

APPRAISAL REPORT

OF THE REAL PROPERTY LOCATED AT

347 Fallaw Rd Batesburg, SC 29006

for

Brad Merry, Blanchard & Calhoun

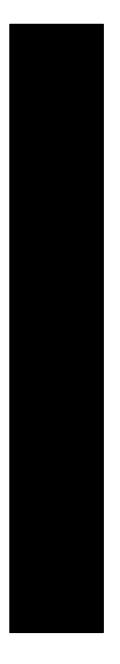
as of

04/01/2025

by

Carol H. Richardson PO BOX 477 AIKEN, SC 29802





APPRAISALS BY POST, INC. PO BOX 477 AIKEN, SC 29802 803-644-6964

04/02/2025

Brad Merry, Blanchard & Calhoun

RE: Property - 347 Fallaw Rd

Batesburg, SC 29006

Borrower -

File No. - 2025226

Case No. -

Dear

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

347 Fallaw Rd, Batesburg, SC 29006

The purpose of this appraisal is to provide an opinion of 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 04/01/2025 is:

\$ 950,000

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,

4 LChardson

APPRAISALS BY POST, INC.

Carol H. Richardson SC Certification #4265

Uniform Residential Appraisal Report

2025226

File#

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Property Address 347 Fallaw Rd		City Batesburg	7	State SC		Zip Code 29	9006
Owner P Richard Borden & Mary E Borden Intende	ed I Iser	,	•	County Ai	ken	,	
-	03EI			County Al	NOI1		
Legal Description 78.57 Acres							
Assessor's Parcel # 179-00-02-010; 179-00-02-001; 179-00-02-005	5	Tax Year 2024		R. E. Taxes	\$ 4,899	9.30	
Neighborhood Name Batesburg		Map Reference	179	Ce	ensus Trac	t 0201	
	mente ¢ ∩		PUD	ноа \$ 0		7	ner month
				поар О		per year	per month
	Other (describe)						
Intended Use: Marketing							
Client Brad Merry, Blanchard & Calhoun Add	dress		_	_			
•		the prior to the "	ivo data an	oppreise!0		Yes X No	$\overline{}$
Is the subject property currently offered for sale or has it been offered for sale in t	une twerve mont	uis prior to the effect	ive date of the	appraisar?		Yes No)
Report data source(s) used, offering price(s), and date(s).							
I did did not analyze the contract for sale for the subject purchase	se transaction. E	Explain the results of	the analysis o	f the contract for sa	ale or why	the analysis was	not
, ,		zapidii. iilo roodiio oi	and analysis s		,	are analysis was	
performed.							
Contract Price\$ Date of Contract Is the property	ty seller the own	er of public record?	Yes	No Data	Source(s)		
Is there any financial assistance (loan charges, sale concessions, gift or downpar	avment assistano	ce etc.) to be paid b	v anv party on	behalf of the client	?	Ye	s No
	aymont accidiant	oo, oto.) to be paid b	y arry party or	bondin or the ellerit			
If Yes, report the total dollar amount and describe the items to be paid:							
Note: Race and the racial composition of the neighborhood are not	appraisal fac	tors.		-			
				0		Demand	d II== 0/
	ne-Unit Housi		1	One-Unit Hou		Percent Lan	
	,	X Stable	Declining	PRICE	AGE	One-Unit	65.0 %
Built-Up Over 75% 25-75% Under 25% Demand/Supply	Shortage	X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	%
	<u> </u>		1				
Ordinar Stapie Stapie	Under 3 mths		Over 6 mths		0	Multi-Family	%
Neighborhood Boundaries Subject is located south of Saluda County	y line, north c	of I-20, west of H	lwy #391,	1,500 High	125	Commercial	%
east of Hwy #1.				150 Pred.	30	Other	35.0 %
Neighborhood Description Subject is located in the most northern see	ector of Aikon	County just as	uth of the C				
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Other land use is vacant.							
Market Conditions (including support for the above conclusions) Subject is Ic	ocated in ver	v rural area of no	orth Aiken (County. Marketi	ng time	may exceed	what is
typical in more densely populated markets.		,		, .	J	,	
typical in more densely populated markets.							
Dimensions See attached plats Ar	Area 78.57 ac	<u> </u>	Shape Irre	gular	View	Pond, Woods	
·	na Description	Rural Developme	ent				
				1			
Zoning Compliance X Legal Legal Nonconforming (Grandfather		No Zoning		describe)			
Is the highest and best use of the subject property as improved (or as proposed p	per plans and s	pecifications) the pre	$_{ m esent~use?} imes$	Ves No If	No desc		
		,		103100 11	No, uesc	ribe	
*** See Additional Comments ***						ride	
	ic Other (dec				110, 4000		Private
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Utilities Public Other (describe) Public Electricity X Water Gas X LP Gas Sanitary Sewer	X We	scribe)	Off-site	Improvements-	110, 4000	Public	Private
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			File No. 2025226
	ADDITION	NAL COMMENTS	
		Page 1	
Intended User			
Property Address 347 Fallay		Ohet- CO	7in 0nd - 00000
City Batesburg Client Br	County Aiken rad Merry, Blanchard & Calhoun	State SC	Zip Code 29006
Client	ad Meny, Dianonard & Camoun		
Highest and Best U	se		
There are 3 parc	els included in this appraisal report.		
Tax Map 179-00-	02-010, house with 58.52 acres, pond,	shop	
The contesting of the con-		-46.4h	
	rovements represent the highest and be ze, shape and land-to-building ratio allo		
	ased on current market conditions, the		
feasible and max	imally productive use.		
T M 470 00	00 004 40 00		
1ax Map 179-00-	02-001, 10.02 acres, vacant land		
Tax Map 179-00-	02-005, 10.07 acres, vacant land		
	tracts are considered to be excess land		
rnay bring a sligh	tly higher per acre value if sold separat	eiy. See iand sales in repo	nt.
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Uniform Residential Appraisal Report

