Individual Condominium Unit Appraisal Report

File # 22082901

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 5075 Shady Knoll Ave NW | Unit # 25 | City Massillon | State OH | Zip Code 44646

Borrower Any Borrower | Owner of Public Record Any Owner | County Stark

Legal Description 53 WH Shady Knolls2 (.46A) Jackson Twp - Jackson LSD

Assessor's Parcel # 1630126 | Tax Year 2019 | R.E. Taxes $ 7,159

Project Name Test Project | Phase # 1 | Map Reference 7 | Census Tract 7114.11

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 91 | 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 Any Lender | Address 4790 Doug Cir NW, Canton, Oh 44718

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). No current listings or listings in the past 12 months reported in the NEOHREX MLS.

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 current owner? [ ] 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				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[X] Increasing	[ ] Stable	[ ] Declining	PRICE	AGE	One-Unit	67 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	3 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	Low		Multi-Family	1 %
Neighborhood Boundaries	North by Mt Pleasant, east by Whipple, south by Roanoke, west by High							High		Commercial	9 %
Mill. Neighborhood is considered to be all of Jackson LSD. *** See Additional Comments ***								Pred.		Other	20 %

Neighborhood Description Subject is located in a suburban type area that has a wide range of styles, ages and values of houses. There has been much upscale new construction over the past 20 years. It has many of the support features that is expected in an upscale township.

Market Conditions (including support for the above conclusions) Marketing conditions throughout the county are generally adequate. Marketing times can vary widely, but when properly priced, most of the area has been under 3 months. Seller concessions are sometimes used.

PROJECT SITE

Topography | Size | Density | View N;Res;

Specific Zoning Classification R-R | Zoning Description Rural Residential

Zoning Compliance [X] Legal [ ] Legal Nonconforming - Do the zoning regulations permit rebuilding to the current density? [ ] Yes [ ] No

[ ] No Zoning [ ] Illegal (describe)

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

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39151C0185E | FEMA Map Date 09/29/2011

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

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe No apparent adverse easements, encroachments or special assessments noted. No title search was made. There is an assessment for Muskingum Watershed & Street Lighting.

PROJECT INFORMATION

Data source(s) for project information

Project Description [X] Detached [ ] Row or Townhouse [ ] Garden [ ] Mid-Rise [ ] High-Rise [ ] Other (describe)

General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete	
# of Stories	6	Exterior Walls	vinyl	# of Units		# of Phases	5	# of Planned Phases	
# of Elevators	2	Roof Surface	aphlt	# of Units Completed		# of Units	2	# of Planned Units	
[X] Existing	[ ] Proposed	Total # Parking		# of Units For Sale		# of Units for Sale	1	# of Units for Sale	
[ ] Under Construction		Ratio (spaces/units)		# of Units Sold		# of Units Sold	5	# of Units Sold	
Year Built	2010	Type		# of Units Rented		# of Units Rented	3	# of Units Rented	
Effective Age	6	Guest Parking		# of Owner Occupied Units		# of Owner Occupied Units	2	# of Owner Occupied Units	

Project Primary Occupancy [ ] Principle Residence [ ] Second Home or Recreational [X] Tenant

Is the developer/builder in control of the Homeowners' Association (HOA)? [ ] Yes [X] No

Management Group – [ ] Homeowners' Association [X] Developer [ ] Management Agent – Provide name of management company.

Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? [ ] Yes [X] No If Yes, describe

Was the project created by the conversion of an existing building(s) into a condominium? [ ] Yes [X] No If Yes, describe the original use and the date of conversion.

Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? [X] Yes [ ] No If No, describe

Is there any commercial space in the project? [ ] Yes [X] No If Yes, describe and indicate the overall percentage of the commercial space.

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PROJECT INFORMATION

Describe the condition of the project and quality of construction.

Describe the common elements and recreational facilities.

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

Is the project subject to ground rent? [ ] Yes [X] No If Yes, $ per year (describe terms and conditions)

Are the parking facilities adequate for the project size and type? [X] Yes [ ] No If No, describe and comment on the effect on value and marketability.

PROJECT ANALYSIS

I [ ] did [X] did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed. I did not want to.

