



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:

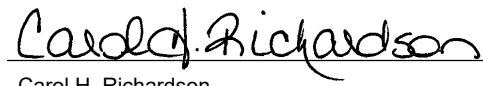
\$ 950,000

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,

APPRAISALS BY POST, INC.



Carol H. Richardson
SC Certification #4265

File # 2025226

APPRAISALS BY POST, INC.

ADDITIONAL COMMENTS				
Page 1				
Intended User				
Property Address 347 Fallaw Rd				
City	Batesburg	County	Aiken	State SC
		Zip Code	29006	
Client Brad Merry, Blanchard & Calhoun				

Highest and Best Use

There are 3 parcels included in this appraisal report.

Tax Map 179-00-02-010, house with 58.52 acres, pond, shop

The existing improvements represent the highest and best use of the property. It is legally permissible based on current zoning. 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 single family residential is its financially feasible and maximally productive use.

Tax Map 179-00-02-001, 10.02 acres, vacant land

Tax Map 179-00-02-005, 10.07 acres, vacant land

The two 10 acre tracts are considered to be excess land. They are not needed to support the current improvements, and may bring a slightly higher per acre value if sold separately. See land sales in report.

Uniform Residential Appraisal Report

File # 2025226

SALES COMPARISON APPROACH	There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 799,000 to\$ 799,000																							
	There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 650,000 to\$ 874,500																							
	FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3											
	347 Fallaw Rd			721 Abney Rd			1469 Old Four Notch Rd			426 Wallace Rd														
	Address Batesburg, SC 29006			Monetta, SC 29105			Ridge Spring, SC 29129			Saluda, SC 29138														
	Proximity to Subject			2.31 miles SW			8.15 miles SW			15.30 miles N														
	Sale Price			\$ 783,000			\$ 840,000			\$ 650,000														
	Sale Price/Gross Liv. Area \$ sq. ft.			\$ 242.26 sq. ft.			\$ 256.80 sq. ft.			\$ 294.12 sq. ft.														
	Data Source(s)			OldMLS#116515;DOM 215			AMLS#204191;DOM 193			CMLS#595639;DOM 7														
	Verification Source(s)			DB 5198, Pg 61			DB 5104, Pg 879			DB 1481, Pg 256														
	VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION			+(-)\$ Adjustment			DESCRIPTION			+(-)\$ Adjustment								
	Sale or Financing			Owner Finance			Cash			VA														
	Concessions			unknown			Sel Pd \$0			Seller PD \$0														
	Date of Sale/Time			11/18/2024			0			08/04/2023			0			10/30/2024			0					
	Location			Rural			Rural			Rural			Rural											
	Leasehold/Fee Simple			Fee Simple			Fee Simple			Fee Simple			Fee Simple											
	Site			78.57 ac			39.94 ac			+193,150			26.68 ac			+259,450			40.50 ac			+190,350		
	View			Pond, Woods			Pond, Woods			Pond view			Pond, Woods											
	Design (Style)			Traditional			Ranch/Bsmt			Traditional			Log Cabin											
	Quality of Construction			Vinyl Siding			Cypress Siding			Cedar/Custom			Log Siding											
Actual Age			33			15			0			32			22			0						
Condition			Average			Good			-25,000			Very Good			-50,000			Average						
Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths									
Room Count			12 4 4.00			8 3 2.10			+15,000			8 3 3.00			+10,000			9 5 4.00						
Gross Living Area			4,736 sq. ft.			3,232 sq. ft.			+52,640			3,271 sq. ft.			+51,275			2,210 sq. ft.			+88,410			
Basement & Finished			0 sq. ft.			walk-out, incl in GLA			none			none												
Rooms Below Grade			0 sq. ft.																					
Functional Utility			Good			Good			Good			Good												
Heating/Cooling			Central H&A			Central H&A			Central H&A			Central H&A												
Energy Efficient Items			Ins. Wd, Drs			Ins. Wd, Drs			Ins. Wd, Drs			Ins. Wd, Drs												
Garage/Carport			2 Car BI Garage			1 Car BI Garage			+10,000			On site parking			+20,000			2 Car BI Garage						
Porch/Patio/Deck			Porch, Deck, Patio			P, Scrn P, Cov Pto						Encl P, Deck						Porch, Deck						
Other Amenities			Strg, shop, sheds			shop w1/2 bath, carport						F,8 stall barn, grnhs			-80,000			Strg Bldg			+10,000			
												924 sf G/House			-100,000									
Net Adjustment (Total)						X + - \$ 245,790			X + - \$ 110,725			X + - \$ 288,760												
Adjusted Sale Price of Comparables						Net Adj. 31.39 %						Net Adj. 13.18 %						Net Adj. 44.42 %						
						Gross Adj. 37.78 %			\$ 1,028,790			Gross Adj. 67.94 %			\$ 950,725			Gross Adj. 44.42 %			\$ 938,760			
I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain																								
My research did X 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) Public Record																								
My research did X did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.																								
Data Source(s) Public Record																								
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)			Public Record			Public Record			Public Record			Public Record												
Effective Date of Data Source(s)			04/04/2025			04/04/2025			04/04/2025			04/04/2025												
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not sold in the past 36 months. The comparable sales have not sold in the previous 12 months.																								
Summary of Sales Comparison Approach Appraiser has analyzed sales in Aiken, Edgefield and Saluda counties. Due to lack of sales in close proximity, it was necessary to expand the search radius and use older sales in order to bracket all major characteristics of the subject. It is not typical to make age or bedroom count adjustments. Adj. have been made under condition rather than actual age, which represents the properties "effective age". No time adj. required on older sales, as this market has not experienced a significant change. All other adj. are also based on the perceived market reaction in the opinion of the appraiser based on said appraiser's experience and knowledge in and of the local marketing area as well as discussion with local market participants. Comp 1 sold recently, but not through MLS. Info as to condition/GLA from 2021 sale. Comp 2 had extensively renovated main house & guest house. Comp 3 is similar in condition. See Comps 4-6 and listing comp for additional support. All comps weighted equally. Focu in value in the middle of the range.																								
Indicated Value by Sales Comparison Approach \$ 950,000																								
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 950,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0																							
	Most emphasis placed on the market approach. It is considered a reliable method of measuring the behavior of buyers and sellers in the market for residential real estate. Income approach and cost approach were not developed. They are not required to produce a credible report.																							
	This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: as is																							
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 \$ 950,000 , as of 04/01/2025 , which is the effective date of this appraisal.																								

