

Tax year 2023 BOR no. 2023-007
 County Clark Date received 1/29/2024

DTE 1
Rev. 12/22

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>James F Rader</u>	<u>601 Colony Trl New Canaan</u>	
2. Complainant if not owner			
3. Complainant's agent			
4. Telephone number and email address of contact person			
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>030 05 00029 204 014</u>		<u>601 Colony Trl New Canaan, NH 03044</u>	
7. Principal use of property <u>Primary Residence</u>			
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>0300500029204014</u>	<u>\$300,000</u>	<u>\$306,910</u>	<u>\$6,910</u>
9. The requested change in value is justified for the following reasons: <u>URAR Appraisal Report prepared for June 2023 Purchase</u>			

10. Was property sold within the last three years? Yes No Unknown If yes, show date of sale _____

and sale price \$ 314,000 ; 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

FILED
CLARK COUNTY AUDITOR

JAN 29 2024

HILLARY HAMILTON
AUDITOR

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 29 JAN 2024 Complainant or agent (printed) James F Rader Title (if agent) _____

Complainant or agent (signature) James F Rader

Sworn to and signed in my presence, this _____ day of _____ (Date) (Month) (Year)

Notary _____

INVOICE

FROM:
 Ray Gunn
 Gunn and Associates
 4729 Needmore Rd
 Dayton, OH 45424-5729
 Telephone Number: (937) 830-7298 Fax Number:

INVOICE NUMBER	
230513	
DATES	
Invoice Date:	06/08/2023
Due Date:	Net 15 Days
REFERENCE	
Internal Order #:	230513
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	230513
Other File # on form:	
Federal Tax ID:	
Employer ID:	

TO:
 Union Savings Bank
 5651 Far Hills Ave.
 Dayton, OH 45429
 E-Mail: daytonappraisal@usavingsbank.com
 Telephone Number: Fax Number:
 Alternate Number:

Please remit payment within 15 days net.
 Thank you.

DESCRIPTION

Lender: Union Savings Bank Client: Union Savings Bank
 Purchaser/Borrower: Rader, James & Leona
 Property Address: 601 Colony Trl
 City: New Carlisle State: OH Zip: 45344
 County: Clark
 Legal Description: TWMN CREEKS SECTION 1 16

FEEES **AMOUNT**

URAR appraisal report	350.00
SUBTOTAL	350.00

PAYMENTS **AMOUNT**

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			
TOTAL DUE			\$ 350.00

Uniform Residential Appraisal Report

File # 230513

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

Property Address **601 Colony Trl** City **New Carlisle** State **OH** Zip Code **45344**
 Borrower **Rader, James & Leona** Owner of Public Record **Steven L Blevins & Evelyn Blevins** County **Clark**
 Legal Description **TWIN CREEKS SECTION 1 16**
 Assessor's Parcel # **0300500029204014** Tax Year **2022** R.E. Taxes \$ **771**
 Neighborhood Name **Twin Crks Sub Sec 1** Map Reference **44220** Census Tract **0028,00**
 Occupant Owner Tenant Vacant PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client **Union Savings Bank** Address **5651 Far Hills Ave. Dayton, OH 45429**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **DOM 24:DABR MLS# 884987, the subject property was listed for sale on 05/01/2023 for \$328,000, pending sale status as of 05/13/2023**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. **Arms length sale; The subject property is pending sale in an arms length sale transaction at \$328,000**
 Contract Price \$ **328,000** Date of Contract **05/12/2023** Is the property seller the owner of public record? Yes No Data Source(s) **Co. Tax Records**
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. **\$0; No concessions noted**

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

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	85	Low	Multi-Family	5 %			
Neighborhood Boundaries Considered-- Rt. 41 to the North, Rt. 40 to the South, Funderburg Road to the East & Scarff Road to the West, being within Clark County, OH.		530	High	Commercial	10 %			
Neighborhood Description See attached addenda.		195	Pred.	Other	5 %			

Market Conditions (including support for the above conclusions) **Property values in the subjects market area are found to be stable, driven primarily by increasing mortgage interest rates, a lack of available supply, and stable to strong demand noted in the area. All forms of financing, including conventional, FHA, and VA are available in the area at market rates and terms**

Dimensions **196 x 125 x 125 (.27 acres)** Area **9570 sf** Shape **Irregular** View **N, Res;**
 Specific Zoning Classification **R-PUD** Zoning Description **Single Family Residential**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The highest**

and best use of the subject site is **single-family residential**
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street **Asphalt**
 Gas Sanitary Sewer Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **39023C0134E** FEMA Map Date **02/17/2010**

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe **Utility services are typical for the area.**
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
All usual public utilities service the site. All utility services were connected and operational at time of appraisal inspection. The rear yard has been enclosed with a wood privacy fence. No adverse easements or encroachments were observed at the time of inspection.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Conc/blk/gd	Floors	Cpt, Tile, LVT/Good
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl/good	Walls	Drywall/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Asphalt Shingle/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum/Good	Bath Floor	Tile/Good
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DHInsul/Good	Bath Wainscot	F.gls/good
Year Built 2022	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insul.Wnd/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 1	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway # of Cars 2	
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete/Good	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	Fireplace(s) # 0	<input checked="" type="checkbox"/> Garage # of Cars 2		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio	<input checked="" type="checkbox"/> Porch Entry	<input type="checkbox"/> Carport # of Cars 0	
<input type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					

Finished area above grade contains: **6** Rooms **3** Bedrooms **2.0** Bath(s) **1,752** Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) **Central air, Two car attached garage, Covered porch, Open patio, fenced rear yard, built in kitchen appliances. No personal property has been considered in the subjects estimated fair market value**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C2: No updates in the prior 15 years; The subject structure is of good quality, ranch styled design. The home has a three bedroom, two bath above grade layout which has no deficiencies. The floor plan utilizes an open room concept layout, which is in demand for homes in the area. The structure is found to be in good physical condition throughout. All mechanical systems were found to be in working condition. The overall appeal of this property is good.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
No adverse physical or functional inadequacies were observed at the time of inspection.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
See attached addenda.