File#

2025226

There are 1 compa	arable propert	ies currently	offered for sale in the sub	oject neighborhood r	anging in pi	rice from \$	799,000		to\$ 79	9,000 .
There are 6 compa			neighborhood within the բ	past twelve months r	anging in s	sale price from	\$ 650,00	00	to\$ 8	374,500
FEATURE	SUBJ	ECT	COMPARABLE	SALE # 1		COMPARABLE			COMPARABLE	SALE#3
347 Fallaw Rd			721 Abney Rd			ld Four Note			/allace Rd	
Address Batesburg, S	C 29006		Monetta, SC 29105	5	Ridge S	Spring, SC 2	9129	Salud	a, SC 29138	
Proximity to Subject			2.31 miles SW		8.15 miles SW			15.30		
Sale Price	\$		\$	783,000		\$	840,000		650,000	
Sale Price/Gross Liv. Area \$		sq. ft.	\$ 242.26 sq. ft.		\$ 256.8	80 sq. ft.		\$ 294	4.12 sq. ft.	
Data Source(s)			OldMLS#116515;D	OM 215	AMLS#	204191;DOI	M 193	CMLS	8#595639;DO	M 7
Verification Source(s)			DB 5198, Pg 61		DB 510	4, Pg 879		DB 14	l81, Pg 256	
VALUE ADJUSTMENTS	DESCRI	IPTION	DESCRIPTION	+(-)\$ Adjustment	DESC	CRIPTION	+(-)\$ Adjustment	DE:	SCRIPTION	+(-)\$ Adjustment
Sale or Financing			Owner Finance		Cash			VA		
Concessions			unknown		Sel Pd S	\$0		Seller	PD \$0	
Date of Sale/Time			11/18/2024	0	08/04/2	.023	0	10/30	/2024	0
Location	Rural		Rural		Rural			Rural		
Leasehold/Fee Simple	Fee Simple	le	Fee Simple		Fee Sin	nple		Fee S	imple	
Site	78.57 ac		39.94 ac	+193,150	26.68 a	ıC	+259,450	40.50	ac	+190,350
View	Pond, Wo	ods	Pond, Woods		Pond vi	iew		Pond,	Woods	
Design (Style)	Traditiona	ı	Ranch/Bsmt		Traditio	nal		Log C	abin	
Quality of Construction	Vinyl Sidir	าต	Cypress Siding		Cedar/C	Custom		Log S	idina	
Actual Age	33		15	0	32			22		0
Condition	Average		Good	-25,000	Very Go	ood	-50,000	Avera	ge	
Above Grade	Total Bdrms	s. Baths	Total Bdrms. Baths		1	drms. Baths	13,000		Bdrms. Baths	
S Room Count	12 4	4.00	8 3 2.10	+15,000		3 3.00	+10,000	9	5 4.00	1
A Gross Living Area	4,736	sq. ft.	3,232 sq. ft.	+52,640	3,27		+51,275	<u> </u>	210 sq. ft.	+88,410
	0 sq. ft.	oy. II.	walk-out, incl in GLA	02,040	none	. oy. it.	.01,210	none	•	. 55,710
Basement & Finished Rooms Below Grade	0 sq. ft.		Jan. Sat, Horm OLA							
Functional Utility	Good		Good		Good			Good		
C Hooting/Cooling	Central H	&A	Central H&A	1	Central	H&A			al H&A	
0	Ins. Wd, E		Ins. Wd, Drs		Ins. Wd				/d, Drs	
M Energy Efficient Items P Garage/Carport	2 Car Bl C		1 Car Bl Garage	+10,000		parking	+20,000		Bl Garage	
A Porch/Patio/Deck	Porch, De		P, Scrn P, Cov Pto	.0,000	Encl P,		20,000		, Deck	
R Other Amenities	Strg, shop	-	shop w1/2 bath, carport			barn, grnhs	-80,000			+10,000
	J. 1. 3, 51. 5	,, 0000	21.0p 11.72 2da1, 3da1p311			G/House	-100,000	092	9	10,000
s o					02.0.0	071.104.00	.00,000			
Net Adjustment (Total)			X +	\$ 245,790	X	+ -	\$ 110,725	X	(+ -	\$ 288,760
Adjusted Sale Price			Net Adj. 31.39 %		Net Adj.	13.18 %		Net Adj	. 44.42 %	
A of Comparables			Gross Adi. 37.78 %	\$ 1.028.790	,			1 1	Adi. 44.42 %	s 938.760
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R O			sfer history of the subject y prior sales or transfers o					of this ap	opraisal.	
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R O A C My research Data Source(s) My research Joid Data Source(s) My research Joid Data Source(s) Public F Report the results of the re ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale or tra have not sold in the p Summary of Sales Compar was necessary to exp age or bedroom coun time adj. required on or reaction in the opinior with local market parti main house & guest h in value in the middle Indicated Value by: Sales C Most emphasis placed residential real estate This appraisal is made completed, subject to following required inspectic A T Based on a complete visual	Record Record	Public Re 04/04/20 of the subject months. Appraisarch radiu nts. Adj. ha as this moraiser base omp 1 sold p 3 is sime. Public Re 04/04/20 of the subject months.	prior sales or transfers or prior sales or transfers or prior sales or transfer hist subject. SUBJECT ecord 25 property and comparable are has analyzed sales and use older sales are been made under arket has not experies are on said appraised recently, but not thrillar in condition. See property and cost approach we subject to completion palterations on the basis of ary assumption that the column and exterior areas of the sand exterior areas of th	f the subject propert f the comparable sale ory of the subject pro COMPARABL Public Record 04/04/2025 e sales The subject sin order to brace or condition rather enced a significate or condition rather enced a significate or comparable sales Comps 4-6 and Cost Approach (if did a reliable mether enot develope ter plans and specificate ond ondition or deficience subject property, def	effield and cket all mer than act ant change as to con listing competed as to continuous as	Public 04/04/erty has not set are not require alteration of work, staten	date of sale of the or les (report additional DMPARABLE SALE SALE) Record (2025 Sold in the past 3 Sold in	ack of subject. the propased on keting a Comp 2 All comproach (if ers and a credible on that the complete	Public Record 04/04/2025 ths. The commalies in close It is not typic perties "effect the perceive area as well a 2 had extensive ps weighted extensive ps	proximity, it cal to make tive age". No d market s discussion vely renovated equally. Focu
R O A C My research Data Source(s) My research Joid Data Source(s) My research Joid Data Source(s) Public F Report the results of the re ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Sou Analysis of prior sale or tra have not sold in the p Summary of Sales Compar was necessary to exp age or bedroom coun time adj. required on or reaction in the opinior with local market part main house & guest h in value in the middle Indicated Value by: Sales C Most emphasis placed residential real estate This appraisal is made completed, Subject of Indicated value of the policy Summary of Sales Compar was necessary to exp age or bedroom coun time adj. required on or reaction in the opinior with local market part main house & guest h in value in the middle Indicated Value by: Sales C Most emphasis placed residential real estate This appraisal is made completed, Subject of Indicated value of the policy subject of Indicated value of the policy subject of the p	Record Record	Public Re 04/04/20 of the subject months. Appraisarch radiu nts. Adj. ha as this moraliser base omp 1 sold p 3 is simple. Approach \$ 9 or	prior sales or transfers or prior sales or transfers or prior sales or transfer histers. SUBJECT Becord 25 Ber has analyzed sales and use older sales and use older sales are been made under arket has not experied arket has not experied elder on said appraised frecently, but not thrillar in condition. See the sales are been made under sales are been made under arket has not experied arket has not experied are continuous condition. See the sales of the sales of ary assumption that the condition of the market value, and exterior areas of the sales of of the	f the subject propert f the comparable sale ory of the subject pro COMPARABL Public Record 04/04/2025 e sales The subject sin order to brace or condition rather enced a significate or condition rather enced a significate or comparable sales Comps 4-6 and Cost Approach (if did a reliable mether enot develope ter plans and specificate ond ondition or deficience subject property, def	effield and control of the perty and of the perty and of the perty and of the perty and the perty an	Public O4/04/erty has not set of work, staten that is the subject of the set of work, staten that is the subject of work is the subject of work is the subject of work, staten that is the subject of work, staten that is the subject of work, staten that is the subject of work is the subject	date of sale of the or les (report additional DMPARABLE SALE SALE) Record (2025 Sold in the past 3 Sold in	ack of subject. the propased on keting a Comp 2 All comproach (if ers and a credible on that the complete	Public Record 04/04/2025 ths. The commalies in close It is not typic perties "effect the perceive area as well a 2 had extensive ps weighted extensive ps	proximity, it cal to make tive age". No d market s discussion vely renovated equally. Focu