Uniform Residential Appraisal Report

File No. 2025226

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I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

Exposure Time: the opinion of reasonable exposure time for the subject property, as required by USPAP Rule 1-2c for this report, is based on the data collected using the local MLS database, and is expected to be within 180 days. This exposure time is reflective of the subject's competing market as indicated by the actions of typical buyers and sellers.

The intended user of this appraisal report is the lender/client specified on page one of this report. The intended use is to evaluate the property that is the subject of this appraisal for a market valuation, 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 or made known to the appraiser.

The enclosed sketch is based on ANSI Z765-2021. The GLA measurements & calculations contained within the sketch file were created by onsite measurement. The measurements are reported to the nearest tenth of a foot (or nearest inch) and rounded to the nearest whole square foot.

The term "Inspection", as used in this report, is not the same level of inspection that is required for a "Professional Home inspection". The appraiser does not fully inspect the electrical system, plumbing system, mechanical systems, foundation system, floor structure, or subfloor. The appraiser is not an expert in construction materials and the purpose of the appraisal is to make an economic evaluation of the subject property. If the client needs a more detailed inspection of the property, a home inspection, by a Professional Home Inspector, is suggested.

Land sales:

102 acres on Padgett Pond Rd in Monetta (Saluda County) sold on 12/13/2024 for \$582,500 (\$5,710/acre) per Aiken MLS#212015. TM#150-00-00-022. Wooded. Per MLS, timber value of \$100,000 approx. 7 years ago.

97.23 acres on Gyles Storey Rd (Aiken County) sold on 12/30/2024 for \$672,980 (\$6,922/ac) per DB 52106, Pg 1101. TM#201-00-09-001 (portion - new TM#201-00-02-003). Mostly cleared with pond.

91.74 acres on Snipes Pond Rd (Aiken County) sold on 03/20/2024 for \$612,000 (\$6,671/ac) per Aiken MLS#208439. TM#167-00-04-025. Private pond.

Focus mid range, or \$6,500/acre.

