DGA

2520402223
File No. 91904757

APPRAISAL OF



LOCATED AT:

482 OXFORD DR
Richmond Hill, GA 31324

FOR:

BMO Bank N.A.
1200 E. Warrenville Road
Naperville, IL, 60563

BORROWER:

Annette M & Jerry R Thompson

AS OF:

July 26, 2024

BY:

David G. Gross

BMO Bank N.A.
1200 E. Warrenville Road
Naperville, IL, 60563

File Number: 91904757

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

482 OXFORD DR
Richmond Hill, GA 31324

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

In my opinion, the market value of the property as of July 26, 2024 is:

$521,000
Five Hundred Twenty-One Thousand Dollars

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



David G. Gross

DGA

Uniform Residential Appraisal Report

2520402223
File No. 91904757

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 482 OXFORD DR | City Richmond Hill | State GA | Zip Code 31324
Borrower Annette M & Jerry R Thompson | Owner of Public Record Allison Thompson | County Bryan
Legal Description 20GMD L#21 OXFORD PH II PS407:8
Assessor's Parcel # 0624 088 | Tax Year 2023 | R.E. Taxes $ 2,725
Neighborhood Name Richmond Hill | Map Reference 0624 | Census Tract 9203.05
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 | [X] PUD | HOA $ 300 [X] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)
Lender/Client BMO Bank N.A. | Address 1200 E. Warrenville Road, Naperville, IL 60563
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? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 5;Has a contingent sale pending as of 07/10/2024 for $515,000. The reference number is #314478 as provided by contract/mls, days on market is 5. SavMls, Tax records, list 499900

CONTRACT

I [X] 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.
Arms length sale;Arms length sale;The subject is under contract for sale. The transaction has been analyzed and appears to be typical for this type of transaction.
Contract Price $ 515,000 | Date of Contract 07/10/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Tax Records
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 [X] No
If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

NEIGHBORHOOD

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	[ ] Urban [X] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	60 %
Built-Up	[X] Over 75% [ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths [ ] 3-6 mths [ ] Over 6 mths	200 Low	0	Multi-Family	5 %
Neighborhood Boundaries	The neighborhood would be bounded by I95 to the west, east by the			1,000 High	100	Commercial	15 %
Atlantic, north by hwy 204., to the south by route 17.				406 Pred.	15	Other Vacant	15 %

Neighborhood Description There are no apparent adverse factors which would affect the marketability of properties in the subject's neighborhood. The subject is located 15 radial miles from the central business district of Savannah. Schools,shopping, and public transportation are located within 3 mile.
Market Conditions (including support for the above conclusions) The value in subject's market area is stable per the analysis of sales in the last six month's period versus the previous six months period.

SITE

Dimensions See attached plat addendum. | Area 29185 sf | Shape Mostly Rectangular | View N;Res;
Specific Zoning Classification r15 | Zoning Description Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Community/Typ	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[ ]	[X] Septic/Typical	Alley none	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 13029C0295D | FEMA Map Date 08/02/2018
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 adverse site or environmental conditions known to exists. Easements appear typical.

IMPROVEMENTS

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units [X] One [ ] One with Accessory Unit	[X] Concrete Slab [ ] Crawl Space	Foundation Walls Poured Conc/Avg	Floors Cer/Vin/Hwd/gd
# of Stories 1	[ ] Full Basement [ ] Partial Basement	Exterior Walls Frame/Gd	Walls Drywall/gd
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface FG Shingle/gd	Trim/Finish Wood/Pnt/gd
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 0 %	Gutters & Downspouts None	Bath Floor Ceramic/gd
Design (Style) Ranch	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type DH Vinyl/gd	Bath Wainscot Fiberglass/gd
Year Built 1993	Evidence of [ ] Infestation	Storm Sash/Insulated None	Car Storage [ ] None
Effective Age (Yrs) 5	[ ] Dampness [ ] Settlement	Screens Alm/gd	[X] Driveway # of Cars 2
Attic [ ] None	Heating [X] FWA [ ] HWBB [ ] Radiant	Amenities [ ] WoodStove(s) # 0	Driveway Surface Concrete
[ ] Drop Stair [ ] Stairs	[ ] Other Fuel electric	[X] Fireplace(s) # 1 [ ] Fence none	[X] Garage # of Cars 2
[ ] Floor [X] Scuttle	Cooling [X] Central Air Conditioning	[X] Patio/Deck con [X] Porch Porch	[ ] Carport # of Cars 0
[ ] Finished [ ] Heated	[ ] Individual [ ] Other	[ ] Pool none [X] Other ScrPch	[X] Att. [ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 8 Rooms | 4 Bedrooms | 2.0 Bath(s) | 2,483 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). The subject has typical features for homes in this market segment and price range.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;Improvements are in good condition, well maintained and exhibit low estimated effective age. Newer HVAC, Interior/Exterior Paint, roof, flooring, exsended deck, doors, trim, lighting, fans.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe.

Uniform Residential Appraisal Report

2520402223
File No. 91904757

There are 18 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 350,000 to $ 615,900 .
There are 48 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 359,000 to $ 615,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
482 OXFORD DR		680 Strathy hall Dr		350 Steele Wood Dr		40 Cricket Ct	
Address Richmond Hill, GA 31324		Richmond Hill, GA 31324		Richmond Hill, GA 31324		Richmond Hill, GA 31324	
Proximity to Subject		0.90 miles NE		0.62 miles NW		0.18 miles NW	
Sale Price	$ 515,000		$ 529,900		$ 509,000		$ 435,000
Sale Price/Gross Liv. Area	$ 207.41 sq. ft.	$ 196.99 sq. ft.		$ 198.52 sq. ft.		$ 183.93 sq. ft.	
Data Source(s)		smls/ctax #301936;DOM 1		smls/ctax #304300;DOM 67		smls/ctax #312585;DOM 1	
Verification Source(s)		Assessor's Office		Assessor's Office		Assessor's Office	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth VA;0	0 0	ArmLth VA;0	0 0	ArmLth VA;0	0
Date of Sale/Time		s02/24;c01/24		s03/24;c02/24		s05/24;c05/24	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	29185 sf	24829 sf	0	26572 sf	0	26572 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial		DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	31	36	0	34	0	31	
Condition	C2	C2		C2		C3	21,750
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 4 / 2.0	8 / 4 / 3.0	-5,000	8 / 4 / 2.1	-2,500	7 / 4 / 2.0	
Gross Living Area 30	2,483 sq. ft.	2,690 sq. ft.	-6,200	2,564 sq. ft.	0	2,365 sq. ft.	3,500
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	none	none		none		none	
Heating/Cooling	FWA C/Air	FWA C/Air		FWA C/Air		FWA C/Air	
Energy Efficient Items	none	none		none		none	
Garage/Carport	2ga2dw	2ga2dw		2ga2dw		2ga2dw	
Porch/Patio/Deck	CFPch/Deck	CFPch/Patio	0	CFPch/Deck		CFPch/Patio	0
Extras	None	None		None		None	
Extras	ScrPch	None	5,000	ScrPch		Fence	0
Extras	Upgrades	Upgrades		None	15,000	None	15,000
Net Adjustment (Total)		[ ] + [X] - $	6,200	[X] + [ ] - $	12,500	[X] + [ ] - $	40,250
Adjusted Sale Price of Comparables		Net Adj. -1.2% Gross Adj. 3.1% $	523,700	Net Adj. 2.5% Gross Adj. 3.4% $	521,500	Net Adj. 9.3% Gross Adj. 9.3% $	475,250

