

SUMMARY APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

1485 Al Roberts Road
Senoia, GA 30276

for

PNC Bank
2730 Liberty Avenue
Pittsburgh, PA
15222

as of

05/24/2022

by

Robert A Rice
52 Lundy Street
Newnan, GA 30263

Rice Appraisal Group

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52 Lundy Street
Newnan, GA 30263
678-300-0115

June 15, 2022

PNC Bank
2730 Liberty Avenue
Pittsburgh, PA
15222

Property -	1485 Al Roberts Road Senoia, GA 30276
Borrower -	David and Candace Clifton
File No. -	1485ALROBERTS
Case No. -	

Dear :

In accordance with your request, I have prepared an appraisal of the real property located at 1485 Al Roberts Road, Senoia, GA.

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 05/24/2022 is :

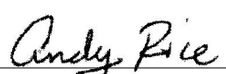
$1,100,000

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,

Rice Appraisal Group



Robert A Rice
GA Certification #CG6152

Uniform Residential Appraisal Report

File # 1485ALROBERTS

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 1485 Al Roberts Road City Senoia State GA Zip Code 30276

Borrower David and Candace Clifton Owner of Public Record David and Candace Clifton County Coweta

Legal Description District 1, Land Lot 169, 170, 171, 172, Parcel A & B, Plat Book 95/Page 75

Assessor's Parcel # 152-1172-002 & 152-1172-003 Tax Year 2021 R.E. Taxes $ 7,877

Neighborhood Name Al Roberts Road Map Reference 181 Census Tract 1705.02

Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month

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

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Home Equity

Lender/Client PNC Bank Address 2730 Liberty Avenue, Pittsburgh, PA 15222

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). FMLS/GAMLS

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:

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends					One-Unit Housing			Percent Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining		PRICE	AGE		One-Unit	61 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply		$(000)	(yrs)		2-4 Unit	6 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths		85	Low	0	Multi-Family	2 %
Neighborhood Boundaries	North by Gordon Road, east by Highway 85, south by Alvaton Road, and west by Highway 54.								1,650	High	47	Commercial	2 %
									430	Pred.	10	Other	29 %

Neighborhood Description The subject is located approximately 42 miles southwest of Atlanta's central business district with good access to shopping and employment centers locally. Employment centers are easily accessible and commute times during peak traffic periods are considered reasonable. *** See Additional Comments ***

Market Conditions (including support for the above conclusions) Although the final opinion of value is higher than the predominant value, its the appraiser's opinion that it is not considered an over-improvement for the area. See Market Condition Report.

SITE

Dimensions Please see survey/tax map/legal desc. Area 69.40 ac Shape Irregular View N;Res;

Specific Zoning Classification R1 Zoning Description Single Family 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

Because of zoning and the existing use, no alternate use is likely.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map No. 13077C0405D FEMA Map Date 02/06/2013

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

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

No apparent adverse easements or encroachments noted. Subject's site is similar to others in its neighborhood in regards to size and utility. Septic tanks and well are common in area. Public sewer and water are not available. No seepage or odor was noted at time of inspection.

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	Concrete/Good	Floors	Hdw/Good
# of Stories	2.00	[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Brick/Frame/Good	Walls	Sheetrock/Good
Type [X] Det.	[ ] Att. [ ] S-Det/End Unit	Basement Area	0 sq. ft.	Roof Surface	Comp. Shingle/Good	Trim/Finish	Wood/Good
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Gd	Bath Floor	Tile/Hdw/Gd
Design (Style)	Traditional	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Metal-DH/Good	Bath Wainscot	Tile/Good
Year Built	2020	Evidence of [ ]	Infestation	Storm Sash/Insulated	Yes/Good	Car Storage	[ ] None
Effective Age (Yrs)	2	[ ] Dampness	[ ] Settlement	Screens	Yes/Good	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s)# 0	Driveway Surface	Concrete
[ ] Drop Stair	[X] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) # 1	[ ] Fence None	[X] Garage	# of Cars 3
[ ] Floor	[ ] Scuttle	Cooling [X]	Central Air Conditioning	[X] Patio/Deck CvPat	[X] Porch Cov	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool None	[X] Other Shop	[X] Att.	[ ] Det. [ ] Built-in

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

Finished area **above** grade contains: 9 Rooms 5 Bedrooms 3.1 Bath(s) 4,195 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Fireplace; covered patio; hardwood flooring; separate shower/tub; security system; covered porch; tall ceilings; trey ceiling; walk-in closet.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;No updates in the prior 15 years;The subject is in good condition overall. No deficiencies were observed and no repairs are required at this time. An estimate was made of accrued physical depreciation using the Economic Age Life Method. No functional or external depreciation was noted. The utilities and mechanicals were operational at the time of the inspection.

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

The appraiser is not an environmental engineer, however, at time of inspection no adverse environmental conditions were noted.

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

File # 1485ALROBERTS

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 600,000 to $ 1,700,000.

There are 47 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 590,000 to $ 1,650,000.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1485 Al Roberts Road Senoia, GA 30276	9234 Ga Hwy 109 Zebulon, GA 30295		800 Dead Oak Road Senoia, GA 30276		255 Bear Creek Road Moreland, GA 30259	
Proximity to Subject		20.27 miles SE		3.64 miles E		9.50 miles N	
Sale Price	$	$ 1,250,000		$ 969,000		$ 735,000	
Sale Price/Gross Liv. Area	$ sq. ft.	$ 228.90 sq. ft.		$ 323.54 sq. ft.		$ 239.18 sq. ft.	
Data Source(s)		GAMLS#10013168;DOM 82		GAMLS#20030279;DOM 1		GAMLS#20022949;DOM 4	
Verification Source(s)		Tax Rec/Deed Trans/GAMLS		Tax Rec/Deed Trans/MLS		Tax Rec/Deed Trans/MLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0	0	ArmLth Cash;0	0	ArmLth Conv;0	0
Date of Sale/Time		s05/22;c04/22		s03/22;c03/22		s04/22;c03/22	
Location	N;Res;Res	N;Res;Res		N;Res;Lake	-25,000	N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	69.40 ac	55.49 ac	+48,700	32.06 ac	+130,700	7.73 ac	+215,800
View	N;Res;	N;Res;		N;Res;Lake	-25,000	N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	2	20	+9,000	16	+7,000	2	
Condition	C2	C3	+10,000	C3	+10,000	C2	
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 5 / 3.1	9 / 5 / 3.1		10 / 4 / 3.1	0	10 / 4 / 3.1	0
Above Grade					+5,000		+5,000
Gross Living Area	4,195 sq. ft.	5,461 sq. ft.	-82,290	2,995 sq. ft.	+78,000	3,073 sq. ft.	+72,930
Basement & Finished Rooms Below Grade	0sf	960sf0sfwo	-9,600	2064sf1067sfwo 0rr2br1.0ba0o	-20,640 -21,340	2550sf0sfwo	-25,500
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	CFA / CEN	CFA / CEN		CFA / CEN		CFA / CEN	
Energy Efficient Items	DBLPaneWind	DBLPaneWind		DBLPaneWind		DBLPaneWind	
Garage/Carport	3ga2dw	3ga2dw		2ga2dw	+4,000	2ga2dw	+4,000
Porch/Patio/Deck	Pch/CovPat	Pch/ScrPch/Pat	-7,500	Pch/Pat	+7,500	Pch/CovDk	0
	FP-1	FP-2	-1,500	FP-1		FP-2	-1,500
	Shop	IngrdPl/PoleBrn	0	None	+50,000	None	+50,000
		FourSideBrick	-75,000	FourSideBrick	-75,000		
Net Adjustment (Total)		[ ] + [X] - $	-108,190	[X] + [ ] - $	125,220	[X] + [ ] - $	320,730
Adjusted Sale Price of Comparables		Net Adj. 8.66 % Gross Adj. 19.49 % $	1,141,800	Net Adj. 12.92 % Gross Adj. 47.39 % $	1,094,200	Net Adj. 43.64 % Gross Adj. 50.98 % $	1,055,700

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 Rec/Deed Trans/GAMLS

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) Tax Rec/Deed Trans/GAMLS (Specific sources are shown under each sale/listing)

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	05/24/2022	03/09/2018	05/24/2022	05/24/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The sale of the subject in the prior three years was not noted in available data sources. The sale of the comparables during the prior year was not noted in available data sources.

Summary of Sales Comparison Approach ***See Extended Comments***

Indicated Value by Sales Comparison Approach $ 1,100,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,100,000 **Cost Approach (if developed) $** 1,151,085 **Income Approach (if developed) $**

Emphasis is placed on the market approach, as it is thought to better reflect typical buyers behavior. This Appraisal Report is defined by the Appraisal Standards Board of the Appraisal Foundation and complies with USPAP.