File No. 2025226

Intended User			ADL	DITIONAL COMP	ARABLES						
Property Address 347 Fall	law Rd										
^{City} Batesburg		Cou	^{nty} Aiken		State SC			Zip (Code 29006		
Client	Brad Me	rry, Blancha	rd & Calhoun								
FEATURE	SUE	BJECT	COMPARABLE	COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6			
347 Fallaw Rd			213 Crepe Myrtle Rd		486 Montn		Rd	1607 Hwy 23 W			
Address Batesburg, SC	29006		Saluda, SC 29138	3	Aiken, SC				efield, SC 2982 '0 miles W	24	
Proximity to Subject Sale Price	s		19.96 miles NW	\$ 874,500	19.50 mile	\$ 5	849.000	25.7	0 miles vv	1,124,000	
Sale Price/Gross Liv. Area	\$	sq. ft.	\$ 212.98 sq. ft.	\$ 674,500	\$ 577.55		649,000	s 2	86.95 sq. ft.	1,124,000	
Data Source(s)	•	<u> </u>	CMLS#583887;D0	OM 106	AMLS#215		M 43		_S#205711;DON	л 126	
Verification Source(s)			DB 1470, Pg 208		DB 5211, F		-		C, DB 2021,Pg 2		
VALUE ADJUSTMENTS	DESC	RIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIF	PTION	+(-)\$ Adjustment		ESCRIPTION	+(-)\$ Adjustment	
Sale or Financing			VA		Cash			Cas	h		
Concessions			None		Seller Pd \$				er Pd \$0		
Date of Sale/Time			08/10/2024	0	01/31/202	5	0		04/2023	0	
Location	Rural	1.	Rural		Suburban	_		Rur			
Leasehold/Fee Simple Site	Fee Sim		Fee Simple 36.90 ac	+208,350	Fee Simple 89.39 AC	e	-54,100		Simple 52 ac	-79,750	
View	Pond. W		Pond, Woods	+200,330	Pond, Woo	nds	-34,100		d, Woods	-79,730	
Design (Style)	Tradition		Farm House		Ranch	<u> </u>			ditional		
Quality of Construction	Vinyl Sid		Wood siding		Vinyl				diplank/Cedar	0	
Actual Age	33		5 years	0	71		0	16	•	0	
Condition	Average	·	Very Good	-50,000	Average			Ver	/ Good	-50,000	
Above Grade	Total Bdr	ms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total	Bdrms. Baths		
Room Count	12 4		12 4 3.50		7 3	2.0	+20,000	9	4 4.1	-5,000	
Gross Living Area	4,73	6 sq. ft.	4,106 sq. ft	t. +22,100	1,470	sq. ft.	+114,300		3,917 sq. ft.	+28,700	
Basement & Finished	0 sq. ft.		none		0sf			0sf			
Rooms Below Grade Functional Utility	0 sq. ft. Good		Good		Good			Goo	nd.		
Heating/Cooling	Central	Π	Central H&A		Central H8	2.Λ			tral H&A		
Energy Efficient Items	Ins. Wd.		Ins. Wd, Drs		None note				Wd, Drs		
Garage/Carport		Garage	Att 3 Car Gar	-10,000			+10,000		2 Car Gar		
Porch/Patio/Deck		Deck, Patio	Porch, Scrn Porch		P, Encl P, f				Porch, 2 decks		
Other Amenities	Strg, sh	op, sheds	IGP, Farm Bldgs	-20,000	Shop, Pole	e bldg,		Lrg	shop & Barn	-40,000	
					Obsolete b	oldgs					
Net Adjustment (Total)			X +	\$ 155,450	X +	-	\$ 90,200			\$ -146,050	
Adjusted Sale Price			Net Adj. 17.78 %		1	0.62 %	000 000	Net A	,	077.050	
of Comparables			Gross Adj. 36.07 %	6 \$ 1,029,950 COMPARABLE S	Gross Adj. 2		\$ 939,200 PARABLE SALE #	_	Adj. 18.10 % COMPARABLE	,	
Date of Prior Sale/Transfer		<u> </u>	0000001	OOMI AI VABLE C	/ALL# 4	OOWII	AIVABLE OALL #	<u> </u>	OOMI ATABEL	I OALL # O	
Price of Prior Sale/Transfer											
Data Source(s)		Public Red	cord	Public Record		Public F	Record		Public Record		
Effective Date of Data Source	e(s)	04/04/202	5	04/04/2025		04/04/2	025		04/04/2025		
Comment on Sales Comparison	on Comp	4 is a rece	nt sale in Saluda C	ounty, smaller site	e, newer hor	ne with s	imilar market ap	peal.	Comp 5 is a r	ecent sale in	
Aiken County. It is loca			•		•		*				
which is inferior to the				•			•		•		
deeds to same buyer fo		•	totaling \$1,124,00	U. House and 9.3	4 acres for	\$699,000). Contiguous 86	.66 a	cres with pond a	and dock for	
\$425,000. Similar in m	іагкет ард	еат.									

