

RECEIVED
JAN 22 2026

Tax year 2026 BOR no. 26-023
County CARROLL Date received 01/22/2026

AUDITOR'S OFFICE
CARROLL COUNTY

Complaint Against the Valuation of Real Property

Answer all questions and type or print all information. Read instructions on back before completing form.
Attach additional pages if necessary.

This form is for full market value complaints only. All other complaints should use DTE Form 2

Original complaint Counter complaint

Notices will be sent only to those named below.

	Name	Street address, City, State, ZIP code
1. Owner of property	<u>PATRICIA M FERKO, SCOTTE FERKO</u>	<u>1175 Lindy Ln NW Carrollton, OH 44615</u>
2. Complainant if not owner		
3. Complainant's agent		



4. Telephone number and email address of contact person
614-241-0298 PATRICIAM1325@yahoo.com

5. Complainant's relationship to property, if not owner

If more than one parcel is included, see "Multiple Parcels" instruction.

6. Parcel numbers from tax bill	Address of property
<u>09-0000047.000</u>	<u>1175 Lindy Ln NW Carrollton, OH</u>

7. Principal use of property Primary Residents

8. The increase or decrease in market value sought. Counter-complaints supporting auditor's value may have -0- in Column C.

Parcel number	Column A Complainant's Opinion of Value (Full Market Value)	Column B Current Value (Full Market Value)	Column C Change in Value
<u>09-0000047.000</u>	<u>\$350,000 - \$360,000</u>	<u>\$423,000</u>	<u>\$73,000.</u>

9. The requested change in value is justified for the following reasons:
Appraisal Report Completed Summer of 2025 (Included)
for a potential sale of the house. Buyer backed out of
contract to purchase

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____
and sale price \$ _____ ; and attach information explained in "Instructions for Line 10" on back.

11. If property was not sold but was listed for sale in the last three years, attach a copy of listing agreement or other available evidence.

12. If any improvements were completed in the last three years, show date _____ and total cost \$ _____

13. Do you intend to present the testimony or report of a professional appraiser? Yes No Unknown

14. If you have filed a prior complaint on this parcel since the last reappraisal or update of property values in the county, the reason for the valuation change requested must be one of those below. Please check all that apply and explain on attached sheet. See R.C. section 5715.19(A)(2) for a complete explanation.

- The property was sold in an arm's length transaction.
- The property lost value due to a casualty.
- A substantial improvement was added to the property.
- Occupancy change of at least 15% had a substantial economic impact on my property.

15. If the complainant is a legislative authority and the complaint is an original complaint with respect to property not owned by the complainant, R.C. 5715.19(A)(8) requires this section to be completed.

- The complainant has complied with the requirements of R.C. section 5715.19(A)(6)(b) and (7) and provided notice prior to the adoption of the resolution required by division (A)(6)(b) of that section as required by division (A)(7) of that section.

I declare under penalties of perjury that this complaint (including any attachments) has been examined by me and to the best of my knowledge and belief is true, correct and complete.

Date 12/2/25 Complainant or agent (printed) PATRICIA MARY FERKO Title (if agent) _____

Complainant or agent (signature) Patricia M. Ferko / Scott E. Ferko

Sworn to and signed in my presence, this 22nd day of January 2026

Notary April Dawn Mayle



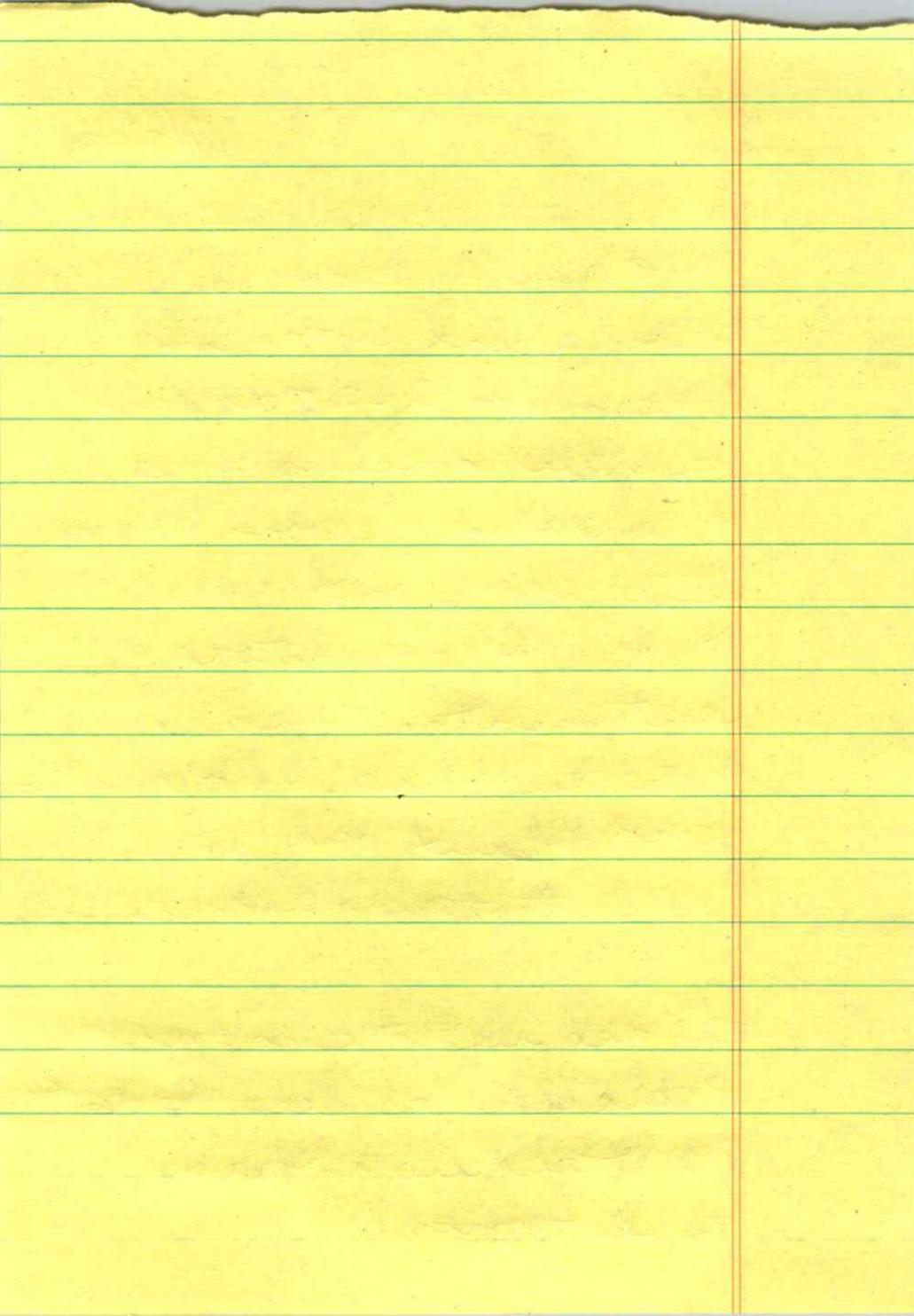
April Dawn Mayle
Notary Public, State of Ohio

My Commission Expires 2-16-27

1/2026

We had a second appraisal done in December, 2025 as part of refinancing and the value of our home still came out well below the auditors estimate. Please Review this information and adjust our "new" Property taxes accordingly.

Please update us once a decision has been made + contact us with any questions.

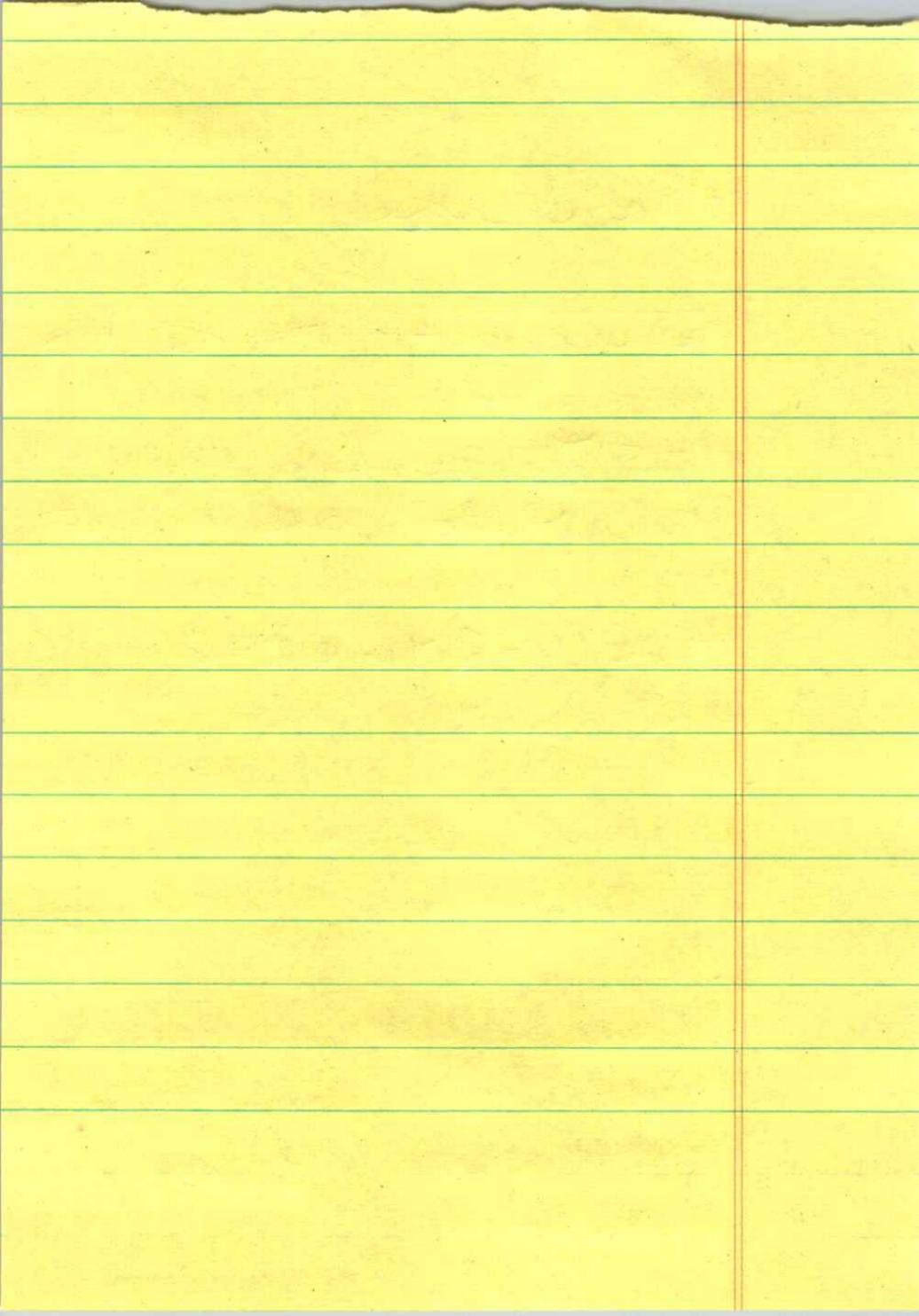


Thank you

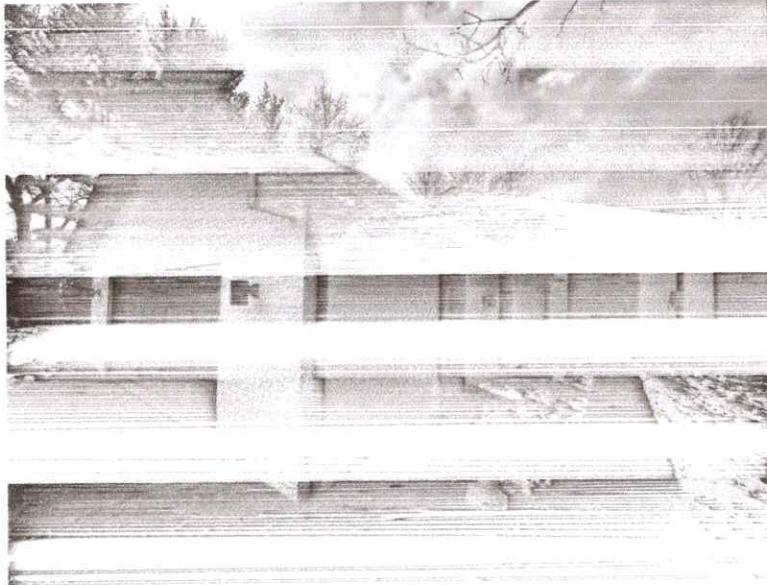
Patricia + Scott Jenks

1175 Lindy Ln NW
Carrollton, OH 44615

Att: 614-271-0298



APPRAISAL OF REAL PROPERTY



RECEIVED
JAN 22 2026
AUDITOR'S OFFICE
CARROLL COUNTY OH

LOCATION

1175 Lindy Ln NW
Carrollton, OH 44615-9364

FOR

National Bank of Commerce
4 Summit Park Drive, Suite 200
Independence, OH 44131

OPINION OF VALUE

300,000

AS OF

1/25/25

BY

Trendy Blythe
Blythe Appraisals LLC
916 Brookdale Ave
Columbus, OH 43213
614 399 2102
appraisals@blytheappraisals.com

USPAP ADDENDUM

33802511889487
File No. 25-201

Borrower	Ferko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
State	OH	Zip Code	44615-9364
Lender	Nations Lending Corporation		

This report was prepared under the following USPAP reporting option:

Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

It presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.

Reasonable Exposure Time
My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: Under three months.

"Exposure Time" is defined in USPAP 2012-2013 as:
The "estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

Additional Certifications
I certify that, to the best of my knowledge and belief:

I have NOT performed 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.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- 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.
- 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.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- 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).

Additional Comments

At the request of the client, this appraisal report has also been prepared in compliance with the Uniform Appraisal Dataset (UAD) from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations and acronyms. The appraiser attempted to obtain an adequate amount of information in the normal course of business regarding the subject and comparable properties. Some of the standardized responses required by the UAD, especially those in which the appraiser has not had the opportunity to verify personally or measure, could mistakenly imply greater precision and reliability in the data than is factually correct or typical in the normal course of business. Examples include condition and quality ratings as well as comparables sales and listing data. Not every element of the subject property was viewable and comparable property data was generally obtained from third party sources. Consequently, this information should be considered an "estimate" unless otherwise noted by the appraiser.

As a condition of the appraiser's acceptance of this appraisal assignment, the appraiser agrees to comply with the terms of the Gramm-Leach-Bliley Privacy Act, and will not share any consumer non-public information with anyone other than the lender/client.

As per vendor engagement letter appraiser fee is \$400.00.
AMC registration number is AMC.2015003800

APPRAISER:	SUPERVISORY APPRAISER: (only if required)
Signature: <u>T J Blythe</u>	Signature: _____
Name: <u>Timothy J Blythe</u>	Name: _____
Date Signed: <u>12/23/2025</u>	Date Signed: _____
State Certification #: <u>2013002560</u>	State Certification #: _____
or State License #: _____	or State License #: _____
State: <u>OH</u>	State: _____
Expiration Date of Certification or License: <u>09/09/2027</u>	Expiration Date of Certification or License: _____
Effective Date of Appraisal: <u>12/09/2025</u>	Supervisory Appraiser Inspection of Subject Property: <input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street

Uniform Residential Appraisal Report

33802511889467
File # 25-201

Property Address: 1175 Lindy Ln NW, City: Carrollton, State: OH, Zip Code: 44615-9364. Borrower: Ferko, Scott Eric & Patricia Mary. Owner of Public Record: FERKO SCOTT E & PATRICIA M. County: Carroll. Legal Description: 6 15 2 PT NW EX O/G/COAL 3.678A & 6 15 2 NW EX O/G/COAL 138A. Assessor's Parcel #: 09-000047.000 & 09-000048.000. Tax Year: 2024. R.E. Taxes \$: 3,546. Neighborhood Name: Center Twp/Carrollton. Map Reference: 15940. Census Tract: 7205.00. Occupant: Owner. Special Assessments \$: 4. HOA \$: 100 per year. Lender/Client: Nations Lending Corporation. Address: 4 Summit Park Drive, Suite 200, Independence, OH 44131. Report data source(s) used: DOM 3; MLS Now & Internet resources- See additional comments and MLS sheet.

Contract Price \$: Date of Contract: Is the property seller the owner of public record? Yes No Data Source(s). Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No. If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood Characteristics: Location Urban Suburban Rural Property Values Increasing Stable Declining. One-Unit Housing Trends: PRICE AGE One-Unit. Present Land Use %: 60%. Neighborhood Description: The neighborhood is generally bound by Washington Twp to the east and north; Harrison Twp to the west; and Union Twp to the south. This neighborhood is an acceptable mixture of commercial uses, multi-family and single-family properties; however, any adverse affects of a mixed-use neighborhood are offset by factors which increase a typical buyer's motivation and enhance the value of the property, including convenience to employment and easy access to shopping. The area is serviced by the Carrollton EV School District. Market Conditions (including support for the above conclusions): The marketing trends are based upon recent sales history of similar properties located in and around the Center Twp/Carrollton area. The market appears to be absorbing the properly marketed homes in a reasonable period of time. OTHER is vacant land, which includes undeveloped land, agricultural land, parks, and water.

Dimensions Reference deed Area 3.82 ac Shape Irregular View N;Res;Woods. Specific Zoning Classification None Zoning Description No zoning in Center Township. Zoning Compliance Legal Legal Nonconforming (grandfathered Use) No Zoning Illegal (describe) *can be rebuilt if destroyed. 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. Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private. Electricity Gas Water Sanitary Sewer Well/Typical Septic/Typical Street Paved Alley None. FEMA Special Flood Hazard Area FEMA Flood Zone FEMA Map # 39019C0178C FEMA Map Date 06/04/2010. 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. No apparent adverse easements, encroachments, or other adverse conditions.

General Description: Units One One with Accessory Unit # of Stories 2 Type Det. Alt. S-Det/End Unit Existing Proposed Under Const. Design (Style) Modern Year Built 1974 Effective Age (Yrs) 25. Foundation: Concrete Slab Full Basement Partial Basement Basement Area 780 sq.ft. Basement Finish 75 % Evidence of Intestation Dampness Settlement Heating FWA HWBS Radiant Fuel Electric Central Air Conditioning Individual Other. Exterior Description: Foundation Walls Block/Brick/Average Exterior Walls Frame/Brick/Average Roof Surface Shingle/Average Gutters & Downspouts Metal/Average Window Type Clad DH/Case/Avg Storm Sash/Insulated Insulated/Average Screens Half/Average Amenities Woodstove(s) # 0 Fireplace(s) # 1 Fence Rear Wash/Dryer Pool In Gmd Washer/Dryer Other (describe). Interior: Floors Wd/Lam/Tile/Cpt/UA Walls Plaster/Panel/Avg Trim/Finish Wood/Comp/Avg Bath Floor Tile/Lam/Average Bath Wainscot Tile/FB/Average Car Storage None Driveway # of Cars 4 Driveway Surface Grvl/LmsIn Garage # of Cars 2 Carport # of Cars 0 Att. Det. Bulk-In.

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe). Finished area above grade contains: 6 Rooms 3 Bedrooms 2.1 Bath(s) 2,532 Square Feet of Gross Living Area Above Grade. Additional features (special energy efficient items, etc.): The subject's energy efficient improvements are typical for this area and price range which include windows and mechanicals. Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): C4; Kitchen-remodeled-six to ten years ago; Bathrooms-updated-six to ten years ago; The subject appears to be in average overall condition as of the effective date of the appraisal.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe. The appraiser noted no major deferred maintenance items during the appraisal that would be considered atypical for this area and price range that would affect the livability, soundness, or structural integrity of the property. Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe. The subject's improvements conform to the neighborhood in terms of age, type, design, and materials used for their construction.

