

APPRAISAL OF REAL PROPERTY



LOCATED AT

220 Habecking Dr
Saint Louis, MO 63137
RIVERVIEW GARDENS LOT PT 425 W PT

FOR

Malinda Terreri

OPINION OF VALUE

140,000

AS OF

11/25/2025

BY

Cody Vehige
Authority Appraisals
1734 Clarkson Rd
Chesterfield, MO 63017
(314) 922-3619
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12/03/2025

Malinda Terreri

Re: Property: 220 Habecking Dr
Saint Louis, MO 63137
Client:
File No.: 251125-12793

Opinion of Value: \$ 140,000
Effective Date: 11/25/2025

In accordance with your request, we have completed a real property appraisal of the referenced subject. The purpose of this appraisal is to develop an opinion of the property's market value, as of the effective date indicated in the accompanying report. This opinion is intended to assist the client in making informed real estate decisions, such as setting an appropriate listing price or evaluating a prospective purchase.

This appraisal was performed as a desktop analysis. No personal inspection of the property was conducted. The analysis is based on public records, client-provided data, a review of relevant market trends, and locational and economic factors influencing similar properties in the area.

The value conclusion is premised on the interest appraised being the unencumbered fee simple estate, and the analysis was developed in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation. The opinion of market value expressed in this report is subject to the assumptions, limiting conditions, and certification contained herein.

Thank you for the opportunity to be of service. Should you have any questions or require further assistance, please feel free to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Cody Vehige", is written over a light grey dotted rectangular background.

Cody Vehige
State Certified Residential
License or Certification #: 2022005593
State: MO Expires: 06/30/2026
cvehige@authorityappraisals.com

Owner	Houston Property				File No.	251125-12793	
Property Address	220 Habecking Dr						
City	Saint Louis	County	St Louis	State	MO	Zip Code	63137
Client	Malinda Terreri						

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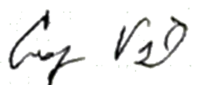
RESTRICTED APPRAISAL REPORT

File No.: 251125-12793

SUBJECT	Property Address: 220 Habecking Dr		City: Saint Louis		State: MO		Zip Code: 63137		
	County: St Louis		Legal Description: RIVERVIEW GARDENS LOT PT 425 W PT						
	Assessor's Parcel #: 11E-34-0244								
	Tax Year: 2024		R.E. Taxes: \$ 1,705		Special Assessments: \$ 0		Borrower (if applicable):		
ASSIGNMENT	Current Owner of Record: Houston Property		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		<input type="checkbox"/> Manufactured Housing				
	Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>		# of Units: 1		Ownership Restriction: <input type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop				
	Market Area Name: Riverview Gardens		Map Reference: 41180		Census Tract: 2103.00		<input type="checkbox"/> Flood Hazard		
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)								
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective								
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:								
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)								
	Intended Use: The client intends to utilize the appraisal for Pre-Listing Market Valuation.								
	Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s).								
	Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.								
SALES COMPARISON APPROACH	Client: Malinda Terrori		Address:						
	Appraiser: Cody Vehige		Address: 1734 Clarkson Rd, Chesterfield, MO 63017						
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address 220 Habecking Dr		7 Birtz Dr		10408 Gardo Ct		10211 Lookaway Dr		Saint Louis, MO 63137	
Saint Louis, MO 63137		Saint Louis, MO 63137		Saint Louis, MO 63137		Saint Louis, MO 63137		Saint Louis, MO 63137	
Proximity to Subject		0.94 miles W		0.73 miles NW		0.53 miles E			
Sale Price		\$ 160,000		\$ 144,900		\$ 227,000			
Sale Price/GLA		\$ 76.63 /sq.ft.		\$ 111.46 /sq.ft.		\$ 113.27 /sq.ft.			
Data Source(s)		MARIS #25023056; DOM 53		MARIS #25016281; DOM 5		MARIS #24072645; DOM 134			
Verification Source(s)		Realist Tax Rec/Peer Records		Realist Tax Rec/Peer Records		Realist Tax Rec/Peer Records			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
		+ (-) \$ Adjust.		+ (-) \$ Adjust.		+ (-) \$ Adjust.		+ (-) \$ Adjust.	
Sales or Financing		Cash		FHA		Conventional			
Concessions		0		0		\$3600		0	
Date of Sale/Time		06/20/2025		04/28/2025		06/27/2025			
Rights Appraised		Fee Simple		Fee Simple		Fee Simple			
Location		N;Res;		N;Res		B;Park		-10,000	
Site		10999 sf		16117 sf		7501 sf		14000 sf	
View		N;Res;		N;Res		B;Res;River;Wood		-10,000	
Design (Style)		1.5 Story		Ranch		Ranch		0	
Quality of Construction		Average		Average		Average			
Age		73		65		64		62	
Condition		Below Average		Below Average		Below Average		Below Average	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		8 5 2.1		7 3 2.0		6 3 1.1		9 3 2.0	
Gross Living Area		2,184 sq.ft.		2,088 sq.ft.		1,300 sq.ft.		2,004 sq.ft.	
Basement & Finished		Full		Full		Full			
Rooms Below Grade		Half Bath		Half Bath		Prtl Finish		0 Rec/Bath/Other	
Functional Utility		Average		Average		Average		Average	
Heating/Cooling		BBoard/Ind Unit		FWA/CA		FWA/CA		FWA/CA	
Energy Efficient Items		Average		Average		Average		Average	
Garage/Carport		None		2 Att Garage		1 Att Garage		2 Att Garage	
Porch/Patio/Deck		Stoop/Patio		Porch/Patio		Stoop/Patio		Stoop/Deck	
Fireplace/Fence/Etc...		1 Fireplace		2 Fpl/Fence		None		2 Fireplace	
Additional Features & Upgrs		See Imprvmnts		Equal/Ingd Pool		Equal		Equal	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -32,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,520		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -48,600			
Adjusted Sale Price of Comparables		\$ 128,000		\$ 156,420		\$ 178,400			
Summary of Sales Comparison Approach See attached addendum.									

