

LOCATED AT:

271 Eisler Dr Lillington, NC 27546

FOR:

Rocket Mortgage, LLC 1050 Woodward Avenue Detroit, MI, 48226

AS OF:

March 19, 2024

BY:

RICHARD TURSI PRESCOTT RESIDENTIAL APPRAISALS, LLC.

Manufactured Home Appraisal Report File No. QLS0324V12

387-6457069

he purpose of this summary appraisal report is to pro	ovide the lender/client wi	th an accurate, and adequ	uately supported	, opinion of the m	arket va	lue of the subjec	t property.
Property Address 271 Eisler Dr		City Lillington		State	e NC	Zip Code 27546	
Borrower Rhonda Johnson	Owner of Public	c Record Anton L Pillow 8	Valerie E Pillo	N Cou	nty Harn	ett	
					ny nam		
Legal Description LOT#11 HEATHER BROOK PH	2PC#F/550-B, Refer to	Deed Book 1240, Page	e 151, Harnett C	County Registry.			
Assessor's Parcel # 039597 0157 15 (PIN# 9597-	71-8591.000)	Tax Year 2023		R.E.	Taxes \$	483	
Neighborhood Name Heather Brooke		Map Reference 958	86	Cen	sus Tract	0713.02	
	Designet True of life and line bla						
Occupant X Owner Tenant Vacant	Project Type (if applicable			erative Other	r (describe	2)	
Special Assessments \$ 0.00		HOA \$ 0.00	per year	per month			
Property Rights Appraised 🛛 🗙 Fee Simple 🗌 Lea	sehold 🗌 Other (descri	be)					
		ner (describe)					
Lender/Client Rocket Mortgage, LLC	Address 1050	Woodward Avenue, De	troit, MI 48226				
Is the subject property currently offered for sale or has it be	en offered for sale in the twe	elve months prior to the effecti	ive date of this app	raisal? 🛛 🗙 Ye	es 🗍 N	0	
Report data source(s) used, offering price(s), and date(s).							
Report data source(s) used, oriening price(s), and date(s).	See Allached Addend	um					
Manufactured homes located in either a condominium or co	poperative project require the	e appraiser to inspect the proj	ect and complete t	he Project Informatio	on section	n of the Individual	
Condominium Unit Appraisal Report or the Individual Coop				-			
I X did U did not analyze the contract for sale for the	subject purchase transactio	n. Explain the results of the a	analysis of the cont	ract for sale or why t	the analys	sis was not perform	ed.
Arms length sale;After analysis of the sales cont	act it appears to the ap	praiser to be consistent	with trends in th	e subjects marke	et area.		
Contract Price \$ 200,000 Date of Contract C	3/06/2024 Is the p	property seller the owner of pu	ublic record?	JYes ∐No D	ata Sourc	ce(s) Tax Office	
Is there any financial assistance (loan charges, sale conce	ssions aift or downpayment	assistance etc.) to be paid by	v anv party on beha	alf of the borrower?	X	Yes No	
	° , ,						
If Yes, report the total dollar amount and describe the item	s to be paid. \$2,500	\$2500;;	I he seller agree	s to pay towards	s the buy	ers expenses.	
L							
	Evoloin the receiver C.U.	advolo of the mean first set of	lavalao	analysis	form		
I did X did not analyze the manufacturer's invoice	. Explain the results of the ar	anysis of the manufacturer's i	invoice or why the a	anaiysis was not per	iormed.	The manufac	Jurer's
invoice was not available at the time of the inspe-	ction.						
Retailer's Name (New Construction)							
Note: Race and the racial composition of the neighbor	hood are not appraisal fac	tors.					
Neighborhood Characteristics	Manu	factured Housing Trends		Manufactured Ho	ousing	Present Land	Use %
			Dealining	DDICE		One Unit	45.0/
Location Urban X Suburban Rural				PRICE	AGE	One-Unit	45 %
