

**APPRAISAL OF REAL PROPERTY**



**LOCATED AT**

*475 CHURCH AVE  
GERMANTOWN, NY 12526  
LIBRE 813 PAGE 1868 10/06/2015*

**FOR**

*NANCY BOHNSACK  
475 CHURCH AVE.  
GERMANTOWN, NY 12526*

**OPINION OF VALUE**

*746,000*

**AS OF**

*06/27/2017*

## SUMMARY OF SALIENT FEATURES

<b>SUBJECT INFORMATION</b>	Subject Address	<i>475 CHURCH AVE</i>
	Legal Description	<i>LIBRE 813 PAGE 1868 10/06/2015</i>
	City	<i>GERMANTOWN</i>
	County	<i>COLUMBIA</i>
	State	<i>NY</i>
	Zip Code	<i>12526</i>
	Census Tract	<i>0020.00</i>
	Map Reference	<i>26460</i>
<b>SALES PRICE</b>	Sale Price	\$
	Date of Sale	
<b>CLIENT</b>	Borrower	<i>NANCY BOHNSACK</i>
	Lender/Client	<i>NANCY BOHNSACK</i>
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	<i>2,830</i>
	Price per Square Foot	\$
	Location	<i>GOOD</i>
	Age	<i>30</i>
	Condition	<i>GOOD</i>
	Total Rooms	<i>10</i>
	Bedrooms	<i>4</i>
	Baths	<i>2.1</i>
<b>APPRAISER</b>	Appraiser	<i>ERWIN A. SCHNEIDER</i>
	Date of Appraised Value	<i>06/27/2017</i>



# Uniform Residential Appraisal Report

BOHNSACK

File # 17JN004

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 **475 CHURCH AVE** City **GERMANTOWN** State **NY** Zip Code **12526**  
 Borrower **NANCY BOHNSACK** Owner of Public Record **NANCY BOHNSACK** County **COLUMBIA**  
 Legal Description **LIBRE 813 PAGE 1868 10/06/2015**  
 Assessor's Parcel # **179.-1-2.112** Tax Year **2017** R.E. Taxes \$ **9,584+-**  
 Neighborhood Name **GERMANTOWN** Map Reference **26460** Census Tract **0020.00**  
 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) **DETERMINE CURRENT MARKET VALUE**  
 Lender/Client **NANCY BOHNSACK** Address **475 CHURCH AVE., GERMANTOWN, NY 12526**  
 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, offering price(s), and date(s). **THE SUBJECT IS NOT CURRENTLY LISTED WITH THE COLUMBIA-GREENE-NORTHERN DUTCHESS MLS.**

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.

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	<b>30 %</b>	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	<b>150</b>	Low	<b>0</b>	Multi-Family	%
Neighborhood Boundaries	<b>THE SUBJECT MARKET NEIGHBORHOOD BOUNDARIES ROUTE 145 NORTH, ROUTE 32 EAST, ROUTE 28 SOUTH AND ROUTE 23 WEST.</b>						<b>1,750</b>	High	<b>250</b>	Commercial	%	
Neighborhood Description	<b>ALL AMENITIES ARE WITHIN A REASONABLE DISTANCE INCLUDING BANKING, SHOPPING, PUBLIC AND PRIVATE SCHOOLS, PARKS AND RECREATIONAL AREAS AND PUBLIC TRANSPORTATION INCLUDING AMTRAK. THE AREA APPEARS TO BE STABLE AND EMPLOYMENT CAN BE FOUND WITHIN A 20 MILE RADIUS OF THE CAPITAL DISTRICT AREA AND THE LOCAL JOB MARKET. THE AREA HAS GOOD MARKET APPEAL.</b>						<b>450</b>	Pred.	<b>60</b>	Other	<b>70 %</b>	

Market Conditions (including support for the above conclusions) **CURRENT MARKET CONDITIONS APPEAR TO BE STABLE, WITH SUPPLY AND DEMAND INCREASE BEING EQUAL. FINANCING HAS IMPROVED WITH MOST LENDERS INCLUDING HUD/ FHA AND LOCAL BANKS. \*\*AVERAGE EXPOSURE TIME FOR THIS TYPE OF PROPERTY IS A 3-6 MONTH PERIOD.\*\***

Dimensions **IRREGULAR** Area **19.89 ac** Shape **IRREGULAR** View **WOODED/AVG**  
 Specific Zoning Classification **RA2** Zoning Description **RURAL RESIDENTIAL**

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe \_\_\_\_\_

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private  
 Electricity   200 AMP Water   WELL Street **PAVED**    
 Gas   PROPANE Sanitary Sewer   SEPTIC Alley **NONE**

FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone **c** FEMA Map # **36131703** FEMA Map Date **5/11/1979**  
 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 \_\_\_\_\_  
**WELL WATER AND SEPTIC ARE TYPICAL FOR THE AREA AND MEETS ALL LOCAL BUILDING CODES AND HEALTH CODES. THERE ARE NO PUBLIC UTILITIES TO HOOK INTO. THERE WERE NO ADVERSE CONDITIONS NOTED. \*\*OTHER LAND USE IS VACANT LAND\*\***

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	Foundation Walls	<b>POURED</b>	Floors	<b>CRPT/TILE/GD</b>		
# of Stories <b>2</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>HARDY BRD.</b>	Walls	<b>DRYWALL/GD</b>		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>1,573</b> sq.ft.	Roof Surface	<b>ASPHALT</b>	Trim/Finish	<b>WOOD/GD</b>		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>800</b> %	Gutters & Downspouts	<b>ALUM</b>	Bath Floor	<b>TILE/GD</b>		
Design (Style) <b>CNTMP/GD</b>	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>CASETHRML</b>	Bath Wainscot	<b>TILE/GD</b>		
Year Built <b>1987</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	<b>YES</b>	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) <b>10</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	<b>YES</b>	<input checked="" type="checkbox"/> Driveway	# of Cars <b>6</b>		
Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	<b>PAVED</b>		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other <b>FHA</b> Fuel <b>GEO THRML</b>	Fireplace(s) #	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars <b>3 CAR</b>		
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <b>REAR</b>	<input checked="" type="checkbox"/> Porch <b>FRONT</b>	<input type="checkbox"/> Carport	# of Cars <b>0</b>		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>NONE</b>	<input checked="" type="checkbox"/> Other <b>SHED/BARN</b>	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) <b>HOOD FAN</b>							

