

APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

3351 County Road 739
Loudonville, OH 44842

for

The Huntington National Bank
555 Cleveland Ave GW2W59
Columbus, OH 44842

as of

01/10/2022

by

Eric R Gustafson
1169 Township Rd 1186,
Ashland, OH 44805

Gustafson Appraisals, LLC

Gustafson Appraisals, LLC
1169 Township Rd 1186,
Ashland, OH 44805
(419) 989-1030

01/12/2022

The Huntington National Bank
555 Cleveland Ave GW2W59
Columbus, OH
44842

Property -	3351 County Road 739 Loudonville, OH 44842
Borrower/Owner	Stan Kinney
File No. -	22015842
Case No. -	

In accordance with your request, I have prepared an appraisal of the real property located at 3351 County Road 739, Loudonville, OH 44842.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 01/10/2022 is :

92,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Gustafson Appraisals, LLC

Eric R Gustafson
OH Certification #2009004092

Manufactured Home Appraisal Report

File # 22015842

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 3351 County Road 739 | City Loudonville | State OH | Zip Code 44842

Borrower Stan Kinney | Owner of Public Record Stanley Kinney | County Ashland

Legal Description 3351 CO RD 739 SECTION 27 M-9-3

Assessor's Parcel # C10-027-0-0015-13 | Tax Year 2021 | R.E. Taxes $ 1,479

Neighborhood Name Hanover TWP/Loudonville SD | Map Reference 39005 | Census Tract 39-005-9711.00

Occupant [ ] Owner [ ] Tenant [X] Vacant | Project Type (if applicable) [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe)

Special Assessments $ 0 | HOA $ 0 [ ] per year [ ] per month

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

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

Lender/Client The Huntington National Bank | Address 555 Cleveland Ave GW2W59, Columbus, OH 44842

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 the appraisal? [ ] Yes [X] No

Report data source(s) used, offering price(s), and date(s). Public Record/MLS

Manufactured homes located in either a condominium or cooperative project require the appraiser to inspect the project and complete the Project Information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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:

I [ ] did [ ] did not analyze the manufacturer's invoice. Explain the results of the analysis of the manufacturer's invoice or why the analysis was not performed.

Retailer's Name (New Construction)

NEIGHBORHOOD

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

Neighborhood Characteristics	Manufactured Housing Trends	Manufactured Housing	Present Land Use %
Location [ ] Urban [ ] Suburban [X] Rural	Property Values [X] Increasing [ ] Stable [ ] Declining	PRICE AGE	One-Unit 60.0 %
Built-Up [ ] Over 75% [X] 25-75% [ ] Under 25%	Demand/Supply [X] Shortage [ ] In Balance [ ] Over Supply	$(000) (yrs)	2-4 Unit 0.0 %
Growth [ ] Rapid [X] Stable [ ] Slow	Marketing Time [X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	75 Low 18	Multi-Family 0.0 %
Neighborhood Boundaries Hanover Township lines (North, South, East, West) in the Loudonville school district. ***See Additional Comments***		425 High 50	Commercial 5.0 %
		115 Pred. 25	Other 35.0 %

Neighborhood Description The neighborhood is rural in nature and is made up of mostly single family homes on small acreage lots and is located 4-5 miles from Loudonville, for shopping and employment. The Property has easy highway access to SR-3 & SR-60. "Other" Percent Land Use refers to open land and green spaces. ** See Additional Comments**

Market Conditions (including support for the above conclusions) Property values in the area have been remaining relatively stable for the last 12-24 months. There is a shortage of supply at this time. Market trends indicate that there is a shift toward increasing values, shorter marketing times and a shortage of homes on the market.

SITE

Dimensions 7.43 ac | Area 7.43 ac | Shape Rectangular | View Residential/AG

Specific Zoning Classification Unzoned | Zoning Description Unzoned

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

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

*** See Additional Comments***

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 39005C0450E | FEMA Map Date 08/18/2009

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

Is the site size, shape and topography generally conforming to and acceptable in the market area? [X] Yes [ ] No If No, explain

Is there adequate vehicular access to the subject property? [X] Yes [ ] No If No, describe

Is the street properly maintained? [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

A cursery inspection of the property reveled a significant amount of debris scattered around the property including, but not limited to, 3 campers and a stack of metal barrels with unknown contents. **See Additional Comments**

HUD DATA PLATE

The HUD Data Plate/Compliance Certificate is located on the interior of the subject and contains, among other things, the manufacturer's name, trade/model name, year manufactured and serial number. The HUD Certification Label is located on the exterior of each section of the home.

Is the HUD Data Plate/Compliance Certificate attached to the dwelling? [X] Yes [ ] No If Yes, identify the location. If No, provide the data source(s) for the HUD Data Plate/Compliance Certificate information. Bedroom closet

Is a HUD Certification Label attached to the exterior of each section of the dwelling? [X] Yes [ ] No If No, provide the data source(s) for the HUD Certification Label #'s

Manufacturer's Serial #(s)/VIN #(s) 1738-0679-FAB

HUD Certification Label #(s) ULI 360931; ULI 360932

Manufacturer's Name Carrollton Corporation | Trade/Model 8810 CT | Date of Manufacture 03/26/1993

Do the Wind, Roof Load, and Thermal Zones meet the minimum HUD requirements for the location of the subject property? [X] Yes [ ] No If No, explain

