

APPRAISAL OF REAL PROPERTY

LOCATED AT:

62 W Genesee St Village Block 19 Skaneateles, NY 13152

FOR:

Chemung Canal Trust Co. 1 Chemung Canal Plaza Elmira, NY 14901

AS OF:

04/15/2015

BY:

Alexandria Bedford

Exterior-Only Inspection Residential Appraisal Report

Order #236756

The purpose	of this summa	ry appraisal repo	rt is to pro	ovide the le	ender/client	with an	accurate,	and adequat	telv su	pported, opin	ion of th	ne mark	et value		ubject property.
Property Address			10 to pro	71100 010 10	Tidol/ ollonic	with the	City			pportou, opin	1011 01 0	State			
	02 11 0	Senesee St		Ov	wner of Public	Record		Skaneate		1		County		-	13152
Legal Description	Ryan, John B	Dioak 10			- VIIGI OI I UDIIC	TIGOUIU	Куа	n, John B	& Ka	ren L		Oddilly	Onon	aaga	
Assessor's Parc	village	Block 19					Tax Ye	ar 2010				R.E. Tax	res \$ 1	E 207	
Neighborhood N		-03-20.0 ge of Skaneat	oloo						45060	n		Census		5,307 166.00	
	Villa	ge of Skarieat Tenant \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Sn	pecial Assessi	ments \$	0	010101100	45060	U □ PU[) HOA \$		11uot (per year	per month
Property Rights		Fee Simple	Leasehol		Other (describ		U				, ,,,,,,	U] po. you.	por monta
Assignment Typ		nase Transaction		ance Transaction	,	,	(describe)								
Lender/Client		Canal Trust			Address		,	anal Plaz	a Eln	nira NV 1	4001				
	roperty currently offer			le in the twelve n					a, LIII	ıllıa, INI I	4901			Yes 🗙 N	0
	irce(s) used, offering p				-		cord/own								-
				OOAIN	-IVILO/pt	ibile rec	JOI G/OWII	Ci							
I did	did not analyze t	he contract for sale fo	r the subject purc	chase transaction	n. Explain the	results of	the analysis of	the contract for	sale or v	why the analysis	was not				
performed.	_														
5															
Contract Price \$	·	Date of Contra				•	owner of pub			Yes	No No	Data Sourc	ce(s)		
Is there any fina	ancial assistance (loan	charges, sale conces	ssions, gift or dow	npayment assis	tance, etc.) t	o be paid b	y any party on	behalf of the bo	orrower?						Yes No
If Yes, report the	e total dollar amount a	nd describe the items	to be paid.												
Note: Race and	the racial composit		ood are not appr	aisal factors.											
		Characteristics	,				Jnit Housing					Unit Hous			t Land Use %
Location		Suburban	Rural	Property Value		Increasing		Stable		eclining	PRICE		AGE	One-Unit	75 %
Built-Up		25-75%	Under 25%	Demand/Supp	<u> </u>	Shortage		In Balance		er Supply	\$ (000)		(yrs)	2-4 Unit	5 %
Growth		Stable	Slow	Marketing Tim	ie 🗶	Under 3 n	ntns	3-6 mths	0\	er 6 mths	25	Low	0	Multi-Family	%
Neighborhood E		Subject is bound							the We	est,	5,000	High	200	Commercial	15 %
Skaneateles Neighborhood D	Lake to the South										300	Pred.	95	Other	5 %
т <u> </u>		Subject is lo							•						
,	adequate util							ize to this	regio	n. Please	note tha	at "oth	er" inclu	ides som	e
	factory, schoo ons (including support										1641				alaa ta Mata
					•			erest buyd						•	
	eller concessio g/original settle													iate age (t	due to
Dimensions	yaries	ement) and var	ue due to la			34 ac	ion and ti	Sha		ectangular				Res;	
Specific Zoning		210 single	family roo		Zoning Desc		12 D	sidential	Po IE	ctangular			non IN,	Res,	
Zoning Complia		210 - single Legal Nonc	onforming (Grand			No Zor		Illegal (describe)						
	nd best use of subject	_	- '						,	V	Yes	l No	If No, descr	ibe	
-	•				·										
Utilities	Public Other (describe)			Public	Other (describe)		0	Off-site Improver	ments - Type			Public	Private
Electricity	X 🗆		,	Water	X				S	itreet asph	nalt			X	
∽ Gas	lacktriangledown			Sanitary Sewer	X				Α	^{llley} none	е				
-	lood Hazard Area	Yes		EMA Flood Zone	<u> </u>		FEMA M		05930	0001B		FE	MA Map Da	te 02/	17/1982
	and off-site improvem	**			X Y			, describe					.		
Are there any ac	dverse site conditions	or external factors (ea	isements, encroad	onments, enviror	imental cond	litions, iano	uses, etc.)?					Yes	× No	If Yes, describ	e
Source(s) Used	for Physical Characte	ristics of Property		Appraisal F	iles	MLS	X Ass	essment and Tax	x Records	s [Prior Insp	ection	X P	roperty Owner	
Other (des	scribe) agen	t for owner						rce for Gross Liv			nspectio	n. real			
	General Descripti			General Descri	iption		Hea	ting/Cooling			Amenities	,	p. op o.	Car Stor	age
Units 🔀 Or	ne One with A	ccessory Unit	Concrete	Slab	Crawl Space		FWA	HWBB		Fireplac	e(s) #	4	None		
# of Stories	2		Full Baser	ment	Finished		Radiant			Woodst	tove(s) #		Drivew	ay # o	f Cars 6
Type 🔀 De	et. Att.	S-Det./End Unit	Partial Ba	sement [Finished		Other			X Patio/D	^{eck} bc	/pts	Driveway Sı	ırface	paved
Existing	Proposed	Under Const.	Exterior Walls	s	stn/brick-	avg	Fuel	natural	gas	Porch	covered	i	X Garage	# 0	f Cars 3
Design (Style)	mansio	1	Roof Surface	а	asphalt s	hing	Central /	Air Conditioning		Pool	none		Carpor	t #0	f Cars O
Year Built	1997		Gutters & Dow	nspouts y	/es/yes		Individua	ıl		X Fence	iron - av	/g	Attach	ed 🔀	Detached
Effective Age (Y	^{'rs)} 10		Window Type	n	nixed - a	ıvg	X Other	none		M Other	shed		Built-ir	1	
Appliances						Mici									
Finished area	Refrigerator	Range/Oven	Dishwas	sher	Disposal		rowave	Washer/Dry	/er	Other (de	escribe)				
(0	above grade conta	ains:	Dishwas 11 Rooms	sher	-	rooms		Washer/Dry 4.1 Bath(s)	yer	Other (de		eet of Gro	oss Living A	rea Above Grad	le
Additional featur		ains:	11 Rooms	none addi	5 Bed	rooms			yer			eet of Gro	oss Living A	rea Above Grad	le
M H	above grade conta res (special energy eff	icient items, etc.)	11 Rooms	none addi	5 Bed itionally	rooms		4.1 Bath(s)	yer		2 Square I				
Describe the co	above grade containes (special energy effort	ins: icient items, etc.) and data source(s) (i	11 Rooms	none addi	5 Bed itionally	noted	ns, remodelin	4.1 Bath(s)		4,14	2 Square I	C3;Su	bject ar	pears to	
Describe the co	above grade containers (special energy effortion of the property verage to good	inins: icient items, etc.) and data source(s) (if the condition at	11 Rooms including apparen	none addi	5 Bed itionally s, deterioration and all util	noted n, renovation ities se	ns, remodelin	4.1 Bath(s) g, etc.). be on and	l in wo	4,14	2 Square I	C3;Su Subject	bject ar	ppears to	be in
Describe the co	above grade conteres (special energy efforts) Indition of the property errage to good bath apartme	ains: icient items, etc.) and data source(s) (if d condition at nt above gara	11 Rooms including apparentime of insige/carriage	none addi	5 Bed itionally s, deterioration and all utilinat Village	noted n, renovation ities se	ins, remodelin emed to e officer s	4.1 Bath(s) g, etc.). be on and states is a	l in wo	4,14.	2 Square I	C3;Su Subject	bject ar t also in l from 1	opears to cludes a 996. This	be in
Describe the co overall av bedroom/ neither a	above grade continues (special energy efficient indition of the property rerage to good bath apartmed deterrent to or	ains: icient items, etc.) and data source(s) (if condition at nt above gara	11 Rooms including apparentime of inspage/carriage	none addi at needed repairs, pection an e house th atypical for	5 Bed itionally s, deterioration and all util nat Village this are	noted n, renovation ities sege Code a. Subj	emed to e officer s	4.1 Bath(s) g, etc.). be on anostates is a also origin	l in wo	4,14.	2 Square I	C3;Su Subject d/legal -1840,	bject ar t also in I from 1 howev	opears to cludes a 996. This er, Onon	be in is daga
Describe the co overall av bedroom/ neither a o Real Prop	above grade continues (special energy effortiers (special energy effortiers) and the property rerage to good bath apartmed deterrent to orderty has subj	ains: icient items, etc.) and data source(s) (if condition at nt above garaverall marketaect as being b	11 Rooms including apparentime of inspage/carriage ability nor a built in 1996	none addi at needed repairs, pection an e house the atypical for 6 due to ex	5 Bed itionally s, deterioration all util nat Village this are extensive	noted n, renovation ities sege Code a. Subj	emed to e officer s ect was a eling, up	4.1 Bath(s) g, etc.). be on and states is a also origin dating and	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject and talso in the from 1 however that we	opears to cludes a 996. This er, Onone ere also a	be in is daga II
Describe the co overall av bedroom/ neither a c Real Prop approved	above grade continues (special energy effortiers (special energy effortiers) and the property rerage to good bath apartmed deterrent to objectly has subjectly and legal. Su	ains: icient items, etc.) and data source(s) (if d condition at nt above gara verall marketa ect as being b bject is locate	11 Rooms 11 Rooms including apparent time of inspace/carriage ability nor a poult in 1996 and on a bus	none addi nt needed repairs pection an e house thatypical for 6 due to ex	5 Bed itionally is, deterioration all util nat Village this are extensive ut due to	noted n, renovation ities sege Code a. Subj remod	emed to e officer s ect was a eling, up ck and al	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject ar t also in I from 1 howev t that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a c Real Prop approved Are there any ap	above grade continues (special energy effinition of the property rerage to good bath apartmed deterrent to objectly has subjugarent physical deficil grade continues and legal. Supparent physical deficil grade continues and legal and leg	ains: icient items, etc.) and data source(s) (if d condition at nt above gara verall marketa ect as being b bject is locate	11 Rooms 11 Rooms including apparent time of inspace/carriage ability nor a poult in 1996 and on a bus	none addi nt needed repairs pection an e house th atypical for 6 due to ex	5 Bed itionally is, deterioration all util nat Village this are extensive ut due to	noted n, renovation ities sege Code a. Subj remod	emed to e officer s ect was a eling, up ck and al	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject ar t also in I from 1 howev t that we o overa	opears to cludes a 996. This er, Onone ere also a	be in is daga II
Describe the co overall av bedroom/ neither a c Real Prop approved	above grade continues (special energy effinition of the property rerage to good bath apartmed deterrent to objectly has subjugarent physical deficil grade continues and legal. Supparent physical deficil grade continues and legal and leg	ains: icient items, etc.) and data source(s) (if d condition at nt above gara verall marketa ect as being b bject is locate	11 Rooms 11 Rooms including apparent time of inspace/carriage ability nor a poult in 1996 and on a bus	none addi nt needed repairs pection an e house th atypical for 6 due to ex	5 Bed itionally is, deterioration all util nat Village this are extensive ut due to	noted n, renovation ities sege Code a. Subj remod	emed to e officer s ect was a eling, up ck and al	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject ar t also in I from 1 howev t that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a c Real Prop approved Are there any ap	above grade continues (special energy effinition of the property rerage to good bath apartmed deterrent to objectly has subjugarent physical deficil grade continues and legal. Supparent physical deficil grade continues and legal and leg	ains: icient items, etc.) and data source(s) (if d condition at nt above gara verall marketa ect as being b bject is locate	11 Rooms 11 Rooms including apparent time of inspace/carriage ability nor a poult in 1996 and on a bus	none addi nt needed repairs pection an e house th atypical for 6 due to ex	5 Bed itionally is, deterioration all util nat Village this are extensive ut due to	noted n, renovation ities sege Code a. Subj remod	emed to e officer s ect was a eling, up ck and al	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject ar t also in I from 1 howev t that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a c Real Prop approved Are there any ap	above grade continues (special energy effinition of the property rerage to good bath apartmed deterrent to objectly has subjugarent physical deficil grade continues and legal. Supparent physical deficil grade continues and legal and leg	ains: icient items, etc.) and data source(s) (if d condition at nt above gara verall marketa ect as being b bject is locate	11 Rooms 11 Rooms including apparent time of inspace/carriage ability nor a poult in 1996 and on a bus	none addi nt needed repairs pection an e house th atypical for 6 due to ex	5 Bed itionally standard all util nat Village this are extensive ut due to	noted n, renovation ities sege Code a. Subj remod	emed to e officer s ect was a eling, up ck and al	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint	bject ar t also in I from 1 howev t that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a Real Prop approved Are there any ay If Yes, describe.	above grade continues (special energy effinition of the property rerage to good bath apartmed deterrent to objectly has subjugarent physical deficil grade continues and legal. Supparent physical deficil grade continues and legal and leg	and data source(s) (id condition at nt above gara werall markete ect as being being being condition at object is locate encies or adverse cor	11 Rooms 11 Rooms including apparentime of inspage/carriage ability nor a built in 1996 ed on a bus diditions that affect	none addi at needed repairs pection an e house th atypical for 6 due to ex sy street but the livability, so	5 Bed itionally of s, deterioration and all utill nat Village this are extensive ut due to boundness, or	noted n, renovatio ities se ge Codo a. Subj remod o setba structural i	emed to emed to e officer s ect was a eling, up ck and al ntegrity of the	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14.	2 Square I	C3;Su Subject d/legal -1840, otprint errent t	bject ar t also in I from 1 howev t that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a Real Prop approved Are there any ay If Yes, describe.	above grade continues (special energy efficient of the property erage to good bath apartme deterrent to orberty has subjusted to good and legal. Supparent physical deficient.	and data source(s) (id condition at nt above gara werall markete ect as being being being condition at object is locate encies or adverse cor	11 Rooms 11 Rooms including apparentime of inspage/carriage ability nor a built in 1996 ed on a bus diditions that affect	none addi at needed repairs pection an e house th atypical for 6 due to ex sy street but the livability, so	5 Bed itionally of s, deterioration and all utill nat Village this are extensive ut due to boundness, or	noted n, renovatio ities se ge Codo a. Subj remod o setba structural i	emed to emed to e officer s ect was a eling, up ck and al ntegrity of the	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14. orking cored and reuilt betweetions to or	2 Square I	C3;Su Subject d/legal -1840, otprint errent t	bject apt also in I from 1 howev that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II
Describe the co overall av bedroom/ neither a Real Prop approved Are there any ay If Yes, describe.	above grade continues (special energy efficient of the property erage to good bath apartme deterrent to orberty has subjusted to good and legal. Supparent physical deficient.	and data source(s) (id condition at nt above gara werall markete ect as being being being condition at object is locate encies or adverse cor	11 Rooms 11 Rooms including apparentime of inspage/carriage ability nor a built in 1996 ed on a bus diditions that affect	none addi at needed repairs pection an e house th atypical for 6 due to ex sy street but the livability, so	5 Bed itionally of s, deterioration and all utill nat Village this are extensive ut due to boundness, or	noted n, renovatio ities se ge Codo a. Subj remod o setba structural i	emed to emed to e officer s ect was a eling, up ck and al ntegrity of the	d.1 Bath(s) g, etc.). be on and states is a also origin dating and ternate wa	l in wo	4,14.	2 Square I	C3;Su Subject d/legal -1840, otprint errent t	bject apt also in I from 1 howev that we o overa	opears to ocludes a 996. This er, Ononcere also a Il marketa	be in is daga II