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 $ 1,100,000 **, as of** 05/24/2022 **, which is the date of inspection and the effective date of this appraisal.**

ADDITIONAL COMPARABLES

Borrower David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Lender/Client PNC Bank

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	1485 Al Roberts Road Senoia, GA 30276	3313 Old Lifsey Springs Road Molena, GA 30258		1459 Highway 54 Moreland, GA 30259		1395 Rock House Road Senoia, GA 30276	
Proximity to Subject		18.23 miles SE		6.62 miles W		3.02 miles N	
Sale Price	$	$ 1,050,000		$ 1,055,000		$ 789,340	
Sale Price/Gross Liv. Area	$ sq. ft.	$ 283.78 sq. ft.		$ 235.49 sq. ft.		$ 215.55 sq. ft.	
Data Source(s)		GAMLS#20017712;DOM 8		GAMLS#20008905;DOM 31		GAMLS#9019559;DOM 80	
Verification Source(s)		TaxRec/Deed Trans/GAMLS		Tax Rec/Deed Trans/MLS		TaxRec/Deed Trans/GAMLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Conv;0	0	ArmLth Conv;2500	0
Date of Sale/Time		s04/22;c02/22		s04/22;c01/22		s03/22;c10/21	
Location	N;Res;Res	N;Res;Lake	-25,000	N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	69.40 ac	61.03 ac	+29,300	13.83 ac	+194,500	6.21 ac	+221,200
View	N;Res;	N;Res;Lake	-25,000	N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	2	2		19	+8,500	1	0
Condition	C2	C2		C3	+10,000	C1	0
Above Grade Total / Bdrms. / Baths	9 / 5 / 3.1	9 / 4 / 4.1	+5,000	9 / 5 / 3.1		10 / 4 / 3.1	+5,000
Room Count			-5,000				0
Gross Living Area	4,195 sq. ft.	3,700 sq. ft.	+32,175	4,480 sq. ft.	-18,525	3,662 sq. ft.	+34,645
Basement & Finished Rooms Below Grade	0sf	0sf		2240sf2240sfwo 0rr0br1.0ba2o	-22,400 -44,800	2429sf0sfwo	-24,290
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	CFA / CEN	CFA / CEN		CFA / CEN		CFA / CEN	
Energy Efficient Items	DBLPaneWind	DBLPaneWind		DBLPaneWind		DBLPaneWind	
Garage/Carport	3ga2dw	2ga2dw	+4,000	3gd3dw	-4,000	2ga1gd2dw	+2,000
Porch/Patio/Deck	Pch/CovPat	Pch/CovPat		Pch/Dck/ScrPch	-7,500	Pch/Dk/Pat	0
	FP-1	FP-2	-1,500	FP-2	-1,500	FP-3	-3,000
	Shop	None	+50,000	Inground Pool	+25,000	None	+50,000
				FourSideBrick	-75,000		
Net Adjustment (Total)		[X] + [ ] -	$ 63,975	[X] + [ ] -	$ 64,275	[X] + [ ] -	$ 285,555
Adjusted Sale Price of Comparables		Net Adj. 6.09 % Gross Adj. 16.85 %	$ 1,113,975	Net Adj. 6.09 % Gross Adj. 39.03 %	$ 1,119,275	Net Adj. 36.18 % Gross Adj. 43.09 %	$ 1,074,895

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	05/24/2022	05/24/2022	05/24/2022	05/24/2022

Comment on Sales Comparison Additional comparables were used to strengthen value conclusion.

ADDITIONAL COMPARABLES

Borrower	David and Candace Clifton				
Property Address	1485 Al Roberts Road				
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Lender/Client	PNC Bank				

FEATURE	SUBJECT	COMPARABLE SALE NO. 7		COMPARABLE SALE NO. 8		COMPARABLE SALE NO. 9	
Address	1485 Al Roberts Road Senoia, GA 30276	2325 Highway 54 Moreland, GA 30259		617 Thomas Powers Road Newnan, GA 30263		321 Al Roberts Road Senoia, GA 30276	
Proximity to Subject		6.15 miles W		22.11 miles W		1.84 miles E	
Sale Price	$	$ 1,200,000		$ 1,050,000		$ 899,914	
Sale Price/Gross Liv. Area	$ sq. ft.	$ 282.89 sq. ft.		$ 435.87 sq. ft.		$ 273.86 sq. ft.	
Data Source(s)		GAMLS#8837585;DOM 344		GAMLS#8847987;DOM 241		GAMLS#9033579;DOM 193	
Verification Source(s)		TaxRec/Deed Trans/GAMLS		Tax Rec/Deed Trans/MLS		Tax Records/GAMLS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment	DESCRIPTION	+(-)$ Adjustment
Sale or Financing Concessions		ArmLth Conv;0	0	ArmLth Conv;15000	0	Listing	0
Date of Sale/Time		s09/21;c07/21		s07/21;c07/21		Active	
Location	N;Res;Res	N;Res;Res		N;Res;Pond	-10,000	N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	69.40 ac	45.17 ac	+84,800	95.47 ac	-91,200	44.94 ac	+85,600
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT2;Traditional		DT2;Traditional	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	2	23	+10,500	42	+20,000	0	0
Condition	C2	C3	+10,000	C3	+10,000	C1	0
Above Grade Room Count (Total / Bdrms. / Baths)	9 / 5 / 3.1	10 / 5 / 4.1	0	7 / 3 / 3.0	+10,000	10 / 4 / 3.1	+5,000
Gross Living Area	4,195 sq. ft.	4,242 sq. ft.	-5,000	2,409 sq. ft.	+2,500	3,286 sq. ft.	0
Basement & Finished Rooms Below Grade	0sf	2560sf1395sfwo 0rr0br0.1ba2o	-3,055 -25,600 -27,900	0sf	+116,090	0sf	+59,085
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	CFA / CEN	CFA / CEN		CFA / CEN		CFA / CEN	
Energy Efficient Items	DBLPaneWind	DBLPaneWind		DBLPaneWind		DBLPaneWind	
Garage/Carport	3ga2dw	2ga2dw	+4,000	4cp2dw	+4,000	2ga2dw	+4,000
Porch/Patio/Deck	Pch/CovPat	Dck/Pat/Stp	0	Stp/Pch/ScrPch	-5,000	Pch/CovPat	
	FP-1	FP-3	-3,000	FP-1		FP-1	
	Shop	HrsBrn/Equest	-115,000	Stls/Brns/InlawSte	-35,000	None	+50,000
Net Adjustment (Total)		[ ] + [X] -	$ -70,255	[X] + [ ] -	$ 21,390	[X] + [ ] -	$ 203,685
Adjusted Sale Price of Comparables		Net Adj. 5.85 % Gross Adj. 24.07 %	$ 1,129,745	Net Adj. 2.04 % Gross Adj. 28.93 %	$ 1,071,390	Net Adj. 22.63 % Gross Adj. 22.63 %	$ 1,103,599

ITEM	SUBJECT	COMPARABLE SALE #7	COMPARABLE SALE #8	COMPARABLE SALE #9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	05/24/2022	05/24/2022	05/24/2022	05/24/2022

Comment on Sales Comparison Additional comparables were used to strengthen value conclusion.

Uniform Residential Appraisal Report

File # 1485ALROBERTS

ADDITIONAL COMMENTS

I certify, as the appraiser, that I have complied with the Home Valuation Code of Conduct in all aspects of the appraisal process.

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 to determine 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. My analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the Georgia Real Estate Appraiser Classifications and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board. (Real Estate Appraiser Classification and Regulation Act paragraph 539-3.02(1)(m) as amended August 1, 2006).

I have no current or prospective interest in the subject property or the parties involved and no service were preformed by the appraiser within the 3 year period immediately preceeding acceptance of this assignment, as an appraiser or in any capacity.

Acceptance and/or use of this appraisal report by the client and/or any third party constitutes acceptance of the stated limiting conditions and assumptions. The appraisers' and/or reviewers' responsibility and liability extends only to the stated client, not to subsequent parties or user and only limited to the amount of the fee received by the appraiser in conjunction with performance of this appraisal and related consulting and/or court preparation, deposition, and/or testimony.

Exposure time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competive and open market.The subject's exposure time is estimated at 0 to 3 months.

Georgia AMC#184

Appraiser was paid $695.00 for this report.

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)

Site value estimated by analysis of similar land sales, or where necessary, by extraction techniques. Although the land to value ratio exceeds guidelines, this is common when large acreage tracts are involved.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data: Marshall Swift/Local Contractors

Quality rating from cost service: Good Effective date of cost data: 2020

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

Development of the cost approach has been attempted by the appraiser as an analysis to support their opinion of value. Because there is insufficient market evidence to credibly support the site value/derivation of total appreciation, the cost approach is not given any consideration in the appraiser's final analysis. Cost approach is not considered an insurable value.

OPINION OF SITE VALUE				=$ 340,000
Dwelling	4,195 Sq. Ft. @ $	159.97		=$ 671,074
BSMT	Sq. Ft. @ $			=$ 0
Pch/CovPat/Shop				75,000
Garage/Carport	1,149 Sq. Ft. @ $	49.17		=$ 56,496
Total Estimate of Cost-New				=$ 802,570
Less Depreciation	Physical 26,485	Functional	External	=$ (26,485)
Depreciated Cost of Improvements				=$ 776,085
'As-is' Value of Site Improvements				=$ 35,000
Indicated Value By Cost Approach				=$ 1,151,085

Estimated Remaining Economic Life (HUD and VA only): 58 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ ____ X Gross Rent Multiplier ____ = $ ____ 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

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

Uniform Residential Appraisal Report

File # 1485ALROBERTS

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.

Uniform Residential Appraisal Report File # 1485ALROBERTS

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.

Uniform Residential Appraisal Report

File # 1485ALROBERTS

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 Andy Rice
Name Robert A Rice
Company Name Rice Appraisal Group
Company Address 52 Lundy Street
Newnan, GA 30263
Telephone Number 678-300-0115
Email Address arice@numail.org
Date of Signature and Report 06/15/2022
Effective Date of Appraisal 05/24/2022
State Certification # CG6152
or State License #
or Other State #
State GA
Expiration Date of Certification or License 03/31/2023

ADDRESS OF PROPERTY APPRAISED
1485 Al Roberts Road
Senoia, GA 30276
APPRAISED VALUE OF SUBJECT PROPERTY $ 1,100,000
LENDER/CLIENT
Name First American Mortgage Solutions
Company Name PNC Bank
Company Address 2730 Liberty Avenue
Pittsburgh, PA 15222
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

Market Conditions Addendum to the Appraisal Report

File No. 1485ALROBERT

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 1485 Al Roberts Road City Senoia State GA ZIP Code 30276

Borrower David and Candace Clifton

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)	24	11	12	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	4.00	3.67	4.00	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	12	8	9	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.00	2.18	2.25	[ ] Declining [X] 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	617,250	609,200	632,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	22	26	6	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	899,600	898,000	999,500	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	77	87	39	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	99.98	99.38	102.76	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	[X] Yes [ ] No			[ ] Declining [X] 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.). Concessions reported have been relatively stable as a percentage of the sales price over the past year ranging from 0 to 3.00% of the median sales price. Since real estate agents are not required to report concessions by Georgia MLS, only reported concessions were analyzed.