Uniform Residential Appraisal Report

File # 230513

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 340,000 to \$ 340,000	
There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 285,000 to \$ 352,500	
FEATURE	SUBJECT
COMPARABLE SALE # 1	
COMPARABLE SALE # 2	
COMPARABLE SALE # 3	
Address	601 Colony Trl New Carlisle, OH 45344
Address	613 Colony Trl New Carlisle, OH 45344-8570
Address	607 Colony Trl New Carlisle, OH 45344-8570
Address	709 McKees Mill Run New Carlisle, OH 45344-8564
Proximity to Subject	0.07 miles NE
Proximity to Subject	0.05 miles NE
Proximity to Subject	0.18 miles E
Sale Price	\$ 328,000
Sale Price	\$ 290,000
Sale Price	\$ 290,000
Sale Price	\$ 315,000
Sale Price/Gross Liv. Area	\$ 187.21 sq.ft.
Sale Price/Gross Liv. Area	\$ 173.65 sq.ft.
Sale Price/Gross Liv. Area	\$ 178.90 sq.ft.
Sale Price/Gross Liv. Area	\$ 138.52 sq.ft.
Data Source(s)	DABR MLS#875101;DOM 97
Data Source(s)	DABR MLS#875098;DOM 131
Data Source(s)	DABR MLS #883715;DOM 28
Verification Source(s)	Exter. Inspection, Co. Tax Rcrds
Verification Source(s)	Exter. Inspection, Co. Tax Rcrds
Verification Source(s)	Exter. Inspection, Co. Tax Rcrds
VALUE ADJUSTMENTS	DESCRIPTION
DESCRIPTION	+(-) \$ Adjustment
DESCRIPTION	+(-) \$ Adjustment
DESCRIPTION	+(-) \$ Adjustment
Sales or Financing	Armlth
Concessions	Cash;0
Concessions	Conv;0
Concessions	FHA;0
Date of Sale/Time	s01/23;c12/22
Date of Sale/Time	s02/23;c01/23
Date of Sale/Time	s05/23;c04/23
Location	N;Res;
Location	N;Res;
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Leasehold/Fee Simple	Fee Simple
Site	9570 sf
Site	8276 sf
Site	14810 sf
Site	15570 sf
View	N;Res;
View	N;Res;
View	N;Res;
Design (Style)	DT1;Ranch
Design (Style)	DT1;Ranch
Design (Style)	DT1;Ranch
Design (Style)	DT2;Colonial
Quality of Construction	Q3
Quality of Construction	Q3
Quality of Construction	Q3
Actual Age	1
Actual Age	1
Actual Age	1
Actual Age	18
Condition	C2
Condition	C1
Condition	C1
Condition	C3
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Above Grade	Total Bdrms. Baths
Room Count	6 3 2.0
Room Count	6 3 2.0
Room Count	6 3 2.0
Room Count	10 4 2.1
Gross Living Area	1,752 sq.ft.
Gross Living Area	1,670 sq.ft.
Gross Living Area	1,621 sq.ft.
Gross Living Area	2,274 sq.ft.
Basement & Finished	0sf
Basement & Finished	0sf
Basement & Finished	0sf
Basement & Finished	957sf250sfin
Rooms Below Grade	0
Rooms Below Grade	1r0br0.0ba0o
Rooms Below Grade	0
Rooms Below Grade	0
Functional Utility	Good
Functional Utility	Good
Functional Utility	Good
Functional Utility	Good
Heating/Cooling	FWA CAC
Heating/Cooling	FWA CAC
Heating/Cooling	FWA CAC
Heating/Cooling	FWA CAC
Energy Efficient Items	Insul.Wndws
Energy Efficient Items	Insul.Wndws
Energy Efficient Items	Insul.Wndws
Energy Efficient Items	Insul.Wndws
Garage/Carport	2ga2dw
Garage/Carport	2ga2dw
Garage/Carport	2ga2dw
Garage/Carport	2ga2dw
Porch/Patio/Deck	Cv.Prc.Patio
Porch/Patio/Deck	Cv.Prc.Patio
Porch/Patio/Deck	Cv.Prc.Patio
Porch/Patio/Deck	0
Fireplace (s)	None
Fireplace (s)	None
Fireplace (s)	None
Fireplace (s)	1 Gas FP
Other	Wood Fence
Other	None
Other	+3,500
Other	None
Other	+3,500
Other	Fence
Other	0
Net Adjustment (Total)	\$ 8,000
Net Adjustment (Total)	\$ 10,700
Net Adjustment (Total)	\$ -19,200
Adjusted Sale Price of Comparables	\$ 298,000
Adjusted Sale Price of Comparables	\$ 300,700
Adjusted Sale Price of Comparables	\$ 295,800
<input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain Public record information includes data available thru the county tax and auditors online systems, and CoreLogic data.	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) Corelogic, Co. Tax Rcrds	
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> 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) Corelogic, Co. Tax Rcrds	
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
ITEM	COMPARABLE SALE #1
ITEM	COMPARABLE SALE #2
ITEM	COMPARABLE SALE #3
Date of Prior Sale/Transfer	07/07/2022
Date of Prior Sale/Transfer	03/25/2022
Date of Prior Sale/Transfer	11/24/2021
Date of Prior Sale/Transfer	01/21/2011
Price of Prior Sale/Transfer	\$314,900
Price of Prior Sale/Transfer	\$21,000
Price of Prior Sale/Transfer	\$21,000
Price of Prior Sale/Transfer	\$138,000
Data Source(s)	Corelogic, Co. Tax Rcrds
Data Source(s)	Corelogic, Co. Tax Rcrds
Data Source(s)	Corelogic, Co. Tax Rcrds
Data Source(s)	Corelogic, Co. Tax Rcrds
Effective Date of Data Source(s)	05/30/2023
Effective Date of Data Source(s)	05/30/2023
Effective Date of Data Source(s)	05/30/2023
Effective Date of Data Source(s)	05/30/2023
Analysis of prior sale or transfer history of the subject property and comparable sales Corelogic public records indicate the subject's most recent transfer occurred on 7/7/2022 (warranty deed - doc #2212-3653 recorded on 7/13/2022 for \$314,900). Corelogic public records also indicate the following transfer(s) of the subject within the last three years: [warranty deed on 12/10/2021, doc# 2203-5273 recorded on 1/5/2022 for \$25,000, which was a vacant site sale of the subject property.	
The subject is pending sale above the indicated fair market value range of the property at \$328,000, likely due to the lack of newer home competing listings in the area.	
Summary of Sales Comparison Approach Comparable sales #1 and #2 are similar styled, similar quality, new home sales located in the subjects development. Comparable sale #3 is an older, alternative two story styled home sale located in the development. Feature and amenity differences, as well as living area differences, have been considered on all three. Age differences and condition differences on #3 and on #4 have been considered. Comparable #4 is an older, similar styled home located on an area golf course. It has a higher site value, as well as a superior golf course fronting view, with site and view adjustments applied. The comparable sales utilized represent the closest, most recent alternative sales in the subjects market area, and the strongest consideration is accorded comparables #1 thru #4 due to their location within the subject development.	
Indicated Value by Sales Comparison Approach \$	300,000
Indicated Value by: Sales Comparison Approach \$	300,000
Cost Approach (if developed) \$	311,404
Income Approach (if developed) \$	
The sales comparison approach has been accorded the strongest consideration in the estimation of the fair market value of the subject property. The cost approach has been completed and is accorded strong supporting consideration due to the newer age of the subject structure. The income approach is not considered applicable due to lack of rental data in the area.	
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The subject has been appraised as is for conventional financing purposes. Due to the lack of rental data in the area, the income approach has not been completed, and is not applicable in this appraisal. Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 300,000 as of 05/30/2023, which is the date of inspection and the effective date of this appraisal.	

