



**APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

5312 STUDELEY AVE  
NORFOLK, VA 23508

for

MICHAEL & SUSAN BRAZELTON  
5312 STUDELEY AVE  
NORFOLK, VA 23508

as of

05/27/2025

by

JASON DONAHOE  
313 Office Square Lane, #101  
Virginia Beach, VA 23462

Stephen D. Donahoe & Assoc., Inc.  
313 Office Square Lane, #101  
Virginia Beach, VA 23462  
757-456-2701

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June 3, 2025

MICHAEL & SUSAN BRAZELTON  
5312 STUDELEY AVE  
NORFOLK, VA 23508

|            |                              |
|------------|------------------------------|
| Property - | 5312 STUDELEY AVE            |
|            | NORFOLK, VA 23508            |
| Borrower - | Michael A. & Susan Brazelton |
| File No. - | 81203J                       |
| Case No. - |                              |

Dear BRAZELTON:

In accordance with your request, I have prepared an appraisal of the real property located at 5312 STUDELEY AVE, NORFOLK, VA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the 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 05/27/2025 is :

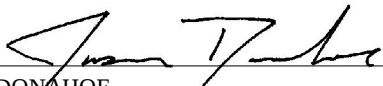
\$985,000

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,

Stephen D. Donahoe & Assoc., Inc.

  
\_\_\_\_\_  
JASON DONAHOE  
VA Certification #4001006593

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**File #** 81203J

Freddie Mac Form 70 March 2005      UAD Version 9/2011      Page 1 of 6      FannieMaeForm1004 March2005

Stephen D. Donahoe & Assoc., Inc.

Uniform Residential Appraisal Report

File # 81203J

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 795,000 to \$ 975,000 .

There are 9 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 814,000 to \$ 1,320,000 .