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COST APPROACH TO VALUE

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

There are 3 parcels, totaling 78.57 acres. Estimate site value at \$6,500/acre = \$510,705

2 smaller tracts of 10.01 and 10.04 acres would have a higher per acre value (estimated at \$8,000/each) if sold separately.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE..... =\$	
Source of cost data			Dwelling	4,736 Sq. Ft. @ \$=\$ 0
Quality rating from cost service Effective date of cost data			BSMT	0 Sq. Ft. @ \$=\$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
			Garage/Carport	644 Sq. Ft. @ \$=\$ 0
			Total Estimate of Cost-New=\$ 0	
			Less Physical	Functional External
			Depreciation	0= \$(0)
			Depreciated Cost of Improvements..... =\$ 0	
			'As-is' Value of Site Improvements..... =\$	
Estimated Remaining Economic Life (HUD and VA only) 40 Years			Indicated Value By Cost Approach..... =\$ 0	

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INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0.00 = \$ 0 Indicated Value by Income Approach

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

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PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ 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? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

RMPF Form 1004 May 2007

Page 3 of 6

APPRAISALS BY POST, INC.

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.

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 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 Carol H. 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 # _____

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

Name _____

Company Name Brad Merry, Blanchard & Calhoun

Company Address _____

Email Address bmerry@blanchardandcalhoun.com

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 _____

Intended User			
Property Address 347 Fallaw Rd			
City Batesburg	County Aiken	State SC	Zip Code 29006
Client Brad Merry, Blanchard & Calhoun			