Manufactured Home Appraisal Report

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IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
# of Units [X] One [ ] Additions	[ ] Poured Concrete [ ] Concrete Runners	Skirting Concrete Block/Avg	Floors None/ Fair
# of Stories [X] 1 [ ] 2 [ ] Other	[X] Block & Pier [ ] Other-att. description	Exterior Walls Vinyl/Avg	Walls Drywall/Avg
Design (Style) Manufactured	[ ] Full Basement [ ] Partial Basement	Roof Surface Asphalt Shgl/Avg	Trim/Finish Wood/Avg
# of Sections [ ] 1 [X] 2 [ ] 3	Basement Area sq. ft.	Gutters & Downspouts Aluminum/Avg	Bath Floor None/Fair
[ ] Other	Basement Finish 0 %	Window Type Vinyl/Avg	Bath Wainscot Vinyl/Avg
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	[ ] Outside Entry/Exit [ ] Sump Pump	Storm Sash/Insulated Vinyl/Avg	Car Storage [ ] None
[X] Existing [ ] Proposed [ ] Under Const.	Evidence of [ ] Infestation	Screens Vinyl/Avg	[X] Driveway # of Cars 2
Year Built 1993 Effective Age (Yrs) 20	[ ] Dampness [ ] Settlement	Doors Metal/Avg	Driveway Surface Gravel
Attic [X] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s)#	[ ] Garage # of Cars
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel Propane	[ ] Fireplaces # [X] Fence	[ ] Carport # of Cars
[ ] Floor [ ] Scuttle	Cooling [ ] Central Air Conditioning	[ ] Patio/Deck [ ] Porch	[ ] Attached [ ] Detached
[ ] Finished [ ] Heated	[ ] Individual [X] Other none	[ ] Pool [ ] Other	[ ] Built-in

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

Finished area **above** grade contains: 5 Rooms 3 Bedrooms 2 Bath(s) 1,104 Square Feet of Gross Living Area Above Grade

Describe any additions or modifications (decks, rooms, remodeling, etc.) None

Installer's Name Unknown Date Installed Unknown Model year Unknown

Is the manufactured home attached to a permanent foundation system? [X] Yes [ ] No If No, describe foundation system and the manner of attachment.

Have the towing hitch, wheels, and axles been removed? [X] Yes [ ] No If No, explain.

Is the manufactured home permanently connected to a septic tank or sewage system and other utilities? [X] Yes [ ] No If No, explain

Does the dwelling have sufficient gross living area and room dimensions to be acceptable to the market? [X] Yes [ ] No If No, explain

Additional features (special energy efficient items, non-realty items, etc.) None

The appraiser must rate the quality of construction for the subject unit based on objective criteria (such as N.A.D.A. Manufactured Housing Appraisal Guide®, Marshall & Swift Residential Cost Handbook®, or other published cost service). The appraiser must also report the source used for this quality of construction rating determination.

Quality [ ] Poor [ ] Fair [X] Average [ ] Good [ ] Excellent Identify source of quality rating dwellingcost.com

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The Subject Property is in overall poor to fair condition and average construction. There were some apparent repairs needed at the time of inspection. Utilities were not on or functioning at the time of inspection. *** See Additional Comments ***

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

COST APPROACH

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) Similar lots in the Subject Neighborhood are valued at between $56,000-139,000.

ESTIMATED [ ] REPRODUCTION OR [ ] REPLACEMENT COST NEW

Source of cost data | Effective date of cost data | Quality rating from cost service

OPINION OF SITE VALUE		$ 78,000	**Exterior Dimensions of the Subject Unit**			
Section One	Sq. ft. @ $	$	X	=	Sq. ft.	
Section Two	Sq. ft. @ $	$	X	=	Sq. ft.	
Section Three	Sq. ft. @ $	$	X	=	Sq. ft.	
Section Four	Sq. ft. @ $	$	X	=	Sq. ft.	
BSMT		$	Total Gross Living Area: 1,104 Sq. ft.			
		$	**Other Data Identification**			
		$	N.A.D.A. Data Identification Info: Edition Mo: Yr:			
	Sub-total:	$	MH State:	Region:	Size: ft. x ft.	
	Cost Multiplier (if applicable):	X	Gray pg.	White pg.	Black SVS pg.	
	ModifiedSub-total:		15 years and older Conversion Chart pg.		Yellow pg.	
	Physical Depreciation or Condition Modifier:		Comments:			
	Functional Obsolescence (not used for N.A.D.A.):					
	External Depreciation or State Location Modifier:					
	Delivery, Installation, and Setup (not used for N.A.D.A.):	$				
	Other Depreciated Site Improvements:	$				
	Market Value of Subject Site (as supported above):	$				
	Indicated Value by Cost Approach	$ 0	Estimated Remaining Economic Life (HUD and VA only) 30 Years			