| FEATURE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | SUBJECT            |  | COMPARABLE SALE # 1               |                     |                   | COMPARABLE SALE # 2               |                     |  | COMPARABLE SALE # 3      |                     |                    |  |                   |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|--|-----------------------------------|---------------------|-------------------|-----------------------------------|---------------------|--|--------------------------|---------------------|--------------------|--|-------------------|--|
| 5312 STUDELEY AVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                    |  | 6417 POWHATAN AVE                 |                     |                   | 1138 HANOVER AVE                  |                     |  | 5400 STUDELEY AVE        |                     |                    |  |                   |  |
| Address NORFOLK, VA 23508                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                    |  | NORFOLK, VA 23508                 |                     |                   | NORFOLK, VA 23508                 |                     |  | NORFOLK, VA 23508        |                     |                    |  |                   |  |
| Proximity to Subject                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                    |  | 0.66 miles N                      |                     |                   | 0.79 miles NE                     |                     |  | 0.10 miles N             |                     |                    |  |                   |  |
| Sale Price                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | \$                 |  | \$ 873,000                        |                     |                   | \$ 1,100,000                      |                     |  | \$ 949,000               |                     |                    |  |                   |  |
| Sale Price/Gross Liv. Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | \$ sq. ft.         |  | \$ 244.81 sq. ft.                 |                     |                   | \$ 196.18 sq. ft.                 |                     |  | \$ 218.06 sq. ft.        |                     |                    |  |                   |  |
| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                    |  | REIN/MLS# 10565762;DOM 2          |                     |                   | CITY RECORDS;DOM Unk              |                     |  | REIN/MLS# 10580428;DOM 4 |                     |                    |  |                   |  |
| Verification Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                    |  | Norfolk City, Exterior Inspection |                     |                   | Norfolk City, Exterior Inspection |                     |  | APPRAISER FILES          |                     |                    |  |                   |  |
| VALUE ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | DESCRIPTION        |  | DESCRIPTION                       |                     | +(-)\$ Adjustment |                                   | DESCRIPTION         |  | +(-)\$ Adjustment        |                     | DESCRIPTION        |  | +(-)\$ Adjustment |  |
| Sale or Financing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                    |  | ArmLth                            |                     |                   |                                   | ArmLth              |  |                          |                     | ArmLth             |  |                   |  |
| Concessions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                    |  | Conv;0                            |                     |                   |                                   | Conv;0              |  |                          |                     | VA;0               |  |                   |  |
| Date of Sale/Time                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                    |  | s02/25;c01/25                     |                     |                   |                                   | s09/24;Unk          |  |                          |                     | c04/25             |  |                   |  |
| Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | N;Res;Edgewater    |  | N;Res;Larchmont                   |                     | 0                 |                                   | N;Res;Lrchmnt-Infer |  | +25,000                  |                     | N;Res;N. Edgewater |  | 0                 |  |
| Leasehold/Fee Simple                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | FEE SIMPLE         |  | FEE SIMPLE                        |                     |                   |                                   | FEE SIMPLE          |  |                          |                     | FEE SIMPLE         |  |                   |  |
| Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | 11250 sf           |  | 17973 sf                          |                     | 0                 |                                   | 13600 sf            |  | 0                        |                     | 14729 sf           |  | 0                 |  |
| View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | N;Res;             |  | N;Res;                            |                     |                   |                                   | N;Res;              |  |                          |                     | N;Res;             |  |                   |  |
| Design (Style)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | DT3;Victorian      |  | DT1.5;Craftsman                   |                     | 0                 |                                   | DT3;Colonial        |  | 0                        |                     | DT3;Traditional    |  | 0                 |  |
| Quality of Construction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | Q3                 |  | Q3                                |                     |                   |                                   | Q3                  |  |                          |                     | Q3                 |  |                   |  |
| Actual Age                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 114                |  | 114                               |                     |                   |                                   | 114                 |  |                          |                     | 33                 |  | -20,000           |  |
| Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | C3                 |  | C3                                |                     |                   |                                   | C3                  |  |                          |                     | C3                 |  |                   |  |
| Above Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | Total Bdrms. Baths |  | Total Bdrms. Baths                |                     |                   |                                   | Total Bdrms. Baths  |  |                          |                     | Total Bdrms. Baths |  |                   |  |
| Room Count                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | 12 7 3.1           |  | 11 5 3.0                          |                     | +5,000            |                                   | 15 5 2.1            |  | +10,000                  |                     | 9 5 4.0            |  | -5,000            |  |
| Gross Living Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 3,918 sq. ft.      |  | 3,566 sq. ft.                     |                     | +26,400           |                                   | 5,607 sq. ft.       |  | -126,700                 |                     | 4,352 sq. ft.      |  | -32,600           |  |
| Basement & Finished                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | 1471sf0sfin        |  | 0sf                               |                     | +20,000           |                                   | 1700sf0sfin         |  | 0                        |                     | 0sf                |  | +20,000           |  |
| Rooms Below Grade                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | 0rr0br0.0ba0o      |  | 0rr0br0.0ba0o                     |                     |                   |                                   | 0rr0br0.0ba0o       |  |                          |                     | 0rr0br0.0ba0o      |  |                   |  |
| Functional Utility                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | GOOD               |  | GOOD                              |                     |                   |                                   | GOOD                |  |                          |                     | GOOD               |  |                   |  |
| Heating/Cooling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Hwrad / Central    |  | DUCT/CENTRAL                      |                     | 0                 |                                   | DUCT/CENTRAL        |  | 0                        |                     | DUCT/CENTRAL       |  | 0                 |  |
| Energy Efficient Items                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | STORM WIND         |  | INS.WINDOWS                       |                     | -10,000           |                                   | INS.WINDOWS         |  | -10,000                  |                     | INS.WINDOWS        |  | -10,000           |  |
| Garage/Carport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | 4dw                |  | 2gd2dw                            |                     | -20,000           |                                   | 4dw                 |  |                          |                     | 1gd6dw             |  | -10,000           |  |
| Porch/Patio/Deck                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | CPrch,SBalc,Dk,Pat |  | C. & S. Porches                   |                     | +5,000            |                                   | Wrap & C.Porches    |  | +5,000                   |                     | C.Porch, C.Terrace |  | +5,000            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 1Fp,5DecFp,Fence   |  | 1 Fireplace, Fence                |                     | 0                 |                                   | 6Dec.Fps,Generator  |  | -7,500                   |                     | 1 FIREPLACE        |  | +5,000            |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | UPGRADES           |  | INFERIOR                          |                     | +75,000           |                                   | SIMILAR             |  | 0                        |                     | INFERIOR           |  | +75,000           |  |
| EXTERIOR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Brick,Cedar,Crawl  |  | CEDAR, CRAWL                      |                     | +10,000           |                                   | BRICK, CRAWL        |  | -10,000                  |                     | VINYL, CRAWL       |  | +10,000           |  |
| Net Adjustment (Total)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                    |  | X + -                             |                     | \$ 111,400        |                                   | + X -               |  | \$ -114,200              |                     | X + -              |  | \$ 37,400         |  |
| Adjusted Sale Price of Comparables                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                    |  | Net Adj. 12.76 %                  |                     |                   |                                   | Net Adj. 10.38 %    |  |                          |                     | Net Adj. 3.94 %    |  |                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                    |  | Gross Adj. 19.63 %                |                     | \$ 984,400        |                                   | Gross Adj. 17.65 %  |  | \$ 985,800               |                     | Gross Adj. 20.30 % |  | \$ 986,400        |  |
| I X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| My research X 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) MLS AND CITY RECORDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| 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) MLS AND CITY RECORDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  | 07/28/2022         |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| Price of Prior Sale/Transfer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  | \$825,000          |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | CITY RECORDS       |  |                                   | CITY RECORDS        |                   |                                   | CITY RECORDS        |  |                          | CITY RECORDS        |                    |  |                   |  |
| Effective Date of Data Source(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 05/27/2025         |  |                                   | 05/27/2025          |                   |                                   | 05/27/2025          |  |                          | 05/27/2025          |                    |  |                   |  |
| Analysis of prior sale or transfer history of the subject property and comparable sales PRIOR MLS LISTING & SALE OF THE SUBJECT OCCURRED LESS THAN THREE YEARS AGO; THE LAST TRANSFER OF THE SUBJECT WAS AN ARM'S LENGTH SALE FOR \$825,000 ON 07/28/2022. PRIOR MLS LISTINGS AND SALES OF THE COMPARABLES OCCURED MORE THAN A YEAR AGO. I HAVE PERFORMED NO 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.                                                                                                                                                                                                                                                                                              |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| Summary of Sales Comparison Approach SALE 4 IS SITUATED IN A SUPERIOR LOCATION THAT IS OVER ONE MILE IN PROXIMITY; THE SALE WAS CONSIDERED DUE TO ITS SITE, AGE, CONDITION, BEDROOM / BATHROOM COUNT, GROSS LIVING AREA & WINDOWS. SALE 2 IS OVER SIX MONTHS OLD & IS SITUATED IN AN INFERIOR SECTION OF THE OVERALL LARCHMONT COMMUNITY; THE SALE WAS CONSIDERED DUE TO ITS PROXIMITY, SITE, AGE, CONDITION, BASEMENT & UPGRADES. PENDING SALE 3 (scheduled to close on 06/30/2025) IS SUPERIOR IN ACTUAL AGE. SALES 1, 3 & 4 ARE ALL LACKING AN UNFINISHED BASEMENT AREA. SALES 1, 2 & 3 EACH HAVE SUPERIOR INSULATED REPLACEMENT WINDOWS. SALES 1, 3 & 4 EACH HAVE A SUPERIOR GARAGE COUNT. SALES 1, 3 & 4 ARE INFERIOR IN OVERALL INTERIOR UPGRADES / RENOVATIONS. SALE 2 IS SUPERIOR AND SALES 1 & 3 ARE BOTH INFERIOR IN EXTERIOR SIDING / QUALITY. |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |
| Indicated Value by Sales Comparison Approach \$ 985,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                    |  |                                   |                     |                   |                                   |                     |  |                          |                     |                    |  |                   |  |

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 985,000 Cost Approach(if developed) \$ 0 Income Approach (if developed) \$ 0

THE SALES COMPARISON APPROACH WAS GIVEN THE MOST WEIGHT IN THE OPINION OF VALUE. DUE TO INSUFFICIENT RENTAL DATA THE INCOME APPROACH COULD NOT BE APPLIED. NO PERSONAL PROPERTY WAS INCLUDED.

