

APPRAISAL OF REAL PROPERTY

LOCATED AT:

19891 Victory Ln S 2590 3.23 A Land Lot 8 Victory Estates Sub Fayetteville LSD Perry Twp Fayetteville, OH 45118

FOR:

Peoples Bank National Association 138 Putnam Street Marietta, OH 45750

AS OF:

11/08/2021

BY:

Mary Brose

SUMMARY OF SALIENT FEATURES

	Subject Address	19891 Victory Ln
	Legal Description	S 2590 3.23 A Land Lot 8 Victory Estates Sub Fayetteville LSD Perry Twp
NOI	City	Fayetteville
SUBJECT INFORMATION	County	Brown
ECT INF	State	ОН
SUBJ	Zip Code	45118
	Census Tract	9512.01
	Map Reference	17140
H		
PRICE	Sale Price	\$ N/A
SALES F	Date of Sale	
CLIENT	Borrower	Joseph Thole
C	Lender/Client	Peoples Bank National Association
	Size (Square Feet)	2,052
TS	Price per Square Foot	\$
OVEMEN	Location	N;Res;Rural
= IMPR(Age	24
TION OF	Condition	Average
DESCRIPTION OF IMPROVEMENTS	Total Rooms	5
O	Bedrooms	3
	Baths	2.0
AISER	Appraiser	Mary Brose
APPRAISE	Date of Appraised Value	11/08/2021
VALUE	Final Estimate of Value	\$ 140,000
>	_	

Exterior-Only Inspection Residential Appraisal Report 7180010835 File # VLOH-0028882