le No	2025226

Intended User												
Property Address 347 Fall	aw Rd	Cou	nhy Attaca		State 00			7in (Codo 00000			
^{City} Batesburg Client	County Aiken Brad Merry, Blanchard & Calhoun					State SC				Zip Code 29006		
FEATURE		r <u>y, biantinai</u> BJECT	LISTING# 1 LISTING# 2		# 2		LISTIN	NG# 3				
347 Fallaw Rd			1360 Vanest Rd		132 Edisto			LISTING# 3				
Address Batesburg, S	SC 29006		Ridge Spring, SC	29129	Wagener,	SC 29164	4					
Proximity to Subject			3.87 miles W		18.35 mile							
Original List Price	\$			\$ 1,200,000		\$	1,299,999			\$		
Current List Price	\$			\$ 799,000		\$	999,900			\$		
List Price Revision Date			03/17/2025		03/08/2025	5						
List Price/Gross Liv. Area	\$	sq. ft.	\$ 216.65 sq. ft.		\$ 392.43	sq. ft.		\$	sq. ft.			
Data Source(s)			AMLS#214761;D	OM 131	AMLS#215	5425;DOI	M 79					
Verification Source(s)			Assessor		Appr files		1					
VALUE ADJUSTMENTS	DESC	RIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIF	PTION	+(-)\$ Adjustment	D	ESCRIPTION	+(-)\$ Adjustment		
Sale or Financing			Listing		Listing							
Concessions												
Days on Market	Dimel		Dl		Down							
Location	Rural		Rural		Rural							
Leasehold/Fee Simple	Fee Sim		Fee Simple	1107.050	Fee Simple	е	61 150					
Site View	78.57 ad Pond, W		41.00 ac Woods, Pond	+187,850	90.80 ac Woods		-61,150 +25,000					
Design (Style)	Tradition		Farm House		Ranch/Bor	niie	+∠5,000					
Quality of Construction	Vinyl Sid		Vinyl Siding		vinyl Siding							
Actual Age	33	<u>-</u>	4	0	2	3						
Condition	Average)	Good	-50,000	Good		-50,000					
Above Grade	Total Bdr		Total Bdrms. Baths		Total Bdrms.	Baths	55,000	Total	Bdrms. Bath	ıs		
Room Count	12 4	4.00	9 4 3.0	+10,000	8 4	2.10	+15,000					
Gross Living Area	4,73	_	3,688 sq.	<i>'</i>	2,548	sq. ft.	+76,600		sq.	ft.		
Basement & Finished	0 sq. ft.	·	0 sq. ft.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0 sq. ft.		-,		·			
Rooms Below Grade	0 sq. ft.				0 sq. ft.							
Functional Utility	Good		Good		Good							
Heating/Cooling	Central	H&A	Central H&A		Central H8	kΑ						
Energy Efficient Items	Ins. Wd	, Drs	Ins. Wd, Drs		Ins. Wd, D	rs						
Garage/Carport	2 Car B	l Garage	Att 2 Car Gar	0	Att 2 Car G	3ar						
Porch/Patio/Deck	Porch, [Deck, Patio	Porch, Scrn P		Ft Pch, Co	v patio						
other amenities	Strg, sho	o, farm bldgs	IGP, Cabana, RI	0	330 ft concre	ete drvwy	+10,000					
Net Adjustment (Total)			X +	\$ 184,550	X + [-	\$ 15,450		+ -	\$		
Net Adjustment (Total) Adjusted Sale Price			Net Adj. 23.10	%	Net Adj.	1.55 %		Net A	dj.	\$		
Adjusted Sale Price of Comparables			Net Adj. 23.10 Gross Adj. 35.61	% \$ 983,550	Net Adj. Gross Adj.	- 1.55 % 23.78 %	\$ 1,015,350		dj. : Adj.	% % \$		
Adjusted Sale Price of Comparables		5	Net Adj. 23.10	%	Net Adj. Gross Adj.				dj. : Adj.	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer		5	Net Adj. 23.10 Gross Adj. 35.61	% \$ 983,550	Net Adj. Gross Adj.		\$ 1,015,350		dj. : Adj.	% % \$		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer			Net Adj. 23.10 Gross Adj. 35.61 SUBJECT	% \$ 983,550 LISTING #	Net Adj. Gross Adj.	23.78 %	\$ 1,015,350 LISTING # 2		dj. : Adj.	% % \$		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s)		Public Rec	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT	% \$ 983,550 LISTING #	Net Adj. Gross Adj.	23.78 % Public F	\$ 1,015,350 LISTING # 2		dj. : Adj.	% % \$		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source	• ,	Public Rec 04/04/202	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT	% \$ 983,550 LISTING # Public Record 01/06/2025	Net Adj. Gross Adj.	23.78 % Public F 01/06/2	\$ 1,015,350 LISTING # 2 Record	Gross	dj. s Adj. LIS	% \$ % \$ TING # 3		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List	ngs Listi	Public Rec 04/04/2029 ng 1 is an a	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Ctive listing in clos	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. News	Net Adj. Gross Adj. 1	Public F 01/06/20	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond.	Gross	dj. : Adj. LIS ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
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Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
Adjusted Sale Price of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source Summary of Comparable List price reductions to curre	ings Listings ent list pr	Public Red 04/04/2029 ng 1 is an a rice of \$799	Net Adj. 23.10 Gross Adj. 35.61 SUBJECT Cord Cord Cotive listing in close 000. Listing 2 is	% \$ 983,550 LISTING # Public Record 01/06/2025 e proximity. Newer	Net Adj. Gross Adj. 1 er constructie 90.8 acres	Public F 01/06/20 on, private	\$ 1,015,350 LISTING # 2 Record 025 te smaller pond. gated communit	Gross Oriç	ginally listed	%		
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Uniform Residential Appraisal Report