\*\*\* See Additional Comments \*\*\*

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: NO REPAIRS NEEDED.

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 \$ 985,000 , as of 05/27/2025 , which is the date of inspection and the effective date of this appraisal.

Freddie Mac Form 70 March 2005 UAD Version 9/2011 Page 2 of 6 FannieMaeForm1004 March 2005

Stephen D. Donahoe & Assoc., Inc.



**File #** 81203J

[illegible]

|                                      |                                                                                                                     |  |                                                   |  |  |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|--|--|
| C<br>O<br>S<br>T                     | 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) |  |                                                   |  |  |
|                                      |                                                                                                                     |  |                                                   |  |  |
|                                      |                                                                                                                     |  |                                                   |  |  |
|                                      |                                                                                                                     |  |                                                   |  |  |
|                                      | ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW                    |  | OPINION OF SITE VALUE.....=\$                     |  |  |
|                                      | Source of cost data                                                                                                 |  | Dwelling      3,918 Sq. Ft. @ \$ ..... =\$      0 |  |  |
|                                      | Quality rating from cost service      Effective date of cost data                                                   |  | BSMT      1,471 Sq. Ft. @ \$ ..... =\$      0     |  |  |
|                                      | Comments on Cost Approach (gross living area calculations, depreciation, etc.)                                      |  |                                                   |  |  |
| A<br>P<br>P<br>R<br>O<br>A<br>C<br>H | THE COST APPROACH IS NOT A RELEVANT OR A RELIABLE APPROACH TO VALUE DUE TO THE AGE OF THE SUBJECT PROPERTY.         |  | Garage/Carport      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)      55      Years                                              |  | Indicated Value By Cost Approach.....=\$      0   |  |  |

|        |                                                                                                                                                    |   |                         |   |                                           |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------|---|-------------------------------------------|
| INCOME | INCOME APPROACH TO VALUE (not required by Fannie Mae)                                                                                              |   |                         |   |                                           |
|        | Estimated Monthly Market Rent \$                                                                                                                   | 0 | X Gross Rent Multiplier | 0 | = \$ 0 Indicated Value by Income Approach |
|        | Summary of Income Approach (including support for market rent and GRM) THE INCOME APPROACH DOES NOT APPLY IN SINGLE FAMILY RESIDENTIAL APPRAISING. |   |                         |   |                                           |

| P<br>U<br>D<br><br>I<br>N<br>F<br>O<br>R<br>M<br>A<br>T<br>I<br>O<br>N | PROJECT INFORMATION FOR PUDs (if applicable)                                                                                                                                                                        |                                |                            |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------|
|                                                                        | Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> Attached |                                |                            |
|                                                                        | Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.                                                            |                                |                            |
|                                                                        | Legal name of project                                                                                                                                                                                               |                                |                            |
|                                                                        | Total number of phases                                                                                                                                                                                              | Total number of units          | Total number of units sold |
|                                                                        | Total number of units rented                                                                                                                                                                                        | Total number of units for sale | Data Source(s)             |
|                                                                        | Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion                                                   |                                |                            |
|                                                                        | Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)                                                                                          |                                |                            |
|                                                                        | Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.                                              |                                |                            |
|                                                                        | Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.                                        |                                |                            |
| Describe common elements and recreational facilities                   |                                                                                                                                                                                                                     |                                |                            |

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 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 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 any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
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 lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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.

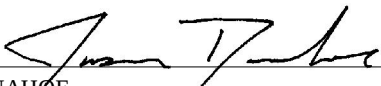
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation 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 JASON DONAHOE

Company Name Stephen D. Donahoe & Assoc., Inc.

Company Address 313 Office Square Lane, #101

Virginia Beach, VA 23462

Telephone Number 757-456-2701

Email Address JPD@DONAHOE-APPRAISAL.COM

Date of Signature and Report 06/03/2025

Effective Date of Appraisal 05/27/2025

State Certification # 4001006593

or State License #

or Other State #

State VA

Expiration Date of Certification or License 09/30/2026

ADDRESS OF PROPERTY APPRAISED

5312 STUDELEY AVE

NORFOLK, VA 23508

APPRAISED VALUE OF SUBJECT PROPERTY \$ 985,000

LENDER/CLIENT

Name No AMC

Company Name MICHAEL & SUSAN BRAZELTON

Company Address 5312 STUDELEY AVE

NORFOLK, VA 23508

Email Address harrissusanc@gmail.com / brazeltonma@gmail.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

| ADDITIONAL COMMENTS |         |                              |              |          |       |
|---------------------|---------|------------------------------|--------------|----------|-------|
| Borrower or Owner   |         | Michael A. & Susan Brazelton |              |          |       |
| Property Address    |         | 5312 STUDELEY AVE            |              |          |       |
| City                | NORFOLK | County                       | NORFOLK CITY | State    | VA    |
|                     |         |                              |              | Zip Code | 23508 |
| Lender or Client    |         | MICHAEL & SUSAN BRAZELTON    |              |          |       |

**NEIGHBORHOOD DESCRIPTION**  
I HAVE CONSIDERED RELEVANT COMPETITIVE LISTINGS AND/OR CONTRACT OFFERINGS IN THE PERFORMANCE OF THIS APPRAISAL. ANY TREND INDICATED BY THAT DATA IS SUPPORTED BY THE LISTING/OFFERING INFORMATION INCLUDED IN THIS REPORT.

**MARKET CONDITIONS**  
EXPOSURE TIME: AN ESTIMATE OF 3 MONTHS IS REASONABLE. THE SUBJECT'S HIGHER THAN PREDOMINANT VALUE IS ATTRIBUTED TO ITS LOCATION, SITE, QUALITY, CONDITION & GROSS LIVING AREA. THIS DOES NOT ADVERSELY EFFECT MARKETABILITY AND IS NOT AN OVER-IMPROVEMENT FOR THE AREA.

