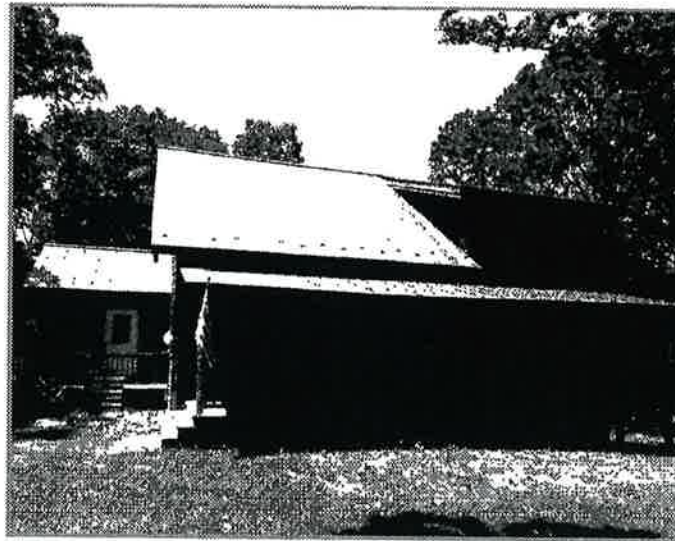


**APPRAISAL OF REAL PROPERTY****LOCATED AT**

155 TIMBER MOUNTAIN RD  
AUGUSTA, WV 26704

(See attached Legal Description from Deed)

**FOR**

Wells Fargo Home Mortgage & VA  
3476 Stateview Blvd  
Fort Mills, SC 29715

**OPINION OF VALUE**

294,000

**AS OF**

05/24/2019

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## Uniform Residential Appraisal Report

0543984546

File # 14-14-6-1279047

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** 155 TIMBER MOUNTAIN RD City **AUGUSTA** State **WV** Zip Code **26704**

**Borrower** n/a **Owner of Public Record** **Cavin A Riggelman / Erin E Surber** County **Hampshire**

**Legal Description** (See attached Legal Description from Deed)

**Assessor's Parcel #** 1-23-24 **Tax Year** 2018 **R.E. Taxes \$** 909

**Neighborhood Name** Rural Augusta **Map Reference** 49020 **Census Tract** 9682 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) **LIQUIDATION**

**Lender/Client** Wells Fargo Home Mortgage & VA **Address** 3476 Stateview Blvd, Fort Mills, SC 29715

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, of filing price(s), and date(s).** **MLS.**

**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	23 %			
Built-Up	<input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	0 %			
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	14	Low	Multi-Family	0 %			
Neighborhood Boundaries			North to Bloomery Pike, south to a line running through Yellow Springs and Delray, east to Virginia, and west to Ford Hill Rd and Bloomery Pike.			600	High	239	Commercial	2 %
Neighborhood Description			The subject is in a mostly rural area of wooded mountain ridges, river valleys and farmland with residential development along public roads and residential subdivisions attracting both full-time and summer vacation residents. Distances in miles by road include: Capon Bridge, WV - 5; Augusta, WV - 10; Romney, WV (county seat) - 17; Winchester, VA - 25; Martinsburg, WV - 44; Leesburg, VA - 82; Washington, DC - 122.			164	Prod.	27	Other	75 %

Market Conditions (including support for the above conclusions) Twelve-month trends for Hampshire County from median MLS data: Prices trending roughly stable. List price to sold price ratios trending stable, averaging about 94% on a monthly basis. DOM trending upward, but less than 90 days for all but the most recent month. Due to relatively low sales volume in this rural county, month-to-month stats tend to be somewhat erratic. (Data through 04/2019.) (See One-Unit Housing comment on page 3.)