Finished area above grade contains: **10** Rooms **4** Bedrooms **2.1** Bath(s) **2,830** Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.) **THE SUBJECT HAS A LARGE 3 BAY BARN AND WORKSHOP. THE BASEMENT IS FINISHED WITH A LARGE REC**



# Uniform Residential Appraisal Report

BOHNSACK  
File # 17JN004

There are comparable properties currently offered for sale in the subject neighborhood ranging in price from \$		to \$					
There are comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$		to \$					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	<b>475 CHURCH AVE GERMANTOWN, NY 12526</b>	<b>24 GREENFIELD ROAD AUSTERLITZ, NY 12017</b>	<b>77 METZ RD GHENT, NY 12075</b>	<b>368 SHAKER RIDGE DR CANAAN, NY 12029</b>			
Proximity to Subject		<b>23.63 MILES NE</b>	<b>18.05 MILES NE</b>	<b>31.52 MILES NE</b>			
Sale Price	\$	\$ <b>656,000</b>	\$ <b>700,000</b>	\$ <b>765,000</b>			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ <b>247.55</b> sq.ft.	\$ <b>366.11</b> sq.ft.	\$ <b>306.98</b> sq.ft.			
Data Source(s)		<b>MLS/ASSESSOR CLD/ 365 DOM</b>	<b>MLS/ASSESSOR CLD/ 307 DOM</b>	<b>MLS/ASSESSOR CLD/ 137 DOM</b>			
Verification Source(s)		<b>COUNTY RECORDS</b>	<b>COUNTY RECORDS</b>	<b>COUNTY RECORDS</b>			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		<b>CASH</b>		<b>CASH</b>		<b>CASH</b>	
Concessions		<b>NONE</b>		<b>NONE</b>		<b>NONE</b>	
Date of Sale/Time		<b>04/2017</b>		<b>06/2016</b>		<b>10/2016</b>	
Location	<b>GOOD</b>	<b>GOOD</b>		<b>GOOD</b>		<b>GOOD</b>	
Leasehold/Fee Simple	<b>Fee Simple</b>	<b>FEE SIMPLE</b>		<b>FEE SIMPLE</b>		<b>FEE SIMPLE</b>	
Site	<b>19.89 ac</b>	<b>18.3 ac</b>	<b>+5,000</b>	<b>20.95 ac</b>	<b>-5,000</b>	<b>19.82 ac</b>	
View	<b>WOODED/AVG</b>	<b>MTN/SUPR</b>	<b>-10,000</b>	<b>WOODED/AVG</b>		<b>PANORAMIC</b>	<b>-50,000</b>
Design (Style)	<b>CNTMP/GD</b>	<b>CNTMP/GD</b>		<b>CNTMP/GD</b>		<b>CNTMP/GD</b>	
Quality of Construction	<b>GOOD</b>	<b>GOOD</b>		<b>GOOD</b>		<b>GOOD</b>	
Actual Age	<b>30</b>	<b>33</b>		<b>23</b>		<b>34</b>	
Condition	<b>GOOD</b>	<b>GOOD</b>		<b>GOOD</b>		<b>GOOD</b>	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	<b>10 4 2.1</b>	<b>8 3 2</b>	<b>+5,000</b>	<b>6 3 2</b>	<b>+5,000</b>	<b>8 3 2.1</b>	
Gross Living Area	<b>2,830 sq.ft.</b>	<b>2,650 sq.ft.</b>	<b>+9,000</b>	<b>1,912 sq.ft.</b>	<b>+45,900</b>	<b>2,492 sq.ft.</b>	<b>+16,900</b>
Basement & Finished	<b>1,573 Sq.Ft.</b>	<b>CRAWL</b>	<b>+10,000</b>	<b>FULL</b>		<b>FULL</b>	
Rooms Below Grade	<b>80%FINISHED</b>	<b>NONE</b>	<b>+20,000</b>	<b>80 %FINISHED</b>		<b>NONE</b>	<b>+20,000</b>
Functional Utility	<b>AVERAGE</b>	<b>AVERAGE</b>		<b>AVERAGE</b>		<b>AVERAGE</b>	
Heating/Cooling	<b>FHA/AC</b>	<b>FHA/AC</b>		<b>HW/AC</b>		<b>FHA/AC</b>	
Energy Efficient Items	<b>NONE</b>	<b>FIREPLACE</b>	<b>-2,500</b>	<b>FIREPLACE</b>	<b>-2,500</b>	<b>FIREPLACE</b>	<b>-2,500</b>
Garage/Carport	<b>3 CAR</b>	<b>4 CAR</b>	<b>-2,500</b>	<b>2 CAR</b>	<b>+2,500</b>	<b>2 CAR</b>	<b>+2,500</b>
Porch/Patio/Deck	<b>PORCH/DECK</b>	<b>PORCH/DECK</b>		<b>PORCH/DECK</b>		<b>PORCH/DECK</b>	
<b>OTHERS</b>	<b>SHED/BARN</b>	<b>SHED</b>	<b>+8,000</b>	<b>SHED/BARN</b>		<b>NONE</b>	<b>+10,000</b>
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	<b>42,000</b>	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	<b>45,900</b>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	<b>-3,100</b>
Adjusted Sale Price of Comparables		Net Adj. 6.4 % Gross Adj. 11.0 % \$	<b>698,000</b>	Net Adj. 6.6 % Gross Adj. 8.7 % \$	<b>745,900</b>	Net Adj. 0.4 % Gross Adj. 13.3 % \$	<b>761,900</b>

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

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

Data Source(s) **ASSESSOR**  
My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) **ASSESSOR**  
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)	<b>ASSESSOR</b>	<b>ASSESSOR</b>	<b>ASSESSOR</b>	<b>ASSESSOR</b>
Effective Date of Data Source(s)	<b>06/27/2017</b>	<b>06/27/2017</b>	<b>06/27/2017</b>	<b>06/27/2017</b>
Analysis of prior sale or transfer history of the subject property and comparable sales				
<b>THERE WERE NO PRIOR TRANSFERS.</b>				