Uniform Residential Appraisal Report

File # 230513

Clarification of Intended Use and Intended User:

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Clarification of estimated gross living area, room count, and basement areas:

The gross living area, room count, and bath count reported for the subject property meet ANSI Z765-2021 standards, and reflect the areas which meet these standards at or above the grade of the land at the front entry of the structure. Gross living area is calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. Non habitable space and unfinished area below grade, and partially below grade are treated separately and are not included in the gross living area, consistent with ANSI Z765-2021 standards. The below grade areas, if any, have been reported in the basement section, and described consistent with the ANSI Z765-2021 and UAD standards. The gross living area, room count, and bath count reported for the comparable properties utilized in this appraisal report reflect the areas at or above the grade of the land at the entry of the dwelling. The gross living area has been obtained from public record sources, county tax appraisal data, and, or MLS information. This information may or may not be based on ANSI standards. The gross living area reported includes only finished, habitable, above-grade living space. Non habitable space and unfinished area below grade and partially below grade, are treated separately and are not generally included in the gross living area of the comparable properties. The below grade areas, if any, have been reported in the basement section, and described consistent with the ANSI Z765-2021 and UAD standards.

Clarification of site inspection

No adverse easements or encroachments were observed at the time of site inspection. No apparent adverse environmental conditions were observed at the time of inspection. The appraiser has not been provided, nor completed, an environmental inspection on the property. The appraiser is not deemed qualified to determine the existence of surface or subsurface environmental contamination. If concerns regarding the potential contamination of the site from environmental hazards or contaminants, the appraiser recommends the inspection of the site by a qualified environmental inspector to identify those issues.

Use of Cost Approach for Insurance Purposes:

Replacement cost figures, if any, used in developing the cost approach are for valuation purposes only. No one, client or third party, should rely on these figures for insurance purposes. The definition of "market value" on page four of this form is not consistent with definitions of "insurable value." Actual reconstruction costs can easily exceed the replacement cost figures used in this appraisal.

Clarification of the term "complete visual inspection":

Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction.

The appraiser's inspection of the property was limited to what was readily observable without moving furniture, floor coverings or personal property. Unless otherwise stated, the appraiser did not view attics, crawlspaces or any other area that would involve the use of ladders or special equipment. The appraiser's viewing of the property was limited to surface areas only and can often be compromised by landscaping, placement of personal property or even weather conditions. Most importantly, the appraiser's inspection of the property is far different from and much less intensive than the type of inspections performed to discover property defects. The appraiser is not a home inspector, building contractor, pest control specialist or structural engineer. An appraisal is not a substitute for a home inspection or an inspection by a qualified expert in determining issues such as, but not limited to, foundation settlement or stability, moisture problems, wood destroying (or other) insects, rodents or pests, radon gas or lead-based paint. The client is invited and encouraged to employ the services of appropriate experts to address any area of concern.

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The estimated site value is based on area land

sales researched, retained within the appraisers workfile.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW Source of cost data Marshall & Swift Quality rating from cost service Q3 Effective date of cost data 06/2023 Comments on Cost Approach (gross living area calculations, depreciation, etc.) See attached sketch addendum	OPINION OF SITE VALUE = \$ 30,000 DWELLING 1,752 Sq.Ft. @ \$ 142.00 = \$ 248,784 0 Sq.Ft. @ \$ _____ = \$ _____ _____ = \$ _____ Garage/Carport 515 Sq.Ft. @ \$ 43.00 = \$ 22,145 Total Estimate of Cost-New = \$ 270,929 <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 30%; text-align: center;">Physical</td> <td style="width: 30%; text-align: center;">Functional</td> <td style="width: 10%; text-align: center;">External</td> <td></td> </tr> <tr> <td>Depreciation</td> <td style="text-align: right;">4,525</td> <td></td> <td></td> <td style="text-align: right;">= \$(4,525)</td> </tr> <tr> <td>Depreciated Cost of Improvements</td> <td></td> <td></td> <td></td> <td style="text-align: right;">= \$ 266,404</td> </tr> <tr> <td>"As-is" Value of Site Improvements</td> <td></td> <td></td> <td></td> <td style="text-align: right;">= \$ 15,000</td> </tr> </table> Fence incl. in site improvements Estimated Remaining Economic Life (HUD and VA only) 59 Years INDICATED VALUE BY COST APPROACH = \$ 311,404		Physical	Functional	External		Depreciation	4,525			= \$(4,525)	Depreciated Cost of Improvements				= \$ 266,404	"As-is" Value of Site Improvements				= \$ 15,000
	Physical	Functional	External																		
Depreciation	4,525			= \$(4,525)																	
Depreciated Cost of Improvements				= \$ 266,404																	
"As-is" Value of Site Improvements				= \$ 15,000																	

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): **Due to the lack of rental data on area single family properties, the income approach not considered applicable.**