**Dimensions** irregular, see tax map **Area** 1.64 ac **Shape** irregular, see tax map **View** N; Woods;

**Specific Zoning Classification** no zoning **Zoning Description** no zoning, common and accepted in county, improvements can be rebuilt

**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 (See Highest & Best Use comment on page 3 of the URAR.)

**Utilities** **Public** **Other (describe)** **Public** **Other (describe)** **Off-site Improvements - Type** **Public** **Private**

**Electricity** ☒ ☐ **Water** ☐ ☒ well **Street** paved ☒ ☐

**Gas** ☐ ☐ none **Sanitary Sewer** ☐ ☒ septic **Alley** none ☐ ☐

**FEMA Special Flood Hazard Area** ☐ Yes ☒ No **FEMA Flood Zone** X **FEMA Map #** 54027C0295C **FEMA Map Date** 11/07/2002

Are the utilities and 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

**IMPROVEMENTS**

General Description		Foundation		Exterior Description		Interior	
Units: <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Foundation Walls: <b>prd conc/avg</b>	Floors: <b>wd slate/avg</b>			
# of Stories: <b>1.75</b>		Basement Area: <b>1,520 sqft</b>	Exterior Walls: <b>wood/avg</b>	Walls: <b>wood, dw/avg</b>			
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Jet/End Unit		Basement Finish: <b>0 %</b>	Roof Surface: <b>metal/avg</b>	Trim/Finish: <b>wd/avg</b>			
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Gutters & Downspouts: <b>none</b>	Bath Floor: <b>slate/avg</b>			
Design (Style): <b>contemp</b>		Evidence of <input type="checkbox"/> Infestation	Window Type: <b>sh/avg</b>	Bath Wainscot: <b>ble, fbg/avg</b>			
Year Built: <b>2009</b>		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Storm Sash/Insulated: <b>insulated/avg</b>	Car Storage: <input type="checkbox"/> None			
Effective Age (Yrs): <b>10</b>		<input type="checkbox"/> Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Screens: <b>yes/avg</b>	Driveway: <b># of Cars 6</b>			
Attic: <input checked="" type="checkbox"/> None <input type="checkbox"/> Drop Slat <input type="checkbox"/> Slat		Other: <b>elec</b>	Amenities: <input type="checkbox"/> Woodcove(s) # <b>0</b>	Driveway Surface: <b>cravel</b>			
Floor: <input type="checkbox"/> Scuffe <input type="checkbox"/> Finished		Cooling: <input checked="" type="checkbox"/> Central Air Conditioning	F Fireplace(s) # <b>0</b>	Garage: <b># of Cars 0</b>			
Appliances: <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven		Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave	Pool: <b>none</b>	Carport: <b># of Cars 0</b>			
		Washer/Dryer <input type="checkbox"/> Other (describe)	Porch: <b>front</b>	All: <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			

Finished area above grade contains: **6** Rooms **3** Bedrooms **2.0** Bath(s) **2,448** Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.): **Geothermal heat pump using water well loop per owner. Maple floors in living room and first floor bedrooms. Slate floors in utility, kitchen, dining and both baths. Pine floors in 2nd floor den and owner's bedroom. Simulated log look exterior walls. Vaulted wood ceilings. Wood walls.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): **C3: No updates in the prior 15 years. The subject has been well maintained. Utilities were not on at the time of the inspection. Owner stated that spouse was in the process of moving out and had turned off the electricity. The subject has no roof gutters, so some portions of the roof drain directly onto uncovered deck surfaces which may increase deck maintenance requirements over time, although no significant deterioration was noted. Exterior wood surfaces are weathered, and may be due for re-staining.**

Are there any physical deficiencies or adverse conditions that affect the usability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