SITE PLAN

Intended User

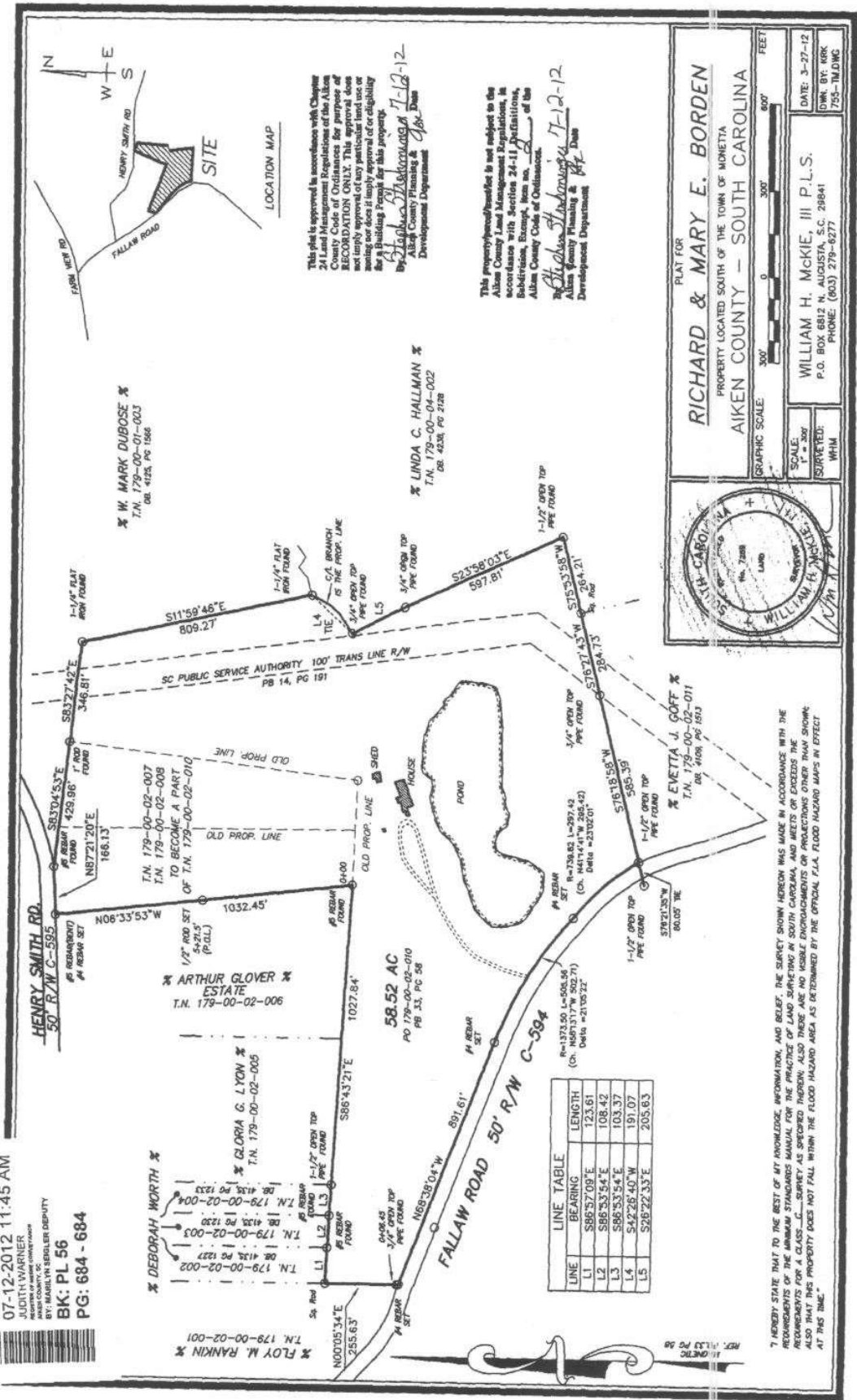
Property Address 347 Fallaw Rd

City BatesburgCounty AikenState SCZip Code 29006

Client Brad Merry, Blanchard & Calhoun

AIKEN COUNTY GIS
Tax Map:
179-00-02-010