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project _____

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

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

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

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

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

Describe common elements and recreational facilities. _____

Uniform Residential Appraisal Report

File # 230513

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

File # 230513

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

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

Uniform Residential Appraisal Report

File # 230513

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

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

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


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

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

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

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

APPRAISER

Signature 
 Name Raymond Gunn Jr
 Company Name Gunn and Associates
 Company Address 4729 Needmore Rd
Dayton, OH 45424
 Telephone Number 937-830-7298
 Email Address rgunn@woh.rr.com
 Date of Signature and Report 06/08/2023
 Effective Date of Appraisal 05/30/2023
 State Certification # 431673
 or State License # _____
 or Other (describe) _____ State # _____
 State OH
 Expiration Date of Certification or License 11/19/2023

ADDRESS OF PROPERTY APPRAISED
601 Colony Trl
New Carlisle, OH 45344
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 300,000

LENDER/CLIENT
 Name No AMC
 Company Name Union Savings Bank
 Company Address 5651 Far Hills Ave. Dayton, OH 45429
 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 _____

Supplemental Addendum

F# No. 230513

Borrower	Rader, James & Leona						
Property Address	801 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						

• Neighborhood Comments

The subject is located in a newer platted development of average to good quality homes of varying size and styled. The development is in a suburban setting in the City of New Carlisle, being approximately 15 miles northwest of Downtown Springfield. The general neighborhood area consists of average to above average quality homes varying in size and design situated on platted residential lots and small acreage tracts. Most market and employment amenities are found within one mile of the subject with area anticipated to remain stable due to affordability and convenient factors. The majority of area properties appear to receive average to good maintenance with no detrimental or adverse conditions observed at the time of the inspection.

• Conformity of property

The subject property conforms well to area properties, and is a typical home for area immediate area. Due to age, condition and larger than typical GLA, the subject is valued above predominate values for the area but is within the value range for the area. The subject property conforms well to area properties and is a typical improvement for the immediate area.

• URAR: Conditions of Appraisal

The subject has been appraised as is for conventional financing purposes.

Due to the lack of rental data in the area, the income approach has not been completed, and is not applicable in this appraisal. The intended use of this appraisal report is to assist the client stated on the first page of the URAR form, for internal decision making purposes, and mortgage underwriting purposes only.

ELECTRONIC SIGNATURES ARE UTILIZED IN THIS REPORT. THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE AND THE APPRAISAL STANDARDS BOARD STATE THAT ELECTRONICALLY AFFIXING A SIGNATURE TO A REPORT CARRIES THE SAME LEVEL OF AUTHENTICITY AND RESPONSIBILITY AS AN INK SIGNATURE ON A PAPER COPY REPORT [THE TERM 'WRITTEN RECORDS' INCLUDES INFORMATION STORED ON ELECTRONIC MAGNETS OR OTHER MEDIA]. ALL ELECTRONIC SIGNATURES IN THIS REPORT HAVE A SECURITY FEATURE MAINTAINED BY INDIVIDUAL PASSWORDS FOR EACH SIGNING APPRAISER. NO PERSON CAN ALTER THE APPRAISAL WITH THE EXCEPTION OF THE ORIGINAL SIGNING APPRAISER[S].

Market Conditions Addendum to the Appraisal Report

File No. 230513

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

Property Address **601 Colony Trl** City **New Carlisle** State **OH** ZIP Code **45344**

Borrower **Rader, James & Leona**

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

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	4	5	1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Absorption Rate (Total Sales/Months)	0.67	1.67	0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total # of Comparable Active Listings	8	5	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Months of Housing Supply (Total Listings/Ab.Rate)	11.9	3.0	15.2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$315,000	\$291,000	\$315,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	66	97	28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	307,400	299,800	328,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	84	97	28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Median Sale Price as % of List Price	95.04	97.06	108.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.).

The Dayton Area Board of REALTORS MLS reported no concessions between 05/30/2022 and 05/30/2023. Seller paid concessions of 1-6% of sale price are common in the area, and are most prevalent in FHA & VA financed sales transactions. Rate buydowns are currently uncommon.

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

The subject is located in an area which has few available REO properties, the typical listings in the area are open market, arms length offerings.

Cite data sources for above information. The Market Conditions Addenda was completed with data from Dayton Area Board of REALTORS MLS with an effective date of 05/30/2023.

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

The above trends have been reported in the correlating sections of the URAR form 1004. The trends are based on data obtained from the Dayton Area Board of Realtors MLS system, and, or the WRIST MLS system.

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

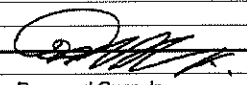
Project Name:

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

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.