RESTRICTED APPRAISAL REPORT

File No.: 251125-12793

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Maris MLS and Public Records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>There were no other known sales or transfers of the subject property reported through available data sources within the last 36 months.</u>
	Date:	
	Price:	<u>There were no other known sales or transfers of the comparable properties reported through available data sources within the last 12 months. The comparable sales used appear to have sold at prices indicative of their market.</u>
MARKET / SITE / IMPROVEMENTS	Source(s): Realist	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
	Source(s):	
Subject Market Area and Marketability: <u>Median property values have fluctuated but appear overall relatively stable.</u>		
RECONCILIATION	Site Area: 10999 sf Site View: N;Res; Topography: Generally Level Drainage: Appears Adequate	
	Zoning Classification: <u>R2</u> Description: <u>Single Family Residential</u>	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) _____	
	Actual Use as of Effective Date: <u>Single Family Residential</u> Use as appraised in this report: <u>Single Family Residential</u>	
	Opinion of Highest & Best Use: <u>See attached addendum.</u>	
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <u>X</u> FEMA Map # <u>29189C0227K</u> FEMA Map Date <u>2/4/2015</u>	
	Site Comments: <u>No apparent adverse easements, encroachments, special assessments, slide areas, or illegal/non-conforming zoning uses observed at the time of inspection. Refer to title for easements of record.</u>	
	Improvements Comments: <u>The subjects improvements are generally dated in appeal and appear to be in overall below average condition.</u>	
	<u>There was no apparent functional or external obsolescence of a curable or incurable nature noted.</u>	
ATTACHMENTS	Indicated Value by: Sales Comparison Approach \$ <u>140,000</u>	
	Indicated Value by: Cost Approach (if developed) \$ <u>n/a</u> Indicated Value by: Income Approach (if developed) \$ <u>n/a</u>	
	Final Reconciliation <u>In the final reconciliation market data was given the full consideration in this report as it best reflects typical buyers and sellers in this market. The cost approach and income approaches were considered in this analysis, however were not necessary nor applicable to the formation of a credible value opinion and therefore were not developed.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
SIGNATURES	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>140,000</u> , as of: <u>11/25/2025</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>28</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input checked="" type="checkbox"/> GLB Act Privacy Notice <input type="checkbox"/> _____	
SIGNATURES	Client Contact: <u>Malinda Terreri</u> Client Name: <u>Malinda Terreri</u>	
	E-Mail: <u>Malinda@TerrerTeam.com</u> Address: _____	
	APPRAISER	
		
	Appraiser Name: <u>Cody Vehige</u>	
	Company: <u>Authority Appraisals</u>	
	Phone: <u>(314) 922-3619</u> Fax: _____	
	E-Mail: <u>cvehige@authorityappraisals.com</u>	
	Date of Report (Signature): <u>12/03/2025</u>	
	License or Certification #: <u>2022005593</u> State: <u>MO</u>	
Designation: <u>State Certified Residential</u>		
Expiration Date of License or Certification: <u>06/30/2026</u>		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None		
Date of Inspection: <u>11/25/2025</u>		
SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
Supervisory or Co-Appraiser Name: _____		
Company: _____		
Phone: _____ Fax: _____		
E-Mail: _____		
Date of Report (Signature): _____		
License or Certification #: _____ State: _____		
Designation: _____		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: _____		


Assumptions, Limiting Conditions & Scope of Work

File No.: 251125-12793

Property Address:	220 Habecking Dr	City:	Saint Louis	State:	MO	Zip Code:	63137
Client:	Malinda Terreri	Address:					
Appraiser:	Cody Vehige	Address: 1734 Clarkson Rd, Chesterfield, MO 63017					
<p>The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.</p> <p>- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.</p> <p>- If so indicated, 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 the appraisal report whether 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.</p> <p>- 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.</p> <p>- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.</p> <p>- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.</p> <p>- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.</p> <p>- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.</p> <p>- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.</p> <p>- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.</p> <p>- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.</p> <p>- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.</p>							