Order #236756 File # Ryan, John

There are O comparable							d rang	ing in	price	from \$	0		to \$			
There are 3 comparable			subject	neighbo			he past twelve months	rangir	-		ce from S	1,000,0	000			2,800,000
FEATURE		SUBJECT					LE SALE # 1				LE SALE # 2					LE SALE # 3
Address 62 W Genesee S		_		l .	E Lak		= 0		ayle R		40450				ake Ro	
Skaneateles, NY Proximity to Subject	1315	2					13152				13152					′ 13152
Sale Price	\$			1.981	miles S	5E	\$ 1,550,000		miles	SE	\$	2 722 000	2.82 ו	niies	SE	\$ 2,800,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$ 1	575.78	sa.ft.	\$ 1,550,000		735.68	s sa.ft.		2,722,000	\$ 6	37 2	3 sq.ft.	2,000,000
Data Source(s)				-			26075;DOM 2				∟ 16915;D	OM 1				20775;DOM 1
Verification Source(s)							SMT/drive by				SMT/driv					SMT/drive by
VALUE ADJUSTMENTS	D	ESCRIPTIO	ON		SCRIPTIO		+(-) \$ Adjustment		ESCRIPTION			Adjustment		SCRIPTI		+(-) \$ Adjustment
Sales or Financing				NonA	rm		0	ArmL	_th			0	ArmL	th		0
Concessions				Conv	;0		0	Conv	<i>ı</i> ;0			0	Conv	;0		0
Date of Sale/Time				s02/1	5;c02/	15	0	s01/1	15;c01	/15		0	s10/1	4;c10)/14	0
Location	B;Re	s;		B;Re	s;WtrF	r	-100,000	B;Wt	rFr;su	pr		-250,000	B;Wtı	Fr;		-350,000
Leasehold/Fee Simple		imple		fee si					imple				fee si			
Site View	1.64			3.02				1219					2962			0
Design (Style)	N;Re			B;Wtı			-25,000					-100,000				-100,000
Quality of Construction	Q3	mansi	on	Q3	colonia	<u> </u>	+50,000	Q3	mansı	on			DT2;ı Q2	nans	ion	-50,000
Actual Age	18			31			0	55				0	11			-50,000
Condition	C3			C4			+50,000					-100,000				-100,000
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	33,200	Total	Bdrms.	Baths		,	Total	Bdrms.	Baths	1 20,000
Room Count	11	5	4.1	10	5	2.1	+10,000	10	4	3.1		+5,000	12	4	5.2	-7,500
Gross Living Area		4,142			2,692	sq.ft.	+29,000		3,700	sq.ft.		+8,800		4,39	4 sq.ft.	+5,000
Basement & Finished	2442	sf2000	Osfwo	1000	sf0sfin			0sf				+10,000	2633	sf126	0sfwo	0
Rooms Below Grade		or1.0ba	10				+25,000					+25,000		r0.0b	a1o	+2,500
Functional Utility	good			good				good				. =	good			
Heating/Cooling Energy Efficient Items		v/none			entral		-5,000					+5,000	l .			-5,000
Garage/Carport		add n	iotea		add n	otea	140,000		add n	otea		110 000	none		notea	0
Porch/Patio/Deck	3gd6	balcs/b	rn/fn	2ga2d deck	uw		+10,000 +10,000					+10,000 +5,000			rn/fn	0
dock/	none		7111/111		noted			dock				-10,000	_			0
uddiy	110110	<u> </u>		110110	notou			uook				10,000	Cabii	, Dair	9'	
Net Adjustment (Total)				X	+ [2 -4.000		+	X -	\$	-391,200		+ 1		\$ -605,000
							\$ 54,000					001,200			X -	
Adjusted Sale Price				Net Adj.		3.5 %	,	Net Adj.		14.4 %		,	Net Adj.		21.6 %	
of Comparables				Gross Ac	dj. g	20.3 %	\$ 1,604,000				\$ 2	2,330,800				
of Comparables	sale or tra	ansfer histo	ory of the	Gross Ac	dj. g	20.3 %	,			14.4 %	\$ 2	,			21.6 %	
of Comparables	sale or tra	ansfer histo	ory of the	Gross Ac	dj. g	20.3 %	\$ 1,604,000			14.4 %	\$ 2	,			21.6 %	
of Comparables Mid did not research the s				Gross Ac subject pr	dj. <u>2</u> roperty an	20.3 [%] d compa	\$ 1,604,000 arable sales. If not, explain	Gross A	dj.	14.4 [%] 19.4 [%]		,			21.6 %	
of Comparables i	ot reveal	any prior s	sales or tr	Gross Ac subject pri	dj. 2 roperty an	20.3 [%] d compa	\$ 1,604,000	Gross A	dj.	14.4 [%] 19.4 [%]		,			21.6 %	
of Comparables	ot reveal	any prior s	sales or tr	Gross Ac subject pr ansfers of	roperty an	d compa d compa ct prope	\$ 1,604,000 arable sales. If not, explain try for the three years prior to	Gross A	dj. ctive date o	14.4 % 19.4 % of this app	oraisal.	,			21.6 %	
of Comparables i	ot reveal	any prior s ublic re any prior s	sales or treecord/h	Gross Ac subject pr ansfers of	roperty an	d compa d compa ct prope	\$ 1,604,000 arable sales. If not, explain	Gross A	dj. ctive date o	14.4 % 19.4 % of this app	oraisal.	,			21.6 %	
of Comparables I	erty/pu	any prior s ublic re any prior s ax Ass	sales or treecord/heales or treecord	Gross Adsubject put	roperty and the subjection of the comp	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain the for the three years prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales.	Gross A	ctive date of the co	14.4 % 19.4 % of this app	oraisal. e sale.	,			21.6 %	
of Comparables I	erty/pu	any prior s ublic re any prior s ax Ass	sales or tr ecord/h sales or tr mnt le or trans	Gross Adsubject put	roperty and the subjection of the comp	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain the for the three years prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales for the year prior to the understanding the sales.	Gross A	ctive date of the co	14.4 % 19.4 % of this app	oraisal. e sale. on page 3).	,			21.6 % 22.1 %	
of Comparables I	erty/pu	any prior s ublic re any prior s ax Ass	sales or tr ecord/h sales or tr mnt le or trans	Gross Ac subject pro- ansfers of nomec ansfers of	roperty and the subjection of the comp	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the ales for the year prior to the opperty and comparable sales	Gross A	ctive date of the co	14.4 % 19.4 % of this app	oraisal. e sale. on page 3).	2,330,800			21.6 % 22.1 %	\$ 2,195,000
of Comparables I	erty/puot reveal serty/Ta	any prior s ublic re any prior s ax Ass ne prior sal	sales or tr ecord/h sales or tr mnt le or trans	ansfers of	roperty an if the subjection bwner if the comp	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the ales for the year prior to the operty and comparable sales COMPARABLE SA	Gross A the effect date of sa (report ac	dj.	14.4 % 19.4 % of this appromparabl	e sale. on page 3). COMPARAE	2,330,800	Gross Ac	lj.	21.6 % 22.1 %	\$ 2,195,000 ARABLE SALE #3
of Comparables I	erty/pu erty/pu ot reveal erty/Ta lysis of th	any prior s ublic re any prior s ax Ass ne prior sal	ecord/hecord/heales or transition of the contract of the contr	ansfers of	roperty an if the subjection bwner if the comp	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain the for the three years prior to the lates for the year prior to the year	Gross A the effect date of sa (report ac	ctive date of the conditional property	14.4 % 19.4 % of this appromparable	oraisal. e sale. on page 3). COMPARAE	2,330,800	Gross Ac	Onoi	21.6 % 22.1 %	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables i	erty/pu erty/pu or reveal erty/Ta erty/Ta	any prior s Jblic re any prior s ax Ass ne prior sal	ecord/h ecord/h eales or tr mnt le or trans SI	Gross Ac subject pro- ansfers of nomec ansfers of sfer history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables I	erty/puot reveal erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta	any prior s ublic re any prior s ax Ass ne prior sal Onond 04/17/2 cct propert	ecord/heales or trans mnt le or trans Si aga C 2015 by and cor	Gross Ac subject put ansfers of nomec ansfers of user history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables i	erty/puot reveal erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta	any prior s ublic re any prior s ax Ass ne prior sal Onond 04/17/2 cct propert	ecord/heales or trans mnt le or trans Si aga C 2015 by and cor	Gross Ac subject put ansfers of nomec ansfers of user history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables I	erty/puot reveal erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta	any prior s ublic re any prior s ax Ass ne prior sal Onond 04/17/2 cct propert	ecord/heales or trans mnt le or trans Si aga C 2015 by and cord	Gross Ac subject put ansfers of nomec ansfers of user history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables I	erty/puot reveal erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta erty/Ta	any prior s ublic re any prior s ax Ass ne prior sal Onond 04/17/2 cct propert	ecord/heales or trans mnt le or trans Si aga C 2015 by and cord	Gross Ac subject put ansfers of nomec ansfers of user history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables I	enty/pu	any prior s ublic re any prior s ax Ass ne prior sal Onond 04/17/2 cct propert	ecord/heales or trans mnt le or trans Si aga C 2015 by and cord	Gross Ac subject put ansfers of nomec ansfers of user history UBJECT	i the subjection in the composition of the subjection of the subje	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac	dj. ctive date colle of the colleditional property	14.4 % 19.4 % of this appromparable rior sales Onon- 04/17	oraisal. e sale. on page 3). COMPARAE	2,330,800 BLE SALE #2 y Real Pro	Gross Ad	Onor 04/1	21.6 % 22.1 % COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop
of Comparables I	enty/pu	any prior s Iblic re any prior s EXASS TO PRIOR SALE TO PRIOR S	sales or tr coord/ht sales or tr mnt le or trans SI aga C 2015 y and corr asst year	Gross Act subject put ansfers of the subject put and subject	ij. 2 roperty an ii the subje wmer the comp y of the su	20.3 % d compa	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the comparable sales. COMPARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA CONDARABLE SA	Gross A the effect date of sa (report ac (report ac ere we	dj.	114.4 % 119.4 % of this appropriate of this appropriate of the same of this appropriate of this appropri	e sale. on page 3). COMPARAE daga Ctv /2015 ransactio	2,330,800	Gross Acc	Onor 04/11	21.6 % 22.1 % comp mdaga 77/201s ubject	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop 5 tin the last
of Comparables I	erty/pu	any prior s ublic rec any prior s ax Ass be prior sal Onond O4/17/2 at the I	ecord/it mnt le or trans SI aga C 2015 ast year	Gross At Subject price of the subject of t	if the subjective of the subje	ct prope	\$ 1,604,000 rable sales. If not, explain rely for the three years prior to the ales for the year prior to the sales. COMPARABLE SA Onondaga Cty Re 04/17/2015 The	Gross A the effect date of sa (report ac LE #1 The ere we	dij.	114.4 % 119.4 % of this appropriate of this appropriate of this appropriate of the approp	e sale. on page 3). COMPARAE daga Ctt/2015 ransactio	2,330,800 BLE SALE #2 y Real Proons noted	Gross Acc	Onon 04/11 her s	COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop 5 to in the last
of Comparables I	erty/putor reveal erty/putor reveal erty/putor reveal erty/Tage er	any prior s ublic re any prior s ax Ass Onond Onond A Ass is time a	econd/H sales or tr mnt St laga C 2015 y and corr asst yee	Gross Ar Subject price of the subject price of the subject price of the subject price of the subject of the sub	if the subjective of the subje	d compa d compa arable s nd con nd con n subject same t	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the lates for the year prior to the year prior	Gross A the effect th	didi.	14.4 % 19.4 % of this appromparable comparable Onon 04/17 prior ti	oraisal. e sale. on page 3). COMPARAE daga Ct //2015 ransactio	2,330,800 BLE SALE #2 y Real Pro ons noted site, age, neect and it is it that was inclined.	Gross Acc	Onor O4/1' her s	21.6 % 22.1 % COMP COMP mdaga 7/201t ubject	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last eage variances. ion the above found ent time of sale,