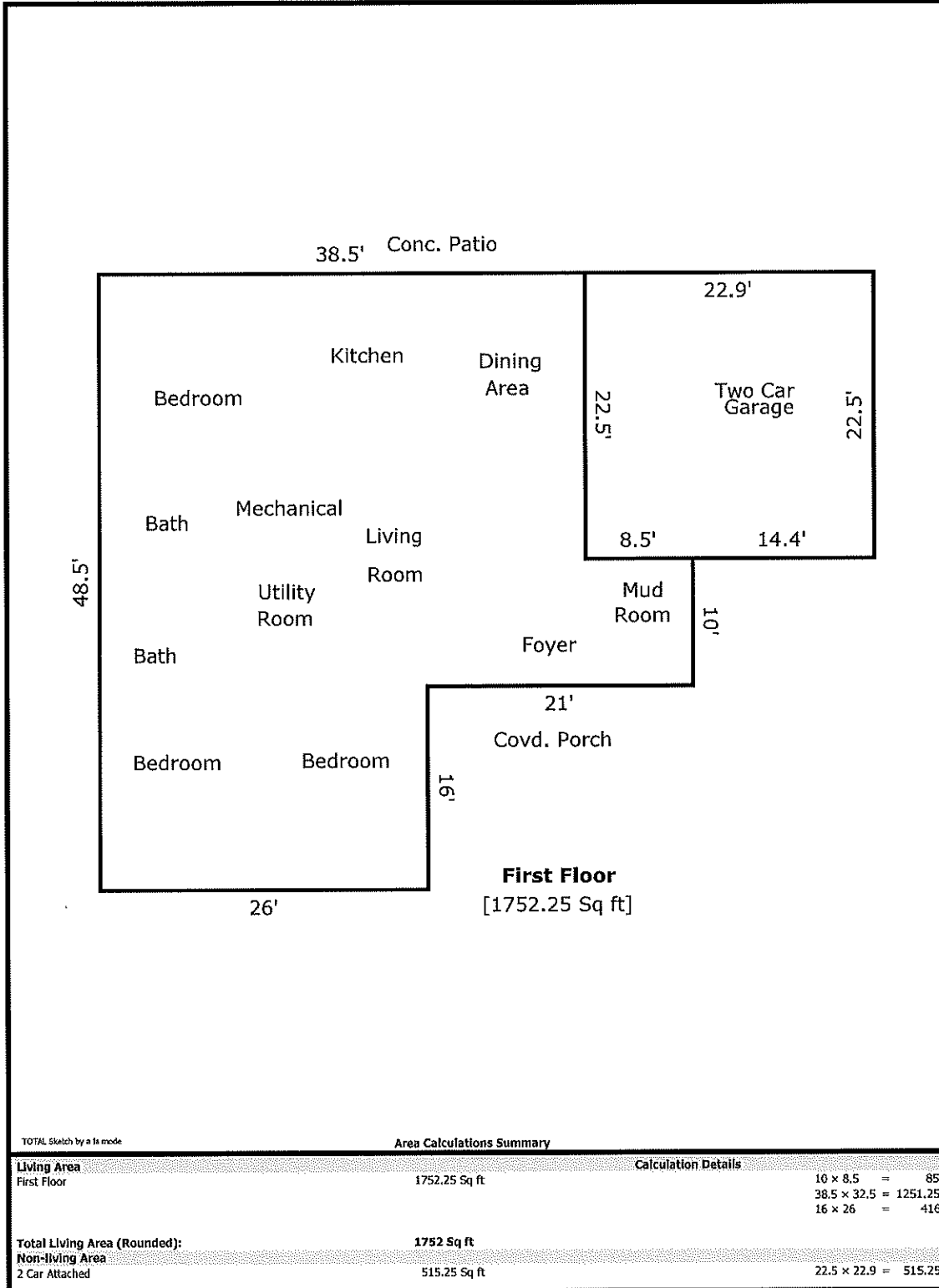
Not Applicable, non condominium property.

Signature 
 Appraiser Name **Raymond Gunn Jr**
 Company Name **Gunn and Associates**
 Company Address **4729 Needmore Rd, Dayton, OH 45424**
 State License/Certification # **431673** State **OH**
 Email Address **rgunn@woh.rr.com**

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

Building Sketch

Borrower	Rader, James & Leona				
Property Address	601 Colony Trl				
City	New Carlisle	County	Clark	State	OH
Lender/Client	Union Savings Bank				
				Zip Code	45344



Subject Photo Page

Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



Subject Front

601 Colony Trl
Sales Price 328,000
G.L.A. 1,752
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location N;Res;
View N;Res;
Site 9570 sf
Quality Q3
Age 1



Subject Rear



Subject Street

Interior Photos

Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



Dining Area



Kitchen



Kitchen 2nd View



Primary Bedroom



Primary Bath

Interior Photos

Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



Primary Bath 2nd View



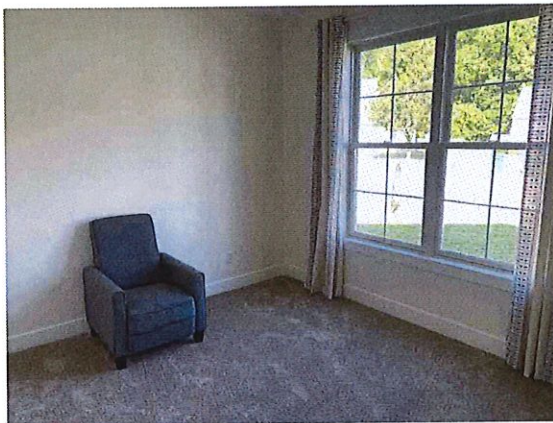
HVAC system/Water Heater



Bath



Bedroom



Bedroom



Utility Room

Interior Photos

Borrower	Rader, James & Leona				
Property Address	601 Colony Trl				
City	New Carlisle	County	Clark	State	OH Zip Code 45344
Lender/Client	Union Savings Bank				



Side View



Side View

Comparable Photo Page

Borrower	Rader, James & Leona				
Property Address	601 Colony Trl				
City	New Carlisle	County	Clark	State	OH
Lender/Client	Union Savings Bank				
				Zip Code	45344



Comparable 1

613 Colony Trl
 Proximity 0.07 miles NE
 Sale Price 290,000
 GLA 1,670
 Total Rooms 6
 Total Bedrms 3
 Total Bathrms 2.0
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q3
 Age 1



Comparable 2

607 Colony Trl
 Proximity 0.05 miles NE
 Sale Price 290,000
 GLA 1,621
 Total Rooms 6
 Total Bedrms 3
 Total Bathrms 2.0
 Location N;Res;
 View N;Res;
 Site 14810 sf
 Quality Q3
 Age 1



Comparable 3

709 McKees Mill Run
 Proximity 0.18 miles E
 Sale Price 315,000
 GLA 2,274
 Total Rooms 10
 Total Bedrms 4
 Total Bathrms 2.1
 Location N;Res;
 View N;Res;
 Site 15570 sf
 Quality Q3
 Age 18

Comparable Photo Page

Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



Comparable 4

2621 Sugar Tree Trl
Proximity 1.45 miles NW
Sale Price 335,000
GLA 2,478
Total Rooms 10
Total Bedrms 3
Total Bathrms 2.1
Location N;Res;
View B;Glfrw;
Site 18000 sf
Quality Q3
Age 32

