

# APPRAISAL OF REAL PROPERTY

Single-Family Residence



## LOCATED AT

5324 Anacala Ct  
Westerville, OH 43082-8352  
LOT 4705 HIGHLAND LAKES N SEC6 P2

## FOR



## OPINION OF VALUE

793,000

## AS OF

10/12/2022

## BY

Matthew Love  
Prime Meridian Appraisal Company  
7385 North State Route 3 #1082  
Westerville, OH 43082  
(800)893-2408  
mail@meridian-appraisals.com

Prime Meridian Appraisal Company  
7385 North State Route 3 #1082  
Westerville, OH 43082  
(800)893-2408

10/14/2022

[REDACTED]

Re: Property: 5324 Anacala Ct  
Westerville, OH 43082-8352

Borrower:  
File No.:

[REDACTED]

Opinion of Value: \$ 793,000  
Effective Date: 10/12/2022

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely, [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:527D0A12



Matthew Love  
Certified Residential Appraiser  
License or Certification #: 2020004584  
State: OH Expires: 01/06/2023  
mail@meridian-appraisals.com



Serial# 527D0A12  
[esign.alamode.com/verify](https://esign.alamode.com/verify)



# Uniform Residential Appraisal Report

File # 2210-00030

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 5324 Anacala Ct City Westerville State OH Zip Code 43082-8352  
 Borrower [REDACTED] Owner of Public Record Nobliitt, Jacqueline K County Delaware  
 Legal Description LOT 4705 HIGHLAND LAKES N SEC6 P2  
 Assessor's Parcel # 317-230-11-016-000 Tax Year 2021 R.E. Taxes \$ 12,593  
 Neighborhood Name Highland Lakes North Map Reference 18140 Census Tract 0117.63  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ 24  PUD HOA \$ 250  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client [REDACTED] Address [REDACTED]  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). DOM 6;\$699,900, 09/30/2022, CBRMLS# 222036723

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;see addendum  
 Contract Price \$ 765,000 Date of Contract 10/05/2022 Is the property seller the owner of public record?  Yes  No Data Source(s) Franklin Co Auditor  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. \$0;

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	120	Low 0	Multi-Family	10 %	
Neighborhood Boundaries	NORTH: US-23; SOUTH: I-270;EAST: OH-3; WEST: OH-257					1,450	High 172	Commercial	20 %	
						450	Pred. 19	Other	5 %	

Neighborhood Description see addendum  
 Market Conditions (including support for the above conclusions) see addendum

SITE

Dimensions 154 x 51 x 105 x 180 x 79 Area 19166 sf Shape irregular View N,Res,Res  
 Specific Zoning Classification PRD Zoning Description PLANNED RESIDENTIAL DISTRICT  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe see addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley none	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 39041C0262K FEMA Map Date 04/16/2009  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc)?  Yes  No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	concrete block/c3	Floors	wd/crpt/cer tile/c3
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	stucco/stn veneer/c3	Walls	drywall/c3
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,960 sq.ft.	Roof Surface	comp shingle/c3	Trim/Finish	wood/c3
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 18 %	Gutters & Downspouts	aluminum/c3	Bath Floor	ceramic tile/c3
Design (Style) Colonial	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	DHviny/c3	Bath Wainscot	none
Year Built 2001	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	insulated	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	yes	<input checked="" type="checkbox"/> Driveway	# of Cars 4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	4
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage	# of Cars 3
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck CvrPa	<input checked="" type="checkbox"/> Porch OFpor	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 9 Rooms 4 Bedrooms 3.1 Bath(s) 3,799 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.). insulated windows

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-one to five years ago;The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. [some of the wood trim around the covered patio is in disrepair, see photos] Some components have been recently rehabilitated which includes the following ; remodeled laundry room (1 yrs ago), updated full bath (1 yrs ago), covered patio (4 yrs ago). The structure has been well maintained.  
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe



# Uniform Residential Appraisal Report

File # 2210-00030

There are 26 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 499,900 to \$ 1,300,000  
 There are 516 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 313,950 to \$ 1,450,000

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	5324 Anacala Ct Westerville, OH 43082-8352	4844 Tralee Ln Westerville, OH 43082-7622		6325 Heritage Pl Westerville, OH 43082-9285		4950 Tralee Ln Westerville, OH 43082-7574	
Proximity to Subject		0.35 miles NW		0.21 miles S		0.26 miles NW	
Sale Price	\$ 765,000	\$ 800,000		\$ 760,000		\$ 776,000	
Sale Price/Gross Liv. Area	\$ 201.37 sq.ft.	\$ 212.71 sq.ft.		\$ 234.86 sq.ft.		\$ 195.91 sq.ft.	
Data Source(s)		CBRMLS#222018172;DOM 1		CBRMLS#222015507;DOM 3		CBRMLS#222015615;DOM 1	
Verification Source(s)		Delaware County Auditor		Delaware County Auditor		Delaware County Auditor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0		ArmLth Conv;0	
Date of Sale/Time		s05/22;c05/22	+12,800	s07/22;c05/22	+12,200	s06/22;c05/22	+12,400
Location	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	19166 sf	16553 sf	+3,400	11761 sf	+9,600	14810 sf	+5,700
View	N;Res;Res	N;Res;Res		N;Res;Res		N;Res;Res	
Design (Style)	DT2;Colonial	DT2.5;Colonial	0	DT2;Colonial		DT2;Colonial	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	21	4	-27,200	25	0	5	-26,384
Condition	C3	C3		C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 4 3.1	8 4 2.1	+6,500	9 5 4.0	-1,900	8 5 3.1	0
Gross Living Area	3,799 sq.ft.	3,761 sq.ft.	0	3,236 sq.ft.	+45,000	3,961 sq.ft.	-13,000
Basement & Finished Rooms Below Grade	1960sf353sfin 1rr0br0.0ba0o	1596sf0sfin	+4,700 +7,100	1734sf992sfin 2rr0br0.1ba2o	+2,900 -12,800	1845sf1000sfin 1rr0br0.0ba0o	+1,500 -12,900
Functional Utility	adequate	adequate		adequate		adequate	
Heating/Cooling	FWA/CA	FWA/CA		FWA/CA		FWA/CA	
Energy Efficient Items	insul windows	insul windows		insul windows		insul windows	
Garage/Carport	3qa4dw	2qa4dw	+12,800	3qa4dw		3qa4dw	
Porch/Patio/Deck	OFpor, OFpa	OFpor, pa	+1,000	MsStp, Patio	+2,000	OFpor, pa	+1,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 21,100	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 57,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -31,684
Adjusted Sale Price of Comparables		Net Adj. 2.6 % Gross Adj. 9.4 %	\$ 821,100	Net Adj. 7.5 % Gross Adj. 11.4 %	\$ 817,000	Net Adj. 4.1 % Gross Adj. 9.4 %	\$ 744,316

