

# UNIFORM RESIDENTIAL APPRAISAL REPORT

030375

File No. 030375

**Property Description**

Property Address	5508 Connorwill Dr	City	WESTERVILLE	State	OH	Zip Code	43081-8221
Legal Description	West Albany Sec 5 Part 1 Lot 170			County	FRANKLIN		
Assessor's Parcel No.	010-245443-00	Tax Year	2002	R.E. Taxes \$	249.68		Special Assessments \$
Borrower	KEIFFER, PAUL	Current Owner	Giboney	Occupant:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)	HOA \$	/Mo.
Neighborhood or Project Name	West Albany	Map Reference	See attached map		Census Tract	0072.00	
Sale Price \$	162,900	Date of Sale	Pending		Description and \$ amount of loan charges/concessions to be paid by seller	\$2000 closing csts.	
Lender/Client	Address						
Appraiser	Jeffrey Clark	Address					

**SUBJECT**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<b>Predominant occupancy</b>	<b>Single family housing PRICE \$ (000)</b>	<b>AGE (yrs)</b>	<b>Present land use %</b>	<b>Land use change</b>
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%					
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner	100	Low	75	<input type="checkbox"/> Not likely
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	300	High	2	<input checked="" type="checkbox"/> In process
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input checked="" type="checkbox"/> Vacant (0-5%)	Predominant		10	To: Residential
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.	<input type="checkbox"/> Vac. (over 5%)	160	20	13	

**NEIGHBORHOOD**

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

Neighborhood boundaries and characteristics: Walnut St. to the north, Morse Rd. to the south, Sunbury Rd. to the west, and Rt. 605 to the east, within the City of Columbus (Westerville mailing address).

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):  
The subject is situated approximately 18 miles northeast of downtown Columbus and the central work centers. Rt. 161 is accessed within 2 miles and provides good connecting service to support facilities. Columbus City Schools serve the area. Shopping is available within 2 miles of the subject's site. The immediate subdivision is characterized by newer production quality homes exhibiting aggressive maintenance programs.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):  
There are a number of homes offered for sale in direct competition within the subject's market area according to local MLS. This indicates that a competitive supply exists in the subject's market. All types of government loans are available in this area, although homes in this neighborhood are typically financed by conventional loans. The paying of nominal points or closing costs is considered typical. General marketing times for properties in this area according to local MLS is 90-150 days. Some new construction is on-going in the market.

**PUD**

**Project Information for PUDs** (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?  Yes  No

Approximate total number of units in the subject project: NA      Approximate total number of units for sale in the subject project: \_\_\_\_\_

Describe common elements and recreational facilities: NA

**SITE**

Dimensions	<u>70x150</u>		Topography	<u>Basically Level</u>		
Site area	<u>10,500</u>	Corner Lot	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Size	<u>Typical for area</u>	
Specific zoning classification and description	<u>R-1, Residential</u>		Shape	<u>Rectangular</u>		
Zoning compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (Grandfathered use)	<input type="checkbox"/> Illegal	<input type="checkbox"/> No zoning	Drainage	<u>Appears adequate</u>
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other use (explain)		View	<u>Residential</u>	
<b>Utilities</b>	Public	Other	<b>Off-site Improvements</b>	Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Street	<u>Asphalt</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Curb/gutter	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>		Sidewalk	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	<u>Incandescent</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm sewer	<input checked="" type="checkbox"/>		Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):			<u>Typical utility easements do not affect value, however subject has high-voltage tower in back yard which has a slight affect on external value. No apparent encroachments, special assessments, slide areas, etc.</u>			

