Bob Dodrill, Jr. (740)596-4037

Main File No. 18012b0118 Page #3 of 15

	E	xterior-Only Inspectior	n Residential Ap	opraisal Repo	4066 File # 18012	2b0118	
	The purpose of this summary appraisal report	rt is to provide the lender/client with	an accurate, and adequate	ely supported, opinion	of the market value	of the subject prop	erty.
	Property Address 361 N Woolweaver A		City Hamden		State OH	Zip Code 45634	
	Borrower Robert Harrison	Owner of Public F		rrison	County Vinto	n	
	Legal Description Hamden Corp, LOT 4 Assessor's Parcel # 0300694000, 0300		Tax Year 2016		R.E. Taxes \$	386	
Ŀ	Neighborhood Name Hamden Corp		Map Reference	50030	Census Tract		
ы	Occupant 🛛 Owner 🗌 Tenant 🗌 Vaca	ant Special Assessme		PUD	HOA\$0		month
β	Property Rights Appraised 🛛 Fee Simple	Leasehold Other (describe)					
S	Assignment Type  Purchase Transaction		ther (describe) See attac				
	Lender/Client Peoples Bank National Is the subject property currently offered for sale		8 Putnam Street, Mar			Yes 🖂 No	
	Report data source(s) used, offering price(s), a		s found for listing. Occ				
			o loand for houng. Ood				
		or sale for the subject purchase transaction	on. Explain the results of the	analysis of the contra	ct for sale or why the a	analysis was not	
_	performed.						
PC	Contract Price \$ Date of Con	tract la the property (	aller the owner of public rea	cord? Yes	No. Data Coura a(a)		
CONTRACT	Is there any financial assistance (loan charges,		seller the owner of public rec assistance etc.) to be paid		No Data Source(s)	Yes	No
ŝ	If Yes, report the total dollar amount and descri		abolotanoo, oto./ to bo paid	by any party on bona			_ 110
		•					
_							
	Note: Race and the racial composition of the						•
	Neighborhood Characteristics		-Unit Housing Trends easing 🛛 Stable	_	Die-Unit Housing	Present Land Us	
		Rural Property Values Incre Under 25% Demand/Supply Shor			PRICE AGE (000) (yrs)	One-Unit 2-4 Unit	<u>75 %</u> 1 %
ğ			er 3 mths 🔀 3-6 mths		25 Low 0	Multi-Family	1 %
REC		o the North, South, East and We			50 High 181	Commercial	10 %
BO					00 Pred. 50	Other	13 %
Б		d description consist within the 0	Corp limits. Present la	nd use of "Other"	reflects estimate	of vacant land wit	hin
¥	the neighborhood.						
	Market Conditions (including support for the ab	ove conclusions) The general	market conditions for t	this neighborhood	are showing incre	ased sales but f	he
	supply has been maintained and is co						
_	are not normal for this area and have						
	Dimensions 120x100	Area 12000		pe Rectangular	View N	;Res;	
	Specific Zoning Classification No Zoning Zoning Compliance Legal Legal Non		tion No Zoining is typic		•		
	Is the highest and best use of subject property				No If No, de	scrihe	
		ao miniorea (el de proposed per plane e					
	Utilities Public Other (describe)		her (describe)	Off-site Improve	nents – Type	Public Priva	ite
SITE	Electricity	Water 🛛 [	Assumed	Street Paved			
S	Gas Unknown FEMA Special Flood Hazard Area Yes	Sanitary Sewer 🛛 [	Assumed FEMA Map # 390	Alley None 05540001C	EEMA Mar	Date 09/29/1989	
	Are the utilities and off-site improvements typic		No If No, describe	00010		Date 09/29/1908	,
	Are there any adverse site conditions or externa			nd uses, etc.)?	🗌 Yes 🖂 No	If Yes, describe	
_	Source(s) Used for Physical Characteristics of	Property Appraisal Files	MLS 🖂 Assessment and	Tay Becords	rior Inspection	Property Owner	
	Other (describe) Drive By		Data Source for Gros		nty records	Topolly Owner	
	General Description	General Description	Heating/Cooling			Car Storage	
	Units 🖂 One 🗌 One with Accessory Unit	🗌 Concrete Slab 🔀 Crawl Space	🖂 FWA 🗌 HWBB	Fireplace(			
	# of Stories 1	Full Basement Finished	Radiant	Woodstov			2
	Type     Det.     Att.     S-Det./End Unit       Sexisting     Proposed     Under Const.	Partial Basement Finished Exterior Walls Frame	Other Fuel Unknow		K <u>1WDK</u> Driveway P ⊠ Gara		
	Existing Proposed Under Const.	Exterior Walls Frame Roof Surface Shingle	Fuel Unknow				2
	Year Built 1900	Gutters & Downspouts Yes	Individual	Fence No			
	Effective Age (Yrs) 30	Window Type Unknown	Other Unknow	/n 🗌 Other No	ne 🗌 Built	-in	
	Appliances 🗌 Refrigerator 📄 Range/Oven		Microwave 🗌 Washer/D	<u>·                                     </u>	, , ,	are unknown.	
ЧTS	Finished area above grade contains:	4 Rooms O Bedroom		, ,	Square Feet of Gross L	iving Area Above Grac	le
EME	Additional features (special energy efficient iten	ns, etc.) Subject appears to ha	ave had average main	tenance over the	years.		
NE	Describe the condition of the property and data	source(s) (including apparent needed r	enairs deterioration renovat	tions remodeling etc.)	C4:No adver	se environmental	
8	conditions, nor external factors were						
훕							
IMPF							
IMPF							
IMPF							
IMPF	Are there any apparent physical deficiencies or	adverse conditions that affect the livabili	tv saindness ar structural	integrity of the proper	ν? □Vae Ν		
IMPF	Are there any apparent physical deficiencies or If Yes. describe.	adverse conditions that affect the livabili	ty, soundness, or structural	l integrity of the proper	y? 🗌 Yes [	No	
IMPF	Are there any apparent physical deficiencies or If Yes, describe.	adverse conditions that affect the livabili	ty, soundness, or structural	l integrity of the proper	y? 🗌 Yes 🛛	⊴ No	
IMPF		adverse conditions that affect the livabili	ty, soundness, or structural	l integrity of the proper	y? 🗌 Yes [	⊠ No	
IMPF	If Yes, describe.						
IMPF					y? Yes [		

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 1 of 6

Fannie Mae Form 2055 March 2005

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	There are	3					t neighl				twelve mon	ths rang							to\$7		
		FEATURE SUBJECT Address 361 N Woolweaver Ave						COMPARABLE SALE # 1					COMPARABLE SALE # 2				COMPARABLE SALE # 3				
				-	/e		184 Wilson Ave			73 Stanton Ave Hamden, OH 45634				130 Paines Ave							
			n, OH 456	534			Hamden, OH 4563 0.13 miles SE								<u>834</u>		Hamden, OH 450 0.68 miles SW			634	
	Proximity to Sale Price	o Sudject		\$			0.13	miles \$	SE	\$	72,000	0.37	miles	VV	\$	75,000	0.68	miles	SW	\$	53,500
	Sale Price/	Gross Liv		φ \$		sq.ft.	\$	86.54	th no	φ	72,000	\$	60.10	) sq.ft.	φ	75,000	\$	34.47	ft no 1	φ	55,500
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