Summary of Cost Approach

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

There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 0 to $ 0.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3351 County Road 739 Loudonville, OH 44842	7696 Township Road 462 Loudonville, OH 44842		16036 County Road 23 Loudonville, OH 44842		8534 County Road 373 Big Prairie, OH 44611	
Proximity to Subject		5.67 miles NE		3.81 miles E		10.94 miles NE	
Sale Price	$		$ 85,000		$ 115,000		$ 135,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 50.60 sq. ft.		$ 73.34 sq. ft.		$ 96.84 sq. ft.	
Manufactured Home		[X] Yes [ ] No		[X] Yes [ ] No		[X] Yes [ ] No	
Data Source(s)		MLS#R9056207S;DOM 76		MLS#R904248S;DOM 31		MLS#S223471S;DOM 5	
Verification Source(s)		County Auditor		County Auditor		Co Auditor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		Conventional None		ArmLth Cash;0		Cash None	
Date of Sale/Time		05/2021		s03/21;c02/21		08/2021	
Location	Rural	Rural		Rural		Rural	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7.43 ac	2.90 ac	+13,600	1.07 ac	+19,100	1.74 ac	+17,100
View	Residential/AG	Residential/AG		Residential/Ag		Residential/AG	
Design (Style)	Manufactured	Manufactured		Manufactured		Manufactured	
Quality of Construction	Average	Average		Average		Average	
Actual Age	29	19	0	25	0	23	0
Condition	Fair	Fair		Average	-10,000	Average	-10,000
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 3 / 2	7 / 3 / 2		5 / 3 / 2		5 / 3 / 2	
Gross Living Area	1,104 sq. ft.	1,680 sq. ft.	-6,900	1,568 sq. ft.	-5,600	1,394 sq. ft.	-3,500
Basement & Finished Rooms Below Grade	Crawl Space	Crawl Space		Crawl Space		Crawlspace	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/No CA	FA/No CA		FA/No CA		FA/CA	-4,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Deck/Patio/Porch	None	0	Deck	0	Deck	0
FirePl/WoodBur	None	FP	-2,500	WS	-2,500	None	
Barn/Pole Bldg	None	None		Outbuilding	-8,000	None	
Net Adjustment (Total)		[X] + [ ] -	$ 4,200	[ ] + [X] -	$ -7,000	[ ] + [X] -	$ -400
Adjusted Sale Price of Comparables		Net Adj. 4.94 % Gross Adj 27.06 %	$ 89,200	Net Adj. 6.09 % Gross Adj 39.30 %	$ 108,000	Net Adj. 0.30 % Gross Adj 25.63 %	$ 134,600

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) Public Record

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

Data Source(s) Public 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 4).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Record	Public Record	Public Record	Public Record
Effective Date of Data Source(s)	01/10/2021	01/10/2021	01/10/2021	01/10/2021

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not been transferred within the previous 3 years. The sales comparables have not had any sales transactions within the last 12 months, prior to their last sales dates.

Summary of Sales Comparison Approach All sales comparables used to determine the appraised market value of the home are all manufactured homes on permanent foundations. The homes are all similar in condition, size and are all located on similar sized acreage. Only arms length transactions were used as value indicators for the subject home. All sales comparables were given equal consideration and weighted appropriately to determine an opinion of market value of the subject home. Appraiser's opinion of value is based upon visual examination and assessment of the overall condition and location of the subject as well as the appraiser's knowledge of the subject market. The opinion of value falls within the range of adjusted and unadjusted sales prices. *** See Additional Comments ***

Indicated Value by Sales Comparison Approach $ 92,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 92,000 **Cost Approach $** 0 **Income Approach (if developed) $** 0

The Cost Approach was not completed, and not given merit due to the age of the home.The Income Approach was considered but found to be not applicable due to the nature of the assignment.The Sales Approach was found to be most applicable in determining the value of the subject property.

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 $ 92,000 **, as of** 01/10/2022 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMMENTS

This report is not to be used as/or substituted as a home inspection. The appraiser is not a home inspector, and has only performed a visual observation of accessible areas. This report cannot be relied upon to disclose conditions and/or defects in the property. The report is intended for finance purposes only. Although a borrower or third party may receive a copy of this appraisal, this does not mean that the borrower or third party is an intended User as that term is defined in the URAR form.

The intended user of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the 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 defined by the appraiser.

The subject property is located 22.5 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent on an action or event resulting from the analysis, opinion or conclusions in, or the use of, this review report. My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

The Appraiser has prepared this Appraisal in full compliance with applicable Appraiser Independence Requirements and has not performed, participated in, or been associated with any activity in violation of those requirements. No Employee, Director, Officer, or Agent of the Lender, or any other third party acting as a Joint Venture Partner, Independent Contractor, Appraisal Management Company, or Partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the Intended User, Borrower, or Designated Contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally, by phone or electronically to the Vendor.

Definition of Market Value - www.fanniemae.com/content/guide/selling/b4/1.1/01.html

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) Not applicable due to the the lack of verifiable data and the nature of the assignment.

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 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 manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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 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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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: 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 Eric R Gustafson
Name Eric R Gustafson
Company Name Gustafson Appraisals, LLC
Company Address 1169 Township Rd 1186, Ashland, OH 44805
Telephone Number (419) 989-1030
Email Address gustafsonandassociates@zoominternet.net
Date of Signature and Report 01/12/2022
Effective Date of Appraisal 01/10/2022
State Certification # 2009004092
or State License #
or Other
State OH
Expiration Date of Certification or License 02/23/2022

ADDRESS OF PROPERTY APPRAISED
3351 County Road 739
Loudonville, OH 44842

APPRAISED VALUE OF SUBJECT PROPERTY $ 92,000

LENDER/CLIENT
Name First American
Company Name The Huntington National Bank
Company Address 555 Cleveland Ave GW2W59, Columbus, OH 44842
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. 22016000

ADDITIONAL COMMENTS

Borrower or Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 45000
Lender or Client The Huntington National Bank

Neighborhood Boundaries
The limits of a neighborhood can be identified by various physical characteristics including, but not limited to, streets, bodies of water, land uses, types of dwellings, etc. Governmental boundaries are physical in nature and can be used to describe a neighborhood boundary. Township lines best describe boundaries for neighborhoods in rural areas where the townships are often irregularly shaped.

Neighborhood Description
Highways and other man-made and natural physical features in the subject neighborhood do not constitute significant barriers, have no impact based on location differences and no effect on marketability.

The subject neighborhood is a homogeneous mixture of styles, sizes and ages of homes. Although the predominate price is higher than the opinion of value, the subject would not be considered an under improvement.

Highest and Best Use
The entire township is unzoned. This has no effect on marketability in the township and is excepted. Should the property be 100% destroyed it can be rebuilt.