	he purpose	of this sun	nmarv	y appraisal rep	ort is to pro	vide the	lender/cli	ient with	an accura	te.	and adequa	telv	supporte	d. opin	ion of t	the mar	ket value	of the	subject	property.
	Property Addre			ctory Ln			, .			_	Favetteville	_		, .,		State			e 4511	
	Borrower Jos		1 110	ctory En			Owner o	of Public R			e Joseph J						y Brown		1511	<u> </u>
	_egal Descript		90.3	23 A Land Lot	8 Victory Est	rates Sub 1					c 100cp11 1						, Diowi			
	Assessor's Pa			260-2200	O VICTORY LS	tates out .	rayettev	ine Lob i			ear 2020					R.E. T	axes \$ 4	185 84		
	Veighborhood			Estates / Perr	v Township						Reference	171	140				s Tract			
딹	Occupant			enant X Vac			Special	Assessme				111	[PUD	H0A			per ye		per month
	Property Right			Fee Simple	Leaseh	old		describe)												
S	Assignment Ty			ase Transaction		nance Tran		,	her (descri	be)	Market V	alue								
	_ender/Client			k National Asso							et, Mariett			1						
				offered for sale		offered for									1?		П	Yes	▼ No	
				ering price(s), an			y MLS		nonale pin	0. 10	210 01100011	Juut	.0 01 0110 0	хрр. и.ои				.00 2	<u></u>	
		(-)	.,	g p(-/,	(-)-	Cinc	y IVILO													
	did	did not ar	nalvze	the contract for	sale for the si	ubiect purc	hase tra	nsaction. E	xplain the	resu	ts of the ana	ilvsis	s of the co	ontract f	or sale o	r why th	e analysis	was no		
	performed.		,	, 110 0011111101 101	04.0 10. 4.0 0.	abjoot pare	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Apiani aio		10 01 1110 1111	, 0.0			0. 00.0 0	,	o a.i.a., o.o			
≸	Contract Price	\$ N/A		Date of Co	ntract		Is the	property s	eller the ow	ner	of public red	ord?	? [Yes	No	Data So	urce(s)			
-			tance	(loan charges,		ns. aift or				_	•						(-)		Yes	No
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	Note: Race a	nd the racia	l con	nposition of the	neighborhod	od are not	annrais	al factors												
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۲	anation 🗆	Urban			Rural	Droporty	Values	Incre			Stable		Doolinin		PRICE		AGE	One-U		
	ocation	Over 75%		Suburban	,	Property						\vdash	Declinin	- +				_		42 %
ġ.	Built-Up		_=	25-75%	Under 25%	Demand/		Shor		믬	In Balance	屵	Over Su		\$ (000		(yrs)	2-4 U		1 %
le)	Growth	Rapid	_	-	Slow		-	X Unde		_	3-6 mths		Over 6 i	mtns	106	Low	12	Multi-l		1 %
ġ.	Veighborhood			North-Clinton								nt C	Co line.		168	High	35	Comn	ierciai	1 %
		•		epresents Perry											146	Pred.	18	Other		55 %
-	Veighborhood			Perry Townshi																
9			f the	houses being u	noccupied (v	acancy rat	te). Vict	ory Lane i	s a private	gra	vel lane of	man	ufacture	d housi	ng. Vill	age of F	ayettevill	e and F	ayetteville	-Perry
	Schools -1.4 1																			
				pport for the abo							median sel									
	have fluctuat	ed over the	past	12 months and	l is considere	d stable.	Median	selling pr	ice during	the	prior 7-12	moi	nths \$15	1,000, 1	prior 4-6	month	s \$118,00	00, and	past 3 m	onths
				s been 6 days.																
	Dimensions 3							3.23 ac				ape	Rectan	gular			View N;	Res;W	ods	
	Specific Zonin	•							on Agric											
				Legal No	1					_	- '									
	s the highest	and best use	of si	ubject property a	s improved (o	r as propos	sed per p	olans and s	pecification	ns) t	he present u	se?		X	Yes	No	If No, des	cribe		