Uniform Residential Appraisal Report

33802511889467
File # 25-201

There are 10 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 266,900 to \$ 450,000
There are 38 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 200,000 to \$ 440,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1175 Lindy Ln NW Carrollton, OH 44615-9364	342 Woodridge Dr SW Carrollton, OH 44615-8419	7084 Germano Rd SE Carrollton, OH 44615-8891	6535 Roswell Rd SW Sherodsville, OH 44675-9740
Proximity to Subject		0.72 miles S	9.86 miles SE	7.40 miles SW
Sale Price		\$ 440,000	\$ 319,000	\$ 390,000
Sale Price/Gross Liv. Area		\$ 135.97 sq.ft.	\$ 208.60 sq.ft.	\$ 193.45 sq.ft.
Data Source(s)		MLSNow #5157675;DOM 7	MLSNow #5126475;DOM 71	MLSNow #5109143;DOM 33
Verification Source(s)		County Records On-line/Realist	County Records On-line/Realist	County Records On-line/Realist
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions		ArmLth Cash;0	ArmLth Conv;0	ArmLth Conv;0
Date of Sale/Time		s10/25;c09/25	s09/25;c08/25	s08/25;c04/25
Location	N;Res;	N;Res;	N;Res;	N;Res;
Leasehold/Ten. Clauses	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	3.82 ac	22470 sf	1.73 ac	5.47 ac
View	N;Res;Woods	N;Res;	0 N;Res;	0 N;Res;Woods
Design (Style)	DT2;Modern	DT2;Colonial	0 DT1.5;Cape	0 DT2;Colonial
Quality of Construction	Q3	Q3	Q4	Q4
Actual Age	61	26	0 84	0 11
Condition	C4	C3	C4	C2
Above Grade				
Room Count				
Gross Living Area				
Basement & Finished				
Fixtures Below Grade				
Functional Utility				
Heating/Cooling				
Energy Efficient Items				
Garage/Carport				
Porch/Patio/Deck				
Other				
Net Adjustment (Total)				
Adjusted Sale Price of Comparables				

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) County Auditor Records
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) County Auditor Records
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 9).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				03/11/2025
Price of Prior Sale/Transfer				\$0
Data Source(s)	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet
Effective Date of Data Source(s)	12/09/2025	12/09/2025	12/09/2025	12/09/2025

Analysis of prior sale or transfer history of the subject property and comparable sales: The appraiser's research of the MLSNow and County Auditor Records revealed the subject had no prior 36 month sales or transfers. No prior one year sales or transfer history for the comparables 1 or 2. Comp #3 also had a prior \$0 interfamily deed transfer.

Summary of Sales Comparison Approach: All the comparable sales are closed as of the date indicated on the grid. The comparable sales are of similar style and quality, located in the same market area and would compete with the subject on the open market. The subject is a typical dwelling for the area and would appeal to enough qualified buyers to create an active market. There are no additional sales located within a close proximity to the subject that have sold within a reasonable period of time that would offer a better indication of value. Due to the lack of a large number of sales each year, the pool for drawing comparable sales is necessarily small.

Indicated Value by Sales Comparison Approach \$ 362,000
Indicated Value by Cost Approach (if developed) \$ 366,045
Indicated Value by Income Approach (if developed) \$

The sales comparison approach is the most reliable indicator of value for the subject. The cost approach was developed and given little to no weight. Single family homes are not usually purchased based on their income stream, therefore the income approach was deemed not applicable.

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 special inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Personal property was given no contributory value in the final opinion of value.

Based on a thorough visual inspection of the exterior and interior areas of the subject property, current scope of work, knowledge of improvements and existing 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 \$ 362,000 as of 12/09/2025, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

33802511889467
File # 25-201

The subject is located roughly 41 road miles from my office. This assignment requires geographic competency as required by USPAP. I have spent over 20 years in the appraisal industry in this market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and location involved. This is one of my main coverage areas.

Smoke detectors NOT required. The Ohio Fire Code (OFC) has no retroactive requirement to install smoke detectors in single family dwelling units. There are some retroactive smoke detector requirements but they do not apply to this property. Carbon monoxide detectors are not a requirement of the State of Ohio. <http://www.ncsl.org/research/environment-and-natural-resources/carbon-monoxide-detectors-state-statutes.aspx>

Plat map not available with the appraiser's software. An aerial map was provided.
Concessions were adjusted with the adjustment based on the contributing dollars effect to the last published list price. If concessions are indicated and not adjusted for, the contributing dollar had no impact on the last published price.

Counsel for the appraiser's E&O company advised against including a copy of the appraiser's insurance in the report as it is an unnecessary component of the report, could pose risk for the appraiser, and is already on file with the lender/client/AMC. Counsel and the appraiser deem this a private document that is shared between the appraiser and the client and is not intended to be added to the report that may be transmitted to an unintended user and thus exposing the appraiser to unnecessary risk. This has been consistently omitted with every report through the current client.

An MLS photo was used for comparable #1 as there were children present during the exterior drive past. A photo was not attempted out of respect and safety for the children as well as the appraiser's own safety. An exterior drive past all comps used in the report as well as some of the comps in the workfile was performed.

Prior listing history of the subject:
MLS5060935 - 08/12/2024 - \$418,000 - Withdrawn 09/12/2024 - \$408,000 - 31 DOM.
MLS5086201 - 11/20/2024 - \$375,000 - Withdrawn 12/15/2024 - \$375,000 - 25 DOM/122 CDOM.
MLS5118091 - 04/28/2025 - \$375,000 - Under contract 04/28/2025 - Back on Market 09/17/2025 \$375,000 - 3 DOM.

STATEMENT OF FINISHED SQUARE FOOTAGE: The dwelling and improvements were measured and adhered to the SQUARE FOOTAGE METHOD FOR CALCULATING: ANSI Z765-2021. GLA was obtained from physical measurement and may differ from the County Auditor or other third party sources. The finished above grade square footage of the house was reported to the nearest whole square foot.

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 cost approach is not applicable for homes of this age in this market therefore however it was developed at the request of the client and given no weight due to the unreliability of calculating depreciation on a home of this age. There were no recent land sales in the subject's immediate market area therefore the opinion of the subject's

SITE VALUE IS BASED ON THE ALLOCATION METHOD, extracted from recent improved in and around the Carrollton area.		OPINION OF SITE VALUE		
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW				= \$ 40,000
Source of cost data	MSwift & Blythe Appraisals	DWELLING	2,532 Sq.Ft. @ \$ 152.13	= \$ 385,193
Quality rating from cost service	GOOD Effective date of cost data DEC2025	Basement	780 Sq.Ft. @ \$ 62.32	= \$ 40,810
Comments on Cost Approach (based on the above information, if applicable):				
For square foot calculations see the sketch/area table addendum.		Garage/Carport	576 Sq.Ft. @ \$ 32.88	= \$ 18,927
Estimated remaining economic life = 45 years.		Total Estimate of Cost-New		= \$ 444,930
Cost estimates are based upon information abstracted from Marshall & Swift SwiftEstimator & Blythe Appraisals files in appraiser's software.		Less Depreciation	159,995	= \$(159,995)
		Depreciated Cost of Improvements		= \$ 286,045
		"As-Is" Value of Site Improvements		= \$ 40,000
Estimated Remaining Economic Life (HUD and VA only) 45 Years (INDICATED VALUE BY COST APPROACH)				= \$ 366,045

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 income approach was not considered a reliable indicator of value due to the limited number of rented properties available and the inconsistency in rents received.

PROPERTY 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.

Uniform Residential Appraisal Report

33802511889467
File # 25-201

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

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,

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 commensurate therewith; 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 usually reimbursed since the cost is paid under such conditions as to be considered a normal part of the sale. 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.

The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

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.

4. This appraisal will not give testimony or appeal in court because no test was 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 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 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

33802511889467
File # 25-201

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

33802511889467
Form # 25-201

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:

- 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.
- 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.
- 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.
- 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.
- 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.

Serial 2BA61255

APPRAISER Certified Residential Real Estate Appraiser

Signature *T J Blythe*

Name Timothy J Blythe

Company Name Blythe Appraisals LLC

Company Address 916 Brookdale Ave
East Palestine, OH 44413

Telephone Number 330-886-0162

Email Address appraisals@blytheappraisals.com

Date of Signature and Report 12/23/2025

Effective Date of Appraisal 12/09/2025

State Certification # 2D130D2560

or State License # _____

or Other (describe) _____ State # _____

State OH

Expiration Date of Certification or License 09/09/2027

ADDRESS OF PROPERTY APPRAISED

1175 Lindy Ln NW
Carrollton, OH 44615-9364

APPRAISED VALUE OF SUBJECT PROPERTY \$ 362,000

LENDER/CLIENT

Name Nationwide Appraisal Network

Company Name Nations Lending Corporation

Company Address 4 Summit Park Drive, Suite 200,
Independence, OH 44131

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____

Name _____

Company Name _____

Company Address _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property

Did inspect exterior of subject property from street
Date of Inspection _____

Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

33802511889467
File # 25-201

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1175 Lindy Ln NW Carrollton, OH 44615-9364	1199 Kensington Rd NE Carrollton, OH 44615-9763			1137 Canyon Rd SE Carrollton, OH 44615-9881			1260 Alamo Rd SE Carrollton, OH 44615-8855		
Proximity to Subject		1.82 miles NE			3.79 miles SE			2.83 miles SE		
Sale Price		\$ 265,000			\$ 340,000			\$ 317,000		
Sale Price/Gross Liv. Area		\$ 219.01 sq.ft.			\$ 149.12 sq.ft.			\$ 207.46 sq.ft.		
Data Source(s)		MLSNow #5081957;DOM 148			MLSNow #5073785;DOM 133			MLSNow #5088134;DOM 4		
Verification Source(s)		County Records On-line/Realist			County Records On-line/Realist			County Records On-line/Realist		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Cash;0			VA;7500	0		Conv;0		
Date of Sale/Time		s03/25;c03/25			s02/25;c12/24			s01/25;c12/24		
Location	N;Res;	N;Res;BsyRd	+16,000		N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	3.82 ac	30448 sf	+10,000		3.00 ac			0 1.48 ac		+6,000
View	N;Res;Woods	N;Res;			0 N;Res;			0 N;Res;Pstrl		0
Design (Style)	DT2;Modern	DT1;Ranch			0 DT2;Colonial			0 DT1;Ranch		0
Quality of Construction	Q3	Q4	+25,000		Q3			Q4		+25,000
Actual Age	51	64			0 20			0 48		0
Condition	C4	C4			C4			C3		-25,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 2.1	6 3 2.0	+3,000		8 4 2.1	0		6 3 2.1		
Gross Living Area	2,532 sq.ft.	1,210 sq.ft.	+53,000		2,280 sq.ft.	+10,000		1,528 sq.ft.		+40,000
Basement & Finished	780sf585sf	1210sf0sf	0		1040sf0sf	0		1528sf975sf		0
Rooms Below Grade	1r0br0.0ba1o		+12,000			+12,000		1r0br0.1ba0o		-3,000
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA Cent Air	FWA Cent Air			FWA Cent Air			FWA Cent Air		
Energy Efficient Items	Windows;Mech	Windows;Mech			Windows;Mech			Windows;Mech		
Garage/Carport	2ga4dw	2ga4gd	0		2ga4dw			2ga2dw		0
Porch/Patio/Deck	Multiple	Multiple			Multiple			Multiple		
Other	None	Outbuilding	-20,000		None			None		
Net Adjustment (Total)			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 99,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 22,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 43,000	
Adjusted Sale Price of Comparables		Net Adj. 37.4 % Gross Adj. 52.5 %	\$ 364,000		Net Adj. 6.5 % Gross Adj. 6.5 %	\$ 362,000		Net Adj. 13.6 % Gross Adj. 31.2 %	\$ 360,000	

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 # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	County Auditor/MLS/Internet	
Effective Date of Data Source(s)	12/09/2025	12/09/2025	12/09/2025	12/09/2025	12/09/2025	12/09/2025	12/09/2025	12/09/2025	12/09/2025	
Analysis of prior sale or transfer history of the subject property and comparable sales	No prior one year sales or transfer history for the comparables 4-6.									

Analysis/Comments: Three additional sales were added in support of market value.

Market Conditions Addendum to the Appraisal Report

33002071000467

File No. 25-201

This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1175 Lindv Ln NW City Carrollton State OH ZIP Code 44615-9364

Borrower Ferko, Scott Eric & Patricia Mary

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 rely on 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.

Table with columns: Territory Analysis, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Comparable Active Listings, Months of Housing Supply, Median Sale & List Price, etc.

Seller (developer, builder, etc.) paid financial assistance prevalent? [X] Yes [] No

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.). Based on the appraiser's experience in the local market, seller contributions have remained steady at roughly 3% over the past 12 months, however it is typical for sellers to assist a buyer up to 6% within this market area and price range.

Are foreclosure sales (REO sales) a factor in the market? [] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties). Foreclosures are not a significant factor in this market and price range.

Cite data sources for above information. MLSNow & County Auditor Records.

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.

There were limited comparable homes in the area that have transferred recently in the neighborhood. There were other "comparables" that were used of different design, q/a, age, and location from the neighborhood and included in the 1004MC and top of page 2 to give a better representation of the market. The current 12 month sales of comparables listed above is an insufficient sampling size of the data to accurately determine a trend in the local market. There is currently a very limited supply of homes that have been selling in under 90 days for at or more than list price in the neighborhood. The market is strong and prices have leveled but are still at historic highs due to the limited supply despite the rising interest rates. The area is considered to be stable based current market conditions and employment rates of the surrounding area. The appraiser also researched all sales in the neighborhood for a larger sample size to help determine the area to be in stable condition.

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

Table with columns: Subject Project Data, Prior 7-12 Months, Prior 4-6 Months, Current - 3 Months, Overall Trend. Rows include Total # of Comparable Sales (Settled), Absorption Rate, Total # of Active Comparable Listings, Months of Unit Supply.

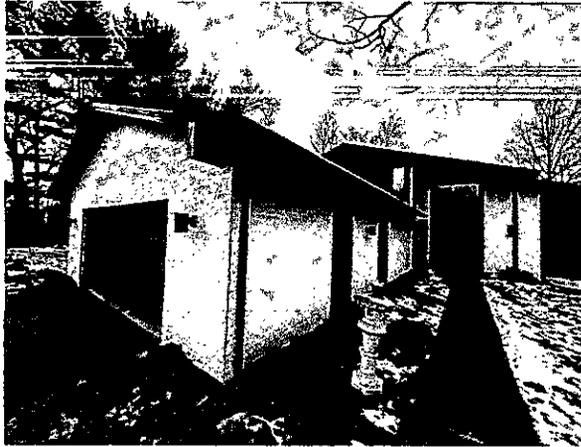
Are foreclosure sales (REO sales) a factor in the project? [] Yes [] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

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

Signature Timothy J Blythe, Appraiser Name Timothy J Blythe, Company Name Blythe Appraisals LLC, Company Address 916 Brookdale Ave, East Palestine, OH 44413, State License/Certification # 2013002560, State OH, Email Address appraisals@blytheappraisals.com

Subject Photo Page

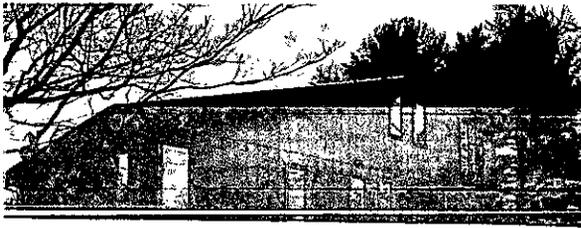
Borrower	Fenko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
Lender/Client	Nations Lending Corporation	State	OH
		Zip Code	44610-5006



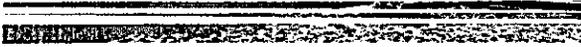
Subject Front

1175 Lindy Ln NW

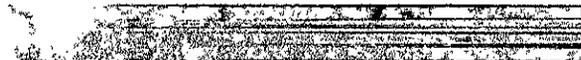
Sales Price
Gross Living Area 2,532
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.1
Location N;Res;
View N;Res;Woods
Site 3.82 ac
Quality Q3
Age 51



Subject Rear



Subject Street



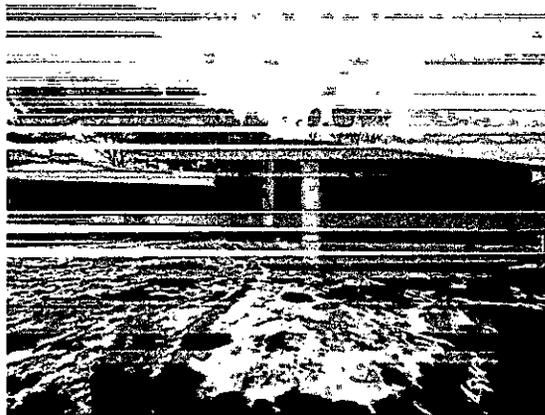
Photograph Addendum

Borrower	Ferko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615-9364
Lender/Client	Nations Lending Corporation		



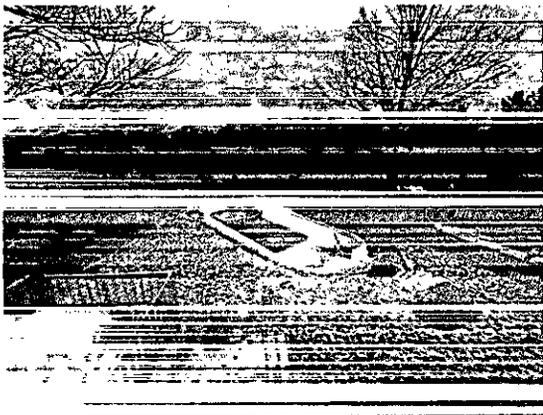
REAR VIEW

REAR VIEW



Front

Front and side

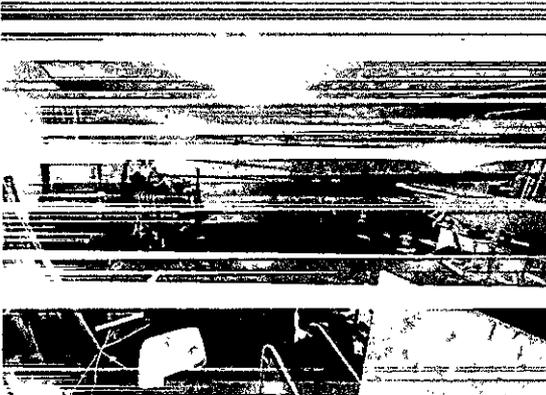


REAR VIEW

REAR VIEW

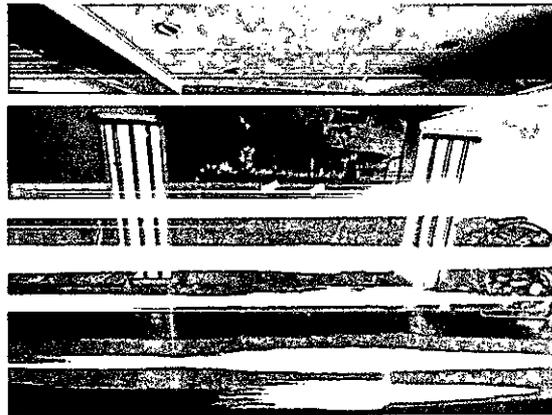
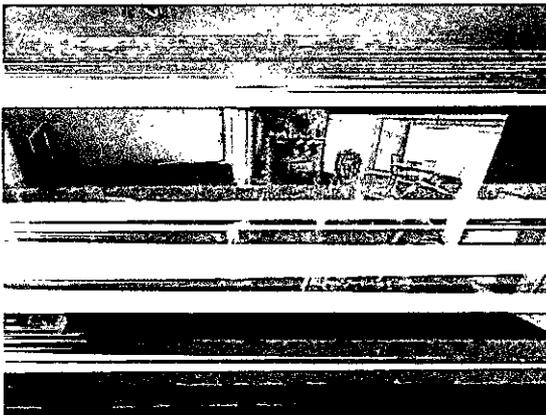
Photograph Addendum