**DESCRIPTION OF IMPROVEMENTS**

<b>GENERAL DESCRIPTION</b>	<b>EXTERIOR DESCRIPTION</b>	<b>FOUNDATION</b>	<b>BASEMENT</b>	<b>INSULATION</b>									
No. of Units	<u>One</u>	Foundation	<u>Poured Conc.</u>	Slab	<u>None</u>	Area Sq. Ft.	<u>1,474</u>	Roof	<input type="checkbox"/>				
No. of Stories	<u>One</u>	Exterior Walls	<u>Vinyl/Stone</u>	Crawl Space	<u>None</u>	% Finished	<u>0</u>	Ceiling	<input checked="" type="checkbox"/>				
Type (Det./Att.)	<u>Det.</u>	Roof Surface	<u>Asphalt</u>	Basement	<u>Full</u>	Ceiling	<u>Frame</u>	Walls	<input checked="" type="checkbox"/>				
Design (Style)	<u>Ranch</u>	Gutters & Dwnspts.	<u>Aluminum</u>	Sump Pump	<u>Yes</u>	Walls	<u>Concrete</u>	Floor	<input checked="" type="checkbox"/>				
Existing/Proposed	<u>Existing</u>	Window Type	<u>Vnyl Dbl Hng</u>	Dampness	<u>None noted</u>	Floor	<u>Concrete</u>	None	<input type="checkbox"/>				
Age (Yrs.)	<u>0</u>	Storm/Screens	<u>Yes/Yes</u>	Settlement	<u>None noted</u>	Outside Entry	<u>No</u>	Unknown	<input type="checkbox"/>				
Effective Age (Yrs.)	<u>0</u>	Manufactured House	<u>No</u>	Infestation	<u>None noted</u>								
<b>ROOMS</b>	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.	
Basement												<u>1,474</u>	
Level 1		<u>1</u>		<u>1</u>				<u>3</u>	<u>2</u>	<u>1</u>	<u>Nook</u>	<u>1,474</u>	
Level 2													
Finished area above grade contains: <u>6 Rooms;</u> <u>3 Bedroom(s);</u> <u>2 Bath(s);</u> <u>1,474 Square Feet of Gross Living Area</u>													
<b>INTERIOR</b>	Materials/Condition	<b>HEATING</b>	Type	<b>KITCHEN EQUIP.</b>	Refrigerator	<input type="checkbox"/>	None	<input type="checkbox"/>	<b>AMENITIES</b>	Fireplace(s) #	<u>None</u>	<input type="checkbox"/>	<b>CAR STORAGE:</b>
Floors	<u>Carpet, Vinyl</u>	Fuel	<u>Gas</u>	Range/Oven	<input type="checkbox"/>		Stairs	<input type="checkbox"/>	Patio	<u>None</u>	<input type="checkbox"/>	Garage	<u># of cars</u>
Walls	<u>Drywall</u>	Condition	<u>New</u>	Disposal	<input checked="" type="checkbox"/>		Drop Stair	<input type="checkbox"/>	Deck	<u>None</u>	<input type="checkbox"/>	Attached	<u>2 Car</u>
Trim/Finish	<u>Frame</u>	COOLING		Dishwasher	<input type="checkbox"/>		Scuttle	<input checked="" type="checkbox"/>	Porch	<u>Covered</u>	<input checked="" type="checkbox"/>	Detached	
Bath Floor	<u>Vinyl</u>	Central	<u>Yes</u>	Fan/Hood	<input type="checkbox"/>		Floor	<input type="checkbox"/>	Fence	<u>None</u>	<input type="checkbox"/>	Built-In	
Bath Wainscot	<u>Fiberglass</u>	Other	<u>None</u>	Microwave	<input type="checkbox"/>		Heated	<input type="checkbox"/>	Pool	<u>None</u>	<input type="checkbox"/>	Carport	
Doors	<u>6 Panel Hollow Core</u>	Condition	<u>New</u>	Washer/Dryer	<input type="checkbox"/>		Finished	<input type="checkbox"/>	Driveway	<u>Adequate</u>			
All materials in new condition													

**COMMENTS**

Additional features (special energy efficient items, etc.): 40 gallon HW tank, 200 amp electric service, kitchen island, paddle fans throughout, cathedral ceilings, recessed lighting.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The subject's improvements are in overall new/good condition. Subject has a utility tower in the rear of the back yard which has a slight external depreciation effect in the market. No other functional or external depreciation noted.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: There are no visible evidences of any adverse environmental conditions present on the subject site, in the subject property, or in the immediate vicinity.