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Delaware County Auditor

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Delaware County Auditor

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

ITEM	SUBJECT	COMPARABLE SALE #1		COMPARABLE SALE #2		COMPARABLE SALE #3	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Delaware County Auditor	Delaware County Auditor		Delaware County Auditor		Delaware County Auditor	
Effective Date of Data Source(s)	10/14/2022	10/14/2022		10/14/2022		10/14/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not sold or transferred in the (3) years prior to the effective date of the assignment. The comparable sales have not sold or transferred in the (1) year prior to the date of sale.

Summary of Sales Comparison Approach see addendum

Indicated Value by Sales Comparison Approach \$ 793,000

Indicated Value by: Sales Comparison Approach \$ 793,000 Cost Approach (if developed) \$ Income Approach (if developed) \$

Being the best indicator of market sentiment, the weight in the final reconciliation is given to the Sales Comparison Approach. The subject is not an income producing property which is not viable for the Income Approach. The Cost approach, being less reliable due to the age of the subject, was not developed.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 793,000 , as of 10/12/2022 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION



# Uniform Residential Appraisal Report

File # 2210-00030

I have not provided any services to the subject property in the (3) years prior to the effective date of the assignment.

**ANSI Declaration:** A 2 story DETACHED single-family house with (3,799) above-grade finished square feet and (353) below-grade finished square feet and (1597) unfinished square feet. The first level includes the staircase square footage. A 3-car attached garage is also present.

ADDITIONAL COMMENTS

### COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of site value was developed from the following residential land sales in the Olentangy Local School District; [221042997] 2286 Linden Street, 0.25 ac, sold on 4/11/2022 for \$120,000; [221002531] 7299 Kerfield Drive, 0.27 ac, sold on 3/3/2022 for \$96,500; [221042546] 3940 Piatt Road, 0.64 ac, sold on 4/11/2022 for \$65,000.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	94,000
Source of cost data	DWELLING	Sq Ft. @ \$	=\$
Quality rating from cost service	Effective date of cost data	Sq Ft. @ \$	=\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			=\$
The chronological age of the subject's improvements makes accurately estimating cost new and the level of depreciation difficult and somewhat unreliable. Therefore, the cost approach was not developed.	Garage/Carport	Sq Ft. @ \$	=\$
	Total Estimate of Cost-New		=\$
	Less Physical	Functional	External
	Depreciation		= \$( )
	Depreciated Cost of Improvements		=\$
	"As-is" Value of Site Improvements		=\$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	INDICATED VALUE BY COST APPROACH		=\$

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) The subject remains owner occupied property which is not viable for the income approach.

INCOME

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

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

Does the project contain any multi-dwelling units?  Yes  No Data Source

Are the units, common elements, and recreation facilities complete?  Yes  No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association?  Yes  No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION



# Uniform Residential Appraisal Report

File # 2210-00030

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.



# Uniform Residential Appraisal Report

File # 2210-00030

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.



Uniform Residential Appraisal Report

File # 2210-00030

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

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

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

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

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

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

esign.alamode.com/verify Serial:527D0A12

APPRAISER

Signature [Handwritten Signature]
Name Matthew Love
Company Name Prime Meridian Appraisal Company
Company Address 7385 North State Route 3 #1082 Westerville, OH 43082
Telephone Number (800)893-2408
Email Address mail@meridian-appraisals.com
Date of Signature and Report 10/14/2022
Effective Date of Appraisal 10/12/2022
State Certification # 2020004584
or State License #
or Other (describe) State #
State OH
Expiration Date of Certification or License 01/06/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED

5324 Anacala Ct
Westerville, OH 43082-8352
APPRAISED VALUE OF SUBJECT PROPERTY \$ 793,000

LENDER/CLIENT

Name
Company Name
Company Address
Email Address

SUBJECT PROPERTY

- Did not inspect subject property
Did inspect exterior of subject property from street Date of Inspection
Did inspect interior and exterior of subject property Date of Inspection

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street Date of Inspection



# Market Conditions Addendum to the Appraisal Report

File No. 2210-00030

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **5324 Anacala Ct** City **Westerville** State **OH** ZIP Code **43082-8352**

Borrower [REDACTED]

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	163	149	121	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	27.17	49.67	40.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	19	34	26	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab Rate)	0.7	0.7	0.6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	625,000	656,000	655,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	4	3	9	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	599,900	612,500	649,900	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	4	26.5	51.6	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale Price as % of List Price	102.00 %	106.00 %	100.00 %	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Due to the high demand for single-family housing in the subject's neighborhood there has been nominal seller concessions in the market area over the past 12 months. Typical seller concessions include up to 3% in closing cost. Conventional financing, VA , and FHA are utilized in the market.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**Less than (1%) of the closed sales for single-family homes were indicated as being motivated by foreclosure which is not enough to be considered a driving force in the market.**

Cite data sources for above information. **CBRMLS, Delaware County Auditor**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The search criteria for comparable sales consisted of the following: detached, existing construction, single-family homes (excluding one-story), built after 1978, within 25% of the subject's GLA, in the neighborhood boundaries, closing of a 3-year timeframe. The CMA data indicates consecutive annual increases in the median list and sale prices; an 8% increase in the median list price and a 4% increase in the median sales price over the past 12 months. The total output of comparable sales has declined 18.8% over the past 3 months while active listings have also declined 23.5% within this timeframe. With the declining availability in comparable sales, the months of housing supply (0.64) remains in balance with a slight (5%) decline over the past 3 months. While sustained level of supply could point to a decline in demand for comparable housing. The median cumulative days on market (4) remains low with an annual decline of 20% indicating demand remains at a relatively high level, although not as high as it was in the previous 3 to 6 months. While the median list to sale price ratio (100%) has declined 6% over a 3-month timeframe, it remains in favor of the seller.