## Uniform Residential Appraisal Report

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There are <b>10</b> comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ <b>230,000</b> to \$ <b>549,950</b>				
There are <b>5</b> comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ <b>263,000</b> to \$ <b>334,000</b>				
FEATURE	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Address	155 TIMBER MOUNTAIN RD AUGUSTA, WV 26704	52 WATERVIEW DR CAPON BRIDGE, WV 26711	446 Parsons Ridge Rd Romney, WV 26757	120 TRANQUILITY DR CAPON BRIDGE, WV 26711
Proximity to Subject		4.58 MILES NE	12.97 MILES NW	6.22 MILES E
Sale Price		\$ 334,000	\$ 309,900	\$ 282,000
Sale Price/Gross Liv. Area		\$ 107.46 sq.ft.	\$ 172.17 sq.ft.	\$ 97.24 sq.ft.
Data Source(s)		MLS#WVHS111584;DOM 13	MLS#WVHS111592;DOM 7	MLS#1004955310;DOM 30
Verification Source(s)		deed, tax record	deed, tax record	deed, tax record
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+	-	+
Sales or Financing		Arm Lth	Arm Lth	Arm Lth
Concessions		Conv, 10020	Conv, 0	Conv, 8500
Date of Sale/Time		04/19; c03/19	04/19; c03/19	10/18; c09/18
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	1.64 ac	21780 sq ft	24.80 ac	2.17 ac
View	N; Woods;	N; Res; Pstrl	N; Woods; Mtr	N; Res; Woods
Design (Style)	DT1.75; con; emp	DT2; colonial	DT1.5; con; temp	DT2; colonial
Quality of Construction	Q2	Q3	Q2	Q4
Actual Age	10	14	12	19
Condition	C3	C3	C3	C3
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 2.0	8 5 3.0	7 3 2.0	10 6 3.1
Gross Living Area	2,448 sq.ft.	3,108 sq.ft.	1,800 sq.ft.	2,900 sq.ft.
Basement & Finished Rooms Below Grade	1520sf stw	1596sf 528sf in 1r0br0.0ba0o	1232sf 1168sf two 1r1br1.0ba1o	0sf
Functional Utility	average	average	average	average
Heating/Cooling	FWA/CAC geo	FWA/CAC	FWA/CAC	FWA/CAC
Energy Efficient Items	none	none	none	none
Garage/Carport	6dw	3ga3dw	4dw	0 2ga3dw
Porch/Patio/Deck	porch, wrap deck	porch, deck, pvl in	0 porch, scr pch, ceck	0 wrap pch, deck
Fireplace/Wood Stove	none	fp	-3,000 fp, wbs	none
Fence/Shed/Pool	none	aq pool	0 shed	-1,000 fence
Other				
Net Adjustment (Total)		\$ -36,100	\$ -20,440	\$ 8,880
Adjusted Sale Price of Comparables		Net Adj. 10.8 % Gross Adj. 19.8 %	Net Adj. 6.6 % Gross Adj. 26.3 %	Net Adj. 3.1 % Gross Adj. 28.6 %
		\$ 297,900	\$ 289,460	\$ 290,880
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain:				
My research <input type="checkbox"/> did <input checked="" 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) deed				
My research <input type="checkbox"/> did <input checked="" 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) deed				
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)	deed 474-73	deed 552-227	deed 534-74	deed 553-349
Effective Date of Data Source(s)	05/24/2019	05/24/2019	05/24/2019	05/24/2019
Analysis of prior sale or transfer history of the subject property and comparable sales n/a				
Summary of Sales Comparison Approach				
The subject is generally conforming to the neighborhood in room count and features, although superior to most in GLA, age, and construction quality. The five comps used in this report are considered the most similar, recent and proximate available. The subject is superior to all comps in having geothermal heat pump which may significantly reduce the cost of heating and cooling. No comps were found with geothermal heat pump or similar energy efficient features. The subject has simulated log look exterior wood walls (insulated R-18 per owner), and similar construction was not found in the subject's defined neighborhood. Comp 2, about 13 miles from the subject, is the most similar in interior and exterior appearance and design, although it appears to have actual log walls. All other comps are more conventional in construction, and either Q3 or Q4 quality. Except for the subject's superior geothermal HVAC system, comps bracket or equal the subject's primary features.				
(Continued in Additional Comments on page 3 of the URAR.)				
Indicated Value by Sales Comparison Approach \$ 294,000				
Indicated Value by: Sales Comparison Approach \$ 294,000 Cost Approach (if developed) \$ Income Approach (if developed) \$				
The sales comparison approach reflects the market reaction to the subject property's features and is considered the most reliable indicator of value. The cost approach was not used, as it is not reliable as an indicator of market value. The income approach was considered, but not used due to the mostly owner-occupied nature of housing in this area and the lack of an identifiable market for income properties of this type.				
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:				
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 \$ 294,000, as of 05/24/2019, which is the date of inspection and the effective date of this appraisal.				