Are there any other fees (other than regular HOA charges) for the use of the project facilities? [ ] Yes [X] No If Yes, report the charges and describe.

Compared to other competitive projects of similar quality and design, the subject unit charge appears [ ] High [X] Average [ ] Low If High or Low, describe

Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?
[ ] Yes [X] No If Yes, describe and explain the effect on value and marketability.

UNIT DESCRIPTION

Unit Charge $ 650 per month X 12 = $ 7,800 per year Annual assessment charge per year per square feet of gross living area = $ 2

Utilities included in the unit monthly assessment [ ] None [X] Heat [ ] Air Conditioning [ ] Electricity [ ] Gas [ ] Water [ ] Sewer [ ] Cable [ ] Other (describe)

General Description	Interior	materials/condition	Amenities	Appliances	Car Storage
Floor #	Floors	Carpet/Tile-Avg-Good	[X] Fireplace(s) # 1	[X] Refrigerator	[ ] None
# of Levels 2	Walls	Drywall-Good	[ ] Woodstove(s) # 0	[X] Range/Oven	[X] Garage [X] Covered [ ] Open
Heating Type hp Fuel Gas	Trim/Finish	Wood-Good	[X] Deck/Patio Patio	[X] Disp [X] Microwave	# of Cars 6
[X] Central AC [ ] Individual AC	Bath Wainscot	FG/Tile-Good	[X] Porch/Balcony Covd	[X] Dishwasher	[ ] Assigned [ ] Owned
[ ] Other (describe)	Doors		[ ] Other None	[ ] Washer/Dryer	[ ] Parking Space #

Finished area **above** grade contains: 8 Rooms 4 Bedrooms 3.1 Baths 3,332 Square Feet of Gross Living Area Above Grade

Are the heating and cooling for the individual units separately metered? [X] Yes [ ] No If No, describe and comment on compatibility to other projects in the market area.

Additional features (special energy efficient items, etc.) Front covered porch. Concrete patio in back. Fireplace is in the family room with an 18' cathedral ceiling. 13 course concrete block foundation walls.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;No updates in the prior 15 years;The subject property has been well maintained and nicely decorated. Kitchen has good quality maple cabinets, granite counter tops and ceramic tile backsplash. Master bedroom suite on the first floor. Master bathroom has whirlpool tub, custom ceramic tile shower and double sinks. The second floor main bathroom has a tub/shower combination. The other second floor bathroom has a shower.

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

PRIOR SALE HISTORY

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) Stark County Auditor and/or Realist

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

Data source(s) Stark County Auditor and/or Realist

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Auditor/Realist	Auditor/Realist	Auditor/Realist	Auditor/Realist
Effective Date of Data Source(s)	10/04/2019	10/04/2019	10/04/2019	10/04/2019

Analysis of prior sale or transfer history of the subject property and comparable sales Subject's prior sale is the site purchase. Comp 1 prior transfer has no sales price indicated and is reflected as a non-arms length transaction.

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There are 12 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 429,900 to $ 590,000

There are 26 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 400,000 to $ 620,000