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

Project Name:

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

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

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

[esign.alamode.com/verify](http://esign.alamode.com/verify) Serial:527D0A12

Matthew Love

Signature	Signature
Appraiser Name <b>Matthew Love</b>	Supervisory Appraiser Name
Company Name <b>Prime Meridian Appraisal Company</b>	Company Name
Company Address <b>7385 North State Route 3 #1082, Westerville, OH 4</b>	Company Address
State License/Certification # <b>2020004584</b> State <b>OH</b>	State License/Certification # State
Email Address <b>mail@meridian-appraisals.com</b>	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER



## Supplemental Addendum

File No. 2210-00030

Borrower	[REDACTED]			
Property Address	5324 Anacala Ct			
City	Westerville	County	Delaware	State OH Zip Code 43082-8352
Lender/Client	[REDACTED]			

• **URAR: Special Assessments**

11-173 HIGHLAND LAKES N SEC 6 PH 2 DI

• **URAR: HOA**

HOA Contact Name: Erin Logsdone; Phone: 614-957-0027; HOA Fee Includes: Common Area Only

• **URAR: Subject - Contract Analysis**

The original contract was a (14) page document with purchase price of \$765,000 indicated on page (1). The agreement details what appears to be an 'arms-length' transaction between two unrelated parties acting under the guidance of real estate professionals. The original agreement was signed by both parties on 10/03/2022. The documented titled "Counter Proposal #1" addresses (7) provisions within the original contract with the purchase price remaining at \$765,000. The counteroffer was signed by both parties on 10/05/2022.

• **URAR: Neighborhood - Description**

The subject is located in a developing, urban community that features a range of complimentary land uses, public facilities, utilities and services. Public services include school bussing which is services by the Olentangy Local School District. The land-use composition for the market area is predominantly single-family homes with a median age of 19 years. The density of the residences increases going towards the southern boundary with well and septic use being more common towards the northern boundary. The new construction to total single-family sales ratio (18.2%) has an annual increase of 3% which correlates with the 3% annual increase in the total number of new construction sales along with the 11.4% annual decline in total existing construction single-family sales. The area includes 2-4 units along with multi-family dwellings integrated within the major retail districts along US-23 and Polaris Parkway which turns into OH-750 going west containing additional neighborhood commercial districts. 'Other' in the 'Land-Use' section represents the Columbus Zoo and Hoover Dam. The area benefits from additional neighborhood commercial district along OH-257 and OH-315 with convenient access to I-71 and I-270.

• **URAR: Neighborhood - Market Conditions**

The search criteria for the 'One-Unit Housing Trend' consisted of detached, single-family homes, in the neighborhood boundaries, closing over a 12-month timeframe. The CMA data indicates consecutive annual increases in the median list and sale prices; a 7.2% increase in the median list price and a 4% increase in the median sales price which infers an increase in property values. While the total output of closed sales has an annual decline of 11.4%, the past 6 months have been relatively consistent with a slight 2% increase in closed sales over a 3-month timeframe (401). Active listing (3.3%) have also declined within this timeframe resulting in a 4.3% decline in the months of housing supply (0.88) which remains in balance ranging from 0.7 to 0.92 over a 12-month timeframe. The declining availability of single-family housing with the 3% increase in new construction also reflects in the median cumulative days on market (4) which remains under 90 days with a 20% annual decline supporting the estimated exposure and marketing time of 4 to 90 days. The median list to sale price ratio (100%) has been consistent for the past (30) months indicating market conditions remain in favor of the seller.

• **URAR: Zoning Description**

ARTICLE 9: PLANNED RESIDENTIAL DISTRICT (PRD), Section 901: Intent and Purpose

The Township recognizes that with increased suburbanization and population growth come increased demands for well-organized residential areas which take into account unique natural features, contemporary land use concepts, and a balanced residential environment. The Planned Residential District is intended to promote flexibility of land development for residential purposes while still preserving and enhancing the public health, safety, morals, and general welfare of the inhabitants of the Township. Such developments shall be based upon a unified development plan conceived and carried out for the entire site

• **URAR: Site - Highest and Best Use**

The Sixth Edition of The Dictionary of Real Estate Appraisal by the Appraisal Institute defines highest and best use as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single-family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, for the land would be to construct a single-family residence.

• **URAR: Sales Comparison Analysis - Summary of Sales Comparison Approach**

The search criteria for comparable sales consisted of the following: detached, existing construction, single-family homes (excluding one-story), built after 1978, within 25% of the subject's GLA, in the neighborhood boundaries, closing of a 12-month timeframe. All of the subjects' features could not be bracketed with the selected sales causing across-the-board adjustments for the unfinished below-grade space. The selected sales are the most similar in style, GLA, additional features, in close enough proximity to the subject to experience similar external influences.

The adjustment for time (4% per year) was applied based on the increase in the median sales price for the single-family homes used in the 'One-Unit Housing Trend'. The adjustment for site size (\$1.30 per sf) was developed from a pair analysis of the sales used in the Opinion of Site Value with the residential land sales in the Olentangy Local School District. The adjustment for age (3.4%) was developed from a paired analysis of Comparable Sales 1 and 2. The adjustment for GLA (\$80 per sf) was developed from a paired analysis of the selected sales with the single-family homes used in the 'One-Unit Housing Trend'. The adjustment for bath count (6,500 full/4,600 half), below-grade space (\$12 per sf unfinished/\$20 per sf finished), and garage space (\$12,800 per car) was applied from depreciated cost data provided by the Craftsman: National Building Cost Estimator, 2021.

