BROKER PRICE OPINION Custom Adj



Community Loan Servicing SM

Acuity # Bayview-3009252
Loan # 1550264
Inspection Date 11/19/2021
Inspection Type Exterior Only

PROPERTY ADDRESS

384 Stove Pipe City Rd
Panton, VT 05491
ADDISON

Completed By Charles Smalling
Company Smalling Realty Corp
Phone # (802) 373-4963
Signed Date 11/28/2021

Vendor Company ServiceLink
Vendor Order # 11356735

VALUATIONS		
Estimated Marketing Time	Suggested List Price	Suggested Sale Price
90-120 Days ("As-Is")	$75,000	$65,000
90-120 Days ("As-Repaired")	$82,500	$72,500
30 Day ("Quick Sale")	$65,000	$60,000

Estimated Monthly Market Rent	$600
Estimated Repair Cost	$7,500
Marketing Strategy	As Is
Effective Date	12/07/2021

This is a market analysis, not an appraisal and was prepared by a licensed real estate broker or associate broker, not a licensed appraiser. While deemed reliable, this opinion of price is not a real estate appraisal and therefore neither Community Loan Servicing nor the agent conducting this report shall be held liable for any information provided.

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
11/19/2021	Exterior Only	Bayview-3009252	1550264

SUBJECT INFORMATION

Address 384 Stove Pipe City Rd Unit #	Occupied? Yes	Client Community Loan Servicing
City Panton State VT Zip Code 05491	Occupancy Type Owner Occupied	Vendor Company ServiceLink
County ADDISON	Appear Secured? Yes	Vendor Order # 11356735 Order Completed Date 12/07/2021
Borrower/Owner LOIS L WILDASIN	Assessor's Parcel #(s) 029000000	
Legal Description MH and 1.25 acres		

Zoning residential | Zoning Data Source town records | Property Type Mobile Home | Current Use Residential

# of Units 1 | # of Stories 1 | Above Grade Gross Living Area 700 | Total Rooms 5 | Bedrooms 3 | Full Baths 1 | Half Baths 0 | Site/Lot Size 1 Acres

Year Built/Age 1980 / 41 yrs | Basement Area 0 | Basement % Finished 0 | Parking Type driveway | # of Stalls 0 | Pool No | Spa No

Total Assessed Value $62,600 | Assessed Land Value $37,000 | Assessed Date 04/01/2021 | Annual RE Tax Amount unk | Delinquent? No | Amount $0

HOA No | Name | Fee Includes ☐ Insurance ☐ Landscape ☐ Pool ☐ Tennis ☐ Snow Removal

Fees | Delinquent? | Amount | ☐ Utilities ☐ Water ☐ Exterior Building Maintenance ☐ Other

Subject Comments

Built in 1980, MFG/MH construction, 700 sq, 3 bedrooms,1 bath, 1.25 acres. The MH appears to be in fair condition. Appears the detached outbuilding /shed are in fair/poor condition. Located in a rural area with mixed styles and valuations.

LISTING AND SALE HISTORY

Currently Listed? No | MLS # na | Current List Date / Price / $ | DOM | Original List Date / Price / $

Agent Name | Agent Phone | Agent Email

Has the Subject Property been Sold in the Last 3 Years? Yes (If Yes, provide the following information starting with the most recent sale first)

Type of Sale	List Date	Sale Date	DOM	Original List Price	Last List Price	Sale Price	Agent Name	Agent Phone
Standard	01/23/2020	01/23/2020	1	$62,600	$62,600	$62,600	unk	unk

NEIGHBORHOOD DESCRIPTION

Community Name Panton | Sales Price Range for Neighborhood in the Past 12 Months $ 35,000 to $ 1,100,000

Location Rural | Predominant Land Use residential | Neighborhood Maintenance Levels Average | Employment Conditions Stable

Estimated Percentages Owner vs Tenants in Neighborhood 90 % vs 10 % | Normal Marketing Time for the Area 63 days

Neighborhood Comments

Mixed styles and valuations in this area. Convenient location to town amenities and Lake Champlain

MARKET CONDITIONS

Neighborhood Sales Prices for this Property Type have

☐ Decreased % per Month for the Past 12 Months.

