Uniform Residential Appraisal Report

141 RIDGEVIEW DRIVE, BEAVER, PA 15009

SUMMARY

Opinion of Market Value	$310,000	**Market Value Condition**	As Is
Effective Date of Appraisal	07/07/2026	**Property Valuation Method**	Traditional Appraisal
Assignment Reason	Refinance	**Appraiser Name**	George O Sewall III
Borrower Name	Richard A DeChellis		
Current Owner of Public Record	Richard A DeChellis		
Listing Status	None		

Property Description

Construction Method	Site Built	**Overall Quality**	Q4
Attachment Type	Detached	**Overall Condition**	C4

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal



Apparent Defects, Damages, Deficiencies Requiring Action

None

Assignment Information

Assignment Reason	Refinance
Borrower Name	Richard A DeChellis
Current Owner of Public Record	Richard A DeChellis

Property Valuation Method	Traditional Appraisal

	Yes	No
Was a Property Data Report used in lieu of an Inspection?	☐	☑

Contact Information

Client/Lender

Company Name	Wells Fargo Bank, N.A.
Company Address	1801 Park View Drive
	Shoreview, MN 55126

Appraisal Management Company

Company Name	ServiceLink
Company Address	1355 Cherrington Parkway
	Moon Township, PA 15108

Appraiser

Name	George O Sewall III
Company Name	Preferred Properties, Inc.
Company Address	329 Fourth St
	Ellwood City, PA 16117

Scope of Inspection by Appraiser

Subject Property Inspection

Exterior	Physical
Interior	Physical
Inspection Date	07/07/2026

Credentials

Level	Certified Residential
ID	RL000537L
State	PA
Expires	06/30/2027

Assignment Information Exhibits

Front



Subject Property

Physical Address	141 Ridgeview Drive
	Beaver, PA 15009
County	Beaver
Neighborhood Name	Brighton Township

Attachment Type	Detached
Units Excluding ADUs	1
Accessory Dwelling Units	0
Special Tax Assessments	No

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Property on Native American Lands	☐	☑
Subject Site Owned in Common	☐	☑
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	☑	☐
New Construction	☐	☑

Subject Property *(continued)*

Ownership Rights

Property Rights Appraised	Fee Simple	**All Rights Included in Appraisal**	Yes

Legal Description

LOT 35 LAUREL RGE PL HSE GR OB

Site

Total Site Size	1.7 Acres	**Number of Parcels**	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
55-004-0303.000	Land with Dwelling	1.70 Acres

Zoning

Compliance	Legal
Classification Code	R-1 Rural Residential
Classification Code Description	The subject is zoned rural residential.

Property Use

Non-Residential Use	None

Property Access

Primary Access	Public Street
Street Type and Surface	Local Road | Asphalt
Typical for Market	Yes

Description of Property Access Subject is accessed by a public paved roadway.

Site Influence

Influence	Proximity	Detail	Impact	Comment
Residential	Bordering		Neutral	

Site Influence Commentary There are no localized site influences. Residential area.

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	No Hazard Zone Noted		

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				
Gas	✓				
Sanitary Sewer	✓				
Water	✓				

Apparent Defects, Damages, Deficiencies (Site)

None

Site Valuation Methodology

Opinion of Site Value	$38,750	**Primary Site Valuation Method**	Sales Comparison

#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price
1	1221 Western Ave Beaver, PA 15009	Beaver	MLS 1548066	55-153-0137.000	6.6 Acres	08/24/2022	$85,000
2	126 Laurel Dr Beaver, PA 15009	Beaver	MLS 1509935	55-002-1005-000-1	1 Acres	02/25/2022	$68,500
3	0 Gypsy Glenn Rd Beaver, PA 15009	Beaver	MLS 1574482	55-153-0141.000	3.27 Acres	12/27/2022	$14,000
4	1305 Tuscarawas Rd Beaver, PA 15009	Beaver	MLS 1717610	55-004-0107.001	2 Acres	12/22/2025	$11,000

Reconciliation of Site Value The land value was derived from vacant land sale in the market area over the past 5 years.