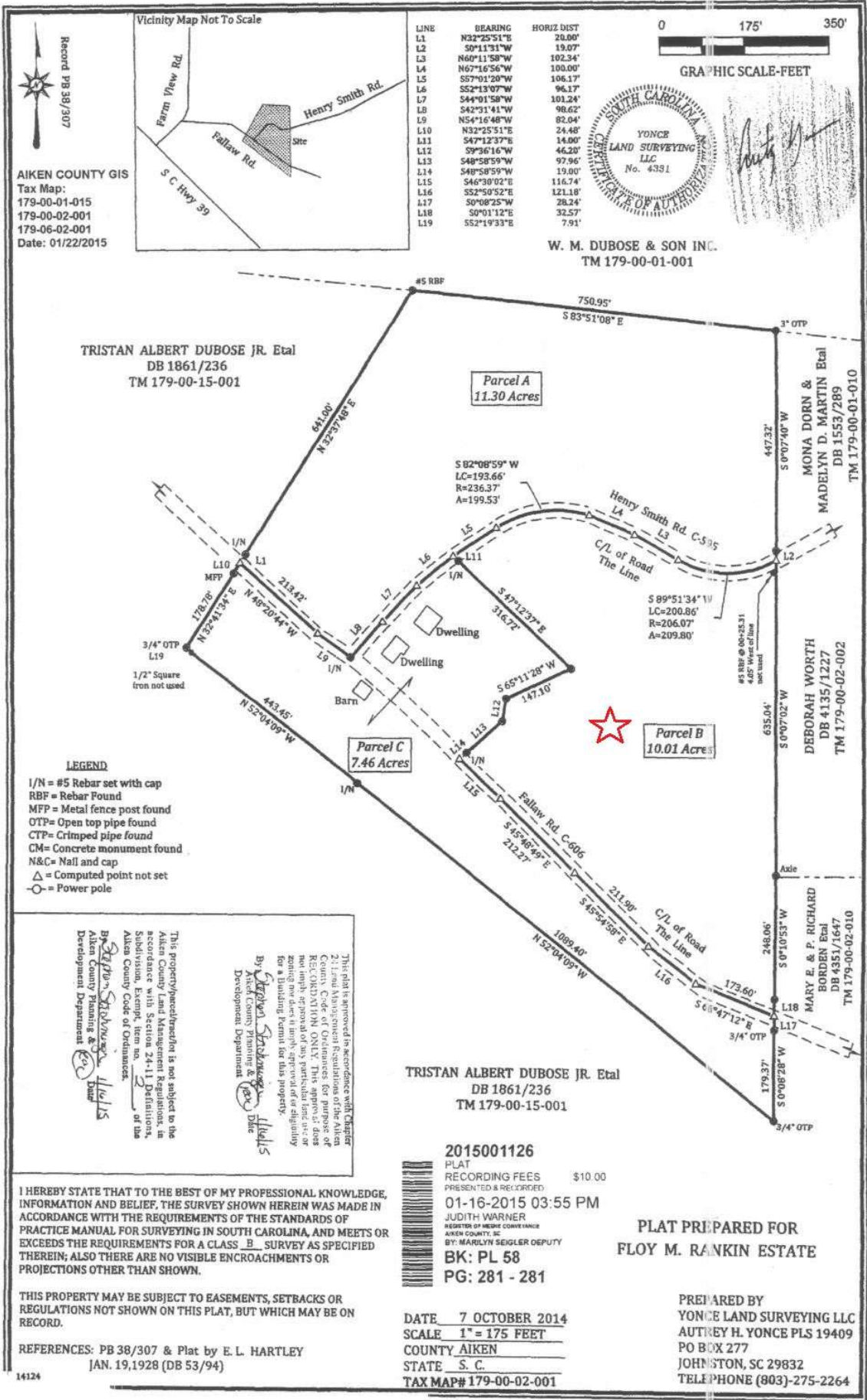
2012017018
PLAT
RECORDING FEES \$10.00
07-12-2012 11:45 AM
JUDITH WARNER
REGISTERED PROFESSIONAL SURVEYOR
AIKEN COUNTY, SC
BY: MARILYN SEGLER DEPUTY
BK: PL 56
PG: 684 - 684