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) Tax Records
My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) Tax Records

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

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Tax records	Tax records	Tax records	Tax records
Effective Date of Data Source(s)	07/26/2024	07/26/2024	07/26/2024	07/26/2024

Analysis of prior sale or transfer history of the subject property and comparable sales There have been no prior sales or transfers of the subject within the past 36 months and no prior sales of the comparables in the past 12 months, unless noted elsewhere in report.

Summary of Sales Comparison Approach. The Indicated Value by Sales Comparison Approach, $521,000, is calculated using the following weights:
80.0% - 680 Strathy hall Dr; Sale Price $529,900; Adjusted Value $523,700; Gross Adj: 3.1%
15.0% - 350 Steele Wood Dr; Sale Price $509,000; Adjusted Value $521,500; Gross Adj: 3.4%
5.0% - 40 Cricket Ct; Sale Price $435,000; Adjusted Value $475,250; Gross Adj: 9.3%

Indicated Value by Sales Comparison Approach $ 521,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 521,000 Cost Approach (if developed) $ 567,900 Income Approach (if developed) $
The subject was than bracketed according to the "most similar" homes available within its market area.

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 $ 521,000 as of 07/26/2024 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File No. 2520402223 91904757

ADDITIONAL COMMENTS

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) In estimating the site value the appraiser has relied upon knowledge of the market including analysis of site sales and/or extraction of site values from sales of improved properties.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall and swift

Quality rating from cost service Avg Effective date of cost data 05/08/2024

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

See Attached Addendum.

OPINION OF SITE VALUE	= $	80,000
Dwelling 2,483 Sq. Ft. @ $ 189	= $	469,287
Sq. Ft. @ $	= $	0
Garage/Carport 502 Sq. Ft. @ $ 82	= $	41,164
Total Estimate of Cost-New	= $	510,451
Less 50 Physical / Functional / External Depreciation $51,045	= $ (	51,045)
Depreciated Cost of Improvements	= $	459,406
"As-is" Value of Site Improvements	= $	28,501
INDICATED VALUE BY COST APPROACH	= $	567,900

Estimated Remaining Economic Life (HUD and VA only) 45 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project Oxford

Total number of phases 1+ Total number of units 100+ Total number of units sold 100+

Total number of units rented Unk Total number of units for sale 3 Data source(s) MLS, Tax records

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

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

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. pool, street lights, green belts, well

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

File No. 2520402223 91904757

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

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

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

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

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature 
Name David G. Gross
Company Name Dgappraisals@gmail.com
Company Address 103 Herb River Dr
Savannah, GA 31406
Telephone Number 9125077358
Email Address dgappraisals@gmail.com
Date of Signature and Report 07/30/2024
Effective Date of Appraisal 07/26/2024
State Certification # cr271277
or State License #
or Other (describe) State #
State GA
Expiration Date of Certification or License 10/31/2024

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

ADDRESS OF PROPERTY APPRAISED
482 OXFORD DR
Richmond Hill, GA 31324

APPRAISED VALUE OF SUBJECT PROPERTY $ 521,000

LENDER/CLIENT
Name First American Mortgage Solutions
Company Name BMO Bank N.A.
Company Address 1200 E. Warrenville Road
Naperville, IL 60563
Email Address

SUBJECT PROPERTY
☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES
☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Uniform Residential Appraisal Report

2520402223
File No. 91904757

FEATURE	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
482 OXFORD DR Address Richmond Hill, GA 31324		572 Kelsal Dr Richmond Hill, GA 31324		
Proximity to Subject		0.34 miles NW		
Sale Price	$ 515,000	$ 569,000	$	$
Sale Price/Gross Liv. Area	$ 207.41 sq. ft.	$ 214.72 sq. ft.	$ sq. ft.	$ sq. ft.
Data Source(s)		smls/ctax #316515;DOM 4		
Verification Source(s)		Assessor's Office		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment	DESCRIPTION +(-) $ Adjustment
Sale or Financing Concessions		Listing ;0		
Date of Sale/Time		Active 0		
Location	N;Res;	N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		
Site	29185 sf	25700 sf 0		
View	N;Res;	N;Res;		
Design (Style)	DT2;Colonial	DT2;Colonial		
Quality of Construction	Q4	Q4		
Actual Age	31	23 0		
Condition	C2	C2		
Above Grade Room Count	Total 8 Bdrms. 4 Baths 2.0	Total 8 Bdrms. 4 Baths 3.1 -7,500	Total Bdrms. Baths	Total Bdrms. Baths
Gross Living Area 30	2,483 sq. ft.	2,650 sq. ft. -5,000	sq. ft.	sq. ft.
Basement & Finished Rooms Below Grade	0sf	0sf		
Functional Utility	none	none		
Heating/Cooling	FWA C/Air	FWA C/Air		
Energy Efficient Items	none	none		
Garage/Carport	2ga2dw	2ga2dw		
Porch/Patio/Deck	CFPch/Deck	CFPch/Deck		
Extras	None	None		
Extras	ScrPch	ScrPch		
Extras	Upgrades	Upgrades		
Net Adjustment (Total)		☐ + ☒ - $ 12,500	☐ + ☐ - $	☐ + ☐ - $
Adjusted Sale Price of Comparables		Net Adj. -2.2% Gross Adj. 2.2% $ 556,500	Net Adj. % Gross Adj. % $	Net Adj. % Gross Adj. % $

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Tax records	Tax records		
Effective Date of Data Source(s)	07/26/2024	07/26/2024		

Summary of Sales Comparison Approach Please note no list to sales ratio could be established within the subject's market area. Buyer and seller motivation is the noted as the dominate overall factor.

Uniform Appraisal Dataset Definitions

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

2520402223
File No. 91904757

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields

ADDENDUM

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

ANSI Z765-2021 measurement standards were used to calculate the subject's finished square footage. The subject is a Detached two story home that consists of 2483 above grade finished square feet and 0 below grade.

The appraiser is responsible for determining which comparables are the best and most appropriate for the assignment, no other 90 day sales were deemed viable or best available .