☒ Increased % per Month for the Past 12 Months. 0.25%

☐ Remained Stable

Most Likely Buyer ☒ Owner Occupant ☐ Investor

# of Neighborhood Sales Over the Past 6 Months 26 | Monthly Absorption Rate 4

# of Current Neighborhood Listings 6 | Month Supply of Listings 1

Approx # of Neighborhood Listings that are REO/Short Sales 1 | Approx # of Boarded Up Homes 0

Based on the Current Month Supply of Listings there is a ☒ Shortage(<3 Months) ☐ Normal Supply (3-6 Months) ☐ Over Supply (>6 Months) of Listings in the Neighborhood.

Market Comments

Per MLs data, the overall market for Addison county(MSP) has improved 3% in the past 12 months. The DOM is 63 days. The MSP is $340,000. I'm estimating the REO saturation rate is <3%.

OBSERVED ITEMS NEEDING REPAIRS (Are Repairs Needed?) ☒ Yes ☐ No

Item	Estimated Cost
Total Estimated Repair Cost	

VALUATIONS (Effective Date 12/07/2021)

Estimated Marketing Time	Suggested List Price	Suggest Sale Price
90-120 Days ("As-Is")	$75,000	$65,000
90-120 Days ("As-Repaired")	$82,500	$72,500
30 Day ("Quick Sale")	$65,000	$60,000

Estimated Monthly Market Rent	$600
Estimated Repair Cost	$7,500

Marketing Strategy: As Is

State Specific Disclaimer

Real Estate Broker or Salesperson (Signature & License Information)

Joe Broker

Name Charles Smalling | Signed Date 11/28/2021

License 081.0003877 | State VT | Expiration Date 03/31/2022

Real Estate Broker or Salesperson (Company Information)

Company	Smalling Realty Corp		
Address	6 Church Street		
City, St, Zip	ESSEX JUNCTION	VT	05452
Phone #	(802) 373-4963	Email	srcorp1995@yahoo.com

I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

BROKER PRICE OPINION Custom Adj - Exterior

Inspection Date	Inspection Type	Acuity #	Loan #
11/19/2021	Exterior Only	Bayview-3009252	1550264

COMPARABLE SALES DETAIL

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
				
Address, #	384 Stove Pipe City R	445 Richville Road	2530 Monkton Roa	34 Lafayette Road
City, St, Zip	Panton VT 05491	Shoreham VT 05770	Ferrisburgh VT 05456	Starksboro VT 05487
County	ADDISON	Addison	Addison	Addison
Proximity to Subject		23.4 miles	6.7 miles	20.2 miles
Community Name	Panton	Shoreham	Ferrisburgh	Starksboro
Data Source	Tax Records	MLS	MLS	MLS
MLS # / DOM	na / 0	4839073 / 8	4846322 / 4	4844033 / 154
Org List Price / Org List Date	na / na	$59,000 / 11/17/2020	$145,000 / 02/04/2021	$165,000 / 01/14/2021
Sale Price / Sale Date	$62,600 / 01/23/20	$35,000 / 12/14/2020	$120,000 / 04/29/2021	$142,500 / 07/22/201
Property Type	Mobile Home	Manufactured Home	Manufactured Home	Manufactured Home
Loan Type	Unknown	Cash	Cash	Conventional
Transaction Type	Standard	Standard	Standard	Standard
ADJUSTMENTS	DESCRIPTION	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment
Sales Concessions	$0	$0 / $0	$0 / $0	$0 / $0
Special Assessments	0	0 / $0	0 / $0	0 / $0
Leasehold/Fee Simple	Fee Simple	Fee Simple / $0	Fee Simple / $0	Fee Simple / $0
Lot Size	1 Acres	2.1 Acres / $-1,650	1.4 Acres / $-600	.26 Acres / $1,110
Condition	Fair	Fair / $0	Average / $-10,000	Average / $-10,000
Construction	MFG/MH constructi	MFG/MH / $0	MFG/MH / $0	MFG/MH / $0
Year Built / Age	1980 / 41	1982 / 39 / $0	1990 / 31 / $-1,000	2003 / 18 / $-3,000
Location	Rural	Rural / $0	Rural / $0	Rural / $0
View	Other	Mountains / $0	Mountains / $0	Mountains / $0
Above Grade Total / Bdrm / FBA / HBA	5 / 3 / 1 / 0	5 / 3 / 2 / 0 / $-1,000	6 / 2 / 2 / 0 / $4,000	4 / 2 / 1 / 0 / $5,000
Gross Living Area	700 SqFt	924 SqFt / $-3,360	910 SqFt / $-3,150	784 SqFt / $-1,260
Price per SqFt	89.43 $/SqFt	$37.88 $/SqFt	$131.87 $/SqFt	$181.76 $/SqFt
Basement Area / % Finished	0 SqFt / 0 %	0 SqFt / 0 % / $0	0 SqFt / 0 % / $0	784 SqFt / 0 % / $-5,000
# of Units / # of Stories	1 / 1	1 / 1 / $0	1 / 1 / $0	1 / 1 / $0
Parking Type / # of Stalls	driveway / 0	garage / 1 / $-5,000	driveway / 0 / $0	garage / 2 / $-10,000
Style (Design)	Mobile Home	Manufactured Ho / $0	Manufactured Ho / $0	Manufactured Ho / $0
Heating/Cooling	unk	gas / $0	oil / $0	oil / $0
Pool / Spa	No / No	No / No / $0	No / No / $0	No / No / $0
# of Fireplace(s)	0	0 / $0	0 / $0	0 / $0
Other na	shed	na / $1,000	na / $1,000	shed / $0
Net Adjustment (Total)		Net % -28.60% / Gross % 34.31% / $-10,010	Net % -8.12% / Gross % 16.46% / $-9,750	Net % -16.25% / Gross % 24.82% / $-23,150
Adjusted Sale Price		$24,990	$110,250	$119,350
Overall Comparison to Subject		Equal	Superior	Superior
Sale Most Comparable to Subject		True	True	