Site *(continued)*

Site Exhibits

Property Access (Street Scene) - Street view/Access



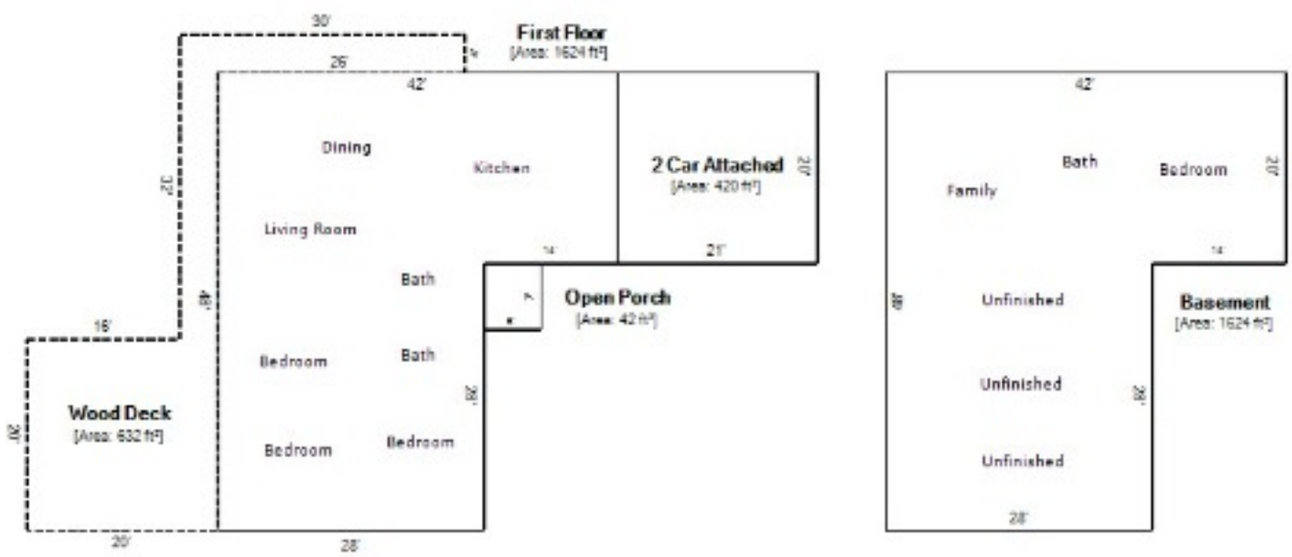
View - View from subject



Sketch

Measurement Standard ANSI

Sketch - Sketch



Dwelling Exterior

Subject Property Units in Structure	1
Dwelling Style	Ranch
Front Door Elevation	Ground Level
Year Built	1950
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating	Q4	**Exterior Condition Rating**	C4

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Stone | Vinyl		Typical Wear and Tear	
Foundation	Concrete Block | Basement		Typical Wear and Tear	
Roof	Asphalt Estimated Age: 1-10 years		Typical Wear and Tear	
Windows	Double hung thermal pane		Typical Wear and Tear	

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Natural Gas
Cooling	Centralized	

	Yes	No
Core Heating System Below Grade	☑	☐

Other Mechanical Systems Water Heater

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Commentary

Subject exterior is in average condition and appeared regularly maintained.

Dwelling Exterior Exhibits

Dwelling Rear - Rear



AC unit



Unit Interior

Area Breakdown		**Levels in Unit**	2
Finished Above Grade	1,624 Sq. Ft.	**Floor Number**	1
Unfinished Above Grade	0 Sq. Ft.	**Occupancy**	Owner
Finished Below Grade	528 Sq. Ft.	**Total Bedrooms**	3
Unfinished Below Grade	1,096 Sq. Ft.	**Total Bathrooms - Full**	2
Area Data Source	Physical Measurement	**Total Bathrooms - Half**	0
Below Grade Finish Compared to Above	Similar	**Non-Residential Use in Unit**	No
		Live/Work Space	No

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	1,624 Sq. Ft.	2 - Bath - Full 3 - Bedroom 1 - Dining Room 1 - Kitchen 1 - Living Room
Level B1	Partially Below Grade Interior and Exterior Access Walk Out	Finished	528 Sq. Ft.	1 - Bath - Full 1 - Bedroom 1 - Family Room
		Unfinished	1,096 Sq. Ft.	