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address and Unit #	5075 Shady Knoll Ave NW 25, Massillon, OH 44646	4832 Shady Knoll Ave NW 5, Massillon, OH 44646		9396 Broadland St NW 6, Massillon, OH 44646		5103 Glen Elm Cir NW 7, Massillon, OH 44646	
Project Name and Phase	Test Project 1	Test Project 2		Test Project 3		Test Project 4	
Proximity to Subject		0.22 miles S		2.35 miles NW		0.60 miles W	
Sale Price	$		$ 482,000		$ 524,900		$ 460,000
Sale Price/Gross Liv. Area	$ sq. ft.	$ 147.31 sq. ft.		$ 168.51 sq. ft.		$ 150.57 sq. ft.	
Data Source(s)		NEOHREX#4011030;DOM 92		NEOHREX#4095864;DOM 34		NEOHREX#4069765;DOM 65	
Verification Source(s)		County Auditor/Realist		County Auditor/Realist		County Auditor/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0		FHA;0		Conv;0	
Date of Sale/Time		s09/19;c08/19	+3,882	s08/19;c05/19	+12,166	s04/19;c04/19	+12,930
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	650	15	+100	20	+200	30	+500
Common Elements and Rec. Facilities	Element 1 Pool	Element 2 Gym	+200 +300	Element 3 Pool	+400 +300	Element 4 Tennis	+200 +400
Floor Location	Third	Second	+400	First	+200	Fourth	+300
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2L;Town	DT2L;Town		DT2L;Town		DT2L;Town	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	9	14	+200	8	+300	10	+4,400
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 3.1	8 / 4 / 3.1		8 / 4 / 3.1		9 / 4 / 3.0	+4,000
Gross Living Area	3,332 sq. ft.	3,272 sq. ft.	+3,600	3,115 sq. ft.	+13,020	3,055 sq. ft.	+16,620
Basement & Finished Rooms Below Grade	2068sf0sfin	2629sf0sfin	+150	2234sf1244sfin 1rr1br1.0ba1o	+250 +180	1869sf0sfin	+300
Functional Utility	Avg	Avg		Avg		Avg	
Heating/Cooling	hp	F/A-Cac	+40	F/A-Cac	+20	F/A-Cac	+10
Energy Efficient Items	None	None		None		None	
Garage/Carport	3g3cv	3g3cv		3g3cv		3g3cv	
Porch/Patio/Deck	Yes	Yes		Yes		Yes	
Encd/Scrd Porch	None	None		None		None	
Other	None	None		None		None	
Other	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 8,872	[X] + [ ] -	$ 27,036	[X] + [ ] -	$ 39,660
Adjusted Sale Price Of Comparables		Net Adj. 1.84% Gross Adj. 1.84%	$ 490,872	Net Adj. 5.15% Gross Adj. 5.15%	$ 551,936	Net Adj. 8.62% Gross Adj. 8.62%	$ 499,660

Summary of Sales Comparison Approach: The search for comparable sales was extended to a 3 mile radius, two sty style house built between 2000-2015. Comp 1 was given slightly more weight because it is a very current sale in the past 30 days and is located in the subject's development. It has very similar gla and also does not have a finished basement. Comp 2 is a very recent sale in the past month and is of similar age. Comp 3 is located within 1 mile and is of similar age. Comps 4&5 are over 1 mile but sold in the past 3 months. Comp 6 is a current listing that is of similar age and gla. There is a 6% annual market condition adjustment made to reflect the increased prices in the market place. No adjustment was made for any seller givebacks of less than 3%. This is not uncommon and typically does not affect the sales price. The room count adjustment is for bathroom count only. The finished basement adjustment is based on sf, not room count. An additional adjustments of $10,000 was given for a walk-out basement adjustment.

Indicated Value by Sales Comparison Approach $ 490,000

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 650 X Gross Rent Multiplier 18 = $ 11,700 Indicated Value by Income Approach 11,700

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

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 490,000 **Income Approach (if developed) $** 11,700

Income approach not applicable due to a lack of good rental data available to arrive at a GRM. Most single family houses in this market are owner occupied. On newer properties both the cost and market approaches are good indicators of market value.

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 $ 490,000 **, as of** 09/19/2019 **, which is the date of inspection and the effective date of this appraisal.**

This report form is designed to report an appraisal of a unit in a condominium project or a condominium 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 cooperativeproject.

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 unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) 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.

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'SCERTIFICATION: 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 mortgageloanapplication).

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

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

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

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

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

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

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

SUPERVISORY APPRAISER'S CERTIFICATION: TheSupervisoryAppraisercertifiesandagreesthat:

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 Becca Lind
Name Becca Test
Company Name Test-a-lot
Company Address 99 Testing Road
Sylva, OH 28779
Telephone Number
Email Address becca@sfrep.com
Date of Signature and Report 02/07/2023
Effective Date of Appraisal 09/19/2019
State Certification #
or State License # 65489
or Other State #
State OH
Expiration Date of Certification or License 12/01/2025