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

Table with columns for Cost Approach and Valuation. Rows include: ESTIMATED SITE VALUE = \$ 33,000; ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS: Dwelling 1,474 Sq. Ft. @ \$ 60.00 = \$ 88,440; Cvd Porch = 6,000; Garage/Carport 503 Sq. Ft. @ \$ 12.00 = 6,036; Total Estimated Cost New = \$ 129,956; Depreciation = \$ 129,956; Depreciated Value of Improvements = \$ 4,000; "As-is" Value of Site Improvements = \$ 166,956; INDICATED VALUE BY COST APPROACH = \$ 166,956.

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Cost data was obtained from Marshall & Swift Cost Handbook and adjusted based on known local builder's costs. The site value is the actual purchase price of this lot, and takes into account the external depreciation. Included in the "As-is" site improvements value estimate is the driveway and landscaping. The average economic life is 60 years.

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: 5508 Connorwill Dr WESTERVILLE; 5524 Benpatrick Ct. WESTERVILLE; 5541 Benpatrick Ct. WESTERVILLE; 4292 Woodstream Dr. WESTERVILLE. Includes details on Proximity, Sales Price, Price/Gross Living Area, Verification Source, VALUE ADJUSTMENTS, and Net Adj. (total).

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All comps. are similar in size, style, and location, and all transferred within the past 11 months. No adjustment justified for comps. older than 6 months as the market has remained fairly stable. Comp. 3 is greater than 1 mile in distance, but is in a competing market and provides a decent market indicator outside of the subject's subdivision. An "across the board" adjustment was required for the utility tower in the back of the subject's yard (external depreciation). No adjustment justified for a deck vs. a covered porch in this market. After adjustments, comps. 1 and 2 have the lowest gross adjustment percentage and are thus given greater weight in the final analysis.

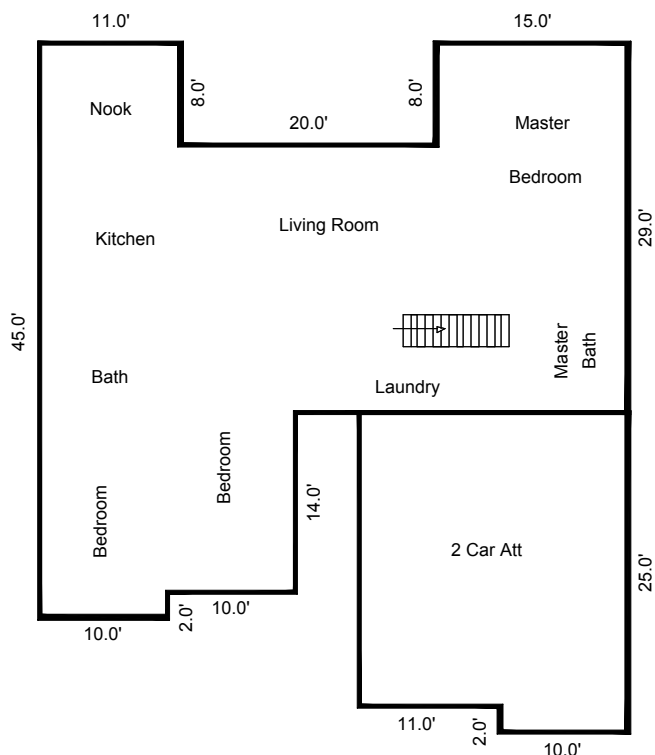
Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: Date, Price and Data; Source, for prior sales within year of appraisal; Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 167,000; INDICATED VALUE BY INCOME APPROACH (if Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made [ ] "as is" [ ] subject to the repairs, alterations, inspections or conditions listed below [X] subject to completion per plans & specifications. Conditions of Appraisal: Items requiring completion include installation of flooring, driveway, porch, downspouts, and landscaping. This appraisal is considered a Summary Appraisal Report as defined by USPAP. Final Reconciliation: \$167,000 was selected as final estimate of value based primarily on the Sales Comparison Analysis and well supported by the Cost Approach. The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93). I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF April 1, 2003 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 167,000. APPRAISER: Signature Jeffrey Clark; SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature [ ] Did [ ] Did Not Inspect Property.