The four tests of highest and best use are: (1) legally permissible (2) physically possible (3) financially feasible and (4) most profitable. A review of the zoning permitted uses indicates that the current use is a legal use. Any change to the property for another use would not be financially feasible or most profitable as keeping it's current residential configuration.

Adverse Site Conditions and/or External Factors
This appraisal was developed using the extraordinary assumption that the acreage being valued is assumed free of any environmental hazards, i.e., pesticides, herbicides, underground storage tanks, etc. The appraiser is not aware of any environmental screening of the property as of the effective date of the appraisal. The use of this extraordinary assumption might have affected the assignment

Well and Septic are typical for the area and have no effect on marketability. Public water and sewer are not available to the subject. The subject's acreage is typical for the market and would not be considered excessive. The property use is not agricultural in nature. There is no income from agriculture. The appraiser is unaware of any gas/oil leases on the property.

Condition of Property
Floor coverings is missing throughout the structure and there appear to be some soft spots and holes in the floors. All the mechanical systems appear to be in place but it is unknown if they are fuctional.

Summary of Sales Comparison Approach
The most similar, most recent and proximate arms length transaction sales available were used as value indicators. ****For clarity and ease of reading, all adjustments are 'rounded' to the nearest $100. This does not diminish the accuracy of the reported Opinion of Market Value, because notably, most property sale prices are recorded at $100 increments.

Net, gross and/or line item adjustments for comps may exceed standard parameters but were unavoidable due to the lack of comparable sales on similar acreage and in similar condition.

An extensive search was conducted to try to find 3 similar comparables sold within the last 6 months. Based on the stable nature of the market and research of sales in the past 12 months, there is no verifiable data to suggest that a time adjustment is warranted for sales exceeding 6 months.

Comparables located outside the subject neighborhood are located in similar and competing markets.

Sales may be located farther than 5 miles from the subject which is typical for a rural market and was unavoidable due to a lack of comparable sales in the subject market but can be relied upon in determining an opinion of value due to the similarity of the sale's neighborhoods.

An extensive search was conducted to try to bracket the site size with similar comparables. There were no comparable sales found within the subject neighborhood, or in similar neighborhoods within a reasonable distance, that sold within a reasonable time period. Search parameters for sales comparables were any transactions in the last 36 months of manufactured homes with acreage in the subject neighborhood and similar markets.

Due to lender time constraints file photos were used for sales. Appraiser will upload report with original photos as soon as they are available.

GLA for sales exceed the 25% standard deviation parameters but were unavoidable due to the lack of comparable sales in the market.

There was no verifiable data to justify an adjustment for differences in porches, patios & decks in the current market.

Adjusted sales price range exceeds 15% due to a lack of arms length comparable sales and does not impact the opinion of value. Most weight was given to sale #1 due to similar condition. Least weight was given to sales #2 & 3 due to superior condition. #1-90%, #2-7%, #3-3%.

Additional Comments
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SUPPLEMENTAL REAL ESTATE OWNED APPRAISAL ADDENDUM

File No. 22015842

Property Address: 3351 County Road 739 | City: Loudonville | State: OH | Zip Code: 44842

Legal Description: 3351 CO RD 739 SECTION 27 M-9-3 | County: Ashland

Is the subject property currently listed? [ ] Yes [X] No | Current List Price: $ | Agent:

Listing Company/Address/Phone:

ITEM	SUBJECT	LISTING #1	LISTING #2	LISTING #3
Address	3351 County Road 739 Loudonville, OH 44842	5046 Townline 12 Willard, OH 44890	640 Laver Road Mansfield, OH 44905	777 Township Road 851 Ashland, OH 44805
Proximity to Subject		43.43 miles NW	16.87 miles NW	26.03 miles N
Original List Price	$	$ 99,000	$ 179,900	$ 119,000
Total Days on Market		38	33	67
Current List Price	$	$ 99,000	$ 179,900	$ 119,000
DOM Since Last Revision		Unknown	N/A	N/A
Last Sales Date	None	04/1983	03/2005	08/2021
Price/Gross Living Area	$ 0.00	$ 70.51 sq. ft.	$ 108.77 sq. ft.	$ 95.35 sq. ft.
Data Source		MLS#R9052255A	MLS#R9052273P	MLS#S223593P
Data Verification		Co Auditor	Co Auditor	Co Auditor
REO Property	[X] Yes [ ] No	[ ] Yes [X] No	[ ] Yes [X] No	[ ] Yes [X] No
Vacant/Occupied	Vacant	Occupied	Occupied	Occupied

VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+/- $ Adjustment	DESCRIPTION	+/- $ Adjustment	DESCRIPTION	+/- $ Adjustment
Concessions Offered	None	None		None		None	
Location	Rural	Rural		Rural		Rural	
Site Size	7.43 ac	8.64 ac	-3,600	1.03 ac	+1,900	1.00 ac	+19,000
Site Views/Appeal	Residential/AG	Residential/AG		Residential/AG		Residential/AG	
Design (Style)	Manufactured	Manufactured		Modular		Manufactured	
Quality of Construction	Average	Average		Average		Average	
Age	29	51	0	20	0	47	0
Condition	Fair	Fair		Average	-10,000	Average	-10,000
Above Grade Room Count (Total / Bedrms / Baths)	5 / 3 / 2	5 / 3 / 1	+2,000	6 / 3 / 3	-2,000	5 / 3 / 2	
Gross Living Area	1,104 sq. ft.	1,404 sq. ft.	-3,600	1,654 sq. ft.	-6,600	1,248 sq. ft.	-1,700
Basement & Finished	Crawl Space	Full	-5,000	Full	-5,000	Full	-5,000
Rooms Below Grade		Unfinished		Unfinished		Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/No CA	FA/No CA		FA/CA	-4,000	FA/CA	-4,000
Garage/Carport	None	3 Car Garage	-12,000	2 Car Garage	-8,000	2 Car Garage	-8,000
FirePl/WoodBur	None	None		FP	-2,500	FP	-2,500
Net Adj. (Total)		[ ] + [X] - $	-22,200	[ ] + [X] - $	-36,200	[ ] + [X] - $	-12,200
Adjusted List Price of Comparable Listings		Net 22.42% Gross 26.46% $	76,800	Net 20.12% Gross 22.23% $	143,700	Net 10.25% Gross 42.18% $	106,800