File#

2025226

I certify, as the appraiser, that I have completed all aspects of this valuation client's representatives, borrower, or any other party to the transaction.	, including reconciling my opinion of value, free of influ	ence from the client,
Exposure Time: the opinion of reasonable exposure time for the subject pound data collected using the local MLS database, and is expected to be within 1 as indicated by the actions of typical buyers and sellers.		
The intended user of this appraisal report is the lender/client specified on potential the subject of this appraisal for a market valuation, subject to the stated scan appraisal report form, and definition of market value. No additional intended	ope of work, purpose of the appraisal, reporting require	
The enclosed sketch is based on ANSI Z765-2021. The GLA measurement measurement. The measurements are reported to the nearest tenth of a foo		· ·
The term "Inspection", as used in this report, is not the same level of inspections not fully inspect the electrical system, plumbing system, mechanical s	ystems, foundation system, floor structure, or subfloor.	The appraiser is not
an expert in construction materials and the purpose of the appraisal is to m more detailed inspection of the property, a home inspection, by a Professio		the client needs a
Land sales:		
102 acres on Padgett Pond Rd in Monetta (Saluda County) sold on 12/13/2 TM#150-00-00-022. Wooded. Per MLS, timber value of \$100,000 approx.		5.
97.23 acres on Gyles Storey Rd (Aiken County) sold on 12/30/2024 for \$67 new TM#201-00-02-003). Mostly cleared with pond.	2,980 (\$6,922/ac) per DB 52106, Pg 1101. TM#201-00	0-09-001 (portion -
91.74 acres on Snipes Pond Rd (Aiken County) sold on 03/20/2024 for \$61 pond.	2,000 (\$6,671/ac) per Aiken MLS#208439. TM#167-0	0-04-025. Private
Focus mid range, or \$6,500/acre.		
COST APPROA	CH TO VALUE	
Support for the opinion of site value (summary of comparable land sales or other methods for There are 3 parcels, totaling 78.57 acres. Estimate site value at \$6,500/acr	,	
2 smaller tracts of 10.01 and 10.04 acres would have a higher per acre value		
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$
Source of cost data	1,700 1 0	=\$ 0
Quality rating from cost service Effective date of cost data Comments on Cost Approach (gross living area calculations, depreciation, etc.)	BSMT 0 Sq. Ft. @ \$	=\$ 0
	Garage/Carport 644 Sq. Ft. @ \$	=\$ 0
		=\$ 0
	Less Physical Functional External Depreciation ()	-¢(0)
	Depreciation 0 Depreciated Cost of Improvements	=\$(0) =\$ 0
	'As-is' Value of Site Improvements	=\$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	Indicated Value By Cost Approach	=\$ 0
INCOME APPRO	ACH TO VALUE	
Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)	0.00 = \$ 0 Indicated Value by Income Ap	proach
PROJECT INFORMATION F	FOR PUDs (if applicable)	
	Yes No Unit type(s) Detached Attached	
Provide the following information for PUDs ONLY if the developer/builder is in control of the He	OA 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?	No If Yes, date of conversion	
Does the project contain any multi-dwelling units? Are the units, common elements, and recreation facilities complete? Yes No C	oata Source(s) es No If No, describe the status of completion.	
Are the common elements leased to or by the Homeowners' Association?		
Are the common elements leased to or by the Homeowners' Association?	No If Yes, describe the rental terms and options.	

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) research, verify, and analyze data from reliable public and/or private sources, and (4) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITIONOF 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 or she considers his or her 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 judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader 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 this appraisal report whether any portion of 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, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
- 6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of 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 at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of 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 opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, 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 or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies 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 at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Carolog Richardson Name Carol H. Richardson Company Name APPRAISALS BY POST, INC. Company Address PO BOX 477 AIKEN, SC 29802 Telephone Number 803-644-6964 Email Address apbypost@bellsouth.net Date of Signature and Report 04/02/2025 Effective Date of Appraisal 04/01/2025 State Certification # 4265 or State License # or Other State SC Expiration Date of Certification or License 06/30/2026 ADDRESS OF PROPERTY APPRAISED 347 Fallaw Rd Batesburg, SC 29006 APPRAISED VALUE OF SUBJECT PROPERTY \$ 950,000 CLIENT Company Name Brad Merry, Blanchard & Calhoun Company Address Email Address <u>bmerry@blanchardandcalhoun.com</u>