Built-Up Over 75% X 25-75% Under 25%	Demand/Supply	ortage X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth Rapid X Stable Slow	Marketing Time X Un	der 3 mths 3-6 mths	Over 6 mths	20 Low	0	Multi-Family	5 %
	,)					,	
Neighborhood Boundaries The subjects neighborho	od is located south of H	lignway 27, north of Higr	nway 24, east	1,000 High		Commercial	10 %
of Highway 87 and west of Nursery Road.				187 Pred.	19	Other Vacant	35 %
Neighborhood Description The subjects neighborho	od consists primarily of	single family residences	some two-to-f	our family and m	ulti-fami	ly dwellings so	ne liabt
local commercial properties and some vacant an	d agricultural land. Prop	perty compatibility is ave	rage. All conve	niences are withi	n a reas	sonable distance	. There
is mixed manufactured and site built housing in a							
ו זא וווגבע וומוועומכנעובע מווע אוב טעווג ווטעאווע וו נ	lose proximity to the su	ibiect. This is considered	d common for th	is this market.			
						Manlastinastina	
Market Conditions (including support for the above conclus	ions) Supply and dema	and appear to be in balar	nce. Property v	alues appear to b			
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Market Conditions (including support for the above conclus should not exceed three months if priced competence	ions) <u>Supply and dema</u> itively. Common financ	and appear to be in balar ing is conventional. FHA	nce. Property va A and VA are av	alues appear to b			
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PR	ESCOTT RESIDENTIAL	APPRAISALS, L	LC.		_
Man	ufactured Home	Appraisal Re	eport	387-6457069 File No. QLS0324V1	
General Description	Foundation	Exterior Description	materials/condition	Interior mate	rials/condition
	oured Concrete 🗌 Concrete Runners			Floors Lam/Carpet/Vir	
	lock & Pier Other-att. description		od	Walls Panel/Good	-
	ull Basement Partial Basement	Roof Surface Composi	ite/Good	Trim/Finish Wood/Pair	nt/Good
	nent Area 0 sq. ft.			Bath Floor Laminate/G	ood
	nent Finish 0%			Bath Wainscot Fibergla	
	utside Entry/Exit Sump Pump	Storm Sash/Insulated St		Car Storage	
X Existing Proposed Under Const. Eviden		Screens Metal/Good		X Driveway # of Ca	
	ampness Settlement	Doors Hollowcore/Goo	, d	Driveway Surface Conc	
		t Amenities	WoodStove(s) #0	Garage # of Ca	
	ther Fuel Electric	X Fireplace(s) # 1	Fence None	Carport # of Ca	
Floor Scuttle Coolir		X Patio/Deck Deck	X Porch CvdPorch	Attached De	tached
	dividual Other	Pool None	Other	Built-in	
Appliances X Refrigerator X Range/Oven X D	ishwasher 🗌 Disposal 🗌 Micro	wave 🗌 Washer/Dryer	X Other (describe) H	lood & Fan	
Finished area above grade contains: 7	Rooms 4 Bedroom	s 2.0 Bath(s) 1,625 Squar	re Feet of Gross Living Are	a Above Grade
Describe any additions or modifications (decks, rooms, remo	deling, etc.) The subject property	y has a corner fireplace			
deck.		,	,		
		Dette		Madal Vara 400	7
Installer's Name Titan Homes			Installed Unknown	Model Year 199	/
Is the manufactured home attached to a permanent foundati	on system? XYes No If I	No, describe the foundation	sytem and the manner of a	attachment.	
Have the towing hitch, wheels, and axles been removed?	X Yes No If No, explain				
5					
le the manufactured home normanently connected to a centi	a tank as accurace outtam and other utility		If No. overloin		
Is the manufactured home permanently connected to a septi	clank of sewage system and other utilit	ties? XYes No	o If No, explain		