I have not performed (or the specified) other services, as an appraiser or in
any other capacity, regarding the property that is the subject of the work under review within the three-year period.

The subject's exposure time is noted at 1-3mos as per neighborhood section page 1, noted as marketing time. The appraiser's opinion is that at exposure time and marketing time coincide based on current market conditions thus deeming them equal.

Please note utilities were on and fuctional.

Clarification of Intended Use and Intended User:

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 estimate the 'as-is' market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

plumbing/mechanicals/appliances are functioning.

The appraiser is responsible for determining which comparables are the best and most appropriate for the assignment, no other 90 day sales were deemed viable or best available .

I performed this appraisal in accordance with the requirements of Title XI of the Financial Institution Reform, Recovery and Enforcement Act of 1989, (12 U.S.C.3331 et seq.), and any implementing regulations."

The sales used were deemed the "most like" or the best "apple for apple" available days on marketing times can vary in this market segment the "average" or "most common" days on market were used as a market reference.

the appraiser has inspected all comparables photos from prior reports this year were used when importing compatible data.

I have completed a Appraisal Report (A written report prepared under Standards Rule 2-2(a),pursuant to the Scope of Work, as disclosed elsewhere in this report.

the 'Other' land use is vacant land it has no negative impact on value and marketability.

All sales are located with the same market area, and are deemed comparable.

Gla difference in inspect and tax card, was noted @ 50+/-ft as per inspection. no additions noted.

Comments on Sales Comparison

Only after a through search of all available data sources were the sales chosen for use in this report. The sales selected were the most recent and proximate sales of similar size and quality and after adjustment for dissimilar features provide the best estimate of market value.

Please note all sales noted as a c2 were recently renovated as per the subject.

adjustments based on abstraction and pairing. (outside sales were used as needed to establish pairing adjustments when needed)

The 'best' current, original Comp photo obtainable, the comparable was inspected from the street.

No value given for above ground pool, this improvment was deemed person property.

No age adjustments noted.

community well managed by the hoa.

The best available sales were used.

sale1 used for room count, size location,

sale2 used for room count, size location,

sale3 used for room count, size location,

Final Reconciliation

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

Although elements of the cost approach were used in this report this approach to value was deemed not as viable,thus was not used in the final opinion of value.

The income approach to value was not deemed viable do to the subject's market being primarily owner occupied or seasonal use property. Thus the market approach was deemed the most applicable.

Cost Approach Comments

The replacement cost is based on Marshall & Swift Residential Cost Handbook, Physical depreciation is based on the Age / Life Method. In estimating the site value the appraiser has relied upon knowledge of the market including analysis of site sales and/or extraction of site values from sales of improved properties.

Market Conditions Addendum to the Appraisal Report

2520402223
File No. 91904757

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 482 OXFORD DR City Richmond Hill State GA Zip Code 31324

Borrower Annette M & Jerry R Thompson

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)	21	14	13	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	3.50	4.67	4.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings	12	12	18	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.43	2.57	4.16	☐ 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	437,000	466,410	474,830	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	83	113	43	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price	479,500	492,236	522,864	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Listings Days on Market	203	94	62	☐ Declining	☒ Stable	☐ Increasing
Median Sale Price as % of List Price	100.00%	100.00%	100.00%	☐ 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.).

Seller concessions (primarily in the form of Closing Costs) appear to have remained stable over the past 12 months.

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).

There is minimal foreclosure activity within this market area.

Cite data sources for above information. Tax records,mls,local realtors

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.

Analysis of withdrawn, fsbos, non mls, and pending sales were examined to help establish the appraiser's opinion of current market conditions.The current market conditions are deemed as stable, although some statistics may show declines or increases, overall quarter over quarter sales of same residences have not shown significant changes over the past quarter, and it appears that prices have stabilized in this market. The housing trends are therefore shown as stable on page 1 of the report.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature
Name David G. Gross
Company Name Dgappraisals@gmail.com
Company Address 103 Herb River Dr
Savannah, GA 31406
State License/Certification # cr271277 State GA
Email Address dgappraisals@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 26, 2024
Appraised Value: $ 521,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Additional Subject photos