Sale #1 Comments	S1 is located in the same county as subject property, similar style, GLA , bedrooms and condition, per MLS sheet - this property needs work, being sold as is condition
Sale #2 Comments	S2 is located in the same county as subject property, newer construction, less bedrooms, superior baths, superior acreage and condition
Sale #3 Comments	S3 is located in the same county as subject property, superior GLA, newer construction, superior condition , less acreage, superior garages

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COMPARABLE LISTING DETAIL

ITEM	SUBJECT	COMPARABLE LISTING #1	COMPARABLE LISTING #2	COMPARABLE LISTING #3
				
Address, #	384 Stove Pipe City R	3503 Ripton Road	4236 Richville Road	2413 Route 7
City, St, Zip	Panton VT 05491	Lincoln VT 05443	Shoreham VT 05770	Leicester VT 05733
County	ADDISON	Addison	Addison	Addison
Proximity to Subject		22.7 miles	27.2 miles	26.9 miles
Community Name	Panton	Lincoln	Shoreham	Leicester
Data Source	Tax Records	MLS	MLS	MLS
MLS # / DOM	na / 0	4891455 / 5	4883512 / 77	4881900 / 5
Org List Price / Org List Date	na / na	$115,000 / 11/21/2021	$149,000 / 09/21/2021	$159,900 / 09/09/2021
Cur List Price / Cur List Date	na / na	$115,000 / 11/21/2021	$149,000 / 09/21/2021	$159,900 / 09/09/2021
Property Type	Mobile Home	Manufactured Home	Manufactured Home	Manufactured Home
Loan Type	Unknown	Conventional	Conventional	Conventional
Transaction Type	Standard	Standard	Standard	Standard
ADJUSTMENTS	DESCRIPTION	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment	DESCRIPTION / +(-) Adjustment
Sales Concessions	$0	$0 / $0	$0 / $0	$0 / $0
Special Assessments	0	0 / $0	0 / $0	0 / $0
Leasehold/Fee Simple	Fee Simple	Fee Simple / $0	Fee Simple / $0	Fee Simple / $0
Lot Size	1 Acres	10 Acres / $-13,500	1.6 Acres / $-900	.85 Acres / $225
Condition	Fair	Average / $-10,000	Average / $-10,000	Average / $-10,000
Construction	MFG/MH constructi	MFG/MH / $0	MFG/MH / $0	MFG/MH / $0
Year Built / Age	1980 / 41	1996 / 25 / $-1,500	1972 / 49 / $0	2008 / 13 / $-3,000
Location	Rural	Rural / $0	Rural / $0	Rural / $-20,000
View	Other	Mountains / $0	Mountains / $0	Other / $0
Above Grade Total / Bdrm / FBA / HBA	5 / 3 / 1 / 0	5 / 3 / 2 / 0 / $-1,000	5 / 3 / 1 / 0 / $0	7 / 3 / 2 / 0 / $-1,000
Gross Living Area	700 SqFt	980 SqFt / $-4,200	720 SqFt / $-300	1,152 SqFt / $-6,780
Price per SqFt	0.00 $/SqFt	$117.35 $/SqFt	$206.94 $/SqFt	$138.80 $/SqFt
Basement Area / % Finished	0 SqFt / 0 %	0 SqFt / 0 % / $0	0 SqFt / 0 % / $0	0 SqFt / 0 % / $0
# of Units / # of Stories	1 / 1	1 / 1 / $0	1 / 1 / $0	1 / 1 / $0
Parking Type / # of Stalls	driveway / 0	driveway / 0 / $0	driveway / 0 / $0	garage / 1 / $-5,000
Style (Design)	Mobile Home	Manufactured Ho / $0	Manufactured Ho / $0	Manufactured Ho / $0
Heating/Cooling	unk	gas / $0	oil / $0	electric / $0
Pool / Spa	No / No	No / No / $0	No / No / $0	No / No / $0
# of Fireplace(s)	0	0 / $0	0 / $0	0 / $0
Other na	shed	na / $1,000	na / $1,000	shed / $0
Net Adjustment (Total)		Net % -25.39% / Gross % 27.13% / $-29,200	Net % -6.85% / Gross % 8.19% / $-10,200	Net % -28.49% / Gross % 28.77% / $-45,555
Adjusted Listing Price		$85,800	$138,800	$114,345
Overall Comparison to Subject		Superior	Superior	Superior
List Most Comparable to Subject		True		