Comparable Sale 1 is a more recently constructed home, similar in GLA, with no finished below-grade space. Comparable Sale 1 was given weight in the final analysis (35%). Comparable Sale 2 is a smaller home, similar in age with more finished below-grade space. Comparable Sale 2 was given some weight in the final analysis having similar features to the subject (30%). Comparable Sale 3 is a more recently constructed, larger home also with more finished below-grade space. Comparable Sale 3 was also given weight in the final analysis (35%).

The selected sales have a price range of 5%. Completion of the adjustment process has increased the ranged slightly to 9.4%. All (3) sales were given consideration in the final analysis with Comparable Sales 1 and 2 receiving the majority of the weight having the most similar features to the subject (70%). The opinion of value derived from the Sales Comparison Approach is towards the middle of the adjusted range; \$793,000. The opinion of market value exceeds the predominant neighborhood value due to the subject's above average GLA and interior condition.

*Matthew Love*



## Subject Photo Page

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



### Subject Front

5324 Anacala Ct  
Sales Price 765,000  
Gross Living Area 3,799  
Total Rooms 9  
Total Bedrooms 4  
Total Bathrooms 3.1  
Location N;Res;Res  
View N;Res;Res  
Site 19166 sf  
Quality Q3  
Age 21



### Subject Rear



### Subject Street



## Interior Photos

Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						



**foyer**



**living room**



**dining/exercise room**



**pantry**



**dining area**



**kitchen  
(view 1)**