Quality and Condition

Interior Quality Rating	Q4	**Interior Condition Rating**	C4

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Not Updated			Typical Wear and Tear	
Bath - Full Level 1	Not Updated			Typical Wear and Tear	
Bath - Full Level 1	Not Updated			Typical Wear and Tear	

Overall Update Status for Bathrooms	Not Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Carpet		Typical Wear and Tear	
	Ceramic Tile		Typical Wear and Tear	
	Laminate		Typical Wear and Tear	
	Hardwood		Typical Wear and Tear	
Walls and Ceiling	8 Ft. | Flat		Typical Wear and Tear	

Overall Update Status for Flooring	Not Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

Unit Interior Commentary

The subject interior is in average overall condition and has been maintained. There are three bedrooms and two full baths above grade. The basement is clean and dry and has a finished family room, bedroom, and full bath. There is a gas forced air furnace with central air and a gas hot water tank. There is 100 amp electric service to the residence.

Unit Interior *(continued)*

Unit Interior Exhibits

Level 1 - Kitchen - Kitchen



Level 1 - Kitchen - Kitchen



Level 1 - Bath - Full - Bath 1



Level 1 - Bath - Full - Bath 1



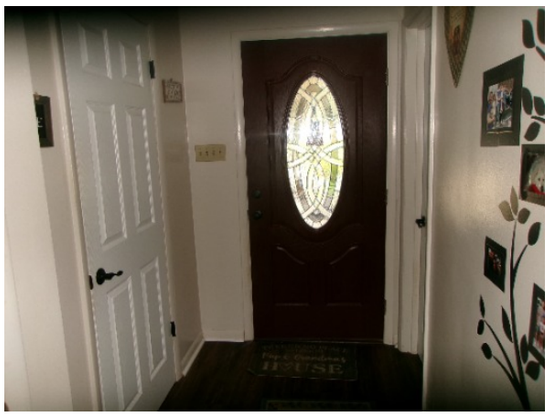
Level 1 - Bath - Full - Bath 2



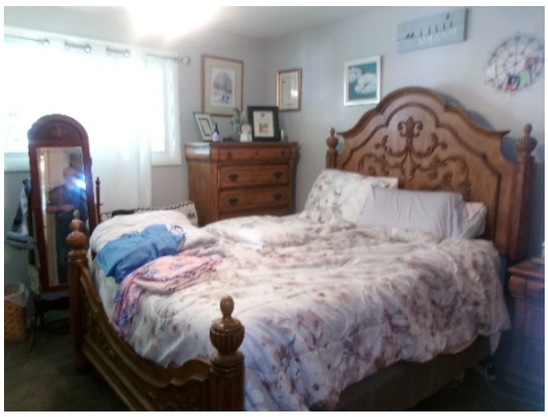
Level 1 - Bath - Full - Bath 2



Foyer



Bedroom 1



Unit Interior *(continued)*

Bedroom 2



Bedroom 3



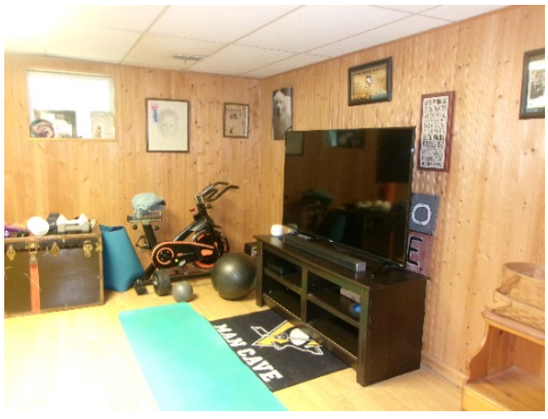
Living room



Dining room



Basement family room



Basement bedroom



Basement bath



Level B1 - Other - Basement stairs

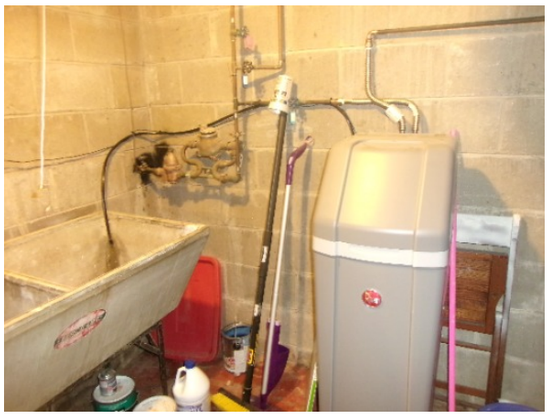


Unit Interior *(continued)*

Level B1 - Other - Basement furnace and hot water tank



Level B1 - Other - Basement-Unfinished area



Level B1 - Other - Basement electric panel



Functional Obsolescence

Functional Issues	None

Vehicle Storage