Provide an itemized list of repairs recommended to bring the property into marketable condition. Cost estimates should be based on reliable published cost sources and/or local cost resources. The appraiser is not an expert in the field of building construction and actual costs may vary from those provided. Repair costs and opinions reported herein are subject to future revision based on new repair estimates and evaluations by a licensed building contractor.

REPAIR ITEM	ESTIMATED COST
Fix holes in floor	$ 200.00
Remove debris from the parcel	$ TBD
	$
	$
	$
	$
	$
	$
	$
	$
	$
	$
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	$ 200.00

List any recommended inspections (code compliance, structural, environmental, etc.). Provide an explanation why the inspection is recommended, and comment on the affect on marketability and value. When no inspections are recommended, provide a statement to that effect.

No inspections are recommended at this time.

List the number of days-on-market for the comparable sales used in the appraisal report. Comparable #1: 76 DOM; Comparable #2: 31 DOM; Comparable #3: 5 DOM

Comments: None

"AS-IS" estimate of market value based on a reasonable market exposure time as rendered in the attached appraisal report ..... $ 92,000

"AS-REPAIRED" estimate of market value based on a reasonable market exposure time ..... $ 97,000

"AS-IS" estimate of market value based on a client-imposed restricted market exposure time of 30 days (not to exceed 120 days) ..... $ 92,000

"AS-REPAIRED" estimate of market value based on a client-imposed restricted market exposure time of 30 days (not to exceed 120 days) $ 97,000

APPRAISER:

Signature: Eric R Gustafson

Name: Eric R Gustafson

Date Report Signed: 01/12/2022

State Certification#: 2009004092 State: OH

Or State License#: State:

Expiration Date of Certification or License: 02/23/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature:

Name:

Date Report Signed:

State Certification#: State:

Or State License#: State:

Expiration Date of Certification or License:

Market Conditions Addendum to the Appraisal Report

File No. 22015842

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 3351 County Road 739 City Loudonville State OH ZIP Code 44842

Borrower/Owner Stan Kinney

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)	0	0	0	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	0.00	0.00	0.00	☐ 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	0	0	0	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	0	0	0	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	0	0	0	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	0	0	0	☐ Declining ☒ Stable ☐ Increasing
Median Sale Price as % of List Price	0.00	0.00	0.00	☐ 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.). Market conditions for seller concessions have remained relatively stable over the last 12 months. Concessions in the area have been reported on the MLS in less than 10% of sales. There were no available tools or reliable information to determine the number of active listed homes during a historical period of time. Therefore, the pertinent fields were marked "0".

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).

Cite data sources for above information. MLS, Public Record

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

The neighborhood in question is rural in nature. There is no data pool of comparable homes in the neighborhood. Should the data sets be enlarged, to include the entire market and non comparable properties, the information would show a relatively stable market with increasing values and sales of both owner occupied and bank owned properties. The area has not seen a drastic change in values in over 12 months.

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

Signature Eric R Gustafson

Appraiser Name Eric R Gustafson

Company Name Gustafson Appraisals, LLC

Company Address 1169 Township Rd 1186, , Ashland, OH 44805

State License/Certification # 2009004092 State OH

Email Address gustafsonandassociates@zoominternet.net

Signature

Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

USPAP Compliance Addendum

File No. 22015842

Borrower/Client	Stan Kinney				
Property Address	3351 County Road 739				
City	Loudonville	County	Ashland	State OH	Zip Code 44842
Lender/Client	The Huntington National Bank				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

[X] I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the 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.

PROPERTY INSPECTION

[ ] I have **NOT** made a personal inspection of the property that is the subject of this report.

[X] I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

The appraiser certifies and agrees that Johnna J Gustafson, a state registered trainee #ARA.2020008097, provided significant professional assistance in the preparation of this report. Johnna participated in the data collection and analysis, and final reconciliation of sales.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Per H.B. 213 the fee paid to the appraiser is $450.00 from First American Mortgage Solutions, license #AMC.2019000813.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[ ] A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 90-120 day(s).

APPRAISER		SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
Signature	Eric R Gustafson	Signature	
Name	Eric R Gustafson	Name	
Date of Signature	01/12/2022	Date of Signature	
State Certification #	2009004092	State Certification #	
or State License #		or State License #	
State	OH	State	
Expiration Date of Certification or License	02/23/2022	Expiration Date of Certification or License	
		Supervisory Appraiser Inspection of Subject Property:	
Effective Date of Appraisal	01/10/2022	[ ] Did Not [ ] Exterior-only from Street	[ ] Interior and Exterior

File Number: 22015842

APPRAISER DISCLOSURE STATEMENT

Name of Appraiser: Eric R Gustafson

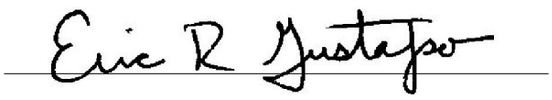
Class of Certification/Licensure:
- [ ] Certified General
- [X] Certified Residential
- [ ] Licensed Residential
- [ ] Temporary [ ] General [ ] Licensed

Certification/Licensure Number: 2009004092

Scope: This Report
- [X] Is within the scope of my Certification or License
- [ ] Is not within the scope of my Certification or License

