

KC Appraisal Services
44 Sunnydale Road
Jackson, OH 45640

11/07/2022

Peoples Bank National Association
138 Putnam St.
Marietta, OH 45750

RE: Tonya Barber
4516 Keystone Rd
Vinton, OH 45686
File No. tonya barber3
Case No. 3002643

Dear Client:

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

4516 Keystone Rd, Vinton, OH 45686

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/03/2022 is:

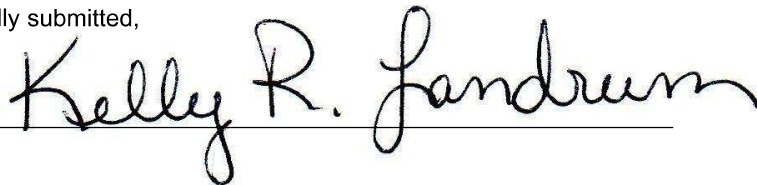
\$ 105,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: _____



Kelly R. Landrum
Ohio Licensed Appraiser

Exterior-Only Inspection Residential Appraisal Report

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

SUBJECT

Property Address 4516 Keystone Rd City Vinton State OH Zip Code 45686
 Borrower Tonya Barber Owner of Public Record Tonya D Barber County Gallia
 Legal Description see attached
 Assessor's Parcel # 01500130105 Tax Year 2021 R.E. Taxes \$ 979
 Neighborhood Name Gallia County (rural) Map Reference county map Census Tract 9536.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) COLLECTIONS, DEFAULT, FORECLOSURE, OR LOSS MITIGATION
 Lender/Client Peoples Bank National Association Address 138 Putnam St., Marietta, OH 45750
 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, offerings price(s), and date(s). unknown

CONTRACT

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

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %		
Location	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> OverSupply	\$(000)	(yrs)	2-4 Unit	1 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over6mths	35	Low	1	Multi-Family	1 %
Neighborhood Boundaries Ohio River to the south; Lawrence & Jackson Counties to the west; Vinton & Meigs Counties to the north; West Virginis state line to the east								450	High	100	Commercial	1 %
Neighborhood Description The Gallia County neighborhood consists of a mixture of small and large residential tracts of land with newly built homes, older homes, and manufactured homes.								150	Pred.	50	Other vacant	7 %

Market Conditions (including support for the above conclusions) Property values are stable. Demand for properties is good. Marketing time is approximately 3-6 months for most fair to average quality properties. Most sales are financed by conventional, FHA, and VA loans.

SITE

Dimensions 8.573 Area 8.57 ac Shape irregular View N;Res;rural
 Specific Zoning Classification no zoning Zoning Description no zoning
 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.

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

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 39053C0110E FEMA Map Date 01/19/2011
 Are the utilities and/or off-site improvements typical for the market area? Yes No If No, describe.
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe.

MENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner
 Other (describe) exterior inspection Data Source(s) for Gross Living Area county records

General Description	General Description	Heating / Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> OnewithAccessoryUnit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input type="checkbox"/> Patio/Deck None	Driveway Surface gravel
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> UnderConst.	Exterior Walls vinyl siding	Fuel elec	<input checked="" type="checkbox"/> Porch covrd	<input type="checkbox"/> Garage # of Cars 0
Design (Style) manuf home	Roof Surface asphalt shingle	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 1995	Gutters & Downspouts none	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence wire	<input type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 27	Window Type dbl hung	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 5 Rooms 3 Bedrooms 2.0 Bath(s) 1,288 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) none

Exterior-Only Inspection Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 50,000 to \$ 125,000 .
There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 45,000 to \$ 150,000 .

FEATURE	SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4516 Keystone Rd Vinton, OH 45686			3156 Garners Ford Rd. Thurman, OH 45685			5297 Bladen Rd. Gallipolis, OH 45631			753 SR 850 Bidwell, OH 45614		
Proximity to Subject				8.98 miles S			24.88 miles SE			11.50 miles SE		
Sale Price	\$			\$ 150,000			\$ 105,000			\$ 45,000		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 104.17 sq. ft.			\$ 66.29 sq. ft.			\$ 42.29 sq. ft.		
Data Source(s)				county records;DOM Unk			county records;DOM Unk			county records;DOM Unk		
Verification Source(s)				realtor			realtor			realtor		
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment			DESCRIPTION +(-)\$ Adjustment		
Sale or Financing				ArmLth			ArmLth			ArmLth		
Concessions				None;0			None;0			None;0		
Date of Sale/Time				s04/22;Unk			s11/21;Unk			s02/22;Unk		
Location	N;Res;rural			N;Res;rural			N;Res;rural			N;Res;rural		
Leasehold/Fee Simple	Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site	8.57 ac			10.00 ac			1.49 ac			24394 sf		
View	N;Res;rural			N;Res;rural			N;Res;rural			N;Res;rural		
Design (Style)	DT1;manuf home			DT1;manuf home			DT1;manuf home			DT1;manuf home		
Quality of Construction	Q4			Q4			Q4			Q4		
Actual Age	27			51			24			9		
Condition	C4			C3			C4			C3		
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count	5	3	2.0	5	3	2.0	5	3	2.0	6	2	2.0
Gross Living Area	1,288 sq. ft.			1,440 sq. ft.			1,584 sq. ft.			1,064 sq. ft.		
Basement & Finished Rooms Below Grade	0sf			0sf			0sf			0sf		
Functional Utility	avg			avg			avg			avg		
Heating/Cooling	fa/ca			fa/ca			fa/ca			fa/ca		
Energy Efficient Items	none			none			none			none		
Garage/Carport	2dw			2gd2dw			2gd2dw			2dw		
Porch/Patio/Deck	porch			porch			porch			porch		
Net Adjustment (Total)				+ - \$ -31,780			+ - \$ 6,560			+ - \$ 24,360		
Adjusted Sale Price of Comparables				Net Adj: -21% Gross Adj: 21% \$ 118,220			Net Adj: 6% Gross Adj: 34% \$ 111,560			Net Adj: 54% Gross Adj: 76% \$ 69,360		