Borrower	Fenko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



Garage

Bed 1

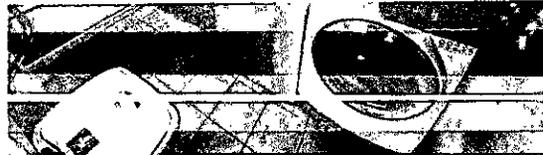
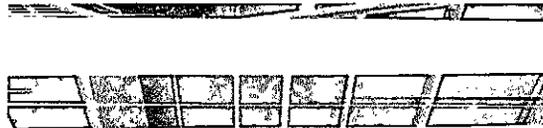
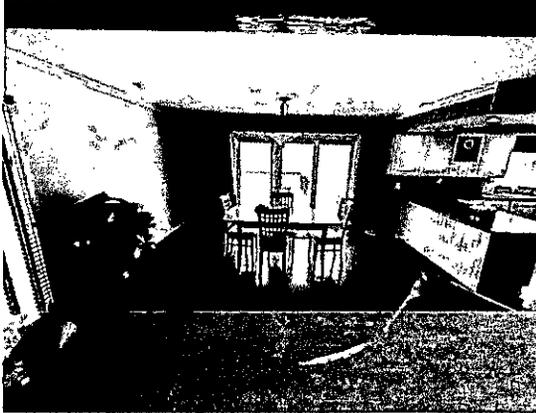


Living room

Living room

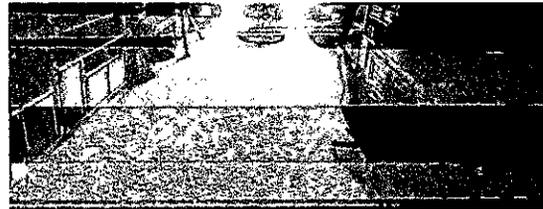
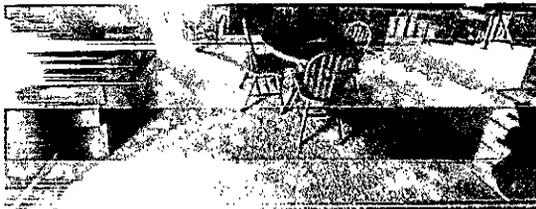
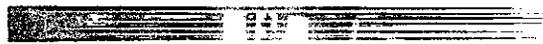
Photograph Addendum

Borrower	Ferko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615-9384
Lender/Client	Nations Lending Corporation		



Kitchen

Laundry



Dining

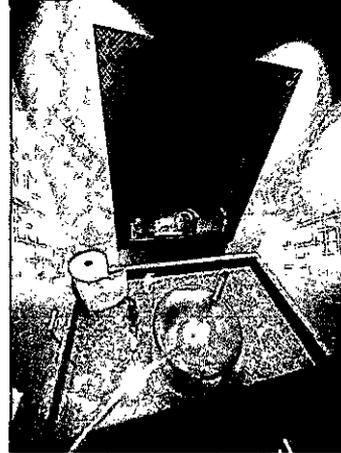
Family

Photograph Addendum

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



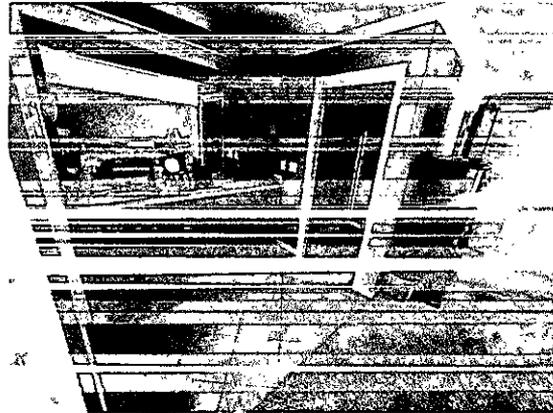
Foyer



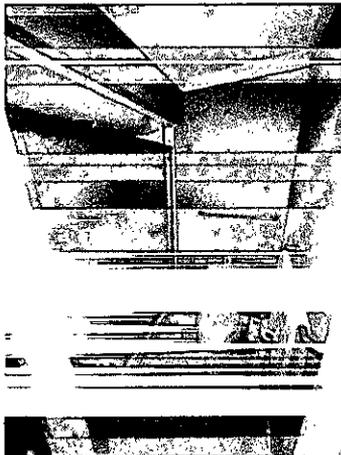
1/2 Bath 1



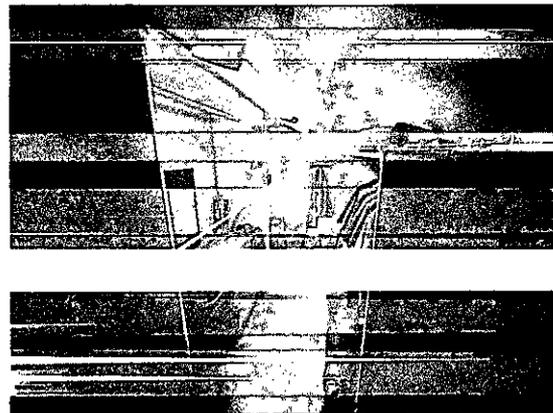
Bed 2



Bath 1



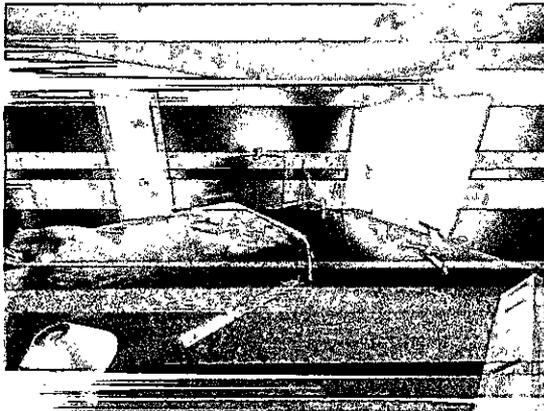
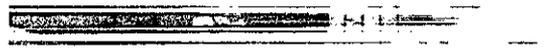
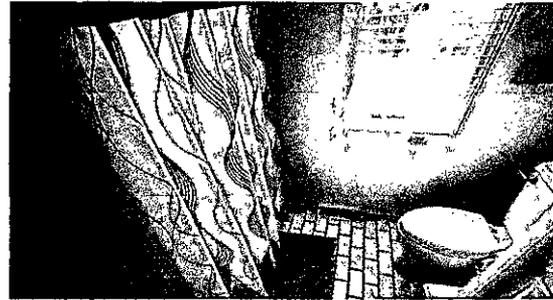
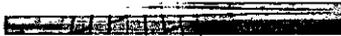
Bath 1



Converted walk in closet

Photograph Addendum

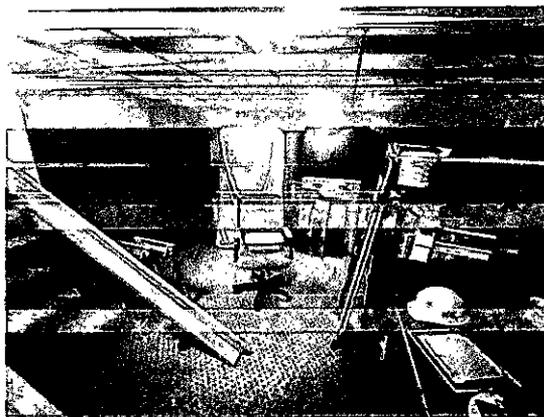
Borrower	Ferko, Scott Eric & Patricia Mary						
Property Address	1175 Lindy Ln NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615-9384
Lender/Client	Nations Lending Corporation						



Bed 2



Din Room



Rec Room



Other: Utility Room

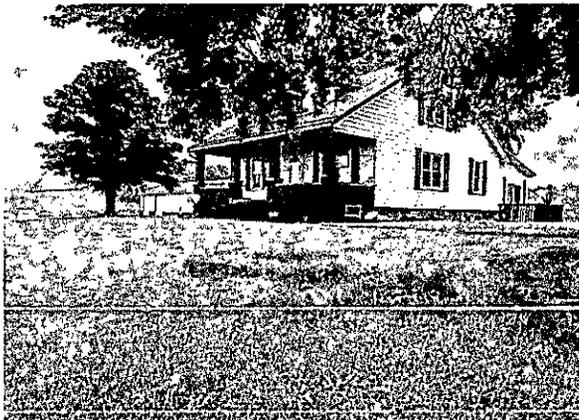
Comparable Photo Page

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



Comparable 1

342 Woodridge Dr SW
 Prox. to Subject 0.72 miles S
 Sale Price 440,000
 Gross Living Area 3,236
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 22470 sf
 Quality Q3
 Age 26



Comparable 2

7084 Germano Rd SE
 Prox. to Subject 9.86 miles SE
 Sale Price 319,000
 Gross Living Area 1,530
 Total Rooms 6
 Total Bedrooms 4
 Total Bathrooms 1.1
 Location N;Res;
 View N;Res;
 Site 1.73 ac
 Quality Q4
 Age 8<



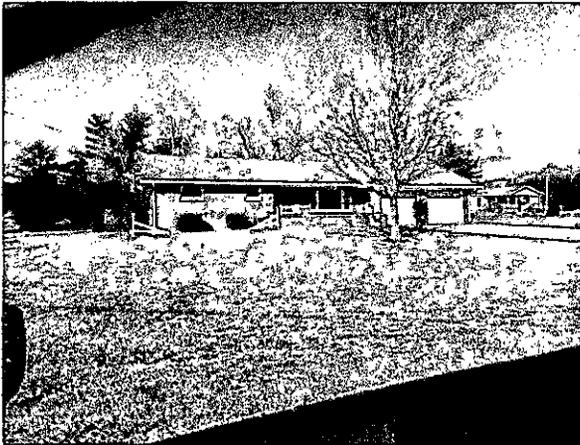
Comparable 3

6535 Roswell Rd SW
 Prox. to Subject 7.40 miles SW
 Sale Price 390,000
 Gross Living Area 2,016
 Total Rooms 10
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;Woods
 Site 5.47 ac
 Quality Q4
 Age 11

TJ Byrne

Comparable Photo Page

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



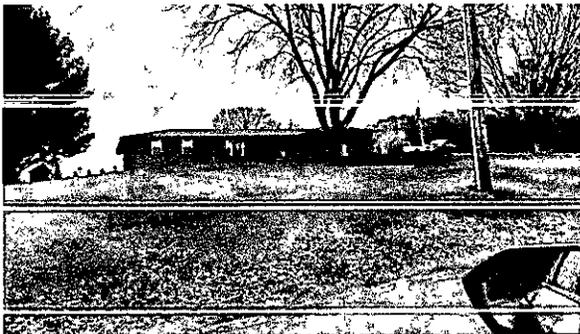
Comparable 4

1199 Kensington Rd NE
 Prox. to Subject 1.82 miles NE
 Sale Price 265,000
 Gross Living Area 1,210
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;BsyRd
 View N;Res;
 Site 30448 sf
 Quality Q4
 Age 64



Comparable 5

1137 Canyon Rd SE
 Prox. to Subject 3.79 miles SE
 Sale Price 340,000
 Gross Living Area 2,280
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 3.00 ac
 Quality Q3
 Age 20



Comparable 6

1260 Alamo Rd SE
 Prox. to Subject 2.83 miles SE
 Sale Price 317,000
 Gross Living Area 1,528
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;Pstrl
 Site 1.48 ac
 Quality Q4
 Age 48

Comparable Photo Page

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



Comparable 7

2081 Waynesburg Rd NW
 Prox. to Subject 2.75 miles NW
 Sale Price 379,900
 Gross Living Area 1,344
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;BsvRd
 View N;Res;Woods
 Site 4.48 ac
 Quality Q3
 Age 49

Comparable 8

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 9

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Supplemental Addendum

File No. 25-201

Table with 2 columns: Field Name and Value. Fields include Borrower, Property Address, City, County, State, Zip Code, and Lender/Client.

SCOPE OF WORK

As part of the Scope of Work, the appraisal was developed by gathering information on the subject from the public records located on line at the County Auditor site online, the REALIST, and the local MLSNow Multiple Listing Service (MLS).

The subject was physically identified by an INTERIOR and EXTERIOR visit of the subject property. The only approach to value considered applicable to this assignment is the Sales Comparison Approach.

In the Sales Comparison Approach, closed sales were utilized in comparison to the subject property. This would include sales outside of the subject neighborhood if deemed necessary. Adjustments were made for any significant differences between the comparables and subject.

The date of viewing and the effective date of this appraisal are both December 09, 2020.

HIGHEST AND BEST USE

The essential problem did not warrant an historical highest and best use study. The highest and best use of a property is that use which is legally permitted, physically possible, financially feasible, and most profitable (or maximally productive) that will...

NEIGHBORHOOD

The "neighborhood" comprises an area of complementary properties nearest the subject property. Its boundaries are determined by measuring factors that prospective buyers consider when purchasing properties. In defining neighborhood Neighborhood boundaries may reflect changes in predominant age, quality, style, price, and occupancy of residential dwellings...

Neighborhood boundaries as defined by FannieMae identify "the area that is subject to the same influences as the subject being appraised based on the notion of natural barriers in the market area". Neighborhood boundaries may be identified by various characteristics including, but not limited to, streets, courses of water, lines of trees or types of landscaping...

The "market area" is defined as the area in which alternative, similar properties effectively compete with the subject property in the minds of probable potential purchasers and users. Neighborhoods and market areas may have concurrent boundaries; however, the market area may extend beyond the subject's neighborhood and may contain several neighborhoods or portions of different neighborhoods.

Rural and suburban residential neighborhoods in this market generally do not have set boundaries of natural or man-made benchmarks as buyers in this market would consider all of Carrollton Schools and not limit themselves to any particular plan or street.

the neighborhood value range. The subject is not considered an over improvement and the predominant neighborhood value range has no impact on the subject's marketability.

SITE

No survey has been provided. I am unaware of any adverse easements, encroachments, or building line violations; therefore, this report is prepared with the extra-ordinary assumption that no conditions exist. Site information was obtained from the County auditor records. I reserve the right to reanalyze my findings with respect to this matter in the event that I am provided evidence that any of these conditions exist.

J. C. ... Serial# 2BA61255

Supplemental Addendum

File No. 25-201

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH
				Zip Code	44615-9364
Lender/Client	Nations Lending Corporation				

There is no marketable difference for comparables located on the other side of major arterial roads, highways, railroad tracks, man made boundaries, or bodies of water. No adjustments were warranted.

When possible comparables with similar utilities were utilized however the appraiser found no marketable difference between well/septic and public utilities, therefore no adjustments were warranted.

Adjustments for the site area are based upon lot value and not lot size, exclusively. Lot value is based upon features such as topography, utility, location, excess size, shape, and frontage. Site adjustments may not be proportional to differences in lot frontage or area as other factors were considered, such as topography, utility, location, excess size, shape.

There was no visible sign of surface mining or gas wells noticed on the subject property at the time of the appraisal. The appraiser was not provided a copy of a survey and the property's locational boundaries were not identifiable. The appraiser's estimates should not be relied on. For exact locations and distances a qualified surveyor should be engaged.

The subject is serviced by an individual well and septic system, which is typical for homes in this area, and is accepted by the local market. Approved wells and septic systems are typical for this market area and have no adverse effect on value or marketability. The appraiser viewed the subject property, either physically or from the street, and found no visual signs of septic problems at that time. However, the appraiser is not a professional in the plumbing septic business or a building/property inspector and should not be relied on as such. Public utilities were not available.

Accurate distances between well and property lines and well and drain fields could not be determined as the appraiser is not a surveyor and the property lines and drain field were not identifiable. The distance between the well and the septic are estimates using the appraiser's standard measuring devices and not professional surveying equipment. The appraiser's estimates should not be relied on. For exact locations and distances a qualified surveyor should be engaged.

The subject fronts on a privately maintained road. We are (not) aware of a formal maintenance agreement. Unpaved roads are not unusual in this market area and do not negatively impact value or marketability.

No zoning is typical of rural areas throughout the County. There are no restrictions preventing rebuilding due to fire or other cause.

COMMENTS ON MARKET CONDITIONS

The value opinions presented in this report are based upon review and analysis of the market conditions affecting real property value, including land values, costs and depreciation estimates, the attributes of competitive properties, and sales data for residential properties. Cash sales are typical for the neighborhood and no adjustment was warranted. While loan discounts, interest buy-downs and concessions are not predominant in this area, it is not uncommon to see them used when sellers wish to shorten marketing time.

COMMENTS ON MARKET DATA & ADJUSTMENTS

The Sales Comparison Approach, by means of analyzing the market value of the subject property based on similar properties which have recently sold, are listed for sale, or are under contract. This approach is an interpretation of reactions of typical buyers and investors in the market. When evaluating comparables, it is important to develop a pertinent unit of comparison. Units of comparison include, but are not limited to, location, site size, effective age, price per gross living area, price per bathroom, and price per garage space.

Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the marketplace. These adjustments are then refined using sensitivity analysis within the grid and tested for reasonableness with the selected comparables. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising atypical or complex properties; or where there is an extreme absence of like elements of comparison; or in instances where the market data is inconsistent with which to draw better supported adjustments and overall value conclusions. Individual adjustments cannot be relied on independently.

Appraising Residential Properties, 4th Edition, Appraisal Institute, Page 342, "Limitations of Paired Data Analysis" states: "... This brief discussion of paired data analysis may seem to suggest that identifying the effects of property differences from market data is a straightforward procedure that can produce accurate, complete mathematical results in all appraisals. Such an impression would be misleading. Appraisers develop an opinion of market value by applying their judgment to the analysis and interpretation of data. Paired data analysis is a tool that an appraiser can apply to market data in some circumstances. When used in conjunction with other analytical tools, this type of analysis supports and guides the appraiser's judgment, but it does not take its place. Perfect sets of comparables that vary in a single, identifiable respect are rarely found. Because properties that are sufficiently similar to the subject are usually limited in number, the decision to apply paired data analysis in a given situation is a matter of judgment. Often the sampling size may not be larger enough to provide a solid statistical foundation for the appraiser's conclusions. Nevertheless, paired data procedures are important valuation tools that appraisers should use whenever possible. Identifying matched data sets and isolating the effects of variables is a practical methodology for studying market data, even if a comprehensive paired data analysis cannot be performed. When only a narrow sampling of market data is available, which would not lend itself to statistical analysis, paired data analysis can be used to test the results of other analytical procedures..."

In the appraisal of some properties, underwriting criteria frequently cannot be met. The appraiser made every effort to provide the best comparables available and to provide adequate "bracketing" of the sales data, however, as the data is limited, bracketing for each element of comparison is not possible. The appraiser used years of experience in the subject area and the appraisal industry to select adjustments from current and past sales data of similar homes in the neighborhood and the

GARAGE STORAGE, AND ATTIC. All adjustments were based on market reaction.

FJR/ao

Supplemental Addendum

File No. 25-201

Borrower	Ferko, Scott Eric & Patricia Mary						
Property Address	1175 Lindy Ln NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615-9364
Lender/Client	Nations Lending Corporation						

QUALITY AND CONDITION

Definitions of quality and condition are in compliance with the Uniform Appraisal Dataset set forth by the Uniform Mortgage Data Program. The UAD includes a series of definitions, acronyms, and responses for a key subset of fields which reference construction of the subject and the comparables as (Q4) "meet or exceed the requirements of applicable building codes", (Q5) "meet minimum building codes", and (Q6) "dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal skills". Only individuals that are certified with the International Code Council are qualified to make these determinations; therefore, this report is based on the extra-ordinary assumption that the subject and the comparables meet the quality of construction and condition definitions set forth by the UAD. Quality and condition ratings established for the Uniform Appraisal Dataset represent the overall rating for the subject and the comparables. While there may be differences of quality or condition between individual components, the overall rating may still be the same; however, an adjustment may be warranted. A condition adjustment is made for the degree of updating to the comparables. Condition refers to the newness, overall physical shape, and degree physical deterioration. A quality adjustment is made for the difference in upgrades and workmanship shown by the comparables. Quality can be both in materials (granite, hardwood, brick, etc) and in design (taller walls, vaulted ceilings, 2 story foyers, etc). A comparable can have both a quality and condition adjustment if it is warranted. For example, a house with a recently remodeled kitchen and bath that also been upgraded to granite and marble flooring. If the subject has a 10 year old basic kitchen with vinyl floors, then a negative quality and condition adjustment would apply.