Does the dwelling have sufficient gross living area and room	dimensions to be acceptable to the ma	rket? 🛛 🗶 Yes 💭 No) If No, explain		
Additional features (special energy efficient items, non-realty	(items.etc.) The subject proper	ty has insulated storm	windows, storm doors	and screens.	
riduitorial reatares (special chergy emotion terrs, non reary		ty had induiated etoinin			
				. ®	
The appraiser must rate the quality of construction for the su			0 11	ie [®] , Marshall & Swift Resi	dential Cost
Handbook [®] , or other published cost service). The appraise		his quality of construction ra	ting determination.		
Quality Poor Fair X Average Good	Excellent Identify source of qu	ality rating Marshall &	Swift Residential Cos	t Handbook	
Describe the condition of the property (including needed rep.	airs, deterioration, renovations, remode	ling, etc.). No deferred	d maintenance is evide	ent. The subject appe	ars to be in
good condition with no repairs evident. No functio	nal or external depreciation is ap	parent upon a visual in:	spection.		
-¥	·	•	•		
Are there any physical deficiencies or adverse conditions the	t affaat the livebility, as undress, or atru	atural integrity of the proper	ty? Yes XN	a If Vac describe N	
Are there any physical deficiencies or adverse conditions that	a anect the livability, soundness, or stru-	ciural integrity of the proper	ly? Eyes X N	o If Yes, describe No.	one
apparent.					
Does the property generally conform to the neighborhood (fu	nctional utility, style, condition, use, cor	nstruction, etc.)? X Y	'es ∐No lf No, de	escribe	
Provide adequate information for the lender/client to replicate	e the below cost figures and calculation	s			
Support for the opinion of site value (summary of comparable	¥		aluce are estimated fr	om Multiple Listing Se	nvico data
		alling sile value) <u>Sile va</u>		on multiple Listing Se	
and/or public records, extraction method and expe	rience from prior research.				
ESTIMATED REPRODUCTION OR X REPL	ACEMENT COST NEW				
Source of cost data Marshall & Swift	Effective date of cost data	a 12/2023 Qu	ality rating from cost servi	ice Average	
OPINION OF SITE VALUE	\$ 15,000		erior Dimensions of t		
Section One 812.5 Sq. ft. @ \$ 98.64	\$ 80,145		5 x 60.20	=	813 Sq. ft.
· · · · · · · · · · · · · · · · · · ·	\$ 80,145		5 x 60.20		
		13.5		=	813 Sq. ft.
Section Three Sq. ft. @ \$	\$ 0		Х	=	0 Sq. ft.
Section Four Sq. ft. @ \$	\$		Х	=	0 Sq. ft.
Cvd Pch/Uncvd Dck/FP/AppIncs	\$ 32,200		Total Gross Living	Area:	1,626 Sq. ft.
	\$		Other Data Identi		
	\$	N.A.D.A. Data Identification	Info: Edition Mo:	Yr:	
	Sub-total: \$ 192,490		gion: Size:	ft. x	ft.
Cost Multiplier			· · · · · · · · · · · · · · · · · · ·		11.
	· · · · · · · · · · · · · · · · · · ·	Gray pg.	White pg.	Black SVS pg.	
	d Sub-total: 192,490	15 years and older Conver	sion unart pg.	Yellow pg.	
Physical Depreciation or Conc		Comments			
Functional Obsolescence (not used	for N.A.D.A.): 0				
External Depreciation or State Loc	ation Modifier: 0				
Delivery, Installation, and Setup (not used					
	mprovements: \$ 12,500				
Market Value of Subject Site (as supp					
		F (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)		1.)	10.55
Indicated Value by Cos		Estimated Remaining Ecor			40 Years
Summary of Cost Approach See attached floor plan s	ketch for gross living area calcula	ations. The Cost Appro	ach to Value was esti	mated using The Mars	shall & Swift
Residential Cost Handbook.					