Summary of Sales Comparison Approach **AFTER AN EXTENSIVE SEARCH OF THE SUBJECT AREA SALES AND THE SURROUNDING AREA FOR THE PAST 12 MONTHS THE THREE COMPARABLES USED IN THIS REPORT WERE THE MOST SIMILAR AND MOST RECENT SALES AVAILABLE AT THE TIME OF THE INSPECTION. SEARCH GUIDELINES WERE BASED ON GLA, STYLE, ROOM COUNT AND LOT SIZE. THE USE OF SALES OVER SIX MONTHS OLD IS NOT ONLY COMMON BUT NECESSARY ALONG WITH THE USE OF SALES OVER 1 MILE. DO TO THE RANGE IN THE ADJUSTED VALUES THE MEDIUM VALUE HAS BEEN USED AS THE BEST FAIR MARKET VALUE FOR THE SUBJECT PROPERTY. MOST WEIGHT BEING GIVEN TOWARDS COMP 2 HAVING THE LOWEST GROSS ADJUSTMENT.**



# Uniform Residential Appraisal Report

BOHNSACK  
File # 17JN004

THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. THE INTENDED USE IS TO EVALUATE THE PROPERTY 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.

THE HUDSON VALLEY REGION OF NEW YORK, NORTH OF WESTCHESTER COUNTY HAS BEEN DESIGNATED RURAL BY HUD AND RURAL HOUSING. EXCEPT FOR THE CITIES OF POUGHKEEPSIE-KINGSTON AND THE ALBANY-RENSSELAER THERE ARE NO MAJOR SUBURBAN TYPE AREA. THE CITIES OF HUDSON AND CATSKILL WHICH ARE THE COUNTY SEATS, ARE THE ONLY AREAS IN COLUMBIA AND GREENE COUNTIES WHICH COULD BE CONSIDERED SUBURBAN. THE REMAINDER OF THE COUNTIES ARE MADE UP OF SMALL VILLAGES AND HAMLETS. DUE TO THE SIZE OF THE AREAS THE COMPARABLE DATA BASE IS VERY LIMITED. SO IT IS COMMON TO USE SALES FROM OTHER VILLAGES AND TOWNS WITH SIMILAR BUYER APPEAL IN ORDER TO INCREASE THE COMP DATA BASE.

THE SUBJECT PROPERTY FALLS WITHIN THIS TYPE OF AREA. THE COMPS PROVIDED IN THE REPORT ARE THE BEST AVAILABLE. ALL HAVE CLOSED IN THE PAST 12 MONTHS. THE SUBJECT PROPERTY REMAINS MARKETABLE AND SHOULD BE CONSIDERED IN THE CONTEXT OF THE RURAL NATURE OF THE COLUMBIA COUNTY AREA.

ALL ADJUSTMENTS ARE BASED ON PAIRED SALES AND AREA NORMS OVER THE PAST SIX MONTHS.  
THIS APPRAISAL HAS BEEN PREPARED FOLLOWING USPAP GUIDELINES WITH REGARDS TO THE SCOPE OF WORK AND DO DILIGENCE.

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

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) **THE COST APPROACH WAS NOT DEVELOPED DUE THE AGE AND LOT SIZE OF THE SUBJECT, AND SHOULD ONLY BE USED FOR NEW CONSTRUCTION.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$		
Source of cost data <b>CURRENT LOCAL COST DATA</b>	DWELLING	2,830 Sq.Ft. @ \$	_____ = \$
Quality rating from cost service <b>GOOD</b> Effective date of cost data		1,573 Sq.Ft. @ \$	_____ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			_____ = \$
<b>THE COST APPROACH IS NOT FANNIE MAE REQUIRED AND IS ONLY SUPPLIED AT THE LENDER/CLIENTS REQUEST. THE COST APPROACH IS A POOR INDICATOR OF MARKET VALUE AND SHOULD NOT BE USED TO ESTIMATE FIRE INSURANCE. ALL USERS OF THE COST APPROACH USE AT THEIR OWN RISK.</b>	Garage/Carport	825 Sq.Ft. @ \$	_____ = \$
	Total Estimate of Cost-New		_____ = \$
	Less	Physical	Functional
	Depreciation		External
			_____ = \$( )
	Depreciated Cost of Improvements		_____ = \$
	"As-is" Value of Site Improvements		_____ = \$
Estimated Remaining Economic Life (HUD and VA only) <b>50</b> Years	<b>INDICATED VALUE BY COST APPROACH</b>		_____ = \$

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

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

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

### PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No Unit type(s)  Detached  Attached



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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 following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**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 complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**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 the 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



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**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 complete 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



# Uniform Residential Appraisal Report

BOHNSACK  
File # 17JN004

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/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.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. 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.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**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 

Name ERWIN A. SCHNEIDER

Company Name EAS APPRAISAL SERVICIES

Company Address PO BOX 581, HUDSON, NY 12534

Telephone Number (518) 828-3587

Email Address easappr@msn.com

Date of Signature and Report 06/28/2017

Effective Date of Appraisal 06/27/2017

State Certification # 45000004358

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State NY

Expiration Date of Certification or License 01/19/2019

## 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



## Subject Photo Page

Borrower	<i>NANCY BOHNSACK</i>						
Property Address	<i>475 CHURCH AVE</i>						
City	<i>GERMANTOWN</i>	County	<i>COLUMBIA</i>	State	<i>NY</i>	Zip Code	<i>12526</i>
Lender/Client	<i>NANCY BOHNSACK</i>						



### Subject Front

*475 CHURCH AVE*

Sales Price  
Gross Living Area **2,830**  
Total Rooms **10**  
Total Bedrooms **4**  
Total Bathrooms **2.1**  
Location **GOOD**  
View **WOODED/AVG**  
Site **19.89 ac**  
Quality **GOOD**  
Age **30**