**ADDITIONAL FEATURES**  
BRICK & CEDAR SHINGLE EXTERIOR SIDING, DOUBLE HUNG WOOD WINDOWS WITH STORMS, ORIGINAL SLATE ROOFING, COVERED FRONT PORCH, REAR WOOD DECKING, REAR CONCRETE PATIO, REAR SCREENED-IN BALCONY OFF OF THE SECOND FLOOR BEDROOM, CONCRETE DRIVEWAY ALLOWING FOR OFFSTREET PARKING, A 1471 SQUARE FOOT UNFINISHED BASEMENT (high clearance) WITH A HOT WATER RADIATOR SYSTEM - LAUNDRY AREA - SUMP PUMP, ORIGINAL HARDWOOD FLOORING, ORIGINAL OVERSIZED INTERIOR TRIMWORK, ONE FUNCTIONING FIREPLACE WITH GAS LOGS & MULTIPLE DECORATIVE FIREPLACES, WET BAR AREA WITH GRANITE COUNTERTOPS & A BACKSPLASH, SOAPSTONE COUNTERTOPS - QUARTZ CENTER ISLAND - TILE BACKSPLASH - POT FILLER - PENDANT LIGHTING - BUILT IN CABINETS & FLOATING SHELVES - LACANCHE RANGE / OVEN IN THE GOURMET REMODELED KITCHEN, TRANSOM ACCENT WINDOWS, CEILING FANS, MARBLE COUNTERTOPS & A GLASS SHOWER IN ONE BATHROOM, DRESSING ROOM / SEVENTH BEDROOM OPTION.

**SALES COMPARISON APPROACH**  
LINE & GROSS ADJUSTMENTS FOR SALE 4 ARE HIGHER THAN DESIRED; THE SALE IS SUPERIOR TO ALTERNATIVE SALES WHICH WOULD REQUIRE MUCH LARGER ADJUSTMENTS.

**RECONCILIATION**  
THE SOURCE OF THE MARKET VALUE DEFINITION IS SPECIFIED IN REGULATIONS PUBLISHED PURSUANT TO TITLE XI OF FIRREA (Financial Institutions Reform Recovery & Enforcement Act of 1989).