Manufactured Home Appraisal Report

387-6457069 File No. QLS0324V12

There are 19 compa		perties currently of es in the subject ne			, ,	v				229,900 to \$ 24		
FEATURE		SUBJECT	T		BLE SALE NO. 1			MPARABLE			MPARABLE S	SALE NO. 3
271 Eisler Dr	1	0000201	616 Bland					Tower Ro		184 Mulli		
Address Lillington, NC	27546		Sanford,	NC 273	32		Lillington,	NC 27546	i	Lillington	, NC 27546	
Proximity to Subject			2.44 mile	s NW			0.33 miles			0.67 mile	s NE	
Sale Price	\$ 200,				\$ 217,500			\$	201,400			195,000
Sale Price/Gross Liv. Area	\$ 123.	08 sq. ft.	\$ 108.75	sq. ft.			\$ 129.43	sq. ft.		\$ 119.56	sq. ft.	
Manufactured Home			X Yes		-		X Yes			X Yes		
Data Source(s)					#698792;DO				11891;DOM 12			3930;DOM 6
Verification Source(s) VALUE ADJUSTMENTS		SCRIPTION		RIPTION	ec/Realist/FM			VPUDREC/	+(-) \$ Adjustment		RIPTION	ealist/FMLS +(-) \$ Adjustmen
Sale or Financing	2500		ArmLth		+(-) \$ Adji	usumeni	ArmLth		+(-) \$ Aujustinent	ArmLth		+(-) \$ Aujustmen
Concessions			FHA;0				Conv;600	0	-6,000			
Date of Sale/Time	03/06/	2024	s08/23;c0)7/23			s10/23;c0	9/23		s07/23;c0	06/23	
Location	N;Res	,	N;Res;				N;Res;			N;Res;		
Leasehold/Fee Simple	Fee S	imple	Fee Simp	le			Fee Simp	le		Fee Simp	ble	
Site	27007		42253 sf				1.08 ac		-2,800	34848 sf		
View	N;Res	,	N;Res;				N;Res;			N;Res;		
Design (Style)		lanufactured	DT1;Man	ufacture	ed		DT1;Man	ufactured			ufactured	
Quality of Construction Actual Age	Q4 27		Q4 25			0	Q4 31		0	Q4 16		
Condition	C3		25 C3			0	C3		0	C3		
Above Grade		rms. Baths	Total Bdrms.	Baths	;	4,000		Baths	4,000	Total Bdrms.	Baths	4,0
Room Count		4 2.0	5 3	2.0		0	6 3	3.0	-4,000	5 3	2.0	.,
Gross Living Area		1,625 sq. ft.		2,000 s	q. ft	15,300		1,556 sq. ft			1,631 sq. ft.	
Basement & Finished	0sf		0sf				0sf			0sf		
Rooms Below Grade												
Functional Utility	Avera		Average				Average			Average		
Heating/Cooling	FWA/		FWA/CA	-			FWA/CA	-	-	FWA/CA	-	
Energy Efficient Items Garage/Carport	Storm 1dw	Drs&Wnds	Insulated None	vvindov	ws		Insulated None	vvindows	0	Insulated	Windows	
Porch/Patio/Deck		orch/Deck	CPch/Dk/	/2Stnc/E	Pto			/CvdDeck	-1,500			2,5
Features	Firepla		DbleSide			-1 500	Fireplace		-1,500	Fireplace		2,0
Fence/Pool	None		None Sta			1,000	None Stat	ed	0			
Other	None		2-Storage		ngs	-3,000	StgRm/St		-3,000	Shed		-5
Net Adjustment (Total)			+	X -					10,500	(X)+	<u> </u>	6,0
					\$	15,800	+	<u>x</u> - \$	10,500			-,-
of Comparables		e sale or transfer h		subject pr	\$ 2 roperty and com	01,700 parable s		-5.2% 12.0% \$ xplain	190,900	Net Adj. Gross Adj.	3.1% 3.6% \$	· · · · · ·
	did not	reveal any prior sa	Gross Adj. iistory of the s les or transfe	10.9% subject pr	\$ 2 operty and comp subject property	01,700 parable s	Gross Adj. ales. If not, e: ree years prid	-5.2% 12.0% \$ xplain	<u>.</u>	Net Adj. Gross Adj.	3.1%	· · · · · ·
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387-6457069