Certifications

File No.: 251125-12793

Property Address: 220 Habecking Dr		City: Saint Louis		State: MO		Zip Code: 63137	
Client: Malinda Terreri		Address:					
Appraiser: Cody Vehige		Address: 1734 Clarkson Rd, Chesterfield, MO 63017					
<div>APPRaiser's Certification</div> <p>I certify that, to the best of my knowledge and belief:</p> <ul style="list-style-type: none">- The statements of fact contained in this report are true and correct.- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.- Unless otherwise indicated, 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.- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.- My engagement in this assignment was not contingent upon developing or reporting predetermined results.- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification. <div>DEFINITION OF MARKET VALUE *:</div> <p>Market value means 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 and 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:</p> <ol style="list-style-type: none">1. Buyer and seller are typically motivated;2. Both parties are well informed or well advised and acting in what they consider their own best interests;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; and5. 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. <p>* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.</p>							
Client Contact: Malinda Terreri		Client Name: Malinda Terreri					
E-Mail: Malinda@TerreriTeam.com		Address:					
SIGNATURES	APPRaiser			SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)			
	<div></div>						
	Appraiser Name: Cody Vehige			Supervisory or Co-Appraiser Name:			
	Company: Authority Appraisals			Company:			
	Phone: (314) 922-3619 Fax:			Phone: Fax:			
	E-Mail: cvehige@authorityappraisals.com			E-Mail:			
	Date Report Signed: 12/03/2025			Date Report Signed:			
	License or Certification #: 2022005593 State: MO			License or Certification #: State:			
	Designation: State Certified Residential			Designation:			
	Expiration Date of License or Certification: 06/30/2026			Expiration Date of License or Certification:			
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input checked="" type="checkbox"/> None			Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None				
Date of Inspection: 11/25/2025			Date of Inspection:				

Addenda

File No. 251125-12793

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				

ADDENDUM TO THE RESIDENTIAL RESTRICTED APPRAISAL REPORT

Restricted Use Appraisal Report:

This appraisal has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) as a Restricted Appraisal Report. The report is intended for the sole use of the client identified in the report, and the appraisal results may not be fully understood without additional information contained in the appraiser’s work file. This report is restricted in its content, and therefore, is not intended for any other use or reliance by any party other than the client. No other party may use or rely on the information provided in this report without the express written consent of the appraiser.

Intended User:

This appraisal report is prepared for the exclusive use of Malinda Terreri , who is the intended user. No other party may rely on the information or conclusions contained in this report without the express written consent of the appraiser.

Scope of Work Description

The scope of work for this appraisal assignment involved developing an opinion of market value for the subject property based on a desktop analysis only. The appraisal was performed in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) 2024 guidelines, specifically under the requirements for a Restricted Appraisal Report as outlined in Standards Rule 2-2(b).

This appraisal is based on a desktop analysis of the subject property. No inspection was conducted, therefore the appraiser has relied on public records, Multiple Listing Service (MLS) data, information provided by the client, and other available sources to estimate the characteristics and condition of the property and assumes this information to be true and accurate. This represents an extraordinary assumption under USPAP, meaning that if the actual condition of the property differs, the opinion of value could be significantly affected.

Data Sources:

The data used in this report, including comparable sales, was sourced from the Maris MLS, public records, client, and other reliable sources. Given that the property is located in Missouri, a non-disclosure state, some data was not available in public records. The appraiser has supplemented this with data from MLS and in-house files to form a credible opinion of value.

Approaches to Value:

The Sales Comparison Approach was developed for this appraisal, as it best reflects typical buyer and seller behavior in the subject’s market. The Cost and Income Approaches were considered but not developed as they are not thought necessary to the formation of credible assignment results. The final opinion of value was reconciled based on the range of adjusted sales prices from comparable properties, with appropriate consideration given to the quality, location, and condition of the subject property relative to the comparables.

Limitations:

This appraisal is subject to certain limitations due to it being a desktop analysis and reliance on secondary data sources. As such, the conclusions drawn in this report are contingent upon the accuracy of the data used and the extraordinary assumption regarding the property’s condition. Should any additional information or an interior inspection reveal conditions that differ from those assumed, the appraiser reserves the right to amend the appraisal and the opinion of value.

• GP Residential: Site Section - Highest and Best Use

The highest and best use of the subject is projected based on location, physical characteristics, past and proposed uses, and applicable zoning.

The highest and best use of the subject "as if vacant" is for residential construction. It is physically possible, legally permissible, appears to be financially feasible and the most profitable use of the site. Surplus land, if any, may be held as investment or agriculture as an interim utility.

The highest and best use of the subject "as improved" is its current use. The improvements have remaining economic life; are physically possible; is the probable future use; is the current and previous use and is legally permissible by zoning or probable future zoning; is financially feasible; and is the maximally productive use available to the subject.

The Highest and Best Use of the subject, as revealed by my investigation, is that indicated "as improved."

• GP Residential: Sales Comparison Analysis - Summary of Sales Comparison Approach

All available data such as the Multiple Listing Service, in-house appraisal files, local brokers, public records and other data sources were researched. When selecting the comparables for this analysis the appraiser found the most recent and similar sales from within the subjects market area. To have used sales other than those included in this report would require the appraiser to make more subjective adjustments which would only tend to weaken the overall credibility of the report. Thus, the appraiser chose to utilize the sales shown as they tend to be best overall barometers of value available to the appraiser.

The comparables were all utilized for their similarity in location, style, design, and appeal. All of the comparables are located in the subjects immediate or competing market area. Adjustments were made to the comparables for physical differences of contributory value based on the principals of substitution and contribution realized through paired sales analysis.