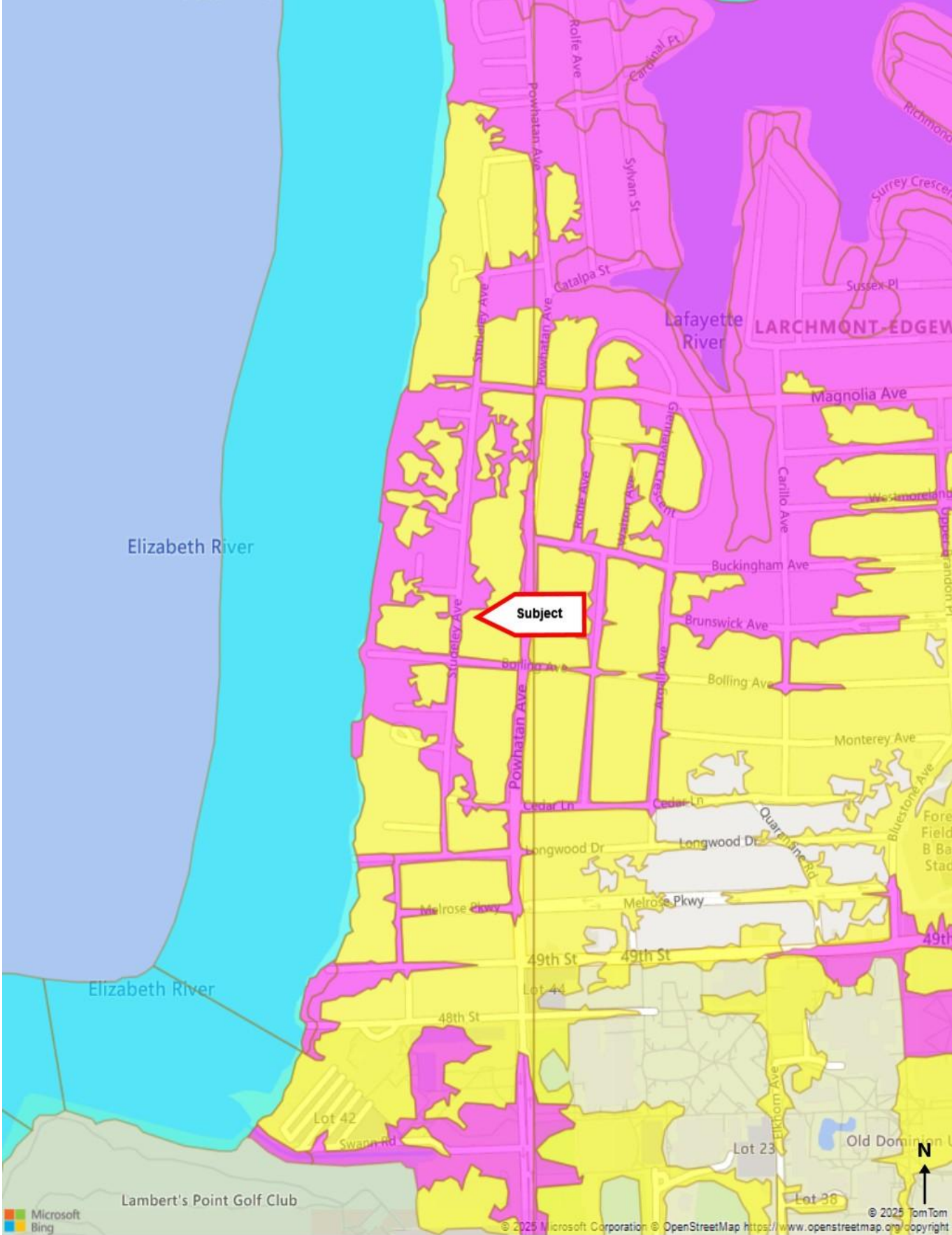
Location Map

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



FLOOD MAP

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards

- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

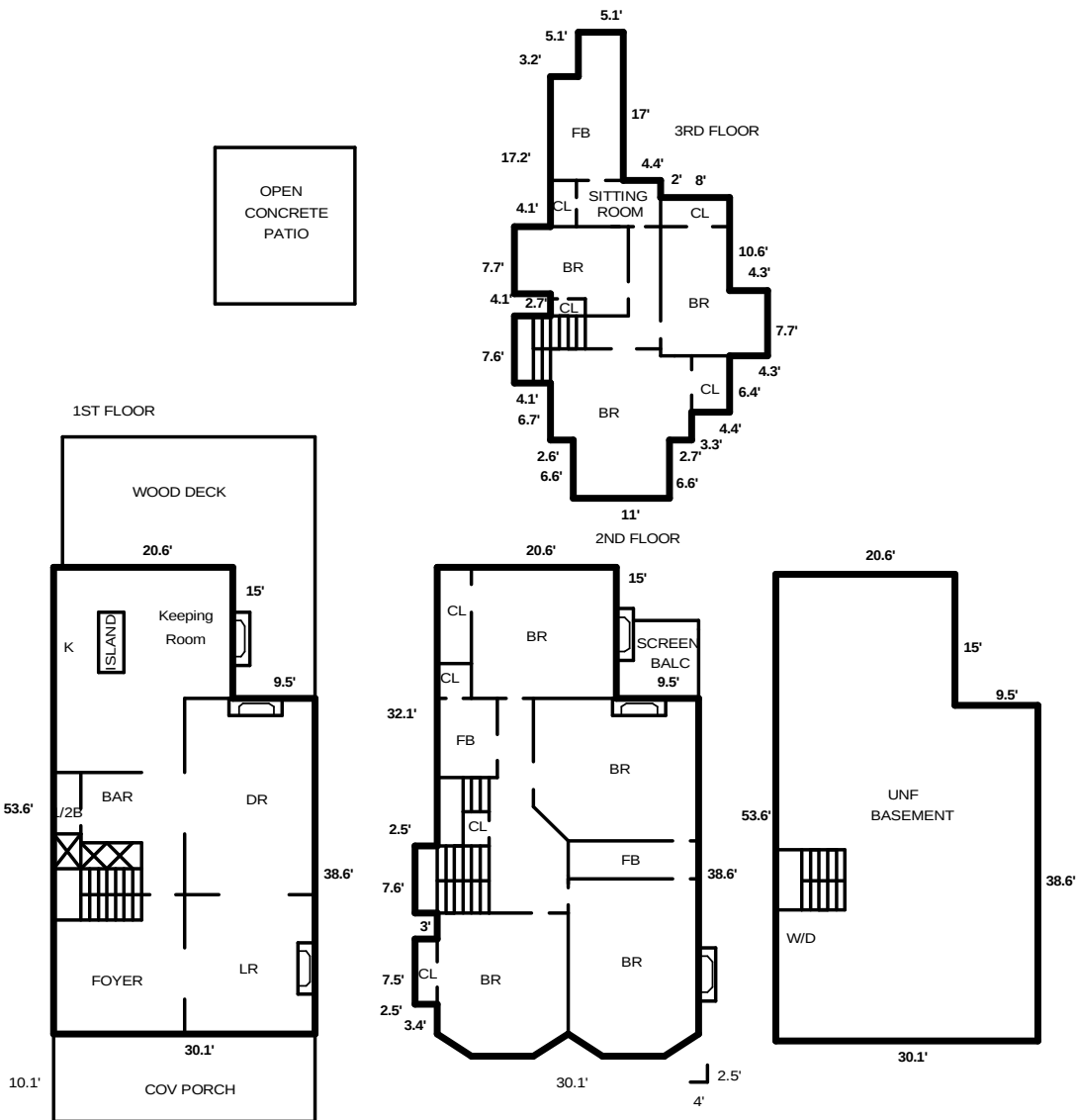
Flood Zone Determination

Latitude: 36.892071  
Longitude: -76.313522  
Community Name:  
NORFOLK, CITY OF  
Community: 510104  
SFHA (Flood Zone): No  
Within 250 ft. of multiple flood zones: Yes  
Zone: X500  
Map #: 5101040014H  
Panel: 0014H  
FIPS Code: 51710  
Panel Date: 02/17/2017  
Census Tract: 24

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

SKETCH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



| SUMMARY      | SQ FT AREA | PERIMETER | AREA CALCULATION DETAILS |        |               |        |
|--------------|------------|-----------|--------------------------|--------|---------------|--------|
| Living Area  |            |           | First Floor              |        | 20.6 X 53.6 = | 1104.1 |
| First Floor  | 1471       | 167       | 20.6 X 53.6 =            | 1104.1 | 9.5 X 38.6 =  | 366.7  |
| Second Floor | 1564       | 180       | 9.5 X 38.6 =             | 366.7  | Total         | 1470.8 |
| Third Floor  | 883        | 174       | Total                    | 1470.8 |               |        |
| Total        | 3918       | 521       | Second Floor             |        |               |        |
|              |            |           | 20.6 X 15.0 =            | 309.0  |               |        |
| Basement     |            |           | 30.1 X 17.1 =            | 514.7  |               |        |
| Basement     | 1471       | 167       | 32.6 X 7.6 =             | 247.7  |               |        |
|              |            |           | 30.1 X 3.0 =             | 90.3   |               |        |
|              |            |           | 32.6 X 7.5 =             | 244.5  |               |        |
|              |            |           | 30.1 X 3.4 =             | 102.3  |               |        |
|              |            |           | 11.0 X 2.5 =             | 27.5   |               |        |
|              |            |           | 11.0 X 2.5 =             | 27.5   |               |        |
|              |            |           | Total                    | 1563.5 |               |        |
|              |            |           | Third Floor              |        |               |        |
|              |            |           | 5.1 X 53.6 =             | 273.3  |               |        |
|              |            |           | 3.2 X 41.9 =             | 134.0  |               |        |
|              |            |           | 4.4 X 36.6 =             | 161.0  |               |        |
|              |            |           | 8.0 X 24.7 =             | 197.6  |               |        |
|              |            |           | 4.1 X 7.7 =              | 31.5   |               |        |
|              |            |           | 4.3 X 7.7 =              | 33.1   |               |        |
|              |            |           | 4.1 X 7.6 =              | 31.1   |               |        |
|              |            |           | 3.6 X 3.3 =              | 11.8   |               |        |
|              |            |           | 0.6 X 6.6 =              | 3.9    |               |        |
|              |            |           | 0.9 X 6.6 =              | 5.9    |               |        |
|              |            |           | Total                    | 883.2  |               |        |
|              |            |           | Basement                 |        |               |        |