	Jtilities)ther ((describe)					her (descri	be)					ements/	- Type		Pı	ıblic l	Private
	Electricity	<u>×</u>				Water		X [Grave	l					<u>×</u>
	Gas			None		Sanitary S			X Septic					None						
	EMA Special					EMA Flood						0150	C0075D)		F	EMA Map	Date	09/29/20	010
			_	ovements typica				X Yes			o, describe									
	Are there any a	adverse site	condi	itions or external	factors (easer	ments, enc	roachme	ents, enviro	nmental co	ndit	ons, land us	es, e	etc.)?] Yes	⋈ No	If Yes,	describe	
	Subject is im	proved with	ı pub	lic water and e	lectric, septic	system, a	nd a gra	vel drivew	ay. Septio	sys	tems are typ	oical	of this a	irea as p	oublic se	wers are	not avai	lable ar	d therefo	re do
	not have a ne	gative impa	act or	n value on mar	ketability.															
	. ,		al Cha	aracteristics of P	roperty	X Appra	isal Files				essment and				Prior Ir	spection	1 F	Property	Owner	
	Other (des	,									urce for Gro		iving Area		own Co	unty A	ıditor			
		General Des	•		G	eneral De	•				ng/Cooling			An	nenities			Car	Storage	
	Jnits 🔀 One	e 🔲 One v	with A	Accessory Unit	Concret		Crawl		▼ FW	/A	HWBB			Fireplac	. ,	0	None			
	# of Stories	1			Full Bas	ement	Fin	ished	☐ Ra	dian				Woods	tove(s) #	ŧ 0	Drive	way	# of Car	S 4
	Type 🔀 Det	. Att.		S-Det./End Unit	Partial E	Basement	Fi	nished	Oth	ner			\square	Patio/D	eck D	eck	Driveway	Surface	G	ravel
	X Existing	Propose	ed [Under Const.	Exterior Wal	ls	Vinyl S	Siding	Fuel		Electric			Porch	None		Gara	ge	# of Car	S
	Design (Style)	Manu	ıfactu	ıred	Roof Surfac		Comp	Shingle			Air Conditio	ning		Pool 1	None		Carp	ort	# of Car	S
	Year Built	1997			Gutters & Do	ownspouts	Alum/	/Alum	Ind	lividu	ıal			Fence 1	None		Attac	hed	Deta	ched
	Effective Age (Yrs) 24			Window Typ	е	Alum	Insul	Oth	ner				Other 1	None		Built-	-in		
	Appliances [Refrigera	tor	Range/Oven	Dishw	asher	Dispo	sal 🗌	Microwave		Washer/	Dryei	r 🗙	Other (d	escribe)	Unk	nown			
S	inished area	above grade	conta	ains:	5 Room:	S	3	Bedroom	S		2.0 Bath(s	s)		2,052	Squar	e Feet of	f Gross Liv	ing Are	Above G	rade
7	Additional feat	ures (specia	l ener	gy efficient item:	s, etc.)	Insul Win	ndows													
ž																				
PROVEMENTS	Describe the c	ondition of t	he pro	operty and data s	source(s) (incl	uding appa	arent nee	ded repairs	, deteriorat	tion,	renovations,	rem	nodeling,	etc.).	Oc	cupant	is marked	d vacan	t. accordi	ing to the
¥.	Brown Cour	ntv Recorde	er's o	ffice the Owne	r of Record i	is decease	d. Hon	ne appears	to be vac	ant	Conditio	n of	finterior	of the						
-				l mechanical i																
	Are there any a	apparent phy	/sical	deficiencies or a	dverse conditi	ions that af	ffect the	livability. s	oundness.	or st	ructural inte	aritv	of the pro	perty?		Г	Yes >	₹ No		
	f Yes, describ		,					,,				5,				_		•		
	, 2000/10	-																		
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	Does the prop	erty generall	v con	form to the neig	nborhood (fund	ctional utilit	tv. stvle	condition	use, const	ructi	on, etc 12			XY	es 🗆	No If N	lo, describ	ne.		
				rms to the neig								urad	Lhomes	ZN		11 1	.5, 400011			
	ric property	generally C	OHO	s to the neig	moornood as	are subjec	CL 15 10C2	acci on a	rivate ati	ve 0	i mandiact	ared	i nomes.							
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Exterior-Only Inspection Residential Appraisal Report