of Comparables I	erty/putor reveal erty/putor reveal erty/putor reveal erty/Table e	any prior s ublic re any prior s ax Ass Onond A A A A A arate more	econd/the econd/the econd/the econd/the econd/the econd/the econd econ	Gross At Subject programmer of the subject p	di. 2 operty an it the subject the compound of the subject the subject the subject to the subject the subject the subject to the subject t	20.3 % d compa ct prope ct prope marable s marable s not compa	\$ 1,604,000 rable sales. If not, explain rely for the three years prior to the class for the year prior to th	Gross A Gro	didi.	14.4 % 19.4 % of this appropriate of this app	oraisal. e sale. on page 3). COMPARAE daga Ct /2015 ransactio	y Real Proons noted site, age, need and it is in that was incoording to bow it was	Gross Act	Onon 04/11 her s	COMP COMP COMP daga 7/2018 ubject and mile er's opin ery rece	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last eage variances. ion the above found ent time of sale, ne/time/desc/etc but
of Comparables I	rety/puter extended to the subject of the subject o	any prior s Jolic re any prior s Ass Onond O4/17/2 et prior sal Ass e sales :: is time a a servate move rt was m	COORDINATE OF THE PROPERTY OF	Gross Act Subject programs ansfers of onome Cansfers of onome Cansfers of the fister o	di. 2 oroperty an ithe subjection the comp or of the su y of the su and Prop and Prop and Prop and Prop in the subjection and Prop in the subjection in	et prope	\$ 1,604,000 rable sales. If not, explain rty for the three years prior to the class for the year prior to the year pri	Gross A Gro	dididididididididididididididididididi	114.4 % 119.4 % of this appropriate of this a	oraisal. e sale. on page 3). COMPARAE daga Ctv /2015 ransaction saller sq/ft, ole to subjects possibly C1 ngth due to was exten	y Real Proons noted site, age, need and it is it that was included by the side of the work of the was included by the was inc	Gross Acc	Onon 04/11 wher s	COMP COMP COMP daga 7/2018 subject and mile er's opin erry recover recove	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop tin the last cage variances. ion the above foundent time of sale, ne/time/desc/etc but areas), however,
of Comparables I	perty/putor reveal entry/putor reveal entry/putor reveal entry/Tables of the subject of the subject entry in the s	any prior s AA AB AB Be aslassis is time a market moon of twas market moon of the market moon of the market market moon of the market market moon of the market	coord/h mnt le or trans Si laga C 2015 ast ye un effort at any c und all w vement hade to er adjus er adjus	Gross At Subject price and service of the subject price of the subject p	di. 2 roperty an if the subjection the comp of the su of the su and Prop and Pr	20.3 % d compa d compa arable s arable s biject prope	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to the cales for the year prior to the yea	Gross A Gro	oppopere no j	114.4 % 119.4 % on this appropriate in the same of th	oraisal. e sale. on page 3). COMPARAE daga Ct /2015 ransaction aller sq/ft, ble to subject possibly C1 ngth due to was exten	y Real Proons noted site, age, need and it is in that was incident to how it was inded 2 years of these types	Gross Acc	Onor O4/11 her s	21.6 % 22.1 % COMP ndaga 7/2018 subject and mile ery sopiniery recover reco	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last cage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments
of Comparables I	erty/pu erty/pu of reveal erty/Ta in it is subjected in the subjected in t	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	e or transition of the transition of transition of the transition	Gross At Subject price of the subject of t	if the subjective of the subje	20.3 % d compa ct prope arable s arable s nd con n subje same t ppraise ale not le and as mace	\$ 1,604,000 rable sales. If not, explain rty for the three years prior to the cales for the year prior to the year pri	Gross A Gro	oppopere no o	14.4 % 19.4 % of this appropriate to the same state of the same st	e sale. on page 3). COMPARAE daga Ct /2015 ransactie saller sq/ft, ble to subject spisibly C1 ngth due to was exten	y Real Proons noted site, age, ne ect and it is in that was incide to how it was inded 2 years of these type:	Gross Acc	Onon 04/11 her s ment a oppraise ue to v with ow other of hon cabin	21.6 % 22.1 % COMP ndaga 7/201! subject and mile ery reoprocerver nare similar nes. Site to gara	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last cage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments
of Comparables I	erty/put reveal erty/put of reveal erty/put of reveal erty/Tallysis of the subject of the subject ert fit is the subject eremonst eremonst eremonst eremonst eremonarketat front and of and drift eremonarketat front and of and drift eremonarketat eremonark	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	ecord/h mnt le or trans SI laga C 2015 ly and cor ast ye un effort at any c and de to er adjus aller view s adjus s	Gross AC subject primars and state of the subject primars and state of the subject primars and subject primars and subject primars are subject. We as many siven time vould bright in the subject primars are subject primars and subject primars are subject primars.	if the subjection of the subje	20.3 % d compa ct prope arable s arable s nd con n subje same t ppraise ale not le and as mace	\$ 1,604,000 rable sales. If not, explain rty for the three years prior to the cales for the year prior to the year pri	Gross A Gro	oppopere no o	14.4 % 19.4 % of this appropriate to the same state of the same st	e sale. on page 3). COMPARAE daga Ct /2015 ransactie saller sq/ft, ble to subject spisibly C1 ngth due to was exten	y Real Proons noted site, age, ne ect and it is in that was incide to how it was inded 2 years of these type:	Gross Acc	Onon 04/11 her s ment a oppraise ue to v with ow other of hon cabin	21.6 % 22.1 % COMP ndaga 7/201! subject and mile ery reoprocerver nare similar nes. Site to gara	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last cage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments
of Comparables I	erty/putor reveal control of re	A Assantial and the latest and the l	ecord/h mnt le or trans SI laga C 2015 ly and cor ast ye un effort at any c and de to er adjus aller view s adjus s	Gross AC subject primars and state of the control o	if the subjection of the subje	nd comparable s and comparabl	\$ 1,604,000 rable sales. If not, explain rty for the three years prior to the cales for the year prior to the year pri	Gross A the effect frequency of the effett frequency	be to be tree as it is consistent to be tree.	14.4 % 19.4 % of this appropriate to the same and the sam	oraisal. e sale. on page 3). COMPARAE daga Ctv/2015 ransaction institute to subject to subjec	y Real Proons noted site, age, ne ect and it is in that was incide to how it was inded 2 years of these type:	Gross Acc	Onoi 04/11 her s	21.6 % 22.1 % COMP COMP daga 7/2019 and mile ery roce re rimilar res similar tes ogara d area.	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last cage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments
of Comparables I	erty/putor reveal erty/putor reveal lysis of the subject of the su	any prior s ublic re any prior s ax Ass Nonond A4/17/2 et prior sal as is time a rate moo rt was rr tibility afte id a sma	ecord/h ade to the sales or tr and to to er adjust adelto er adjust adelto er adjust aller views adjust	Gross AC subject primarises of momecansfers of momecansfers of fer history JBJECT Type Type Type Type Type Type Type Type	diplication of the subject of the su	nd comparable s and comparabl	\$ 1,604,000 arable sales. If not, explain thy for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE SA CONDARABLE SA CONDARAB	Gross A the effect of sa the effect of s	be to be tree or as it is contact.	14.4 % 19.4 % of this appropriate to the same state of the same st	oraisal. e sale. on page 3). COMPARAE daga Ctr/2015 ransaction aller sq/ft, ble to subject to	gle sale #2 y Real Pro ons noted site, age, ne ect and it is in that was incl o how it was ided 2 years of these type: I seasons a y on. This is a	Gross Acc	Onor 04/11 her s	21.6 % 22.1 % COMP Indaga Compand mile C	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last areay variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, a adjustments ge was adjustment
of Comparables I	erty/putor reveal control of re	A Assantiated and the same and	ecord/H sales or tr mnt le or trans SI saga C 2015 y and cor at at my c and all w vement to are adjus s adjus 2,	Gross AC subject price and state of the moment of the mome	if the subjective of the subje	20.3 % d compa ct prope nd compa	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to rable for the year prior to the rables for the year prior to the year prior	Gross A the effect frequency of the effett frequency	dij. le of the company to be company to be trained as it is company.	14.4 % 19.4 % of this appropriate of this appr	control of the contro	gles SALE #2 y Real Proops noted site, age, ne act and it is in that was included 2 years of these type: a seasons a yon. This is a lincome Approad by the c	Gross Acc	Onor O4/1' her s	21.6 % 22.1 % COMP COMP mdagaar/2019 mda	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last age variances. ion the above found ant time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment
of Comparables I	erty/putor reveal (() (() (() () () () () () () () () ()	A sales is time a a small wire grow in the lates and a small wire grow in the lates an	ecord/H sales or tr mnt le or transact sales or tr mnt le or transact sales or tr mnt sales or tr mnt le or transact sales or tr mnt sales or	Gross Ar Subject price of the subject of the subject price of the subjec	if the subjective of the subje	nd comparable s nd com	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to ales for the year prior to the rables for the year prior to the year prio	Gross A dithe effect of sa dithe	bere no j	14.4 % 19.4 % of this appropriate of this appr	control of the contro	gles SALE #2 y Real Proops noted site, age, ne act and it is in that was included 2 years of these type: a seasons a yon. This is a lincome Approad by the c	Gross Acc	Onor O4/1' her s	21.6 % 22.1 % COMP COMP mdagaar/2019 mda	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop t in the last age variances. ion the above found ant time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment
of Comparables I did did not research the standard and the search did did not research the standard and did not research the standard and did did did did did did did	mparable in the subject of the subje	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	record/H mnt le or trans SI laga C 2015 la	Gross At Associated and Service Atty Reamparable sear. was maximum significant and search was adjusted to the search was adjusted to the search was adjusted and a complete search was complete was completed as subject to the search was adjusted and a complete search was completed as subject to the search was adjusted as subject to the	of the subject of the	nd conna subject properties and can be propertied and can be propertied and can be propertied as the can be propertied as	s 1,604,000 rable sales. If not, explain rhy for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE SA COMPARABL	Gross A date of sa dat	basis o	14.4 % of this appropriate of this appropriat	oraisal. e sale. on page 3). COMPARAE daga Ctv/2015 ransaction aller sq/ft, ble to subjects subj	y Real Proops noted site, age, need and it is in that was included a years of these type: seasons a yon. This is a lincome Approad by the coit reflects.	Gross Acc	Onor 04/11 her s ppraise ue to v vith ow o other of hon cabin lemance leloped) proae improve	COMP COMP COMP daga 7/2018 ubject conners similar nes. Site to gara d area.	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop 5 t in the last eage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment e to higher e buyer and have been
of Comparables I did did not research the state of the	mparable interpretation and draw the saless so as so in following	any prior s AAS ABA On ond O4/17/2 act propert in the I AA As e sales :: is time a a rate mov rt was m rt was m solid da a sma ive gros solid comp Come a subjug repair	ecord/H mnt le or trans SI laga C 2015 ay and cor ast ye whereffort made to er adjus saller view s adjus 2, stitimate arrisorr approae ect to ors or	Gross At August Interest of August Interest Interest of August Interest I	if the subjective in the subje	nd comparable s and comparabl	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to the comparable sales. If not, explain rhy for the three years prior to the comparable sales. COMPARABLE SA COM	Gross A the effect date of sa (report ac LE #1 an the lass sidered were nor 1 w mited in ommon pppears made as ach w dicator ting dia the condition dia	opp st 3 mon to be comade (evas not as it is constituted in the consti	14.4 % 19.4 % omparable ompara	e sale. on page 3). COMPARAE daga Ct /2015 ransaction saller sq/ft, ble to subject possibly C1 ngth due to was exten location cout least 2-3 d in location supporte alue as rypothetical airs or al	y Real Proons noted site, age, need and it is in that was included a years of these type is easons a yon. This is a lincome Approad by the coit reflects.	Gross Acc	Onor O4/11 her s ment a ppraise to v vith ow o other of hon cabin lemance eloped) proac of the complete improve complete imp	21.6 % 22.1 % COMP COMP Indaga T/2018 and mile er's opiniery rece ery	ARABLE SALE #3 Cty Real Prop tin the last Cty Real Prop tin the last cage variances. con the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment et to higher e buyer and have been subject to the
of Comparables I did did not research the state of Data Source(s) Real Proper My research did did not research the state of Data Source(s) Real Proper My research did did not Data Source(s) Real Proper Report the results of the research and ana TIEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of three years or for comparate of Data Source (s) Summary of Sales Comparison Approach There are very limited closed con and used are the most comparable having 5 bedrooms and to also dagent has not yet been reached. This is not a deterrent to overall malso vary due to amount of water was made as it will net result in Olindicated Value by Sales Comparison Amost weight was given to demand for this area. The seller in the marketplace. This appraisal is made as it will completed, subject to the following required inspection base	mparable mparable in the subject that	any prior s AA SE E E E E E E E E E E E E E E E E E	ecord/H mnt le or trans SI laga C 2015 ay and cor ast ye ast ye where the core adjusting the core arisor approae to readjusting the core arisor ar	Gross At August 1 and 1	if the subjective of the subje	nd comparable s and comparabl	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to the comparable sales. If not, explain rhy for the three years prior to the comparable sales. COMPARABLE SA COM	Gross A the effect date of sa (report ac LE #1 an the lass sidered were nor 1 w mited in ommon pppears made as ach w dicator ting dia the condition dia	opp st 3 mon to be comade (evas not as it is constituted in the consti	14.4 % 19.4 % omparable ompara	oraisal. e sale. on page 3). COMPARAE daga Ctv/2015 ransaction aller sq/ft, ble to subjects subj	y Real Proons noted site, age, need and it is in that was included a years of these type is easons a yon. This is a lincome Approad by the coit reflects.	Gross Acc	Onor O4/11 her s ment a ppraise to v vith ow o other of hon cabin lemance leloped) proac bitives improve complete to the complete leloped of the complete leloped improve complete leloped of the complete leloped improve c	21.6 % 22.1 % COMP COMP Indaga T/2018 and mile er's opiniery rece ery	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop 5 t in the last eage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment e to higher e buyer and have been
of Comparables I did did not research the standard did not research did did not research did did not research and ana ITEM Data Source(s) Effective Date of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s) Analysis of prior sale or transfer history of three years or for comparate did not standard did not did	mparable in the subject of the subje	As a salue es compound a sinue es compound a s	aga C 2015 and all we weet and all we weet and all we weet arisor approach as to the arrange approach as the arrange approach arrange arrange arrange approach arrange	Gross AC subject price and state and	al Property and the subjection of the subjection	nd comparable s ct prope nd comparable s bject prope no subject prope asame t cales as made cales s the plans made plans plan	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to rable for the year prior to the rables for the rables for the year prior to the	Gross A dite of sa dit	be to the control of	11.4.4 % 119.4 % of this appropriate of this	oraisal. e sale. on page 3). COMPARAE daga Ctv/2015 ransaction aller sq/ft, ble to subject to	gle sale #2 y Real Pro ons noted site, age, ne ect and it is in that was incl o how it was of these type is seasons a y on. This is a income Approa d by the c it reflects condition th tterations have or repair:	Gross Acc	Onor O4/11 her s	21.6 % 22.1 % COMPP COMPP and aga 7/201! cry recurrer similar res inilar cts gara d area. s ch due s of the cements eted, or	ARABLE SALE #3 Cty Real Prop tin the last Cty Real Prop tin the last cage variances. con the above found ent time of sale, ne/time/desc/etc but areas), however, e adjustments ge was adjustment et to higher e buyer and have been subject to the
of Comparables I did did not research the state of Data Source(s) Real Proper My research did did not research the state of Data Source(s) Real Proper Report the results of the research and ana ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Real Proper Sale/Transfer Data Source(s) Reflective Date of Data Source(s) Analysis of prior sale or transfer history of three years or for comparate of the prior Sale of Data Source(s) Summary of Sales Comparison Approach There are very limited closed con and used are the most comparable having 5 bedrooms and to also dagent has not yet been reached. This is not a deterrent to overall malso vary due to amount of water was made as it will net result in Olindicated Value by Sales Comparison Amost weight was given to demand for this area. The seller in the marketplace. This appraisal is made as it will completed, subject to the following required inspection base	mparable ithe subject in the subject	A Assacrated and prior sale and prio	sales or tr coord/lt sales or tr mnt le or transner St aga C 2015 y and cor ast ye ast ye cond all w cond all	Gross At Assumed and State of the Assumed Assu	if the subjective of the subje	20.3 % d compared to the plans and control to the and cas made to plans as the plans are the plans a	\$ 1,604,000 rable sales. If not, explain rhy for the three years prior to ales for the year prior to the operty and comparable sales COMPARABLE SA COMPARABL	Gross A Gro	be to the control of	14.4 % of this appropriate to the same and	oraisal. e sale. on page 3). COMPARAE daga Ctr /2015 ransaction saller sq/ft, ole to subject	gle sale #2 y Real Pro ons noted site, age, ne ect and it is in that was incl o how it was of these type is seasons a y on. This is a income Approa d by the c it reflects condition th tterations have or repair:	Gross Acc DDP for eit at adjusts n this aj uded di listed v and inte s/styles vear. No higher c ch (if dev ost ap the me at the e been The pu	Onor 04/11 her s contained to vith own or other of hon cabin lemans eleped) proactives improve compiling one of the other of hon the other of hon cabin lemans eleped) improve compiling one of the other of hon cabin lemans eleped)	COMP	\$ 2,195,000 ARABLE SALE #3 Cty Real Prop 5 to in the last cage variances. ion the above found ent time of sale, ne/time/desc/etc but areas), however, a adjustments ge was adjustment ge was adjustment et to higher the buyer and thave been to buyer and thave been to buyer and thave been to ptions and limiting the popular to the ptions and limiting the complete to buyer and thave been to ptions and limiting the complete to the ptions and limiting the complete to the ptions and limiting the complete to the