Are foreclosure sales (REO sales) a factor in the market? [ ] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties).

Although some bank-owned and foreclosure activity was noted in the subject's neighborhood/market area, the majority of similar sales are arms-length transactions. All sales were considered and the most recent and similar sales used.

Cite data sources for above information. Georgia MLS Pro created by Georgia MLS was primarily used. This system was created as an analytical tool for real estate appraisers and other real estate professionals. It extracts records based on input criteria requested for the area being analyzed.

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.

According to MLS Pro values for similar sales have remained relatively stable over the prior year. The comparables used in this report are recent similar sales in the neighborhood and market area and any effects on market value would be reflected in the sales price of the comparables. The accuracy of the data above is solely dependent upon the accuracy and timeliness of the data provided by the users of the MLS system, however, the data is considered to be reliable by the appraiser's peer group.

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 Andy Rice

Appraiser Name Robert A Rice

Company Name Rice Appraisal Group

Company Address 52 Lundy Street, Newnan, GA 30263

State License/Certification # CG6152 State GA

Email Address arice@numail.org

Signature

Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

ADDITIONAL COMMENTS

Borrower or Owner	David and Candace Clifton						
Property Address	1485 Al Roberts Road						
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Lender or Client	PNC Bank						

NEIGHBORHOOD DESCRIPTION

Other refers to vacant under "Percent Land Use %".No evidence of flooding damage or other natural disaster was noted at the subject property nor the subject neighborhood.

SUMMARY

The search began at the subject property and was expanded from there to locate the most recent and similar sales.

All comparables were over one mile in distance but were used to reflect comparables similar in size, style, age and acreage.

Sale 6-8 closed over six months ago but were used since they were similar in size, style, age and acreage.

The comparables varied in condition/age and adjustments were done accordingly. Condition/quality adjustments given to the comparables were made based on FMLS/MLS interior/exterior photos/commentary.

No concession adjustments were made since all concessions fell within the range of median concessions for the neighborhood.

The net/gross adjustment for Comp 3 exceeded 15/25% and had a single adjustment that exceeded 10% of the sales price due to acreage. The net/gross adjustment for Comp 6 exceeded 15/25% and had a single adjustment that exceeded 10% of the sales price due to acreage. The gross adjustment for Comp 2 exceeded 25% and had a single adjustment that exceeded 10% of the sales price due to acreage. The gross adjustment for Comp 5 exceeded 25% and had a single adjustment that exceeded 10% of the sales price due to acreage. The gross adjustment for Comp 8 exceeded 25% and had a single adjustment that exceeded 10% of the sales price due to acreage. The net adjustment for Comp 9 exceeded 15% due to acreage. However, they were the most similar comparables noted with closest proximity to subject.

The sales used were thought the most recent and similar to the subject with closest proximity. Adjustments were made for unlike features. In arriving at estimated market value, emphasis was placed on the most recent sales.

Sales comparison approach, matched pairs and market statistics analysis were all used for adjustments made to comparable sales.

No evidence of flooding damage or other natural disaster was noted at the subject property nor greater subject neighborhood.

Given the locational attributes of the property, the surrounding neighborhood development, and the financial feasibility and market potential, it is reasonable to conclude that the Highest and Best Use of the subject, as if vacant and as improved, would be best suited for its current use as a single-family dwelling which exhibits good quality and market appeal.

Hypothetical conditions and extraordinary assumptions used in this report may have affected the value.

All adjustments were determined using paired sales analysis and are a reflection of a typical consumers perception of that features value.

“The Coronavirus (COVID-19) outbreak has had a significant impact on local, national and global economies. Financial markets worldwide are experiencing unprecedented volatility. In some areas of the United States, there are current Shelter-in-Place orders and other restrictions on daily activities. These events are likely to impact real estate values in the short term but, as of the date of this appraisal, there is not enough data to substantiate

ADDITIONAL COMMENTS
Page 2

Borrower or Owner	David and Candace Clifton						
Property Address	1485 Al Roberts Road						
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Lender or Client	PNC Bank						

that position. I have researched all available local sources and, as of this date, I have not found any data suggesting that significant changes in local real estate market have occurred. The market data presented in this appraisal report is considered the most recent and relevant available and the resulting analysis best reflects market conditions as of the effective date of appraisal."

The appraiser has adhered to the ANSI Z765-2021.

The subject and comparables are not agricultural and/or income producing. They are not working farms.

Revision 6/15/2022
The other parcel number was added to the report.