# Building Sketch (Page - 1)

Borrower/Client KEIFFER, PAUL			
Property Address 5508 Connorwill Dr			
City WESTERVILLE	County FRANKLIN	State OH	Zip Code 43081-8221
Lender			



Sketch by Apex IV Windows™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1474.00	1474.00
GAR	Garage	503.00	503.00
<b>TOTAL LIVABLE (rounded)</b>			<b>1474</b>

LIVING AREA BREAKDOWN			Subtotals
Breakdown			
<b>First Floor</b>			
15.0	x	29.0	435.00
21.0	x	25.0	525.00
14.0	x	20.0	280.00
6.0	x	21.0	126.00
2.0	x	10.0	20.00
8.0	x	11.0	88.00
<b>6 Calculations Total (rounded)</b>			<b>1474</b>

# Subject Photo Page

Borrower/Client KEIFFER, PAUL			
Property Address 5508 Connorwill Dr			
City WESTERVILLE	County FRANKLIN	State OH	Zip Code 43081-8221
Lender			



## Subject Front

5508 Connorwill Dr  
Sales Price 162,900  
Gross Living Area 1,474  
Total Rooms 6  
Total Bedrooms 3  
Total Bathrooms 2  
Location West Albany  
View Residential  
Site 0.24 Acre/Externl  
Quality Vnyl/Stone  
Age New



## Subject Rear



## Subject Street

## Comparable Photo Page

Borrower/Client KEIFFER, PAUL			
Property Address 5508 Connorwill Dr			
City WESTERVILLE	County FRANKLIN	State OH	Zip Code 43081-8221
Lender			



### Comparable 1

5524 Benpatrick Ct.  
 Prox. to Subject 0.08 miles  
 Sale Price 181,900  
 Gross Living Area 1,516  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location West Albany  
 View Residential  
 Site 0.17 Acre  
 Quality Vnyl/Brick  
 Age <1



### Comparable 2

Address 5541 Benpatrick Ct.  
 Prox. to Subject 0.08 miles  
 Sale Price 172,900  
 Gross Living Area 1,448  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location West Albany  
 View Residential  
 Site 0.24 Acre  
 Quality Vnyl/Brick  
 Age 1+

