

APPRAISAL OF REAL PROPERTY

LOCATED AT

2257 SE Belvedere St
Port St Lucie, FL 34984

FOR

Port St Lucie City Commission
121 SW Port St Lucie Boulevard, Suite 322
Port St Lucie FL 34984-5099
c/o Betty Bollinger, Senior Legal Assistant

AS OF

March 18, 2025

BY

Daniel D. Fuller, MAI SRA
State Certified Real Estate Appraiser RZ567
Fuller-Armfield-Wagner Appraisal & Research Inc.
426 Avenue "A"
Fort Pierce FL 34950

LAND APPRAISAL REPORT

File No.: 20401-SE Belvedere St

SUBJECT

Property Address: 2257 SE Belvedere StCity: Port St LucieState: FLZip Code: 34984

County: St. LucieLegal Description: Port St Lucie Section 18 Blk 692 Lot 23

Assessor's Parcel #: 3420-585-0900-0006Tax Year: 2024R.E. Taxes: \$ 947.00Special Assessments: \$ n/a

Market Area Name: Central Port St LucieMap Reference: 38940Census Tract: 3820.14

Current Owner of Record: Guttman, AlexBorrower (if applicable): n/a

Project Type (if applicable): ☐ PUD☐ De Minimis PUD☒ Other (describe) Platted S/DHOA: \$ n/a☐ per year☐ per month

Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☐ Vacant☐ Not habitable

If Yes, give a brief description:

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective

Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)

Intended Use: Determine fair market value, for client purchase negotiations.

Intended User(s) (by name or type): Client: City of Port St Lucie and client representatives.

Client: Port St Lucie City CommissionAddress: 121 SW Port St Lucie Blvd, Ste 322, Port St Lucie FL 34984-5099

Appraiser: Daniel D. Fuller, MAI SRAAddress: Fuller-Armfield-Wagner Appr & Rsch, 426 Avenue A, Ft Pierce, FL

MARKET AREA DESCRIPTION

Characteristics			Predominant Occupancy		One-Unit Housing			Present Land Use		Change in Land Use	
Location:	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural		PRICE	AGE	One-Unit	95 %	<input checked="" type="checkbox"/> Not Likely		
Built up:	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 80	\$(000)	(yrs)	2-4 Unit	0 %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	
Growth rate:	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 20	215	Low 50	Multi-Unit	0 %	* To:		
Property values:	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	650	High new	Comm'l	5 %			
Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	375	Pred 20		%			
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.					%			

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: Subject is located within the approximate center of Port St Lucie City original General Development plats. The location is adjacent to City Hall, the City Community Center, city bus stop and other city services. Plus there are several neighborhood commercial retail/office properties. Residential development is at approximately 90% level with very few vacant lots scattered throughout the neighborhood.

It appears demand for vacant lots is primarily from home builders, and the lack of lot inventory supports pricing levels.

SITE DESCRIPTION

Dimensions: 80x125Site Area: 10,000 sf (.23 ac)

Zoning Classification: Single Family/RL-Residential LowDescription: Low Density Residential

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements

Uses allowed under current zoning: 1 - single family improvement.

Are CC&Rs applicable? ☐ Yes☒ No☐ UnknownHave the documents been reviewed? ☐ Yes☐ NoGround Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) Develop with one single family residence.

Actual Use as of Effective Date: VacantUse as appraised in this report: Vacant

Summary of Highest & Best Use: Develop with one single family residential improvement.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	Interior lot / 80 ft
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Wooded
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private provider	Width	60 ft R/W			Size	Typical for neighborhood standard
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of PSL	Surface	Asphalt			Shape	Rectangle
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of PSL	Curb/Gutter	no	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of PSL	Sidewalk	no	<input type="checkbox"/>	<input type="checkbox"/>	View	Residential/Governmental
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private provider	Street Lights	Adequate	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private provider	Alley	no	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: ☒ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 12111C0289KFEMA Map Date 02/19/2020

Site Comments: Wooded site, requires clearing and fill for development. Trash noted on the site, assumed non-contaminated.

NOTE: City facilities and adjacent commercial properties are typically somewhat negative to residential properties. Although somewhat offsetting to potential location negatives, the lack of vacant lots can increase prices.