Exterior-Only Inspection Residential Appraisal Report

Order #236756 File # Ryan, John

	and the same and the	File# Ryan, John	
The intended user of this appraisal report is the lender/client. The intended	use is to evaluate the property that is th	ne subject of this appraisal	l for
a mortgage finance transaction, subject to the scope of work, purpose of the			
definition of market value. No additional intended users are identified by the			
this appraisal. The intended use of this appraisal report is to assist Chemu			
management.	<u> </u>		
management.			
The engaged appraiser acknowledges a full understanding of the Compet	ancy Provision and Ethics Provision set f	forth in LISPAP Please no	oto:
The term "inspection" is not meant to be used at the same level as an inspection.	-		
	•	•	115
appraiser does not fully inspect the electrical system, plumbing systems, n			
and/or subfloors. This appraiser is not an expert in construction materials			
based on an opinion of value of and for the subject property. If the client no	eds a more detail inspection of the prop	erty, a home inspection, b	by a
Professional NYS Licensed Home Inspector, is suggested.			
Legal and parcel ID were verified through County records and physically lo	cated in the Town and Village of Skanea	ateles.	
Please note that all information is cross referenced with the MLS/GSAR are	d the Onondaga County Real Property	Tax Office and there may I	be
minor discrepancies due to this from one source to the other. This apprais	er has not been associated with subject a	at any time within the last	3
years from date of 04/15/2015 and/or assignment date. Basement square	ootages are at the opinion of this apprai	iser as they are not noted.	. An
estimated marketing/exposure time for subject property if offered immedia	ely prior to effective date of appraisal an	nd priced	
competitively/correctly, should be within 30-45 days.			
oon peaking, someony, enough so maintee ne auto.			
No employee, director, officer, or agent of the lender, or any other third party	cting as a joint venture partner, independe	ent contractor, appraisal	
management company, or partner on behalf of the lender has influenced or a			thie
assignment through coercion, extortion, collusion, compensation, instruction,	•		
<u> </u>	· · · · · · · · · · · · · · · · · · ·		
contacted by anyone other than the intended user (lender/client as identified of	· · · · · · · · · · · · · · · · · · ·		
appointment to enter the property. I agree to immediately report any unauthor	zed contacts either personally by phone of	or electronically to Norman i	Hubbard
Methods used for site/material/age adjustments, it in this opinion of this appra			
consideration for deprecation and how improvement(s) has deteriorated, paire	d analysis, size of improvements and/or w	what properties will sell with	what
possible improvements and potential values that the buyer in this market has	demanded and/or established. No adjustm	nent was made for fireplace	as this
has become a buyer's perception as to some buyers want a fireplace and oth	ers see it as a heat loss and deterrent and	I an adjustment is not able t	to
supported within this market at this time.			
COST ADDDOACH TO VALUE	(not required by Canaia Maa)		
	(not required by Fannie Mae)		
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	, , , ,		
	(not required by Fannie Mae) MLS/Public Rec	cords/ASSMT	
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	, , , ,	cords/ASSMT	
Provide adequate information for the lender/client to replicate the below cost figures and calculations.	, , , ,	cords/ASSMT	
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)	MLS/Public Rec		
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	MLS/Public Rec	=\$	300,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift	MLS/Public Rec	=\$ 400.00 ==\$ 1	300,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	MLS/Public Rec	=\$,
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn	=\$ 400.00 ==\$ 1	,
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn	=\$ 400.00 ==\$ 1 =\$ =\$ =\$	75,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 \$q.Rt.@\$ \$q.Rt.@\$ blcs/pats/fen/barn	=\$ 400.00 = \$ 1 =\$ =\$ =\$ 50.00 = \$	75,000 105,600
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 = \$ 1 =\$ =\$ =\$ 50.00 = \$	75,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ =\$ =\$ 50.00 =\$ =\$ 1	75,000 105,600 1,837,400
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ =\$ 50.00 =\$ =\$ External	75,000 105,600 1,837,400 318,421)
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ 50.00 =\$ =\$ External =\$(=\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ =\$ 50.00 =\$ =\$ External	75,000 105,600 1,837,400 318,421)
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in.	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.Ft. @ \$	=\$ 400.00 =\$ 1 =\$ 50.00 =\$ =\$ External =\$(=\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in.	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ 50.00 =\$ =\$ External =\$(=\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in.	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.Ft. @ \$	=\$ 400.00 =\$ 1 =\$ 50.00 =\$ =\$ External =\$(=\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in.	### MLS/Public Rec OPINION OF SITE VALUE	=\$ 400.00 =\$ 1 =\$ 50.00 =\$ =\$ External =\$(=\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/qd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal innerviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years	MLS/Public Rec	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ =\$ External ==\$(==\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years	MLS/Public Rec	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ =\$ External ==\$(==\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	MLS/Public Rec	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ =\$ External ==\$(==\$ 1	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable)	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E(not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/qd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) To Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E(not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avq/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project	MLS/Public Rec OPINION OF SITE VALUE DWELLING	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avq/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years NCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Yes Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of phases	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.Rt. @ \$ Sq.Rt. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.Rt. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) So Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units fented Total number of units for sale	OPINION OF SITE VALUE DWELLING 4,142 Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E(not required by Fannie Mae) = \$ FOR PUDs (if applicable) Vo Unit type(s) Detached Attached yis an attached dwelling unit. Total number of units sold Data source(s)	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.Rt. @ \$ Sq.Rt. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.Rt. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)	OPINION OF SITE VALUE DWELLING 4,142 Sq.Ft. @ \$ Sq.Ft. @ \$ Sq.Ft. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.Ft. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E(not required by Fannie Mae) = \$ FOR PUDs (if applicable) Vo Unit type(s) Detached Attached yis an attached dwelling unit. Total number of units sold Data source(s)	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/gd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HOA)? Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Yes No Data Source(s)	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ Dlcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/qd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) Source of cost data 2015 NCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HDA)? Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of units rented Total number of units rented Total number of units rented Was the project created by the conversion of existing building(s) into a PUD? Does the project contain any multi-dwelling units? No Data Source(s) Are the units, common elements, and recreation facilities complete?	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979
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) ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW Source of cost data Marshall and Swift Quality rating from cost service avg/qd Effective date of cost data 2015 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Replacement costs are from Marshall and Swift, a nationally known cost manual. Routine analysis from local MLS for site values, personal interviews with contractors and suppliers concerning construction costs are also used to analyze the cost approach. Garage sq/ft is considered in overall cost to rebuild as it is built-in. Estimated Remaining Economic Life (HUD and VA only) 50 Years INCOME APPROACH TO VALUE Estimated Monthly Market Rent \$ X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM) PROJECT INFORMATION Is the developer/builder in control of the Homeowners' Association (HDA)? Yes Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject proper Legal Name of Project Total number of phases Total number of units Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Data Source(s) Are the units, common elements, and recreation facilities complete?	MLS/Public Rec OPINION OF SITE VALUE DWELLING 4,142 Sq.R. @ \$ Sq.R. @ \$ Sq.R. @ \$ blcs/pats/fen/barn Garage/Carport 2,112 Sq.R. @ \$ Total Estimate of Cost-New Less Physical Functional Depreciation 318,421 Depreciated Cost of Improvements "As-is" Value of Site Improvements "INDICATED VALUE BY COST APPROACH E (not required by Fannie Mae) = \$ FOR PUDs (if applicable) No Unit type(s) Detached Attached y is an attached dwelling unit. Total number of units sold Data source(s) No If Yes, date of conversion If No, describe the status of completion.	=\$ 400.00 =\$ 1 ==\$ 50.00 =\$ =\$ 50.00 =\$ =\$ =\$ =\$ 1 External =\$(=\$ 1 Indicated Value by Inco	75,000 105,600 1,837,400 318,421) 1,518,979 10,000 1,828,979

 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 user, 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 visual inspection of the exterior areas of the subject property from at least the street, (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.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

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 under 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: to the following assumptions and limiting conditions:

The appraiser's certification in this report is subject

- 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 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.
- 3. 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.
- 4. 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.
- 5. 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.

Order #236756 File # Ryan, John

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees

- 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 visual inspection of the exterior areas of the subject property from at least the street. 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.

Freddie Mac Form 2055 March 2005 UAD Version 9/2011 Page 5 of 6 Fannie Mae Form 2055 March 2005

Order #236756 File # Ryan, John

20. I identified the lender/client in this appraisal report who is ordered and will receive this appraisal report.	the individual, organization, or agent for the organization that
	ort to: the borrower; another lender at the request of the ortgage insurers; government sponsored enterprises; other services; professional appraisal organizations; any department, the District of Columbia, or other jurisdictions; without having to consent. Such consent must be obtained before this appraisal ling, but not limited to, the public through advertising, public
22. I am aware that any disclosure or distribution of this apprail laws and regulations. Further, I am also subject to the provisional pertain to disclosure or distribution by me.	
23. The borrower, another lender at the request of the borrower insurers, government sponsored enterprises, and other secondary of any mortgage finance transaction that involves any one or more	market participants may rely on this appraisal report as part
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my sign	ecord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this nature, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in criminal penalties including, but not limited to, fine or imprison Code, Section 1001, et seq., or similar state laws.	this appraisal report may result in civil liability and/or ment or both under the provisions of Title 18, United States
SUPERVISORY APPRAISER'S CERTIFICATION: The Superviso	ry Appraiser certifies and agrees that:
I directly supervised the appraiser for this appraisal assignment analysis, opinions, statements, conclusions, and the appraiser	
2. I accept full responsibility for the contents of this appraisal r statements, conclusions, and the appraiser's certification.	eport including, but not limited to, the appraiser's analysis, opinions,
3. The appraiser identified in this appraisal report is either a su appraisal firm), is qualified to perform this appraisal, and is acc	ub-contractor or an employee of the supervisory appraiser (or the eptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards promulgated by the Appraisal Standards Board of The Appraisal report was prepared.	of Professional Appraisal Practice that were adopted and Foundation and that were in place at the time this appraisal
defined in applicable federal and/or state laws (excluding audio appraisal report containing a copy or representation of my signa	cord" containing my "electronic signature," as those terms are and video recordings), or a facsimile transmission of this ture, the appraisal report shall be as effective, enforceable and livered containing my original hand written signature.
APPRAISER () ()	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature William M. Bechiral	Signature
Name Alexandria Bedford	Name
Company Name By the Numbers Appraisal Service	Company Name
Company Address P.O. Box 22	Company Address
Fayetteville, NY 13066 Telephone Number 315-286-2323	Telephone Number
Telephone Number	Email Address
Date of Signature and Report 04/21/2015	Date of Signature
Effective Date of Appraisal 04/15/2015	State Certification #
State Certification # 45000049574	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State NY Expiration Date of Cartification or License	SUBJECT PROPERTY
Expiration Date of Certification or License 04/17/2017	CODUCTITION CITT
ADDRESS OF PROPERTY APPRAISED	Did not inspect exterior of subject property
62 W Genesee St	Did inspect exterior of subject property from street
Skaneateles, NY 13152	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,100,000	OOMBADADI FOALFO
LENDER/CLIENT	COMPARABLE SALES
Name Norman Hubbard	Did not inspect exterior of comparable sales from street
Company Address Chemung Canal Trust Co. Company Address A Observation Control Place Floring NV 44004	Did inspect exterior of comparable sales from street
Company Address 1 Chemung Canal Plaza, Elmira, NY 14901	Date of Inspection
Email Address	

Additional Listings

Order #236756 File # Ryan, John

FEATURE	S	UBJECT			LISTING	â# 1	1			LISTING #	÷ 2			LISTING #	3
			0705	0			1	0.0.1							J
02 11 00110000				County				3 Bob							
Skaneateles, N	<u> IY 1315</u>	2	Skan	eateles	, NY 1:	3152	2	Skane	atele	s, NY 13	152				
Proximity to Subject			2.85	miles S'	W			1.22 n	niles S	SE					
List Price	\$					\$	2,500,000				\$ 7,950,000				\$
List Price/Gross Liv. Area	s		sq.ft. \$	173	66 sq.f	ft.	_,,,,,,,,,	\$	1110).96 sq.ft.	.,,,,,,,,,	\$		sq.ft.	
Last Price Revision Date					00 1					J.90					
				noted				none r							
Data Source(s)			GSA	R/MLS #	#S320	545		GSAR	/MLS	#S3214	32				
Verification Source(s)			pub r	ec/ASS	MT/dri	ive-b	ру	pub re	c/ASS	SMT/driv	e-by				
VALUE ADJUSTMENTS	DES	SCRIPTION		DESCRIPTION	ON		+(-) \$ Adjust.		ESCRIP1	TON	+ (-) \$ Adjust.		DESCRIPTI	ON	+(-) \$ Adjust.
Sales or Financing			none	noted			0	none r	noted		0				
Concessions			lione	Hoteu			U	lione i	ioleu		٥				
Days on Market						+									
_ ·			198			_		185			0				
Location	B;Res;		B;Re	s;				B;Wtrl	Fr;						
Leasehold/Fee Simple	fee sim	ole	fee si	mple				fee sir	nple						
Site	1.64 ac		28.48	ac				3.0 ac							
View	N;Res;		N;Re					B;Wtrl							
Design (Style)		!			_	+									
	DT2;ma	insion		mansior	1	+		DT2;n	iansic	on					
Quality of Construction	Q3		Q2					Q2							
Actual Age	18		8				0	8			0				
Condition	СЗ		C2					C2							
Above Grade		Bdrms. Bat		Bdrms.	Baths			Total	Bdrms.	Baths		Total	Bdrms.	Baths	
Room Count	-		_	_		+	F 000			_	7.500				
	11	5 4.		6	5.1		-5,000	14	6	5.2	-7,500			4	
Gross Living Area		4,142			78 sq.f	IL.				156 ^{sq.ft.}				sq.ft.	
Basement & Finished	2442sf2	000sfwo	2759	sf2759s	fin			3820s	f3820	sfin					
Rooms Below Grade	1rr1br1.	0ba1o	1rr1.0	ba1bd2	<u>2</u> 0			1rr0br	0.0ba	10					
Functional Utility	good		good					good							
Heating/Cooling		ana nata		ontrol o	_				0001	oir.					
Energy Efficient Items		one note		entral ai		+		bbhw/							
= ==		ld noted	none	add not	ted			none a		oted					
Garage/Carport	3gd6dw	•	3ga6	dw				3ga6d	W						
Porch/Patio/Deck	pats/bal	cs/brn/fn	patios	s/balcor	ıvs			pats/b	als/ou	ıtbldgs					
dock/ten courts/guest hse	none		none		-					/gst hs					
dooly ton dourts/ guest nee	HOHE		TIOTIC					uociv c	oui to	rgot 115					
						-									
list to sale -5%	list to sa	ale	list to				-125,000	list to		_	-397,500			_	
Net Adjustment (Total)			L		X -	\$	-130,000	L		X -	\$ -405,000	L	+		\$
Adjusted List Price			N	et 5.2	%			Net	5	.1 %		N	et	%	
of Comparables			Gros	s 5.2	%	\$	2,370,000	Gross	5	.1 %	\$ 7,545,000	Gros	is .	%	\$
Report the results of the research a	nd analysis of	the prior sale of	or transfer hist			perty a		(report ad							
ITEM	ia analysis si	Ino prior date t	SUBJECT	0., 0. 0.0	ibjoot prop	po.t, a.	LISTING #	, (100011 00	1					LISTIN	C# 0
			SUDJEUI				LIOTING #	1			LISTING # 2			LISTIN	G# 3
Date of Prior Sale/Transfer															
Price of Prior Sale/Transfer															
Data Source(s)		Onondag	a Ctv Re	eal Pror	, (nor	ndaga Cty Re	al Pro	n	Ononda	ga Cty Real Pro	าท			
Effective Date of Data Source(s)		04/17/20		Ju. 1 10p			7/2015	<i>y</i> a		04/17/20		, p			
ADOVE IIST						et m	novement wit	hin sul	oject's	market	radius. This ap	praise	r found	no con	nparable
listings to subject at th	is time v	vithin sub	ject's vill	age/are	a.										
															