Sales Comparison Analysis Addendum:

Adjustments in the sales comparison approach were applied based on market data, paired sales analysis, and professional judgment, in accordance with USPAP guidelines and GSE requirements. The following summarizes the rationale behind the adjustments (or lack thereof) for each comparable property utilized in the report:

Date of Sale:

Based on an analysis of the market, including recent comparable sales, active listings, and pending transactions, there is no indication of a measurable time adjustment necessary for this appraisal. The sales used in the report are recent, with minimal time difference from the effective date. Additionally, market trends indicate gradual appreciation rather than a rapid or declining shift that would necessitate a time adjustment. Applying an insignificant adjustment would not materially impact the valuation and would not align with sound appraisal practice.

Addenda

File No. 251125-12793

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					

Concessions:
No adjustments were made for sales or financing concessions for Comparable 3, as the reported concessions are considered typical for the subject's market area and are not believed to have had a measurable impact on the sale price.

Location / View:
Comparable 3 received a superior adjustment due to its location adjacent to a park and its superior views, which include river and wooded scenery. Based on market observation, such attributes are considered to enhance marketability and value, particularly in this neighborhood.

Effective Age / Condition:
No age adjustments were made for any of the comparables, as all properties were determined to have a similar effective age relative to the subject.

Condition adjustments were also not applied, as the subject and all comparables exhibit deferred maintenance but also reflect partial updates such as kitchen improvements or replacement appliances. Overall, all properties are considered to be in below-average condition, providing market parity.

Room Count:
No adjustments were applied for bedroom or bathroom count. Variances in room count are considered to be reflected in the gross living area (GLA) adjustments, and do not warrant additional separate consideration in this analysis.

Gross Living Area (GLA):
GLA adjustments were applied to Comparables 2 and 3 at a rate of \$30 per square foot, based on analysis of similar properties in the subject's market area. This adjustment rate is considered consistent with typical market reaction to incremental differences in living area for properties of this type and location.

Basement Finish:
Comparable 3 was adjusted downward for superior basement finish compared to the subject. Comparables 1 and 2 were considered similar to the subject in terms of basement finish and therefore no adjustments were made.

Heating / Cooling Systems:
All comparables were adjusted downward to reflect superior heating and cooling systems. The subject is heated with baseboard units and cooled with individual A/C units, whereas all comparables benefit from forced warm air and central air conditioning, which are more marketable.

Garage / Parking:
Adjustments were applied to all comparables for garage parking, as the subject lacks garage space. Garage parking is considered a marketable and valuable amenity in this area, and the adjustment reflects the contributory value of this feature and based on local cost trends.

Other Amenities:
No adjustments were applied for minor amenities such as patios, decks, porches, fireplaces, or fencing. These features are considered to be buyer preferences and do not demonstrate consistent contributory value in this market segment sufficient to warrant quantifiable adjustment.

Comparable 1 received a downward adjustment due to the presence of an in-ground swimming pool, which is considered a superior amenity in this market area and typically contributes value.

Reconciliation of the Sales Comparison Analysis:
In the final reconciliation of the sales comparison approach full consideration was given to all comparables utilized. The comparables indicate a range of value of \$128,000 - \$178,400 with a weighted mean of \$154,000 and a median of \$156,420. Weight was given to the lower end of the range due to condition, heating/cooling, parking and overall curb appeal. A reconciliation of \$140,000 therefore appears reasonable for the subject property.

Addendum to Market Exposure:
Assuming the subject property is aggressively and professionally marketed for sale and assuming the conditions set forth in the definition of market value contained herein a market exposure of 1 - 160 days is thought to be reasonable for properties similar to the subject within its competing price range. See FIRREA Addendum, Exposure Time / Market Time and URAR page 4, Definition of Market Value.

GENERAL ASSUMPTIONS & LIMITING CONDITIONS

Assumptions: Suppositions taken to be true. Assumptions involve facts, conditions, or situations affecting the subject of, or approach to, a valuation but which may not be capable or worthy of verification. They are matters that, once declared, are to be accepted in understanding the valuation. All assumptions underlying a valuation should be reasonable. (Appraisal Institute Online Dictionary, effective Jan. 14, 2012)

Assumption: Concerning Zoning:
It should be noted that an on-site inspection by a government official may reveal an illegal use that the appraiser was unaware.

Assumption: Concerning Hazardous Substances:
Unless otherwise stated in the report, the existence of hazardous substances or other environmental hazards were unknown to the appraiser and for the purposes of the appraisal were assumed not to exist. If this is shown not to be the case, the appraiser reserves the right to change the value upon receipt of this information.

Assumption: Concerning Mold/Organic Hazards:
It should also be noted that the appraiser is not qualified to make any judgments concerning mold, other fungus problems or organic hazards in general. It was assumed that there were no organic hazards present at the time of inspection. If this is shown not to be the case, the appraiser reserves the right to change the value upon receipt of this information. It should also be noted that mold and fungus problems can manifest themselves in less than 48 hours. Therefore, it is not possible to warranty whether or not mold, fungus or other organic problems may or may not exist.

Addenda

File No. 251125-12793

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				

Assumption: Concerning Utilization of Public Utilities:
The appraiser did not determine if the available utilities were utilized. According to interviews with concerned parties, there are no adverse utility utilizations which would adversely affect value, other than those addressed in the Sales Comparison Approach of this report.

GENERAL ADDENDUM

Electronic Transmittal:
The appraisal report was created by the appraiser identified in the appraisal report and that the appraisal report is the complete and unaltered report submitted by the identified appraiser. The appraiser cannot be held accountable for alterations made to this report after it has been submitted. A copy of the original report remains in our files.