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): **MLS, Public Records**
1st Prior Subject Sale/Transfer
Date:
Price:
Source(s):
2nd Prior Subject Sale/Transfer
Date:
Price:
Source(s):

Analysis of sale/transfer history and/or any current agreement of sale/listing: **Market research did not find the subject currently listed for sale.**

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	2257 SE Belvedere St Port St Lucie, FL 34984	2049 SE Aneci St Port St Lucie, FL 34984		152 SW Crescent Ave Port St Lucie, FL 34984		318 SE Dalva Ave Port St Lucie, FL 34984	
Proximity to Subject		.39 miles northeast		.50 miles west		.25 miles northwest	
Sale Price	\$ n/a		\$ 136,000		\$ 142,500		\$ 145,500
Price/	\$ n/a		\$ \$13.60 / sf		\$ \$14.20 / sf		\$ \$14.55 / sf
Data Source(s)	Prop inspection	MLS, Public Records		MLS, Public Records		MLS, Public Records	
Verification Source(s)	Inspection	Prop Inspection		Prop Inspection		Prop inspection	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust
Sales or Financing	n/a	Cash		Cash		Cash	
Concessions	n/a						
Date of Sale/Time	Appr 3/18/25	4/2024		5/2024		8/2024	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	PSL Sec 18	PSL Sec 18		PSL Sec 18		PSL Sec 18	
Site Area	.23 ac (10,000 sf)	.23 ac (10,000 sf)		.23 ac (10,000 sf)		.23 ac (10,000 sf)	
Topography	Wooded	Under developmnt		Cleared		Improved SFR	
		Treed/grnd cleared		Treed/grnd cleared		Wooded at sale	
		Wooded at sale		Wooded at sale			
		Drainage canal> along rear prop>		Drainage canal> along rear prop>			
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$		<input type="checkbox"/> + <input type="checkbox"/> - \$	
Adjusted Sale Price (in \$)			\$ 136,000		\$ 142,500		\$ 145,500
Summary of Sales Comparison Approach Properties all 80' x 125' platted lots like subject. Location of properties analyzed all somewhat superior to subject's location without commercial and city property influences.							
Properties with rear property line drainage canal providing superior privacy, do not command premium prices.							
Neighborhood commercial influences tend to indicate subject's value falls to low end of the range of the data.							

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.
Legal Name of Project: N/A
Describe common elements and recreational facilities: n/a

RECONCILIATION

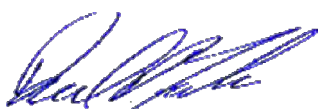
Indicated Value by: Sales Comparison Approach \$ 140,000
Final Reconciliation Subject's commercial neighborhood influences considered when concluding my opinion of subject's value.
This appraisal is made ☒ "as is", or ☐ subject to the following conditions:
☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, 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: \$ 140,000 , as of: March 18, 2025 , 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.

ATTACH.

A true and complete copy of this report contains 10 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, which contains the following attached exhibits: ☒ Scope of Work
☒ Limiting cond./Certifications ☒ Narrative Addendum ☐ Location Map(s) ☐ Flood Addendum ☒ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Betty Bollinger, Senior Legal Assistant Client Name: Port St Lucie City Commission
E-Mail: bbollinger@citypsl.com Address: 121 SW Port St Lucie Blvd, Ste 322, Port St Lucie FL 34984-5099

APPRAISER

Appraiser Name: Daniel D. Fuller, MAI SRA
Company: State Certified Real Estate Appraiser RZ567
Phone: Fort Pierce FL 34950 Fax: none
E-Mail:
Date of Report (Signature): 03/21/2025
License or Certification #: RZ567 State: FL
Designation: MAI, SRA Estate Appraiser RZ567
Expiration Date of License or Certification: 11/30/2026
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: March 18, 2025

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 #:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

Subject and Sales Data Location Map

Borrower	n/a						
Property Address	2257 SE Belvedere St						
City	Port St Lucie	County	St. Lucie	State	FL	Zip Code	34984
Lender/Client							



PROPERTY TYPE & USE "AS IS"

- Property Type: Vacant single family residential lot.
- Property Use "as is": Vacant as of the date of appraisal.
- Property Location: 2257 SE Belvedere Road, Port St Lucie, Florida

SCOPE OF WORK

Ms. Betty Bollinger, Senior Legal Assistant to the Port St. Lucie City Attorney, representing the Port St. Lucie City Commission, engaged my services to provide an opinion of the Market Value of the Fee Simple Interest in the subject 0.23± acre vacant lot as identified within this report, with my opinion of value subject to Ordinary Assumptions and Limiting Conditions, and Extraordinary Assumptions identified within this report.