-															
1															

Market Conditions Addendum to the Appraisal Report

File No.

Order #236756 Ryan, John

neighborhood. This is a required addendum for all appraisal reports	· ·		uons prevalent in the subject						
Property Address 62 W Genesee St	With all ellective date off of alter A	City Skanea	ioloo	St	ate NY	71	IP Code 131	<u> </u>	
Borrower Ryan, John B		on Skanea	leies		uto INT		131	52	
Instructions: The appraiser must use the information required on	n this form as the hasis for his/her	conclusions and must provid	e sunnort for those conclusions rec	narding					
housing trends and overall market conditions as reported in the Neig		-		-					
it is available and reliable and must provide analysis as indicated bel				tont					
explanation. It is recognized that not all data sources will be able to p				to					
in the analysis. If data sources provide the required information as an									
average. Sales and listings must be properties that compete with the				uie					
subject property. The appraiser must explain any anomalies in the da						0			
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	_	Inavassina		verall Trend		Dealisina
Total # of Comparable Sales (Settled)	1	1	1	4	Increasing		Stable	Щ	Declining
Absorption Rate (Total Sales/Months)	.17	.33	.33	-	Increasing		Stable	닏	Declining
Total # of Comparable Active Listings	0	0	0	4	Declining	X		Щ	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	n/a	n/a	n/a		Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	4_			verall Trend	_	
Median Comparable Sale Price	2,800,000	2,722,000	1,550,000	4	Increasing	X		Щ	Declining
Median Comparable Sales Days on Market	2	1	2	L	Declining		Stable	Ш	Increasing
Median Comparable List Price	2,995,000	2,750,000	1,650,000		Increasing	X		Ш	Declining
Median Comparable Listings Days on Market	1	1	2		Declining	<u> </u>	Stable		Increasing
Median Sale Price as % of List Price	93%	99%	94%		Increasing	X			Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	Yes	X №			Declining	X	Stable		Increasing
Explain in detail the seller concessions trends for the past 12 months	s (e.g., seller contributions increase	ed from 3% to 5%, increasing	use of buydowns, closing costs, co	ondo					
fees, options, etc.). No special financing o	r interest buydowns w	vere found for the s	subject or comparable	sales	s in this ma	arket	t. Seller		
concessions are common in this market ar			aujour or comparable	00.00	,				
market u									
Are foreclosure sales (REO sales) a factor in the market?	Yes No	If yes, explain (including	the trends in listings and sales of f	oreclose	d properties).				
,		* 0 - b /au							
Cita data aguraga fay ahaya information		_							
Cite data sources for above information. MLS/I	Public Records/ASSN	ИТ							
Summarize the above information as support for your conclusions in	=			ı as					
Summarize the above information as support for your conclusions in an analysis of pending sales and/or expired and withdrawn listings, t	=			ı as					
ii i	to formulate your conclusions, pro	vide both an explanation and s	support for your conclusions.		d sales, lis	sting	ıs and/or	listi	ngs
an analysis of pending sales and/or expired and withdrawn listings, t	to formulate your conclusions, prov n residential expansion	vide both an explanation and s	support for your conclusions. d it. There are limited	close					
an analysis of pending sales and/or expired and withdrawn listings, t Subject is located in a waterfront area with	to formulate your conclusions, proving residential expansion at are within subject's	vide both an explanation and son continuing aroun neighborhood/mar	d it. There are limited ket radius. Due to sea	close sona	Islowdow	n du	e to snow	v lev	
an analysis of pending sales and/or expired and withdrawn listings, the Subject is located in a waterfront area with in pending in general at any given time that	to formulate your conclusions, proving residential expansion at are within subject's at similar to subject, it is	vide both an explanation and son continuing aroun neighborhood/mar is in this appraiser	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl	close sona osed	sales wou	n du	e to snow e deeme	v lev d	
an analysis of pending sales and/or expired and withdrawn listings, to Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered.	to formulate your conclusions, pron in residential expansion at are within subject's id similar to subject, it it typical buyer on the th	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the sales that would be considered to the sales with the sales that would be considered to the sales with th	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken or	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken of	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken or	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken or	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once so listings.	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm	close sona osed ents ce sp	l slowdow sales wou were mad	n du uld b le. Pl	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken to closed sale times etc. were all taken from	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once so listings.	vide both an explanation and so n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio	upport for your conclusions. d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active once	close sona osed ents ce sp	l slowdow sales wou were mad	n du uld b le. Pl s. Ab	e to snow e deeme lease not	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and to waterfront properties are generally taken of closed sale times etc. were all taken from	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it it typical buyer on the th off the market once so listings.	vide both an explanation and s n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio now comes and put	d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active one	close sona osed ents ce sp	l slowdow sales wou were mad	n du uld b le. Pl ss. At	e to snow e deeme lease not bove DOI	v lev d e	/els
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it it typical buyer on the th off the market once so listings.	vide both an explanation and s n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio now comes and put	d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active one	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive	n du uld b le. Pl ss. At	e to snow re deeme lease not bove DOI	v lev d e	rels
an analysis of pending sales and/or expired and withdrawn listings, I Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and the waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compisule of Comparable Sales (Settled)	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it it typical buyer on the th off the market once so listings.	vide both an explanation and s n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio now comes and put	d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active one	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive	n dui uld b le. Pl ss. Ab	e to snow e deeme lease not bove DOI	v lev d e	nd Declining
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it it typical buyer on the th off the market once so listings.	vide both an explanation and s n continuing aroun neighborhood/mar is in this appraiser' neory of substitutio now comes and put	d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active one	close sona osed ents ce sp	I slowdow sales wot were mad ring arrive	n dui uld b le. Pl ss. At	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, it is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI rerall Trend Stable Stable	v lev d e	Declining Declining
an analysis of pending sales and/or expired and withdrawn listings, it is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pron n residential expansion at are within subject's d similar to subject, it it typical buyer on the th off the market once so listings.	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	d it. There are limited ket radius. Due to sea s opinion the above cl n after certain adjustm back on as active one	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from Subject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate)	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pro- n residential expansion at are within subject's d similar to subject, it i typical buyer on the th off the market once sn listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project?	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and an continuing aroun neighborhood/mar is in this appraiser neory of substitution wo comes and put	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, is Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compiscible the project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, proin residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7-12 Months	vide both an explanation and a n continuing aroun neighborhood/mar is in this appraiser neory of substitution now comes and put Prior 4–6 Months If yes, indicate the num	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above classes opinion the above classes and the control of the co	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisubject Project Data Total # of Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties.	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months	vide both an explanation and a n continuing aroun neighborhood/mar is in this appraiser neory of substitution now comes and put of the prior 4–6 Months If yes, indicate the number of the substitution of th	pupport for your conclusions. d it. There are limited ket radius. Due to sea sopinion the above class opinion the above class and section after certain adjustments back on as active one conclusion. Project Na Current – 3 Months Der of REO listings and explain the transfer of REO listings.	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisation and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, compisation and it is a unit in a condominium or cooperative project, com	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7-12 Months	vide both an explanation and a n continuing aroun neighborhood/mar is in this appraiser neory of substitution ow comes and put of the prior 4–6 Months If yes, indicate the number of the substitution of the substitution of the prior 4–6 Months Signature Supervisory A	project Name	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisation and a formal properties are generally taken of closed sale times etc. were all taken from subject Project Data for Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject signature Appraiser Name Alexandria Bedford Company Name By the Numbers Appraisal	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7-12 Months	vide both an explanation and a n continuing aroun neighborhood/mar is in this appraiser neory of substitution ow comes and put of the prior 4–6 Months If yes, indicate the number of the put of the substitution of the prior 4–6 Months Signature Supervisory A Company Name of the put of	project Name	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in Subject is located in a waterfront area with in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from the subject is a unit in a condominium or cooperative project, compicated by a comparable sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? toreclosed properties. Summarize the above trends and address the impact on the subject Signature Appraiser Name Alexandria Bedford Company Name By the Numbers Appraisal Company Address P.O. Box 22, Fayettevill	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7–12 Months Yes No I Service Ils Service Ie, NY 13066	Signature Supervisory Al Company Add Company Add	project Name properties Name project Name project Name project Name project Name project Name project Name	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing
an analysis of pending sales and/or expired and withdrawn listings, in pending in general at any given time that and limited sales that would be considered comparable by an average, informed and it waterfront properties are generally taken of closed sale times etc. were all taken from if the subject is a unit in a condominium or cooperative project, compisation and a formal properties are generally taken of closed sale times etc. were all taken from subject Project Data for Comparable Sales (Settled) Absorption Rate (Total Sales/Months) Total # of Active Comparable Listings Months of Unit Supply (Total Listings/Ab.Rate) Are foreclosure sales (REO sales) a factor in the project? foreclosed properties. Summarize the above trends and address the impact on the subject signature Appraiser Name Alexandria Bedford Company Name By the Numbers Appraisal	to formulate your conclusions, pron residential expansion at are within subject's disimilar to subject, it it typical buyer on the thoff the market once so listings. Prior 7-12 Months	vide both an explanation and a n continuing aroun neighborhood/mar is in this appraiser neory of substitution ow comes and put of the prior 4–6 Months If yes, indicate the number of the put of the substitution of the prior 4–6 Months Signature Supervisory A Company Name of the put of	project Name properties Name project Name project Name project Name project Name project Name project Name	close sona osed ents ce sp	I slowdow sales wou were mad ring arrive Increasing Increasing Declining Declining	over the second of the second	e to snow e deeme lease not bove DOI	v lev d e	Declining Declining Increasing

Freddie Mac Form 71 March 2009

Subject Photo Page

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	Sta	e NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							



Subject Front

62 W Genesee St

Sales Price

 Gross Living Area
 4,142

 Total Rooms
 11

 Total Bedrooms
 5

 Total Bathrooms
 4.1

 Location
 B;Res;

 View
 N;Res;

 Site
 1.64 ac

 Quality
 Q3

 Age
 18









Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							





Sitting Room Kitchen





Butler's Pantry Family Room





Family Room

Part of Foyer

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							



Half Bathroom



Bathroom



Bathroom



Bathroom





Part of Attic

Part of Attic

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							





Bedroom Bedroom





Bedroom Bedroom







Bedroom

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co.							





Rec Room in Finished Basement

Laundry Room in Basement







Part of Finished Basement



Part of Interior Garage



Part of Interior Garage

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							





Garage with apartment above

Rear of Garage facing house



Living/Kitchen Area above Garage



Bathroom above Garage





Bedroom above Garage

Barn

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							





Front and Left Side

Front





Rear and Right Side (from front) and part of fencing

Walkway/porch to Garage



Upstairs Bathroom

Comparable Photo Page

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co.							