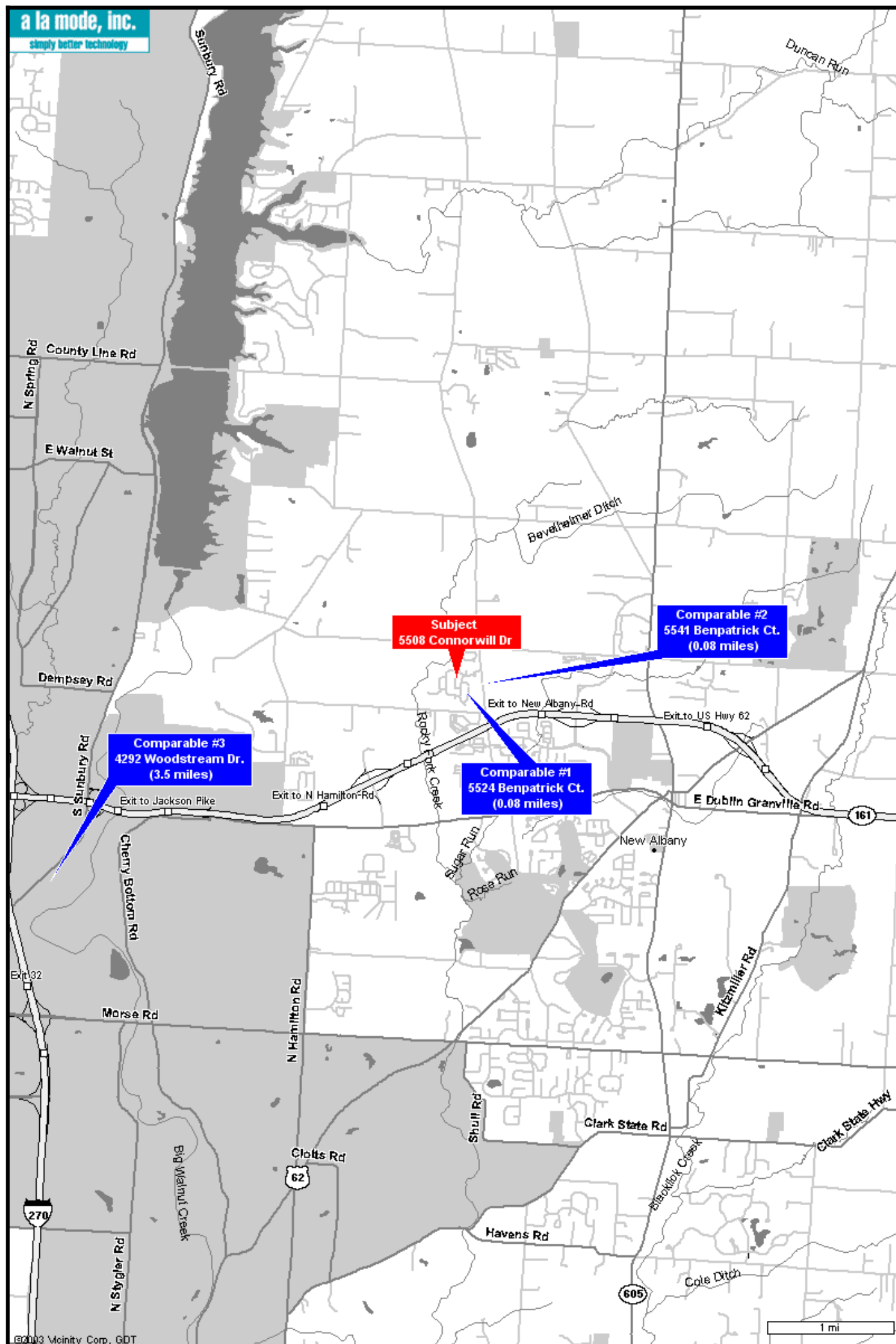


### Comparable 3

Address 4292 Woodstream Dr.  
 Prox. to Subject 3.55 miles  
 Sale Price 157,900  
 Gross Living Area 1,454  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Woodstream  
 View Residential  
 Site 0.18 Acre  
 Quality Alum/Brick  
 Age 11

# Location Map

Borrower/Client KEIFFER, PAUL			
Property Address 5508 Connorwill Dr			
City WESTERVILLE	County FRANKLIN	State OH	Zip Code 43081-8221
Lender			





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

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

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. 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.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

**APPRAISER'S CERTIFICATION:** The appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.

3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.

4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.

5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.

6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.


8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

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

**ADDRESS OF PROPERTY APPRAISED:** 5508 Connorwill Dr, WESTERVILLE, OH 43081-8221

**APPRAISER:**

Signature:   
Name: Jeffrey Clark  
Date Signed: April 4, 2003  
State Certification #: \_\_\_\_\_  
or State License #: 2001004420  
State: OH  
Expiration Date of Certification or License: 10/1/2003

**SUPERVISORY APPRAISER (only if required):**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property