Comparable 5

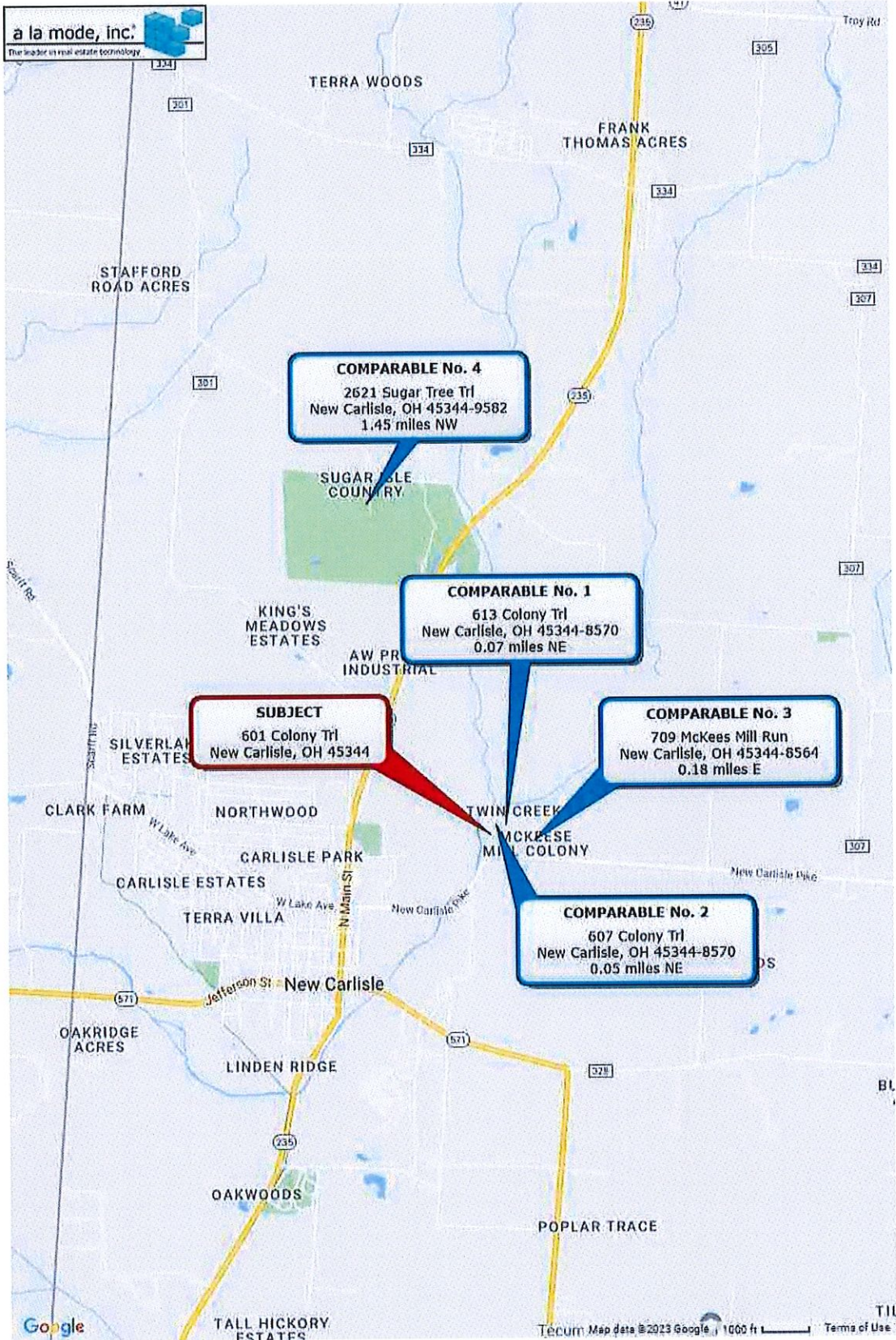
Proximity
Sale Price
GLA
Total Rooms
Total Bedrms
Total Bathrms
Location
View
Site
Quality
Age

Comparable 6

Proximity
Sale Price
GLA
Total Rooms
Total Bedrms
Total Bathrms
Location
View
Site
Quality
Age

Comparable Sales Map

Borrower	Rader, James & Leona				
Property Address	601 Colony Trl				
City	New Carlisle	County	Clark	State	OH
Lender/Client	Union Savings Bank	Zip Code	45344		



Flood Map

Borrower	Rader, James & Leona			
Property Address	601 Colony Trl			
City	New Carlisle	County	Clark	State OH Zip Code 45344
Lender/Client	Union Savings Bank			



Appraisers Certification

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

NAME:
Raymond A Gunn Jr

LIC/CERT NUMBER:
000431673

LIC LEVEL:
Certified Residential Real Estate Appraiser

Ohio

**Department
of Commerce**

Division of Real Estate
& Professional Licensing

CURRENT ISSUE DATE:
11/05/2022

EXPIRATION DATE:
11/19/2023

USPAP DUE DATE:
11/19/2023

Appraiser Independence Certification


I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Union Savings Bank, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Union Savings Bank, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Union Savings Bank has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

 <hr/> Signature	06/08/2023 <hr/> Date
Raymond Gunn Jr <hr/> Appraiser's Name	431673 <hr/> State License or Certification #
State Certified Residential Appraiser <hr/> State Title or Designation	11/19/2023 <hr/> Expiration Date of License or Certification
	OH <hr/> State

601 Colony Trl, New Carlisle, OH 45344

 Address of Property Appraised

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

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

C3

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

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

C4

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

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

C5

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

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

C6

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

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

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

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

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

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


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

CERTIFICATION: The appraiser certifies and agrees that:

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

ADDRESS OF PROPERTY ANALYZED: 601 Colony Trl, New Carlisle, OH 45344

APPRAISER:

Signature: 
 Name: Raymond Gunn Jr
 Designation: State Certified Residential Appraiser
 State Certification #: 431673
 or State License #:
 State: OH Expiration Date of Certification or License: 11/19/2023
 Date Signed: 06/08/2023

SUPERVISORY or CO-APPRAISER (If applicable):

Signature: _____
 Name: _____
 Designation: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
 Did Did Not Inspect Property

Borrower	Rader, James & Leona	File No.	230513
Property Address	601 Colony Trl		
City	New Carlisle	County	Clark
		State	OH
		Zip Code	45344
Lender/Client	Union Savings Bank		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

- 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- 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).

Reasonable Exposure Time

(USPAP defines Exposure Time 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.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

less than 90 days


Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The scope of work for this appraisal included an interior and exterior observation of the subject property. The scope of the observation included observation of readily observable conditions; the scope of the observation was not equivalent to an inspection performed by a professional home inspector. The appraiser's observation did not include identification or testing for mold, radon, UFFI, asbestos, or other environmental hazards, as identification of these substances is beyond the scope of the appraiser's expertise.

I have provided no professional services regarding the subject property in the past 36 months prior to date of appraisal.