The Q and C rating system for the UAD forms provided by Fannie Mae is not a perfect rating system and many times the lines between Q4/Q5 and Q5/Q6 can be crossed and blurred. A Q5 or Q4 is not all encompassing and in the appraisal a opinion can make the report more confusing to the reader. In each rating there are different levels. Q5 can have two or three different levels of updating. A property with an updated kitchen, updated bath, and updated exterior and mechanicals is a good or high updated can be a low grade Q5 or possibly a high grade Q4 with no difference in rating.

The subject dwelling is well maintained and exhibits only normal wear and tear. Equipment, features, floor plan and design are generally consistent with others in the area and the dwelling is functionally acceptable.

The quality of construction adjustment for comparable #1, 4, 5 reflects the market value difference attributable to the comparable's inferior upgrades, including wall coverings, upgraded floor covering, trim work and cabinetry. It is not based upon exterior construction exclusively. The appraiser used the photos and realtor commentary from the MLS sheet given in the sales grid to determine the quality and condition of the comparables. In some instances when adequate data was not available on the MLS, the appraiser called the realtor. In other cases when the realtor was not available and not data present on the MLS, the appraiser used an extraordinary assumption that the quality and condition of the interior matched the condition and quality of the exterior, which is an acceptable appraisal practice.

Comparable #1 and 3 and 5 was adjusted under condition for having superior updates to the kitchen, bath, and mechanicals. The appraiser used the photos and realtor commentary from the MLS sheet given in the sales grid to determine the quality and condition of the comparables. In some instances when adequate data was not available on the MLS, the appraiser called the realtor. In other cases when the realtor was not available and not data present on the MLS, the appraiser used an extraordinary assumption that the quality and condition of the interior matched the condition and quality of the exterior, which is an acceptable appraisal practice.

No adjustment for exterior construction was made due to the fact that the exteriors of the subject and all comparables are low maintenance and have similar market appeal.

There is no marketable difference for comparables located on the other side of major arterial roads, highways, railroad tracks, man made boundaries, or bodies of water. No adjustments were warranted.

Due to a lack of recent sales data on homes with similar market appeal in the subject's immediate area, it was necessary to expand the search for comparables outside a one-mile radius of the subject property; therefore, comparables #2-7 are in excess of one mile from the subject. However, they are located in a similar competing municipality and appeal to the same socio-economic market. This lack of sales data is attributable to lack of offerings on similar type homes and not indicative of an insufficient demand.

Comparables #4-6 are more than six months old. Due to the relative infrequency of recent sales, which are comparable to the subject, it was necessary to broaden the time period. The sales are limited, due to the fact that there are few offerings and not because of an imbalance of supply and demand. No time adjustment was warranted, due to the stable nature of this market.

The price per living area of the comparables varies by more than \$10/square foot; but, this is due to either the degree of updating, condition, quality or land area of the comparables and does not, in our opinion, indicate that the data lacks significant degree of comparability with the subject.

The subject property is located in an area where the homes vary widely in style and design. This blend of different architectural styles leads to a favorable neighborhood appearance, while avoiding any monotony in design. All of the homes benefit from this; however, this mixture of different architectural designs makes it difficult to find comparables with the same design and characteristics as the subject. Therefore, it was necessary to utilize comparables of different design.

GLA adjustments have been made on a square foot, rather than a "per room" basis. The gross living area of the comparables is based on data presented by the County Auditor records and the indicated square foot area may only be approximate. In cases where the appraiser has completed a personal viewing of the comparable, the actual gross living area is presented. Square foot adjustments are extracted from other sales located in the same market area and price range as the subject. The market-extracted adjustment for gross living area is \$40 per square foot.

The AGE of comparable(s) differs from the subject by more than 10 years. Due to limited sales activity, it was necessary to use dissimilar properties and adjust for the differences. The comparable sales are considered the best available, reflective of market conditions for the subject property, and, such adjustments, are necessary to estimate the market value for the subject property.

T. R. L.

Supplemental Addendum

File No. 25-201

Table with 7 columns: Borrower, Property Address, City, County, State, Zip Code, Lender/Client. Values include Ferko, Scott Eric & Patricia Mary, 1175 Lindy Ln NW, Carrollton, Carroll, OH, 44615-9364, Nations Lending Corporation.

This property is improved with an in-ground pool; however, due to the limited utility of the pool because of our local climate and geographical location, as well as the added taxes, maintenance costs, and security problems, pools add little to no value to properties of this value range and neighborhood. The pool was also in need of a new liner.

The net adjustment for comparable #1,4 exceeds 15%. This adjustment is larger than normal due to the limited sales and unique characteristics of the subject property. The sales chosen are the best available and other sales analyzed would have required less desirable adjustments and were not considered for that reason.

The gross adjustment for comparable sale #2-4 and 7 exceeds 25%. This adjustment is larger than normal due to the limited sales and unique characteristics of the subject property. The sales chosen are the best available and other sales analyzed would have required less desirable adjustments and were not considered for that reason.

The data presented represents the most recent and accurate information available to date. All sales are closed and data is believed to be reliable. The most recent, closely located sales were considered and their degree of comparability to the subject evaluated.

COMMENTS ON THE COST APPROACH

The Cost Approach to value is based on the reasoning that a purchaser would not normally pay more for a property than it would cost to purchase comparable land and have improvements of comparable utility constructed on that land without undue delay. To apply the Cost Approach, estimates of the cost of reproducing or replacing the existing improvement, deducting an appropriate amount for the loss in value due to depreciation in the existing structure, and add the value of the depreciated improvements to an estimate of the value of the site, including the replacement cost of the site improvements.

The estimate of remaining economic life of the subject property is a subjective opinion based on noted market response to similar type properties and current historical economic data. It assumes the subject property will be continuously maintained and periodically updated as would be consistent with competent management and ownership. Further, it assumes that there will be no significant or substantial change in the external (economic or location) factors that can affect the marketability or market value of the real estate.

The estimate of the subject property's effective age is a subjective opinion based on its observed overall and individual component condition, quality of construction, levels of maintenance, functional utility, ages, and rehabilitation in comparison with other properties in the subject's market area. Each of these factors is substantially independent, with little substantive or cumulative data available to provide any consistent measurable degree of correlation.

Cost estimates are based upon information abstracted from Marshall Swin Cost Handbooks, local builders and appraisals performed by Byrne Appraisals.

ADDITIONAL

The final opinion of value does not include MINERAL RIGHTS of any kind. We are not experts in the appraisal of Mineral Rights, and if an expert is desired, one should be contacted. Since we are no experts in this specialized field, it sometimes hard to know what if any mineral rights have been transferred in a comparable sale. However, we do try to recognize this factor when we review and compare economics with the most similar parts. Unfortunately, we do not do any type of this mineral. These items are outside the scope of this assignment.

There was no visible sign of surface mining or gas wells noticed on the subject property at the time of the appraisal. The appraiser was not provided a copy of a survey and the property's locational boundaries were not identifiable. The appraiser's estimates should not be relied on. For exact locations and distances a qualified surveyor should be engaged.

The subject was built prior to 1970 and has the possibility of containing lead based paint. The appraiser is not an expert in this field and an inspection by a qualified profession should be performed if any further analysis is needed.

Utilities: The utilities were on and from a general observation were working correctly. The appraiser is not an expert in these areas and an inspection by a qualified profession should be performed if any further analysis is needed.

ADDITIONAL COMMENTS

Signatures and photos have been digitally generated and have not been altered. Digital signatures are in compliance with the Uniform Standards of Professional Appraisal Practice (U.S.P.A.P.).

The appraiser is comparing the subject of this appraisal with the comparable sales AT THE TIME OF THEIR SALES. When photographs are taken at the time the comparable property sold, this provides a better illustration of the appearance of that property when it sold. Commonly, buyers make changes to their new homes shortly after purchase. A photograph taken at a later date MAY NOT accurately reflect the home's appearance at the time of the sale. The M & S Photo, when clear and descriptive, may have been utilized in this report. An exterior viewing of ALL the comparables and the neighborhood was performed. Typically, only the exterior of the comparable sales was viewed from the street; therefore, it is necessary to assume, or acquire from third party sources, some aspects regarding the comparable's physical characteristics. These assumptions include, but are not limited to, gross living area, room count, and interior condition. CLR for comparables used in the report were derived from the estimates provided by the respective County Public Auditor and confirmed with both what was reported on the M & S or Realtor. In some instances, the gls reported on the auditor is different from the sketch as well. The sketch, photos, and exterior observations was used to make the best possible estimate of comparable gls since the appraiser did not, unless noted, physically measure these properties.

[Signature]

Supplemental Addendum

File No. 25-201

Borrower	Ferko, Scott Eric & Patricia Mary						
Property Address	1175 Lindy Ln NW						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615-9384
Lender/Client	Nations Lending Corporation						

Per FannieMae (405.06: Gross Living Area) "...The appraiser must be consistent when he or she calculates and reports the finished above-grade room count and the square feet of gross living area that is above-grade. For units in condominium or cooperative projects, the appraiser should use interior perimeter unit dimensions to calculate the gross living area. In all other instances, the appraiser should use the EXTERIOR building dimensions per floor to calculate the above-grade gross living area of a property..." The appraiser is calculating GROSS living area, not NET living area. Also, the comparables GLA do not have the interior living areas removed, so to be consistent, the appraiser includes all open area in GLA calculations.

This report is based on readily observable conditions noted at the time of the viewing, and other conditions known to exist as of the effective date of this appraisal report. The appraiser is not a licensed building contractor or professional building inspector, and is not qualified to survey or analyze physical items that are not readily visible. If any parties in this transaction have any questions or concerns, regarding any mechanical or structural physical problems, conditions, infestation, contamination or other issues regarding the subject property, an expert in that field of specialty should be consulted.

The appraiser has not been informed, nor has the appraiser any knowledge, of the existence of any environmental or health impediment, which, if known, could have a negative impact on the market value of the subject property. The valuation contained herein is not valid if any hazardous items are found in the subject property and not stated within the appraisal report, including, but not limited to: Urea-formaldehyde Foam Insulation, Radon Gas, Asbestos Products, Lead or Lead Based Products, Toxic Waste Contaminants. I did not test for the presence of any alleged, inferred or proven noxious or harmful materials including insulation in this dwelling. This statement includes, but is not limited to, such materials as Urea-formaldehyde insulation, asbestos or radon gas.

In no way does this report certify warranty or guarantee the adequacy, integrity or condition of any of the structural components or mechanical systems of the appraised property.

I am not aware of any soil, sub-soil or under-surface mining problems.

My area of expertise does not include wood boring pest inspections; therefore, if detailed information is required, the appraiser recommends that you consult a professional in this field.

The appraiser is not a building or environmental inspector. The appraiser provides an opinion of value only, and does not guarantee that the property is free of defects or environmental problems. The appraiser performs an appraisal of assessable and visible areas only, while mold may be present in an area where the appraiser cannot see; therefore, if detailed information is required, the appraiser recommends that you consult professionals in these fields.

An appraiser assumes functionality. A home inspector test for functionality. A home inspection gives the buyer more detailed information regarding the physical condition: structure, construction, and mechanical systems, identify items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors. The appraisal should not be relied on as a substitute for a home inspection.

No other needed repairs of significance were noted although it is possible that some may exist, especially if they were not readily visible to the appraiser. See item 5 in the limiting conditions on page 4.

The indicated opinion of market value for the subject property does not include items of personal property, chattel or other non-realty property.

RECONCILIATION

The appraiser has evaluated and considered the relevance of ALL THREE traditional approaches to value.

The Direct Sales Comparison Approach was given the most weight in the appraiser's final opinion of value as it best reflects the actions of buyers and sellers in the subject's market. Comparables were selected based on physical and location characteristics, and where available was given to the uses, neighborhood characteristics, lot area, zoning regulations, and other pertinent data.

Single-family homes in this area are not typically purchased for their Income Stream; therefore, the Income Approach was deemed not applicable. Most properties of this type are purchased for owner occupancy and the amenities arising therefrom. They are typically rented under extenuating circumstances. As a result, there was an inadequate amount of data available upon which to predicate a value using this approach.

The Cost Approach to value includes a land value analysis and the estimated reproduction cost, or replacement cost new to current conditions, less accrued depreciation. The reproduction cost was determined by comparing the subject property to current layout and current construction standards. Rates for the cost approach were calculated using the Marshall Swift. Physical, functional and external inadequacies, as measured in the market, are deducted accordingly. The Cost Approach is derived from manuals and requires estimates of accrued depreciation, which becomes increasingly more subjective as the amount of accrued depreciation increases. If included in this report, the cost approach is solely intended for mortgage finance transaction purposes; it is not intended to be used or relied upon for insurance purposes.

TJB/pe

Supplemental Addendum

File No. 25-201

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH
Lender/Client	Nations Lending Corporation				
				Zip Code	44615-9364

Searching by limited ranges of physical characteristics [i.e., 20% GLA, 20% of age, located within "x" miles, # of bedrooms, a certain 1 or 2 story design, etc], while it looks on paper for underwriting purposes, it is hardly a reliable method in the real world of residential real estate appraisal. There is simply not enough data in most Northeast Ohio markets and the data that is available is inconsistent at best. Appraiser's rely on data from 2nd party sources, mainly local Multiple Listing Services and local County Auditors. The data on the MLS is entered from local realtors, whose primary objective is to market and sell their homes. Appraisers and realtors have different interpretations on physical characteristics. Realtors have no set standards or reporting guidelines as appraisers do. Many realtors will report above and below grade living area as total GLA. Many realtors will do the same with total bedrooms. Many realtors will call a split entry a ranch. Some realtors also fail to report the gla or bedroom count or concessions. With limited data also come limited options. All data is reviewed then the most similar sales are used to develop an opinion of value. The most similar in location and design might be the least similar in gla or bedroom count. If there was enough data, appraisers would have 3 perfect comparables and no adjustments. Limiting the data by which we search is not reflective of the market AND could also lead to a MISLEADING and INACCURATE report due to the exclusion of relevant sales data.

The appraiser used several different search methods when beginning the comparable sales selection process. The appraiser reviewed all sales in the 44615 zip code that have sold in the past 36 months. The appraiser searched all sales in the Carrollton EV School District in the past 36 months. The appraiser then search all sales that sold within 15 mile radius of the subject property. These results were used to gain an understanding of the market on a macro level in the subject's overall neighborhood. Then the search was narrowed to homes of similar design, condition, quality, age, gla and lot size that have sold within the past 12 months in the same distance parameters. Often times a MLS listing will contain an incorrect school district, zip code, or geo code and searching by multiple methods helps ensure no relevant sales data was overlooked. The best available sales were used in the report. No other sales found would offer better support of value. All comps were considered in the final opinion of market value, with the most weight to comp 1 due to similar condition, quality, size, lot size, and design.

FJB/pc

Appraiser Certification

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

NAME:
Timothy J. Blythe

LIC/CERT NUMBER:
2013002560

LIC LEVEL:
Certified Residential Real Estate Appraiser

 **Department of Commerce**
Division of Real Estate & Professional Licensing

CURRENT ISSUE DATE:
09/11/2025

EXPIRATION DATE:
09/09/2027

USPAP DUE DATE:
09/09/2027

ENT OF C

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions**G1**

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).

G2

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.

G3

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.

G4

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.

G5

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.

G6

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

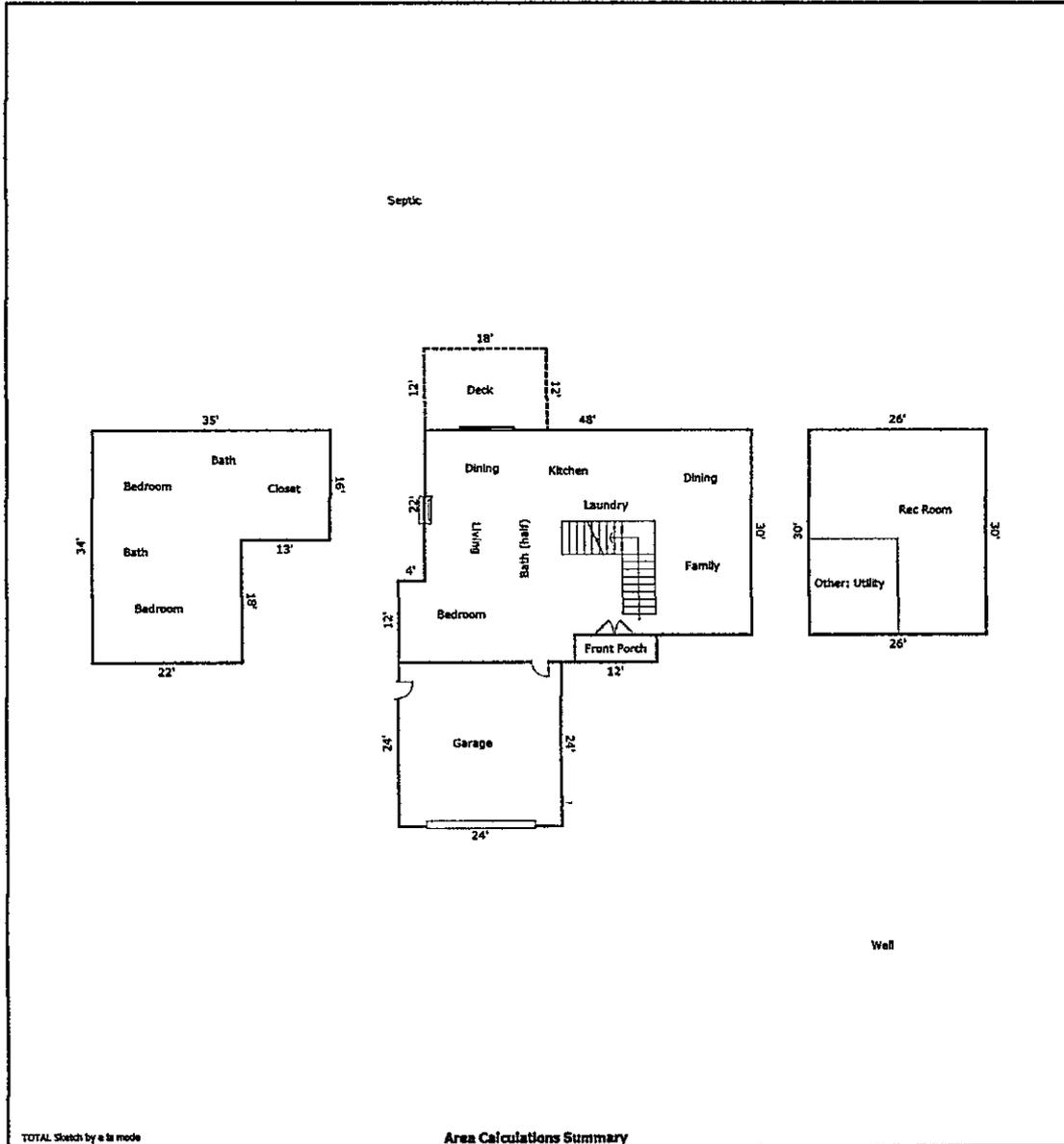
Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the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

Building Sketch

Borrower	Ferko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615-9364
Lender/Client	Nations Lending Corporation		