Storage	Number of Parking Spaces	Detail
Garage	2	Attached 420 Sq. Ft.
Driveway	2	Asphalt

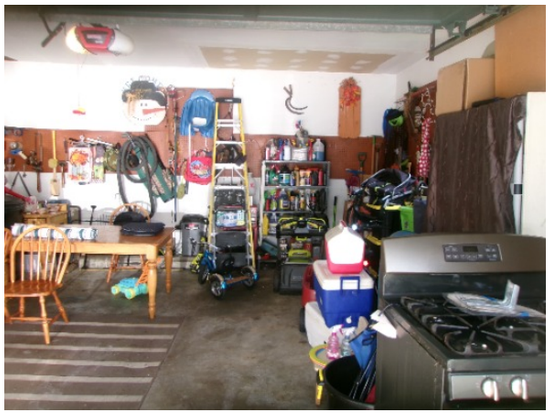
Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage *(continued)*

Vehicle Storage Exhibits

Garage - Garage interior



Subject Property Amenities

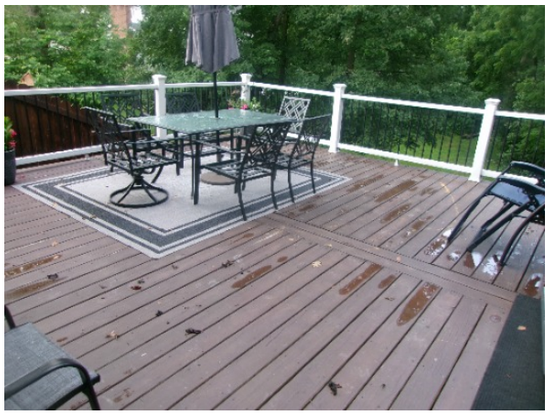
Amenity Category	Subject Property Amenity	Material	Detail
Outdoor Living	Deck	Wood	632 Sq. Ft.
	Porch	Concrete	42 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

None

Subject Property Amenities Exhibits

Deck - Deck



Porch - Front porch



Overall Quality and Condition

Overall Quality	Q4	Overall Condition	C4
Exterior Quality	Q4	Exterior Condition	C4
Interior Quality	Q4	Interior Condition	C4

Reconciliation of Overall Quality and Condition

The subject is average in quality and condition. It has been well maintained. There were no noted repairs or deferred maintenance at the time of the inspection.

Highest and Best Use

Is the present use of the subject property...

Legally Permissible	Yes	**Financially Feasible**	Yes
Physically Possible	Yes	**Maximally Productive**	Yes

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Highest and Best Use Commentary

The current use as a single family dwelling is the highest and best use for the subject.

Market

Market Area Boundary Boundaries include Bradys Run Park to the north, the Ohio River to the south, Rochester to the east, and Seven Oaks to the west.

Search Criteria Description The appraiser reviewed sales within the past 12 months within 1 mile radius of the subject property.

Search Result Metrics

Active Listings	3	**Sales in Past 12 Months**	31
Median Days on Market	22	Lowest Sale Price	$145,000
Lowest List Price	$209,900	Median Sale Price	$290,000
Median List Price	$245,000	Highest Sale Price	$585,000
Highest List Price	$300,000	**Distressed Market Competition**	No
Pending Sales	1	**Graph**	Price Trend
		Price Trend Source	MLS