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

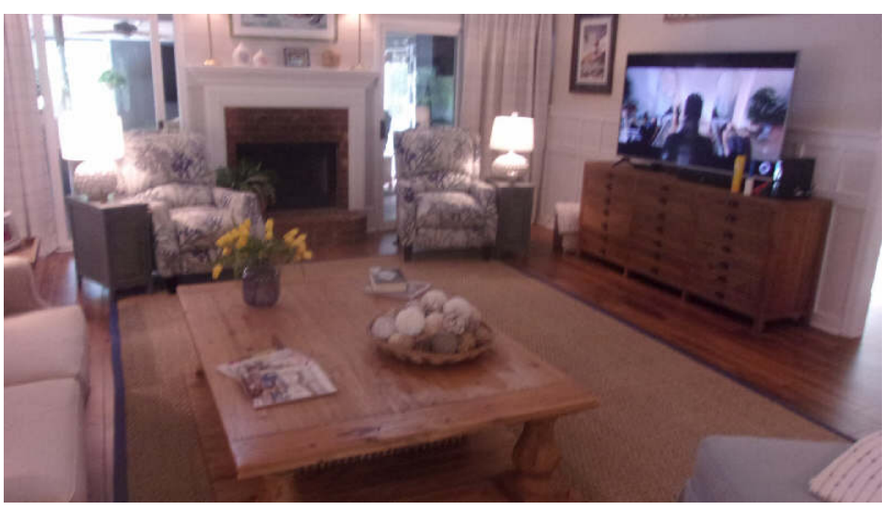
addtional Street view



dining room



living room



Additional Subject Photos

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

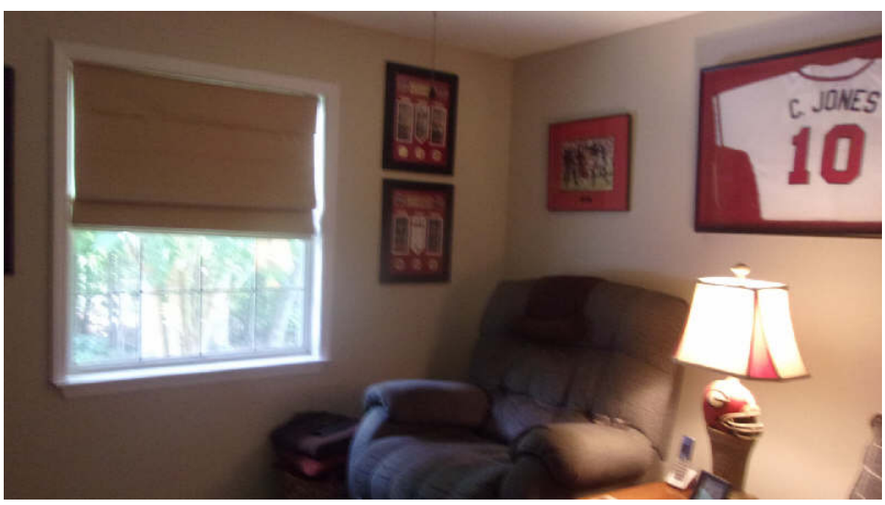
bedroom



bath



bedroom



Additional Subject Photos

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

ScrPch



Kitchen



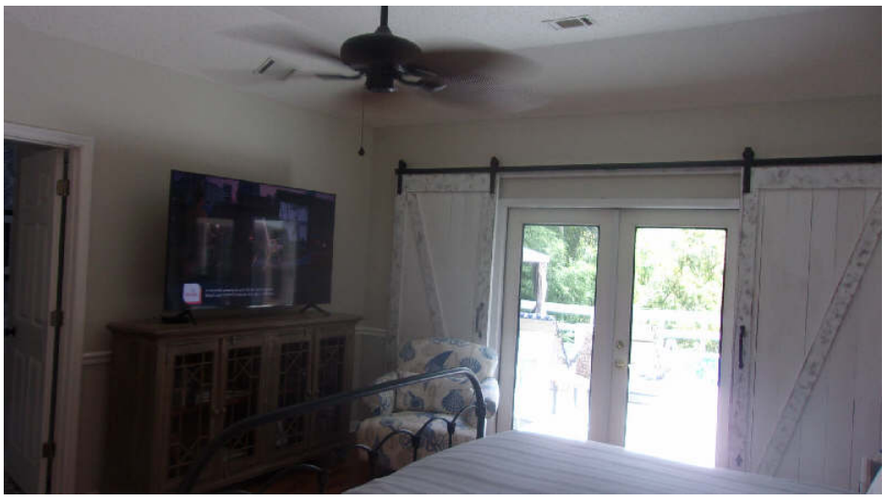
breakfast



Additional Subject photos

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

bedroom



bath



garage



Additional Subject photos

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		

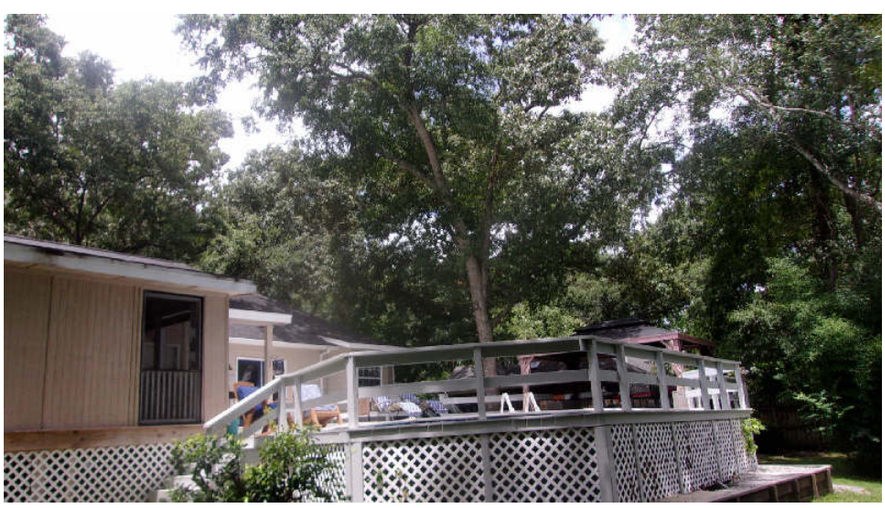
bedroom



above ground pool (no value given)