Errors:
While this report has been proofed for typographical errors, mathematical inaccuracies, and other discrepancies, others may be discovered in subsequent reviews performed by the client or their designated agent. We reserve the right to correct any typographical errors, mathematical inaccuracies, or other discrepancies that may affect the estimate of value contained in the report. These corrections will be corrected promptly upon the written request of the client.

Public Information Available to the Appraiser:
Missouri is a non-disclosure state. Thus, some market data that pertains to both the subject and the comparables utilized is not provided in the Public Records. Thus, a large amount of data that has been included in the subject appraisal report has been provided by the local Multiple Listing Service/Board of Realtors. The lack of publicly documented and/or verified information that pertains to the subject and comparable data could limit the overall reliability and/or credibility of the final value opinion.

Requests Made After Report Completion:
With the exception of revisions made for the purpose of correction of appraiser errors, the appraiser does not anticipate further development or reporting requirements for this assignment. Any additional requests may represent a change in the assignment conditions and require the development of a new assignment. Therefore, any additional requests must be in writing and may be subject to additional billing.

Delivery of the report is considered completion of the appraisal assignment. Requests for additional information, including additional comparables, the Cost or Income Approaches to value when not applicable, reliable, or necessary to form a credible opinion of value etc., may result in additional fees commensurate with the amount of additional work required to satisfy the request for additional data.

Subject Photo Page

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



Subject Front

220 Habecking Dr
Sales Price
Gross Living Area 2,184
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 10999 sf
Quality Average
Age 73



Subject Rear



Subject Street

Subject Photo Page

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



Subject Side

220 Habecking Dr
Sales Price
Gross Living Area 2,184
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 10999 sf
Quality Average
Age 73



Subject Side

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Family

220 Habecking Dr
 Sales Price
 Gross Living Area 2,184
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10999 sf
 Quality Average
 Age 73



Family



Kitchen

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Kitchen

220 Habecking Dr
 Sales Price
 Gross Living Area 2,184
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10999 sf
 Quality Average
 Age 73



Primary Bedroom



Primary Bath

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Bonus Room

220 Habecking Dr
Sales Price
Gross Living Area 2,184
Total Rooms 8
Total Bedrooms 5
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 10999 sf
Quality Average
Age 73



Bedroom



Bath

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Bedroom

220 Habecking Dr
 Sales Price
 Gross Living Area 2,184
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10999 sf
 Quality Average
 Age 73



Hallway / Attic



Bedroom

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Bedroom

220 Habecking Dr
 Sales Price
 Gross Living Area 2,184
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10999 sf
 Quality Average
 Age 73



Bath (half)



Upstairs Bonus

Subject Interior Photo Page

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Basement

220 Habecking Dr
 Sales Price
 Gross Living Area 2,184
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 10999 sf
 Quality Average
 Age 73