ADDRESS OF PROPERTY APPRAISED

5075 Shady Knoll Ave NW
25, Massillon, OH 44646
APPRAISED VALUE OF SUBJECT PROPERTY $ 490,000
LENDER/CLIENT
Name Encompass
Company Name Any Lender
Company Address 4790 Doug Cir NW, Canton, Oh 44718
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

File No. 22082901

UAD SALES COMPARABLES ADJUSTMENTS ADDENDUM

Borrower or Owner Any Borrower

Property Address 5075 Shady Knoll Ave NW, #25

City Massillon County Stark State OH Zip Code 44646

Lender/Client Any Lender

Subject Property

Total Economic Life	60	Years
Total Physical Life	60	Years
Land Value $		Per Sq. Ft. or Acre

Comparable Properties

ADJUSTMENT		UNIT	ON?	THRESHOLD?	EXCELLENT	GOOD	AVERAGE	FAIR	POOR
Site	$	Per ☐ Sq. Ft. ☐ Acre	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Story/Level Count	$	Per Story/Level	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Porch/Patio/Deck	$	Per Unit	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Other 1 (Encd/Scrd Porch)	$	Per Unit	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Other 2 (Other)	$	Per Unit	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Other 3 (Other)	$	Per Unit	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Market Conditions									
Percentage Rate		6 Per ☐ Month ☒ Year	☒	☐ % ☐ $	☐	☐	☐	☐	☐
Flat Rate	$	Per Day	☐	☐ % ☐ $	☐	☐	☐	☐	☐
List-to-Sell Ratio		% ☐ Apply to Contract	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Above Grade									
Bedrooms	$	Per Bedroom	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Full Baths	$	9,000 Per Bathroom	☒	☐ % ☐ $	☐	☐	☐	☐	☐
Partial Baths	$	4,000 Per Bathroom	☒	☐ % ☐ $	☐	☐	☐	☐	☐
Gross Living Area	$	60 Per Sq. Ft.	☒	☐ % ☐ $	☐	☐	☐	☐	☐
Below Grade									
Unfinished Basement Area	$	Per Sq. Ft.	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Finished Basement Area	$	Per Sq. Ft.	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Basement Access	$	For Walkout	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	For Walkup			☐	☐	☐	☐	☐
	$	For Inside Only			☐	☐	☐	☐	☐
Rec Rooms	$	Per Room	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Bedrooms	$	Per Bedroom	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Full Baths	$	Per Bathroom	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Partial Baths	$	Per Bathroom	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Other Rooms	$	Per Room	☐	☐ % ☐ $	☐	☐	☐	☐	☐
Car Storage									
Attached Garage	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Detached Garage	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Built-In Garage	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Carport	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Driveway	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Garage	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Covered	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐
Open	$	First Space	☐	☐ % ☐ $	☐	☐	☐	☐	☐
	$	Additional Spaces			☐	☐	☐	☐	☐

File No. 22082901

PHOTOGRAPH ADDENDUM

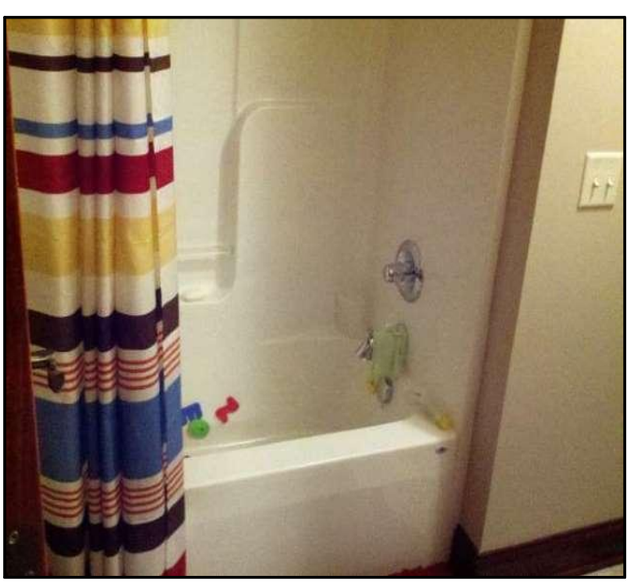
Borrower/Owner Any Borrower
Property Address 5075 Shady Knoll Ave NW, #25
City Massillon County Stark State OH Zip Code 44646
Client Any Lender