### Subject Rear



### Subject Street



**Photograph Addendum**

Borrower	<i>NANCY BOHNSACK</i>		
Property Address	<i>475 CHURCH AVE</i>		
City	County	State	Zip Code
<i>GERMANTOWN</i>	<i>COLUMBIA</i>	<i>NY</i>	<i>12526</i>
Lender/Client	<i>NANCY BOHNSACK</i>		





# Photograph Addendum

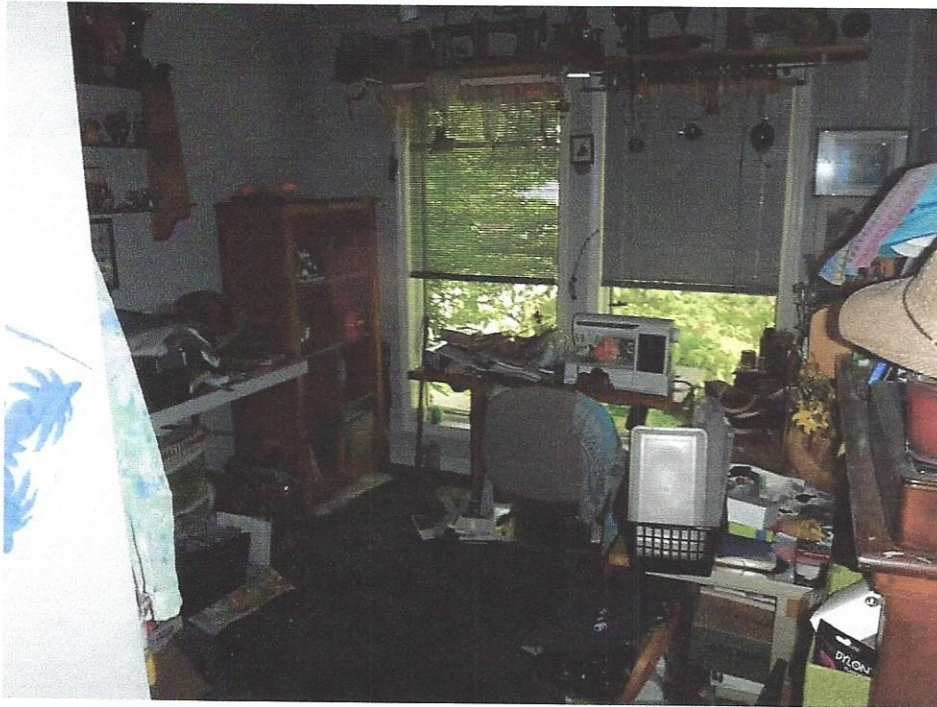
Borrower	NANCY BOHNSACK						
Property Address	475 CHURCH AVE						
City	GERMANTOWN	County	COLUMBIA	State	NY	Zip Code	12526
Lender/Client	NANCY BOHNSACK						





## Photograph Addendum

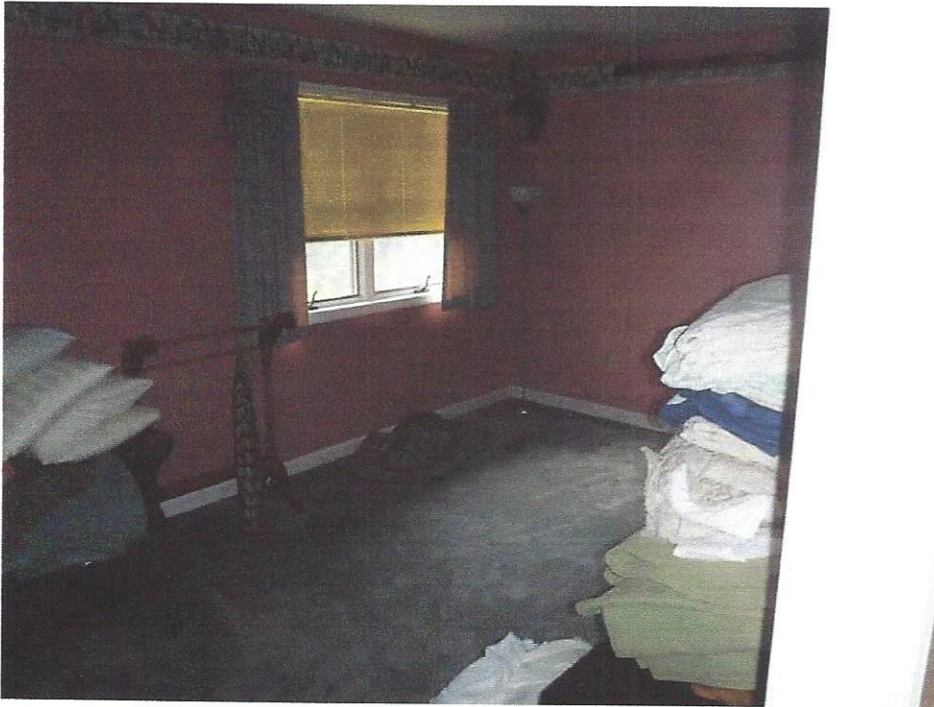
Borrower	NANCY BOHNSACK		
Property Address	475 CHURCH AVE		
City	County	State	Zip Code
GERMANTOWN	COLUMBIA	NY	12526
Lender/Client	NANCY BOHNSACK		