*Matthew Love*



# Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



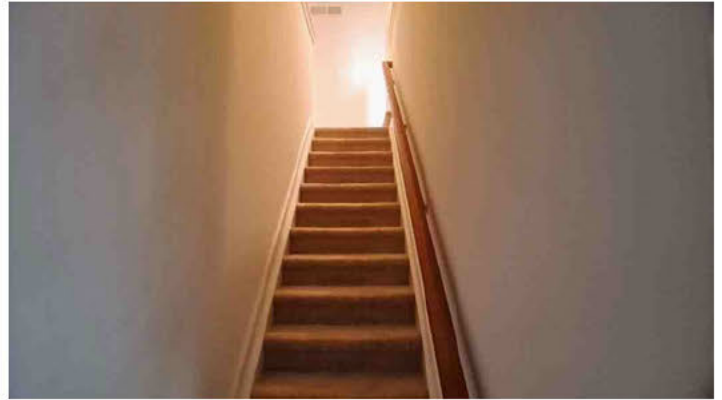
**kitchen  
(view 2)**



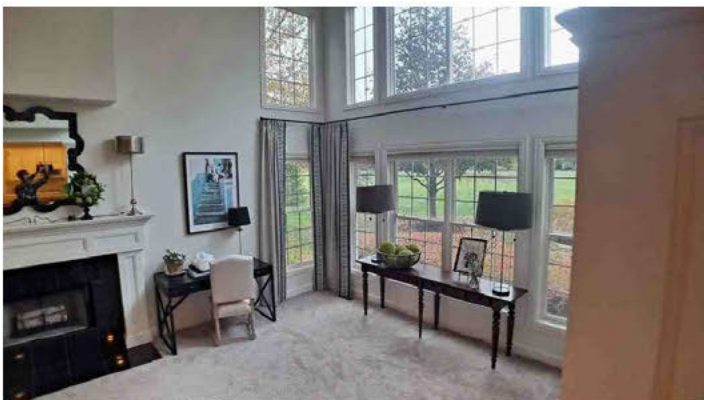
**mud room  
(view 1)**



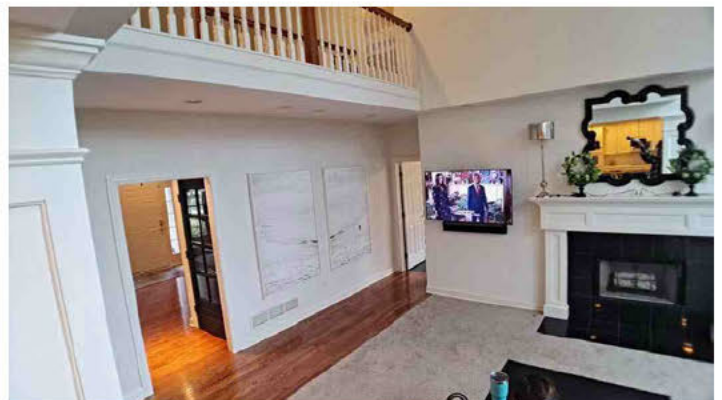
**mud room  
(view 2)**



**mud room  
(view 3)**



**great room  
(view 1)**



**great room  
(view 2)**

*Matthew Love*



## Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



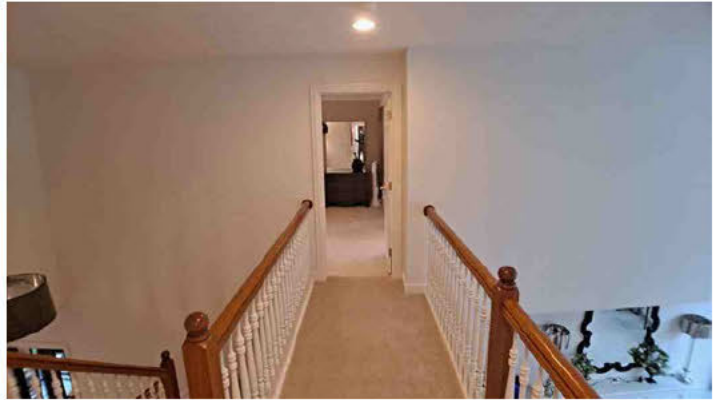
**half bath**



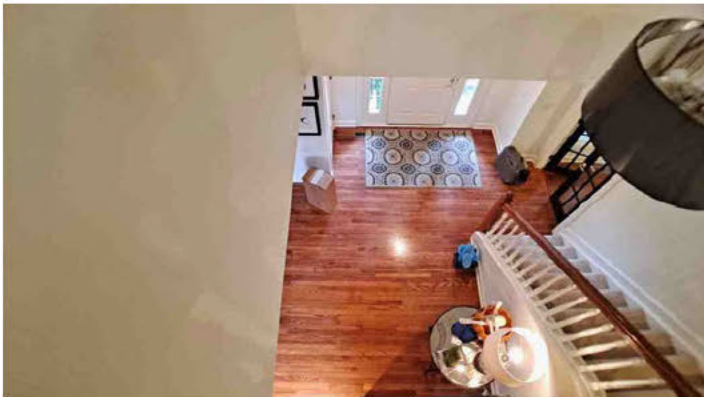
**laundry**



**great room  
(view from below)**



**hallway**



**foyer  
(view from below)**



**stairway to foyer**



## Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



**master suite**



**master bath  
(view 1)**



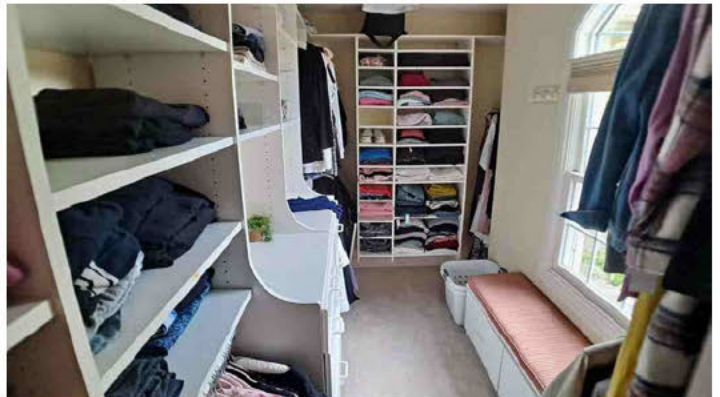
**master bath  
(view 2)**



**master bath  
(view 3)**



**master bath  
(view 4)**



**walk-in-closet**



# Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



**hallway**



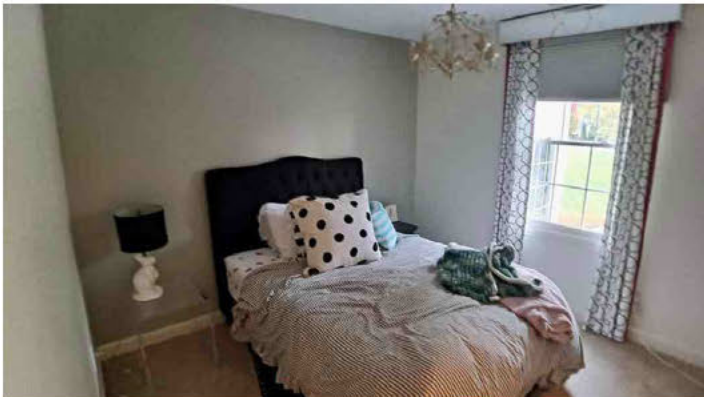
**bedroom suite**



**full bath  
(view 1)**



**full bath  
(view 2)**



**bedroom**



**full bath**



## Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



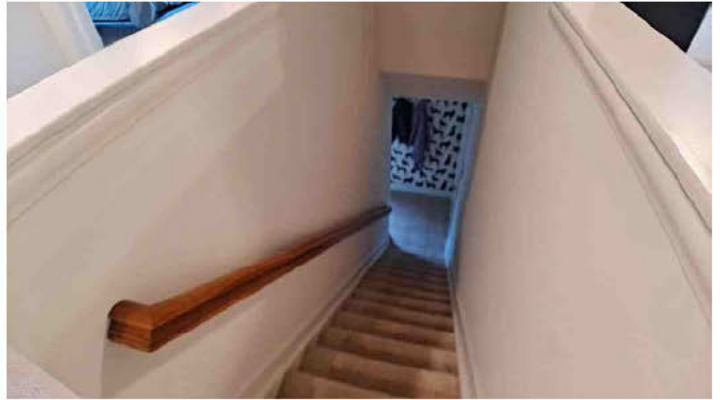
**bedroom**



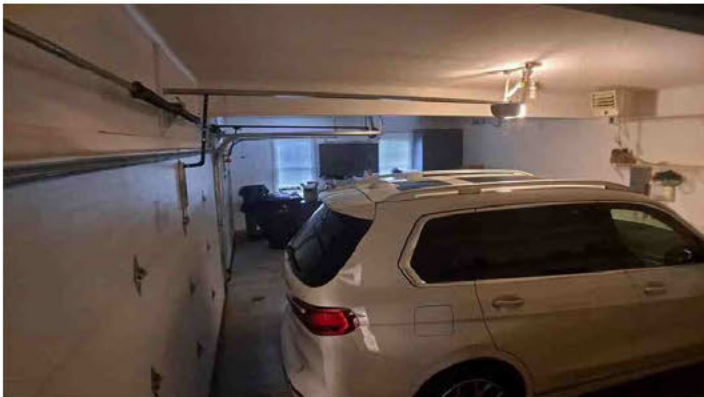
**loft  
(view 1)**



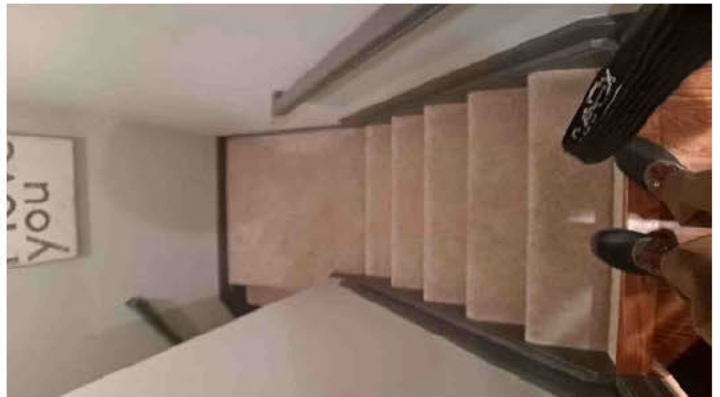
**loft  
(view 2)**



**loft  
(view 3)**



**garage interior**



**basement stairway**

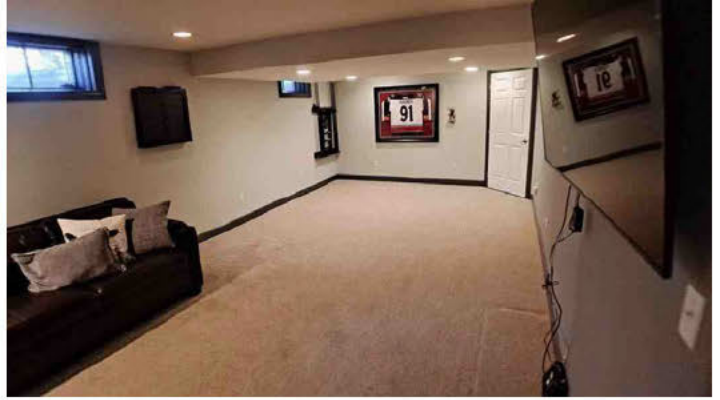


# Interior Photos

Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						