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

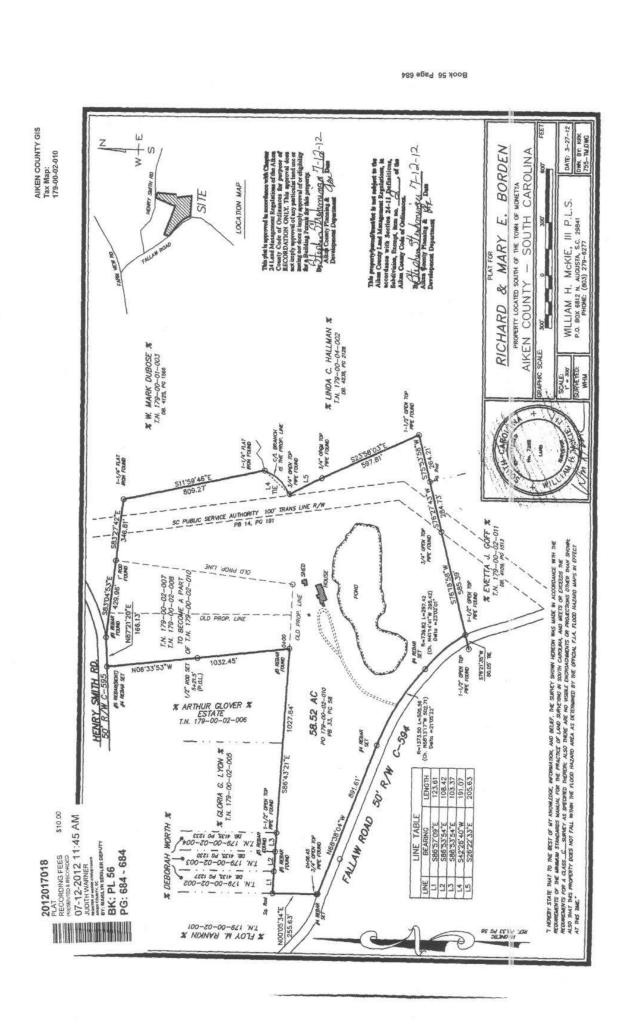
Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License
SUBJECT PROPERTY
Did not inspect subject property
Did inspect exterior of subject property from street
Date of Inspection
Did inspect interior and exterior of subject property
Date of Inspection
COMPARABLE SALES
Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection

File No. 2025226

Intended User				
Property Address 347 Fallaw Ro	d			
^{City} Batesburg	County Aiken	State SC	Zip Code 29006	
Client Brad Merry Blanchard	& Calhoun			



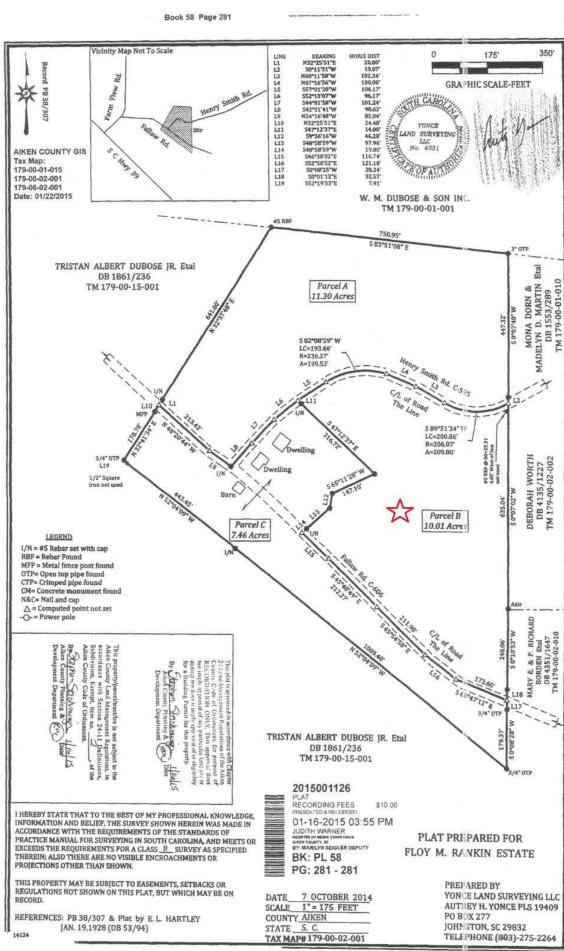
2025226



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City Batesburg County Aiken State SC Zip Code 29006

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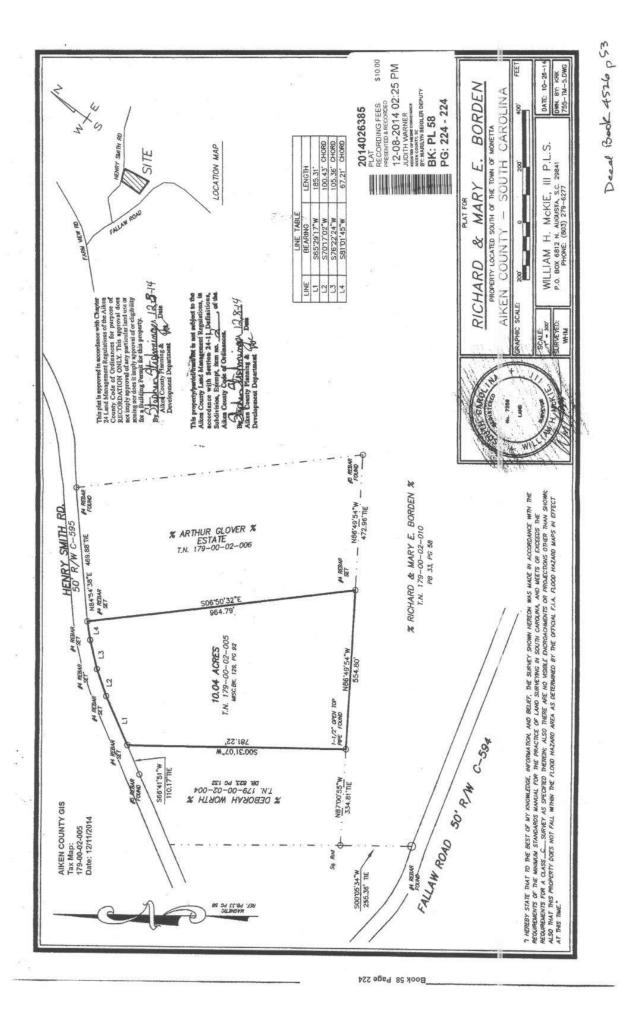