## Uniform Residential Appraisal Report

0543984546

File # 14-14-6-1279047

ADDITIONAL COMMENTS	<b>** INTENDED USER:</b> The Intended User of this appraisal report is the Lender/Client and VA. 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.																																																																					
	<b>** OCCUPANCY:</b> The subject is marked vacant, as electricity has been turned off and the owner's spouse is in the process of moving out. The owner is apparently living nearby and keeping pets (two dogs and at least one cat) in the house.																																																																					
	<b>** HIGHEST &amp; BEST USE:</b> The subject is a legally permissible use. There is no zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.																																																																					
	<b>** SUPPLEMENT TO DEFINITION OF MARKET VALUE</b> per VA Fee Appraiser's Guide: That figure which represents the amount a reputable qualified appraiser, unaffected by personal interest, bias or prejudice, would recommend to a prospective purchaser as a proper price or cost in the light of prevailing conditions.																																																																					
	<b>** ASSESSOR'S PARCEL NUMBER (APN):</b> An abbreviated format is used for the APN in this report, and should be read as: District# - Map# - Parcel#. All three numbers are necessary to fully identify a tax parcel within an already identified county. There are other commonly used formats for the APN which are acceptable, as long as they include those three elements and the reader understands what they mean. The tax parcel number is the assessor's physical identification of the subject property, and is not the same as the tax account number, which is used for billing and accounting purposes by the Sheriff's tax office.																																																																					
	<b>** ONE UNIT HOUSING:</b> The figures in this table were derived from an MLS search of ALL arms length single family sales in the defined neighborhood in the previous 12 months. A total of 79 sales were found. "Predominant" price and age are from the approximate median on this list of sales. Note that the subject is substantially superior to the median sale in the neighborhood in GLA, age, and quality of construction, placing it in the top 10-15% among the snapshot of neighborhood sales in the past 12 months. It is not considered an overimprovement, and does not stand out from its immediate wooded rural surroundings.																																																																					
	<b>** COMPARABLE LISTINGS/PENDING SALES:</b> I have considered relevant and competitive listings/contract offerings in performing this appraisal.																																																																					
	<b>** COMPARABLE SEARCH CRITERIA</b> (for data at top of page 2): Arms-length Sale / Within neighborhood boundaries / Active, Pending or Closed in past 12 months / Single Family / Any style / Built 1980 or later / Within about 25% of Subject's GLA / Site size up to 10 acres.																																																																					
	<b>** OTHER LAND USE:</b> Other land use includes farm land, woods, and other undeveloped parcels.																																																																					
	<b>** WELL &amp; SEPTIC:</b> Individual well and septic systems are common and accepted in this market area. Public water and sewer are not available in the subject's neighborhood.																																																																					