TOTAL Sketch by e la mode

Area Calculations Summary

Living Area	Calculation Details
First Floor	1576 Sq ft
	30 x 26 = 780
	22 x 22 = 484
	26 x 12 = 312
Second Floor	956 Sq ft
	22 x 18 = 396
	35 x 16 = 560
Total Living Area (Rounded):	2532 Sq ft
Non-living Area	
2 Car Garage	576 Sq ft
	24 x 24 = 576
Wood Deck	216 Sq ft
	18 x 12 = 216
Open Porch	48 Sq ft
	4 x 12 = 48
Basement	780 Sq ft
	30 x 26 = 780

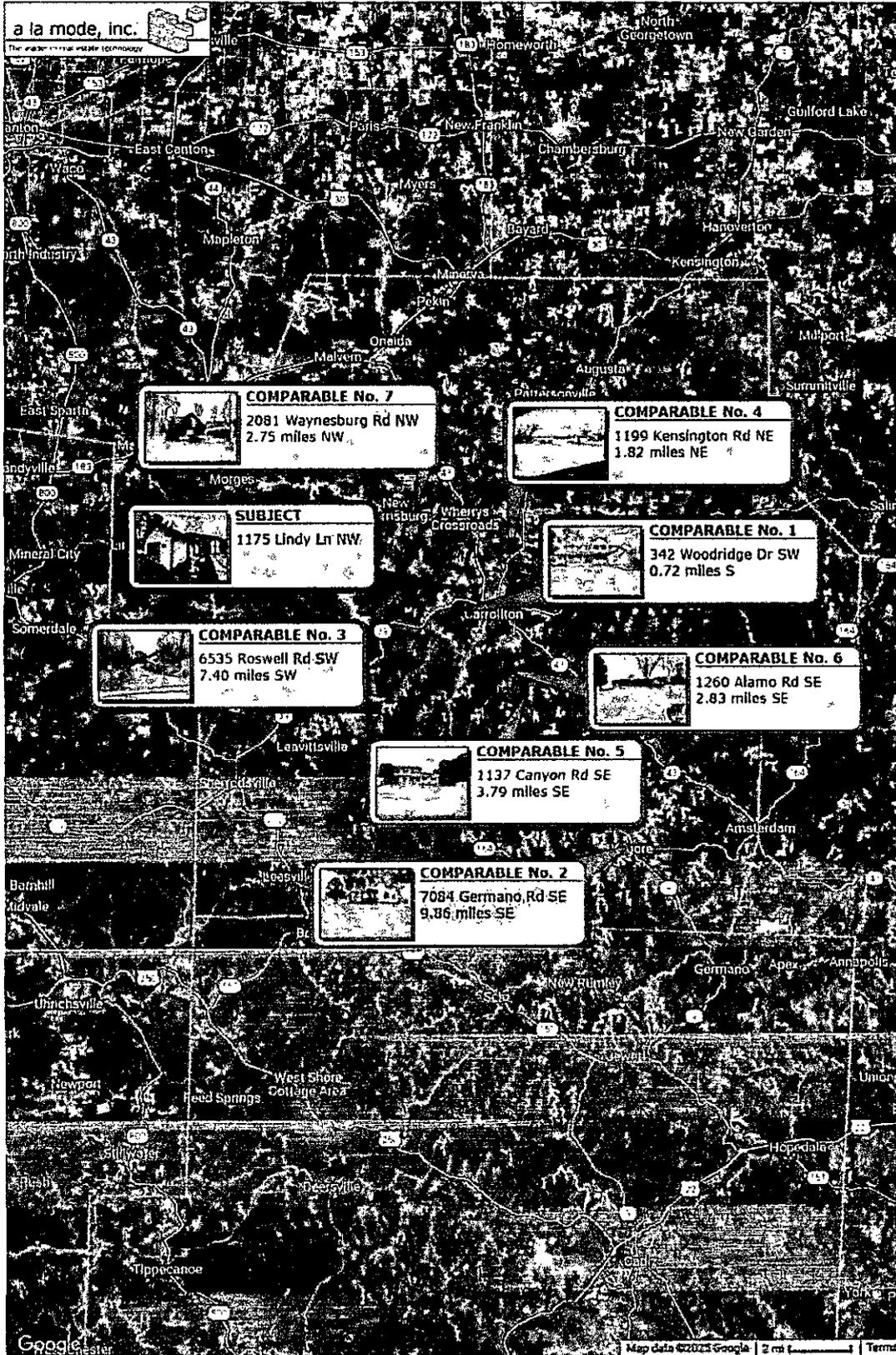
Aerial Map

Borrower	Ferko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				



Location Map

Borrower	Ferko, Scott Eric & Patricia Mary		
Property Address	1175 Lindy Ln NW		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615-9364
Lender/Client	Nations Lending Corporation		



Subject MLS 2025 - Page 1

1175 Lindy Ln NW, Carrollton, OH 44615

MLS#: **5118091** Prop Type: **Residential** List Price: **\$375,000**
 Status: **Withdrawn Released** Sub Type: **Single Family Residence** DOM/CDOM: **3/3**



List Dt Rec: **04/28/2025** List Date: **04/25/2025**
 Unit: **Carroll** Contg Dt:
 County: **Carroll** Pend Dt:
 Off Mkt Dt: **09/17/2025**
 Close Dt:
 Exp Dt:
 Parcel ID: **09-0000047.000 09-0000046.000**
 Twp: **Center Twp**
 Subdiv:
 School Dist: **Carrollton EVSD - 1902**
 Bedrooms: **3** Stories: **2**
 Total Baths: **3 (2/1)** Tot Stories: **2**
 Yr Built: **1974/Public Records** Levels: **Two**
 Liv Area: **2706/590/3296** \$/SqFt: **\$138.58**
 Acres: **3.82**
 Photo Opt Out: **No**

Directions: From Carrollton on 43 towards Malvern turn left on Bacon Rd and Left on Fisherman Rd and Right onto Lindy Lane and straight to the driveway off of Lindy Lane. Real Estate Sign at end of Driveway.

Association Information

Maint Fee: **No** Unit Floor #: Unit Location:
 Association: **Yes/\$0/Annually/Carroll View Terrance**
 Assoc Includes: **Snow Removal**
 Restrictions: **None**
 Association Bylaws: **Residents pay for road maintenance and snow removal as needed.**

Legal/Taxes

Taxes: **\$3,547** Tax Year: **2024** Assessment: **Yes** Homestead: **No**
 Legal: **6 15 2 PT NW EX O/G/COAL 3.678A & 6 15 2 NW EX O/G/COAL .138A**

Rooms/SqFt Information

Beds:	3	Main	Upper	Lower	SqFt Approximate FINISHED/Source:
Beds Main:	1				Above Gr: 2,706/Public Records
Full Baths:	0	2	0		Below Gr: 590/Public Records
Half Baths:	1	0	0		TOTAL: 3,296
Laundry:	1	0	0		

Rooms: **9** # FP: **1**

Lot Information
 Lot Dim: **407' x 408'**
 Lot Sz Src: **Auditors Website**

Room	Level	Dimensions	Floor	Features
Eat-in Kitchen	1st	17 x 13	Wood	
Family Room	1st	21 x 17	Wood	Fireplace
Bedroom	1st	21 x 11	Carpet	
Kitchen	1st	19 x 9	Granite, Wood	Bar
Laundry Room	1st	9 x 6		
Dining Room	1st	13 x 13	Carpet	Cathedral Ceiling(s), Chandelier
Living Room	1st	16 x 13	Carpet	Cathedral Ceiling(s)
Entrance Foyer	1st			Cathedral Ceiling(s), Chandelier
Master Bedroom	2nd	21 x 13	Carpet	Walk-In Closet(s)
Master Bathroom	2nd			
Double sink, walk in shower				
Bedroom	2nd	14 x 13	Carpet	
Bathroom	2nd	11 x 7		
Full Guest bath tub and large vanity				
Other	2nd	14 x 12		
Was a bedroom, converted to walk in closet				
Recreation Room	Lower	26 x 14	Carpet	
lots of closets and storage				
Bathroom	1st	8 x 4		
1/2 bathroom on main level				

Features

Architect Style: **Contemporary, Conventional, Modern** Year Built: **1974/Public Records**
 Prop Attached: **No** Builder Name:
 Prop Condn: **Actual YBT**
 Basement: **Yes, Crawl Space, Daylight, Finished, Partially Finished, Sump Pump**
 Heating: **Electric, Forced Air** Cooling: **Central Air, Heat Pump**
 Appliances: **Cooktop, Dishwasher, Garbage Disposal, Microwave, Refrigerator, Wall Oven, Water Softener**
 Interior: **Beamed Ceilings, Breakfast Bar, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Chandelier, Double Vanity, Eat-In Kitchen, Entrance Foyer, Granite Counters, High Ceilings, High Speed Internet, His and Hers Closets, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**
 Fireplace: **Yes/#FP:1/Family Room, Insert, Wood Burning**
 Laundry: **In Kitchen, Laundry Room, Main Level**
 Patio/Porch: **Deck, Front Porch, Rear Porch**
 Direction Faces: **E** Nat Rsrce Rgts: **All W/O the rights**
 Exterior Feat: **Private Yard**
 Lot Features: **Back Yard, Cul de Sac, Dead End Street, Front Yard, Gentle Sloping, Private, Rolling Slope, Secluded, Sloped, Spring/Creek, Wooded/Treed**

TJB

Subject MLS 2025 - Page 2

Parking: 2.0/Additional Parking, Attached Garage, Driveway, Garage Door Opener, Garage Faces Front, Gravel
 Construction: Brick, Cedar, Wood Garage: Yes/2.0
 Roof: Asphalt Carport: No
 Water: Wall Sewer: Septic
 Fence: No Waterfront: No
 Foundation: Block
 Pool: Yes/Fenced, In Ground, Liner
 Remarks: Sold Before Print: Spacious 3 Bed, 3 Bath Home on 3.8+ Private Acres with Pool & Garage This beautifully situated 3-bedroom, 3-bathroom home is nestled on over 3.8 private acres, offering peace, privacy, and space to make your own. The expansive floor plan provides plenty of room for comfortable living, with easy access to outdoor spaces including a back deck off the kitchen - perfect for entertaining or enjoying the serene surroundings. Additional highlights include: A 2-car garage, A 10-year-old roof, Passing well and septic inspections 20' x 40' In-ground pool ready for restoration (quotes available from Northeastern Pools) Enjoy the opportunity to create your dream retreat while benefiting from solid infrastructure and beautiful natural surroundings.
Green Energy

Energy Cert: No Engy Cert Lvl: Agent/Broker Info Engy Cert Date:

List Agent: Cindi Leslie (2018001943) [X] List Office: RE/MAX Edge Realty (20133) [X]
 Contact #: 330-205-1126 Office Phone: 330-821-5300
 LA Email: cwsellschlo@gmail.com Office Fax: 330-821-5301
 LA License #: OH SAL-2018001943 Brokerage Lic: 2010000978
 Attrib Cnt: cwsellschlo@gmail.com, 330-205-1126
 Waived Agt: No

Showing
 Electronic Lock Box: No Serial #: Showing Service
 Showing Contact: Type: Showing Service
 Showing Rqmts: Use Showing Time Link
 Showing Remarks: 24 hours notice
 Show Address to Client: Yes

Internet Listing Y/N: Yes - No AVM Internet Address Y/N: Yes Distribution Internet Consumer Comm Y/N: No
 Listing/Contract Info

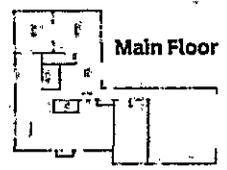
Owner Name: Ferko Owner Phone: Owner Agent: No Warranty: Yes
 Listing Agreement: Exclusive Right To Sell Listing Service: Full Service
 Listing Contract Date: 04/25/2025 Expiration Date: Purchase Contract Date:
 Possession: Close Plus 30 Days Orig List Price: \$375,000
 Occupant: Owner
 Special Listing Conditions: Resident Owned
 Concessions: Yes - Contact Agent
 Online Bidding: No
 Court Ordered: No
 List Terms: Cash, Conventional
 Broker Remarks: Sold Before Print - Waiting for Buyers Home to be under contract. Should be Closing First week in September Call Cindi Leslie for additional information

Prepared By: Timothy J. Blythe Information is Believed To Be Accurate But Not Guaranteed Date Printed: 12/17/2025 07:58 AM
 Listing Information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and Inspectors.

MLS: 5118091 11751 Indy Ln NW, Carrollton, OH 44615
 Single Family Residence Bd:3 Ba:3 (2/1), SqFt: 2706/590/3296 Gar:2 Bsmt: Yes Yr: 1974 Acres: 3.82 \$375,000



View of front of house with a garage, french doors, and a front yard



Floor plan / Main Level



Stairs with a high ceiling, baseboards, wood finished floors, a chandelier, and plenty of natural light



1/2 Bathroom with wallpapered walls, hardwood / wood-style floors, baseboards, vanity, and crown molding



Living room with crown molding, baseboards, light wood-type flooring, french doors, and recessed lighting



Living room with beam ceiling, a stone fireplace, light wood-style flooring, crown molding, and recessed lighting

Subject MLS 2025 - Page 3



Living room featuring plenty of natural light, wood finished floors, beam ceiling, and ornamental molding



Living area featuring wood finished floors, baseboards, recessed lighting, crown molding, and beam ceiling



Dining space featuring wood finished floors, ornamental molding, and recessed lighting



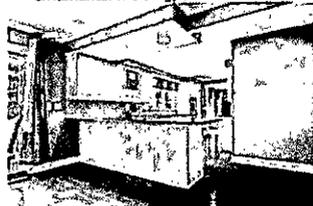
Dining room featuring wood finished floors, ornamental molding, and baseboards



Wooden terrace with fence



Dining space featuring crown molding, dark wood-style floors, and baseboards



Kitchen with crown molding, stainless steel oven, a peninsula, dark wood-style floors, and white cabinetry



Kitchen featuring black appliances, washing machine and clothes dryer, wall chimney range hood, tasteful backsplash, and dark wood-style floors



Clothes washing area featuring Pantry cabinet space, independent washer and dryer, and light tile patterned flooring



Kitchen with black appliances, a sink, dark wood-type flooring, wall chimney range hood, and tasteful backsplash



Kitchen with stainless steel appliances, a sink, white cabinetry, ornamental molding, and dark wood-type flooring



Kitchen with black appliances, under cabinet range hood, crown molding, a peninsula, and dark wood-style floors



Kitchen featuring wall chimney range hood, a peninsula, black appliances, crown molding, and dark wood finished floors



Dining space featuring carpet flooring, a chandelier, baseboards, and wooden walls



Carpeted dining room with a chandelier, wood walls, and baseboards

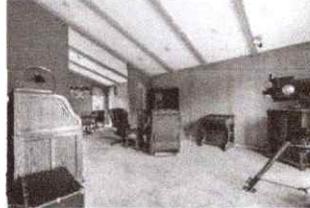
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Subject MLS 2025 - Page 4



Carpeted living area featuring arched walkways, a chandelier, stairway, baseboards, and wood walls



Front Livingroom



Bathroom with wallpapered walls, hardwood / wood-style floors, baseboards, vanity, and crown molding



First floor Bedroom / Office space with carpet flooring



2nd Floor plan



Master Bedroom with crown molding, light carpet, and baseboards



Master Bedroom featuring connected bathroom, ornamental molding, a sink, and light tile patterned floors



Master Bathroom with ornamental molding, a stall shower, toilet, tile patterned flooring, and double vanity



Master Bedroom with crown molding, carpet flooring, and baseboards



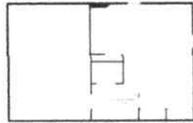
Master Bedroom featuring light carpet, crown molding, ensuite bathroom, and baseboards



Guest Full bathroom featuring toilet, vanity, baseboards, and a shower with curtain



Guest bedroom Carpeted bedroom with baseboards

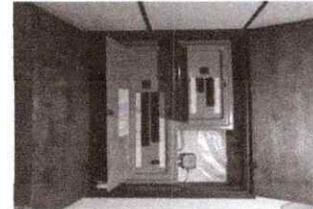


Lower Level

Floor plan / room layout



Finished Lower Level



Utilities featuring electric panel

Subject MLS 2025 - Page 5



Back Deck Wooden deck with fence



View of swimming pool with a diving board, a patio area, and a wooden deck



View of green lawn



View of grassy yard with a wooded view



View of green lawn featuring a view of trees



View of green lawn with a view of trees



View of grassy yard featuring a wooded view



Front Driveway



Front yard View of grassy yard with an attached garage



Floor plan / room layout

Information is Believed To Be Accurate But Not Guaranteed

Search Criteria

Street Number is '1175'
Street Name is like 'ind'
Selected 1 of 10 results.

TJ Blum

Post submission addendum

File No. 25-201

Borrower	Fenko, Scott Eric & Patricia Mary				
Property Address	1175 Lindy Ln NW				
City	Carrollton	County	Carroll	State	OH Zip Code 44615-9364
Lender/Client	Nations Lending Corporation				

12/23/2025

1. Approximate well and septic locations added to sketch. Sketch is not to scale. Appraiser is not a surveyor.
2. Basement Other room is the Utility room and is marked.
3. Special assessment is for Muskingham Watershed billed bi-yearly and added to the taxes as a special assessment totaling \$4 for the year. All comparables in share similar assessments. No impact on marketability or value.
4. 1004MC glitch resolved.
5. Photo label added.
6. Listing added and given NO weight at all.
7. ANSI statement added. STATEMENT OF FINISHED SQUARE FOOTAGE: The dwelling and improvements were measured and adhered to the SQUARE FOOTAGE_METHOD FOR CALCULATING: ANSI Z765-2021. GLA was obtained from physical measurement and may differ from the County Auditor or other third party sources. The finished above grade square footage of the house was reported to the nearest whole square foot.
8. Cost approach developed and given NO weight.
9. Comparable sale #1,2,4 and 6-7 have a GLA that differs by more than 25% but are considered the best available at the time of the appraisal. There are no additional sales located within a close proximity to the subject that have sold within a reasonable period of time that would offer a better indication of value. Due to the lack of a large number of sales each year, the pool for drawing comparable sales is necessarily small.
10. Report re-signed.

TJ Blum

Report Verification

This appraisal report has been electronically signed. It is as valid and legally enforceable as a wet ink signature on paper. In addition, advanced third party identify verification from Equifax has been used to ensure that the appraiser signing this report is really who they say they are. You can also verify that the salient data points of the report have not been altered in any way.

To verify the integrity of this document:

1. Visit esign.alameda.com/verify
2. Enter the Serial Number and Signer Name for this document listed below and click Verify.
3. A verification report will be generated showing the profile of the appraiser(s) who signed the report, the date and time the signature were applied, and the salient data from the report at the time of signing.
4. Verify the salient data matches the data in this report to quickly reveal if any tampering has taken place.
5. Optionally, upload the PDF version of this report to confirm it exactly matches the report when it was signed.

The report below is an example of what you would see when verifying the report.