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



FRONT VIEW OF  
SUBJECT PROPERTY



REAR VIEW OF  
SUBJECT PROPERTY



STREET SCENE OF  
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |                |
|-------------------|------------------------------|--------|--------------|----------------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |                |
| Property Address  | 5312 STUDELEY AVE            |        |              |                |
| City              | NORFOLK                      | County | NORFOLK CITY | State VA       |
|                   |                              |        |              | Zip Code 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |                |



Front View



LEFT SIDE



RIGHT SIDE



COMPRESSORS



NATURAL GAS METER



SCREENED-IN BALCONY

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
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|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



WOOD DECKING



WOOD DECKING



CONCRETE PATIO



REAR YARD



REAR YARD



REAR YARD

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
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|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



REAR YARD



REAR YARD



REAR YARD



ELECTRICAL PANEL



BASEMENT



BASEMENT

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
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|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



BASEMENT



BASEMENT



BASEMENT



SUMP PUMP



SUMP PUMP #2



LAUNDRY AREA

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |                |
|-------------------|------------------------------|--------|--------------|----------------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |                |
| Property Address  | 5312 STUDELEY AVE            |        |              |                |
| City              | NORFOLK                      | County | NORFOLK CITY | State VA       |
|                   |                              |        |              | Zip Code 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |                |



IRRIGATION CONTROLS



FRONT PORCH



FRONT PORCH



DROP STAIR ATTIC ACCESS



FOYER.



FOYER.

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



FOYER.



LIVING ROOM



LIVING ROOM



DINING ROOM



WET BAR



WET BAR

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



KITCHEN



KITCHEN



KITCHEN



KITCHEN



KEEPING ROOM



HALLWAY

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



HALF BATHROOM



FULL BATH 1



FULL BATH 1



FULL BATH 1



FULL BATH 2



FULL BATH 3

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



FULL BATH 3



FULL BATH 3



SITTING ROOM



BEDROOM 1



BEDROOM 1



BEDROOM 2 / DRESSING ROOM

PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



BEDROOM 3



BEDROOM 3



BEDROOM 4



BEDROOM 5



BEDROOM 6



BEDROOM 7

PHOTOGRAPH ADDENDUM

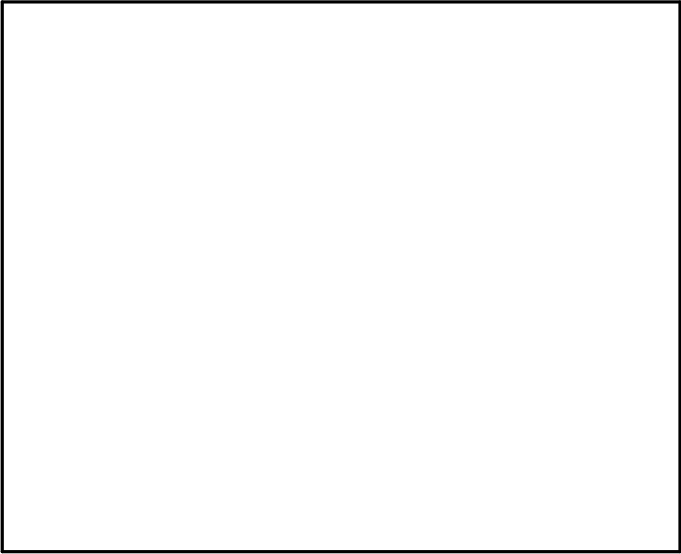
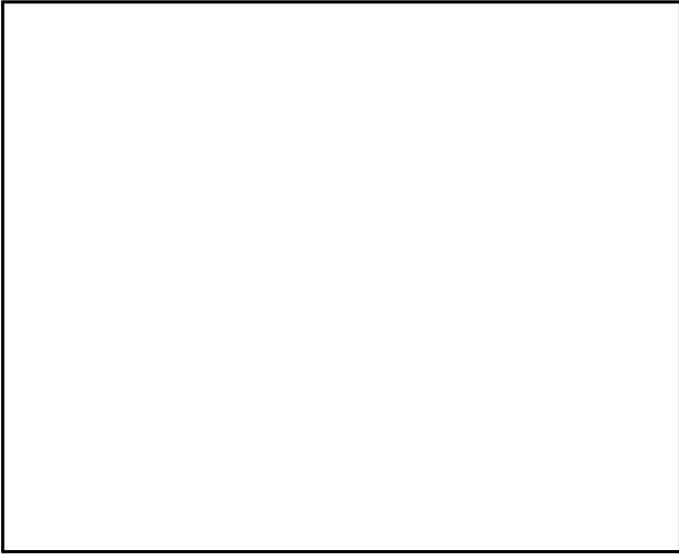
|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



BEDROOM 7



HALLWAY



PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



COMPARABLE #1

6417 POWHATAN AVE  
NORFOLK, VA 23508

|                  |               |
|------------------|---------------|
| Price            | \$873,000     |
| Price/SF         | 244.81        |
| Date             | s02/25;c01/25 |
| Age              | 114           |
| Room Count       | 11-5-3.0      |
| Living Area      | 3,566         |
| Value Indication | \$984,400     |



COMPARABLE #2

1138 HANOVER AVE  
NORFOLK, VA 23508

|                  |             |
|------------------|-------------|
| Price            | \$1,100,000 |
| Price/SF         | 196.18      |
| Date             | s09/24;Unk  |
| Age              | 114         |
| Room Count       | 15-5-2.1    |
| Living Area      | 5,607       |
| Value Indication | \$985,800   |