Manufactured Home Appraisal Report File No. QLS0324V12
This appraisal report and was prepared in compliance with FHLBB, FHLMC, and FNMA guidelines and the Uniform Standards of Professional Appraisal Practices of the Appraisal Foundation dated January 1, 1989. The appraiser subscribes to ethic statements published by the following appraisal organizations:
* The Annasian Institute
* The Appraisal Institute * National Association of Independent Fee Appraisers
* American Association of Certified Appraisers
Unless otherwise stated below or in the appraisal report the subject property did not convey within the past thirty-six months. Multiple Listing Service and/or tax records were researched with no evidence to indicate otherwise. The appraiser disclaims liability for any omission or error made by these vendors. Unless
otherwise stated below or in the appraisal report it is assumed the dwelling is structurally sound and free of any infestation. Mechanical and utility components
are deemed operable consistent with typical appraisal expertise and are not warranted. A professional inspector specific to these areas may be retained at the lenders discretion to address these items.
Photograph / Digital Signature and Stamp Certification: Any and all digital images contained in this report have not been altered in any way. Any digital signature
and stamp contained in this report was made by the stated appraiser and are accessed by password only.
Cost Approach: The Cost Approach is within an acceptable variance.
Income Approach: The Income Approach was not utilized in the preparation of this report.
Sales Comparison Approach: The Sales Comparison Approach is considered most reliable as it reflects the most recent market trends within a specified area. The results of all approaches applied are considered in the reconciliation process and contribute to a final opinion of value.
Site Comments: Site size was obtained from either Multiple Listing Service, Tax Department and/or G.I.S data. All site sizes are subject to recorded survey and
the appraiser disclaims liability for any omission or error made by these venders. Well and septic systems are typical and accepted if municipal services are not present.
Flood Data: The flood information result in this report was based on data obtained from F.E.M.A and/or The North Carolina Floodplain Mapping System and the
opinion of the appraiser. An attempt to determine any flood condition was made without the benefit of a survey and the appraiser disclaims liability for any
inaccuracy. Ultimate determination of flood conditions must be made buy a professional surveyor and if the lender wishes one should be retained to provide a
more detailed study.
Predominant Value: There is a stable demand for the subjects market area in Lillington, North Carolina. There is a wide range of values in this area and it is not
unusual for individual residential real estate to fall below or to exceed the predominant market value. Due to the demand for this area this would not negatively
effect the resale potential of real estate.
*** SEE ADDITIONAL COMMENTS SECTION UNDER COMPARABLES 4, 5 AND 6. ***
INCOME APPROACH TO VALUE (not required by Fannie Mae)
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The Income Approach to Value was not utilized in the preparation of this report.
PROJECT INFORMATION FOR PUDs (if applicable)
Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal name of project
Total number of units Total number of units sold Tatal number of units regulate contract Tatal number of units for cala
Total number of units rented Total number of units for sale Data source(s) Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion
Does the project contain any multi-dwelling units? Yes No Data source(s)
Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.
Are the common elements leased to or by the Homeowners' Association?
Describe common elements and recreational facilities.
Idle Mac Form 70B March 2005 Produced using ACI software, 800.234.8727 www.aciweb.com Fannie Mae Form 1004C March
Page 4 of 7 1004C_05 01092

Manufactured Home Appraisal Report

387-6457069 File No. QLS0324V12

This report form is designed to report an appraisal of a one-unit manufactured home; including a manufactured home in a planned unit development (PUD). A Manufactured home located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

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 concessions 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 also developed the cost approach to value as support for the sales comparison approach. I have adequate comparable market and cost data to develop reliable sales comparison and cost approaches for this appraisal assignment. I further certify that I considered the income approach to value but did not develop it, 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).

Manufactured Home Appraisal Report

387-6457069 File No. QLS0324V12

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.