**rec room  
(view 1)**



**rec room  
(view 2)**



**unfinished area  
(view 1)**



**unfinished area  
(view 2)**



**unfinished area  
(view 1)**



**unfinished area  
(view 2)**

*Matthew Love*



## Interior Photos

Borrower	[REDACTED]				
Property Address	5324 Anacala Ct				
City	Westerville	County	Delaware	State	OH Zip Code 43082-8352
Lender/Client	[REDACTED]				



**unfinished area  
(view 3)**



**unfinished area  
(view 4)**



**side view**



**side view**



**side view**



**rear view**



## Interior Photos

Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						



**side view**



**rear covered patio  
(damaged wood trim)**



**side view**



**back yard  
(rear view)**







## Building Sketch (Page - 2)

Borrower	[REDACTED]			
Property Address	5324 Anacala Ct			
City	Westerville	County	Delaware	State OH Zip Code 43082-8352
Lender/Client	[REDACTED]			

TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details		
Open to Below	-48 Sq ft	6 × 8	= 48
First Floor	1964 Sq ft	24 × 21	= 504
		30 × 14	= 420
		16 × 4	= 64
		25 × 36	= 900
		4 × 15	= 60
		8 × 2	= 16
Second Floor	2203 Sq ft	8.1 × 30	= 243
		16 × 10	= 160
		26 × 20	= 520
		40 × 30	= 1200
		2 × 8	= 16
		16 × 4	= 64
Open to Below	-320 Sq ft	20 × 16	= 320
<b>Total Living Area (Rounded):</b>	<b>3799 Sq ft</b>		
<b>Non-living Area</b>			
3 Car Attached	630 Sq ft	21 × 30	= 630
Basement	1960 Sq ft	16 × 10	= 160
		26 × 20	= 520
		40 × 30	= 1200
		4 × 16	= 64
		2 × 8	= 16

*Matthew Love*



# Plat Map

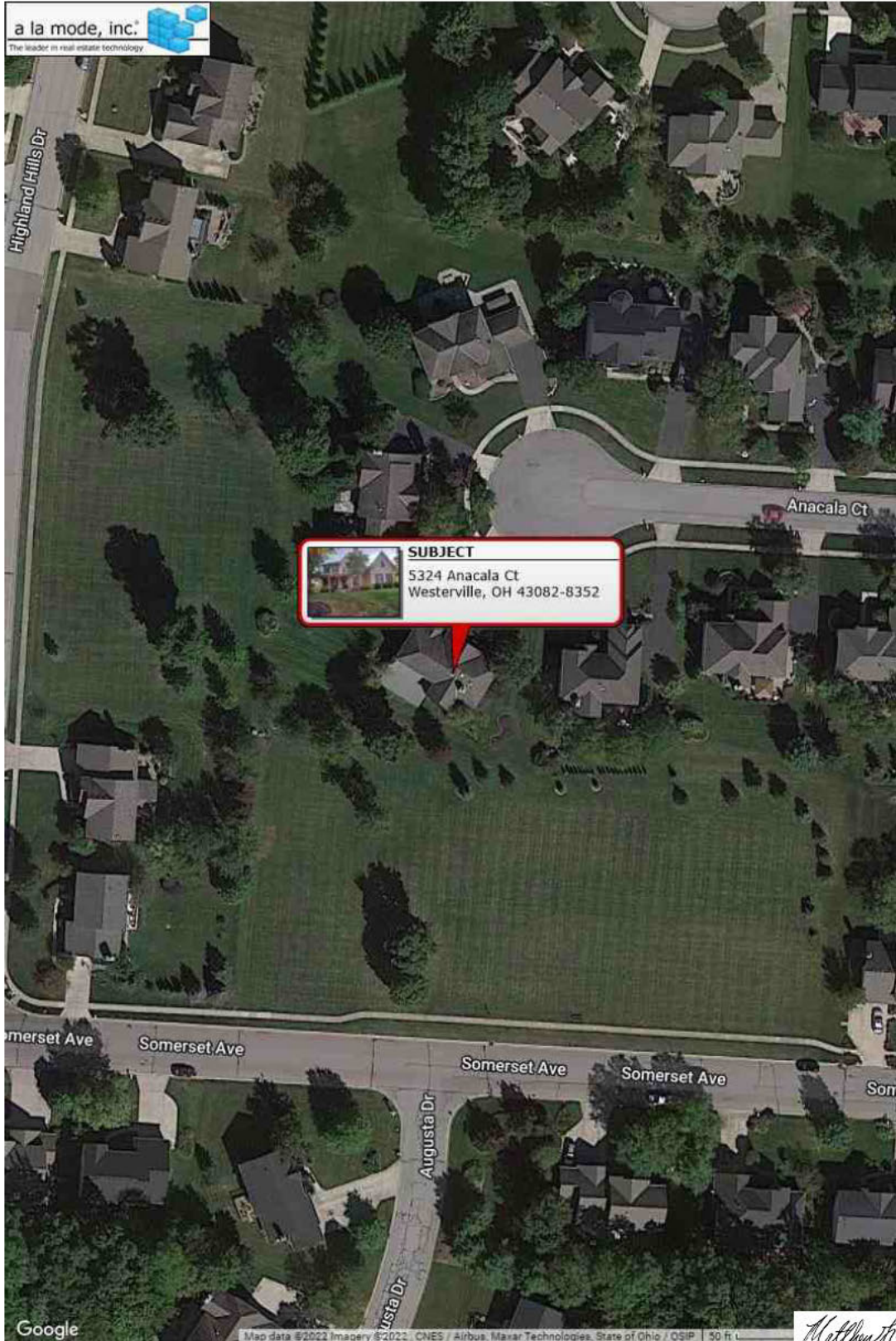
Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						