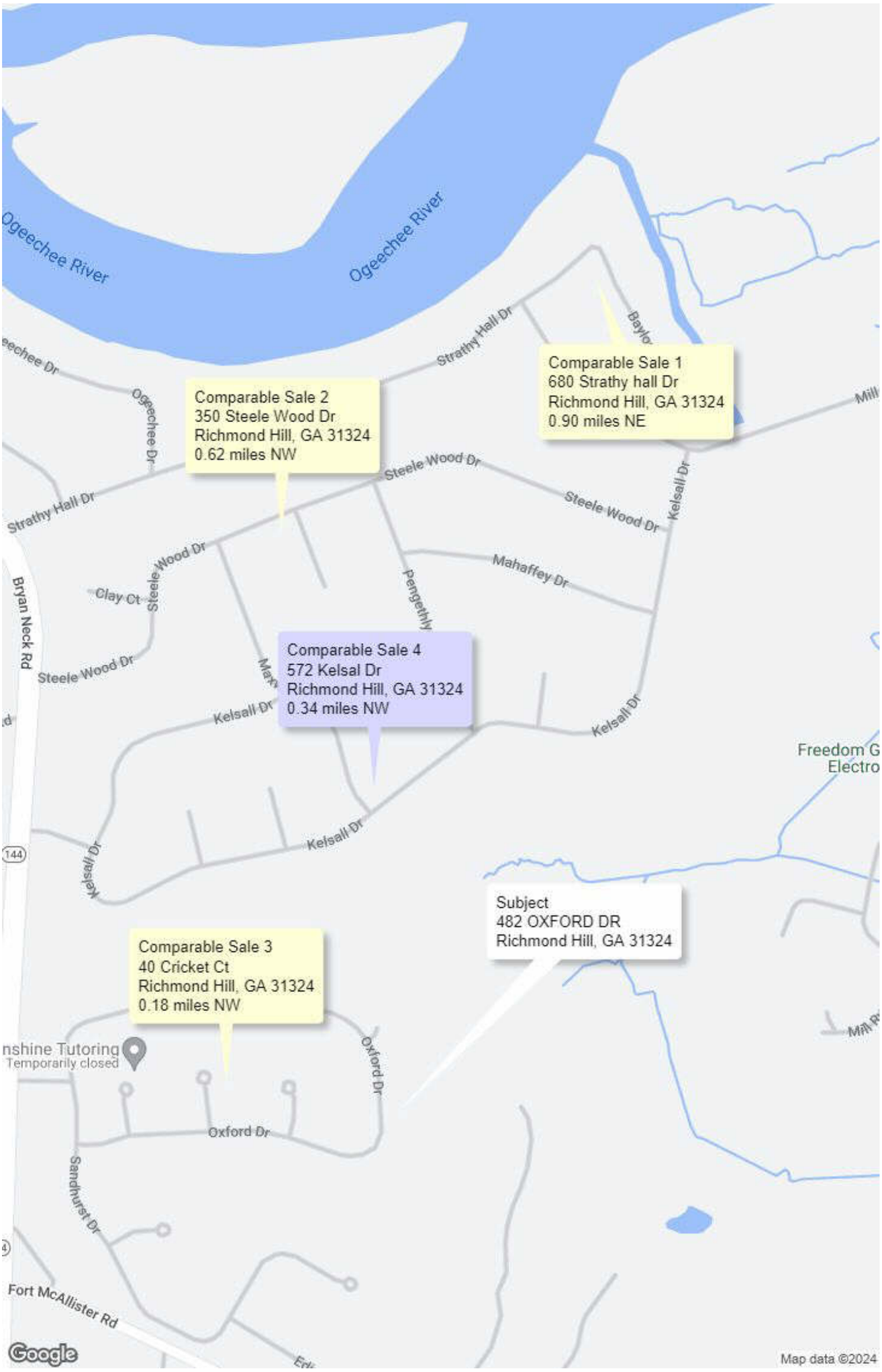


addtional rear view



LOCATION MAP

Borrower: Annette M & Jerry R Thompson		File No.:	91904757
Property Address: 482 OXFORD DR		Case No.:	2520402223
City: Richmond Hill	State: GA	Zip:	31324
Lender: BMO Bank N.A.			



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		



COMPARABLE SALE #1

680 Strathy hall Dr
Richmond Hill, GA 31324
Sale Date: s02/24;c01/24
Sale Price: $ 529,900



COMPARABLE SALE #2

350 Steele Wood Dr
Richmond Hill, GA 31324
Sale Date: s03/24;c02/24
Sale Price: $ 509,000



COMPARABLE SALE #3

40 Cricket Ct
Richmond Hill, GA 31324
Sale Date: s05/24;c05/24
Sale Price: $ 435,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		



COMPARABLE SALE #4

572 Kelsal Dr
Richmond Hill, GA 31324
Sale Date: Active
Sale Price: $ 569,000

COMPARABLE SALE #5

Sale Date:
Sale Price: $

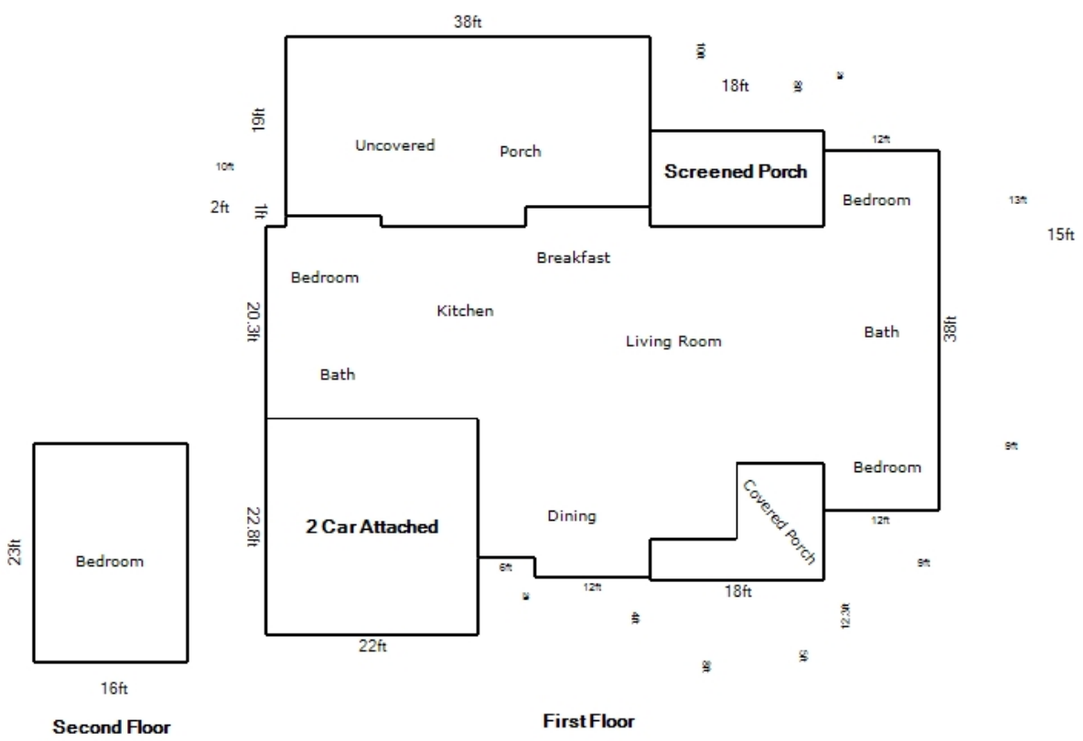
COMPARABLE SALE #6

Sale Date:
Sale Price: $

FLOORPLAN SKETCH

Borrower: Annette M & Jerry R Thompson		File No.:	91904757
Property Address: 482 OXFORD DR		Case No.:	2520402223
City: Richmond Hill	State: GA	Zip:	31324
Lender: BMO Bank N.A.			

Sketch



16 ft

Living Area		Area Calculation				
First Floor	2114.6 ft²	First Floor				x 1.00 = 2114.6 ft²
Second Floor	368 ft²	☐	38ft x	12ft x	1.00 =	456 ft²
Nonliving Area		☐	2ft x	13ft x	1.00 =	26.00 ft²
2 Car Attached	501.6 ft²	☐	1ft x	10ft x	1.00 =	10 ft²
1 Story Porch	149.40 ft²	☐	20.3ft x	58ft x	1.00 =	1177.4 ft²
Screened Porch	180 ft²	☐	6ft x	14.7ft x	1.00 =	88.20 ft²
1 Story Porch	724.00 ft²	☐	9ft x	4.70ft x	1.00 =	42.30 ft²
		☐	21ft x	12.7ft x	1.00 =	266.70 ft²
		☐	4ft x	12ft x	1.00 =	48 ft²
		Second Floor				x 1.00 = 368 ft²
Total Living Area (rounded):	**2483 ft²**	☐	16ft x	23ft x	1.00 =	368 ft²

DIMENSION LIST ADDENDUM

Borrower: Annette M & Jerry R Thompson | File No.: 91904757
Property Address: 482 OXFORD DR | Case No.: 2520402223
City: Richmond Hill | State: GA | Zip: 31324
Lender: BMO Bank N.A.