Salient Data:	
Date of Sale:	Condition: C4
Borrower: Ferko, Scott Eric & Patricia Mary	Total Rooms: 6
Lender: Nations Lending Corporation	Bedrooms: 3
Size (Sq.Ft): 2,532	Baths: 2.1
Price Per Square Foot:	Appraiser: Timothy J Blythe
Location: N;Res;	Effective Date of Value ("as of"): 12/09/2025
Age: 51	Final Opinion of Value: 362,000
Signer 1:	Signer 2:
Timothy Blythe	
916 Brookdale Ave, East Palestine, OH 44413	
Signature:	Signature:
Serial #: 2BA61255	Serial #:
Date Signed: 12/23/2025	Date Signed:

Form SDVERIFY2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

TJBlythe
Serial# 2BA61255
esign.alameda.com/verify

Property Address **1175 Lindy Ln** City **Carrollton** State **OH** Zip Code **44615**
 Legal Description **6 15 2 PR NW EX O/G/COAL 3.678A .138A CENTER TWP** County **Carroll**
 Assessor's Parcel No. **09-0000047.000 & 09-0000046.000** Tax Year **2024** R.E. Taxes \$ **3,547.34** Special Assessments \$ **2**
 Borrower **Kevin Spears** Current Owner **Scott E/Patricia M Ferko** Occupant: Owner Tenant Vacant
 Property rights appraised Fee Simple Leasehold Project Type PUD Condominium (HUDVA only) HOAS /Mo.
 Neighborhood or Project Name **Center Township/Carrollto EVSD** Map Reference **0902A-11.000 Cent** Census Tract **7205**
 Sale Price \$ _____ Date of Sale _____ Description and \$ amount of loan charges/concessions to be paid by seller _____
 Lender/Client **Kevin Spears** Address **1175 Lindy Ln, Carrollton, OH, 44615**
 Appraiser **Richard D. Hurray** Address **224 Jessica Drive, Dover, OH 44622**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing	Present land use %	Land use change
Built up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	PRICE (\$1000)	One Family 40
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	AGE (yrs)	2-4 fam 5	<input type="checkbox"/> In process
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	Low 3	Multi-family	To: _____
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vacant (over 5%)	High 165	Commercial 10	
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.		Predominant 200	Vacant 45	

Note: Race and the racial composition of the neighborhood are not appraisal factors.
 Neighborhood boundaries and characteristics: **The subject is located in a suburban area just west of Carrollton Village in the Carrollton School District. *** See Additional Comments *****

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to commercial uses south along St Rt 39 including a large place of worship. There are average noise level with reasonable proximities to employment and shopping areas for owners of properties in the area.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and market conditions - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
The subject market has become more stable in the past 13 months since 07/01/2024 due to higher interest rates that have slowed the market after periods of modest growth in the area. Current marketing times for similar homes in the area are between 0 and 3 months and with all sales in the period under 3 months, the most probable current marketing time for the subject is under 3 months with 7% annual prorated time/market condition adjustments only necessary on sales that sold prior to 07/01/2024. The sale dates used for time adjustments are contract dates.

Project Information for PUDs (If applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
 Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____
 Describe common elements and recreational facilities: _____

Dimensions Irregular	Site area 3.82 ac	Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Topography Sloping to rear & right
Specific zoning classification and description Residential-Single family	Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	Size 3.82 acres/Larger
Utilities	Off-site Improvements	Landscaping Average	Shape Irregular/Typical
Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other _____	Street Chip & Seal	Driveway Surface Gravel	Drainage Appears adequate
Gas <input type="checkbox"/> None	Curbs/gutter None	Apparent easements None noted	View Resid/Wds/Avg
Water <input type="checkbox"/> Prvt Well	Sidewalk None	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	View Resid/Wds/Avg
Sanitary sewer <input type="checkbox"/> Prvt Septic	Street lights None	FEMA Zone X Map Date 06/04/2010	FEMA Map No. 39019C0178C
Storm sewer <input type="checkbox"/> None	Alley _____	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): *** See Additional Comments ***	

Additional Comments ***** See Additional Comments *****

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	CBlock/Avg	Slab	None	Area Sq. Ft.	840	Roof	<input type="checkbox"/>
No. of Stories	2.00	Exterior Walls	WdSidg/Brk/A	Crawl Space	56%	% Finished	50	Ceiling	<input type="checkbox"/>
Type (Det./Apt.)	Det	Roof Surface	AspShng/A+	Basement	44%	Ceiling	SClg/Open	Walls	<input type="checkbox"/>
Design (Style)	Contemp	Gutters & Dwnspnts.	Alum/Avg+	Sump Pump	None	Walls	DW/CBlk	Floor	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	WdP/Case/A	Dampness	None	Floor	Conc/Carp	None	<input type="checkbox"/>
Age (Yrs.)	51	Storm/Screens	Alum/Avg	Settlement	None	Outside Entry	None	Unknown	<input checked="" type="checkbox"/>
Effective Age (Yrs.)	30	Manufactured House	No	Infestation	None Observed				

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rtn.	Rec. Rtn.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement							1				Nook	840
Level 1	1	1	1	1	1			1	.5	1		1900
Level 2					1			2	2.0			860

Finished area above grade contains: **8 Rooms; 3 Bedroom(s); 2.50 Bath(s); 2,760 Square Feet of Gross Living Area**

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors HW/C/CT/Avg+	Type FcdAir	Refrigerator <input checked="" type="checkbox"/> P <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # 1 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Walls Drywall/Avg+	Fuel Electric	Range/oven <input checked="" type="checkbox"/> X <input type="checkbox"/>	Stairs <input type="checkbox"/>	Patio Ard Pool <input checked="" type="checkbox"/> X <input type="checkbox"/>	Garage <input type="checkbox"/>
Trim/Finish Wood/Avg+	Condition A-Gd	Disposal <input checked="" type="checkbox"/> X <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck Wood-Irreg <input checked="" type="checkbox"/> X <input type="checkbox"/>	Attached 2
Bath Floor CT/N/Avg+	COOLING	Dishwasher <input checked="" type="checkbox"/> X <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/> X <input type="checkbox"/>	Porch Front-Slab <input checked="" type="checkbox"/> X <input type="checkbox"/>	Detached _____
Bath Wainscot Fbfglass/Avg+	Central Yes	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence Wood <input checked="" type="checkbox"/> X <input type="checkbox"/>	Built-In _____
Doors Wood-Average	Other _____	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool Inground <input checked="" type="checkbox"/> X <input type="checkbox"/>	Carport _____
	Condition A-Gd	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway 10

Additional features (special energy efficient items, etc.): **There is a concrete front entry slab, a 2 story open foyer, vaulted ceilings in the upper den, living room, and dining room, and quartz kitchen countertops. *** See Additional Comments *****
 Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: **C4: The subject was in average to good condition at the time of the appraisal with all utilities on and mechanicals properly functioning and without interior deficiencies or required repairs, but with inground pool repairs needed as detailed earlier in this report. *** See Additional Comments *****
 Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: **There were none noted at the time of the appraisal inspection.**



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 CARROLL COUNTY, OH

COST APPROACH	ESTIMATED SITE VALUE	50,000		Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Information used in the Cost Approach is from Marshall and Swift Cost Service and depreciation was calculated using the age/life method.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
	Dwelling	2,760 Sq. Ft @ \$ 145 =	400,200	
	BSMT	840 Sq. Ft @ \$ 35 =	29,400	
	Deck/Finish Basement	=	8,500	
	Garage/Carport	598 Sq. Ft @ \$ 32 =	19,136	
	Total Estimated Cost New	= \$	457,236	
	Less 35.3 Physical Functional External			
	Depreciation	161,404	= \$ 161,404	
	Depreciated Value of Improvements	= \$	295,832	
"As-Is" Value of Site Improvements	= \$	20,000		
INDICATED VALUE BY COST APPROACH	365,832	= \$ 365,832	Remaining Economic Life: 55 Remaining Physical Life: 55	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
1175 Lindy Ln Address Carrollton		1171 Lindy Ln Carrollton, OH 44615	1100 Lodge Ln NE Carrollton, OH 44615	41 Wood Rd SE Carrollton, OH 44615
Proximity to Subject		0.07 miles E	2.14 miles SE	2.15 miles E
Sales Price		\$ 385,000	\$ 410,100	\$ 276,000
Price/Gross Liv. Area		\$ 154.25	\$ 163.71	\$ 138.14
Date and/or Verification Source	Interior Inspection Carroll Auditor	MLS# 4495419/DOM 38 ListAgent/RealQuest/Auditor	MLS# 5034363/DOM 10 ListAgent/RealQuest/Auditor	MLS# 5116723/DOM 58 ListAgent/RealQuest/Auditor
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjustment	DESCRIPTION +(-)\$ Adjustment	DESCRIPTION +(-)\$ Adjustment
Sales or Financing Concessions	Arms Length VA:\$5,000	-5,000	Arms Length Conv:\$0	Arms Length Conv:\$0
Date of Sale/Time	s11/23;c10/23	+19,463	s07/24;c06/24	s07/25;c05/25
Location	Suburban		Suburban	Suburban
Leasehold/Fee Simple	Fee Simple		Fee Simple	Fee Simple
Site	3.82 acres/Larger	2.74 acres +6,000	1.20 acres +5,000	2.46 acres +10,000
View	Resid/Wds/Avg	Resid/Wds/Avg	Resid/Wds/Avg	Resid/Wds/Avg
Design and Appeal	Contemp	Contemp	Colonial	Colonial
Quality of Construction	WS/Brick/Avg+	Wd/Stone/Avg+	0 Vinyl/Avg+	Vin/Brk/Avg+
Age	A51/E30	46	019	43
Condition	Avg-Good	Good	-25,000 Good/Superior	-30,000 Avg-Good
Above Grade	Total Bdrms Batha	Total Bdrms Batha	Total Bdrms Batha	Total Bdrms Batha
Room Count	8 3 2.50	9 3 2.50	7 3 2.50	0 7 4 3.0
Gross Living Area	2,760 Sq. Ft.	2,496 Sq. Ft. +5,280	2,505 Sq. Ft. +5,100	1,998 Sq. Ft. +15,240
Basement & Finished Rooms Below Grade	840sf420sfin 1rr0br0.0ba0o	1528sf484sfwo 1rr1br1.0ba1o	-7,000 -7,000	1619sf1616sfwu 1rr0br0.0ba0o
Functional Utility	Average	Average	Average	Average
Heating/Cooling	EFA/Cen Air	OFA/Cen Air	0 GFA/Cen Air	0 GFA/Cen Air
Energy Efficient Items	HEF/Therm	HEF/Therm	HEF/Therm	HEF/Therm
Garage/Carport	Garage 2 Att	Garage 2+ Att	-2,000	Garage 2 Att
Porch, Patio, Deck, Fireplace(s), etc.	Slab/IrrDk/IrPat 1 Fireplace	Sl/Pcb/2 Decks None	-2,000 +1,500	Porch/IPat/Deck 1 Fireplace
Fence, Pool, etc.	FenInPool-Repair	None/None	-8,000	None/None
CTops/Other	VC/2Sty/Quartz	VC/2Sty/SSurf	0 CCigs/Laminate	+5,000 None/Laminate
Net Adj. (total)		+ (-) \$ -23,757	+ (-) \$ -34,900	+ (-) \$ 16,240
Adjusted Sales Price of Comparable		Gross 22.9% Net -6.2% \$ 361,243	Gross 15.9% Net -8.5% \$ 375,200	Gross 20.7% Net 5.9% \$ 292,240

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): **A complete and thorough search was made of the area within 4 miles of the subject in and surrounding Carrollton for sales within the past 6 months with only 1 similar sale found and still only 1 found in the prior 12 months causing the appraiser to include 4 sales that sold between 12 and 24 months ago with required time adjustments applied. *** See Additional Comments *****

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date Source, for prior sales within year of appraisal				09/24/2024 \$250,000 Courthouse

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:
The subject is currently listed for sale per MLS# 5118091 and listed on 04/25/2025 for \$375,000. It is noted as being under contract since 04/26/2025. * See Additional Comments *****

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 355,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ 0 / Mo. x Gross Rent Multiplier 0 = \$ 0

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.

Conditions of Appraisal:
Final Reconciliation: The final value reconciliation was derived mainly from the Sales Comparison Approach being reflective of what similar homes in the area would sell for. The Cost Approach was not given consideration due to the subject being over 5 years old. * See Additional Comments *****

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised _____).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF **08/07/2025** (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ **355,000**

APPRAISER:
 Signature: *Richard D. Hurray*
 Name: **Richard D. Hurray**
 Date Report Signed: **08/12/2025**
 State Certification #: **2009002619** State: **OH**
 Or State License #: _____ State: _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED):
 Signature: _____ Did Did Not
 Name: _____
 Date Report Signed: _____
 State Certification #: _____ State: _____
 Or State License #: _____ State: _____

ADDITIONAL COMPARABLES

Borrower Kevin Spears												
Property Address 1175 Lindy Ln												
City Carrollton			County Carroll			State OH		Zip Code 44615				
Lender/Client Kevin Spears												
ITEM	SUBJECT			COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
1175 Lindy Ln Address Carrollton				115 Andora Rd NE Carrollton, OH 44615			376 Foxbury Dr SW Carrollton, OH 44615					
Proximity to Subject				2.12 miles E			0.80 miles SE					
Sales Price	\$			\$ 395,000			\$ 380,000			\$		
Price/Gross Liv. Area	\$			\$ 188.10			\$ 144.60			\$		
Data and/or Verification Source	Interior Inspection Carroll Auditor			MLS# 4479762/DOM 23 ListAgent/RealQuest/Auditor			MLS# 4501780/DOM 42 ListAgent/RealQuest/Auditor					
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION + (-)\$ Adjustment			DESCRIPTION + (-)\$ Adjustment			DESCRIPTION + (-)\$ Adjustment		
Sales or Financing Concessions				Arms Length VA:\$0			Arms Length VA:\$0					
Date of Sale/Time				s09/23;c08/23 +25,345			s12/23;c11/23 +16,625					
Location	Suburban			Suburban			Suburban					
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple					
Site	3.82 acres/Larger			34234 sf +5,000			1.35 acres +10,000					
View	Resid/Wds/Avg			Resid/GCrse/Avg -19,750			Resid/Wds/Avg					
Design and Appeal	Contemp			Contemp			Colonial			0		
Quality of Construction	WS/Brick/Avg+			WS/Stone/Avg+			Vin/Avg+			0		
Age	A51/E30			22 -4,500			21 -5,000					
Condition	Avg-Good			Good -25,000			Good -25,000					
Above Grade	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
Room Count	8	3	2.50	7	3	2.50	8	4	2.50	0		
Gross Living Area	2,760 Sq. Ft.			2,100 Sq. Ft. +13,200			2,628 Sq. Ft. +2,640			Sq. Ft.		
Basement & Finished Rooms Below Grade	840sf420sfin 1rr0br0.0ba0o			1217sf600sfwo 1rr0br1.0ba1o -6,000 -4,500			1504sf0sffin -2,500 +4,000					
Functional Utility	Average			Average			Average					
Heating/Cooling	EFA/Cen Air			GFA/Cen Air 0			GFA/Cen Air					
Energy Efficient Items	HEF/Therm			HEF/Therm			HEF/Therm					
Garage/Carport	Garage 2 Att			Garage 2 Att			Garage 3 Att -4,000					
Porch, Patio, Deck, Fireplace(s), etc.	Slab/IrrDk/IrPat 1 Fireplace			Slab/Pat/LgDeck 3 Fireplaces -1,000 -4,000			LgPorch/LgEPch 1 Fireplace -2,000					
Fence, Pool, etc.	FenInPool-Repair			None/None -8,000			None/None -8,000					
C/Tops/Other	VC/2Stv/Quartz			CC/2S/SSur/Geni -3,000			Cath Ceilings +5,000					
Net Adj. (total)				+ X - \$ -32,205			+ X - \$ -10,735			+ - - \$		
Adjusted Sales Price of Comparable				Gross 30.2% Net -8.2% \$ 362,795			Gross 23.0% Net -2.8% \$ 369,265			\$		
Date, Price and Data Source, for prior sales within year of appraisal				10/30/2022 \$0 Courthouse								

Comments on Market Data **Comparables #4 and #5 are additional sales from between 20 and 24 months ago requiring large time adjustments. Both are in similar overall locations with similar overall quality of constructions, newer ages with age adjustments required, superior good conditions, 3 or 4 bedrooms above grade, 2.5 baths, larger basement areas, central air, similar energy efficiencies, 2 or 3 car garages, large porches or large wood decks, fireplaces, and cathedral ceilings, but both lack fenced areas and lack an inground pool with required repairs. Adjustments were made to these comparables for all market extracted differences using matched pairs as best as possible with the gross adjustments on comparable #4 over the normal 25% limit due to its superior view overlooking a golf course and is included without adversely affecting the subject or this report.**

ADDITIONAL COMMENTS

Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Lender or Client	Kevin Spears		

NEIGHBORHOOD BOUNDARIES

Boundaries are St Rt 171 NORTH, Canyon Rd SOUTH, St Rt 9/43 EAST, and Arrow Rd WEST.

SITE

There were no known or observed adverse easement, encroachments, or special assessments on the subject other than a \$2 annual assessment placed on improved parcels in the area by the Muskingum Watershed Conservancy District to repair and maintain the dams and lakes in the MWCD region. The 10% commercial use in the area is for a large place of worship south along St Rt 39 and 2-4 family properties in the general area north with none adversely affecting the subject or this report.

ADDITIONAL FEATURES

There is a crawl space under most of the first floor, a 200 amp electric service, a whole house central vac not given current value as the cannister needs replaced, and a rear fenced inground pool surrounded by a concrete patio. The pool is in need of repairs with a current estimate of approximately \$20,000 to repair including installing or replacing new pool liner and the cost to fill in the pool is approximately \$5,000. The energy efficiency is average with thermopane windows, a high efficiency furnace and air unit, and insulation added to the attic and exterior walls.

CONDITION OF IMPROVEMENTS

The subject has had updatings including kitchen updatings, some floor coverings, a furnace and air unit, roof shingles, the 1/2 bath remodeled, and otherwise average maintained. Since the pool as is is not functional, no value was given to the pool in this report. Because of its age, design, condition, location, and quality of construction, the subject's only accrued depreciation is physical for normal wear with no exterior or functional obsolescence observed at the time of the appraisal inspection.

COMMENTS ON SALES COMPARISON

The appraiser compared the subject to these comparables, and after research and analysis, developed the Sales Comparison Approach making adjustments for market recognized differences that included site differences, condition, view for superior golf course views, number of bedrooms and baths above grade, walkout or walkup basement, finished basement areas, garages, fireplaces, cathedral ceilings and vaulted ceilings, 2 story areas, solid surface kitchen countertops, and the subject's pool condition. If the pool being repaired would cost approximately \$20,000 as told, the value added in real estate terms would be approximately \$10,000 thus requiring a negative \$10,000 adjustment that was partially offset by the subject's fenced rear yard area. Site adjustments were applied after separately valuing each comparable site and comparing to the subject with adjustments made according to differences found. After adjustments were applied, the final value was determined with varying percentages given to the adjusted values of the comparables based on their similarities to the subject and as follows; comparable #1 50% even though it sold nearly 2 years ago next door to the subject, comparable #2 35% selling just over 12 months ago, and comparable #3 15% being the most recent sale for a final rounded derived value of \$355,000. The appraiser is aware that gas and oil exploration has increased in the area over the past 15 years, but no gas or oil well was found on the subject property or current drilling in the immediate area. The net and gross adjustments on comparables #1- #3 were all within the normal 15% net and 25% gross industry standard limits.

CURRENT AGREEMENT OF SALE, OPTION, OR LISTING OF SUBJECT

It has not sold in its prior 8 year period. Of the comparable sales included, only comparable #3 sold in its prior 1 year period as an estate sale and with modest updatings prior to its current sale with all comparables included being normal market sales and comparable #4 transferred in its prior 1 year period as a deed name change only transfer for \$0. None of the comparables included are currently listed for sale per the MLS.

FINAL RECONCILIATION

The Income Approach did not apply since similar quality homes in the area are not typically rented nor are they typically bought and sold for income producing capabilities.