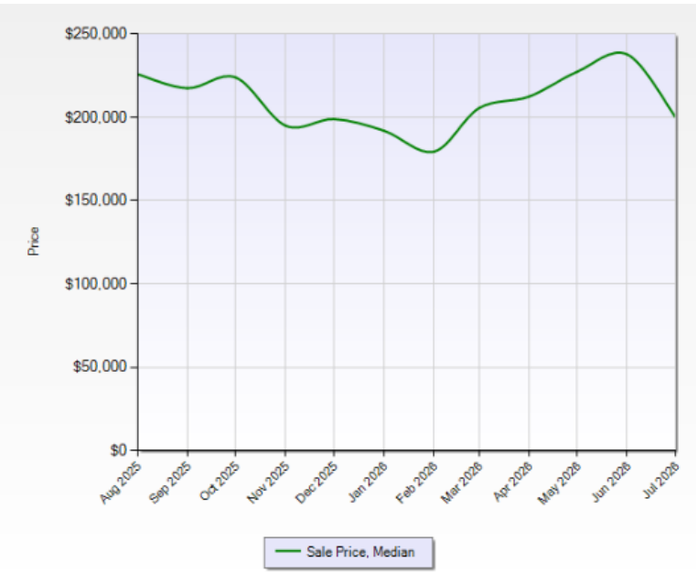
Price Trend Analysis Commentary Trends appear steady.

Housing Trends

Demand/Supply	In Balance	**Marketing Time**	Under 3 months

Market Exhibits

Price Trend



Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Current or Relevant Listings	None
Data Source	MLS

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Prior Sales or Transfers	None
Data Source	MLS

Analysis of Prior Sale and Transfer History of Subject Property There are no sales of the subject within the past 36 months.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	None			MLS
2	None			MLS
3	None			MLS

Analysis of Prior Sale and Transfer History of Comparable Sales The comparables have not been sold or transferred in the 12 months prior to their sale noted in this report.

Sales Comparison Approach

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
General Information							
Property Address	141 Ridgeview Drive Beaver, PA 15009	1205 Tuscarawas Rd Beaver, PA 15009		116 1st St Beaver, PA 15009		267 Center Dr Beaver, PA 15009	
							
Data Source		MLS 1698266		MLS 1755197		MLS 1713047	
Proximity to Subject		0.24 Miles NE		0.98 Miles NE		0.79 Miles SE	
List Price	—	$299,900		$264,900		$299,900	
Listing Status	—	Settled Sale		Settled Sale		Settled Sale	
Sale Price		$287,000		$292,000		$315,000	
Transfer Terms		Typically Motivated		Typically Motivated		Typically Motivated	
Financing Type		Conventional		Conventional		Conventional	
Sales Concessions	—	No		No		No	
Contract Date	—	06/19/2025		05/23/2026		09/25/2025	
Sale Date		07/21/2025		06/30/2026		10/28/2025	
Days on Market	—	55		1		62	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
All Rights Included	Yes	Yes		Yes		Yes	
Site							
Site Owned in Common	No	No		No		No	
Site Size	1.7 Acres	0.60 Acres	$5,000	0.50 Acres	$5,000	2.01 Acres	$(1,000)
Neighborhood Name	Brighton Township	Brighton Township		Beaver Borough		Brighton Township	
Zoning Compliance	Legal	Legal		Legal		Legal	
Primary Access	Public Street	Public Street		Public Street		Public Street	
Street Type | Surface	Local Road | Asphalt	Local Road | Asphalt		Local Road | Asphalt		Local Road | Asphalt	
Site Characteristics	None	None		None		None	
Site Influence (Location)	Residential	Residential		Residential		Residential	
Apparent Environmental Conditions		None		None		None	
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	1950	1975	$0	1955	$0	1930	$0
Gross Building Finished Area	1,624 Sq. Ft.	1,400 Sq. Ft.	$6,720	1,200 Sq. Ft.	$12,720	1,728 Sq. Ft.	$(3,120)
Construction Method	Site Built	Site Built		Site Built		Site Built	
Dwelling Style	Ranch	Ranch		Ranch		Contemporary	
Functional Issues	None	None		None		None	
Disaster Mitigation	None	None		None		None	
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Cooling	Centralized	Centralized	$0		$8,000	Centralized	$0
Unit(s)							
Floor Number	1	1		1		2	
Corner Unit	—	No		No		No	
Levels in Unit	2	1	$0	1	$0	2	
Bedrooms	3	3		3		3	
Baths - Full | Half	2 | 0	2 | 0	$0	1 | 1	$2,500	2 | 0	$0
Finished Area Above Grade	1,624 Sq. Ft.	1,400 Sq. Ft.	$0	1,200 Sq. Ft.	$0	1,728 Sq. Ft.	$0
Finished Area Below Grade	528 Sq. Ft.	500 Sq. Ft.	$0	550 Sq. Ft.	$0	526 Sq. Ft.	$0
Unfinished Area Below Grade	1,096 Sq. Ft.	900 Sq. Ft.	$0	650 Sq. Ft.	$0	434 Sq. Ft.	$0