Kitchen


Family Room


Half Bath


Master Bathroom

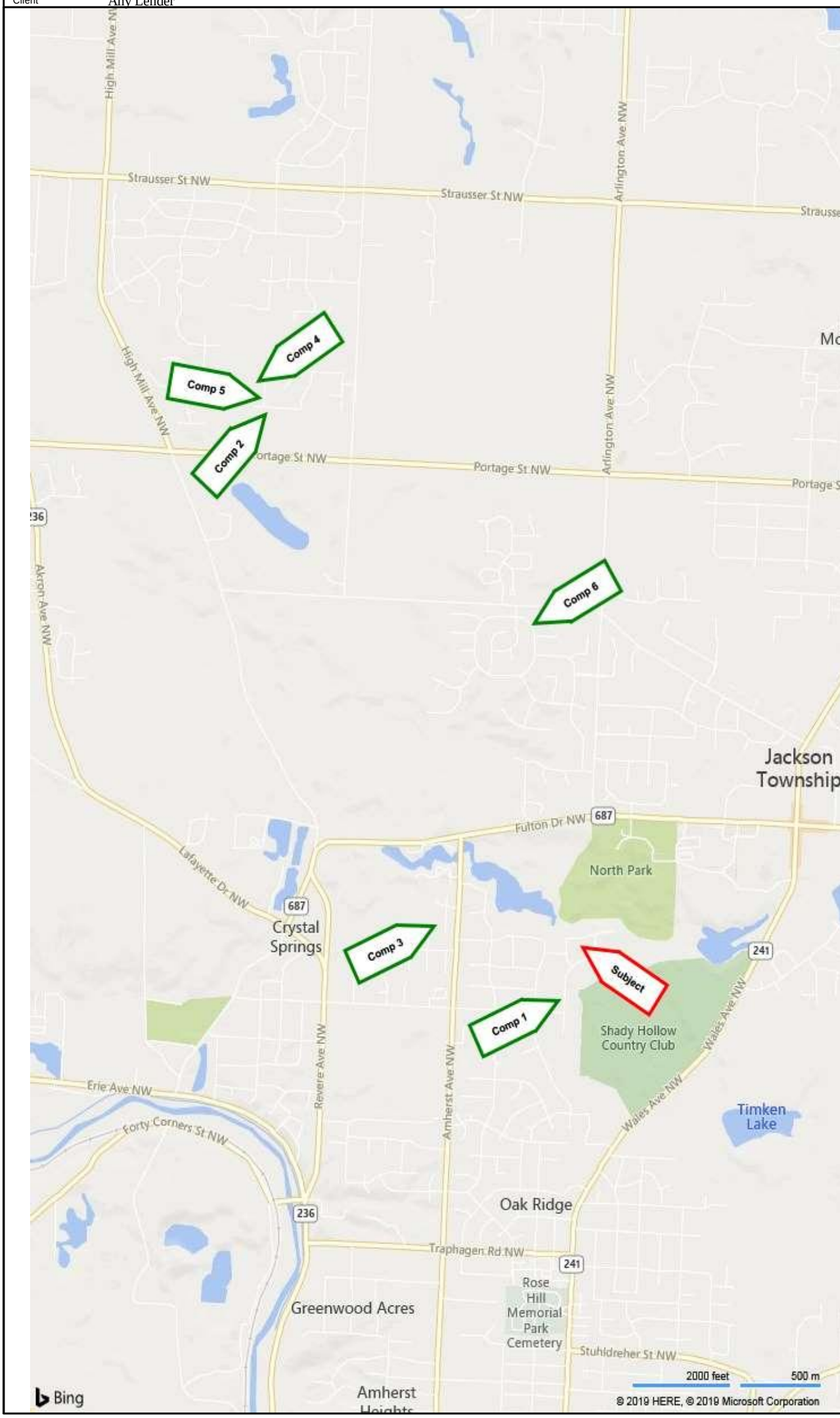

Bathroom


Bathroom

File No. 22082901

Location Map

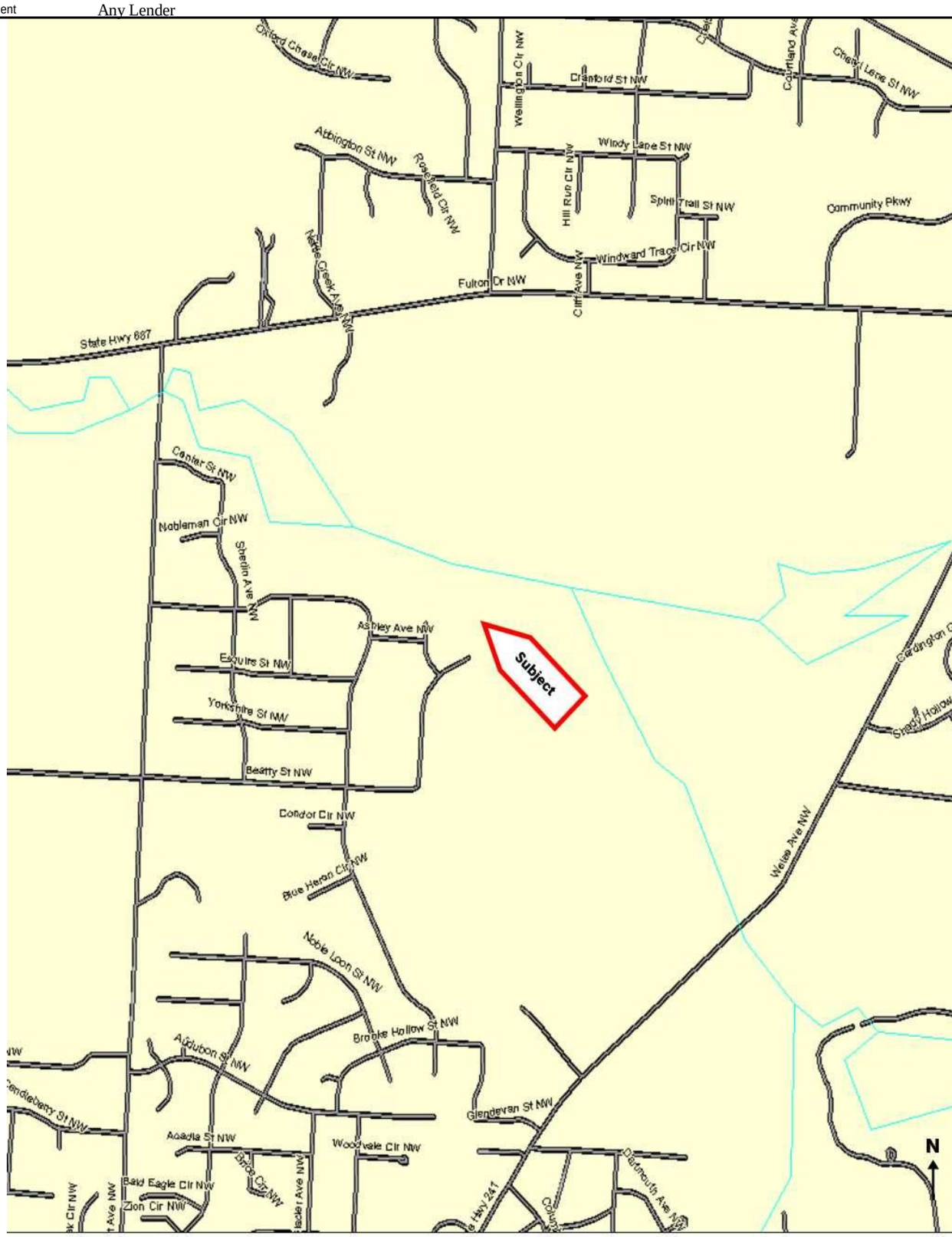
Borrower/Owner	Any Borrower						
Property Address	5075 Shady Knoll Ave NW, #25						
City	Massillon	County	Stark	State	OH	Zip Code	44646
Client	Any Lender						