# Location Map

Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						

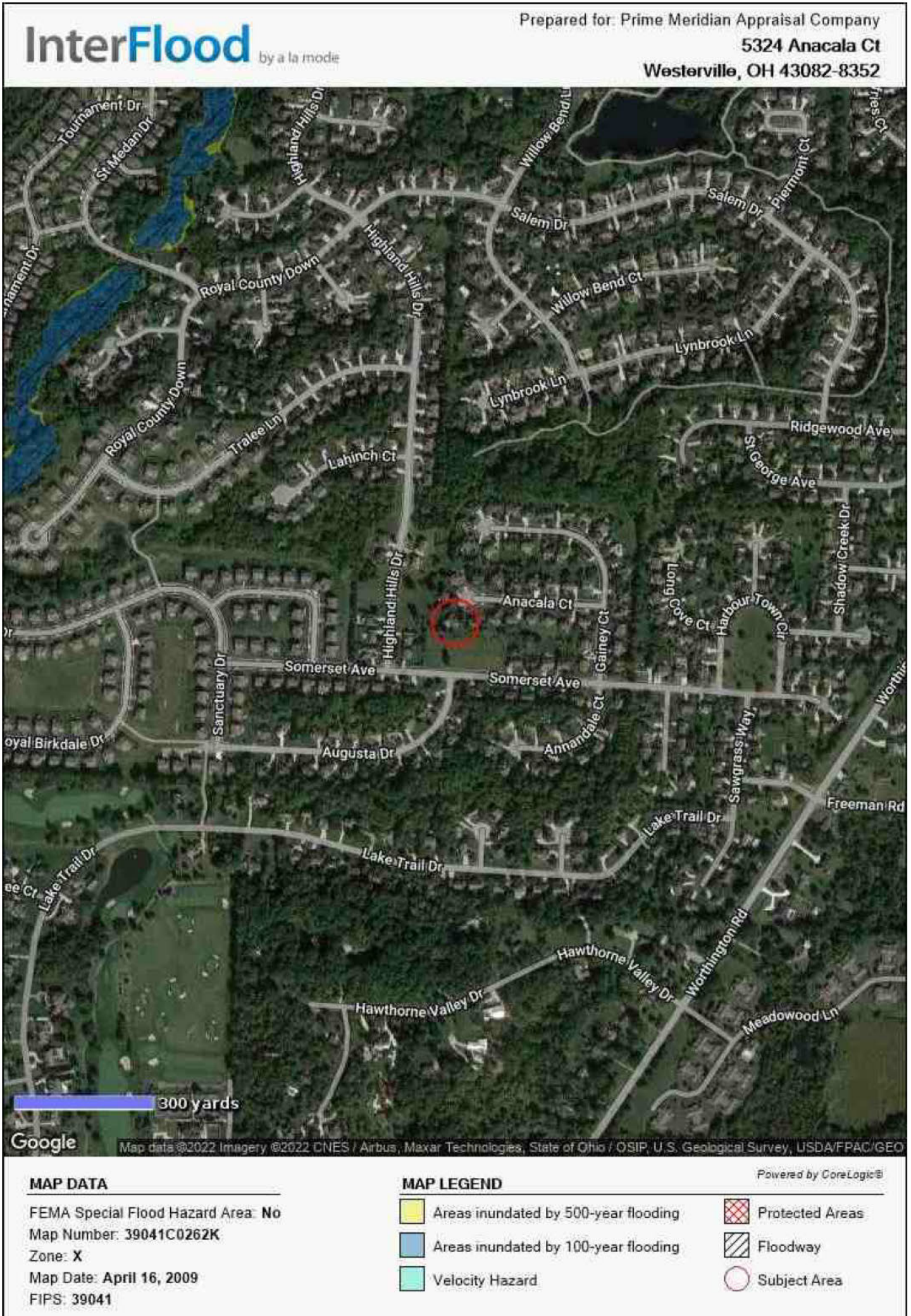


*Matthew Free*



# Flood Map

Borrower	[REDACTED]			
Property Address	5324 Anacala Ct			
City	Westerville	County	Delaware	State OH Zip Code 43082-8352
Lender/Client	[REDACTED]			