I had not preformed 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.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
P P I	
Signature Schund Trong as CEATE 43	Signature
Name RICHARD TURSI	Signature Name
Company Name PRESCOTT RESIDENTIAL APPRAISALS 1	Company Name
Company Address 2737 FARNBOROUGH FORD	Company Address
RALEIGH, NC 27613	1
Telephone Number 984-222-2744	Telephone Number
Email Address prescott@nc.rr.com	Email Address
Date of Signature and Report 03/22/2024	Date of Signature
Effective Date of Appraisal 03/19/2024	State Certification #
State Certification # A4937	or State License #
or State License #	State
or State License # or Other (describe) State #	Expiration Date of Certification or License
State NC	
Expiration Date of Certification or License 06/30/2024	
ADDRESS OF PROPERTY APPRAISED	SUBJECT PROPERTY
271 Eisler Dr	Did not inspect subject property
Lillington, NC 27546	Did inspect exterior of subject property from street
	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 201,000	Did inspect interior and exterior of subject property
	Date of Inspection
LENDER/CLIENT	
Name AMROCK, LLC	COMPARABLE SALES
Company Name Rocket Mortgage, LLC	Did not inspect exterior of comparable sales from street
Company Address 1050 Woodward Avenue	Did inspect exterior of comparable sales from street
Detroit, MI 48226	Date of Inspection
Email Address	

Freddie Mac Form 70B March 2005

Manufactured Home Apprecial Deport

FEATURE		SUB	JECT		CON	/IPARA	BLE	SALE NO. 4		CON	/IPARAB	LE S	ALE NO. 5		CO	MPARAB	LE S	ALE NO. 6
271 Eisler Dr		000		350		Drive			204 F		hard Ro	-						
Address Lillington, NC	27546					IC 273	32		-		IC 273							
Proximity to Subject					miles		02		2.83	,		02						
Sale Price	\$ 200.	000					\$	189,000				\$ 2	19,400				\$	
Sale Price/Gross Liv. Area	\$ 123.		sq. ft.	\$ 132	2 17	sq. ft		100,000	\$ 141	37	sq. ft.	ΨZ	.10,400	\$		sq. ft.	Ψ	
Manufactured Home	\$ 120.		34.11.	X Y		<u> </u>	_		X Ye					÷	Yes			
Data Source(s)						<u> </u>		07609:DOM 6					5558;DOM 102		105			
Verification Source(s)				,				Realist/FMLS					ealist/FMLS					
VALUE ADJUSTMENTS		500	RIPTION			IPTION	00/1				IPTION	10/10	+(-) \$ Adjustment			RIPTION		() & Adjustmar
Sale or Financing	2500	_301		Arml		IF HON		+(-) \$ Adjustment	Listin		IFTION		+(-) \$ Aujustment		DESCI			+(-) \$ Adjustmer
-	2500			VA:C						y								
Concessions	02/06	/202		,		7/00			;0	4								
Date of Sale/Time	03/06/		.4		23;c0	//23			c02/2									
ocation	N;Res	,		N;Re	,				N;Re	,								
_easehold/Fee Simple	Fee S		le		Simpl	e		0.000	Fee S		e							
Site	27007			1.05				-2,600					0					
View	N;Res	· ·	factor 1	N;Re		· · ·			N;Re		1 <i>.</i>							
Design (Style)	· · ·	/lanı	ufactured		Manu	Ifactur	ed		· · ·	Manu	Ifacture	d						
Quality of Construction	Q4			Q4					Q4									
Actual Age	27			26				0	24				0					
Condition	C3			C3	1				C3						1 1			
Above Grade		drms.	Baths		Bdrms.	Bath		4,000	Total E	drms.	Baths		4,000	Total	Bdrms.	Baths		
Room Count	7	4	2.0	5	3	2.0		0	7	3	2.0		4,000					
Gross Living Area			1,625 sq. ft.		1	, 430 s	sq. ft.	8,000		1	, 552 so	q. ft.	3,000			SC	1. ft.	
Basement & Finished	0sf			0sf					0sf									
Rooms Below Grade																		
Functional Utility	Avera	ge		Aver	age				Avera	age								
Heating/Cooling	FWA/	CAC	2	FWA	/CAC	;			FWA	/CAC	;							
Energy Efficient Items	Storm	Drs	s&Wnds	InsW	/nds/\$	StrmD	rs	0	Insula	ated \	Window	vs	0					
Garage/Carport	1dw			2gd				-8,000	None									
Porch/Patio/Deck	Cvd P	orch	n/Deck	Porc	h/Dec	k/Pati	o	-500	Porch	n/2-St	tps/Pat	io	0					
Features	Firepla	ace		None	e Stat	ed		1,500	None	State	ed		1,500					
Fence/Pool	None			Fend	e			-1,500	None	State	ed		0					
Other	None			Stora	age B	uilding		-1,500	Stg E	ldg/S	Shelter		-2,000					
Net Adjustment (Total)						<u>X</u> -	\$	600	X			\$	10,500]+	-	\$	
Adjusted Sale Price				Net A	dj.	-0.3%			Net Ac	lj.	4.8%			Net	Adj.	%		
of Comparables				Gross	Adj.	14.6%		188,400	Gross	Adj.	6.6%	\$	229,900	Gros	s Adj.	%	\$	
ITEM			SU	BJECT				COMPARABLE SA			С	OMP	ARABLE SALE NO.	5		COMPA	RABL	E SALE NO. 6
Date of Prior Sale/Transfer																		
Price of Prior Sale/Transfer		\$0					\$0				\$0							
Data Source(s)		-	arnettCPRed	/Real	ist/FN	1LS	·	mettCPRec/Reali	st/FM	S		ettCF	PRec/Realist/FM	LS	1			
Effective Date of Data Sour	ce(s)		/19/2024					/19/2024			03/19							
Summary of Sales Compar					СОМ	MENT		ECTION: No em	plovee	, dire				lend	ler, or	any oth	er th	ird partv acti
as a joint venture partr																		
he development, repo																		
or in any other manner	0				0			·				_						· · · · ·
designated contact to r						<i></i>									<u> </u>			,, ,
accignation contact l0 l	nunc al	n ap	Pointinon			open	y. 1	agree to infinediat		Jona	iny una	auto			00.001			