File No. 1485ALROBERTS

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

File No. 1485ALROBERTS

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



1485 Al Roberts Road
RIGHTVIEW



1485 Al Roberts Road
RIGHTVIEW



1485 Al Roberts Road
LIVING ROOM



1485 Al Roberts Road
STREET SCENE



1485 Al Roberts Road
FOYER



1485 Al Roberts Road
LIVING ROOM

File No. 1485ALROBERTS

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



1485 Al Roberts Road
KITCHEN



1485 Al Roberts Road
PANTRY



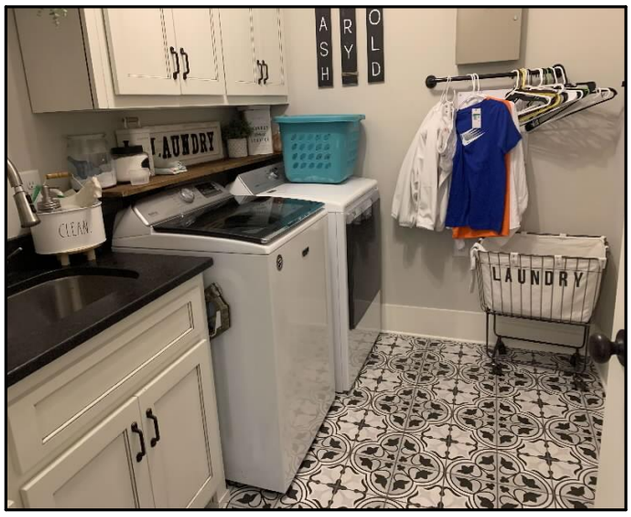
1485 Al Roberts Road
REC ROOM



1485 Al Roberts Road
DINING ROOM



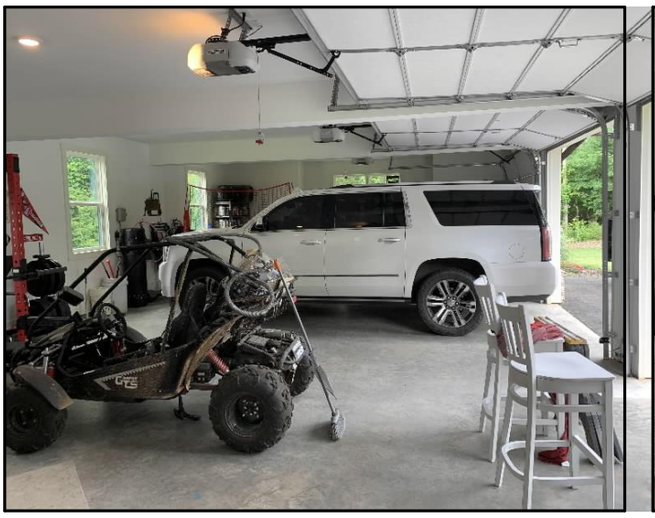
1485 Al Roberts Road
BREAKFAST



1485 Al Roberts Road
LAUNDRY ROOM

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



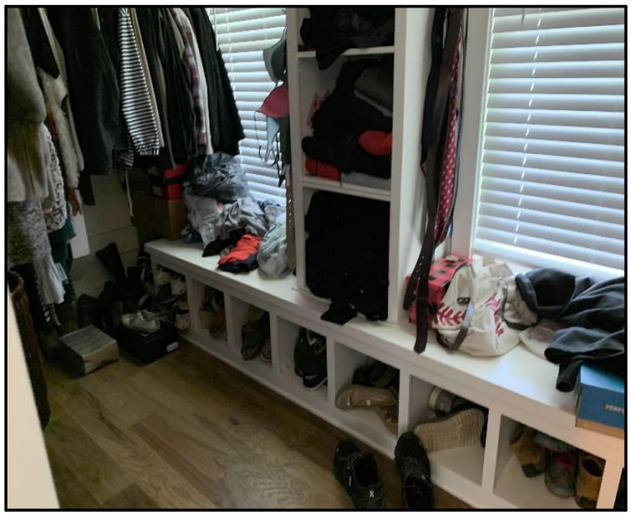
1485 Al Roberts Road
GARAGE



1485 Al Roberts Road
MASTER BEDROOM



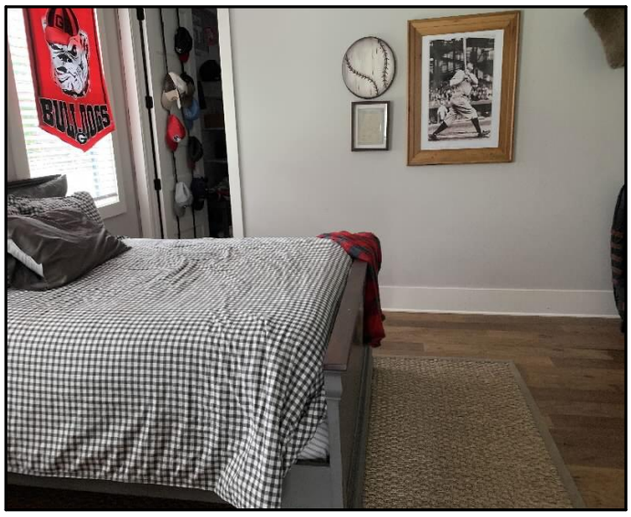
1485 Al Roberts Road
MASTER BATH



1485 Al Roberts Road
WALK-IN CLOSET



1485 Al Roberts Road
BEDROOM



1485 Al Roberts Road
BEDROOM

File No. 1485ALROBERTS

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



1485 Al Roberts Road
BEDROOM



1485 Al Roberts Road
BEDROOM



1485 Al Roberts Road
BATH



1485 Al Roberts Road
BATH



1485 Al Roberts Road
HALF BATH



1485 Al Roberts Road
SMOKE DETECTOR

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



1485 Al Roberts Road
THERMOSTAT



1485 Al Roberts Road
HOTWATER HEATER



1485 Al Roberts Road
SECURITY SYSTEM



1485 Al Roberts Road
H/A UNIT



1485 Al Roberts Road
H/A UNIT



1485 Al Roberts Road
ENTRY

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



1485 Al Roberts Road
SHOP



1485 Al Roberts Road
SHOP



1485 Al Roberts Road
SHOP



1485 Al Roberts Road
SHOP

File No. 1485ALROBERTS

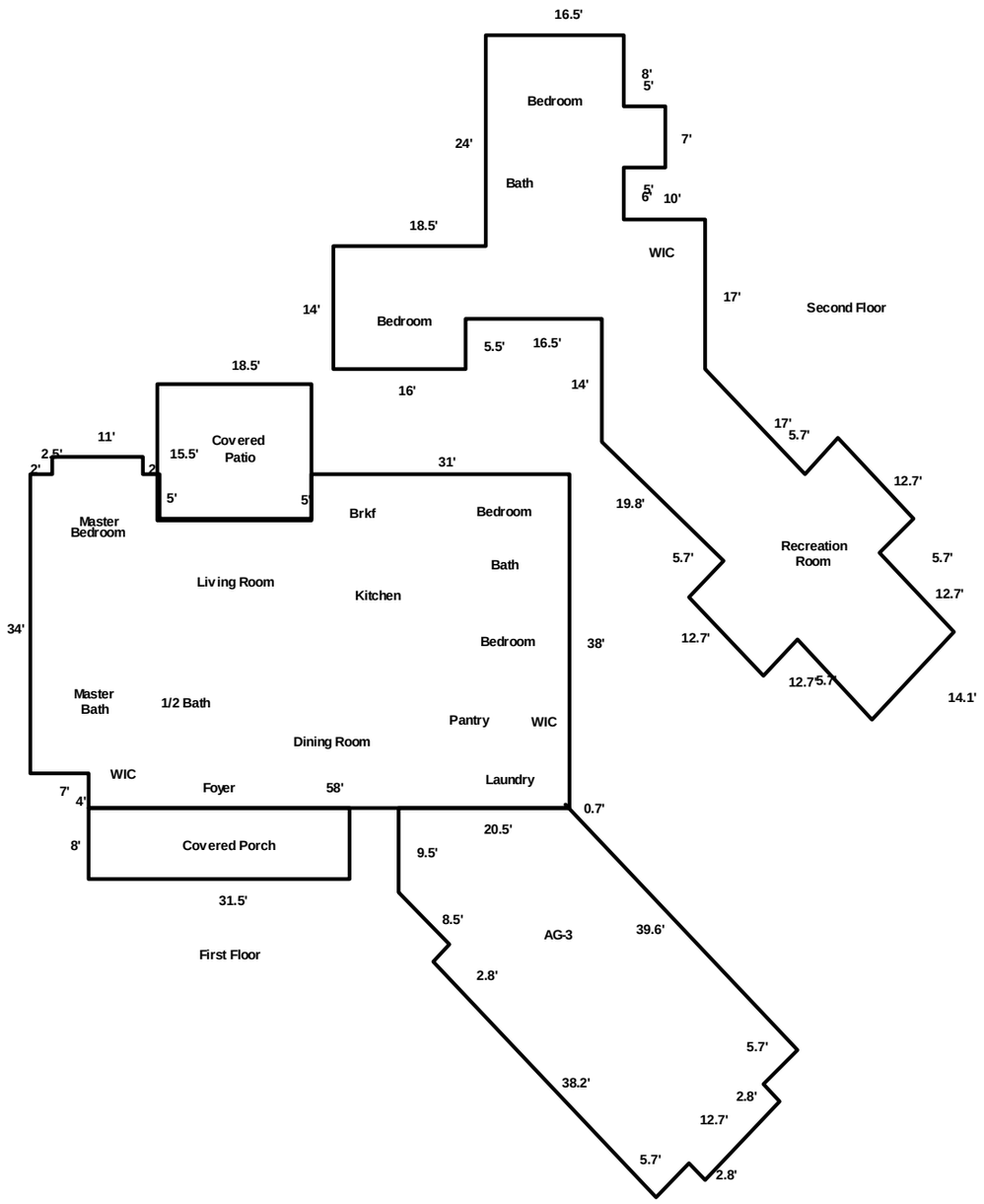
SKETCH ADDENDUM

Borrower or Owner David and Candace Clifton

Property Address 1485 Al Roberts Road

City Senoia County Coweta State GA Zip Code 30276

Client PNC Bank



Summary	Square Ft. Area	Perimeter
Living Area		
Second Floor	1,823.4	307.5
First Floor	2,371.5	220.0
Total	4,194.9	527.5
Garage & Carport		
Attached Garage	1,148.9	149.5
Porches & Patios		
Patio	286.8	68.0
Porch	252.0	79.0

Area Calculation Details

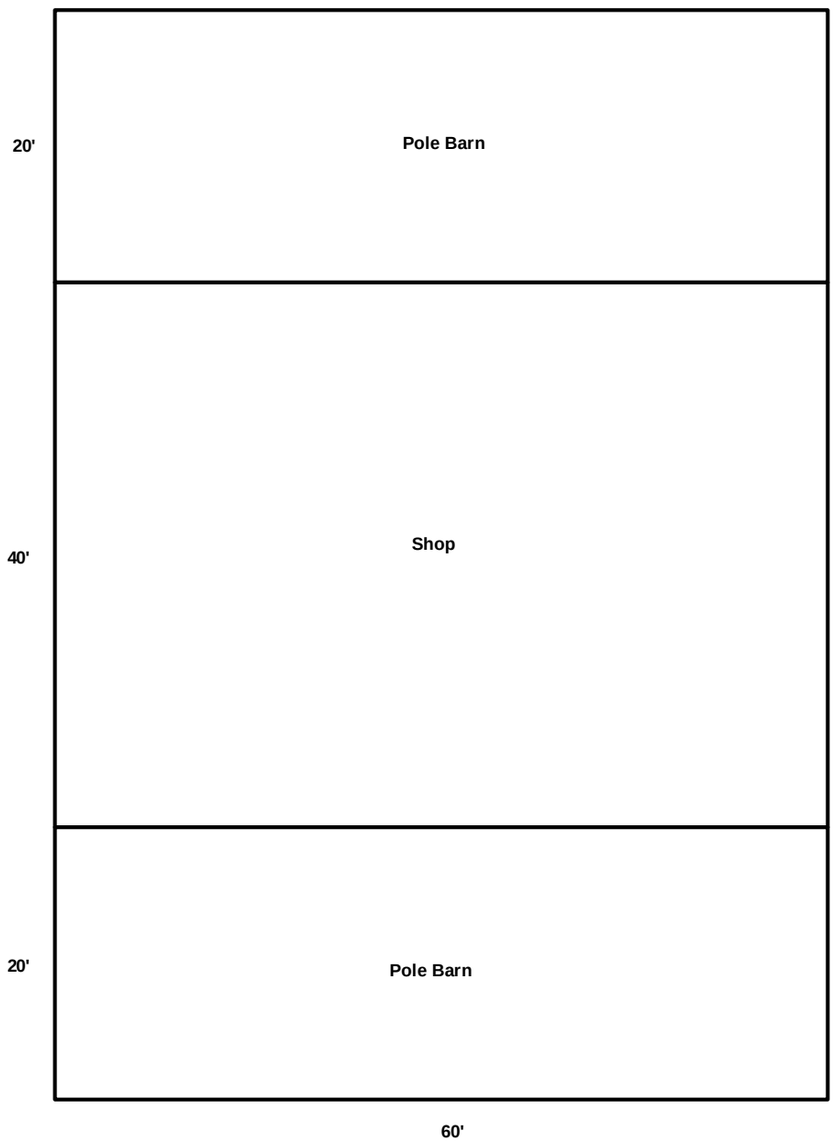
Second Floor							
		16.5	x	8.0	=		132.0
		21.5	x	7.0	=		150.5
		16.5	x	6.0	=		99.0
		26.5	x	3.0	=		79.5
		45.0	x	8.5	=		382.5
		16.0	x	5.5	=		88.0
		12.5	x	5.5	=		68.7
		12.5	x	8.0	=		100.0
0.5	x	8.0	x	8.0	=		32.0
		20.5	x	0.5	=		10.2
0.5	x	0.5	x	0.5	=		0.1
0.5	x	0.5	x	0.5	=		0.1
		17.3	x	3.5	=		60.5
0.5	x	3.5	x	3.5	=		6.1
		1.0	x	3.5	=		3.5
0.5	x	3.5	x	3.5	=		6.1
		23.4	x	5.0	=		117.0
0.5	x	5.0	x	5.0	=		12.5
0.5	x	4.2	x	4.0	=		-8.6
		20.1	x	4.0	=		80.4
0.5	x	4.0	x	4.0	=		8.0
0.5	x	1.1	x	1.0	=		-0.5
		19.0	x	1.0	=		19.0
0.5	x	1.0	x	1.0	=		0.5
0.5	x	4.0	x	4.0	=		8.0
		20.0	x	4.0	=		80.0
0.5	x	4.0	x	4.0	=		8.0
0.5	x	4.0	x	4.0	=		-8.0
		24.0	x	4.0	=		96.0
0.5	x	4.0	x	4.0	=		8.0
0.5	x	1.0	x	1.0	=		-0.5
		26.0	x	1.0	=		26.0
0.5	x	1.0	x	1.0	=		0.5