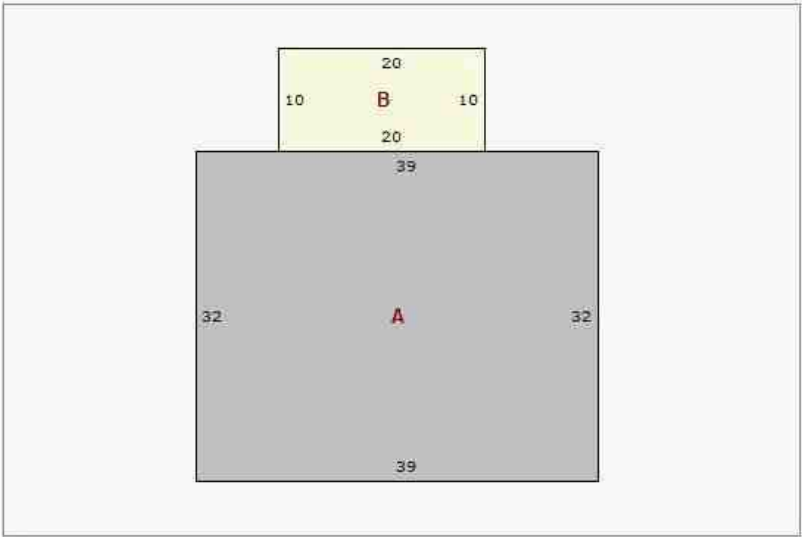


Basement

Assessor’s Building Sketch

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					

Property Sketch Image: 11E340244 - 2025 - Card 1

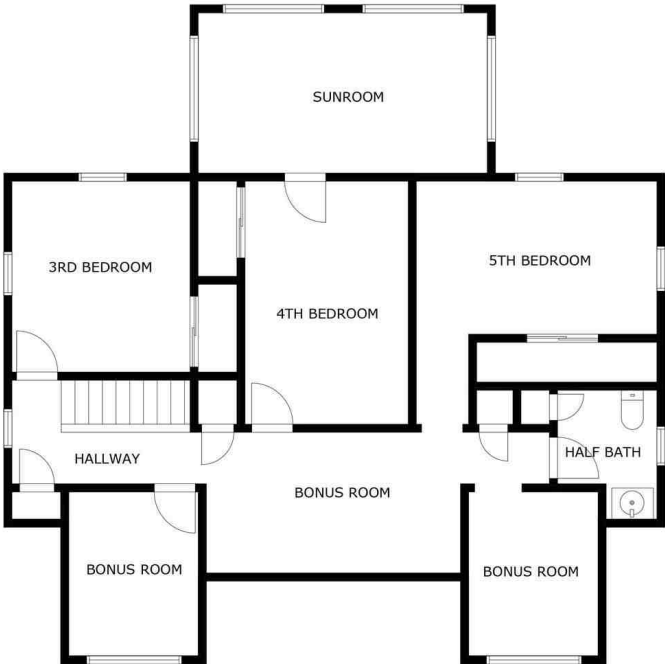


Property Sketch Information: 11E340244 - 2025 - Card 1

Key	Area	Description		Floor
A	1,248 ft. ²	Main Dwelling -	ALUMINUM / VINYL	
		Stories -	1.5	
		Basement -	FULL	
B	200 ft. ²	UNFINISHED BASEMENT		LOWER
		ENCLOSED FRAME PORCH		FIRST
		ENCLOSED FRAME PORCH		SECOND
Total Living Area - 2,184 ft. ²				

Client Building Sketch

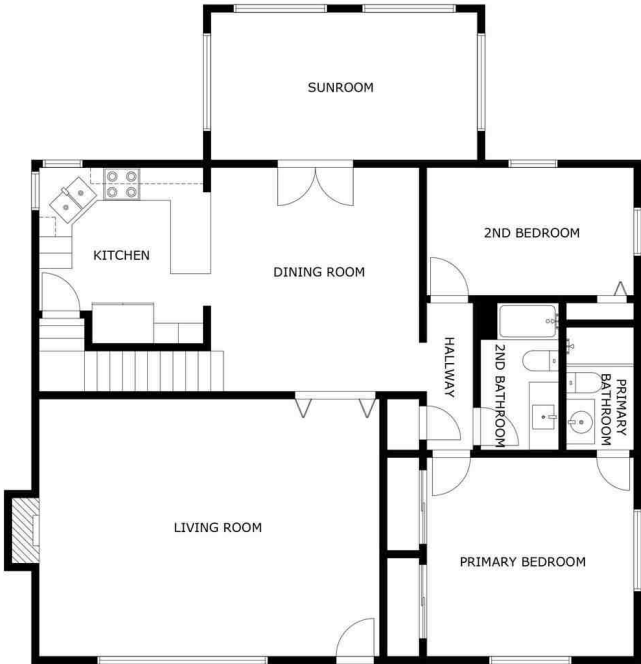
Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



FLOOR 3

Client Building Sketch

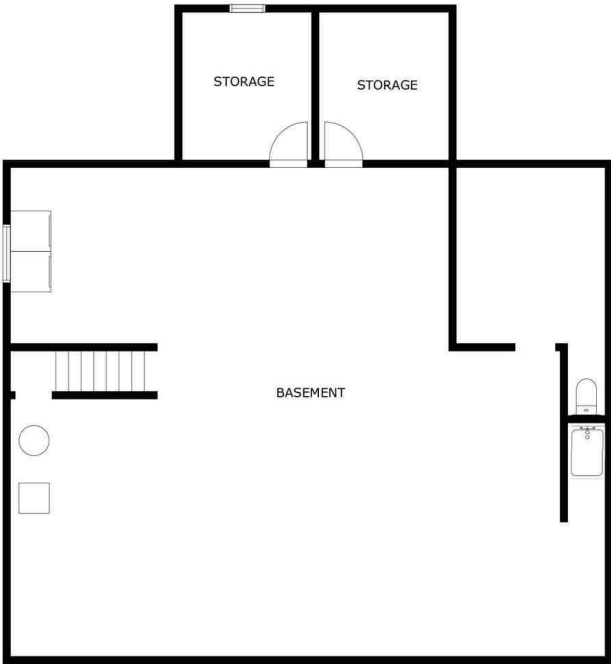
Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