SALES COMPARISON ANALYSIS

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

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

Data source(s) county records

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

Data source(s) county records

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

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	county records	county records	county records	county records
Effective Date of Data Source(s)	11/07/2022	11/07/2022	11/07/2022	11/07/2022

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach Site size adjustments at \$3000 per acre. Bedroom adjustments at \$2000 per room. Gross living area adjustments at \$15 per sf. Garage adjustments at \$10,000 per 2 car garage stall. Realtor photos indicate sale 1 has been totally remodeled. A superior condition adjustment of \$10 per sf is made. Sale 3 is a newer manufactured home and considered in superior condition. A \$5 per sf condition adjustment is made to sale 3. The condition adjustment takes into consideration the age adjustment. Sales 1 and 2 are considered similar to the subject in effective age with no adjustment warranted. Site size, quality of construction, condition, age, and gla have been bracketed. Weighted sales analysis: Comp 1 (30%); Comp 2

Exterior-Only Inspection Residential Appraisal Report

ADDITIONAL COMMENTS

ECONOMIC CLIMATE

It is common in this area to utilize sales over 6 months old and some distance away. This rural market does not experience the rapid value shifts of more active metropolitan areas. Values in this region typically remain stable during slow times. There is no data at this time to support declining values.

DATA COLLECTION AND VERIFICATION

This market is not covered by a complete multiple listing service. The appraiser gathers data by contacting the county auditor's office and accessing their on line web page. Verification of data is through property record cards, realtors, real estate companies, buyers, sellers, neighbors, and appraiser files.

AS IS Value - \$105,000

90 Day Quick Sale Value - \$90,000

Additional Comments: The value has decreased \$5000 from prior report. The value is determined to be on the lower end of the value range due to the unknown problems with the roof. Cost to cure for roof estimated at \$2500.

EXTRAORDINARY ASSUMPTION COMMENTS

This report is based on the extraordinary assumption that there are no hazardous issues with the subject property, all mechanical systems are in proper working condition, and there are no major problems with roof. Furthermore, if any of these assumptions prove invalid, the appraiser reserves the right to amend any and all parts of this report including the final value of opinion. The use of this extraordinary assumption might have affected the assignment results.

HIGHEST & BEST USE

The dwelling contributes to the property in excess of the value of the site. The structure has adequate remaining economic life and there is demand for single family dwellings in this area and little to no demand for alternative uses. These and other factors results in a highest and best use of a single family residential property. Based on current market conditions and location, the current single family residence is its financially feasible and maximal productive use. The highest and best use of the subject property is believed to be a use similar to the present use as a single family residential property. The subject property as improved is believed to represent the highest and best use as of the effective date of this analysis as well as for the foreseeable future. The highest and best use of the subject is based on four traditional tests: those uses that are legally permissible, physically possible, financially feasible and most productive. The subject use is allowed in the zoning (legally permissible). There are no physical characteristics that would restrict the current use (physically possible). Financial feasibility and most productive use is based on the potential income stream or the optimal value of the subject. Generally, the highest and best use as improved is the existing improvements so long as they offer a value contribution greater than vacant land. The property is worth more with the improvements than it would be as a vacant lot. Therefore, it is the appraiser's opinion that the highest and best use is the current and intended use of a single family residential property. The subject is located in a rural area that is not zoned but mainly populated with residential homes.

COST APPROACH

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

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

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

Current listing with Appalachia Realty - 8.93 acres of vacant land on Keystone Rd. near the subject property is \$44,000

<input type="checkbox"/> ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$
Source of cost data			Dwelling	1,288	Sq. Ft. @ \$	= \$
Quality rating from cost service		Effective date of cost data			Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Garage/Carport		Sq. Ft. @ \$	= \$
			Total Estimate of Cost-new			= \$
SITE VALUE \$35,000			Less	Physical	Functional	External
			Depreciation			= \$ ()
			Depreciated Cost of Improvements			= \$
			"As-is" Value of Site Improvements			= \$
Estimated Remaining Economic Life (HUD and VA only)			Years	Indicated Value By Cost Approach		= \$

INCOME

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

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

Summary of Income (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

KC Appraisal Services
COMMENT ADDENDUM

File No. tonya barber3
Case No. 3002643

Borrower Tonya Barber

Property Address 4516 Keystone Rd

City Vinton

State

OH

Zip Code

45686

Lender/Client Peoples Bank National Association

Address 138 Putnam St. , Marietta, OH 45750

SUBJECT CONDITION

The subject property is a 1995 manufactured home situated on 8.573 acres more or less in Huntington Township in Gallia County. County records indicate the subject's title has been surrendered to real estate. The home is on a concrete block foundation. The county sketch indicates there is a deck at the rear of the home. The side view photo of the home indicates the deck may be an enclosed porch addition. The subject home has a gated driveway (see photo). There is a wood structure addition built on the right hand side of the home. It is open at the bottom and enclosed at the top. County records indicate it is 640 sf. It is unknown the function/use of the addition. The square footage is not included in the grid. The main level is not living space. It is unknown if the 2nd level is living space.

Some additional information to add to the report from the most recent inspection. It appears there may be a problem with the subject's roof. It looks like there is a tarp on a portion of the roof. Additionally, there are some goats fenced in on the subject property to the left of the home. (See photos).