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			the subject neighborho		,	to \$ 169	
			the past twelve mont				
FEATURE	SUBJECT		BLE SALE # 1		LE SALE # 2		LE SALE # 3
Address 19891 Victory Ln		19770 Victory Ln		19713 Victory Ln		1916 Woodland Dr	
Fayetteville, OH 451	18	Fayetteville, OH 45	118	Fayetteville, OH 45	118	Fayetteville, OH 451	.18
Proximity to Subject	•	0.22 miles S	T _A	0.33 miles S	I.	2.26 miles SW	I.A.
	\$ N/A		\$ 130,000		\$ 168,000		\$ 161,000
	\$ sq.ft.	07.120		\$ 94.28 sq.ft.		\$ 99.38 sq .ft.	
Data Source(s)		CincyMLS#170566		CincyMLS#1691220		CincyMLS#1708333	
Verification Source(s)	DECODIDATION	Int/Ext Viewing/C			Courthouse Records	Exterior Viewing / C	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing		Arms Length		Arms Length		Arms Length	
Concessions Data of Sala/Time		Cash		Conv / 2000	-2,000	Conv / 0	
Date of Sale/Time Location	NID D 1	08/06/2021		03/01/2021		05/10/2021	
Leasehold/Fee Simple	N;Res;Rural	N;Res;Rural		N;Res;Rural	 	N;Res;Rural	
Site	Fee Simple 3.23 ac	Fee Simple 3.42 ac	0	Fee Simple 3.15 ac	0	Fee Simple 1.03 ac	+5,800
View	N;Res;Woods	N;Res;Woods	0	N;Res;Woods		N;Res;Woods	13,800
Design (Style)	Manufactured	Manufactured		Manufactured		Manufactured	
Quality of Construction	Average	Average		Average		Average	
Actual Age	24	26	0		0		0
Condition	Average	Average		Average		Average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 2.0	6 4 2.0	0	7 3 2.0	0	6 3 2.0	0
Gross Living Area	2,052 sq.ft.	1,458 sq.ft	+5,900		+2,700	1,620 sq.ft.	+4,300
Basement & Finished	Crawl Space	Crawl Space		Crawl Space		Crawl Space	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling Energy Efficient Items	FWA / C/A	FWA / C/A		FWA / C/A		FWA / C/A	
	Average	Average		Insul Windows		Insul Windows	
Garage/Carport	4dw	3gd2dw		2gd2dw	4,000	2cd2dw	-2,000
Porch/Patio/Deck	Deck	Deck/Barn	-2,000		-	Deck	
Utilities Cabaal District	Public W/Septic	Public W/Septic		Public W/Septic		Public W/Septic	
School District	Fayetteville-Perry	Fayetteville-Perry		Fayetteville-Perry		Fayetteville-Perry	
Net Adjustment (Total)		□ + X -	\$ -2,100	□ + X -	\$ -3,300	X +	\$ 8,100
1 His is a Sala Sala		Net Adj. 1.6 %		Net Adj. 2.0 %		Net Adj. 5.0 %	0,100
Adjusted Sale Price		1.0		,			
Adjusted Sale Price of Comparables		Gross Adi. 10 7 %	\$ 127 900	Gross Adi. 5.2 %	\$ 164 700	Gross Adi. 75 %	\$ 169 100
of Comparables	the sale or transfer histo	Gross Adj. 10.7 % ory of the subject prop	sty and comparable sale	Gross Adj. 5.2 % es. If not, explain	\$ 164,700	Gross Adj. 7.5 %	\$ 169,100
Adjusted Sale Price of Comparables I did did not research t	the sale or transfer histo				\$ 164,700	Gross Adj. 7.5 %	\$ 169,100
of Adjusted Sale Price of Comparables I did did not research t	he sale or transfer histo				\$ 164,700	Gross Adj. 7.5 %	\$ 169,100
My research 🔀 did 🗌 did r		ory of the subject prop		es. If not, explain	,		\$ 169,100
My research did did did not resource (s) did srown Coun	not reveal any prior sale ty Auditor and Great	ory of the subject prop	erty and comparable sale	ree years prior to the e	ffective date of this appi	raisal.	\$ 169,100
My research did did r Data Source(s) Brown Coun My research did did r	not reveal any prior sale ty Auditor and Great not reveal any prior sale	ory of the subject property of the subject property of the subject Cincinnati MLS as or transfers of the co	erty and comparable sale	ree years prior to the e	ffective date of this appi	raisal.	\$ 169,100
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Exterior-Only Inspection Residential Appraisal Report