Intended User

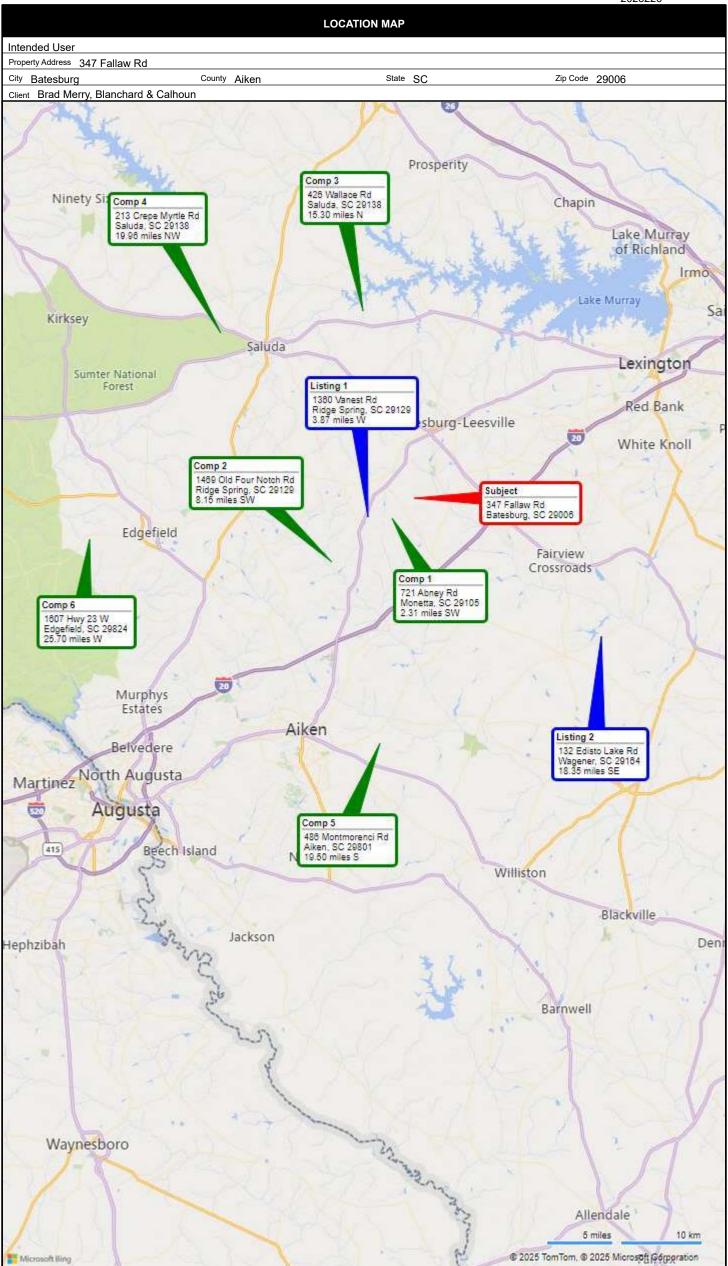
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File No. 2025226



File No. 2025226

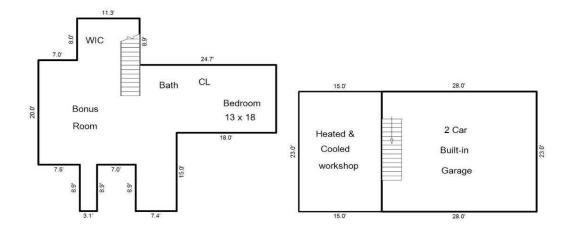
SKETCH ADDENDUM

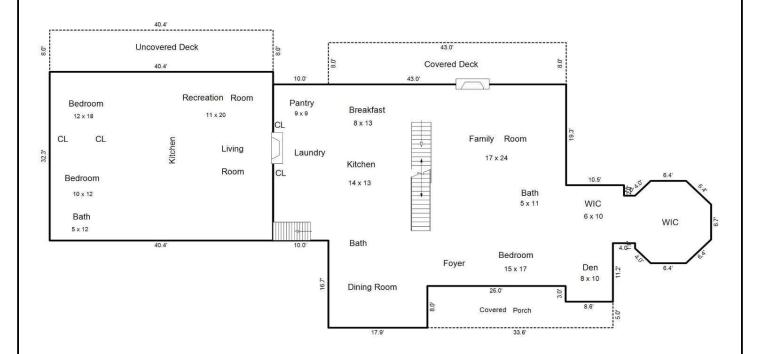
Intended User

Property Address 347 Fallaw Rd

City Batesburg County Aiken State SC Zip Code 29006

Client Brad Merry, Blanchard & Calhoun





Sketch by ApexSketch

	AREA C	ALCULATI	ONS SUMI	MARY		A	REA CAL	CUL	ATIONS	BR	EAKDOWN	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base	x	Height	x	Width =	Area
GLA1	Guest Suite	1.0	1304.9	145.4		Guest Suite			40.4	X	32.3 =	1304.9
	First Floor	1.0	2519.4	262.3	3824.4	First Floor			15.8	X	6.4 =	100.8
GLA2	Second Floor	1.0	911.8	177.6	911.8				6.7	×	4.5 =	30.3
GAR	Garage	1.0	644.0	102.0	644.0		0.5	X	6.4	×	3.2 =	10.2
ОТН	Workshop	1.0	345.0	76.0	345.0		0.5	×	6.4	×	3.2 =	10.2
P/P	Wood Deck	1.0	344.0	102.0					10.1	X	2.8 =	28.6
	Wood Deck	1.0	323.2	96.8			0.5	X	4.0	X	2.0 =	4.0
	Porch	1.0	242.8	83.1	910.0		0.5	×	4.0	×	2.0 =	4.0
									46.6	×	17.9 =	834.1
									38.6	X	25.1 =	968.9
									29.9	×	10.0 =	299.0
									3.0	X	0.1 =	0.3
									22.3	X	8.5 =	188.6
									9.1	×	4.0 =	36.4
									2.0	X	2.0 =	4.0
						Second Floor			8.9	X	3.1 =	27.6
	Net LIVABLE	cnt	3	(rounded)	4,736	5 addl items						
						21 total items					(rounded)	4,736