APPRAISER:

Signature: 

Name: Raymond Gunn Jr
State Certified Residential Appraiser

State Certification #: 431673
or State License #:

State: OH Expiration Date of Certification or License: 11/19/2023

Date of Signature and Report: 06/08/2023

Effective Date of Appraisal: 05/30/2023

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 05/30/2023

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____
or State License #:

State: _____ Expiration Date of Certification or License: _____

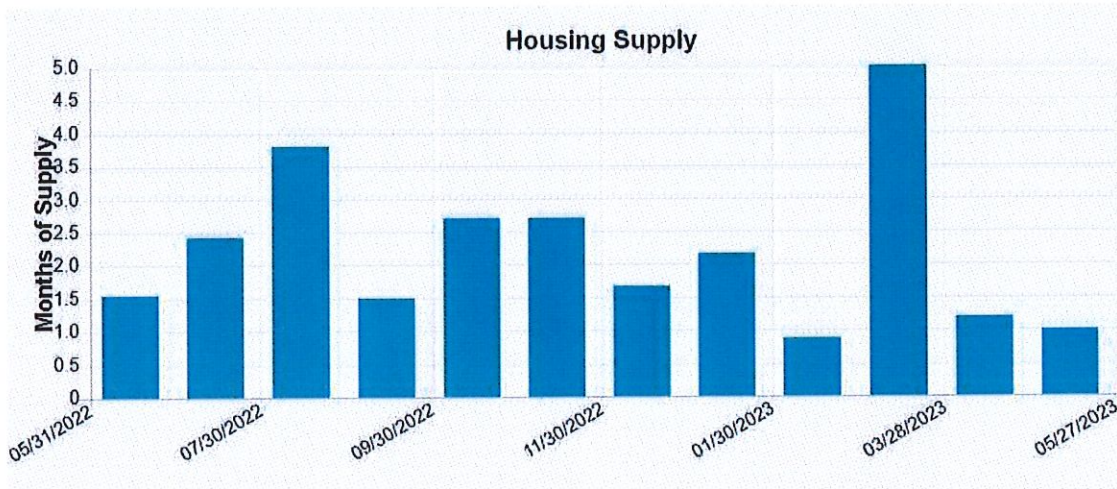
Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

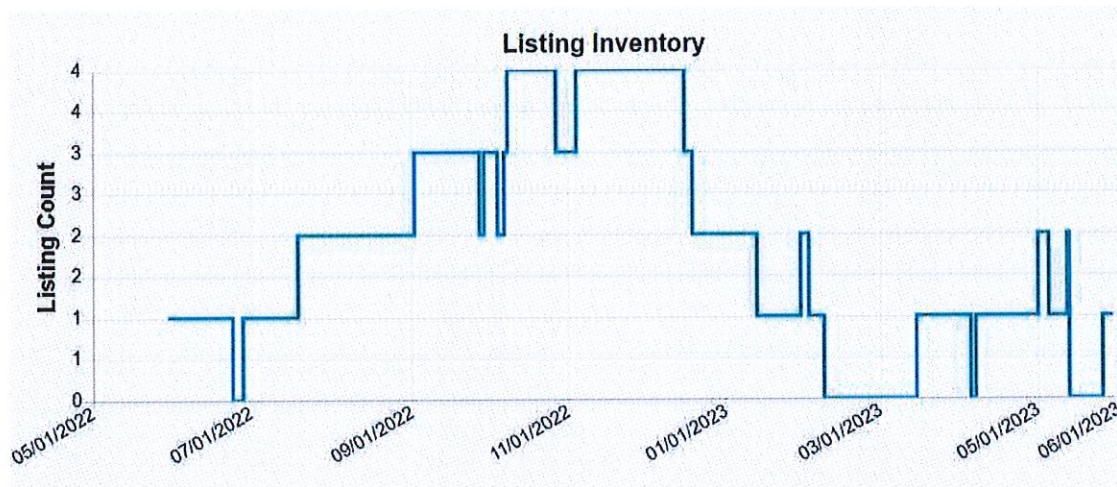
Date of Inspection (if applicable): _____

Analytics Addendum

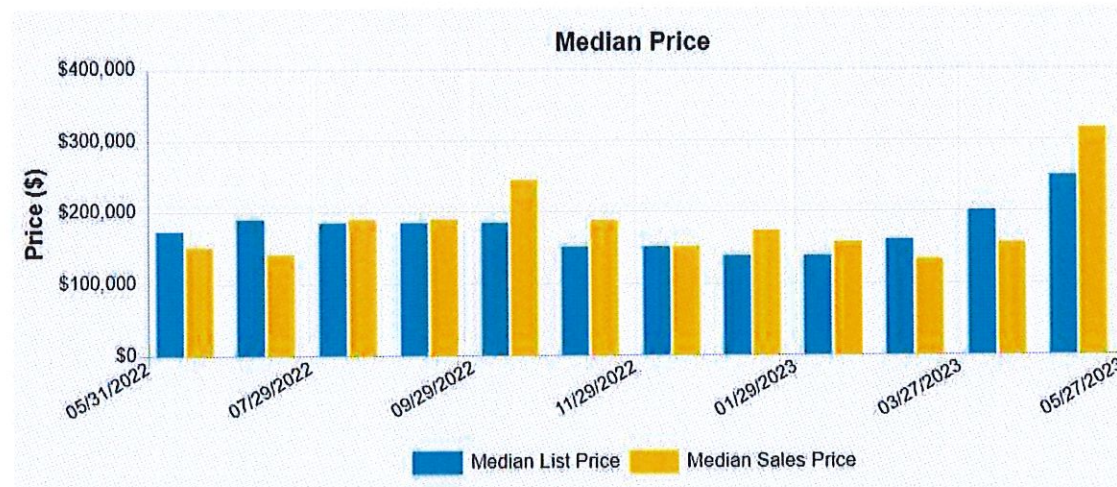
Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



This graph demonstrates the months of housing supply per month by taking the active number of listings during that month and dividing by the average number of sales per month over the 12 months trailing.



The listing inventory chart displays the number of properties actively for sale each day in the subject market from 05-30-2022 to 05-30-2023.