File No. 22082901

FLOOD MAP

Borrower/Owner	Any Borrower						
Property Address	5075 Shady Knoll Ave NW, #25						
City	Massillon	County	Stark	State	OH	Zip Code	44646
Client	Any Lender						



Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year flood plains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Zone Determination

Latitude: 40.854053
Longitude: -81.500777
Community Name:
STARK COUNTY
Community: 390780
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X
Map #: 39151C0185E
Panel: 0185E
Panel Date: 09/29/2011
FIPS Code: 39151
Census Tract: 7114.11

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File No. 22082901

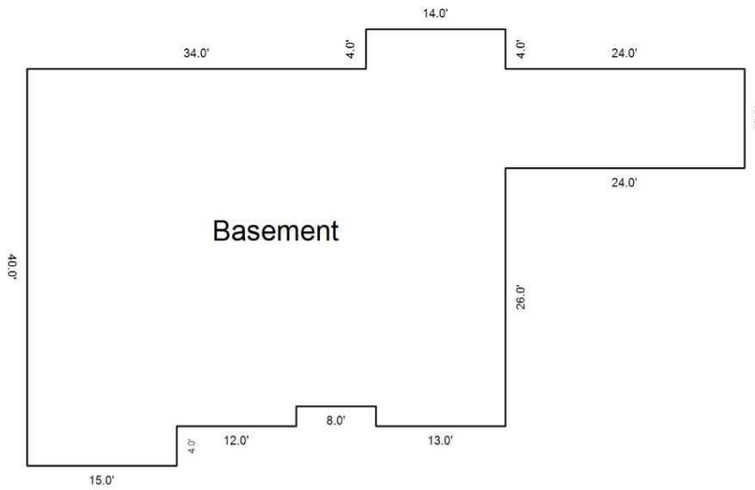
SKETCH ADDENDUM

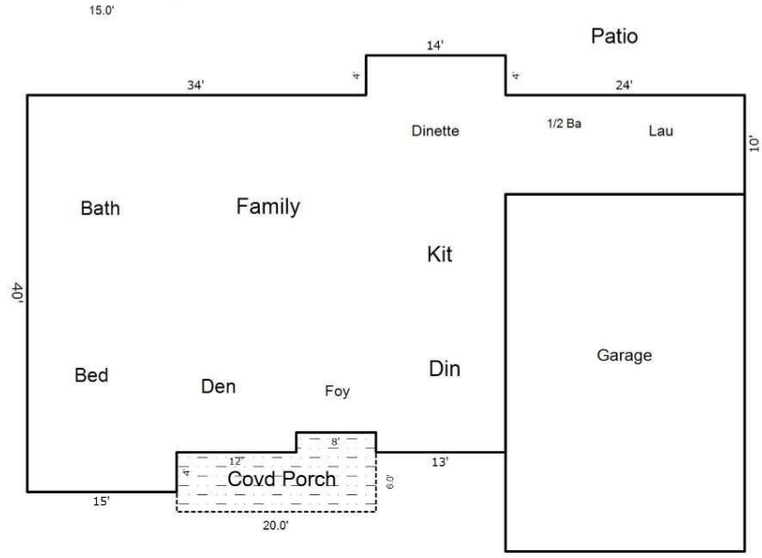
Borrower/Owner Any Borrower

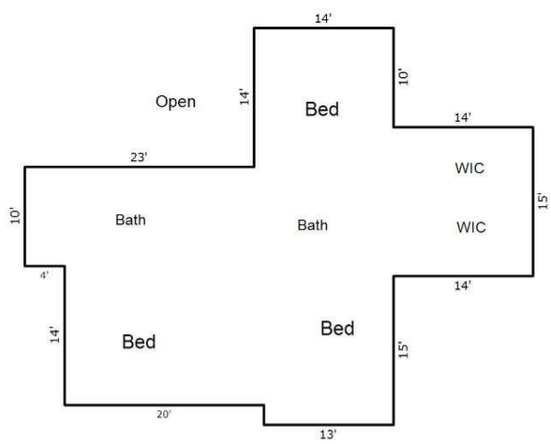
Property Address 5075 Shady Knoll Ave NW, #25