Second Floor continued...						
0.5	x	4.0	x	4.0	=	-8.0
0.5	x	4.0	x	4.0	=	8.0
0.5	x	4.0	x	4.0	=	8.0
		10.0	x	4.0	=	40.0
0.5	x	4.0	x	4.0	=	8.0
0.5	x	5.0	x	5.0	=	-12.5
0.5	x	5.0	x	5.0	=	12.5
				Total	=	1,823.4
First Floor						
		11.0	x	2.0	=	22.0
		15.5	x	5.0	=	77.5
		31.0	x	5.0	=	155.0
		65.0	x	29.0	=	1,885.0
		58.0	x	4.0	=	232.0
				Total	=	2,371.5
Attached Garage						
		20.5	x	9.5	=	194.7
0.5	x	9.5	x	9.5	=	45.1
0.5	x	6.0	x	6.0	=	-18.0
		24.0	x	6.0	=	144.0
0.5	x	6.0	x	6.0	=	18.0
0.5	x	2.0	x	2.0	=	2.0
		30.0	x	2.0	=	60.0
0.5	x	2.0	x	2.0	=	2.0
0.5	x	10.0	x	10.0	=	-50.0
		24.0	x	10.0	=	240.0
0.5	x	10.0	x	10.0	=	50.0
0.5	x	4.0	x	4.0	=	-8.0
		26.0	x	4.0	=	104.0
0.5	x	4.0	x	4.0	=	8.0
0.5	x	2.0	x	2.0	=	-2.0
		24.0	x	2.0	=	48.0
0.5	x	2.0	x	2.0	=	2.0
0.5	x	7.0	x	7.0	=	-24.5
		12.0	x	7.0	=	84.0
0.5	x	7.0	x	7.0	=	24.5
0.5	x	2.0	x	2.0	=	-2.0
		4.0	x	2.0	=	8.0
0.5	x	2.0	x	2.0	=	2.0
0.5	x	2.0	x	2.0	=	2.0

File No. 1485ALROBERTS

SKETCH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



Summary	Square Ft. Area	Perimeter
Accessory Buildings		
Shop	2,400.0	200.0
Pole Building	1,200.0	160.0
Pole Building	1,200.0	160.0
Total	4,800.0	520.0

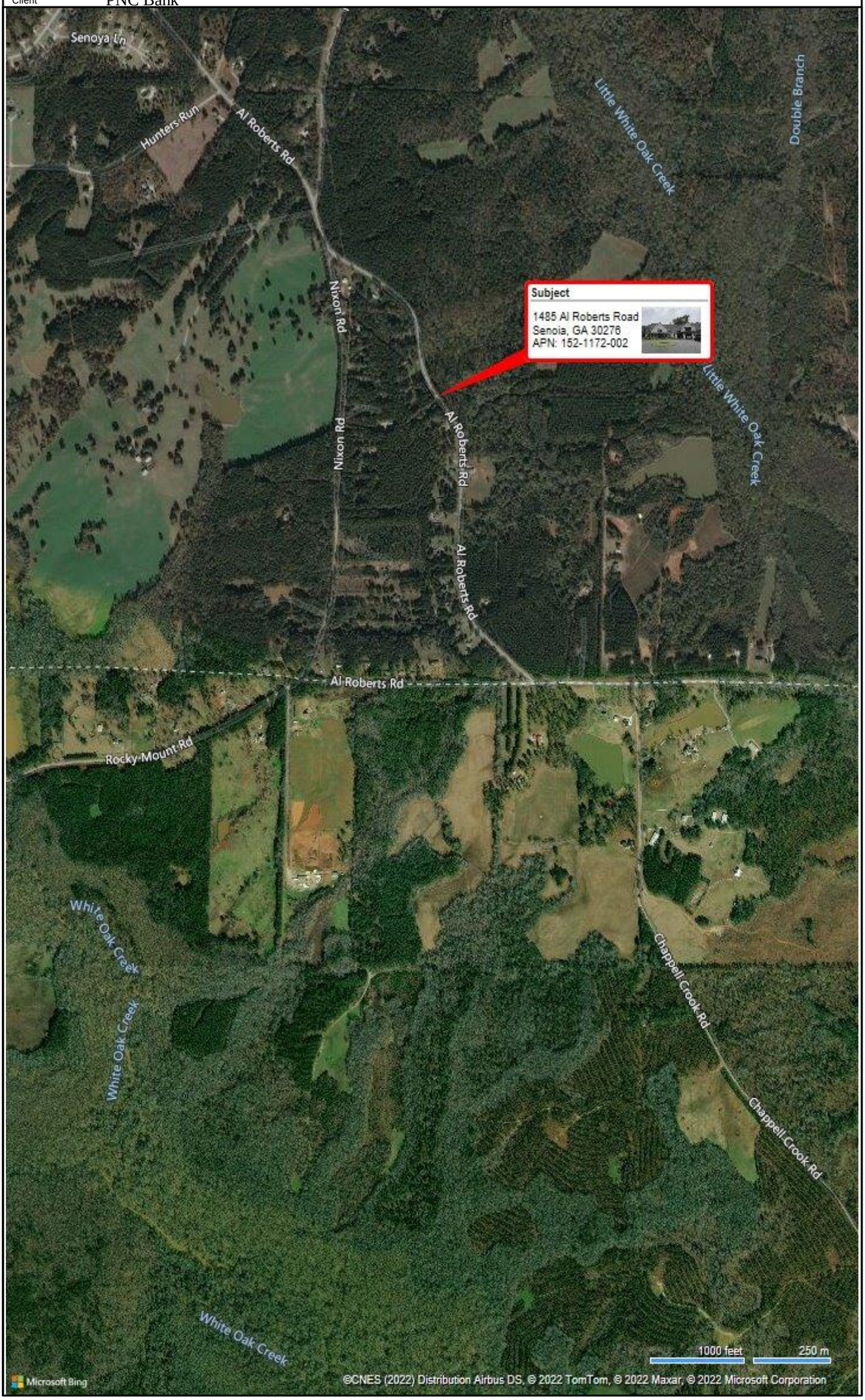
Area Calculation Details

Shop
60.0 x 40.0 = 2,400.0
Total = 2,400.0
Pole Building
60.0 x 20.0 = 1,200.0
Total = 1,200.0
Pole Building
60.0 x 20.0 = 1,200.0
Total = 1,200.0

File No. 1485ALROBERTS

AERIAL VIEW

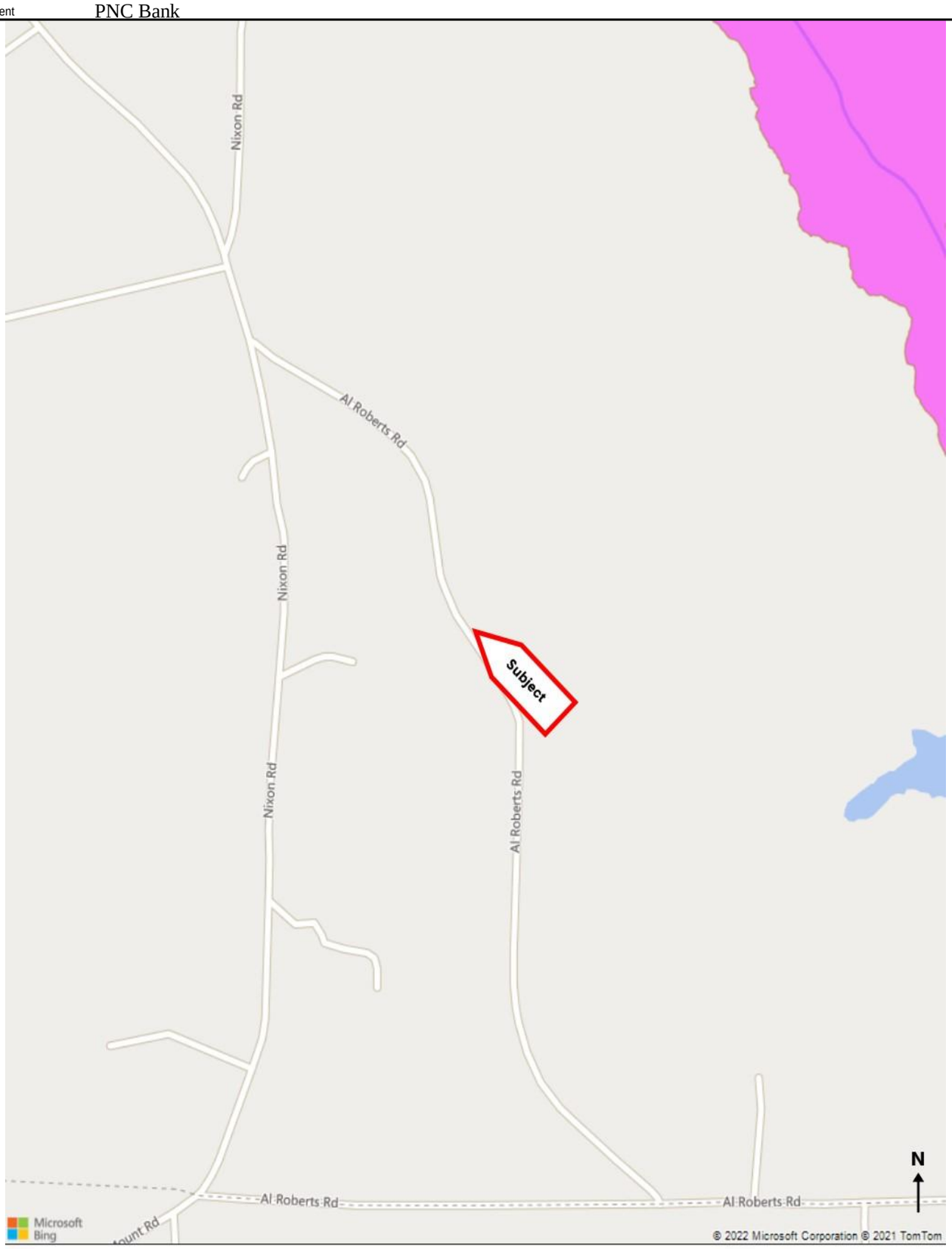
Borrower or Owner	David and Candace Clifton						
Property Address	1485 Al Roberts Road						
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Client	PNC Bank						