Service Provided By:
- [X] Disinterested & Unbiased Third Party
- [ ] Interested & Biased Third Party
- [ ] Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:

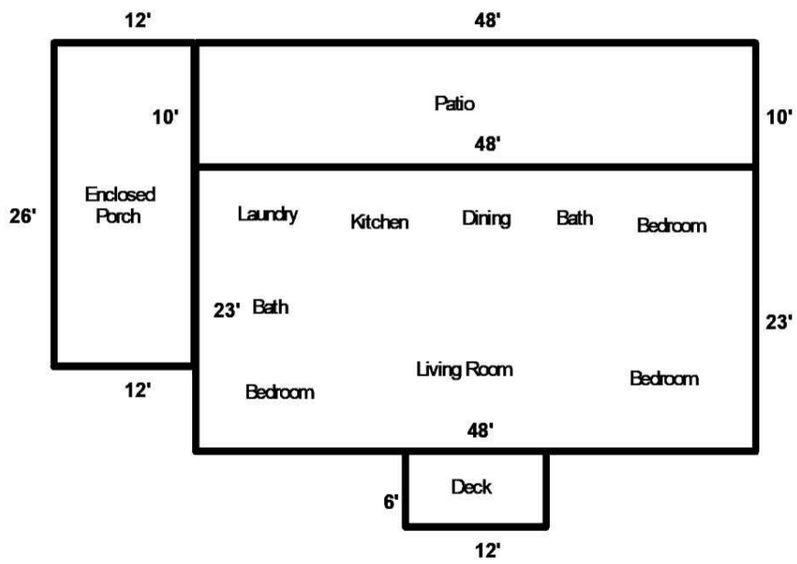


This form must be included in conjunction with all appraised assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

File No. 22015842

SKETCH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank



SUMMARY	SQ FT AREA	PERIMETER
Living Area		
First Floor	1104	142
Porches/Patios		
Deck	72	36
Enclosed Porch	312	76
Patio	480	116

AREA CALCULATION DETAILS

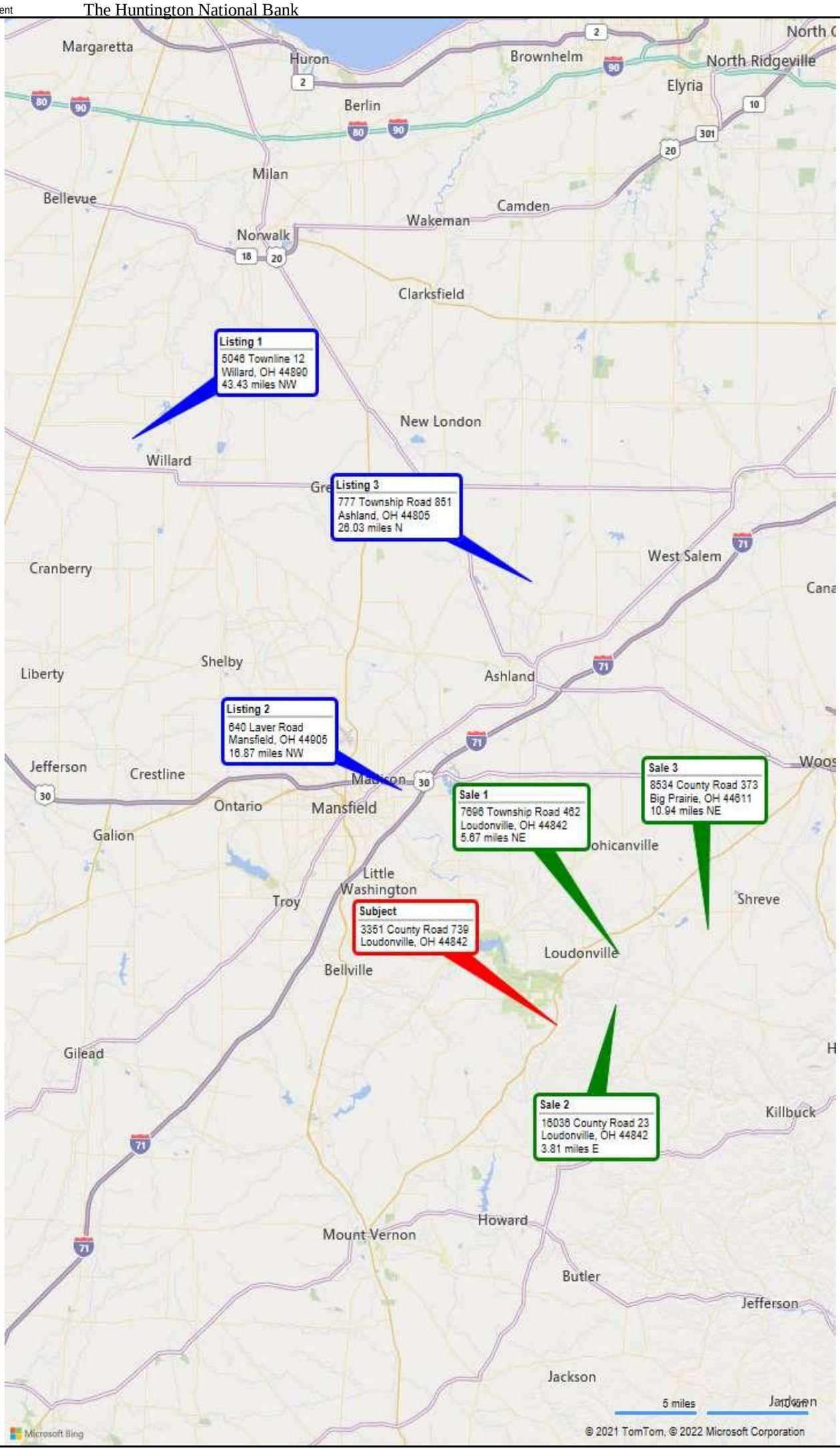
First Floor
48.0 X 23.0 = 1104.0

SKETCHIT 1-800-523-0872

File No. 22015842

LOCATION MAP

Borrower/Owner	Stan Kinney						
Property Address	3351 County Road 739						
City	Loudonville	County	Ashland	State	OH	Zip Code	44842
Client	The Huntington National Bank						