City Massillon County Stark State OH Zip Code 44646

Client Any Lender







Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1	2068	236	2068
GLA2	Second Floor	1	1264	182	1264
BSMT	Unfinished	1	2068	236	2068
GAR	Garage	1	864	120	864
P/P	Covd Porch	1	136	56	136
	Net LIVABLE			(rounded)	3,332

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			36	x	27	=	972
			15	x	4	=	60
			34	x	21	=	714
			14	x	4	=	56
			13	x	2	=	26
			24	x	10	=	240
Second Floor			15	x	14	=	210
			37	x	10	=	370
			33	x	14	=	462
			14	x	14	=	196
			13	x	2	=	26
11 total items					(rounded)		3,332

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Additional Comparables
Individual Condominium Unit Appraisal Report

File No. 22082901

SUBJECT

Borrower/Owner	Any Borrower		
Property Address	5075 Shady Knoll Ave NW, #25		
City	Massillon	County Stark	State OH	Zip Code 44646
Lender/Client	Any Lender		

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address and Unit #	5075 Shady Knoll Ave NW 25, Massillon, OH 44646	7128 Mossy Oaks Ave NW 26, Massillon, OH 44646		7070 Mossy Oaks Ave NW 27, Massillon, OH 44646		8276 Edmund Court Cir NW 28, Massillon, OH 44646	
Project Name and Phase	Test Project 1	Test Project		Test Project		Test Project	
Proximity to Subject		2.47 miles NW		2.42 miles NW		1.22 miles N	
Sale Price	$		$ 475,000		$ 503,000		$ 499,900
Sale Price/Gross Liv. Area	$ sq. ft.	$ 158.33 sq. ft.		$ 137.28 sq. ft.		$ 152.73 sq. ft.	
Data Source(s)		NEOHREX#4083842;DOM 41		NEOHREX#4073796;DOM 3		NEOHREX#4119387;DOM 70	
Verification Source(s)		County Auditor/Realist		County Auditor/Realist		County Auditor/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;6000		ArmLth Conv;0		Listing	
Date of Sale/Time		s06/19;c05/19	+10,871	s06/19;c03/19	+16,702	Active	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
HOA Mo. Assessment	650	650		650		650	
Common Elements and Rec. Facilities	Element 1 Pool						
Floor Location	Third						
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2L;Town	DT2L;Town		DT2L;Town		DT2L;Town	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	9	13	+1,500	12	+1,200	6	-300
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 3.1	8 / 4 / 3.1		9 / 4 / 4.1	-9,000	9 / 4 / 3.1	
Gross Living Area	3,332 sq. ft.	3,000 sq. ft.	+19,920	3,664 sq. ft.	-19,920	3,273 sq. ft.	+3,540
Basement & Finished Rooms Below Grade	2068sf0sfin	2078sf1900sfin 1rr1br1.0ba2o	-500 0	1660sf1015sfin 1rr1br1.0ba1o	+500 0	2404sf0sfin	-1,200
Functional Utility	Avg	Avg		Avg		Avg	
Heating/Cooling	hp	F/A-Cac	0	F/A-Cac	0	F/A-Cac	0
Energy Efficient Items	None	None		None		None	
Garage/Carport	3g3cv	3g3cv		3g3cv		3g3cv	
Porch/Patio/Deck	Yes	Yes		Yes		Yes	
Encd/Scrd Porch	None	None		None		None	
Other	None	None		None		None	
Other	None	None		In-Grnd Pool	0	None	
Net Adjustment (Total)		[X] + [ ] -	$ 31,791	[ ] + [X] -	$ -10,518	[X] + [ ] -	$ 2,040
Adjusted Sale Price Of Comparables		Net Adj. 6.69 % Gross Adj. 6.90 %	$ 506,791	Net Adj. 2.09 % Gross Adj. 9.41 %	$ 492,482	Net Adj. 0.41 % Gross Adj. 1.01 %	$ 501,940

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Auditor/Realist	Auditor/Realist	Auditor/Realist	Auditor/Realist
Effective Date of Data Source(s)	10/04/2019	10/04/2019	10/04/2019	10/04/2019

Summary of Sales Comparison Approach