File No. 1485ALROBERTS

FLOOD MAP

Borrower or Owner	David and Candace Clifton						
Property Address	1485 Al Roberts Road						
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Client	PNC Bank						



Flood Zones

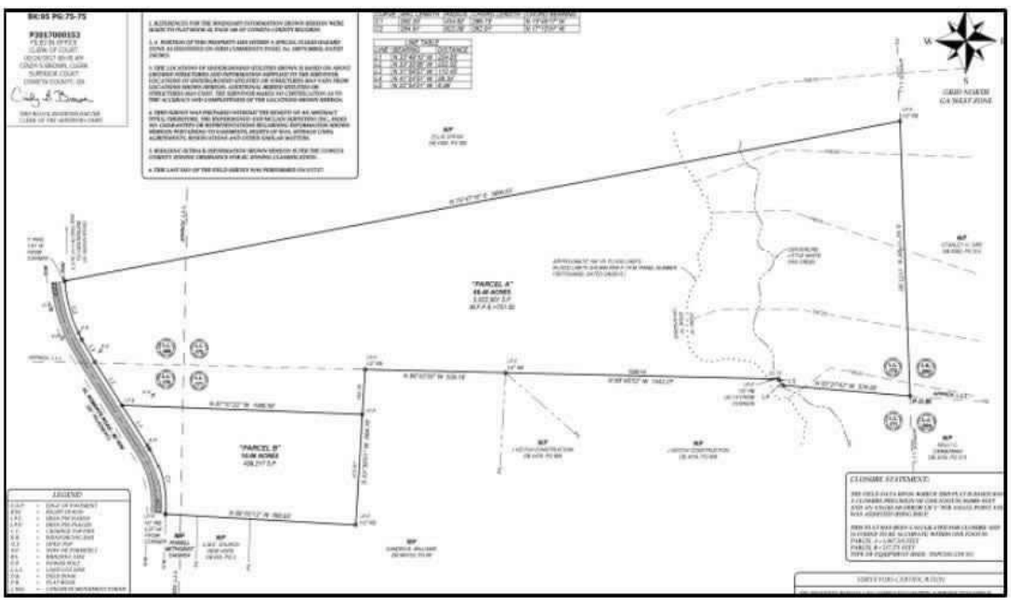
- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 33.230254
Longitude: -84.616696
Community Name:
COWETA COUNTY
Community: 130298
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X **Map #:** 13077C0405D
Panel: 0405D **Panel Date:** 02/06/2013
FIPS Code: 13077 **Census Tract:** 1705.02

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

SURVEY



Tax Assessor Map



LEGAL DESCRIPTION

All that tract or parcel of land situate, lying and being in Land Lots 169, 170, 171 and 172 of the 1st Land District of Coweta County, Georgia, containing 69.40 acres, more or less, being Parcel "A" as shown on that certain plat of survey for David Clifton, dated May 18, 2017, drawn by McLain Surveying, Inc., bearing the seal of Randy McLain, GRLS No. 2703, recorded in Plat Book 95, Page 75, Coweta County Records. Reference to said plat is hereby made for a more particular and accurate description of the property herein conveyed.

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank

qPublic.net™ Coweta County, GA

Summary

Parcel Number	152 1172 002
Location Address	1485 AL ROBERTS RD
Legal Description	HSE/ 55.40 AC(PARCEL A) LL169 170 171 172 1LD (Note: Not to be used on legal documents)
Class	V5-Consv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY 01 UNINCORPORATED (District 01)
Millage Rate	26.326
Acres	55.4
Neighborhood	EAST COWETA HS 0914 (0914)
Homestead Exemption	No (S0)
Landlot/District	172 / 1

View Map

Owner

CLIFTON DAVID & CANDACE CLIFTON
1485 AL ROBERTS RD
SENOIA, GA 30276

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Wooded	Rural	1	0.4
RUR	Wooded	Rural	2	27.05
RUR	Wooded	Rural	3	2.75
RUR	Wooded	Rural	6	14.22
RUR	Wooded	Rural	7	9.84
RUR	Open	Rural	4	1.14

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	1.14
CUV	Timberland 93	1	0.4
CUV	Timberland 93	2	27.05
CUV	Timberland 93	3	2.75
CUV	Timberland 93	6	14.22
CUV	Timberland 93	7	9.84

Permits

Permit Date	Permit Number	Type	Description
08/27/2020	20-RA00239	BARN	BARN - POLE WITH ELECTRICAL ONLY
08/27/2020	20-RA00239	BARN	BARN - POLE WITH ELECTRICAL ONLY
05/20/2020	20-RB00032	NEW CONSTRUCT	BUILD NEW HOUSE HEATED 3800 GARAGE 1034
05/20/2020	20-RB00032	NEW CONSTRUCT	BUILD NEW HOUSE HEATED 3800 GARAGE 1034
04/28/2020	20-00032		FOUNDATION ONLY
04/28/2020	20-00032		FOUNDATION ONLY
01/09/2020	20-ST00034		SITE PREP ONLY
01/09/2020	20-ST00034		SITE PREP ONLY

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/30/2017	4549 98	9575	$228,250	*Large Tracts - Rural	HODNETT MORRIS P & DALLAS HODN	CLIFTON DAVID
5/30/2017	4549 107	9575	$0	UNQUALIFIED VACANT	CLIFTON DAVID	CLIFTON DAVID & CANDACE CLIFTON
3/31/1987	430 580		$0	UNKNOWN STATUS		HODNETT MORRIS P & DALLAS HODNETT NEALY

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank

Valuation

	2021	2020	2019	2018	2017
Previous Value	$246,689	$214,590	$214,590	$379,585	$379,585
Land Value	$204,206	$246,689	$214,590	$214,590	$379,585
+ Improvement Value	$0	$0	$0	$0	$0
+ Accessory Value	$0	$0	$0	$0	$0
= Current Value	$204,206	$246,689	$214,590	$214,590	$379,585
10 Year Land Covenant (Agreement Year / Value)	2021 / $37,823			2009 / $39,679	2009 / $42,407

Assessment Notices 2019

28023 (PDF)

Assessment Notices

2020 (PDF)

2021 Assessment Notice (PDF)

Septic Drawings

Septic Drawing-1 (PDF)
Septic Drawing-2 (PDF)

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 6/3/2022, 4:04:13 AM

Version 2.3.197

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank

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Summary

Parcel Number	152 1172 003
Location Address	1485 AL ROBERTS RD
Legal Description	14.00 AC (PARCEL A-1) LL169 170 171 172 1LD (Note: Not to be used on legal documents)
Class	A5-Agricultural (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District	COUNTY 01 UNINCORPORATED (District 01)
Millage Rate	26.326
Acres	14
Neighborhood	EAST COWETA HS 0914 (0914)
Homestead Exemption	Yes (S1)
Landlot/District	172 / 1

View Map

Owner

CLIFTON DAVID & CANDACE CLIFTON
1485 AL ROBERTS RD
SENOIA, GA 30276

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Tracts	Rural	1	14

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	3709
Interior Walls	Sheetrock
Exterior Walls	Cement Fiber Siding
Foundation	Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	2020
Roof Type	Architectural (310)
Flooring Type	Carpet/Hrdwd
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	3
Number Of Half Bathrooms	1
Number Of Plumbing Extras	11
Value	$414,100
Condition	Average
Fireplaces\Appliances	Ventless Fireplace 1
House Address	1485 AL ROBERTS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Barn, Pole	2020	60x40 / 0	0	$0
Homesite Imp: 3 Avg	2020	0x0 / 1	0	$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/30/2017	4549 98	9575	$228,250	*Large Tracts - Rural	HODNETT MORRIS P & DALLAS HODN	CLIFTON DAVID
5/30/2017	4549 107	9575	$0	UNQUALIFIED VACANT	CLIFTON DAVID	CLIFTON DAVID & CANDACE CLIFTON
3/31/1987	430 580		$0	UNKNOWN STATUS		HODNETT MORRIS P & DALLAS HODNETT NEALY