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
Property Address	141 Ridgeview Drive Beaver, PA 15009	1205 Tuscarawas Rd Beaver, PA 15009		116 1st St Beaver, PA 15009		267 Center Dr Beaver, PA 15009	
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Exterior Walls and Trim	Stone | Vinyl	—		—		—	
Foundation	Basement	—		—		—	
Roof	Asphalt	—		—		—	
Condition	**C4**	**C4**		**C4**		**C4**	
Exterior Walls and Trim	Typical Wear and Tear	—		—		—	
Foundation	Typical Wear and Tear	—		—		—	
Roof	Typical Wear and Tear	—		—		—	
Windows	Typical Wear and Tear	—		—		—	
Interior Quality and Condition							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C4**	**C4**		**C4**		**C4**	
Overall Flooring	Not Updated						
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q4**	**Q4**		**Q4**		**Q4**	
Condition	**C4**	**C4**		**C4**		**C4**	
Property Amenities							
Outdoor Living	Deck | Porch	Porch | Patio		Porch | Patio		Deck | Porch	
Vehicle Storage			**$(5,000)**		**$0**		**$0**
Type | Spaces | Detail	Garage | 2 | Attached 420 Sq. Ft. Driveway | 2 | Asphalt	Garage | 2 | Built-in 400 Sq. Ft. Driveway | 2 | Asphalt Garage | 2 | Detached 460 Sq. Ft.		Garage | 2 | Attached 400 Sq. Ft. Driveway | 2 | Asphalt		Garage | 2 | Detached 460 Sq. Ft. Driveway | 2 | Asphalt	
Summary							
List Price	—	$299,900		$264,900		$299,900	
Sale Price		$287,000		$292,000		$315,000	
Net Adjustment Total		$6,720		$28,220		$(4,120)	
Price Per Finished Area Above Grade		$205		$243		$182	
Adjusted Price		$293,720		$320,220		$310,880	
Comparable Weight		Most		Less		Less	
Indicated Value by Sales Comparison Approach							
Indicated Value	$310,000						