Location Map

Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Client	Kevin Spears		



SITE PLAN

Borrower or Owner Kevin Spears	
Property Address 1175 Lindy Ln	
City Carrollton	County Carroll State OH Zip Code 44615
Client Kevin Spears	

Carroll County, OH



PIN	09000047000	Valid Sale	True
VOLPG	118/4611	Appraised Total 100	318650
Parcel Number	09-000047.000	Legal Description	6 15 2 PT NW EX O/G/COAL 3.678A
Tax Year	2024	Location Address	1175 LINDY LANE
District Name	CENTER TWP-CARROLLTON EVSD	Owner Contact Name	FERKO SCOTT E & PATRICIA M
District	09-CENTER TWP-CARROLLTON EVSD	Owner Contact Address	1175 LINDY LN NW
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES	Owner Contact City	CARROLLTON
Acres	3.68	Owner Contact State	OH
Listed Name	FERKO SCOTT E & PATRICIA M	Owner Contact ZipCode	44615
Date Conveyed	8/30/2016 12:00:00 AM	Shape_Area	25968.51171875

FLOOD MAP

Borrower or Owner	Kevin Spears				
Property Address	1175 Lindy Ln				
City	Carrollton	County	Carroll	State	OH
Client	Kevin Spears				
				Zip Code	44615



Microsoft
Bing

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Flood Zones

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

Flood Zone Determination

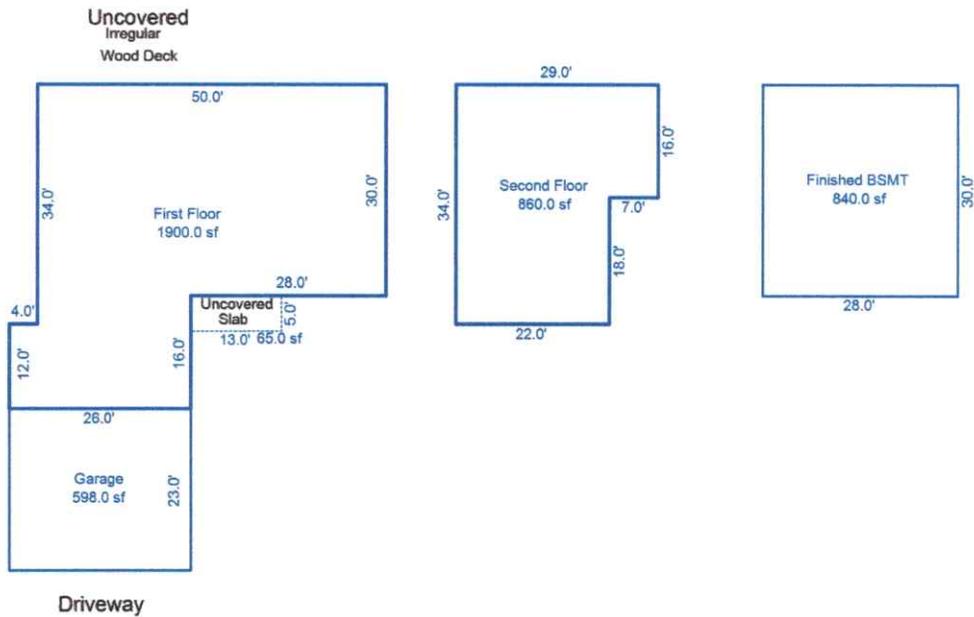
Latitude: 40.585580
 Longitude: -81.106100
 Community Name:
 CARROLL COUNTY
 Community: 390763
 SFHA (Flood Zone): No
 Within 250 ft. of multiple flood zones: No
 Zone: X
 Panel: 0178C
 FIPS Code: 39019

Map #: 39019C0178C
 Panel Date: 06/04/2010
 Census Tract: 7205

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SKETCH ADDENDUM

Borrower or Owner **Kevin Spears**
 Property Address **1175 Lindy Ln**
 City **Carrollton** County **Carroll** State **OH** Zip Code **44615**
 Client **Kevin Spears**



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	1900.0	200.0	1900.0	Second Floor	29.0 x	16.0 x	=	464.0
GBA2	Second Floor	1.0	860.0	126.0	860.0		22.0 x	18.0 x	=	396.0
BSMT	Finished BSMT	1.0	840.0	116.0	840.0	First Floor	50.0 x	30.0 x	=	1500.0
GAR	Garage	1.0	598.0	98.0	598.0		26.0 x	12.0 x	=	312.0
P/P	Porch	1.0	65.0	36.0	65.0		22.0 x	4.0 x	=	88.0
Net BUILDING (rounded) 2,760					5 total items (rounded) 2,760					

PHOTOGRAPH ADDENDUM

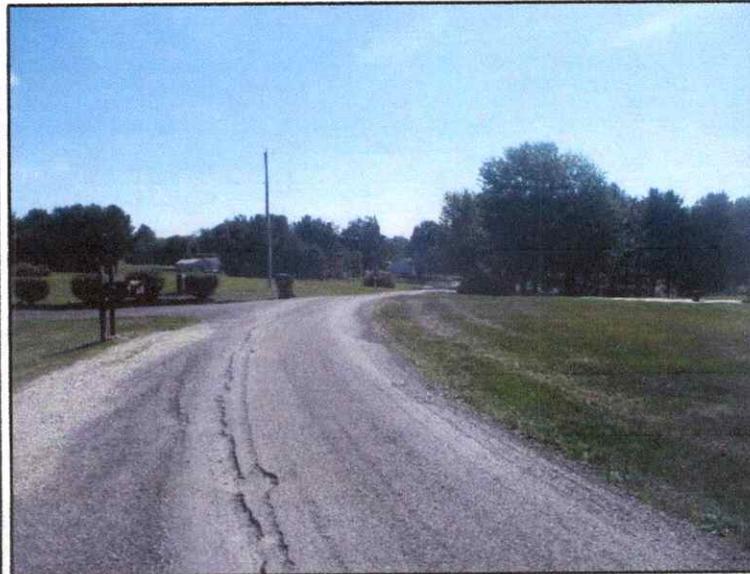
Borrower or Owner	Kevin Spears						
Property Address	1175 Lindy Ln						
City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Client	Kevin Spears						



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

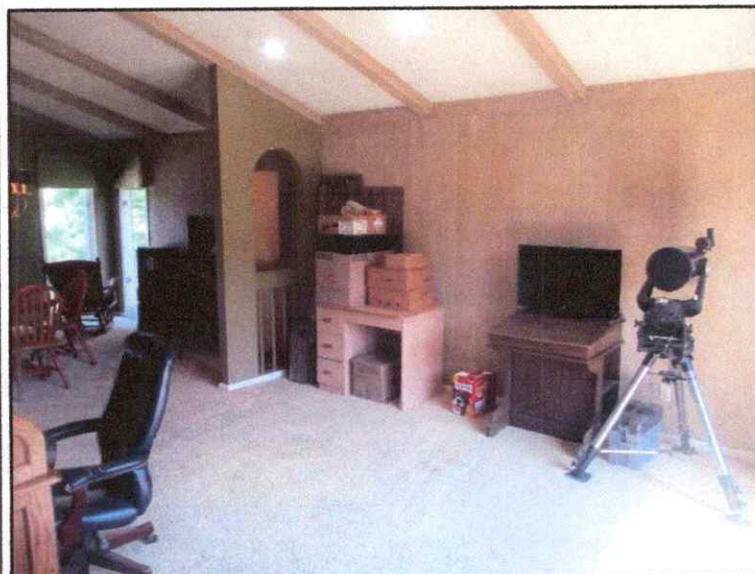
Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Client	Kevin Spears		



1175 Lindy Ln
KITCHEN



1175 Lindy Ln
FAMILY ROOM



1175 Lindy Ln
LIVING ROOM

PHOTOGRAPH ADDENDUM

Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Client	Kevin Spears		



1175 Lindy Ln
1/2 BATH



1175 Lindy Ln
MASTER UPPER BATH



1175 Lindy Ln
MAIN UPPER BATH

PHOTOGRAPH ADDENDUM

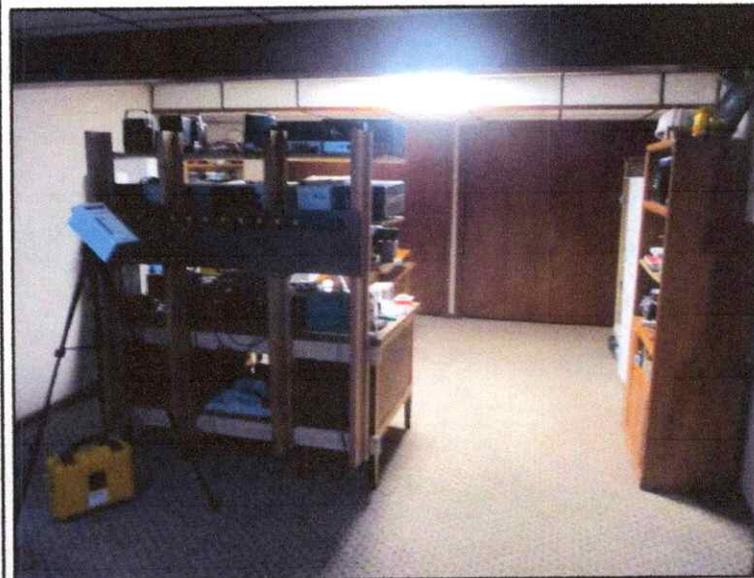
Borrower or Owner		Kevin Spears					
Property Address		1175 Lindy Ln					
City	Carrollton	County	Carroll	State	OH	Zip Code	44615
Client	Kevin Spears						



1175 Lindy Ln
UPPER MASTER BEDROOM



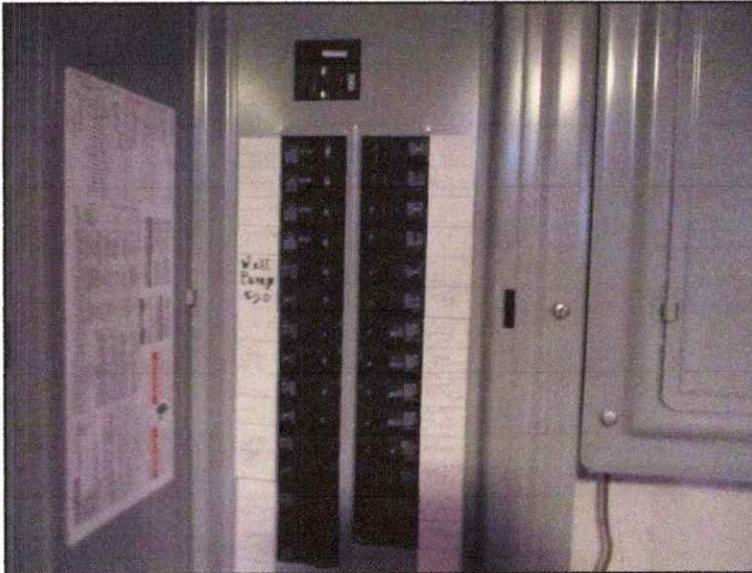
1175 Lindy Ln
LAUNDRY ROOM



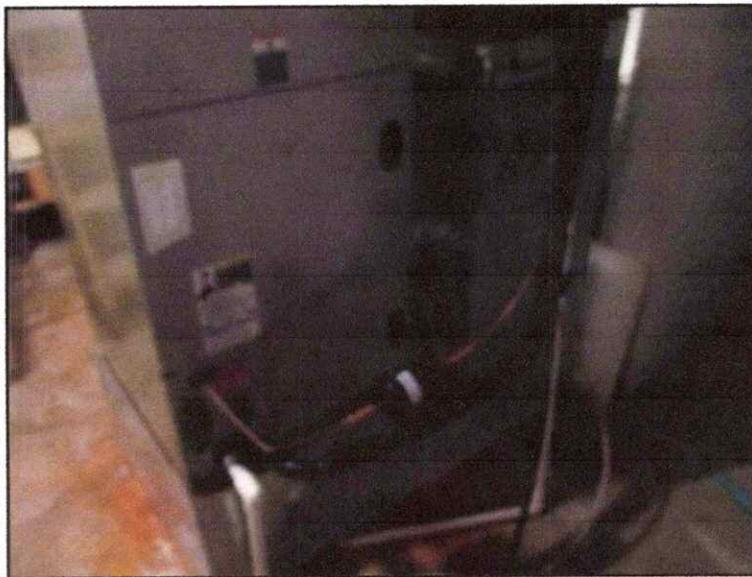
1175 Lindy Ln
BASEMENT REC ROOM

PHOTOGRAPH ADDENDUM

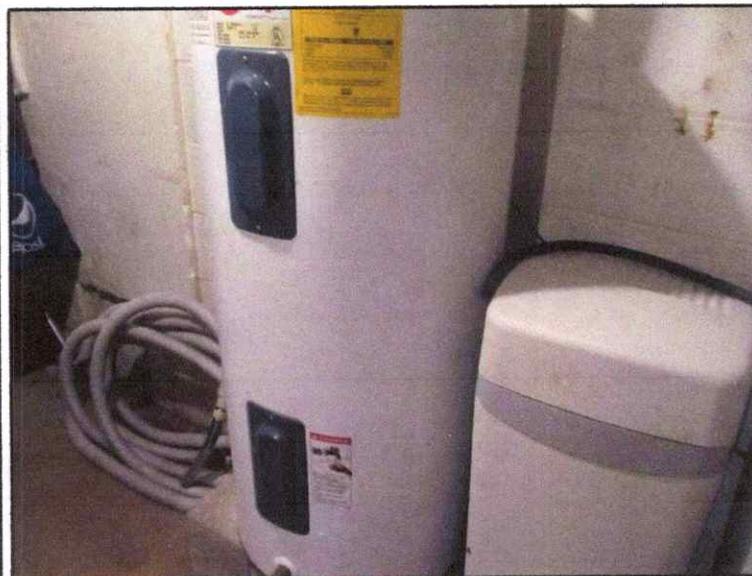
Borrower or Owner Kevin Spears
Property Address 1175 Lindy Ln
City Carrollton County Carroll State OH Zip Code 44615
Client Kevin Spears



1175 Lindy Ln
ELECTRIC BOX



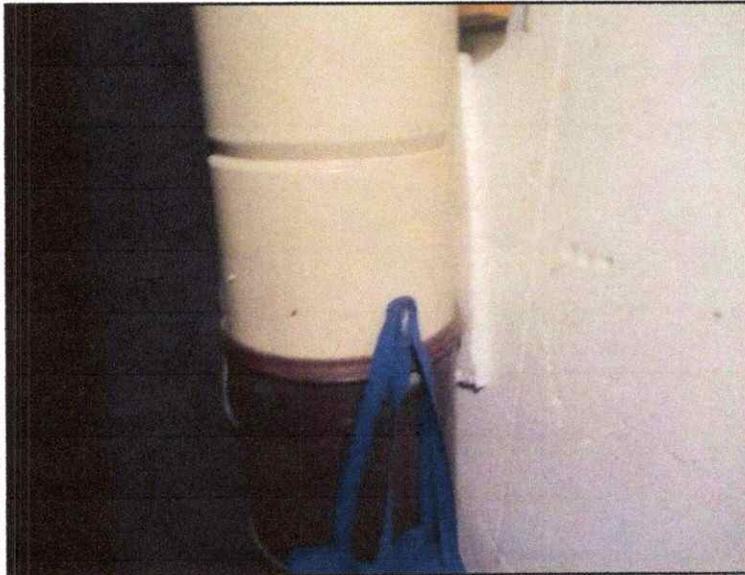
1175 Lindy Ln
FURNACE



1175 Lindy Ln
WATER HEATER

PHOTOGRAPH ADDENDUM

Borrower or Owner Kevin Spears
Property Address 1175 Lindy Ln
City Carrollton County Carroll State OH Zip Code 44615
Client Kevin Spears



1175 Lindy Ln
INOPERABLE CENTRAL VAC



1175 Lindy Ln
INGROUND POOL/REPAIRS



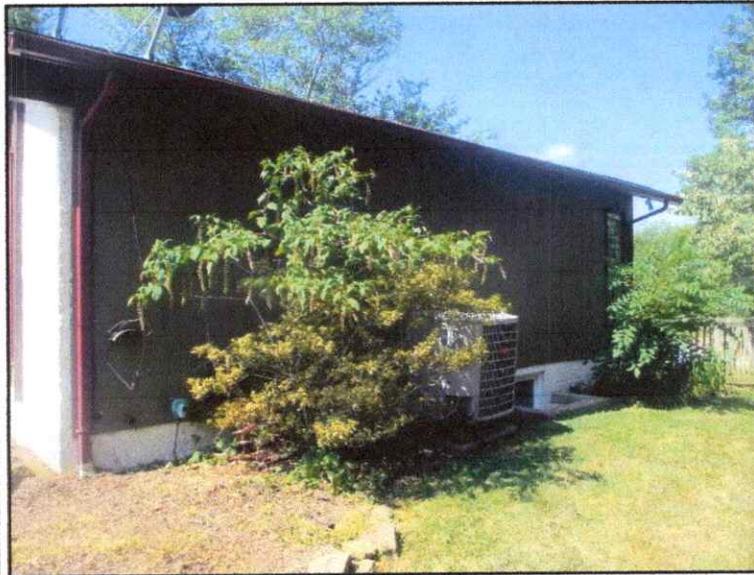
1175 Lindy Ln
GARAGE

PHOTOGRAPH ADDENDUM

Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Client	Kevin Spears		



1175 Lindy Ln
DRIVEWAY



1175 Lindy Ln
RIGHT SIDE/NORTH SIDE



1175 Lindy Ln
LEFT SIDE/SOUTH SIDE

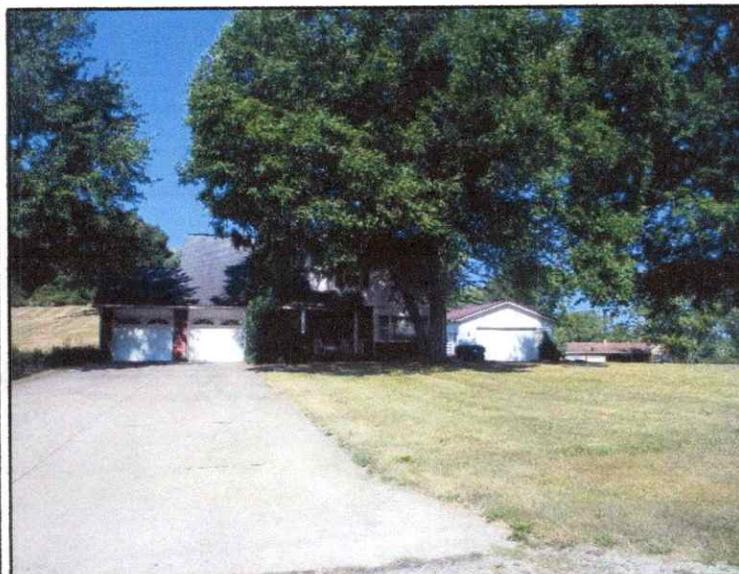
PHOTOGRAPH ADDENDUM

Borrower or Owner **Kevin Spears**Property Address **1175 Lindy Ln**City **Carrollton**County **Carroll**State **OH**Zip Code **44615**Client **Kevin Spears****COMPARABLE #1**1171 Lindy Ln
Carrollton, OH 44615

Price \$385,000
 Price/SF 154.25
 Date s11/23;c10/23
 Age 46
 Room Count 9-3-2.50
 Living Area 2,496

Value Indication \$361,243**COMPARABLE #2**1100 Lodge Ln NE
Carrollton, OH 44615

Price \$410,100
 Price/SF 163.71
 Date s07/24;c06/24
 Age 19
 Room Count 7-3-2.50
 Living Area 2,505

Value Indication \$375,200**COMPARABLE #3**41 Wood Rd SE
Carrollton, OH 44615

Price \$276,000
 Price/SF 138.14
 Date s07/25;c05/25
 Age 43
 Room Count 7-4-3.0
 Living Area 1,998

Value Indication \$292,240

PHOTOGRAPH ADDENDUM

Borrower or Owner Kevin Spears
 Property Address 1175 Lindy Ln
 City Carrollton County Carroll State OH Zip Code 44615
 Client Kevin Spears



COMPARABLE #4

115 Andora Rd NE
 Carrollton, OH 44615

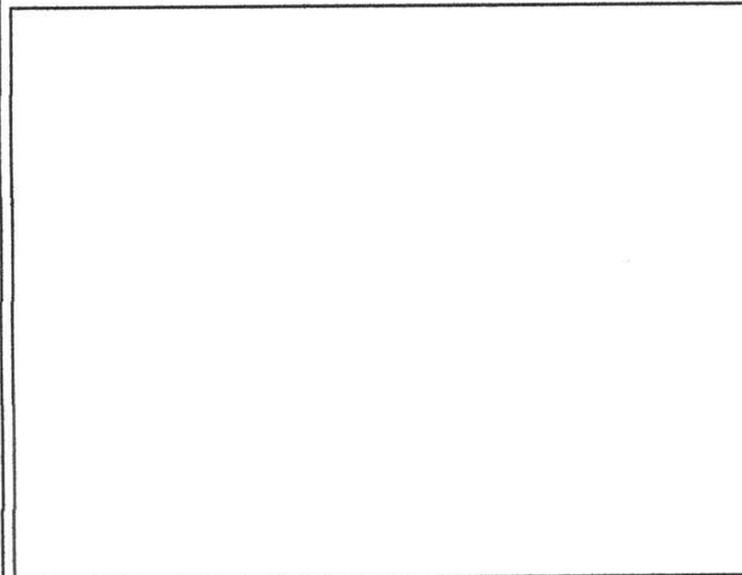
Price \$395,000
 Price/SF 188.10
 Date s09/23;c08/23
 Age 22
 Room Count 7-3-2.50
 Living Area 2,100
 Value Indication \$362,795



COMPARABLE #5

376 Foxbury Dr SW
 Carrollton, OH 44615

Price \$380,000
 Price/SF 144.60
 Date s12/23;c11/23
 Age 21
 Room Count 8-4-2.50
 Living Area 2,628
 Value Indication \$369,265



COMPARABLE #6

Price \$
 Price/SF
 Date
 Age
 Room Count --
 Living Area
 Value Indication \$

Borrower or Owner	Kevin Spears		
Property Address	1175 Lindy Ln		
City	Carrollton	County	Carroll
		State	OH
		Zip Code	44615
Lender or Client	Kevin Spears		

THE INTENDED USER OF THIS REPORT IS KEVIN SPEARS WITHOUT OTHER IDENTIFIED INTENDED USERS. THE INTENDED USE OF THIS REPORT IS TO SUPPLY A CURRENT ESTIMATED MARKET VALUE FOR THE CLIENT TO POSSIBLY PURCHASE THE PROPERTY. THE APPRAISER COMPLETED A COMPLETE INTERIOR AND EXTERIOR INSPECTION OF THE SUBJECT OF ALL NORMALLY ACCESSABLE AREAS WITHOUT NOTED DEFICIENCIES OR REQUIRED REPAIRS OTHER THAN THE POOL. THE SUBJECT HAS A PRIVATE SEPTIC AND PRIVATE WATER WELL AND BOTH APPEARS TO BE PROPERLY FUNCTIONING WITHOUT OBSERVED LEAKAGES OR SEEPAGES. THIS APPRAISAL INCLUDES ONLY REAL PROPERTY WITH NO PERSONAL PROPERTY GIVEN VALUE IN THIS REPORT. ALL UTILITIES WERE ON AND ALL MECHANICALS WERE PROPERLY FUNCTIONING AT THE TIME OF THE APPRAISAL INSPECTION.