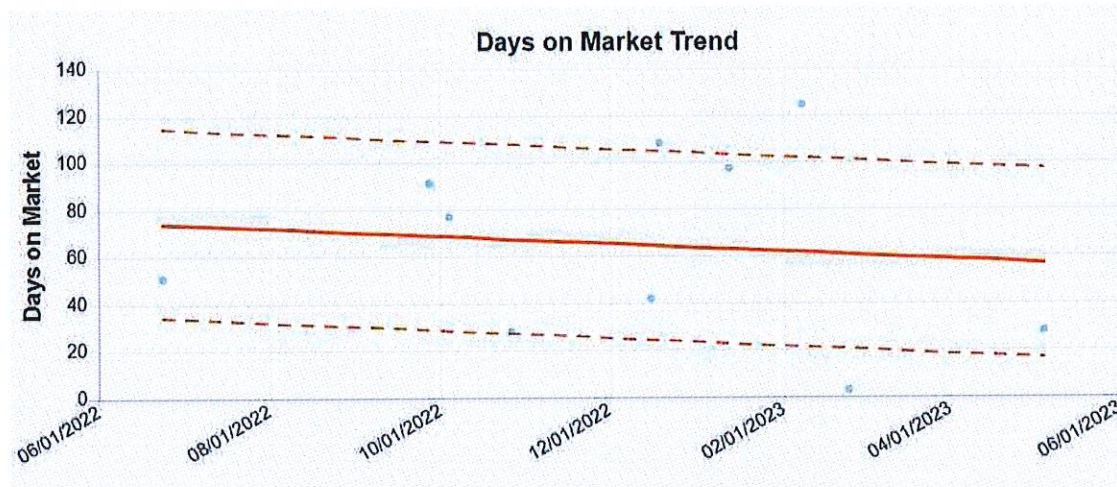
For each month from 05-31-2022 to 05-27-2023 this chart shows the median price for both sales and listings in the subject market.

Analytics Addendum

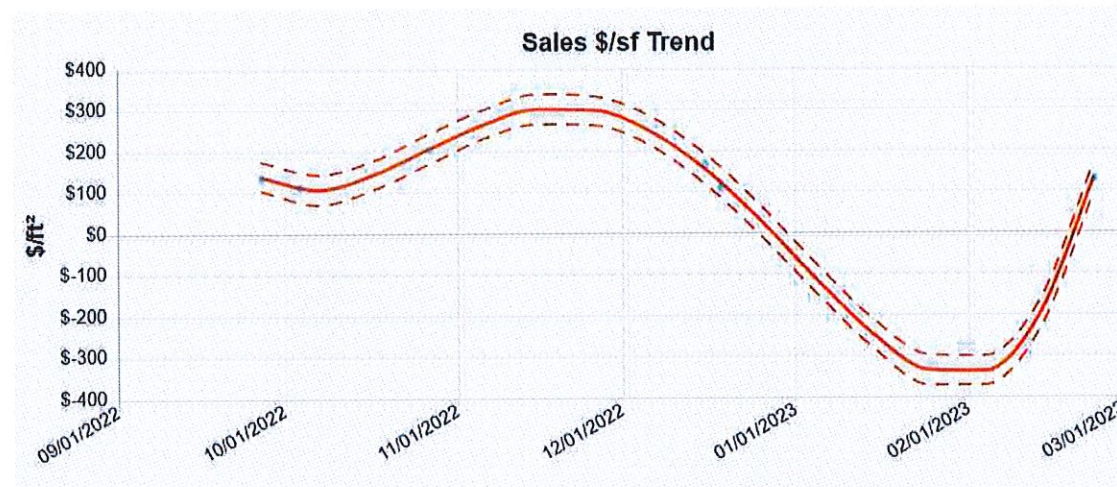
Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



For each month from 05-31-2022 to 05-27-2023 this chart shows the median price per square foot for both sales and listings in the subject market.



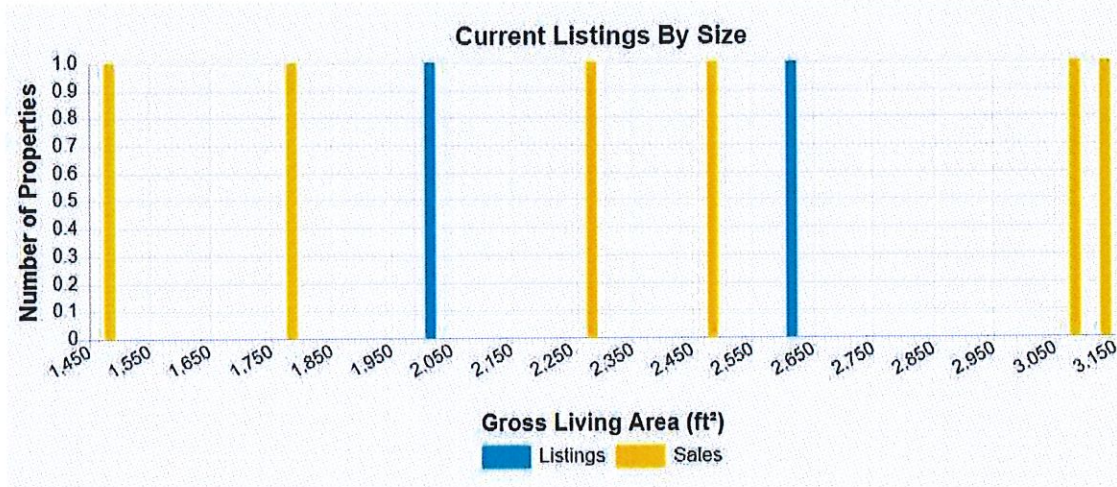
This chart shows the median days on market for sales and active listings during each month starting 06-24-2022 through 05-05-2023.



This analysis of the price per sq ft. in the subject market from 09-27-2022 to 02-24-2023 yields a range of \$28,244/sf to \$28,315/sf for properties in the subject market as of 05-30-2023.

Analytics Addendum

Borrower	Rader, James & Leona						
Property Address	601 Colony Trl						
City	New Carlisle	County	Clark	State	OH	Zip Code	45344
Lender/Client	Union Savings Bank						



This chart groups 8 properties in the subject market by size.
 GLA Range: 1,456 sf - 3,126 sf; GLA Median: 2,386 sf; GLA Average: 2,352 sf;



This graph represents list prices versus living area in the subject market from 06-28-2022 to 05-12-2023 and shows a likely value for a property of -- sf to be between -- and --.



This analysis of listing price per square foot in the subject market from 06-28-2022 to 05-12-2023 shows a likely range of \$115/sf to \$176/sf with a predicted value of \$145/sf.