The date of the appraisal is March 18, 2025, the date of my final inspection of the subject.

To form an opinion of the Market Value of the Fee Simple Interest in the subject the following Scope of Work was required.

The subject consists of a vacant lot, thus valuation via the Sales Comparison Approach is appropriate.

Because the subject consists of undeveloped land, via definition the Cost Approach is not a valid method of valuing the subject. Also, because undeveloped lots seldom lease to obtain an income stream, the Income Capitalization Approach also is not applicable in the valuation process.

Research for sales / listings of comparable properties began within the subject's neighborhood. Research was conducted using public records, multiple listing services (MLS), commercial data services, and interviews with buyers, sellers, brokers, investors, et cetera.

Data gathered is ideally verified with a knowledgeable participant of a transaction, followed by analysis of the data to interpret market trends. The data analyzed was then applied to the subject for an indication value.

- Client: Port St. Lucie City Commission and/or their representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions and Underlying Assumptions, and Certification included within this report.
- Intended Use of the Appraisal: The appraisal is intended to provide an opinion of the Market Value for client purchase negotiations, and the appraisal is not intended for another use.
- Intended User of the Appraisal Report: The Intended User of the appraisal report is the client and/or client representatives, and the report is not intended for another user.

EXPOSURE

Exposure time: - *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 6th ed.*

1. The time a property remains on the market.

2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market (USPAP, 2016-2017 ed.).

Between listing and closing dates the properties analyzed range from one to two months. Thus, in my opinion, consummation of a sale of the subject as of the date of appraisal would have required an exposure period of no longer than three months, assuming listing price at or near my opinion of value.

DEFINITIONS

APPRAISAL REPORT FORMAT

Appraisal Report Format - *Per Uniform Standards of Appraisal Practice (USPAP 2020-2021) – Standards Rule 2-2*, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.

This appraisal report is prepared under USPAP “Appraisal Report” format option.

MARKET VALUE - *Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.42, is:*

The most probable price in terms of money 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 considers his 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 a normal consideration for the property sold unaffected by special or created financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE ESTATE – *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 6th ed.*

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

SALES COMPARISON APPROACH – *Source, Appraisal Inst., Dictionary of Real Estate Appraisal, 6th ed.*

The process of deriving a value indication for the subject property by comparing sales of similar properties to the being appraised, identifying appropriate units of comparison, and making appropriate adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available.

ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The value given in this appraisal report represents the opinion of the signer as to the Value AS OF THE DATE SPECIFIED. Values of real estate are affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This appraisal report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The value given in this appraisal report is gross, without consideration given to any encumbrance, restriction, or question of title, unless so stated.
5. Easements may not be recorded or may exist by customary use or by other legal means. The appraiser is not qualified to search legal records as to easements. Because rights of others can have influence on real estate values, the values reported herein are predicated on a qualified legal opinion that assumptions regarding easements and the rights of others is representative of actual conditions.
6. Information as to the description of the premises, restrictions, improvements, and income features of the property involved in this report is as has been submitted by the applicant for this appraisal or has been obtained by the signer hereto. All such information is considered correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made.
11. The Contract for the appraisal of said premises is fulfilled by the signer hereto upon the delivery of this report duly executed.
12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined, and considered in the appraisal report.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.

EXTRAORDINARY ASSUMPTIONS

Extraordinary Assumptions — *Uniform Standards of Professional Practice (USPAP), 2014-2015, ed.*

An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

1. Site dimensions and size are from Plat of Port St. Lucie Section 18, recorded in plat book 13, pages 17, 17A to 17K of the Public Records of St. Lucie County, Florida, and site data from the identified document is assumed accurate.