Listing #1 Comments	L1 is located in the same county as subject property, superior GLA, acreage and condition, newer construction - *AUC 11-26-2021
Listing #2 Comments	L2 is located in the sme county as subject property, similar GLA, bedrooms, baths and age, superior condition and acreage
Listing #3 Comments	L3 is located in the same county as subject property, newer construction, superior condition, location, garage, baths and garage - AUC 9-14-2021

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TEXT ADDENDUM

Parcel ID# 0290000000 - Built in 1980, MFG/MH construction, 700 sq, 3 bedrooms, 1 bath, detached sheds in fair/poor condition, located on 1.25 acres per the town lister card. Located off a dirt road. Good comps are limited in this area(due to 10 year age range, 20% GLA & lot size, condition, 120 day sales guidelines, 20% value range, 5 mile comp distance) so I expanded the searh area/time frame back - 12 months/Addison county. I'd recommend an interior inspection to verify the condition/occupancy for a possible higher/lower valuation. *Adjustments are:$15@ sq ft and $1500/acre.....Comps are located on both sides of RT# 7 and RT# 22A - neutral affect on value.*The subject property sold on 1-23-2020 for $62,600 per town records. *The current town lister card shows this property to be in "poor" condition , however, based on my exterior observation , I indicated as "fair" condition.

ServiceLink Valuation Solutions, LLC's (ServiceLink) Broker Price Opinion offers an opinion derived from analysis based on inspection of the subject property and analysis of the local market data as performed by a licensed real estate professional. Information in this report may be gathered from multiple sources, including, but not limited to, multiple listing services (MLS), public records, public records data services, city/county office websites, proprietary files, mapping services, or may be provided by the client. In some cases, information on the subject property may be limited or unavailable, and, in some instances, may be derived from an inspection of the property. The information provided assumes, unless otherwise stated in this report, the subject property is in average condition, contains no health, safety, environmental, structural, or title related defects, the real property interests are fee simple, and the information relied upon is accurate. This report is based upon data that is deemed generally acceptable for products of this type. The analysis of an interest in real property for ownership or collateral purposes is prepared for the above named client only. The intended use is to assist the designated client in making an independent, internal decision regarding the subject property. The use of this report by anyone other than the client for any purpose is not permitted or authorized by ServiceLink, including its subsidiaries and affiliates. Any other use of this report by any other party is prohibited. This report is not an appraisal. This report is provided AS IS, and no guarantee or warranty is provided. ServiceLink will not be liable for any loss, damage, or injury arising out of, or in conjunction with, the client's utilization of the information contained in this report. If this report is intended to be used for lending collateral analysis or default collateral analysis, the loan transaction value must be less than $400,000.00. (Rev. 04/2025)

Notwithstanding any preprinted language to the contrary, this opinion is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.:
Property Address: 384 Stove Pipe City Rd		Case No.:
City: Panton	State: VT	Zip: 05491
Lender:		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $

STREET SCENE

STREET SCENE