File No. 22015842

General Map 1

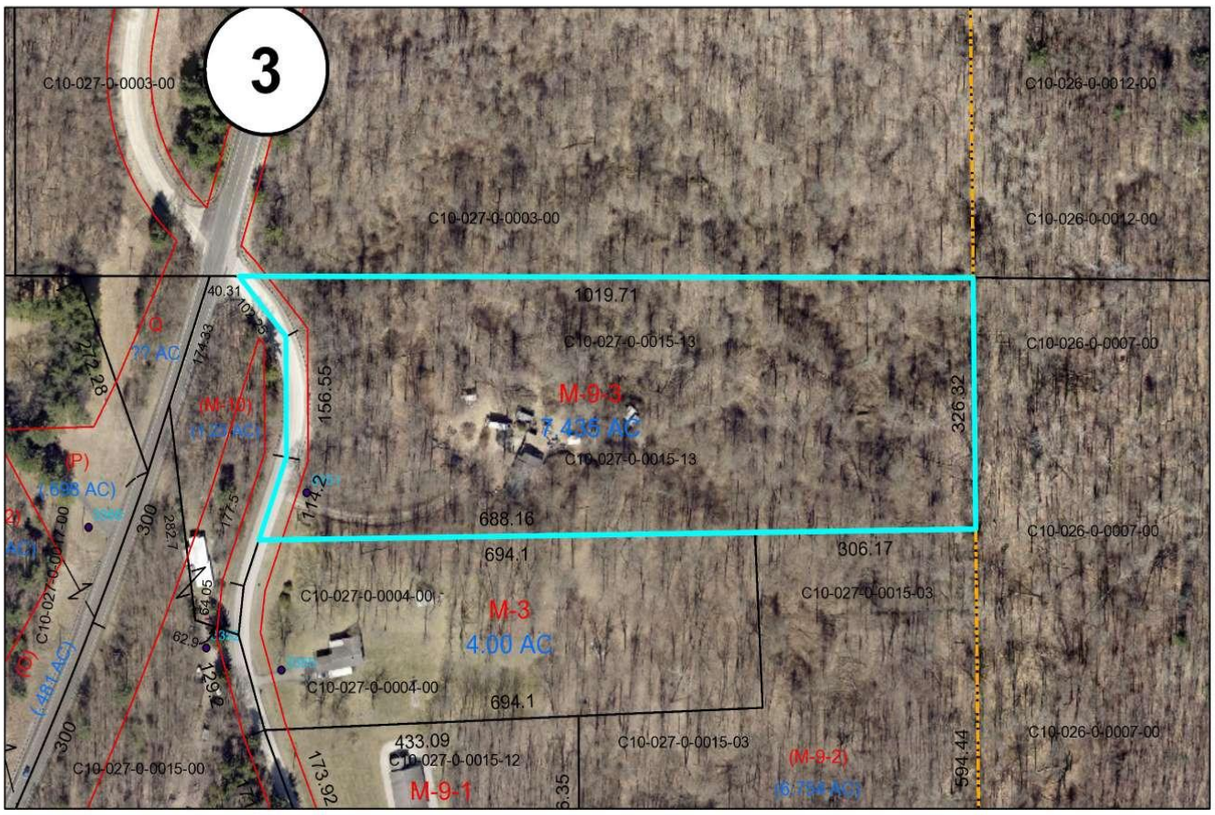
Borrower/Owner	Stan Kinney						
Property Address	3351 County Road 739						
City	Loudonville	County	Ashland	State	OH	Zip Code	44842
Client	The Huntington National Bank						



File No. 22015842

SITE PLAN

Borrower/Owner	Stan Kinney						
Property Address	3351 County Road 739						
City	Loudonville	County	Ashland	State	OH	Zip Code	44842
Client	The Huntington National Bank						



January 12, 2022

1:2,000

0 90 180 360 ft

0 25 50 100 m

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank



COMPARABLE #1

7696 Township Road 462
Loudonville, OH 44842

Price	$85,000
Price/SF	$50.60
Date	05/2021
Age	19
Room Count	7-3-2
Living Area	1,680
Value Indication	$89,200



COMPARABLE #2

16036 County Road 23
Loudonville, OH 44842

Price	$115,000
Price/SF	$73.34
Date	s03/21;c02/21
Age	25
Room Count	5-3-2
Living Area	1,568
Value Indication	$108,000



COMPARABLE #3

8534 County Road 373
Big Prairie, OH 44611

Price	$135,000
Price/SF	$96.84
Date	08/2021
Age	23
Room Count	5-3-2
Living Area	1,394
Value Indication	$134,600

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank



LISTING #1

5046 Townline 12
Willard, OH 44890

Price	$99,000
Price/SF	$
Date	Unknown
Age	51
Room Count	5-3-1
Living Area	1,404
	$