COST APPROACH	<b>** SALES COMPARISON COMMENTS (continued from page 2):</b> - Site adjustments are based on estimated relative land/lot value, rather than on a per acre basis. The subject's site is smaller than most comps, but is favorably located on a paved public road very close to U.S. Rte 50, the only east-west highway in the county. - Some comps (comps 2, 3, and 5) are more than five miles from the subject. It is commonly necessary in this rural county with relatively few sales to use comps ten more miles from the subject, particularly if the subject has some relatively outstanding features. - Comps 1 and 2 are respectively slightly more than 25% larger and 25% smaller than the subject in GLA. - Comps' GLA was checked with tax record footprint sketches and deductions made for 2-story towers when applicable. Comp 2 had an irregular 2nd floor with shed dormer (somewhat like the subject) so the GLA was estimated at 1.5 times the footprint. - Gross adjustments exceeded 25% on comps 2 and 3, primarily due to the size adjustment for comp 2 and the quality adjustment for comp 3. - The appraised value is the weighted average of the adjusted sales prices of the comps, rounded to the next thousand. <b>** APPRAISAL ORDER RECEIVED: 05/21/2019 &gt; SUBJECT INSPECTED: 05/24/2019 &gt; INITIAL REPORT UPLOADED: 06/07/2019</b> Report uploaded past due date due to extended comps search and need for 2nd trip to inspect comps.																																																																					
	<b>COST APPROACH TO VALUE (not required by Fannie Mae)</b> 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)																																																																					
	<table border="1"> <tr> <td>ESTIMATED</td> <td><input type="checkbox"/> REPRODUCTION OR</td> <td><input type="checkbox"/> REPLACEMENT COST NEW</td> <td>OPINION OF SITE VALUE</td> <td>-----</td> <td>=\$</td> </tr> <tr> <td>Source of cost data</td> <td colspan="2"></td> <td>DWELLING</td> <td>Sq Ft. @ \$</td> <td>-----</td> </tr> <tr> <td>Quality rating from cost service</td> <td colspan="2">Effective date of cost data</td> <td></td> <td>Sq Ft. @ \$</td> <td>-----</td> </tr> <tr> <td colspan="3">Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td> <td></td> <td></td> <td>-----</td> </tr> <tr> <td colspan="3"></td> <td>Garage/Carport</td> <td>Sq Ft. @ \$</td> <td>-----</td> </tr> <tr> <td colspan="3"></td> <td>Total Estimate of Cost-New</td> <td></td> <td>-----</td> </tr> <tr> <td colspan="3"></td> <td>Less Physical</td> <td>Functional</td> <td>External</td> </tr> <tr> <td colspan="3"></td> <td>Depreciation</td> <td></td> <td>-----</td> </tr> <tr> <td colspan="3"></td> <td>Depreciated Cost of Improvements</td> <td></td> <td>-----</td> </tr> <tr> <td colspan="3"></td> <td>"As-is" Value of Site Improvements</td> <td></td> <td>-----</td> </tr> <tr> <td colspan="3">Estimated Remaining Economic Life (HUD and VA only)</td> <td>50 Years</td> <td>INDICATED VALUE BY COST APPROACH</td> <td>-----</td> </tr> </table>				ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	-----	=\$	Source of cost data			DWELLING	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		-----				Less Physical	Functional	External				Depreciation		-----				Depreciated Cost of Improvements		-----				"As-is" Value of Site Improvements		-----	Estimated Remaining Economic Life (HUD and VA only)			50 Years	INDICATED VALUE BY COST APPROACH	-----
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<b>INCOME APPROACH TO VALUE (not required by Fannie Mae)</b> Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach																																																																						
Summary of Income Approach (including support for market rent and GRM)																																																																						
PUD INFORMATION	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion: _____ Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source _____ Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____ Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____ Describe common elements and recreational facilities. _____																																																																					