COMPARABLE #3

5400 STUDELEY AVE  
NORFOLK, VA 23508

|                  |           |
|------------------|-----------|
| Price            | \$949,000 |
| Price/SF         | 218.06    |
| Date             | c04/25    |
| Age              | 33        |
| Room Count       | 9-5-4.0   |
| Living Area      | 4,352     |
| Value Indication | \$986,400 |

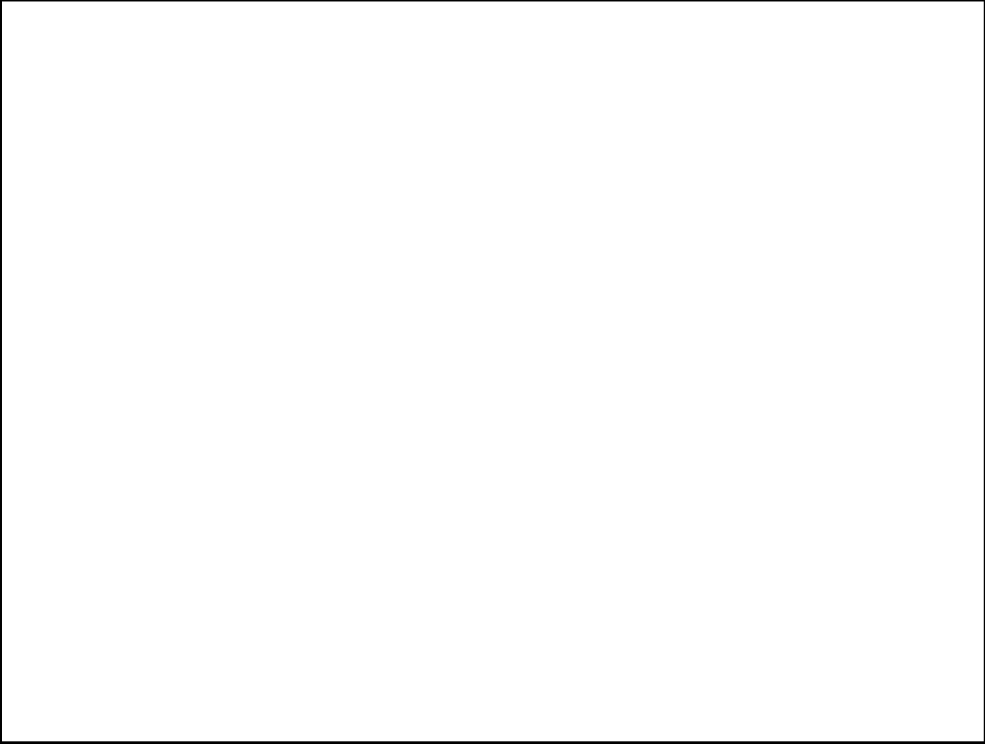
PHOTOGRAPH ADDENDUM

|                   |                              |        |              |          |       |
|-------------------|------------------------------|--------|--------------|----------|-------|
| Borrower or Owner | Michael A. & Susan Brazelton |        |              |          |       |
| Property Address  | 5312 STUDELEY AVE            |        |              |          |       |
| City              | NORFOLK                      | County | NORFOLK CITY | State    | VA    |
|                   |                              |        |              | Zip Code | 23508 |
| Client            | MICHAEL & SUSAN BRAZELTON    |        |              |          |       |



COMPARABLE #4

|                                       |               |
|---------------------------------------|---------------|
| 1329 GRAYDON AVE<br>NORFOLK, VA 23507 |               |
| Price                                 | \$955,000     |
| Price/SF                              | 201.86        |
| Date                                  | s05/25;c03/25 |
| Age                                   | 99            |
| Room Count                            | 11-5-3.1      |
| Living Area                           | 4,731         |
| Value Indication                      | \$986,500     |



COMPARABLE #5

|                  |    |
|------------------|----|
| Price            | \$ |
| Price/SF         |    |
| Date             |    |
| Age              |    |
| Room Count       | -- |
| Living Area      |    |
| Value Indication | \$ |



COMPARABLE #6

|                  |    |
|------------------|----|
| Price            | \$ |
| Price/SF         |    |
| Date             |    |
| Age              |    |
| Room Count       | -- |
| Living Area      |    |
| Value Indication | \$ |

|                                              |                     |          |                |
|----------------------------------------------|---------------------|----------|----------------|
| Borrower/Client Michael A. & Susan Brazelton |                     |          |                |
| Property Address 5312 STUDELEY AVE           |                     |          |                |
| City NORFOLK                                 | County NORFOLK CITY | State VA | Zip Code 23508 |
| Lender/Client MICHAEL & SUSAN BRAZELTON      |                     |          |                |

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

- I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
  - The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
  - I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) 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.
  - This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the 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.

PROPERTY INSPECTION

- ☐ I have **NOT** made a personal inspection of the property that is the subject of this report.
- ☒ I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

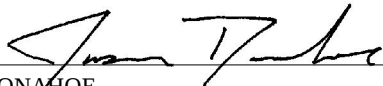
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 60 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 90 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

|                                             |                                                                                     |
|---------------------------------------------|-------------------------------------------------------------------------------------|
| Signature                                   |  |
| Name                                        | JASON DONAHOE                                                                       |
| Date of Signature                           | 06/03/2025                                                                          |
| State Certification #                       | 4001006593                                                                          |
| or State License #                          |                                                                                     |
| State                                       | VA                                                                                  |
| Expiration Date of Certification or License | 09/30/2026                                                                          |
| Effective Date of Appraisal                 | 05/27/2025                                                                          |

|                                                       |                                                    |
|-------------------------------------------------------|----------------------------------------------------|
| Signature                                             |                                                    |
| Name                                                  |                                                    |
| Date of Signature                                     |                                                    |
| State Certification #                                 |                                                    |
| or State License #                                    |                                                    |
| State                                                 |                                                    |
| Expiration Date of Certification or License           |                                                    |
| Supervisory Appraiser Inspection of Subject Property: |                                                    |
| <input type="checkbox"/> Did Not                      | <input type="checkbox"/> Exterior-only from Street |
|                                                       | <input type="checkbox"/> Interior and Exterior     |