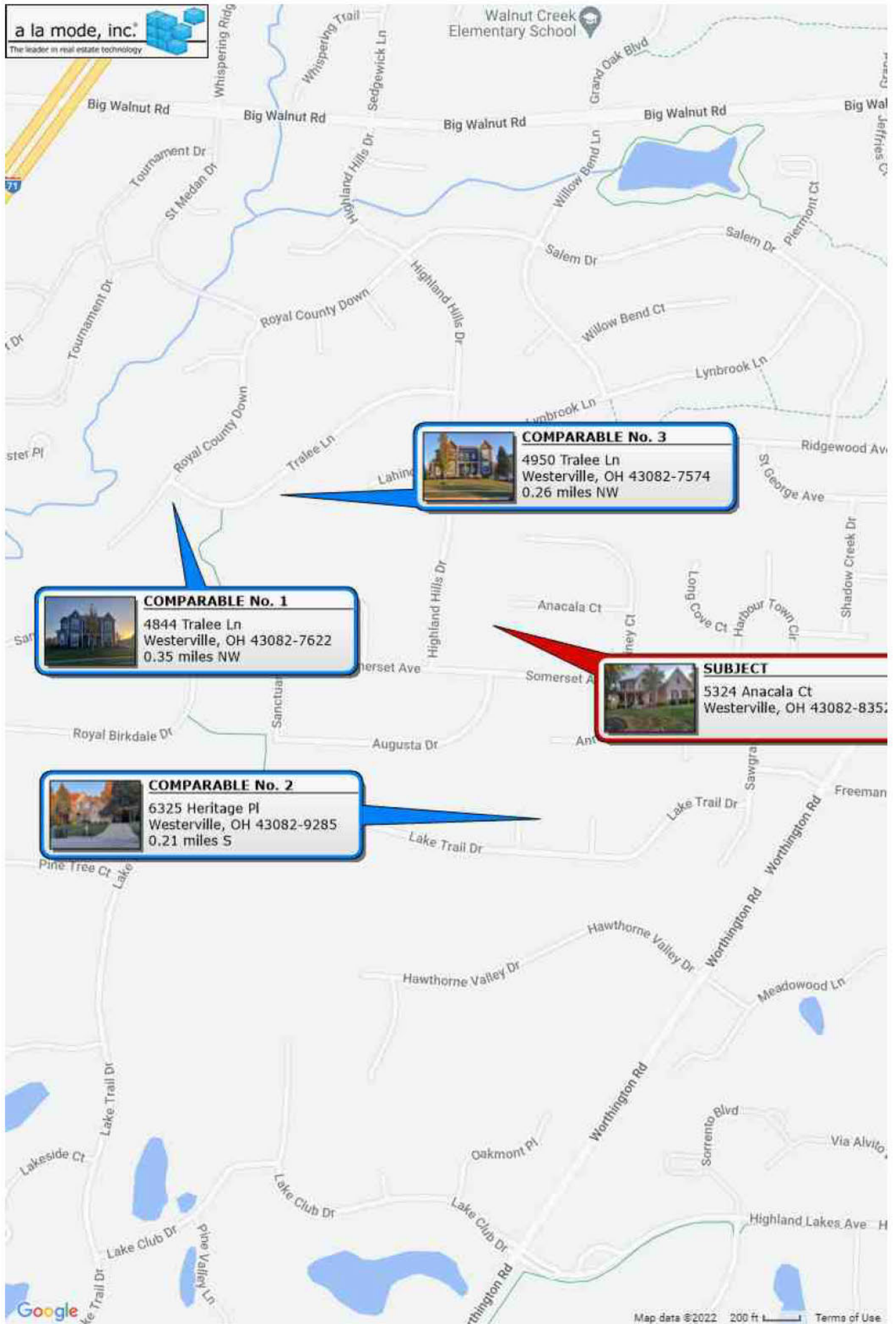


*Matthew Love*



## Location Map

Borrower	[REDACTED]
Property Address	5324 Anacala Ct
City	Westerville
County	Delaware
State	OH
Zip Code	43082-8352
Lender/Client	[REDACTED]





## Comparable Photo Page

Borrower	[REDACTED]						
Property Address	5324 Anacala Ct						
City	Westerville	County	Delaware	State	OH	Zip Code	43082-8352
Lender/Client	[REDACTED]						



### Comparable 1

4844 Tralee Ln  
 Prox. to Subject 0.35 miles NW  
 Sale Price 800,000  
 Gross Living Area 3,761  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 2.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 16553 sf  
 Quality Q3  
 Age 4



### Comparable 2

6325 Heritage Pl  
 Prox. to Subject 0.21 miles S  
 Sale Price 760,000  
 Gross Living Area 3,236  
 Total Rooms 9  
 Total Bedrooms 5  
 Total Bathrooms 4.0  
 Location N;Res;Res  
 View N;Res;Res  
 Site 11761 sf  
 Quality Q3  
 Age 25



### Comparable 3

4950 Tralee Ln  
 Prox. to Subject 0.26 miles NW  
 Sale Price 776,000  
 Gross Living Area 3,961  
 Total Rooms 8  
 Total Bedrooms 5  
 Total Bathrooms 3.1  
 Location N;Res;Res  
 View N;Res;Res  
 Site 14810 sf  
 Quality Q3  
 Age 5

*Matthew Love*



## 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)

### Q3

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

### Q4

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

### Q5

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

### Q6

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

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

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

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

### Updated

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

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

### Remodeled

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

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

## Explanation of Bathroom Count

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.







**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

\* 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 LIMITING CONDITIONS AND CERTIFICATION**

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
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. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.



**CERTIFICATION: The appraiser certifies and agrees that:**

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

[esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:527D0A12

**ADDRESS OF PROPERTY ANALYZED:** 5324 Anacala Ct, Westerville, OH 43082-8352

**APPRAISER:**

Signature: *Matthew Love*  
 Name: Matthew Love  
 Title: Certified Residential Appraiser  
 State Certification #: 2020004584  
 or State License #: \_\_\_\_\_  
 State: OH Expiration Date of Certification or License: 01/06/2023  
 Date Signed: 10/14/2022

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property

*Matthew Love*

Serial# 527D0A12  
esign.alamode.com/verify



# Disclosure Statement

Borrower	[REDACTED]		
Property Address	5324 Anacala Ct		
City	Westerville	County Delaware	State OH Zip Code 43082-8352
Lender/Client	[REDACTED]		

## APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 ©

1. Name of Appraiser Matthew Love

2. Class of Certification/Licensure:  Certified Residential  
 Licensed Residential  
 Temporary  General  Licensed  
Certification/Licensure Number: 2020004584

3. Scope: This report  is within the scope of my Certification or License.  
 is not within the scope of my Certification or License.

4. Service Provided by:  
 Disinterested & Unbiased Third Party  
 Interested & Biased Third Party  
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal

Matthew Love

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

State of Ohio  
Department of Commerce  
Division of Real Estate  
Appraiser Section  
Cleveland (216) 787-3100

05-96







**Appraiser Certification**

**AN APPRAISER LICENSE/CERTIFICATE**  
has been issued under ORC Chapter 4763 to:

NAME:

**Matthew B Love**

LIC/CERT NUMBER:

**2020004584**

LIC LEVEL:

**Certified Residential Real Estate Appraiser**

**Ohio**

Department  
of Commerce

Division of Real Estate  
& Professional Licensing

CURRENT ISSUE DATE:

**01/12/2022**

EXPIRATION DATE:

**01/06/2023**

USPAP DUE DATE:

**01/06/2024**

*Matthew Love*