7180010835 File # VLOH-0028882

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(COMMENTS ON DIGITAL SIGNATURE) This appraisal has been transmitted over the	e internet and contains a digital	l signature. Thi	s signature is password prot	tected and is
authorized only by the appraiser of this report.				
(SCOPE OF WORK) The scope of work for this appraisal is defined by the complexity of	this appraisal assignment and t	he reporting req	uirements of this appraisal	report form,
including the following definition of market value, statement of assumptions and limiting	conditions and certifications. A	A visual observat	tion of the exterior of the su	ubject property
from the street and viewing of the subject's neighborhood took place on 11/08/2021. Ea	ch of the comparable sales in thi	is report were vi	ewed from the street, resear	rched, and
verified using the Brown County Auditor's Records, Brown County Recorders office and	GIS Map data, and the Greater (Cincinnati Mult	tiple Listing Service. The in	ntended use of
this report is to estimate current market value. The subject property is identified as 1989:	Victory Ln, Fayetteville, OH 4	5118. The effect	ctive date of this report is 1	1/08/2021.
The intended users of this report are only Peoples Bank National Association / Corporate	Settlement Solutions. This app	praisal was orde	red by Corporate Settlemen	nt Solutions.
My fee is \$300.00. AMC license number is AMC.2019000008.				
Market Value is defined "Market value or fair market value is the most probable price that	nt a property will sell for in a cor	npetitive and op	en market under all condit	tions requisite
to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the	price is not affected by undue st	timulus.		
(SUPPLY AND DEMAND) There is currently 1 manufactured home for sale in the Perry			ending status.	
Active Listing (1) \$169,900	•			
There are no active listings.				
(OTHER 55% USE) - 36% Vacant Residential Land, 8% Vacant Agricultural Land, 109	Agricultural Land and 1% Eve	empt		
(AEDIAI DUOTOGRADU). There were no signs of perative influences visible within the				
(ONE UNIT HOUSING PRICE AND AGE RANGES) are a compilation of sales of mai			agy MIS during the 12 man	atha prior to
ONE ONLY HOUSING PRICE AND AGE RANGES) are a compilation of sales of mai	iuractured nomes that have sold	though the Cir	icy MLS during the 12 mon	iths prior to
the effective date of this report in the Perry Township market area. HIGHEST AND BEST USE After applying the four tests of highest and best: (1) legally		1 (2) ((11 . 1/4)	5. 11 - 5.1
been determined, the subject's site highest and best use, as if vacant, is it's current use, a re topography, and accessibility is similar of the other residential sites in this market and is n determined to be residential.				
topography, and accessibility is similar of the other residential sites in this market and is n	ot large enough to be split off in	nto additional si	tes. The most feasible and p	profitable use is
On 03/09/2020 the Ohio governor declares state of emergency due to the Covid-19 virus				
Dewine lifted the stay in place order. This appraisal was performed following public awar				
appraisal, COVID-19 has widespread health and economic impacts. The effects of COVII				
negative impact on value or marketability based on reliable data. The analyses and value or	pinion in this appraisal are base	d upon the data	available to the appraiser a	at the time of
the assignment. The reader is cautioned and reminded that the conclusions presented in t	his appraisal report apply only a	s of the effective	e date indicated. No analyse	es or opinions
contained in this appraisal should be construed as predictions of future market conditions	or value. The appraiser makes	no representatio	on as to the effect on the sul	bject property
of any unforeseen event which is subsequent to the effective date of this appraisal.				
COCT ADDROACH TO VALUE	· (not verified by Famile Man)			
	(not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.			
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti	ns. mating site value) Lan		Perry Township market area	
Provide adequate information for the lender/client to replicate the below cost figures and calculatio Support for the opinion of site value (summary of comparable land sales or other methods for esti 131, a 2.44 acre site sold on 10/28/2021 for \$18,000 or \$7,377 per acre. 4176 Park Rd,	ns. mating site value) Lar a 6.36 acre site sold on 10/25/2	2021 for \$73,00	0 or \$11,478 per acre. 194	125 Vera Cruz
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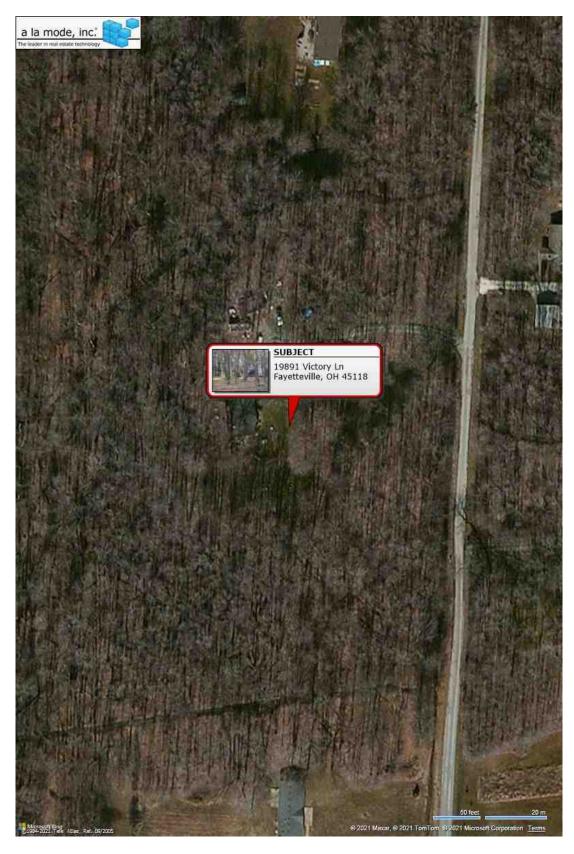
Freddie Mac Form 2055 March 2005