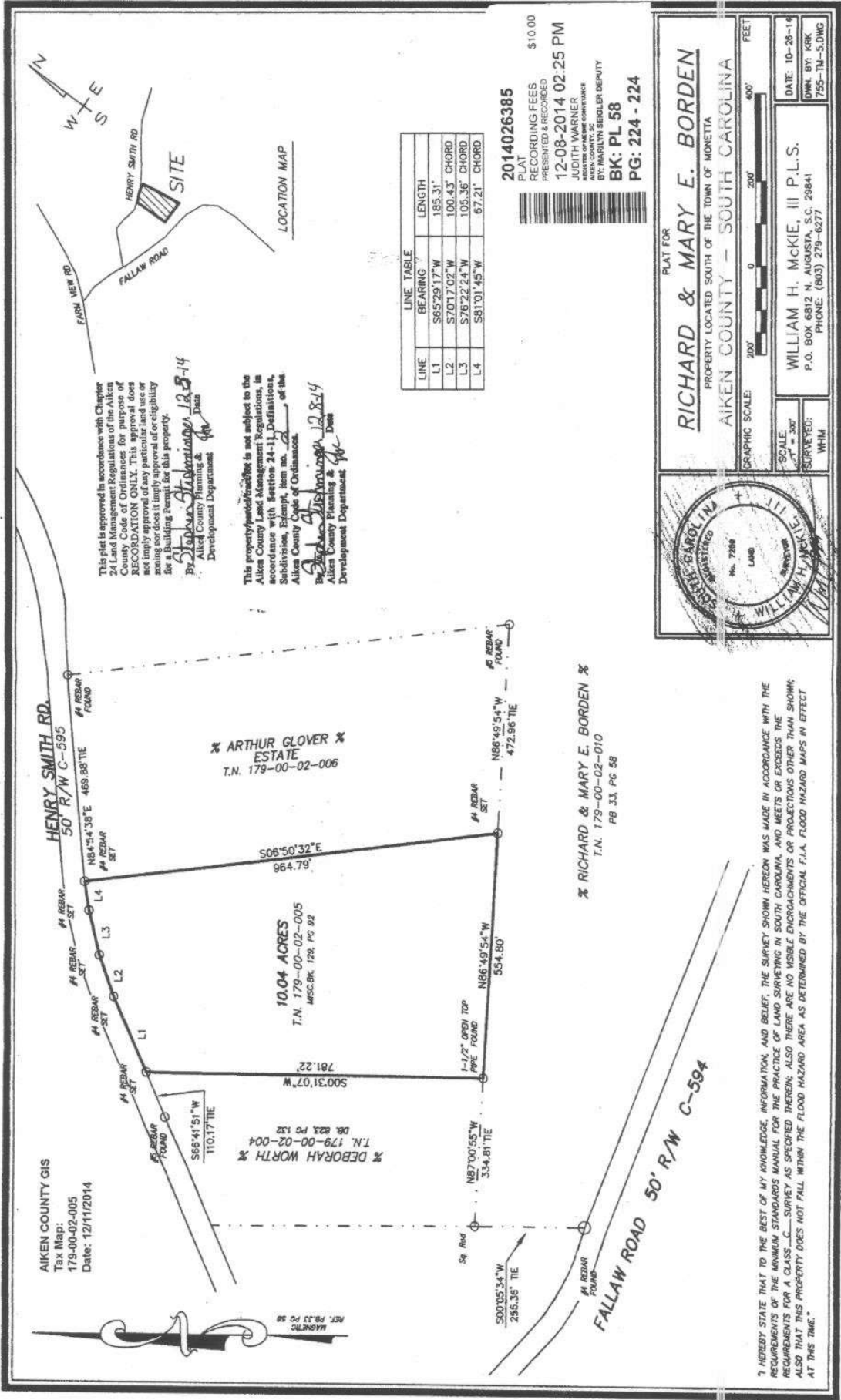
Book 56 Page 684

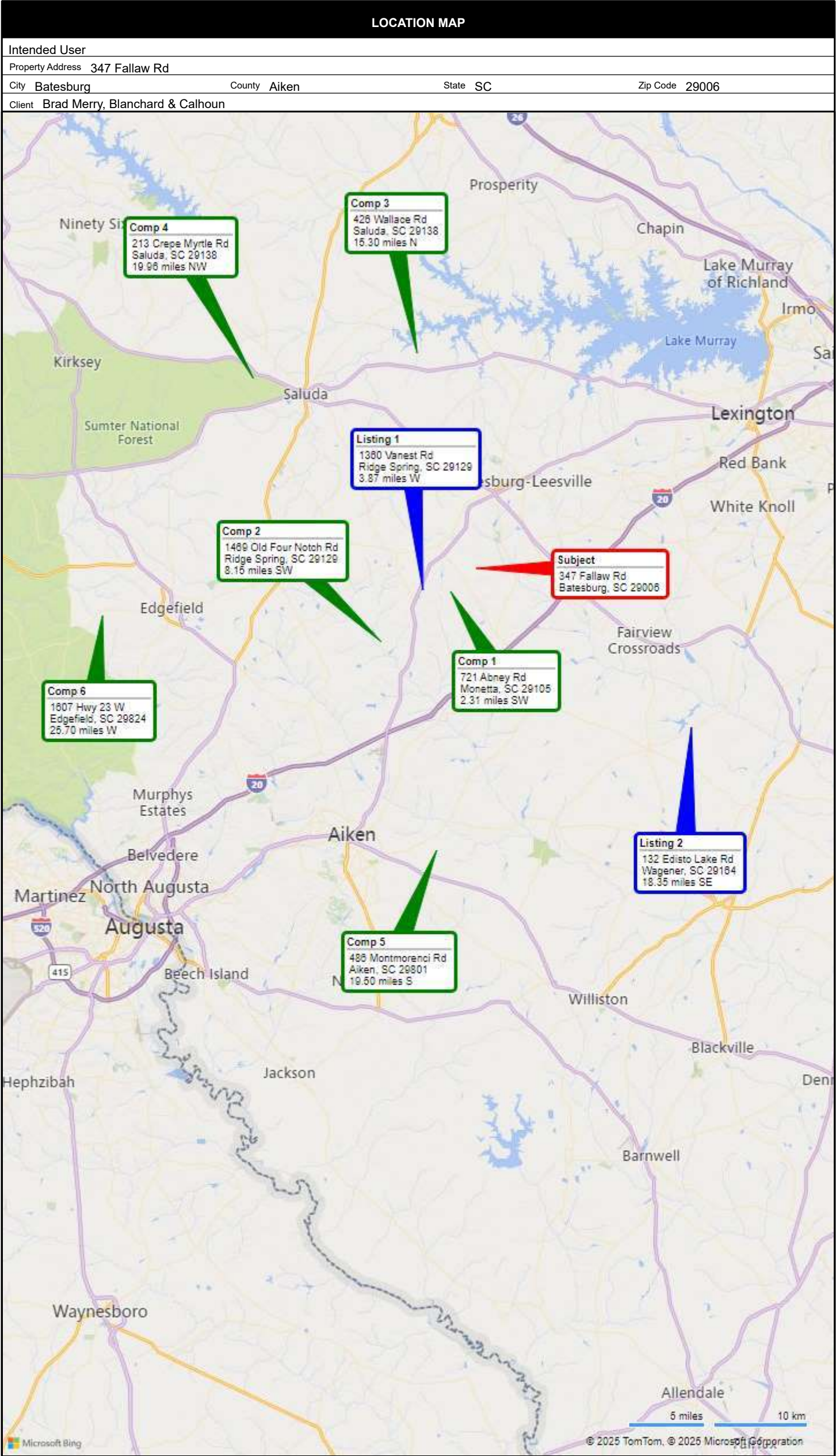
Intended User			
Property Address 347 Fallaw Rd			
City Batesburg	County Aiken	State SC	Zip Code 29006
Client Brad Merry, Blanchard & Calhoun			