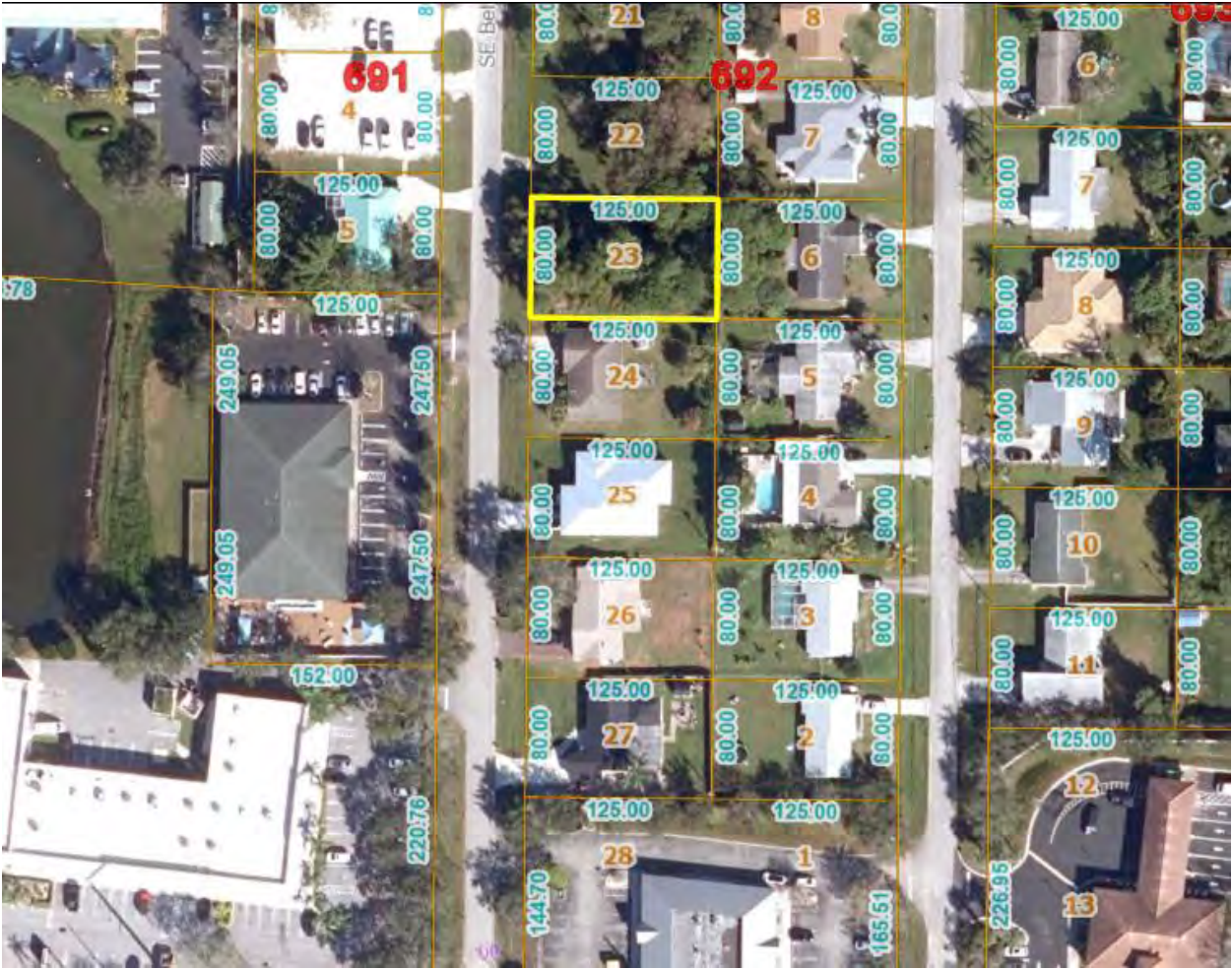
CERTIFICATE OF APPRAISAL

I certify that, to the best of our knowledge and belief:

- a) The statements of fact contained in this report are true and correct.
- b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- c) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- d) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- e) My compensation 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 estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- f) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- g) Daniel D. Fuller inspected the property that is the subject of this report.
- h) No one provided professional assistance to the signor of this report.
- i) The appraiser has performed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.
- j) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- k) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the requirements under the continuing education program of the Appraisal Institute."
- l) This appraisal assignment was not made, nor was the appraisal rendered on the basis on a requested minimum valuation, specific valuation, or an amount which would result in approval of the loan.
- m) I have not appraised the subject, nor have I provided any other services in any capacity relating to this property within the three years prior to my engagement for this assignment.



Daniel D. Fuller, MAI, SRA
State-Certified General Real Estate Appraiser RZ567



Aerial Map Exhibit (subject outlined)

Subject Photographed 3/18/25



Subject – wooded lot



Subject



Subject trash located on subject