Page 3 of 6

ı 2055 March 2005

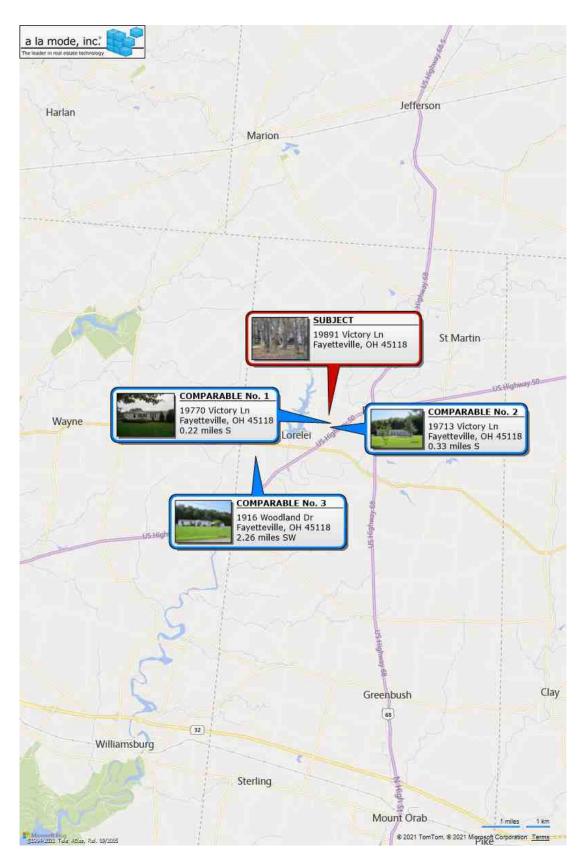
Aerial Map

Borrower	Joseph Thole				
Property Address	19891 Victory Ln				
City	Fayetteville	County Brown	State OH	Zip Code 45118	
Lender/Client	Peoples Bank National Association				



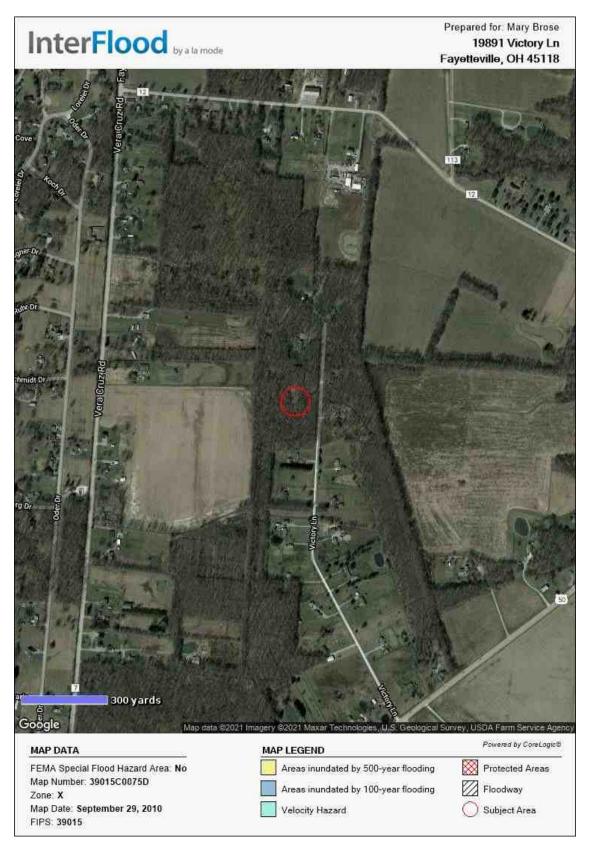
Location Map

Borrower	Joseph Thole			
Property Address	19891 Victory Ln			
City	Fayetteville	County Brown	State OH	Zip Code 45118
Lender/Client	Peoples Bank National Association			



Flood Map

Borrower	Joseph Thole			
Property Address	19891 Victory Ln			
City	Fayetteville	County Brown	State OH	Zip Code 45118
Lender/Client	Peoples Bank National Association			



Subject Photo Page

Borrower	Joseph Thole			
Property Address	19891 Victory Ln			
City	Fayetteville	County Brown	State OH	Zip Code 45118
Lender/Client	Peoples Bank National Association			



Subject's Front



Street Scene

Photograph Addendum

Borrower	Joseph Thole			
Property Address	19891 Victory Ln			
City	Fayetteville	County Brown	State OH	Zip Code 45118
Lender/Client	Peoples Bank National Association			





Street Scene

Address Verification

Comparable Photo Page

Borrower	Joseph Thole						
Property Address	19891 Victory Ln						
City	Fayetteville	County Brown	State	ОН	Zip Code	45118	
Lender/Client	Peoples Bank National Association						