Book 58 Page 281



Intended User			
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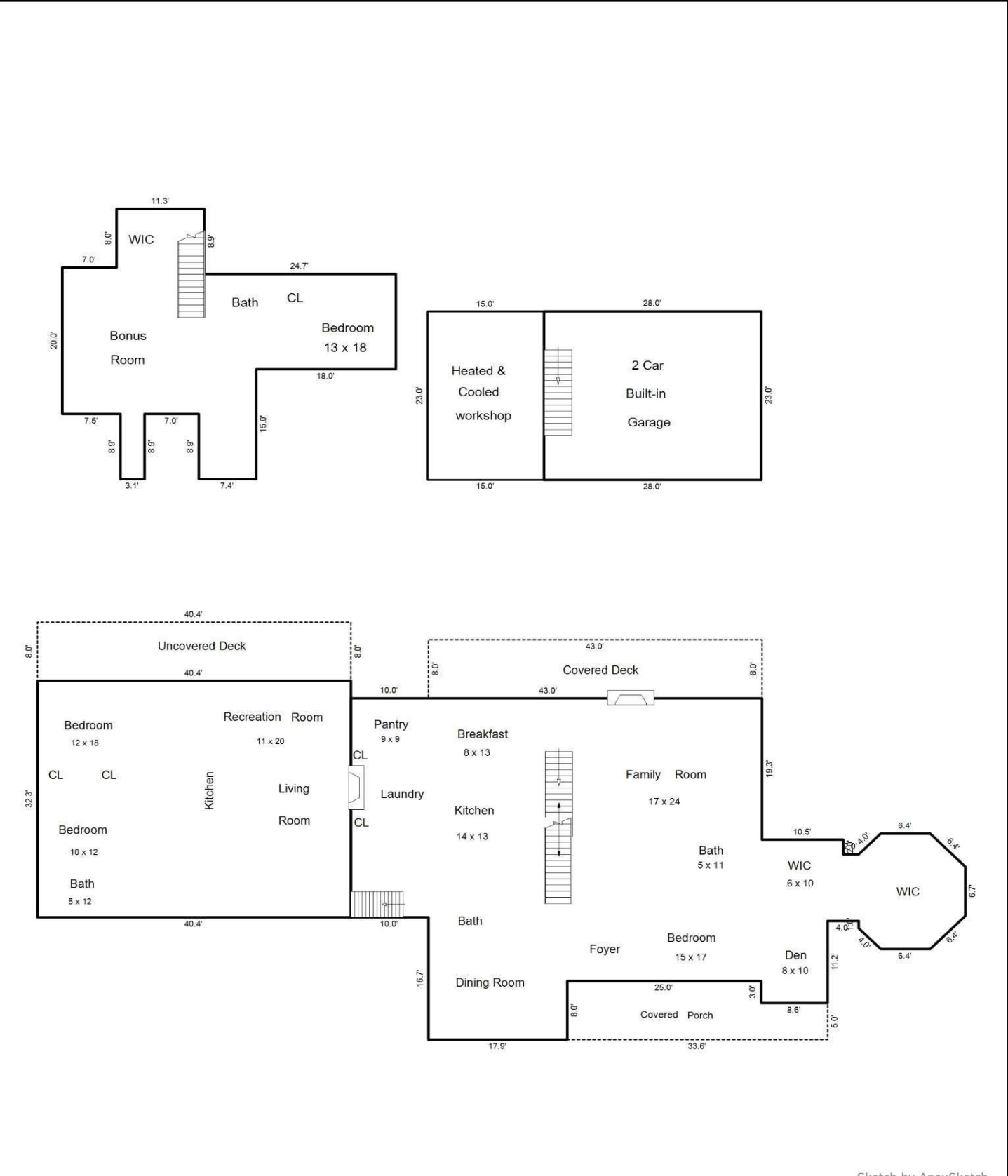
SKETCH ADDENDUM

Intended User

Property Address 347 Fallaw Rd

City BatesburgCounty AikenState SCZip Code 29006

Client Brad Merry, Blanchard & Calhoun



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN					
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 x	4.5 =	30.3	
GAR	Garage	1.0	644.0	102.0	644.0		0.5 x	6.4 x	3.2 =	10.2	
OTH	Workshop	1.0	345.0	76.0	345.0		0.5 x	6.4 x	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 x	4.0 x	2.0 =	4.0	
								46.6 x	17.9 =	834.1	
								38.6 x	25.1 =	968.9	
								29.9 x	10.0 =	299.0	
								3.0 x	0.1 =	0.3	
								22.3 x	8.5 =	188.6	
								9.1 x	4.0 =	36.4	
								2.0 x	2.0 =	4.0	
								8.9 x	3.1 =	27.6	
	Net LIVABLE	cnt	3	(rounded)	4,736	Second Floor					
						5 addl items					
						21 total items			(rounded)	4,736	