Comparable 1

3179 E Lake Rd

Prox. to Subject 1.98 miles SE Sales Price 1,550,000 Gross Living Area 2,692 Total Rooms 10 Total Bedrooms 5 Total Bathrooms 2.1 B;Res;WtrFr Location B;Wtr; View 3.02 ac Site Quality Q3

File Copy used due to people

in front of house



Comparable 2

8A Gayle Rd

Age

 Prox. to Subject
 1.03 miles SE

 Sales Price
 2,722,000

 Gross Living Area
 3,700

 Total Rooms
 10

 Total Bedrooms
 4

 Total Bathrooms
 3.1

 Location
 B;WtrFr;supr

File photo used due to setback



Comparable 3

2796 W Lake Rd

Prox. to Subject 2.82 miles SE Sales Price 2,800,000 Gross Living Area 4,394 Total Rooms 12 Total Bedrooms Total Bathrooms 5.2 Location B;WtrFr; N;Wtr; View Site 29621 sf Q2 Quality Age 11

File Copy for better picture

Listing Photo Page

Borrower	Ryan, John		•		
Property Address	62 W Genesee St				
City	Skaneateles	County Onondaga	State NY	Zip Code 13152	
Lender/Client	Chemung Canal Trust Co				



Listing 1

2795 County Line Rd

Proximity to Subject 2.85 miles SW
List Price 2,500,000
Days on Market 198
Gross Living Area 5,278
Total Rooms 12
Total Bedrooms 6
Total Bathrooms 5.1

Age/Year Built 8



Listing 2

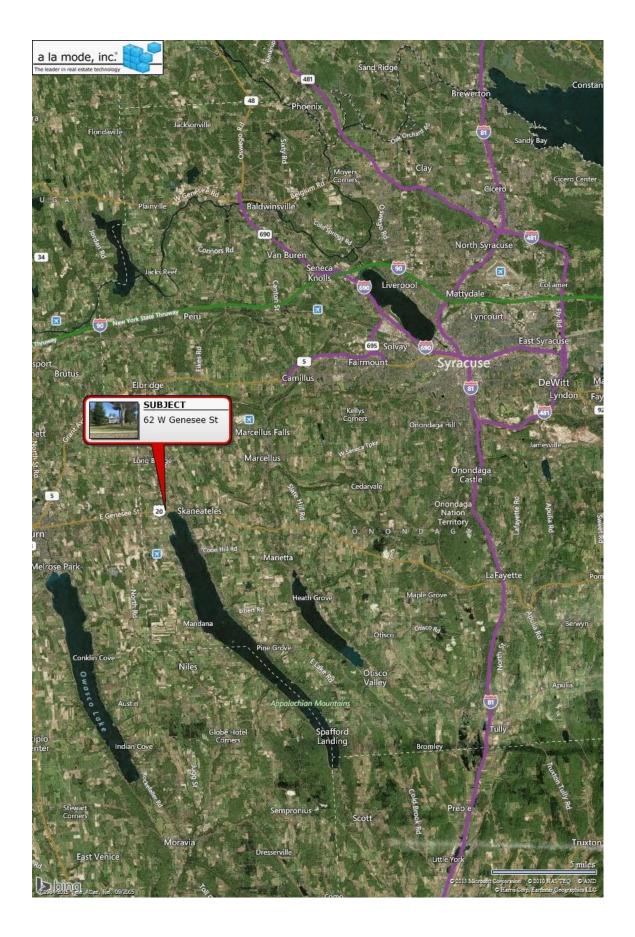
3 Bobbett Ln

Proximity to Subject 1.22 miles SE
List Price 7,950,000
Days on Market 185
Gross Living Area 7,156
Total Rooms 14
Total Bedrooms 6
Total Bathrooms 5.2
Age/Year Built 8

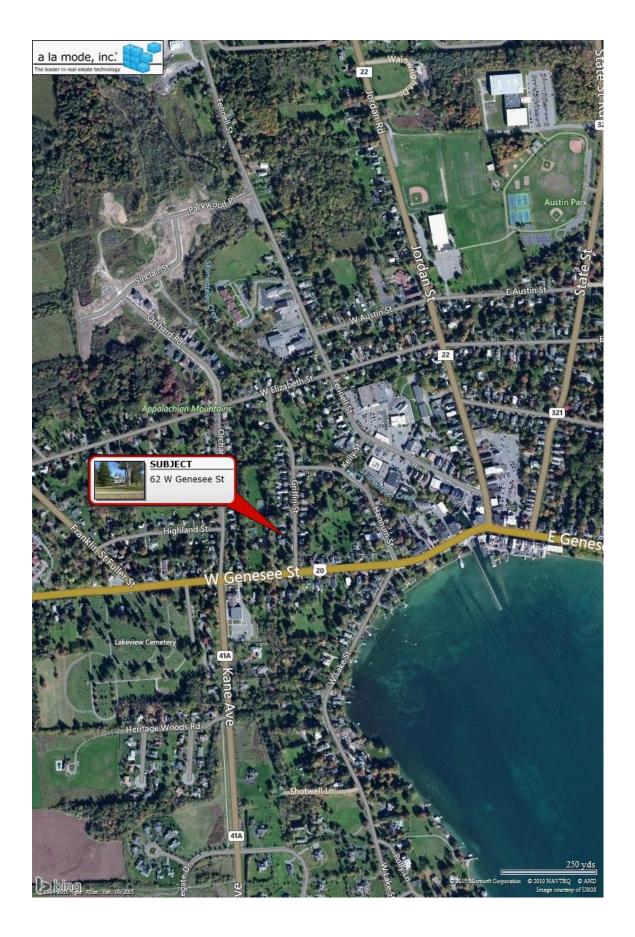
Listing 3

Proximity to Subject List Price Days on Market Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Age/Year Built

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							



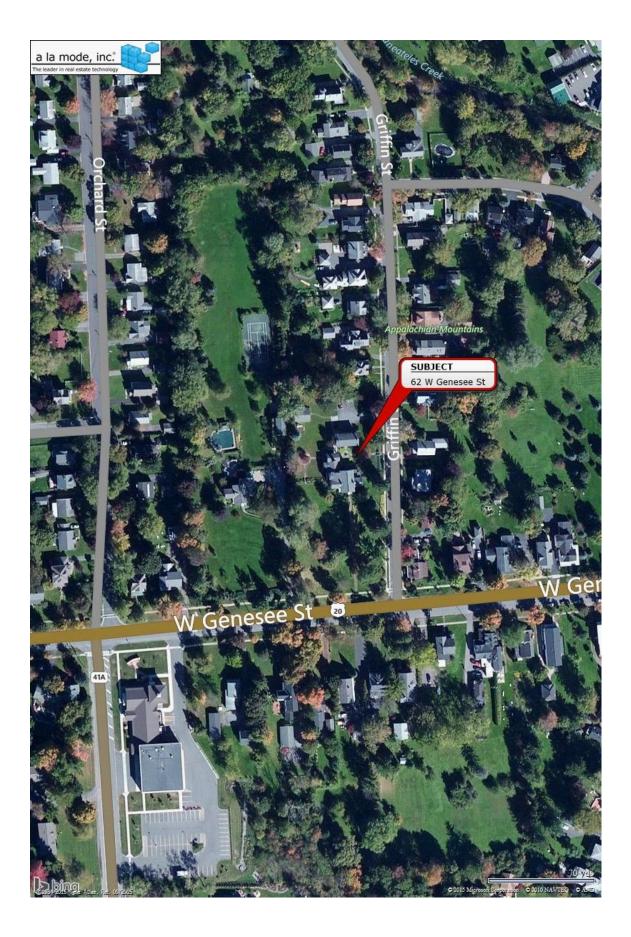
Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Landar/Cliant	Chemuna Canal Trust Co							



Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							



Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Landar/Cliant	Chemuna Canal Trust Co							



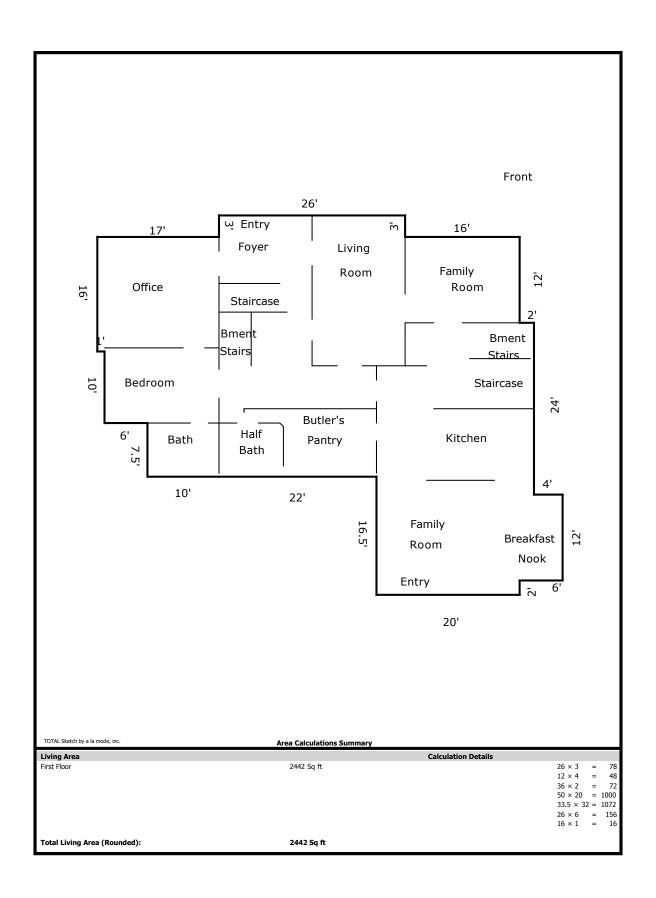
Location Map

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co							



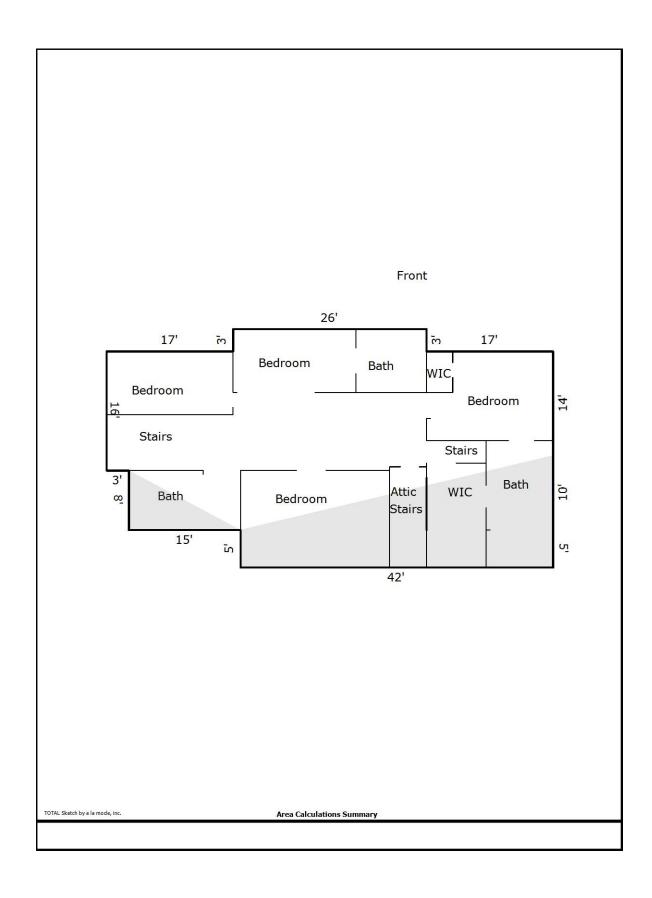
Building Sketch (Page - 1)

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co.					•	•	



Building Sketch (Page - 2)

Borrower	Ryan, John							
Property Address	62 W Genesee St							
City	Skaneateles	County	Onondaga	State	NY	Zip Code	13152	
Lender/Client	Chemung Canal Trust Co.							