Borrower or Owner	David and Candace Clifton
Property Address	1485 Al Roberts Road
City	Senoia
County	Coweta
State	GA
Zip Code	30276
Client	PNC Bank

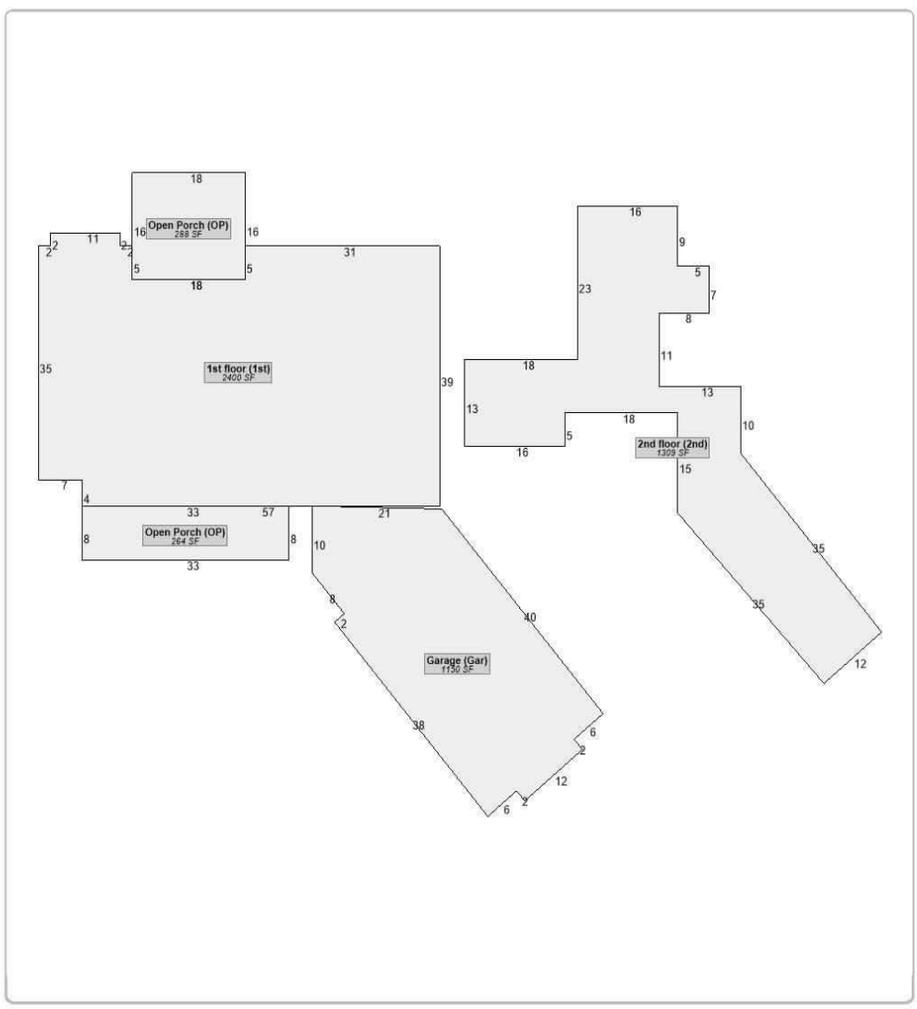
Valuation

		2021
	Previous Value	$0
	Land Value	$113,400
+	Improvement Value	$414,100
+	Accessory Value	$25,698
=	Current Value	$553,198

Assessment Notices

2021 Assessment Notice (PDF)

Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Assessment Notices 2018, Assessment Notices 2019, Septic Drawings, Photos.

The Coweta County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

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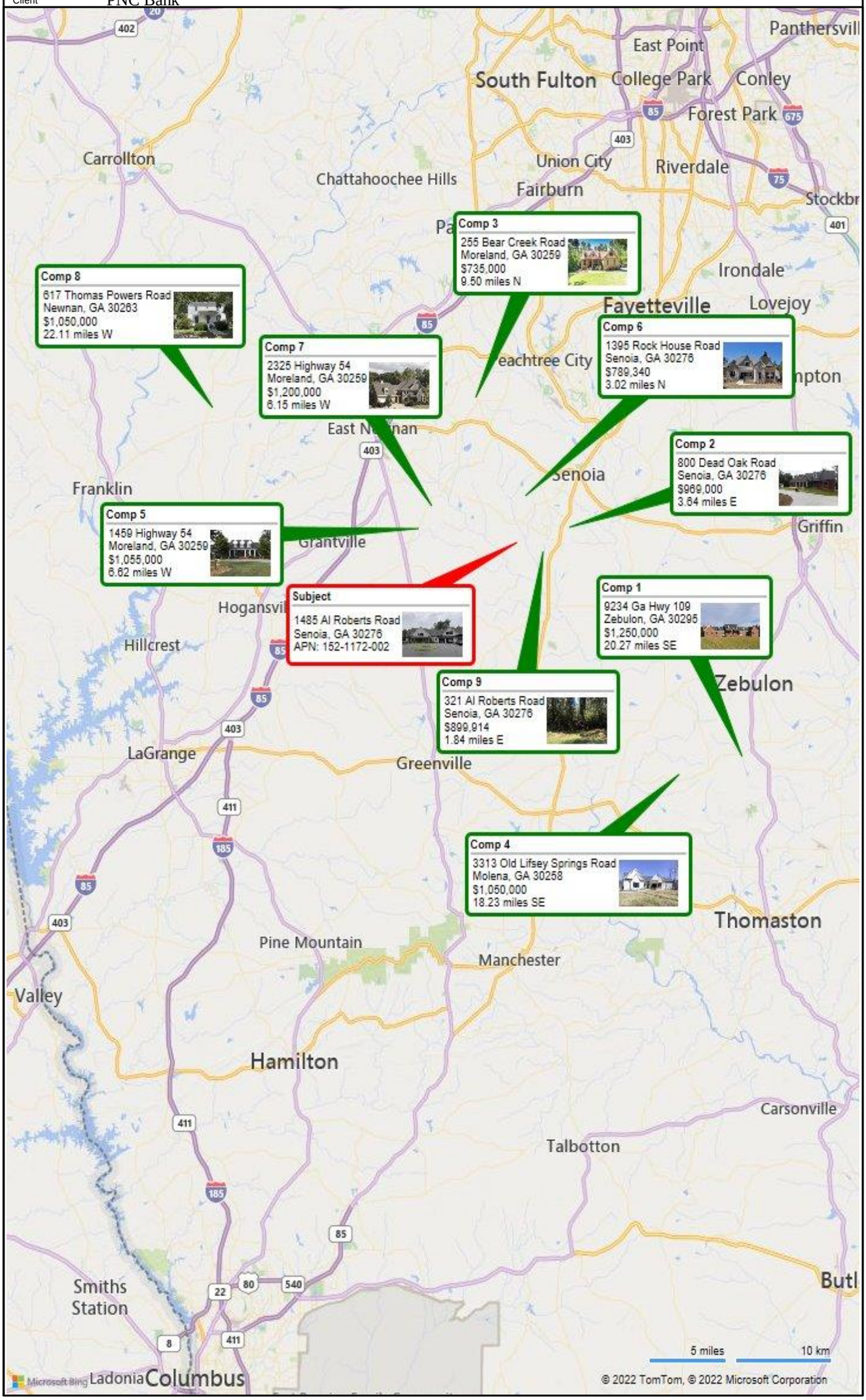
Last Data Upload: 6/3/2022, 4:04:13 AM

Version 2.3.197

File No. 1485ALROBERTS

Location Map

Borrower or Owner	David and Candace Clifton						
Property Address	1485 Al Roberts Road						
City	Senoia	County	Coweta	State	GA	Zip Code	30276
Client	PNC Bank						



PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



COMPARABLE #1

9234 Ga Hwy 109
Zebulon, GA 30295

Price	$1,250,000
Price/SF	228.90
Date	s05/22;c04/22
Age	20
Room Count	9-5-3.1
Living Area	5,461
Value Indication	$1,141,800



COMPARABLE #2

800 Dead Oak Road
Senoia, GA 30276

Price	$969,000
Price/SF	323.54
Date	s03/22;c03/22
Age	16
Room Count	10-4-3.1
Living Area	2,995
Value Indication	$1,094,200



COMPARABLE #3

255 Bear Creek Road
Moreland, GA 30259

Price	$735,000
Price/SF	239.18
Date	s04/22;c03/22
Age	2
Room Count	10-4-3.1
Living Area	3,073
Value Indication	$1,055,700

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



COMPARABLE #4

3313 Old Lifsey Springs Road
Molena, GA 30258

Price	$1,050,000
Price/SF	283.78
Date	s04/22;c02/22
Age	2
Room Count	9-4-4.1
Living Area	3,700
Value Indication	$1,113,975



COMPARABLE #5

1459 Highway 54
Moreland, GA 30259

Price	$1,055,000
Price/SF	235.49
Date	s04/22;c01/22
Age	19
Room Count	9-5-3.1
Living Area	4,480
Value Indication	$1,119,275



COMPARABLE #6

1395 Rock House Road
Senoia, GA 30276

Price	$789,340
Price/SF	215.55
Date	s03/22;c10/21
Age	1
Room Count	10-4-3.1
Living Area	3,662
Value Indication	$1,074,895

PHOTOGRAPH ADDENDUM

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank



COMPARABLE #7

2325 Highway 54
Moreland, GA 30259

Price	$1,200,000
Price/SF	282.89
Date	s09/21;c07/21
Age	23
Room Count	10-5-4.1
Living Area	4,242
Value Indication	$1,129,745



COMPARABLE #8

617 Thomas Powers Road
Newnan, GA 30263

Price	$1,050,000
Price/SF	435.87
Date	s07/21;c07/21
Age	42
Room Count	7-3-3.0
Living Area	2,409
Value Indication	$1,071,390



COMPARABLE #9

321 Al Roberts Road
Senoia, GA 30276

Price	$899,914
Price/SF	273.86
Date	Active
Age	0
Room Count	10-4-3.1
Living Area	3,286
Value Indication	$1,103,599

USPAP Compliance Addendum

File No. 1485ALROBERTS

Borrower/Client	David and Candace Clifton				
Property Address	1485 Al Roberts Road				
City	Senoia	County	Coweta	State GA	Zip Code 30276
Lender/Client	PNC 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.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

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 the 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.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 90 day(s) utilizing market conditions pertinent to the appraisal assignment.

