ranking 1 lowest to 5 highest

WARNING FINDINGS: 2

3
CX

SUBJECT | ASSESSORS_PARCEL_NUMBER.1
CRX - 1004D_05 - SUBJECT - Assessor's Parcel # - on report (), differs from PUBLIC RECORDS (26-049200).

3
CX

Purpose | Legal Description
CRX - 1004D_05 - SUBJECT - Legal Description - on report (DBV:2011 PG:4115), differs from PUBLIC RECORDS (LOT 150X275 OR .95 A H 112C).

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Review Checklist

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License and E&O — FINDINGS: 8

3 CM	Signatures | Appraiser CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's signature provided?	Approved
3 CM	Signatures | Appraiser Date Report Signed CHK - 1004D_05 - CERTIFICATION - Is the Date of Signature and Report reasonable based on the Effective Date of the Report?	
3 CM	Signatures | Appraiser Effective Date of Appraisal Update CHK - 1004D_05 - CERTIFICATION - Is the Effective Date of the Appraisal provided?	
3 CM	Signatures | Appraiser State Certification # CHK - 1004D_05 - LICENSE IMAGE - If an image of a License is included does it match the information provided on the Certification page (George O. Sewall III,	
3 CM	Signatures | Appraiser Certification/License State CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License State a valid 2 character State abbreviation, and does it match the Subject's State?	Approved
3 CM	Signatures | Appraiser Expiration Date of Certification or License CHK - 1004D_05 - CERTIFICATION - Is the Appraiser's License Expiration Date a valid date?	Approved
3 CM	Signatures | Appraiser Expiration Date of Certification or License CHK - 1004D_05 - CERTIFICATION - Is the Expiration Date of License after the Signature Date?	Approved
3 CM	Signatures | Lender/Client Name CHK - 1004D_05 - CERTIFICATION - Does the Lender /Client Name and Address match client information?	

Other — FINDINGS: 2

3 CM	Purpose | Subject Address CHK - 1004D_05 - SUBJECT - Does Subject Property Address match the order and is it USPS verified?	
3 CM	Purpose | Property Rights Appraised: Fee Simple CHK - 1004D_05 - SUBJECT - Is Property Rights Appraised Fee Simple?	Approved

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