LISTING #2

640 Laver Road
Mansfield, OH 44905

Price	$179,900
Price/SF	$
Date	N/A
Age	20
Room Count	6-3-3
Living Area	1,654
	$



LISTING #3

777 Township Road 851
Ashland, OH 44805

Price	$119,000
Price/SF	$
Date	N/A
Age	47
Room Count	5-3-2
Living Area	1,248
	$

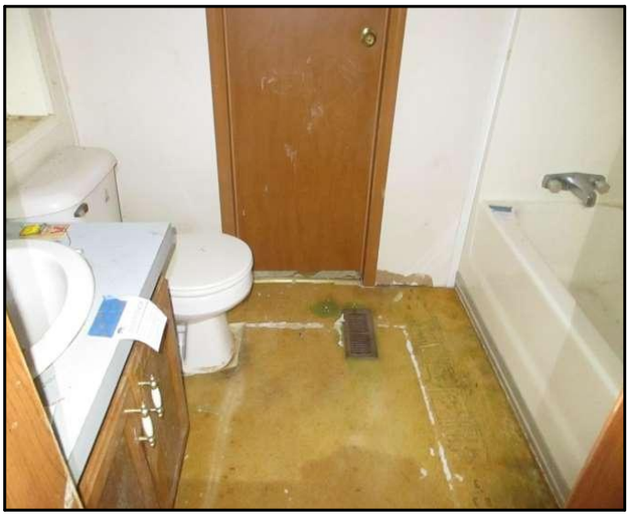
File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank


Living Room


Kitchen


Bath


Bath


Bedroom


Bedroom

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank


Bedroom


Laundry Room


Enclosed Porch



Dining Room


Right Side View


Left Side View

File No. 22015842

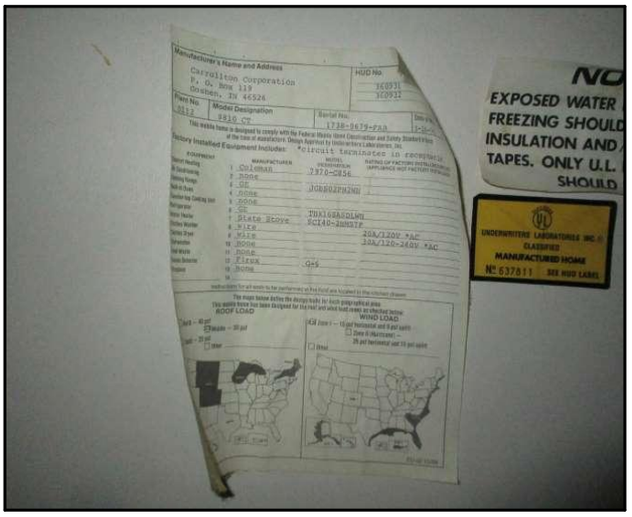
PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank

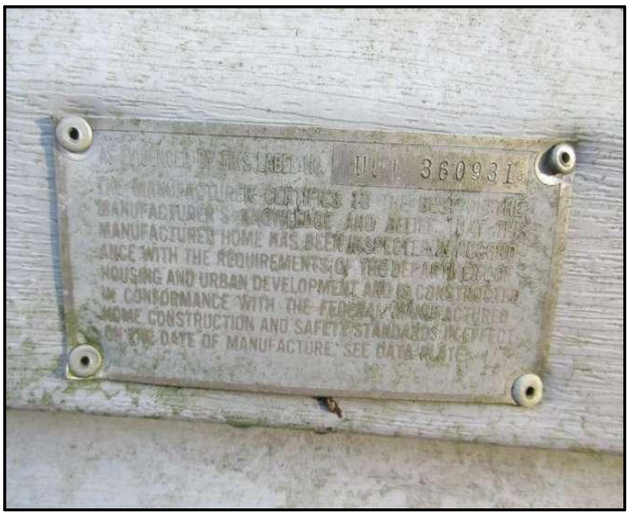

View From Road


View From Front


View From Rear



HUD Data Plate



HUD Label



HUD Label

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank


Street Scene #2


Camper (Personal Property)


Shed/Camper (Personal Property)


Camper (Personal Property)


Metal Barrels


Shed (Personal Property)

File No. 22015842

PHOTOGRAPH ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Client The Huntington National Bank



Soft Spot In Floor



Hole in Floor

File No. 22015842

DISCLOSURE ADDENDUM

Borrower/Owner Stan Kinney
Property Address 3351 County Road 739
City Loudonville County Ashland State OH Zip Code 44842
Lender/Client The Huntington National Bank

DEFINITION OF INSPECTION:

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home Inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

DIGITAL SIGNATURES:

The signature(s) affixed to this report, and certification, were applied by the original appraiser(s) or supervisory appraiser and represent their acknowledgements of the facts, opinions and conclusions found in the report. Each appraiser(s) applied his or her signature electronically using a password encrypted method. Hence these signatures have more safeguards and carry the same validity as the individual's hand applied signature. If the report has a hand-applied signature, this comment does not apply.

APPRAISER:
Signature: Eric R Gustafson
Name: Eric R Gustafson
Date Signed: 01/12/2022
State Certification #: 2009004092
or State License #:
State: OH
Expiration Date of Certification or License: 02/23/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
☐ Did ☐ Did Not Inspect Property



AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Eric R Gustafson

LIC/CERT NUMBER:
2009004092

LIC LEVEL:
Certified Residential Real Estate Appraiser

Ohio | Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
02/24/2022

EXPIRATION DATE:
02/23/2022

USPAP DUE DATE:
02/23/2022



AN APPRAISER LICENSE/CERTIFICATE
has been issued under ORC Chapter 4763 to:

NAME:
Johnna Jeanne Gustafson

LIC/CERT NUMBER:
2020008097

LIC LEVEL:
Registered Real Estate Appraiser Assistant

Ohio Department of Commerce
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
11/17/2020

EXPIRATION DATE:
11/17/2021

USPAP DUE DATE:
11/17/2022