Reconciliation of Sales Comparison Approach

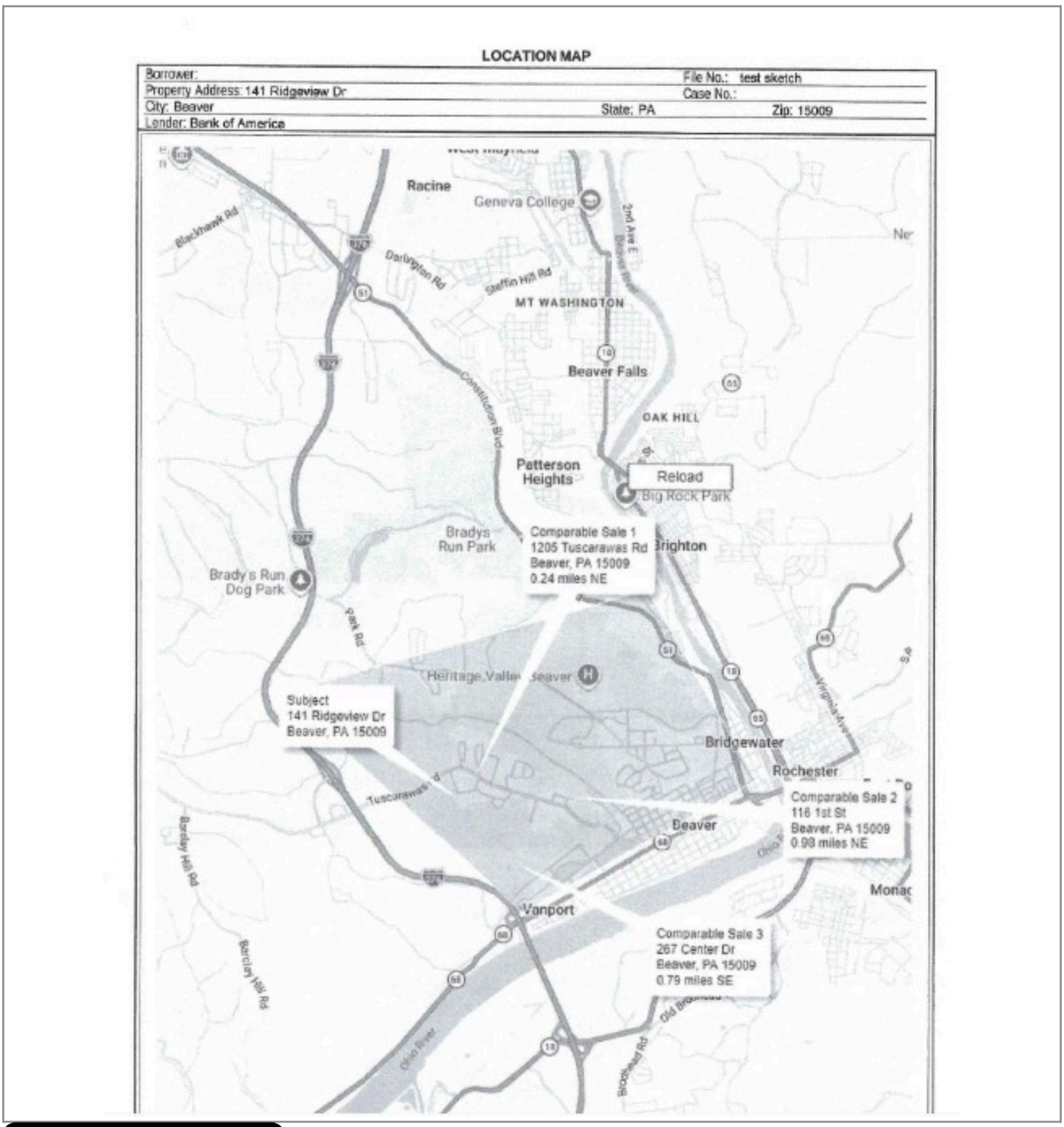
All 3 comparables are located in the same market area as the subject property. Comparables 1 & 3 dates of sale are more than 6 months ago but less than 12 months ago. Site adjustments were made on a per site basis, based upon current market data. No age adjustments were made since the effective ages were used for the subject and the comparables. Half baths adjusted $2,500. No adjustments were made for the number of rooms since they are included in the gross living area. Living area adjustments $30 per square foot difference. Basement area adjustments $20 per square foot difference. Central air adjusted $8,000. Garage adjustments $2,500 per stall. These comparables represent the best comparables available in the subject's market area.

Additional Properties Analyzed Not Used

#	Property Address	Sale Date	Status	Reason Not Used	Comment
1	110 Pinkeron Dr Beaver, PA 15009	06/18/2026	Settled Sale	Bathroom Count	Less similar than chosen comps
2	117 Pinkerton Dr Beaver, PA 15009	07/11/2025	Settled Sale	Bathroom Count	Less similar than chosen comps
3	278 Center Dr Beaver, PA 15009	12/22/2025	Settled Sale	Design or Style Variance	Less similar than chosen comps
4	800 Tuscarawas Rd Beaver, PA 15009	04/10/2026	Settled Sale	Condition	Less similar than chosen comps

Sales Comparison Approach *(continued)*

Sales Comparison Map



Reconciliation

Approaches to Value

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	$310,000		
Reason for Exclusion		Not Necessary for Credible Results	Not Necessary for Credible Results

Appraisal Summary

Opinion of Market Value	$310,000	**Reasonable Exposure Time**	90 days
Market Value Condition	As Is	**Effective Date of Appraisal**	07/07/2026

Reconciliation of Market Value

The final estimated value is supported by the closed sales in the market area.