Comparable 1

19770 Victory Ln

Prox. to Subject 0.22 miles S Sale Price 130,000 Gross Living Area 1,458 Total Rooms 6 Total Bedrooms Total Bathrooms 2.0 Location N;Res;Rural View N;Res;Woods Site 3.42 ac Quality Average Age 26



Comparable 2

19713 Victory Ln Prox. to Subject 0.33 miles S Sale Price 168,000 Gross Living Area 1,782 Total Rooms Total Bedrooms Total Bathrooms 2.0 Location N;Res;Rural View N;Res;Woods Site 3.15 ac Quality Average Age 23



Comparable 3

1916 Woodland Dr

Prox. to Subject 2.26 miles SW Sale Price 161,000 Gross Living Area 1,620 Total Rooms Total Bedrooms 3 Total Bathrooms 2.0 Location N;Res;Rural View N;Res;WoodsSite 1.03 ac Quality Average Age 18

Market Conditions Addendum to the Appraisal Report

7180010835 File No. VLOH-0028882

The purpose of this addendum is to provide the lender/cl neighborhood. This is a required addendum for all apprai						1000			
Property Address 19891 Victory Ln	our roporto with all officers	City Fayetteville		Stat	е он	ZII	P Code 4511	18	
Borrower Joseph Thole									
Instructions: The appraiser must use the information req housing trends and overall market conditions as reported it is available and reliable and must provide analysis as in explanation. It is recognized that not all data sources will in the analysis. If data sources provide the required infor average. Sales and listings must be properties that comp	d in the Neighborhood section ndicated below. If any requi I be able to provide data for mation as an average instea	ion of the appraisal report f ired data is unavailable or i the shaded areas below; i ad of the median, the appra	orm. The appraiser must fill i s considered unreliable, the a f it is available, however, the aiser should report the availat	n all the oppraise appraiso ole figu	e information er must prov ser must incl re and identi	n to fi de a lude fy it	the extent an the data as an		
subject property. The appraiser must explain any anomal						_			
Inventory Analysis Total # of Comparable Sales (Settled)	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Ь.	Increasing	0v	verall Trend Stable		Doolining
Absorption Rate (Total Sales/Months)	3 0.50	0.67	0.33	+=	Increasing	H	Stable		Declining Declining
Total # of Comparable Active Listings	4	3	1	+=	Declining		Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	8.0	4.5	3.0		Declining	X	Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	ļ.,		_	erall Trend	_	
Median Comparable Sale Price Median Comparable Sales Days on Market	151,000	118,000	161,000	=	Increasing Declining	×	Stable Stable	H	Declining Increasing
Median Comparable List Price	5 153,250	11 159,900	2 160,000	=	Increasing	X	Stable	H	Declining
Median Comparable Listings Days on Market	13	9	2		Declining		Stable		Increasing
Median Sale Price as % of List Price	100.73%	86.74%	100.63%	+=			Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance p Explain in detail the seller concessions trends for the pas		□ No	000 - 500 -	<u> </u>	Declining	_	Stable		Increasing
Are foreclosure sales (REO sales) a factor in the market? REO's have not been a factor in this sub-market. O			ing the trends in listings and were the result of this type			l pro	perties).		
Cite data sources for above information. The Ma 11/09/2021. Summarize the above information as support for your coan analysis of pending sales and/or expired and withdraw Cincy MLS data indicates the median selling price catalle. Median selling price during the prior 7-12 n	onclusions in the Neighborh wn listings, to formulate you of a manufactured home	nood section of the apprais ur conclusions, provide bo in the Perry Township n	th an explanation and support narket area have fluctuated	y additi t for yo	ional informa ur conclusio he past 12	ation ons.	i, such as		
11/09/2021. Summarize the above information as support for your co an analysis of pending sales and/or expired and withdraw Cincy MLS data indicates the median selling price of	onclusions in the Neighborh wn listings, to formulate you of a manufactured home months \$151,000, prior 4	nood section of the apprais ur conclusions, provide bo in the Perry Township n 6 months \$118,000, an	al report form. If you used an th an explanation and support narket area have fluctuated	y additi t for yo over t . Aver	ional informa ur conclusio he past 12	mor has	, such as and is complete the days.		
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