FLOOR 2

Client Building Sketch

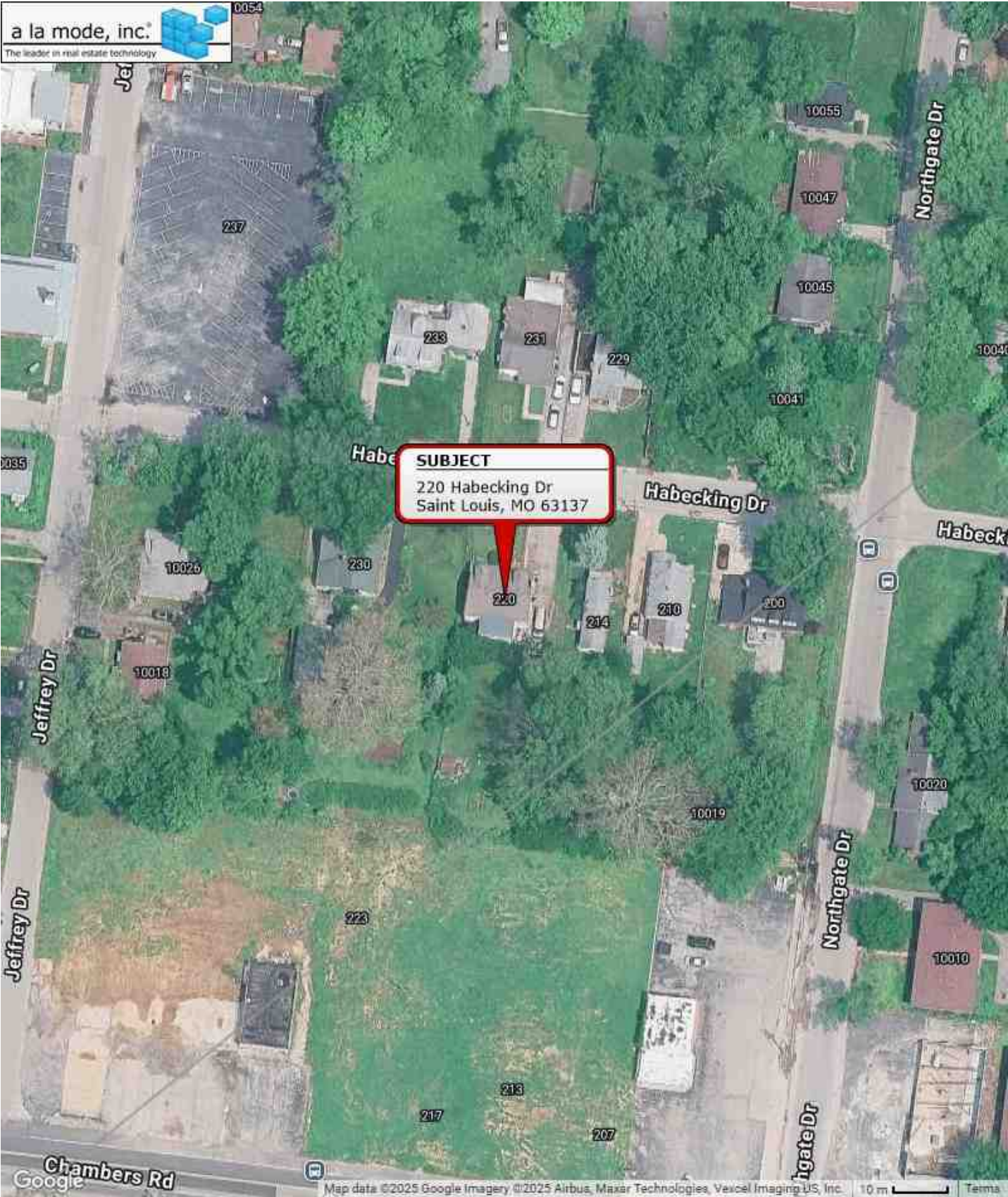
Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