GROSS BUILDING AREA (GBA)	2,483
GROSS LIVING AREA (GLA)	2,483

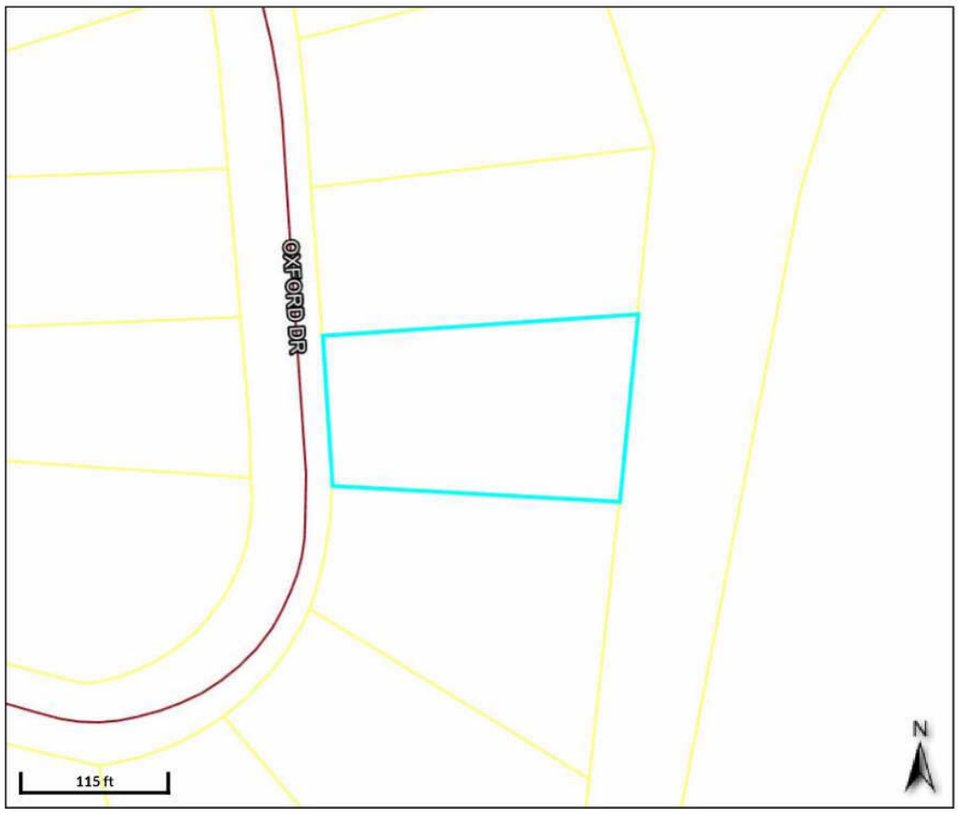
Area(s)	Area	% of GLA	% of GBA
Living	2,483		100.00
Level 1	2,115	85.18	85.18
Level 2	368	14.82	14.82
Level 3	0	0.00	0.00
Other	0	0.00	0.00
GBA			
Basement ☐	0		
Garage ☐	502		
Other ☐	1,053		

Area Measurements						Area Type					
Measurements			Factor		Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
22.80	x 22.00	x	1.00	=	501.60	☐	☐	☐	☐	☐	X
38.00	x 12.00	x	1.00	=	456.00	X	☐	☐	☐	☐	☐
2.00	x 13.00	x	1.00	=	26.00	X	☐	☐	☐	☐	☐
1.00	x 10.00	x	1.00	=	10.00	X	☐	☐	☐	☐	☐
20.30	x 58.00	x	1.00	=	1,177.40	X	☐	☐	☐	☐	☐
6.00	x 14.70	x	1.00	=	88.20	X	☐	☐	☐	☐	☐
9.00	x 4.70	x	1.00	=	42.30	X	☐	☐	☐	☐	☐
21.00	x 12.70	x	1.00	=	266.70	X	☐	☐	☐	☐	☐
4.00	x 12.00	x	1.00	=	48.00	X	☐	☐	☐	☐	☐
16.00	x 23.00	x	1.00	=	368.00	☐	X	☐	☐	☐	☐
	x	x		=		☐	☐

PLAT MAP

Borrower: Annette M & Jerry R Thompson		File No.:	91904757
Property Address: 482 OXFORD DR		Case No.:	2520402223
City: Richmond Hill	State: GA	Zip:	31324
Lender: BMO Bank N.A.			

qPublic.net™ Bryan County, GA





Legend
- Current Parcels
- Roads
- Fort Stewart

Parcel ID	0613 033	**Owner**	THOMPSON ALLISON SHAWN	**Last 2 Sales**			
Class Code	Residential		482 OXFORD DRIVE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County Unincorporated		RICHMOND HILL, GA 31324	11/20/2007	$261000	FM	Q
Acres	0.67	**Physical Address**	482 OXFORD DR	9/6/2006	$270000	FM	Q
		Assessed Value	Value $327500				

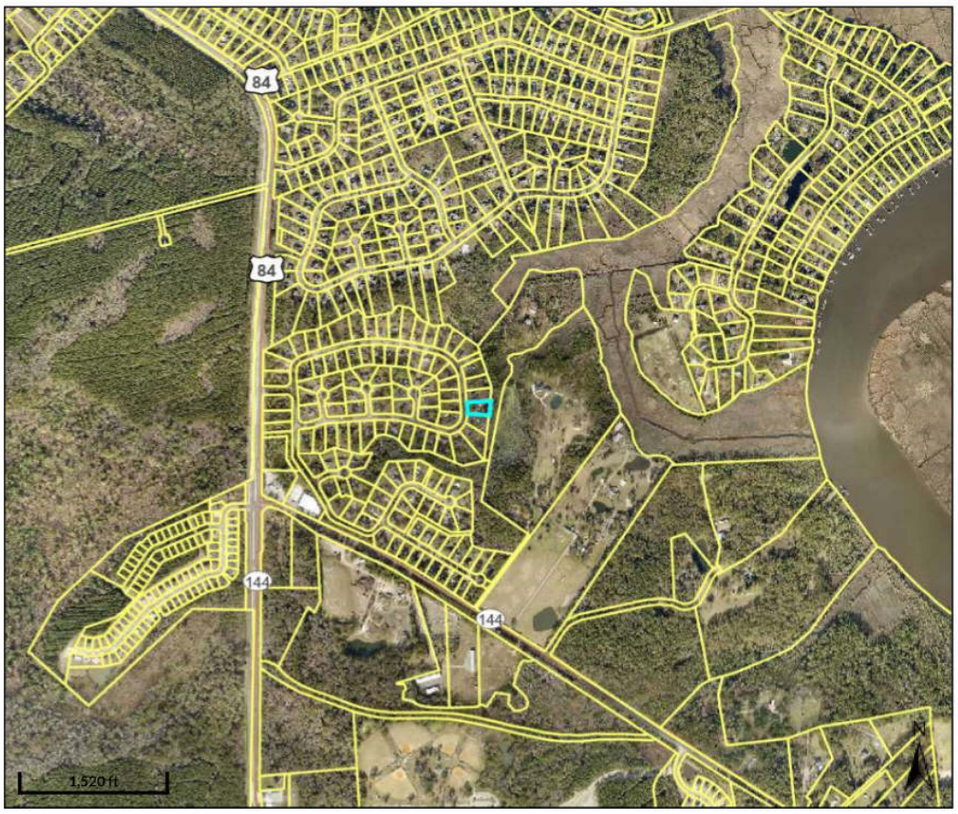
(Note: Not to be used on legal documents)