Exposure Time: The final opinion of market value is based on adequate exposure time the subject property has had in the current local real estate market. Currently reasonable exposure time in this market is estimated to be 90 days or three months or less.

Scope of Work: Upon receiving this assignment, I identified the real property being appraised and collected property-specific data available through public records, various data services and or MLS database when available. I then completed an interior and exterior inspection of the subject property, noting the condition, quality, utility, amenities and architectural style. Zoning data was obtained from public records, office files, and or city/county planning offices. The collected data was then used to develop a profile of the subject and to perform a search of the market for the most similar closed comparable sales, pending and active listings. These sales were confirmed and verified from public records, various data services and MLS, and when necessary with an agent or the owner. The sales data was then analyzed and a value conclusion derived. This Report was then completed, signed and released to the stated client in this report.

Highest and Best Use: The subject as improved is a legally permissible use based on its current zoning. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate a good utilization of the improvements. Based upon the current market conditions, the present use as a single family residence is its financially feasible and maximal productive use. The highest and best use is its present use.

ANSI standards were utilized in the measurement of the subject dwelling.

It is not unusual in this market for comparables to be located across major roads, highways or natural land barriers. This is considered typical for this market and should have no negative effect on the marketability of the subject or reflect negatively on the subjects market.

Some single line items in this report may exceed typical guidelines of 10% while other adjustments may exceed guidelines of 15% net and 25% gross. This considered typical market and should in this appraisers opinion have no negative effect on the marketability of the subject property.

*** SEE ADDITIONAL COMMENTS ON ADDENDUM PAGE ***

Freddie Mac Form 70B March 2005

387-6457069

ADDENDUM

Borrower: Rhonda Johnson	File No	.: QLS0324V12	
Property Address: 271 Eisler Dr	Case N	lo.: 387-6457069	
City: Lillington	State: NC	Zip: 27546	
Lender: Rocket Mortgage LLC			

HUD Statement: This is an FHA appraisal which complies to all HUD requirements noted in the handbook 4000.1. The subject property also complies with all guidelines and minimum property requirements set forth in the HUD handbook 4000.1 and all applicable mortgagee letters). INTENDED USER - per HUD handbook 4000.1, the intended user of an FHA appraisal report is the lender/client and HUD/FHA. A head and shoulders inspection of the crawl space was completed and appear to meet the minimum property requirements per HUD/FHA.