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Intended User

Property Address 347 Fallaw Rd

 City
 Batesburg
 County
 Aiken
 State
 SC
 Zip Code
 29006

Client Brad Merry, Blanchard & Calhoun



FRONT VIEW OF SUBJECT PROPERTY



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE OF SUBJECT PROPERTY

2025226

PHOTOGRAPH ADDENDUM

Intended User

pond view

Property Address 347 Fallaw Rd

City Batesburg County Aiken State SC Zip Code 29006



nond view



Storage Building



well house





lean-to storage



small farm buildings/fencing

Intended User

Property Address 347 Fallaw Rd

City Batesburg County Aiken State SC Zip Code 29006



ver Living Room





Living Room view 2



Dining Room



Dining room view 2



Breakfast area

Intended User

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City Batesburg County Aiken State SC Zip Code 29006



Kitchen



Kitchen view 2



BR 1



sitting room BR 1



Bath 1



Bath 1 view 2

2025226

PHOTOGRAPH ADDENDUM

Intended User

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Bath 2





Laundry Room





Guest Suite LR Guest Sutie kitchen/dining

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Rec Room



BR 2 in guest suite



BR 2 in guest suite



Bonus Room



Bonus Room veiw 2



Upstairs Bath

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City Batesburg County Aiken State SC Zip Code 29006



Built in Garage



Workshop



foundation under WIC



window trim



exterior trim



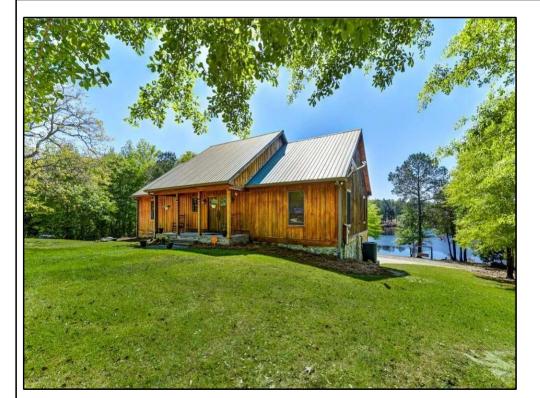
slider w lost seal, deck boards

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COMPARABLE #1

721 Abney Rd Monetta, SC 29105

Price \$783,000
Price/SF \$242.26
Date 11/18/2024
Age 15
Room Count 8-3-2.10
Living Area 3,232

Value Indication \$1,028,790



COMPARABLE #2

1469 Old Four Notch Rd Ridge Spring, SC 29129

 Price
 \$840,000

 Price/SF
 \$256.80

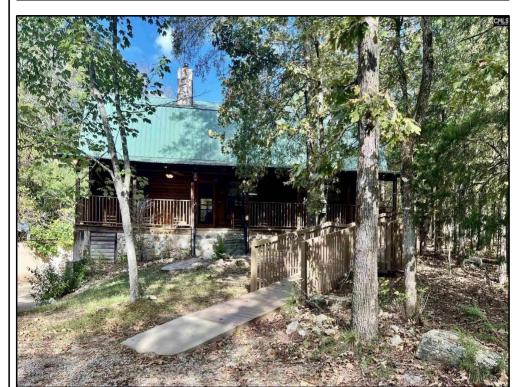
 Date
 08/04/2023

 Age
 32

 Room Count
 8-3-3.00

 Living Area
 3,271

Value Indication \$950,725



COMPARABLE #3

426 Wallace Rd Saluda, SC 29138

 Price
 \$650,000

 Price/SF
 \$294.12

 Date
 10/30/2024

 Age
 22

 Room Count
 9-5-4.00

 Living Area
 2,210

Value Indication \$938,760

Intended User

Property Address 347 Fallaw Rd

City Batesburg County Aiken State SC Zip Code 29006

Client Brad Merry, Blanchard & Calhoun



COMPARABLE #4

213 Crepe Myrtle Rd Saluda, SC 29138

 Price
 \$874,500

 Price/SF
 \$212.98

 Date
 08/10/2024

 Age
 5 years

 Room Count
 12-4-3.50

 Living Area
 4,106

Value Indication \$1,029,950



COMPARABLE #5

486 Montmorenci Rd Aiken, SC 29801

Value Indication \$939,200



COMPARABLE #6

1607 Hwy 23 W Edgefield, SC 29824

Price \$1,124,000
Price/SF \$286.95
Date 04/04/2023
16
Room Count 9-4-4.1
Living Area 3,917
Value Indication \$977,950

Intended User

Property Address 347 Fallaw Rd

City Batesburg County Aiken State SC Zip Code 29006

Client Brad Merry, Blanchard & Calhoun



LISTING #1

1360 Vanest Rd Ridge Spring, SC 29129

Price \$799,000
Price/SF \$216.65
DOM
Age 4
Room Count 9-4-3.0
Living Area 3,688

Indicated Value \$983,550



LISTING #2

132 Edisto Lake Rd Wagener, SC 29164

Living Area

Price \$999,900
Price/SF \$392.43
DOM
Age 2
Room Count 8-4-2.10

Indicated Value \$1,015,350

2,548

LISTING #3

Price Price/SF DOM Age Room Count Living Area

Indicated Value