Date created: 7/30/2024
Last Data Uploaded: 7/29/2024 9:41:00 PM

Developed by Schneider GEOSPATIAL

Borrower: Annette M & Jerry R Thompson		File No.:	91904757
Property Address: 482 OXFORD DR		Case No.:	2520402223
City: Richmond Hill	State: GA	Zip:	31324
Lender: BMO Bank N.A.			

qPublic.net™ Bryan County, GA





Legend

- Current Parcels
- Roads
- Fort Stewart

Parcel ID	0613 033	**Owner**	THOMPSON ALLISON SHAWN	**Last 2 Sales**			
Class Code	Residential		482 OXFORD DRIVE	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County Unincorporated		RICHMOND HILL, GA 31324	11/20/2007	$261000	FM	Q
Acres	0.67	**Physical Address**	482 OXFORD DR	9/6/2006	$270000	FM	Q
		Assessed Value	Value $327500				

(Note: Not to be used on legal documents)

Date created: 7/30/2024
Last Data Uploaded: 7/29/2024 9:41:00 PM

Developed by Schneider GEOSPATIAL

Borrower: Annette M & Jerry R Thompson		File No.: 91904757	
Property Address: 482 OXFORD DR		Case No.: 2520402223	
City: Richmond Hill	State: GA	Zip: 31324	
Lender: BMO Bank N.A.			

Under Contract/ML#**314478**[482 Oxford Drive Richmond Hill, GA 31324](#) **$499,900**

Bryan County

Residential **Stick Built**



Beds:	**4**	Baths:	**2**	Half Bth:	**0**	Stories:	**1.5**
Acres:	**0.67**	SF/Src:	**2,511/Tax Assessor**			Yr Built:	**1993**
Adv Sub:	**Oxford**					CCR:	**Yes**
Amount:	**$300**			Freq:	**Annual**		
Elem:	**Richmond Hill**			Middle:	**Richmond Hill**		
High:	**Richmond Hill**						
Community:	**Street Lights**						
New Const:	**No**						
Waterfront:	**No**						

Recent Change: 07/30/2024 : Under Contract : C->U

Remarks: **Come see this beautifully updated home in the heart of Richmond Hill. Every room has been meticulously curated with quality, tasteful finishes. New kitchen was completed three years ago - solid wood cabinets, tons of storage, new appliances & Cambria quartz. Updated floors are throughout the home. Both bathrooms have been remodeled in 2024. The owners have added so many details such as, crown molding, board/batten trim, window casings and shiplap accents. Great room is large w/vaulted ceiling, wood burning fireplace. Seperate Dining room plus a breakfast area overlooking the backyard. You'll love the Split floor-plan, main bedroom is large w/ French doors to deck, ensuite is generous with amazing finishes w/ a new soaking tub. Large upstairs bonus room that can be a second living area or 4th bedroom. Outside there is enormous screen porch that leads to an amazing deck w/ above ground pool built in with a new liner. Ample parking area w/ side entry garage & a beautifully landscaped lot.**

Directions: **AT the intersection of Hwy 144 (Ford Ave) US Hwy 17 (Ogeechee Road) in Richmond Hill, travel east on Highways 144 - 5.1 miles. Oxford Subdivision will be on left, Turn in then turn left and follow around to home on Left.**

Interior

Interior:	**Cathedral Ceiling, Ceiling; Vaulted, Foyer; Entrance, Recessed Lights**
Laundry:	**Dryer Connection, Laundry Room**
Kitchen/Break:	**Breakfast Area, Island**
Appliances:	**Dishwasher, Disposal, Fireplace, Hood Fan, Range/Oven, Refrigerator, W/D Connection**
Attic:	**Scuttle, Walkin**
Basement:	**None**
Fireplace:	**1/Wood Burning/Great Room**

Structure

Style:	**Traditional**	Builder Name:	
Foundation:	**Raised Slab**	Construction:	**Siding, Wood**
Prop Attached:	**No**	Roof:	**Asphalt**
ADA Features/Lis:	**No**	Common Walls	**No Common Walls**
Energy Feat:	**Double Pane/Thermo, Energy Star, Programmable Thermostat, Ridge Vents**		
Unit Stories:	Unit Floor:	Bldg Stories	**2** Penthouse: **No**

Exterior

Exterior House:	**Deck, Patio-Covered, Screen Porch**		
Exterior Lot:	**Sprinkler System**		
Other Structures		Fencing:	**Privacy**
PoolHotTub:	**Yes**	Dock:	**No** # of Slips:
PoolHotTub Desc	**Above Ground Pool**	Dock Slip Desc	
Parking Desc:	**Attached, Auto Garage Door**		
Parking:	Garage? **Yes** Garage Sp **2** Carport Sp:	Parking Pad Sp:	Assigned Sp:

Property Information

Postal City:		Lat / Long:	**31.892658/-81.254691**
Legal Desc:	**20GMD L#21 OXFORD PH II PS407:8**	Parcel Number:	**0613-033**
Legal Subd:	**Oxford Ph II**	Phase/Lot:	**/21**
Zoning:	**R-15**	Zoning Desc:	**Single Family**

Borrower: Annette M & Jerry R Thompson			File No.: 91904757
Property Address: 482 OXFORD DR			Case No.: 2520402223
City: Richmond Hill	State: GA		Zip: 31324
Lender: BMO Bank N.A.			

DAVID G GROSS

**271277**

Status **ACTIVE**

END OF RENEWAL
10/31/2024

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1326055163766530

Borrower: Annette M & Jerry R Thompson			File No.: 91904757
Property Address: 482 OXFORD DR			Case No.: 2520402223
City: Richmond Hill	State: GA		Zip: 31324
Lender: BMO Bank N.A.			