Borrower	Ryan, John		File No. Ryan, John
roperty Address	62 W Genesee St		
ender/Client	Skaneateles Chemung Canal Trust Co.	County Onondaga	State NY Zip Code 13152
	<u>-</u>		
APPRAI	SAL AND REPORT ID	ENTIFICATION	
This Report is	one of the following types:		
Appraisal	Report (A written report prepare	ared under Standards Rule 2-2(a) , pursuant to	the Scope of Work, as disclosed elsewhere in this report.)
		= =(0)	·
Restricted Appraisal		ared under Standards Rule $2-2(b)$, pursuant to intended use by the specified client or intended use	o the Scope of Work, as disclosed elsewhere in this report, ser.)
Commo	nts on Standards Ru	la 2_3	
	the best of my knowledge and belief:	IC 2-3	
•	ts of fact contained in this report are true	and correct.	
	analyses, opinions, and conclusions are l alyses, opinions, and conclusions.	imited only by the reported assumptions and limiting con	nditions and are my personal, impartial, and unbiased
•	•	ective interest in the property that is the subject of this re	eport and no personal interest with respect to the parties
involved.	ion indicated. I have performed no convic	es, as an appraiser or in any other capacity, regarding t	he properly that is the subject of this report within the
	id immediately preceding acceptance of t	, , , , , ,	ne property mat is the subject of this report within the
		ubject of this report or the parties involved with this ass	ignment.
		t upon developing or reporting predetermined results. It contingent upon the development or reporting of a pre	determined value or direction in value that favors the
	ent, the amount of the value opinion, the a	attainment of a stipulated result, or the occurrence of a si	ubsequent event directly related to the intended use of
this appraisal My analyses.	opinions, and conclusions were develope	ed, and this report has been prepared, in conformity with	n the Uniform Standards of Professional Appraisal
Practice that we	ere in effect at the time this report was pre	pared.	
	· · · · · · · · · · · · · · · · · · ·	spection of the property that is the subject of this report. t real property appraisal assistance to the person(s) sign	ning this certification (if there are exceptions, the name of
		al assistance is stated elsewhere in this report).	and definition in the discontinuity and the state of
			<u>-</u> -
Comme	nts on Appraisal and	I Report Identification	
Note any U	SPAP-related issues requiring	disclosure and any state mandated require	ements:
This apprai	ser has not been associated with	subject at any time within the last 3 years from	om date of 04/15/2015 and/or assignment date.
APPRAISER:		SUPERVISORY	or CO-APPRAISER (if applicable):
	Alexandria M.	Perthal	
Signature:	7.7	Signature: Name:	
Name: Alexa	indria Bedford		
State Certification #	45000049574	State Certification #:	
or State License #: State: NY	Expiration Date of Certification or License:	or State License #: 04/17/2017 State:	Expiration Date of Certification or License:
Date of Signature ar	nd Report: 04/21/2015	Date of Signature:	
Effective Date of Ap Inspection of Subjection	<u></u>	rior Exterior-Only Inspection of Subject	: None Interior and Exterior Exterior-Only
Date of Inspection (Date of Inspection (if	

Order #236756 File No. Ryan, John

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, 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 are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

03

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

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

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

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

Explanation of Bathroom Count

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
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)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
С	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
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
е	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	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
		View
LtdSght	Limited Sight	
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
RE0	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
m .	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn 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
mu .	νωκ ορ οασοποικ	Dasonion & Fillstick noutles below didde
	+	
	+	

UAD Version 9/2011 (Updated 1/2014)

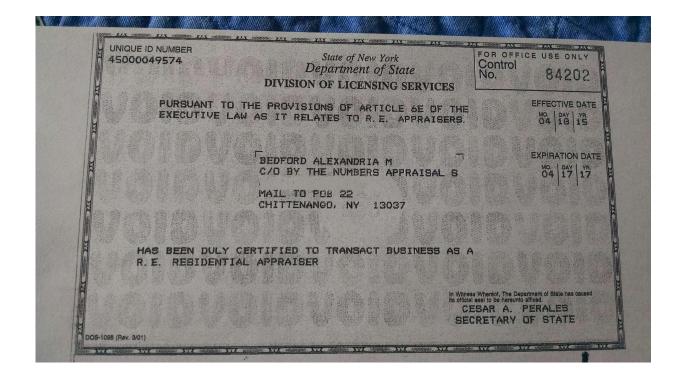
ENVIRONMENTAL ADDENDUM

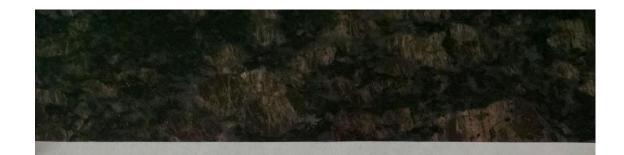
	APPARENT * HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS	
Borrower	Ryan, John	
Address	62 W Genesee St	
City	Skaneateles County Onondaga State NY Zip code	13152
Lender/Client	Chemung Canal Trust Co.	
* Apparent	t is defined as that which is visible, obvious, evident or manifest to the appraiser.	
1	is universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply	
to the	the property being appraised.	
This addendum repo	eports the results of the appraiser's routine inspection of and inquiries about the subject property and its surrounding area. It also states what assumptions	
	the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert env	ironmental
•	t therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety and	
	orty. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental nutrions on or around the property that would negatively affect its safety and value.	
CHVII OHIHICHIAI COHU	nations on or around the property that would negatively affect its safety and value.	
	DRINKING WATER	
Drinking W	Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets	
	d standards is to have it tested at all discharge points.	
	Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure	
water.	ugat into drinking water from its course, the gings at all discharge points, plumbing fivtures and/or applicance. The column way to be contain that water done and	
	get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not in unacceptable lead level is to have it tested at all discharge points.	
	e estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.	
Comments		
	SANITARY WASTE DISPOSAL	
Sanitary W	Waste is removed from the property by a municipal sewer system.	
	Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in	
	rking condition is to have it inspected by a qualified inspector.	
X The value e	e estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate	
	t system in good condition.	
Comments		
	SOIL CONTAMINANTS	
	SOIL CONTAMINANTS	
There are n		
testing by a	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and	
testing by a	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and ya qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the	
testing by a property that X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value.	
testing by a	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value.	
testing by a property that X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value.	
testing by a property that X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.	
testing by a property the X The value e Comments	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. e estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS	
testing by a property thi X The value e Comments	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of	
testing by a property the X The value e Comments All or part of friable and	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. e estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS	
testing by a property thi X The value e Comments All or part of friable and The improv	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. e estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of dd non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.	
testing by a property the X The value e Comments All or part of friable and The improve	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of d non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. ovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).	
testing by a property the X The value e Comments All or part of friable and The improv	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of d non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. ovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).	
testing by a property the X The value e Comments All or part of friable and The improv	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. e estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of d non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. overments were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below). e estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.	
testing by a property the X The value e Comments All or part of friable and The improvements	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of d non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. ovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).	
testing by a property the X The value e Comments All or part of friable and The improv	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of did non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. overments were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below). e estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property. PCBs (POLYCHLORINATED BIPHENYLS)	
testing by a property the X The value e Comments All or part of friable and The improv X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS t of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of di non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. ovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below). • estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property. PCBs (POLYCHLORINATED BIPHENYLS) re no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).	
testing by a property thi X The value e Comments All or part C friable and The improv X The value e Comments	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of an on-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below). **Description** **PCBs** (POLYCHLORINATED BIPHENYLS)** **P	
testing by a property thi X The value e Comments All or part of triable and The improv X The value e Comments There were There was as reported	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. • estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants. ASBESTOS **ASBESTOS** **ASBESTOS** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of an on-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below). **Description** **PCBS** (POLYCHLORINATED BIPHENYLS)** **PCBS** (POLYCHLORINATED B	
testing by a property the X The value e Comments All or part of friable and The improv X The value e Comments There were There was as reported X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **Restinated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of did non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).** **Persecution** *	
testing by a property the X The value e Comments All or part of friable and The improv X The value e Comments There were There was as reported X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **Restinated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of did non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).** **Persecution** *	
testing by a property the X The value e Comments All or part of friable and The improv X The value e Comments There were There was as reported X The value e	a pagazent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. ASBESTOS ASBESTOS It of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of an on-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. Ovements were constructed after 1979. No appazent friable Asbestos was observed (except as reported in Comments below). PCBs (POLYCHLORINATED BIPHENYLS) For no appazent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below), as no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (ONLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (ONLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (POLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (POLYCHLORINATED BIPHENYLS)	
testing by a property the X The value e Comments All or part of friable and The improv X The value e Comments There were There was as reported X The value e	e no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **Restinated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of did non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).** **Persecution** *	
testing by a property the X The value e Comments All or part of friable and The improv X The value e Comments There were There was as reported X The value e Comments	a pagazent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. ASBESTOS ASBESTOS It of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of an on-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. Ovements were constructed after 1979. No appazent friable Asbestos was observed (except as reported in Comments below). PCBs (POLYCHLORINATED BIPHENYLS) For no appazent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below), as no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (ONLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (ONLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (POLYCHLORINATED BIPHENYLS) For no appazent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except add in Comments below). PCBs (POLYCHLORINATED BIPHENYLS)	
testing by a property thi X The value e Comments All or part of friable and The improv X The value e Comments There were as as reported X The value e Comments	eno apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **RESTOS** **ASBESTOS** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of of ono-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).** **PCBS** (POLYCHLORINATED BIPHENYLS)** **PCBS** (
testing by a property the X The value e Comments All or part of triable and The improv X The value e Comments There were There was as reported X The value e Comments The appraise Th	eno apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **Pestimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.** **ASBESTOS** **ASBESTOS** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of did non-frisble Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Ovements were constructed after 1979. No apparent frisble Asbestos was observed (except as reported in Comments below).** **Per eno apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).** **PCBS (POLYCHLORINATED BIPHENYLS)** **Per no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).** **PCBS (POLYCHLORINATED BIPHENYLS)** **Per no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).** **PCBS (POLYCHLORINATED BIPHENYLS)** **PCBS	
testing by a property the X The value e Comments All or part C friable and The improv X The value e Comments There were There was as reported X The value e Comments The apprais The apprais The apprais or phospha	eno apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and y a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the that would negatively affect its safety and value. **RESTOS** **ASBESTOS** **ASBESTOS** **ASBESTOS** **To the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of of ono-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector. **Dovements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).** **PCBS** (POLYCHLORINATED BIPHENYLS)** **PCBS** (

Comments ___

	USTS (UNDERGROUND STORAGE TANKS)
	There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would
	likely have had USTs. There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except
	as reported in Comments below).
	There areapparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to
	determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were
Х	deactivated in accordance with sound industry practices. The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are
	The value estimated in this appraisan is based on the assumption that any functioning do is are not leaving and are properly registered and that any abandoned do is are free from contamination and were properly drained, filled and sealed.
omme	nts
	NEARBY HAZARDOUS WASTE SITES
	There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site
	search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.
X	The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the
	value or safety of the property.
	a.
Comme	
	UREA FORMALDEHYDE (UFFI) INSULATION
	All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the
	property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector. The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).
X	
omme	nts
	LEAD PAINT
	All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented
	evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property
	is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.
V	The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below). The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.
Х	
omme	nts
	AIR POLLUTION
	There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain
	that the air is free of pollution is to have it tested.
X	The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.
omme	nts
ı	WETLANDS/FLOOD PLAINS
	The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/
	Flood Plains is to have it inspected by a qualified environmental professional.
Χ	The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).
Comme	nts
	MISCELLANEOUS ENVIRONMENTAL HAZARDS
	There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
	Excess Noise
	Radiation + Electromagnetic Radiation
	Light Pollution
	Waste Heat
	Acid Mine Drainage Agricultural Pollution
	Geological Hazards
	Nearby Hazardous Property
	Infectious Medical Wastes
	Pesticides
	resticities
	Others (Chemical Storage + Storage Drums, Pipelines, etc.)
	Others (Chemical Storage + Storage Drums, Pipelines, etc.)
X	Others (Chemical Storage + Storage Drums, Pipelines, etc.) The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would
X	Others (Chemical Storage + Storage Drums, Pipelines, etc.)
X	Others (Chemical Storage + Storage Drums, Pipelines, etc.) The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would

Form 69F - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE





LEXINGTON INSURANCE COMPANY

WILMINGTON, DELAWARE

Administrative Offices - 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number:

018391858-02

This Certificate forms a part of Master Policy Number:

018389876-02

Renewal of Master Policy Number:

018389876-01

YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY. READ THE ATTACHED MASTER POLICY CAREFULLY

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder:

Alexandria M. Bedford d/b/a

By the Numbers Appraisal Service

PO Box 22

Fayetteville

NY

01/27/15

13066

2. Certificate Period:

Effective Date:

to Expiration Date:

01/27/16

12:01 a.m. Local Time at the Address of the Insured.

2a. Retroactive Date:

01/27/06

12:01 a.m. Local Time at the Address of the Insured.

3. Limit of Liability:

1,000,000 each claim 1,000,000 aggregate limit

4. Deductible:

5,000 each claim \$

5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES

6. Advance Certificate Holder Premium:

7. Minimum Earned Premium:

25% or

Forms and Endorsements:

PRG 3150 (10/05) Real Estate Appraisers Professional Liability Declarations, PRG 3512 (07/12) Real Estate Appraisers Professional Liability Coverage Form, 78713 (07/12) Addendum to the Declarations, 89644 (6/13) Economic Sanctions Endorsement, 91222 (04/13) Policyholder Notice

Additional Endorsments applicable to this Certificate only:

Agency Name and Address:

INTERCORP, INC. 1438-F West Main Street Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

allen Barry I

County: Onondaga

Authorized Representative OR Countersignature (in states where applicable)

Date: January 22, 2015

PRG 3152 (10/05)