## Uniform Residential Appraisal Report

0543984546  
File # 14-14-6-1279047

FEATURE		SUBJECT		COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address		155 TIMBER MOUNTAIN RD AUGUSTA, WV 26704		895 WHITE PINE LN CAPON BRIDGE, WV 26711		380 HILL TOP DR CAPON BRIDGE, WV 26711			
Proximity to Subject				1.76 MILES SE		6.28 MILES E			
Sale Price		\$		\$ 289,900		\$ 290,000		\$	
Sale Price/Gross Liv. Area		\$ sq.ft.		\$ 133.10 sq.ft.		\$ 128.89 sq.ft.		\$ sq.ft.	
Data Source(s)				MLS #1001512210; DOM 42		MLS #1000416926; DOM 9			
Verification Source(s)				deed, tax record		deed, tax record			
VALUE ADJUSTMENTS		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
Sales or Financing				Arm Lth		Arm Lth			
Concessions				Conv: 6000		Conv: 8700			
Date of Sale/Time				s07/18;c06/18		s06/18;c04/18			
Location		N; Res; Rural		N; Res; Rural		N; Res; Rural			
Leasehold/Fee Simple		Fee Simple		Fee Simple		Fee Simple			
Site		1.64 ac		7.05 ac		0.422 ac		0	
View		N; Woods;		N; Res; Woods		N; Res; Woods		0	
Design (Style)		DT1.75; contemp		DT2; colonial		DT2; colonial		0	
Quality of Construction		Q2		Q3		Q3		+10,000	
Actual Age		10		14		15		0	
Condition		C3		C3		C3			
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Rcom Court		6 3 2.0		8 4 3.1		8 4 2.1			
Gross Living Area		2,448 sq.ft.		2,178 sq.ft.		2,250 sq.ft.		sq.ft.	
Basement & Finished		1520sf0sfwo		1172sf0sfwo		0sf		+15,200	
Rcoms Below Grade									
Functional Utility		average		average		average			
Heating/Cooling		FWA/CAC geo		FWA/CAC		FWA/CAC		+5,000	
Energy Efficient Items		none		none		none			
Garage/Carport		6dw		2gd4dw		2gd8dw		-10,000	
Porch/Patio/Deck		porch, wrap deck		wrap porch, scr pch		0 wrap porch, deck		0	
Fireplace/Wood Stove		none		wbs		none		-2,000	
Fence/Shed/Pool		none		fence, shed		30x64 ou bldg		-20,000	
Other									
Net Adjustment (Total)				+ 4,930		+ 4,130			
Adjusted Sale Price				Net Adj. 1.7 %		Net Adj. 1.4 %		Net Adj. %	
of Comparables				Gross Adj. 17.6 %		Gross Adj. 24.2 %		Gross Adj. %	
				\$ 294,830		\$ 294,130		\$	
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 # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer									
Price of Prior Sale/Transfer									
Data Source(s)		deed 474-73		deed 551-631		deed 551-499			
Effective Date of Data Source(s)		05/24/2019		01/18/2019		05/24/2019			
Analysis of prior sale or transfer history of the subject property and comparable sales									
Analysis/Comments									



# USPAP ADDENDUM

0543984546

File No. 14-14-6-1279047

Rotower	n/a		
Property Address	155 TIMBER MOUNTAIN RD		
City	AUGUSTA	County	Hampshire
State	WV	Zip Code	26704
Lender	Wells Fargo Home Mortgage & VA		

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report

This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is:

30-120 days.

## Additional Certifications

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

☒ I have NOT performed 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- 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.
- 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.

## Additional Comments

### APPRAISER:

Signature:

Name: David R. Haaberg

Date Signed: 06/12/2019

State Certification #: CR1060

or State License #

State: WV

Expiration Date of Certification or License: 09/30/2019

Effective Date of Appraisal: 05/24/2019

### SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

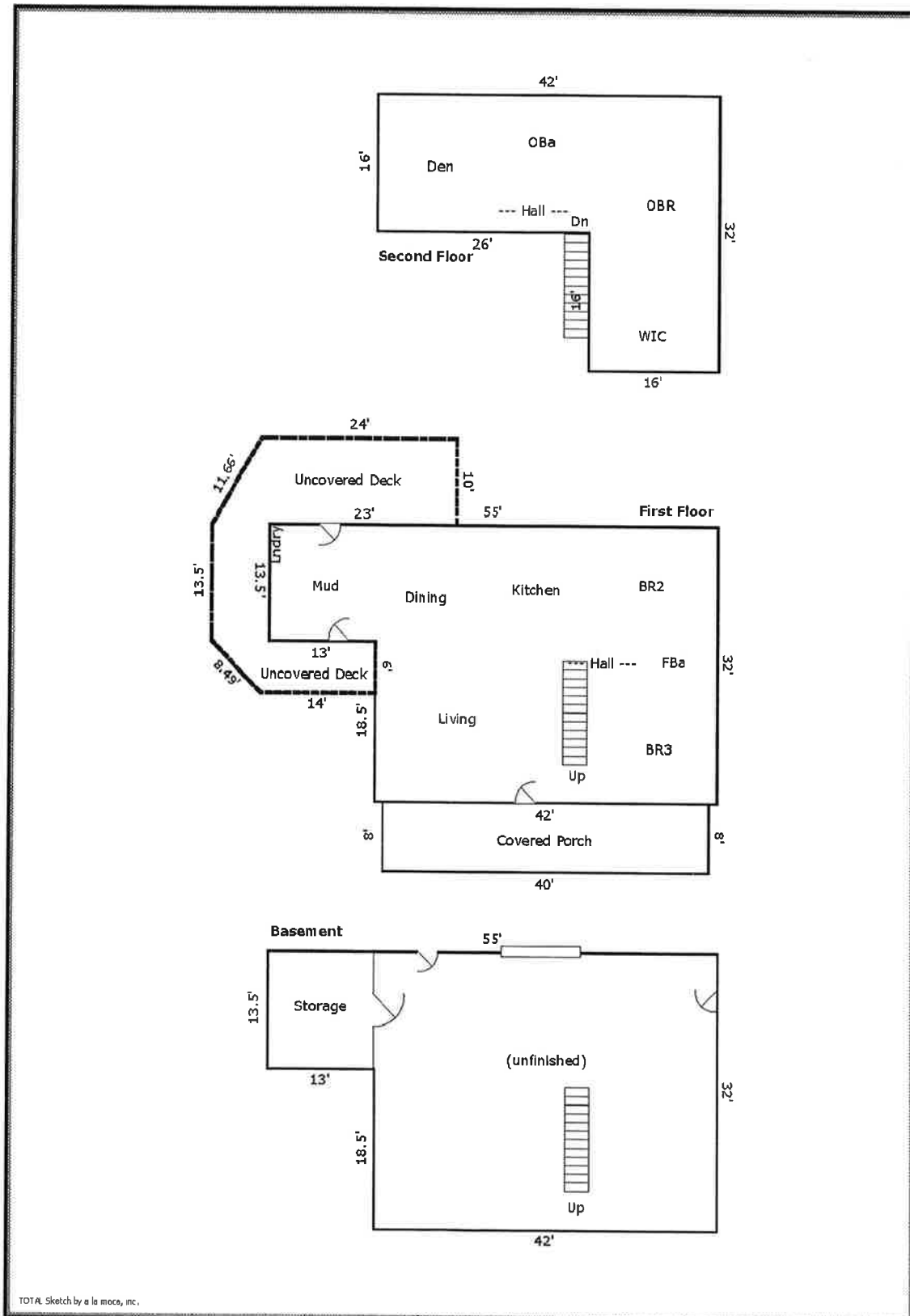
☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

# Building Sketch (Page - 1)

Borrower	n/a				
Property Address	155 TIMBER MOUNTAIN RD				
City	AUGUSTA	County	Hampshire	State	WV
Lender/Client	Wells Fargo Home Mortgage & VA				
				Zip Code	26704



**Building Sketch (Page - 2)**

Borrower	n/a					
Property Address	155 TIMBER MOUNTAIN RD					
City	AUGUSTA	County	Hampshire	State	WV	Zip Code 26704
Lender/Client	Wells Fargo Home Mortgage & VA					

TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Living Area		Calculation Details	
First Floor	1519.5 Sq ft	13.5 x 13 = 175.5	
		42 x 32 = 1344	
Second Floor	928 Sq ft	16 x 16 = 256	
		16 x 42 = 672	
<b>Total Living Area (Rounded):</b>	<b>2448 Sq ft</b>		
Non-living Area			
Wood Deck	466.5 Sq ft	0.5 x 6 x 6 = 18	
		14 x 6 = 84	
		0.5 x 6 x 10 = 30	
		24 x 10 = 240	
		7 x 13.5 = 94.5	
Open Porch	320 Sq ft	40 x 8 = 320	
Basement	1519.5 Sq ft	13.5 x 13 = 175.5	
		42 x 32 = 1344	