FLOOR 1

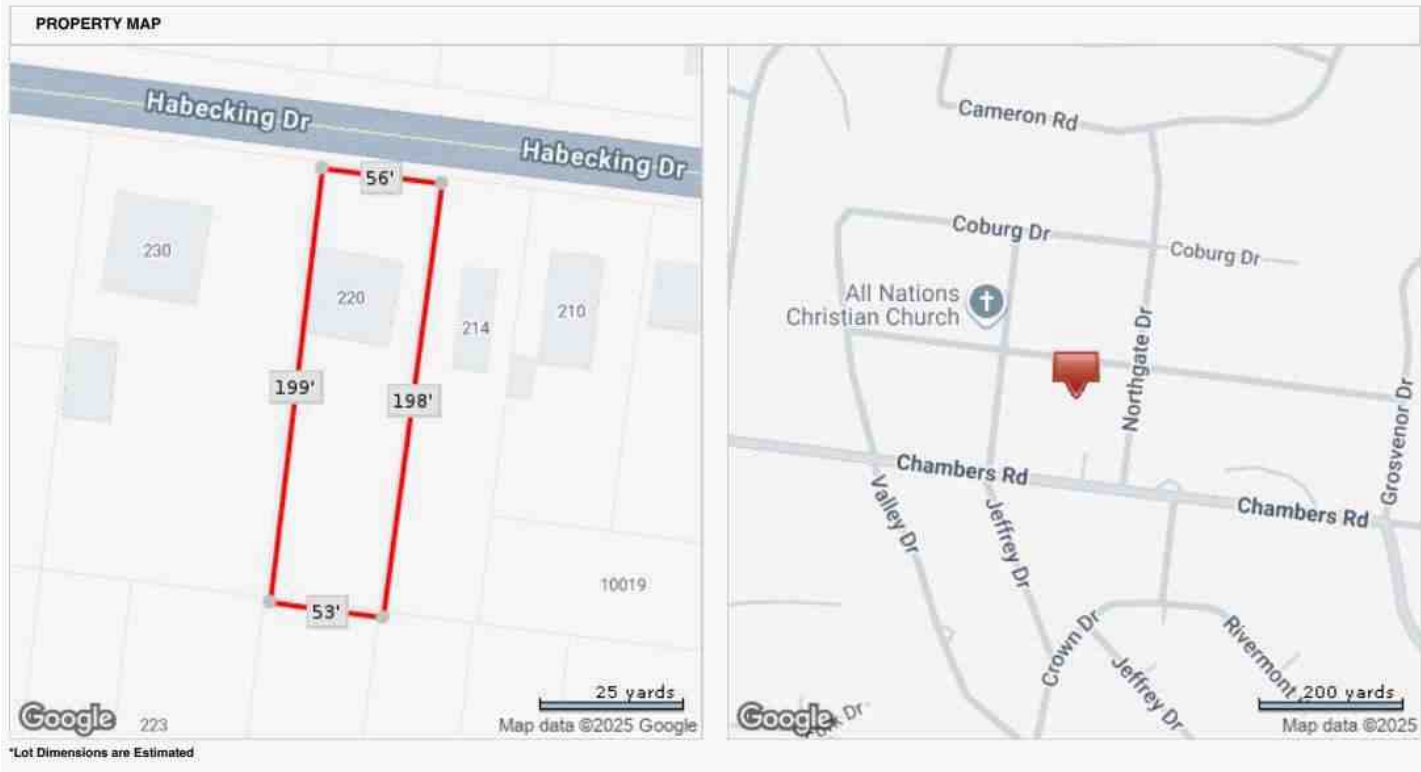
Aerial Map

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



Plat Map

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



Comparable Sales Map

Owner	Houston Property				
Property Address	220 Habecking Dr				
City	Saint Louis	County	St Louis	State	MO Zip Code 63137
Client	Malinda Terreri				



Comparable Photo Page

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					



Comparable 1

7 Biritz Dr	
Prox. to Subject	0.94 miles W
Sale Price	160,000
Gross Living Area	2,088
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	16117 sf
Quality	Average
Age	65



Comparable 2

10408 Gardo Ct	
Prox. to Subject	0.73 miles NW
Sale Price	144,900
Gross Living Area	1,300
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	N;Res
View	N;Res
Site	7501 sf
Quality	Average
Age	64



Comparable 3

10211 Lookaway Dr	
Prox. to Subject	0.53 miles E
Sale Price	227,000
Gross Living Area	2,004
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	2.0
Location	B;Park
View	B;Res;River;Wood
Site	14000 sf
Quality	Average
Age	62

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

Understanding Your Appraisal — Common Questions (FAQ)

File No. 251125-12793

Owner	Houston Property					
Property Address	220 Habecking Dr					
City	Saint Louis	County	St Louis	State	MO	Zip Code 63137
Client	Malinda Terreri					

Authority Appraisals – Appraisal FAQ

A friendly guide to help you understand your appraisal report

Why isn’t my finished basement included in the Gross Living Area (GLA)?

We follow the ANSI Z765 Standard, which only counts above-ground finished areas as part of the Gross Living Area (GLA). Even if your basement is beautifully finished, it’s considered “below grade” and is listed in a separate section.

But in most cases it still has value. Finished lower levels, extra bedrooms, and bathrooms are accounted for in the appraisal - just on a different line in the grid.
Learn More: <https://www.nar.realtor/newsroom/nar-urges-adoption-of-ansi-standard-to-bring-consistency-to-appraisals>

Does finishing my basement or adding a bathroom still add value?

Yes, in most cases. While these features aren’t part of the GLA, they can increase your home’s appeal and market value, especially if similar nearby homes have them.

Appraisers compare these features to other properties with similar spaces and adjust accordingly.

I just updated my HVAC and painted - will that raise my value?

Not necessarily. Routine maintenance - like HVAC replacements, roof repairs, or painting - is considered normal upkeep. The market expects homes to be in good working condition.

Well-maintained homes help preserve value, but rarely increase it - unless the upgrades go significantly beyond the local standard.

I spent \$40,000 on my kitchen remodel. Why doesn’t the appraisal reflect that full amount?

Because cost does not equal value. An appraisal measures what the market is willing to pay, not what you spent. Even a high-end renovation may only increase your value by a portion of the cost if buyers in your area won’t pay a premium for it.

What’s included in this service - and what’s not?

Your appraisal includes:

- An independent, unbiased opinion of value
- A detailed analysis of comparable home sales
- A professionally formatted report for your records or attorney

Your appraisal does not include:

- Help with divorce negotiations, tax appeals, or legal disputes
- Advocacy on your behalf
- Expert testimony or deposition (available under a separate agreement)

If you need legal support or negotiation strategy, we recommend working with an attorney or financial advisor.

Can you testify or go to court for me?

Yes - but this is a separate service, not included in your standard appraisal fee. We’re available for depositions, testimony, or expert consulting by request.
Just let us know, and we’ll provide a quote and agreement if needed.

Who is this appraisal for?

Every appraisal has an intended user, which is the person or entity authorized to rely on the report. That could be you, your attorney, a tax advisor, or the court.
If you’re unsure who the appraisal should be addressed to, ask us before we begin. We’re happy to help.

Can you adjust the value based on what I need?

We understand that your situation is important - but appraisers are legally and ethically required to remain neutral. Our role is to reflect the market’s perspective, not to advocate for a higher or lower value.

Will the value match what Zillow or the county says?

Usually not. Online estimates and tax assessments are based on mass data models, not a personalized on-site inspection. Your appraisal reflects real-time market conditions, current sales, and the specific details of your home - making it more accurate and defensible.

Can I reach out if I have questions?

Absolutely. We’re here to help before, during, and after the appraisal. If something in the report seems unclear, just ask - we’ll explain it in plain language.

State of Missouri

Missouri Department of Commerce and Insurance
Division of Professional Registration
Real Estate Appraisers Commission

State Certified Residential Real Estate Appraiser



VALID THROUGH JUNE 30, 2026
ORIGINAL CERTIFICATE/LICENSE NO. 2022005593

CODY N VEHIGE
1010 HWY UU
SILEX MO 63377
USA

Verna Beauchamp
EXECUTIVE DIRECTOR

Sheila Solan
DIVISION DIRECTOR