Apparent Defects, Damages, Deficiencies

None

Revision History

Revision Date	URAR Section	Description
07/10/2026	Subject Property Amenities	Pursuant to your request dated 07/10/2026:1. There is no adjustment for the number of levels of the subject or comparables. This is not a factor to a typical buyer in this market area.2. The subject number of total levels has been corrected to 2. This includes one above grade level and one below grade level.3. The differences between the below grade finishes are not significant enough to warrant an adjustment in the report.4. There is no impact to Comp 1 for location. There is no significant factor that would warrant an adjustment in this market area.5. All of the necessary basement photos are included in the report. There are photos of all finished areas (family room, bedroom, bath) and four photos of the unfinished areas with the mechanicals. No additional photos are available or necessary to provide a credible report.6. The information in the sketch is consistent with the Area Breakdown in the report. Please cite specifically what is being referenced, because the Area Breakdown information was copied directly from the sketch.These revisions will have no effect on the final estimated value in this report.
07/10/2026	Subject Property Amenities	Pursuant to your request dated 07/10/2026:1. The information in the sketch is consistent with the Area Breakdown in the report. Please cite specifically what is being referenced, because the Area Breakdown information was copied directly from the sketch. The area calculations do appear in the correct fields in the report.2. The subject number of total levels has been changed back to one at your request. The subject is a Ranch design style home.3. All of the necessary basement photos are included in the report. There are photos of all finished areas (family room, bedroom, bath) and four photos of the unfinished areas with the mechanicals. No additional photos are available or necessary to provide a credible report.4. There is no impact to Comp 1 for the location. There is no significant factor that would warrant an adjustment in this market area. The roadway speed limit reduces in that area and the home sits back from the roadway. No adjustment will be applied.5. There is no adjustment for basement overall size in this market area, only for the finish. This is a non-factor.These revisions will have no effect on the final estimated value in this report.
07/10/2026	Subject Property Amenities	Pursuant to your request dated 07/10/2026:1. The zero has been entered into the fields for the unfinished and finished basement areas.2. The ACI sketch program does not have the capability to meet your request. The appraiser has labeled the areas on the sketch, but it is not possible to have segmented calculations. This is not necessary under the UAD or ANSI, as the specific hand measurements have been provided for the finished and unfinished sections of the basement.3. The Unit Interior/Area Breakdown section has had the levels changed to 2 to match the other areas of the report. This was correct and changed back at your request in the prior revision request. 4. The photos of all mechanicals are included (see Unit Interior section). Please review. They are labeled as basement furnace, etc. These are the total number of photos taken at the time of inspection. Under guidelines, these are sufficient to complete a credible report. If you require additional basement photos that would have no impact on the report, the appraiser would require an additional trip fee of $150. Advise if this is the case.These revisions will have no effect on the final estimated value in this report.
07/12/2026	Sales Comparison Approach	Pursuant to your request dated 07/12/2026:1. The zeros have been added to the adjustment sections for the subject and comparables ages.This revision will have no effect on the final estimated value in this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the 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 Intended Use, Intended User, and the certifications are also not permitted. However, additional Intended Use, Intended User, and 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 assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Intended User

The intended user of this report is the lender/client.

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with the buyer and seller each acting prudently and 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 costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable because 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 assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to 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.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of 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 assumes 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.

Certifications

Appraiser Certifications

The Appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

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

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

7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.

8. 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.

9. 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.

10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. 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 transmitted.

12. Using information available in the normal course of business, 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.

13. Using information available in the normal course of business, 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.

14. I based my valuation on the available properties that are most similar to the subject property.

15. 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.

16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.

17. To the extent possible, 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.

18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity 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.) that I became aware of during the development of 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.

19. 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.

20. 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 analyses 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).

21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

22. 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.

Certifications *(continued)*

23. 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.

24. I am aware that any disclosure or distribution of this appraisal report or any of its contents by me or by 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.

25. 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. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. 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). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

26. 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 choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

27. If this 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 report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

28. 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.

29. I have not performed any service regarding the subject property within the three years preceding the agreement to perform this assignment.

Signature

Appraiser

George O Sewall III

George O Sewall III	07/07/2026
	Date of Signature and Report

Level	Certified Residential
ID	RL000537L
State	PA
Expires	06/30/2027