EXPIRES ON  
09-30-2026

COMMONWEALTH of VIRGINIA  
Department of Professional and Occupational Regulation  
9960 Mayland Drive, Suite 400, Richmond, VA 23233  
Telephone: (804) 367-8500

NUMBER  
4001006593



REAL ESTATE APPRAISER BOARD  
  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER  
  
JASON PATRICK DONAHOE  
313 OFFICE SQUARE LN  
SUITE 101  
VIRGINIA BEACH, VA 23462-0000

  
  
Jason P. Donahoe, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)



COMMONWEALTH of VIRGINIA  
Department of Professional and Occupational Regulation

REAL ESTATE APPRAISER BOARD  
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER  
NUMBER: 4001006593 EXPIRES: 09-30-2026

JASON PATRICK DONAHOE  
313 OFFICE SQUARE LN  
SUITE 101  
VIRGINIA BEACH, VA 23462-0000



Status can be verified at <http://www.dpor.virginia.gov>

DPOR-LIC (02/2017)  
(DETACH HERE)

DPOR-PC (02/2017)

|                  |                              |        |              |                                      |       |
|------------------|------------------------------|--------|--------------|--------------------------------------|-------|
| Borrower         | Michael A. & Susan Brazelton |        |              |                                      |       |
| Property Address | 5312 STUDELEY AVE            |        |              |                                      |       |
| City             | NORFOLK                      | County | NORFOLK CITY | State                                | VA    |
|                  |                              |        |              | Zip Code                             | 23508 |
| Lender/Client    | MICHAEL & SUSAN BRAZELTON    |        | Address      | 5312 STUDELEY AVE, NORFOLK, VA 23508 |       |

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1 - The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 - The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*\*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 - The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*\*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 - The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*\*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property*

C5 - The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*\*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 - The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*\*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 - Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2 - Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 - Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 - Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 - Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 - Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost. An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled - Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example: 3.2 indicates three full baths and two half baths.

| Abbreviation | Full Name                      | Appropriate Fields                    |
|--------------|--------------------------------|---------------------------------------|
| A            | Adverse                        | Location & View                       |
| ac           | Acres                          | Area, Site                            |
| AdjPrk       | Adjacent to Park               | Location                              |
| AdjPwr       | Adjacent to Power Lines        | Location                              |
| ArmlLth      | Arms Length Sale               | Sale or Financing Concessions         |
| AT           | Attached Structure             | Design (Style)                        |
| B            | Beneficial                     | Location & View                       |
| ba           | Bathroom(s)                    | Basement & Finished Rooms Below Grade |
| br           | Bedroom                        | Basement & Finished Rooms Below Grade |
| BsyRd        | Busy Road                      | Location                              |
| c            | Contracted Date                | Date of Sale/Time                     |
| Cash         | Cash                           | Sale or Financing Concessions         |
| Comm         | Commercial Influence           | Location                              |
| Conv         | Conventional                   | Sale or Financing Concessions         |
| cp           | Carport                        | Garage/Carport                        |
| CrtOrd       | Court Ordered Sale             | Sale or Financing Concession          |
| CtySky       | City View Skyline View         | View                                  |
| CtyStr       | City Street View               | View                                  |
| cv           | Covered                        | Garage/Carport                        |
| DOM          | Days On Market                 | Data Sources                          |
| DT           | Detached Structure             | Design (style)                        |
| dw           | Driveway                       | Garage/Carport                        |
| e            | Expiration Date                | Date of Sale/Time                     |
| Estate       | Estate Sale                    | Sale or Financing Concessions         |
| FHA          | Federal Housing Administration | Sale or Financing Concessions         |
| G            | Garage                         | Garage/Carport                        |
| ga           | Attached Garage                | Garage/Carport                        |
| gbi          | Built-in Garage                | Garage/Carport                        |
| gd           | Detached Garage                | Garage/Carport                        |
| GlfCse       | Golf Course                    | Location                              |
| Glfvw        | Golf Course View               | View                                  |
| GR           | Garden                         | Design (Style)                        |
| HR           | High Rise                      | Design (Style)                        |
| in           | Interior Only Stairs           | Basement & Finished Rooms Below Grade |
| Ind          | Industrial                     | Location & View                       |
| Listing      | Listing                        | Sale or Financing Concessions         |
| Lndfl        | Landfill                       | Location                              |
| LtdSght      | Limited Sight                  | View                                  |
| MR           | Mid Rise                       | Design (Style)                        |
| Mtn          | Mountain View                  | View                                  |
| N            | Neutral                        | Location & View                       |
| NonArm       | Non-Arms Length Sale           | Sale or Financing Concessions         |
| o            | Other                          | Basement & Finished Rooms Below Grade |
| O            | Other                          | Design (Style)                        |
| op           | Open                           | Garage/Carport                        |
| Prk          | Park View                      | View                                  |
| Pstrl        | Pastoral View                  | View                                  |
| PubTm        | Public Transportation          | Location                              |
| PwrLn        | Power Lines                    | View                                  |
| Relo         | Relocation Sale                | Sale or Financing Concessions         |
| REO          | REO Sale                       | Sale or Financing Concessions         |
| Res          | Residential                    | Location & View                       |
| RH           | USDA - Rural Housing           | Sale or Financing Concessions         |
| rr           | Recreational (Rec) Room        | Basement & Finished Rooms Below Grade |
| s            | Settlement Date                | Date of Sale/Time                     |
| sf           | Square Feet                    | Area, Site, Basement                  |
| Short        | Short Sale                     | Sale or Financing Concessions         |
| Unk          | Unknown                        | Date of Sale/Time                     |
| VA           | Veterans Administration        | Sale or Financing Concessions         |
| w            | Withdraw Date                  | Date of Sale/Time                     |
| wo           | Walk Out Basement              | Basement & Finished Rooms Below Grade |
| Woods        | Woods View                     | View                                  |
| Wtr          | Water View                     | View                                  |
| WtrFr        | Water Frontage                 | Location                              |
| wu           | Walk Up Basement               | Basement & Finished Rooms Below Grade |

### Other Appraiser-Defined Abbreviations

[illegible]