PHOTOGRAPH ADDENDUM

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FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

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pond view



pond view 2



Storage Building



lean-to storage



well house



small farm buildings/fencing

PHOTOGRAPH ADDENDUM

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Foyer



Living Room



Living Room view 2



Dining Room



Dining room view 2



Breakfast area

PHOTOGRAPH ADDENDUM

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Kitchen



Kitchen view 2



BR 1



sitting room BR 1



Bath 1



Bath 1 view 2

PHOTOGRAPH ADDENDUM

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WIC



Bath 2



Pantry



Laundry Room



Guest Suite LR



Guest Suite kitchen/dining

PHOTOGRAPH ADDENDUM

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Rec Room



BR 2 in guest suite



BR 2 in guest suite



Bonus Room



Bonus Room veiw 2



Upstairs Bath

PHOTOGRAPH ADDENDUM

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Built in Garage



Workshop



foundation under WIC



window trim



exterior trim



slider w lost seal, deck boards

PHOTOGRAPH ADDENDUM

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City Batesburg County Aiken State SC Zip Code 29006

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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

PHOTOGRAPH ADDENDUM

Intended User			
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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

Price	\$849,000
Price/SF	\$577.55
Date	01/31/2025
	71
Room Count	7-3-2.0
Living Area	1,470
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

PHOTOGRAPH ADDENDUM

Intended User			
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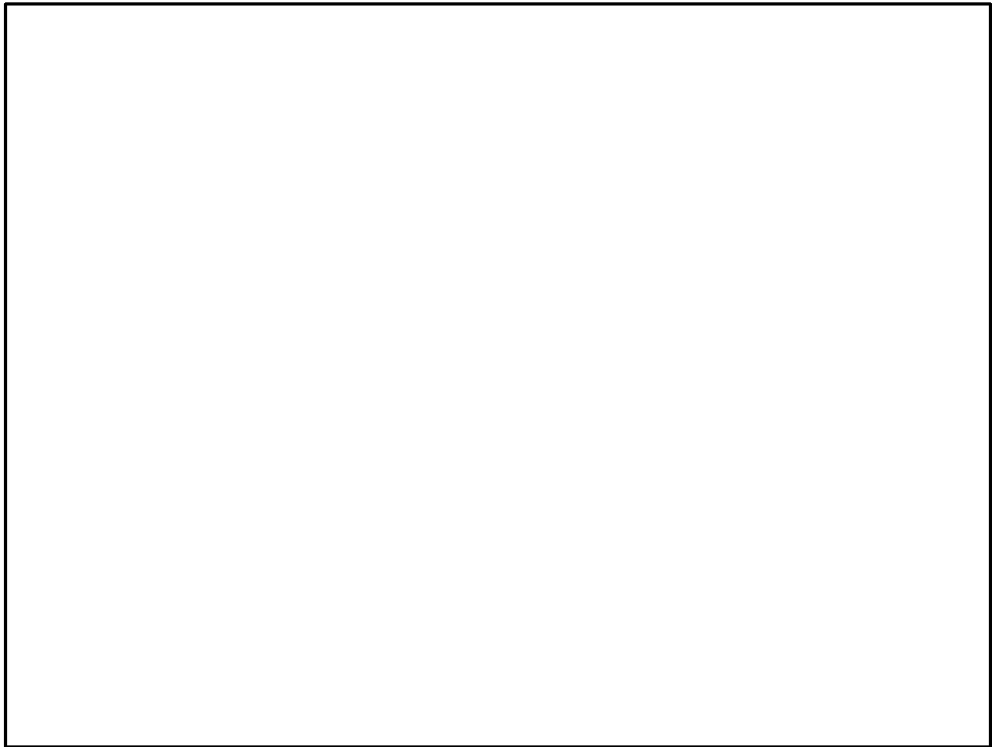
LISTING #1

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	
Price	\$999,900
Price/SF	\$392.43
DOM	
Age	2
Room Count	8-4-2.10
Living Area	2,548
Indicated Value	\$1,015,350



LISTING #3

Price	
Price/SF	
DOM	
Age	
Room Count	
Living Area	
Indicated Value	