## Photograph Addendum

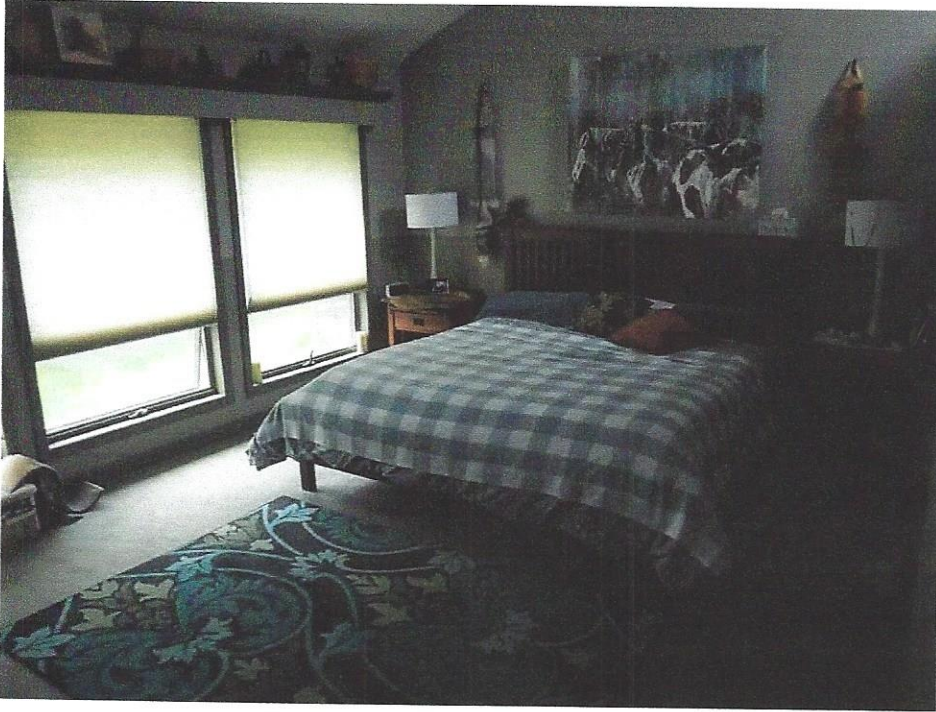
Borrower	NANCY BOHNSACK		
Property Address	475 CHURCH AVE		
City	County	State	Zip Code
GERMANTOWN	COLUMBIA	NY	12526
Lender/Client	NANCY BOHNSACK		





## Photograph Addendum

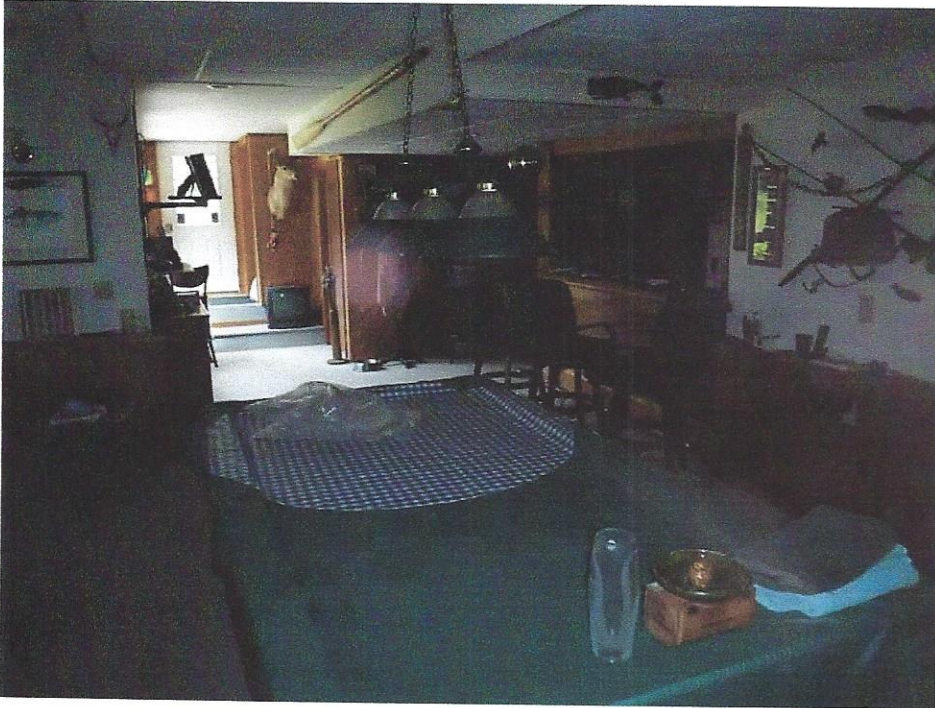
Borrower	NANCY BOHNSACK						
Property Address	475 CHURCH AVE						
City	GERMANTOWN	County	COLUMBIA	State	NY	Zip Code	12526
Lender/Client	NANCY BOHNSACK						





## Photograph Addendum

Borrower	NANCY BOHNSACK		
Property Address	475 CHURCH AVE		
City	GERMANTOWN	County	COLUMBIA
Lender/Client	NANCY BOHNSACK	State	NY
		Zip Code	12526





# Photograph Addendum

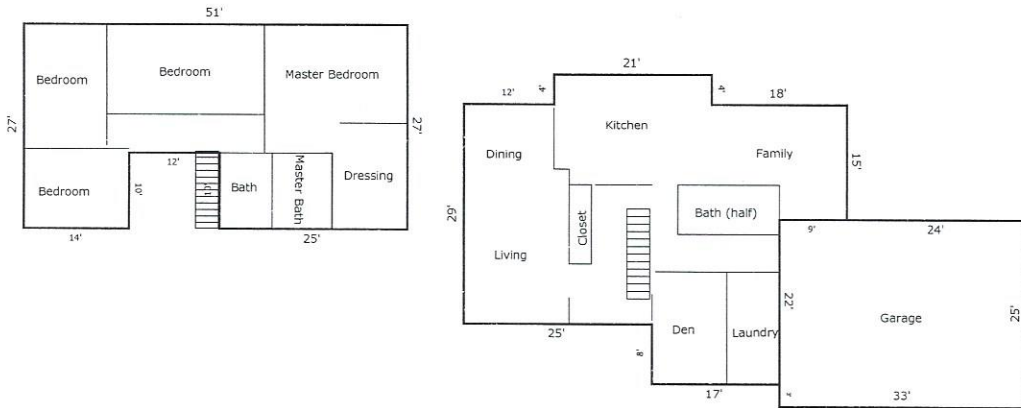
Borrower	NANCY BOHNSACK		
Property Address	475 CHURCH AVE		
City	GERMANTOWN	County	COLUMBIA
Lender/Client	NANCY BOHNSACK	State	NY
		Zip Code	12526





# Building Sketch

Borrower	<b>NANCY BOHNSACK</b>		
Property Address	<b>475 CHURCH AVE</b>		
City	<b>GERMANTOWN</b>	County	<b>COLUMBIA</b>
Lender/Client	<b>NANCY BOHNSACK</b>	State	<b>NY</b>
		Zip Code	<b>12526</b>