Bryan County, GA

Summary

Parcel Number	0613 033
Location Address	482 OXFORD DR
Zip Code	31324
Legal Description	20GMD L#21 OXFORD PH II PS407:8 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	R-15
Tax District	County Unincorporated (District 03)
Millage Rate	23.23
Acres	0.67
Neighborhood	OXFORD (OXFOR)
Homestead Exemption	No (S0)
Landlot/District	N/A



View Map

Assessment Notices

2024 Assessment Notice (PDF)

Owner

THOMPSON ALLISON SHAWN
482 OXFORD DRIVE
RICHMOND HILL, GA 31324

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	OXFORD S/D	Lot	0	0	0	0	1

Residential Improvement Information

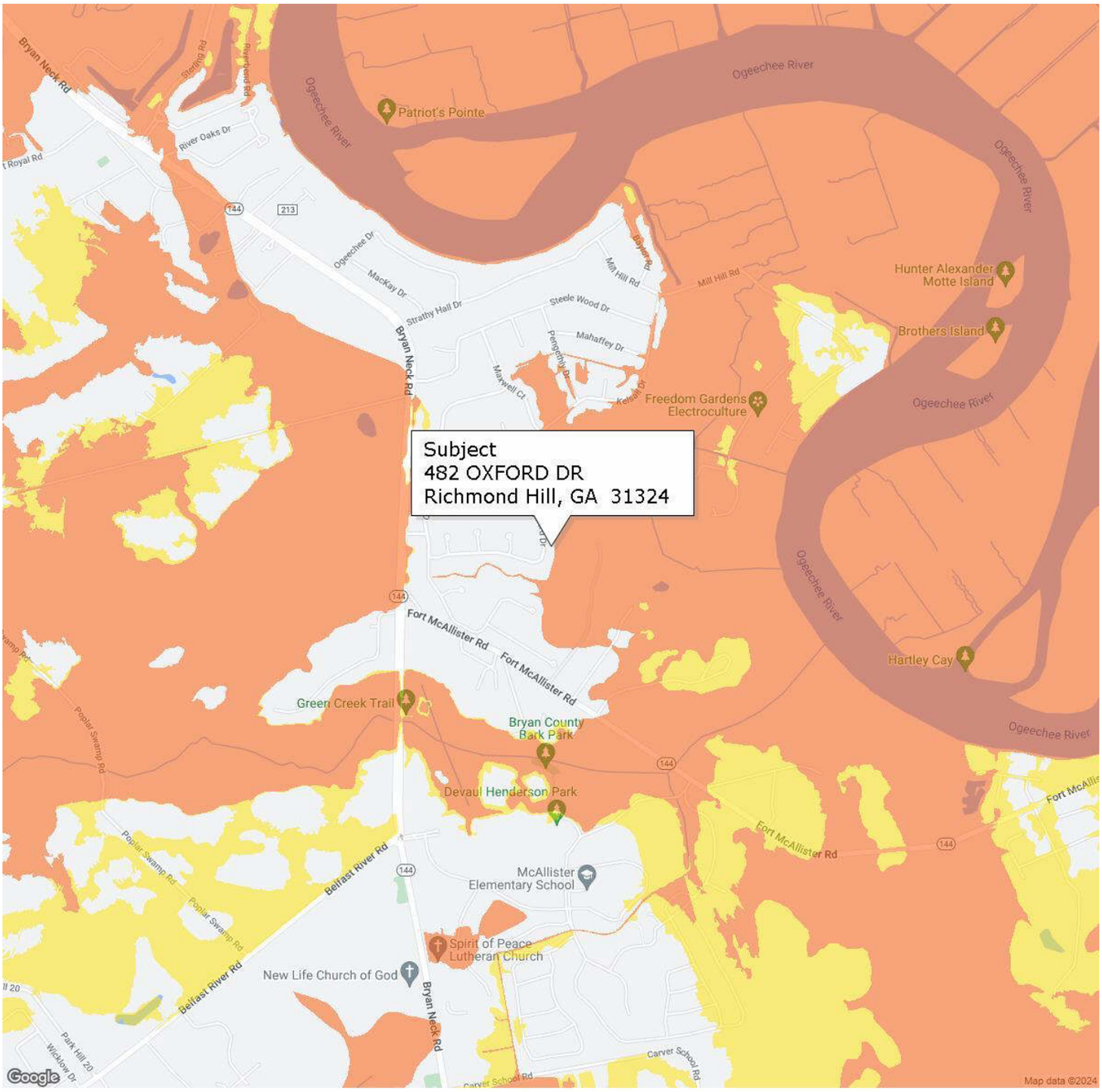
Style	One Family
Heated Square Feet	2511
Interior Walls	Sheetrock
Exterior Walls	Masonite
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1993
Roof Type	310 lb/ Shingle
Flooring Type	Carpet/Tile
Heating Type	Heat Pump
Number Of Rooms	0
Number Of Bedrooms	3
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	$250,500
Condition	Average
Fireplaces\Appliances	PREFAB 1 STY 1 BOX 1
House Address	482 OXFORD DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* FEE - FIRE PROTECTION	2010	0x0 / 0	0	$0
* FEE - TRASH COLLECTION	2010	0x0 / 0	0	$0

FLOOD MAP

Borrower: Annette M & Jerry R Thompson		File No.: 91904757
Property Address: 482 OXFORD DR		Case No.: 2520402223
City: Richmond Hill	State: GA	Zip: 31324
Lender: BMO Bank N.A.		



FLOOD INFORMATION

Community: BRYAN COUNTY
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 13029C0295D
Panel: 13029C0295
Zone: X
Map Date: 08-02-2018
FIPS: 13029
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

= Forest = Water

Sky Flood™

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

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

- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_1_PHOTO_3, page contains face_tv, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the RENTAL_COMP_1, page contains license_plate, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - FRONT VIEW OF SUBJECT PROPERTY - ACI Insights detected that the Subject Front photo contains sign_post, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - SUBJECT - Assessor's Parcel Number - is 0624 088, and ACI Insights Listings indicates that the APN is 0613-033. Comment, including an explanation of this difference, is required.
- 1004_05UAD - NEIGHBORHOOD - Location - is Suburban, and ACI Insights indicates that the neighborhood location is Rural. Please review neighborhood data and photos, and verify the Subject Property's location.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Subject View - is RES; and ACI Insights indicates that the view is Woods. Please review Subject Property data and photos, and verify the Subject Property's view.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Site Size - is 24829 SF sf, and ACI Insights Listings indicates that the Site Size is 29185.0 Sf.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- GSE - SALES COMPARABLE NO. 1 - Condition - C2 rating is indicated, but property age is greater than 25 years. (ref. FNM0486)
- 1004_05UAD - SALES COMPARABLE NO. 2 - Site Size - is 26572 SF sf, and ACI Insights Listings indicates that the Site Size is 29185.0 Sf.
- 1004_05UAD - SALES COMPARABLE NO. 2 - Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- GSE - SALES COMPARABLE NO. 2 - Condition - C2 rating is indicated, but property age is greater than 25 years. (ref. FNM0486)
- 1004_05UAD - SALES COMPARABLE NO. 3 - Site Size - is 26572 SF sf, and ACI Insights Listings indicates that the Site Size is 29185.0 Sf.
- 1004_05UAD - RECONCILIATION - Opinion of Market Value - is outside of the High / Low indicated in the 'Typical Market Price Range'. Comment, explaining this discrepancy, is required.
- 1004_05UAD - SALES COMPARABLE NO. 4 - Site Size - is 25700 SF sf, and ACI Insights Listings indicates that the Site Size is 29185.0 Sf.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains property_exterior, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.

Acknowledged Responses.

- Acknowledged: 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain "Please note no list to sales ratio could be established within the subject's market area.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.