THIS APPRAISAL WAS COMPLETED FOLLOWING CURRENT FANNIE MAE ANSIZ765-2021 MEASURING REQUIREMENTS FOR THE SUBJECT AS WAS REQUIRED.

THE HIGHEST AND BEST USE FOR THE SUBJECT IS AS CURRENTLY IMPROVED AS THAT USE SATISFIES ALL HIGHEST AND BEST USE TESTS WHILE BEING LEGALLY PERMISSABLE AND ALLOWING FOR THE GREATER CURRENT ECONOMIC RETURN IN TERMS OF ITS HIGHEST CURRENT VALUE.

SCOPE OF WORK COMMENTS: THE APPRAISER COMPLETED A COMPLETE INTERIOR AND EXTERIOR INSPECTION OF THE SUBJECT TO DETERMINE THE SUBJECT'S QUALITY, CONDITION, FEATURES, AND CHARACTERISTICS. THE SUBJECT IS A 51 YEAR OLD BRICK AND FRAME 2 STORY CONTEMPORARY HOME IN A SUBURBAN LOCATION WEST OF CARROLLTON. THE APPRAISER COMPLETED A SEARCH THROUGH THE MLS AND REAL QUEST FOR SALES OVER THE PAST 24 MONTHS WITHIN 4 MILES OF THE SUBJECT AREAS IN CARROLLTON AND SURROUNDING IN THE TOWNSHIPS AND THEN COMPLETED THE NECESSARY RESEARCH AND ANALYSIS TO DETERMINE THE MOST REASONABLE COMPARABLES TO INCLUDE IN THIS REPORT INCLUDING THEIR DIFFERENCES TO THE SUBJECT AND THE SPECIFIC ADJUSTMENTS APPLIED IN THE SALES COMPARISON APPROACH, BEING CAREFUL TO NOT INCLUDE DATA, OPINION, OR ANALYSIS THAT WOULD BE MISLEADING TO THE CLIENT.

Borrower or Owner Kevin Spears
Property Address 1175 Lindy Ln
City Carrollton County Carroll State OH Zip Code 44615
Lender or Client Kevin Spears

THE LOCATION MAP WAS AUTO GENERATED AND COULD NOT AUTO PLACE COMPARABLES #4 AND #5 AND THEIR PROXIMITIES WERE MANUALLY CALCULATED BY THE APPRAISER. Richard D. Hurray
08/07/2025

USPAP Compliance Addendum

File No. 14886

Borrower/Client <u>Kevin Spears</u>			
Property Address <u>1175 Lindy Ln</u>			
City <u>Carrollton</u>	County <u>Carroll</u>	State <u>OH</u>	Zip Code <u>44615</u>
Lender/Client <u>Kevin Spears</u>			

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- * The statements of fact contained in this report are true and correct.
- * The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- * I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- * I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- * My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- * My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- * My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- * This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I have **NOT** made a personal inspection of the property that is the subject of this report.
- I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

None noted.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: None noted. Exposure time is generally stated as a range being 0-3 months with 60 days noted below in that range.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 50 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 60 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature *Richard D. Hurray*
 Name Richard D. Hurray
 Date of Signature 08/12/2025
 State Certification # 2009002619
 or State License # _____
 State OH
 Expiration Date of Certification or License 08/26/2027
 Effective Date of Appraisal 08/07/2025

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

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 considers his 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 concessions 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 APPRAISER'S 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 appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report 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 the appraisal report whether 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.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, 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. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. 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.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. 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.
10. 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.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 the estimate of market value in the appraisal report on the race, color, religion, sex, 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.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of 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 the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

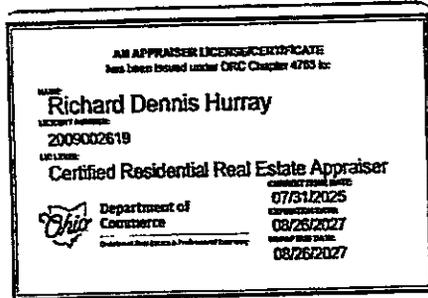
SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 1175 Lindy Ln, Carrollton, OH 44615

APPRAISER:

SUPERVISORY APPRAISER (only if required):

Signature: <u><i>Richard D. Hurray</i></u>	Signature: _____
Name: <u>Richard D. Hurray</u>	Name: _____
Date Signed: <u>08/12/2025</u>	Date Signed: _____
State Certification #: <u>2009002619</u>	State Certification #: _____
or State License #: _____	or State License #: _____
State: <u>OH</u>	State: _____
Expiration Date of Certification or License: <u>08/26/2027</u>	Expiration Date of Certification or License: _____
	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property





Regulatory Office
 Dept: Regulatory
 505 Eagleview Blvd., Suite 100
 Exton, PA 19341-1120
 Telephone: 800-688-1840

Insurance Company Providing Coverage: Greenwich Insurance Company

**REAL ESTATE PROFESSIONALS ERRORS AND OMISSIONS DECLARATIONS
 THIS IS A CLAIMS MADE INSURANCE POLICY. PLEASE READ IT CAREFULLY.**

PRODUCER: Pearl Insurance Services **POLICY NUMBER:** PEG9133615-21
PRODUCER #: 08938 **RENEWAL OF:** PEG9133615-20

THIS IS A CLAIMS MADE POLICY. THE POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD. THE CLAIM MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN 60 DAYS AFTER THE END OF THE POLICY PERIOD. CLAIM EXPENSES ARE GENERALLY IN ADDITION TO AND WILL NOT REDUCE THE LIMIT OF LIABILITY. HOWEVER, CERTAIN COVERAGE EXTENSIONS HAVE LIMITS OF INSURANCE THAT INCLUDE AND WILL BE REDUCED BY CLAIMS EXPENSES. PLEASE REVIEW THIS POLICY CAREFULLY.

Item 1. NAMED INSURED: Richard D. Hurray DBA Hurray Appraisals

Item 2. ADDRESS: 224 Jessica Dr
 Dover, OH 44622-9656

Item 3. POLICY PERIOD: **FROM:** 04/01/2025 **TO:** 04/01/2026
 12:01 A.M. Standard Time at the address of the Named Insured as stated herein.

Item 4. LIMITS OF LIABILITY:

A. Limits of Liability	\$ 1,000,000	Each Claim	\$ 1,000,000	Policy Aggregate
B. Fair Housing Discrimination Limit of Liability			\$ 250,000	Aggregate
C. Fungi and Bacteria Limit of Liability			\$ 250,000	Aggregate
D. Open House Limit of Liability			\$ 1,000,000	Aggregate

Item 5. DEDUCTIBLE: \$ 2,500 Each Claim

Item 6. PREMIUM: \$ 1,234

Item 7. RETROACTIVE DATE: 4/1/2004

Item 8. NOTICES TO BE SENT TO:

Report A Claim	Report A Claim
AXA XL – Commercial E & O Claims	Pearl Insurance
100 Constitution Plaza, 8th Floor	1200 East Glen Avenue
Hartford, CT 06103	Peoria Heights, IL 61616
877-791-3777 [Phone]	1-800-447-4982
860-548-9668 [Fax]	

Item 9. FORMS AND ENDORSEMENTS ATTACHED AT POLICY EFFECTIVE DATE:

JPP-PF (08/18) Real Estate Errors & Omissions Policy Form
 JPP 148 (08/18) Sellers Shield Deductible Forgiveness
 JPP-OH1 (06/05) Ohio Changes
 JPP 147 (06/16) Consumer Financial Protection Bureau Defense Endorsement
 JPP149 0820 Home Warranty Program Deductible Reduction Endorsement
 JPP 150 1221 ERISA, Securities, Consumer Protection and Similar Act or Law Exclusion
 JPP 105 (06/05) Claim Expense Inside Limit Liability

Land Data									
Type	Dims	Unit Rate	FCTR	Base Value	Adjust	BOR	ADJ FCTR	Trend	Final Value
HS-HOME SITE	1.0000	22,000.00		22,000					22,000
HOMESITE - FRT/ACRES = '1.00', EF-FRT = '0', DPTH = '0', FCTR = '0', RATE = '14000', EF-									
RS-RESIDUAL	2.6800	5,500.00		14,740					14,740
SMALL ACR - FRT/ACRES = '2.68', DESCRIPTION = 'RESIDUAL' @, EF-RT = '4800', EXT-VALUE =									
Total	3.6800								36,740

Parcel Property	09-000047.000
Address	1175 LINDY LANE
District	09-CENTER TWP-CARROLLTON EVSD
Map Number	0902A-11.000
Routing	2A
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99
Class	Residential
Neighborhood	00009-CENTER CARROLLTON SD-AV
Living Area	3,546

Site Characteristics			
Topography	Public Utilities	Street / Road	Neighborhood
ABOVE	ELECTRIC	ALLEY	BLIGHTED
BELOW	GAS	PAVED	DECLINING
FLAT	SEPTIC	PROPOSED	IMPROVING
LOW & ROLLING	SEWER	SIDEWALK	STATIC
STEEP	WATER	UNPAVED	
	WELL		

Dwelling									
Type	1-SINGLE	Area	Height	Brick	Finish	Heat	Cool	Value	
	FAMILY	1,576	First Floor		100.00	100.00	100.00	164,450	
Units Designed	1	956	Full Upper		100.00	100.00	100.00	74,600	
Units Converted		1,138	Basement		89.10			40,960	
Total Rooms	7								
Bed Rooms	4								
Family Rooms									
Dining Rooms									
Plumbing	NORMAL	Total Floor Value						280,010	
Full Baths	2	Living Units Value							
Half Baths	1	Plumbing						12,190	
Extra Fixtures		RecRoom							
		Fireplace		Openings	1	Stacks	1	5,650	
		Linear Brick		Height	8	Length	66	6,864	
		Exterior Features		CATH=182,OPF=52,WDD=216				16,620	
		Garage / Carport		4.00AFG				29,450	
		Base Value						350,784	
		Grade		Code	120%	Factor	120.00	70,157	
		Well / Septic							
		Adjustment		Code		Factor			
		RCN Value		420,941 total value x 1.0 multiplier				420,941	
		Year		Built	1974	Rem	2015	Eff	2014
		Depreciation %		GD-10.00				-42,094	
		Observed %							
		Depreciation Value						-42,094	
		RCNLD Value						378,847	
		BOR							
		Trend							
		Final Value						378,850	

Valuations			
Assessment		2025	2026
Appraised	Land	36,740	36,740
	Improvement	386,260	386,260
	Total	423,000	423,000
Assessed	Land	12,860	12,860
	Improvement	135,190	135,190
	Total	148,050	148,050
Land	Improvement	Total	

Owner	FERKO SCOTT E & PATRICIA M
Legal	6 15 2 PT NW EX O/G/COAL 3.678A



Permits					
Permit	Date	CD	Description	%	Amount

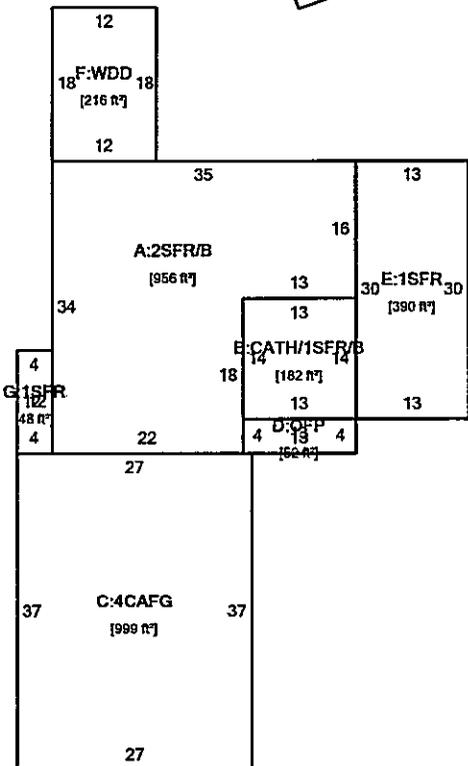
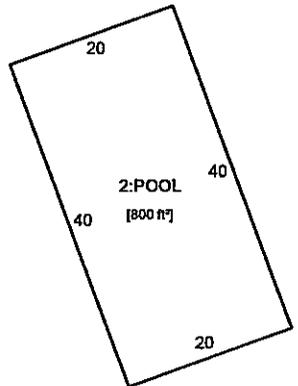
Notes
OC=1, EXLVUN=0000000, PLUMB= 1, PLUMBI=0005000



Improvements														
ID	Type	Dims	Size	Features	Rate	Base Value	Unit Count	Grade	Adjust Reason	ADJUST FACTR	Year BLT/REM/EFF	DEPR NML	DEPR OBS	BOR
2	17-POOL	40 X 20	800		33.07	26,456	1	100%			1991/ /1991	AV-60.00	30.00	7,410
2 BUILDING TYPE = '17', SHB+CONSFTXFT = ' 20X40', SIZE = '800', UNIT RATE = '', GRADE = '100%', YYYYY OR YEARCOND = '1991AV', REPLA VALUE = '20350', PHY DPR = '60', FNC DPR = '30', VALUE =														
Total														
7,410														

Sales							
Date	Name of Previous Owner	Sales Amount	Deed Type	Valid	Parcels	LO	Conveyance
08/30/2016	FREY ERIC S & DARCY J J/S	253,500.00	JOINT	Y	2	N	492
06/28/2011	BERG N KENT & MARILOU T	237,000.00	JOINT	Y	2	N	366

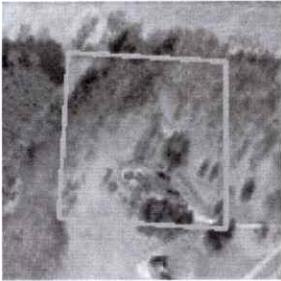
ID	Description	Size
A	2SFR/B	956
B	CATH/1SFR/B	182
C	4CAFG	999
D	OFFP	52
E	1SFR	390
F	WDD	216
G	1SFR	48
2	17	800



Notes

REVAL 2025 FIELD REVIEW DONE BY JMR-KK
 REVAL 2025- ADDED SKETCH AS IMPUT CREATING
 VALUE CHANGE AND ADJUSTED DIM OF AFG 10-20
 -23 JMR
 CALL BACK - R : : E : 091411 : JD
 EQ04AGRES: 8% LAND 8% IMP 2220 LAND 10800
 IMP
 FOR SALE AT REVIEW - REALTY ONE
 7/9/07 REC RM WITH OFFICE ADDED PER SALE
 AD OF 6/8/07 TK
 09/26/18 REAPP 19 RF-VM
 **** TRUE CASH VALUE **** ** ASSESSED
 VALUE ****
 YEAR REASON CODE LAND BUILDING TOTAL LAND
 BUILDING TOTAL
 2000 REAL VAL 24170 130970 155140 8460
 45840 54300
 2001 ANN. EQUAL 27710 134990 162700 9700
 47250 56950
 2004 ANN EQUAL 29930 145790 175720 10480
 51030 61510
 2007 ANN. EQUAL 32850 174570 207420 11500
 61100 72600
 2007 NEW BUILD. 32850 174570 207420 11500
 61100 72600

Parcel

**Parcel Number**

09-0000047.000 (website)

Legal

6 15 2 PT NW EX O/G/COAL 3.678A

Owner

FERKO SCOTT E & PATRICIA M

Location 

1175 LINDY LANE

Acres

3.6800

Programs

OOC



Date ▲	Public	Style	Attached To	Notes
05/17/2024	N	General	Resurvey on 05/17/2024	N/S TO SPLIT OUT O/G ONLY FROM 09-0000046.000 (.138A) & 09-0000047.000 (3.678A) TO 09-0000760.002 (51.142A) TO NOW BE A TOTAL OF 54.958A - AN
08/30/2016	N	General	Transfer on 08/30/2016	Transfer from FREY ERIC S & DARCY J J/S to FERKO SCOTT E & PATRICIA M New Ownership: No
08/30/2016	N	General	Parcel	OWNER: FERKO SCOTT E & PATRICIA M J/S, UNION HOME MORTGAGE CORP 8241 DOW CIRCLE W, STRONGSVILLE OH 44136
06/28/2011	N	General	Transfer on 06/28/2011	Transfer from BERG N KENT & MARILOU T to FREY ERIC S & DARCY J J/S New Ownership: No

Date ▲	Public	Style	Attached To	Notes
07/09/2007	N	General	Parcel	<p>EQ04AGRES: 8% LAND 8% IMP 2220 LAND 10800 IMP FOR SALE AT REVIEW - REALTY ONE 7/9/07 REC RM WITH OFFICE ADDED PER SALE AD OF 6/8/07 TK 09/26/18 REAPP 19 RF-VM **** TRUE CASH VALUE **** **** ASSESSED VALUE **** YEAR REASON CODE LAND BUILDING TOTAL LAND BUILDING TOTAL 2000 REAL VAL 24170 130970 155140 8460 45840 54300 2001 ANN. EQUAL 27710 134990 162700 9700 47250 56950 2004 ANN EQUAL 29930 145790 175720 10480 51030 61510 2007 ANN. EQUAL 32850 174570 207420 11500 61100 72600 2007 NEW BUILD. 32850 174570 207420 11500 61100 72600</p>