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	1573 Sq ft	$21 \times 4 = 84$ $29 \times 25 = 725$ $17 \times 22 = 374$ $26 \times 15 = 390$
Second Floor	1257 Sq ft	$51 \times 17 = 867$ $10 \times 25 = 250$ $10 \times 14 = 140$
<b>Total Living Area (Rounded):</b>	<b>2830 Sq ft</b>	
<b>Non-living Area</b>		
3 Car Attached	825 Sq ft	$33 \times 25 = 825$



## Location Map

Borrower	NANCY BOHNSACK						
Property Address	475 CHURCH AVE						
City	GERMANTOWN	County	COLUMBIA	State	NY	Zip Code	12526
Lender/Client	NANCY BOHNSACK						

a la mode, inc.®



The leader in real estate technology

**SUBJECT**

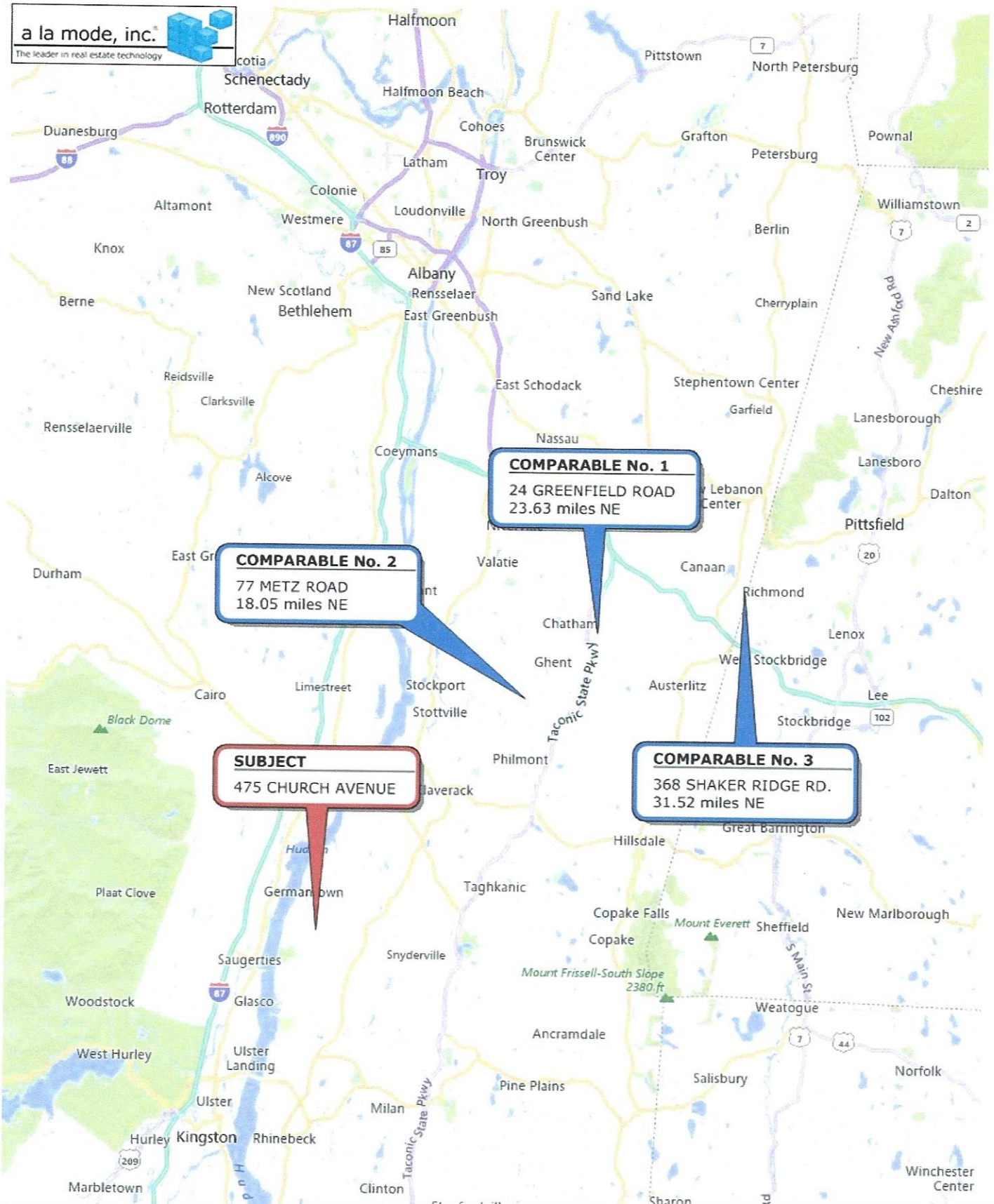
475 CHURCH AVENUE





# Location Map

Borrower	<b>NANCY BOHNSACK</b>		
Property Address	<b>475 CHURCH AVE</b>		
City	<b>GERMANTOWN</b>	County <b>COLUMBIA</b>	State <b>NY</b> Zip Code <b>12526</b>
Lender/Client	<b>NANCY BOHNSACK</b>		



**COMPARABLE No. 2**  
77 METZ ROAD  
18.05 miles NE

**COMPARABLE No. 1**  
24 GREENFIELD ROAD  
23.63 miles NE

**SUBJECT**  
475 CHURCH AVENUE

**COMPARABLE No. 3**  
368 SHAKER RIDGE RD.  
31.52 miles NE



## Comparable Photo Page

Borrower	<b>NANCY BOHNSACK</b>		
Property Address	<b>475 CHURCH AVE</b>		
City	<b>GERMANTOWN</b>	County <b>COLUMBIA</b>	State <b>NY</b> Zip Code <b>12526</b>
Lender/Client	<b>NANCY BOHNSACK</b>		



### Comparable 1

**24 GREENFIELD ROAD**

Prox. to Subject	<b>23.63 MILES NE</b>
Sale Price	<b>656,000</b>
Gross Living Area	<b>2,650</b>
Total Rooms	<b>8</b>
Total Bedrooms	<b>3</b>
Total Bathrooms	<b>2</b>
Location	<b>GOOD</b>
View	<b>MTN/SUPR</b>
Site	<b>18.3 ac</b>
Quality	<b>GOOD</b>
Age	<b>33</b>