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

APPRAISER

Signature Andy Rice

Name Robert A Rice

Date of Signature 06/15/2022

State Certification # CG6152

or State License #

State GA

Expiration Date of Certification or License 03/31/2023

Effective Date of Appraisal 05/24/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property:

[ ] Did Not [ ] Exterior-only from Street [ ] Interior and Exterior

Case No.
File No. 1485ALROBERTS

Borrower David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Lender/Client PNC Bank Address 2730 Liberty Avenue, Pittsburgh, PA 15222

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

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 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 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 use. 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 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 of exceptionally 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 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

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

Example: 3.2 indicates three full baths and two half baths.

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

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

ROBERT A RICE

6152

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1236513747505627

RICE, ROBERT A
52 LUNDY STREET
NEWNAN, GA 30263

ROBERT A RICE

6152
Status ACTIVE

END OF RENEWAL
03/31/2023

CERTIFIED GENERAL 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

1236513747505627

ROBERT A RICE

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LIA Administrators & Insurance Services

ASPEN

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Aspen American Insurance Company

(Referred to below as the "Company")
590 Madison Avenue, 7th Floor
New York, NY 10022
877-245-3510

Date Issued	Policy Number	Previous Policy Number
3/3/2022	AAI005814-07	AAI005814-06

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 162714
Named **Insured**:
RICE APPRAISAL GROUP
Robert Andrew Rice
52 Lundy Street
Newnan, GA 30263

2. **Policy Period:** From: 03/12/2022 To: 03/12/2023
12:01 A.M. Standard Time at the address stated in 1 above.

3. **Deductible:** $1000 Each **Claim**

4. **Retroactive Date:** 03/12/2009

5. **Inception Date:** 03/12/2016

6. **Limits of Liability:**
A. $1,000,000 Each Claim
B. $2,000,000 Aggregate

Subpoena Response: $5,000 Supplemental Payment Coverage
Pre-Claim Assistance: $5,000 Supplemental Payment Coverage
Disciplinary Proceeding: $7,500 Supplemental Payment Coverage
Loss of Earnings: $500 per day Supplemental Payment Coverage

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes [X]	No [ ]		
Residential Property:	Yes [X]	No [ ]		
Commercial Property:	Yes [X]	No [ ]		
Bodily Injury and Property Damage Caused During Appraisal Inspection ($100,000 Sub-Limit):	Yes [X]	No [ ]	(If "yes", added by endorsement)	
Right of Way Agent and Relocation:	Yes [ ]	No [X]		
Machinery and Equipment Valuation:	Yes [ ]	No [X]		
Personal Property Appraisal:	Yes [ ]	No [X]	(If "yes", added by endorsement)	
Real Estate Sales/Brokerage:	Yes [ ]	No [X]	(If "yes", added by endorsement)	

[redacted]

Borrower or Owner David and Candace Clifton
Property Address 1485 Al Roberts Road
City Senoia County Coweta State GA Zip Code 30276
Client PNC Bank

Robert Andrew Rice

Real Estate Appraiser, Agent & Consultant
52 Lundy Street
Newnan, Georgia 30263
Direct (678-300-0115
Email: arice@numail.org
Website: riceappraisals.com

EDUCATION

Real Estate Degree (BBA) May 2000, State University of West Georgia, Carrollton, Georgia
Associate Degree, December 1997, Truett McConnell College, Walkinsville, Georgia

RECENT CONTINUING EDUCATION AND SEMINARS COMPLETED

McKissock LLC, The Sales Comparison Approach, March 2022
McKissock, LLC, Understanding Luxury Home Features, March 2022
GAMLS Institute, Challenging Assignments for Residential Appraisals, March 2021
GAMLS Institute, 2020-2021 USPAP, March 2021
McKissock LP, Residential Construction and The Appraisal, March 2020
McKissock LP, Appraisal of Land Subject to Ground Leases, March 2020
GAMLS Institute, Georgia Real Estate License Law, February 2020
Realtors Land Institute, Recreational Land Real Estate, October 2019
Realtors Land Institute, Transitional Land Real Estate, April 2019
McKissock LP, Residential Report Writing: More Than Forms, March 2019
Realtors Land Institute, Tax Deferred 1031 Exchanges, July 2019
Realtors Land Institute, Land Real Estate Site Selection, May 2019
Realtors Land Institute, Land Investment Analysis, April 2019
Realtors Land Institute, Land 101: Fundamentals of Land Brokerage, January 2019
McKissock LP, Divorce & Estate Appraisals: Elements of Non-Lending Work, January 2018
McKissock LP, Supporting Your Adjustments: Methods for Residential Appraisers, January 2018
McKissock LP, Understanding Residential Construction, January 2018
McKissock LP, Residential Property Inspection for Appraisers, March 2017
McKissock LP, 2016-2017 National USPAP Update Course, February 2017
McKissock LP, The New FHA Handbook 4001.1, March 2016
McKissock LP, Appraising Manufactured Homes, March 2016
McKissock LP, Even Odder - More Oddball Appraisals, March 2015
McKissock LP, National USPAP, March 2015
RE School of Georgia, LLC, Rules of the Real Estate Road, February 2015
McKissock LP, Legal Description, January 2014
McKissock LP, REO & Foreclosure Properties, January 2014
McKissock LP, Land & Site Valuation, January 2014
Appraisal Institute, Subdivision Valuation, January 2013
GAMLS Institute, Introduction to ReInsight, June 2012
Appraisal Institute, National USPAP, August 2012
Appraisal Institute, What Commercial Clients would like appraisers to know, March 2012
Appraisal Institute, Advance Internet Search Strategies, February 2012
Appraisal Institute, Eminent Domain & Condemnation, November 2010
Appraisal Institute, Analyzing Operating Expenses, August 2010
McKissock LP, National USPAP, July 2010
GAMLS Institute, Income Approach, March 2010
McKissock LP, Expert Witness Testimony, March 2010
GAMLS Institute, Real Estate Ethics, February 2010
GAMLS Institute, Build a Successful Georgia Real Estate Career, February 2010
Appraisal Institute, National USPAP, March 2009
Appraisal Institute, Advance Sales and Comparison Approaches, August 2007
Appraisal Institute, National USPAP, February 2007
Appraisal Institute, Atlanta Chapter "Bubble or Bounce", September 2006
Appraisal Institute, Highest & Best Use and Market Analysis, July 2006

UNIVERSITY REAL ESTATE COURSES PASSED

Real Estate Principles	Real Estate Finance	Real Estate Marketing
Real Estate Investments	Real Estate Finance	Income Property Appraisal

REALTORS LAND INSTITUTE (ALC DESIGNATION CLASSES)

Land 101: Fundamentals of Land Brokerage – January 2019
Land Investment Analysis – April 2019
Land Real Estate Site Selection – May 2019
Tax Deferred 1031 Exchanges – July 2019
Transitional Land Real Estate – August 2019
Recreational Land Real Estate – October 2019

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APPRAISAL INSTITUTE (MAI DESIGNATION CLASSES)
Basic Appraisal Principles
Basic Appraisal Procedures
Course 310: Income Capitalization
Course 530: Advanced Sales Comparison & Cost Approaches
Course 410: National USPAP
Course 510: Advanced Income Capitalization
Course 520: Market Analysis & H&BU

APPRAISAL EXPERIENCE
LAND: residential (agricultural, rural & urban), commercial, industrial and subdivision lots
RESIDENTIAL: single-family homes, apartments, multi-family, condominiums, townhouses, Lofts and large estates
COMMERCIAL: office buildings, shopping centers, retail stores, showrooms and mobile home parks, medical building, package store, acquisition & development, hotel/motel, ground leases, gas stations/convenience store and restaurants
INDUSTRIAL: warehouses, self-storage facilities, service warehouses, airport hangers, lumber storage sheds, office/industrial condominiums and flex buildings
SPECIAL PURPOSE: nursing homes, mobile home parks, day-care facilities, RV parks, private schools, horse equestrian facility, historical properties, museum, extended-stay motels, kennel, historical properties, churches, veterinarian hospitals, fire stations, right of ways, ground leases, eminent domain & condemnation and acquisition & development
EXPERT WITNESS: fire damage, foreclosure, rezoning and divorce

PROFESSIONAL EXPERIENCE
Rice Appraisal Group, Real Estate Appraiser, Newnan, Georgia, 1997-Present
Real Estate Salesperson, Newnan, Georgia, 2009-Present
nBank Mortgage, Real Estate Appraiser, Lawrenceville, Georgia, 2003-2005
J.R. Bowman Construction Company, Assistant/Labor, Atlanta, Georgia, 1992-1993

PROFESSIONAL DESIGNATIONS
Certified General Real Property Appraiser: GA6152
Georgia License Real Estate Salesperson: GA336424
FHA Approved
Associate Member, Appraisal Institute
Member, Realtors Land Institute

REFERENCE Please call for references