### Comparable 2

**77 METZ RD**

Prox. to Subject	<b>18.05 MILES NE</b>
Sale Price	<b>700,000</b>
Gross Living Area	<b>1,912</b>
Total Rooms	<b>6</b>
Total Bedrooms	<b>3</b>
Total Bathrooms	<b>2</b>
Location	<b>GOOD</b>
View	<b>WOODED/AVG</b>
Site	<b>20.95 ac</b>
Quality	<b>GOOD</b>
Age	<b>23</b>



### Comparable 3

**368 SHAKER RIDGE DR**

Prox. to Subject	<b>31.52 MILES NE</b>
Sale Price	<b>765,000</b>
Gross Living Area	<b>2,492</b>
Total Rooms	<b>8</b>
Total Bedrooms	<b>3</b>
Total Bathrooms	<b>2.1</b>
Location	<b>GOOD</b>

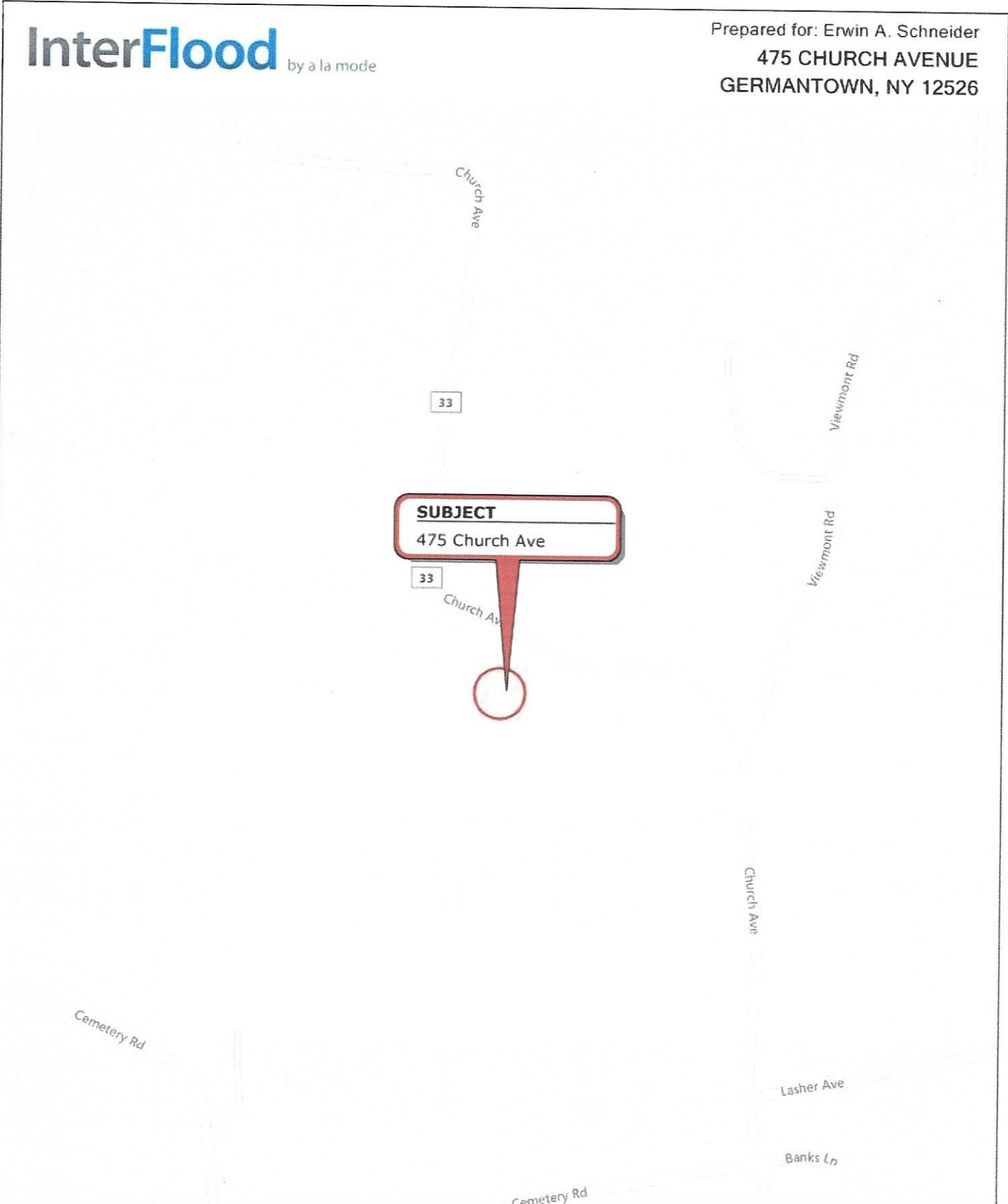


# Flood Map

Borrower	NANCY BOHNSACK						
Property Address	475 CHURCH AVE						
City	GERMANTOWN	County	COLUMBIA	State	NY	Zip Code	12526
Lender/Client	NANCY BOHNSACK						

**InterFlood** by a la mode

Prepared for: Erwin A. Schneider  
475 CHURCH AVENUE  
GERMANTOWN, NY 12526





# ENVIRONMENTAL ADDENDUM

## APPARENT\* HAZARDOUS SUBSTANCES AND/OR DETRIMENTAL ENVIRONMENTAL CONDITIONS

BOHNSACK  
File # 17JN004

Borrower	NANCY BOHNSACK			
Property Address	475 CHURCH AVE			
City	GERMANTOWN	County	COLUMBIA	State
Lender/Client	NANCY BOHNSACK		NY	Zip Code 12526

\*Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This Environmental Addendum is for use with any real estate appraisal. Only the statements which have been marked by the appraiser apply to the Subject property.

This addendum reports the results of the appraiser's routine viewing of and inquiries about the subject property and its surrounding area. It also states what assumptions were made about any observed evidence of any hazardous substances and/or detrimental environmental conditions. **The appraiser is not an expert environmental inspector** and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have a negative effect on the safety or value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.

### DRINKING WATER

- Drinking water is supplied to the subject from a municipal water supply which is considered safe. However, the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
- Drinking water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate drinking water.
- Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
- The opinion of value is based on the assumption that there is an adequate supply of safe, lead-free drinking water.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SEWER SYSTEM

- Sewage is removed from the property by a municipal sewer system.
- Sewage is disposed of by a septic system or other sanitary on-site waste disposal system. The only way to determine that the disposal system is adequate and in good good working condition is to have it inspected by a qualified inspector.
- The opinion of value is based on the assumption that the sewage is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### SOIL CONTAMINANTS

- There are no apparent signs of soil contaminants on or near the subject property (except as stated in Comments, below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
- The opinion of value is based on the assumption that the subject property is free of soil contaminants.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### ASBESTOS

- All or part of the improvements were constructed before 1979 when asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable asbestos is to have it inspected and tested by a qualified asbestos inspector.
- The improvements were constructed after 1979. No apparent friable asbestos was observed (except as stated in Comments, below).
- The opinion of value is based on the assumption that there is no uncontained friable asbestos or other hazardous asbestos material on the property.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### PCBs (POLYCHLORINATED BIPHENYLS)

- There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as stated in Comments, below).
- There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
- The opinion of value is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments: \_\_\_\_\_



### USTs (UNDERGROUND STORAGE TANKS)

- There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.
- There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).
- There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.
- The opinion of value is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### NEARBY HAZARDOUS WASTE SITES

- There are no apparent hazardous waste sites on the subject property or nearby the subject property (except as stated in Comments, below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more hazardous waste sites on or in the area of the subject property.
- The opinion of value is based on the assumption that there are no hazardous waste sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### UREA FORMALDEHYDE INSULATION (UFFI)

- All or part of the improvements were constructed before 1982 when urea foam insulation was a common building material. The only way to be certain that the property is free of urea formaldehyde is to have it inspected by a qualified urea formaldehyde inspector.
- The improvements were constructed after 1982. No apparent urea formaldehyde materials were observed (except as stated in Comments, below).
- The opinion of value is based on the assumption that there is no significant UFFI insulation or other urea formaldehyde material on the property.**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### LEAD BASED PAINT

- All or part of the improvements were constructed before 1978 when lead based paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as stated in Comments, below). The only way to be certain that the property is free of surface or subsurface lead based paint is to have it inspected by a qualified inspector.
- The improvements were constructed after 1978. No apparent Lead Paint was observed (except as stated in Comments, below).
- The opinion of value is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### AIR POLLUTION

- There are no apparent signs of air pollution at the time of the appraiser's viewing of the subject property, nor were any reported (except as reported in Comments, below). The only way to be certain that the air is free of pollution is to have it tested.
- The opinion of value is based on the assumption that the property is free of air pollution.**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### WETLANDS/FLOOD PLAINS

- The site does not contain any apparent wetlands/flood plains (except as stated in Comments, below). The only way to be certain that the site is free of wetlands/flood plains is to have it inspected by a qualified environmental professional.
- The opinion of value is based on the assumption that there are no Wetlands/Flood Plains on the property (except as stated in Comments, below).**

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### MISCELLANEOUS ENVIRONMENTAL HAZARDS

- There are no other apparent hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:
  - Excess noise
  - Radiation and/or electromagnetic radiation



# USPAP ADDENDUM

BOHNSACK  
File No. 17JN004

Borrower	NANCY BOHNSACK		
Property Address	475 CHURCH AVE		
City	GERMANTOWN	County	COLUMBIA
Lender	NANCY BOHNSACK	State	NY
		Zip Code	12526

### 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:

3-6 months

### 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



UNIQUE ID NUMBER  
45060004358

State of New York  
Department of State

DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY  
Control  
No. 97034

PURSUANT TO THE PROVISIONS OF ARTICLE 26 OF THE  
EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS

EFFECTIVE DATE

MO | DAY | YR  
01 | 20 | 17

SCHNEIDER ERWIN A JR  
C/O EAS APPRAISAL SERVICES  
60 SHORT ST  
PO BOX 501  
HUDSON, NY 12534

EXPIRATION DATE

MO | DAY | YR  
01 | 19 | 19

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A  
R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused  
this document to be signed and sealed.

ROSSANA ROSADO  
SECRETARY OF STATE



# LEXINGTON INSURANCE COMPANY

WILMINGTON, DELAWARE

Administrative Offices - 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: 011964051-04  
This Certificate forms a part of Master Policy Number: 018389876-04  
Renewal of Master Policy Number: 018389876-03

YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.  
READ THE ATTACHED MASTER POLICY CAREFULLY

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

## CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Erwin A. Schneider d/b/a  
EAS Appraisal Services  
PO Box 581  
Hudson NY 12534
2. Certificate Period: Effective Date: 04/02/17 to Expiration Date: 04/02/18  
12:01 a.m. Local Time at the Address of the Insured.
- 2a. Retroactive Date: 04/02/04  
12:01 a.m. Local Time at the Address of the Insured.
3. Limit of Liability: \$ 1,000,000 each claim  
\$ 1,000,000 aggregate limit
4. Deductible: \$1,000 each claim
5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES
6. Advance Certificate Holder Premium: \$ 742
7. Minimum Earned Premium: 25% or \$ 186

### Forms and Endorsements:

PRG 3512 (12/15) Real Estate Appraisers Professional Liability Coverage Form, PRG 2078 (01/17) Addendum to the Declarations, PRG 3935 (2/16) Premises Liability Coverage Amendatory Endorsement, 89644 (6/13) Economic Sanctions Endorsement, 91222 (09/16) Policyholder Notice, 118477 (03/15) Policyholder Notice, PRG 3150 (10/05) Real Estate Appraisers Professional Liability Insurance Declarations

Additional Endorsements applicable to this Certificate only:

None

Agency Name and Address: INTERCORP, INC.  
1438-F West Main Street  
Ephrata, PA 17522-1345

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.

*Allen D Barry III*

County: Columbia

Authorized Representative OR  
Countersignature (in states where applicable)

Date: March 28, 2017