Intended Use Statement: Intended use is solely to assist FHA in assessing the risk of the Property securing the FHA-insured Mortgage.

Concession Comment: With a concession, the seller agrees to bear closing costs either to make the purchase more affordable or to account for fixes desired by the buyer. The seller may pay these expenses or agree to take less money at closing. To do so, the final sales price will rise above the initial price by the amount of the concession. That figure becomes part of the loan. As such, a concession does not represent free money. The concession figure must be adjusted for as it artificially elevated the final sales price. In this market adjustments for concessions are typical and accepted.

Sales Comparison Approach: The Sales Comparison Approach is considered most reliable and was utilized in this report as it reflects the most recent market trends within a specified area. The results of any and all approaches applied are considered in the reconciliation process and contribute to a final opinion of value.

Methods Utilized for Adjustments Comment: Methods utilized to derive adjustments were based on matched pairs and market reactions observed by the appraiser. Appropriate adjustments were made consistent with market trends and applied resulting in a credible opinion of market value in this appraisers opinion.

Weighted Sales Comment: The appraisers opinion of market value was based on all the comparables provided in this appraisal report but mainly comparables one and three due to their combined similarities in design style, appeal, quality of construction and locations.. No current listings that the appraiser felt were relevant to be used as comparables were available at the time of inspection.

Porches/Decks/Inspections: The covered porch is attached to the subjects foundation and not the subject dwelling itself. The uncovered deck is free standing and unattached to the subject dwelling. No additional inspections recommended however if the client chooses one may be retained at their discretion.

Subject Appraised Required Inspections: Per the engagement letter, "ALL FHA MFH appraisals, per 4000.1, must be conditioned upon the certification of an engineer or architect that the foundation is in compliance with the Permanent Foundations Guide for Manufactured Housing, checking the "Subject to Inspection" box *The appraiser must still examine the MFH's foundation for readily observable evidence of safety or structural deficiencies. If a deficiency is observed, the appraiser must describe and report necessary repairs, alterations or required inspections in the appraisal. Per FHA requirements: Please change the report "subject to" a foundation inspection by an architect or engineer".

Residential / Agricultural Zoning: Residential and Agricultural zoning is common for this market and allows for both uses. The subject is a single family residential structure and is used as such. It is not a working farm or any type of agricultural or income producing property.. No negative effects in marketability observed for the subject due its current zoning at the time of inspection.

TWELVE MONTH LISTING HISTORY OF SUBJECT PROPERTY

DOM Unk; Is currently offered for sale on 12/04/2023 for \$210,000. The reference number is #716290 as provided by Fayetteville MLS, days on market is 0. Has a pending sale as of 01/16/2024 for \$210,000. The reference number is #716290 as provided by Fayetteville MLS, days on market is 43. Had a price change as of 02/28/2024 for \$205,000. The reference number is #716290 as provided by Fayetteville MLS, days on market is 86. Has a pending sale as of 03/06/2024 for \$205,000. The reference number is #716290 as provided by Fayetteville MLS, days on market is 93. Listing and sales history for the subject property was obtained from the local multiple listing service and public records from the tax department and the register of deeds.

COST INFORMATION SOURCE

Marshall & Swift -The Cost Approach is within an acceptable variance.

387-6457069 Market Conditions Addendum to the Appraisal Report File No. QLS0324V12

The purpose of this addendum is to provide the lender/client with								
addendum for all appraisal reports with an effective date on or a Property Address 271 Eisler Dr	fter April 1, 2009.	City Lilling	ton		State N	C Zin Cu	ode 27	546
Borrower Rhonda Johnson			lon		Sidle IN			540
Instructions: The appraiser must use the information require	ed on this form as the	basis for his/her conc	usions and must prov	ide support for thos	e conclu	sions, regar	dina hoi	using trends and
overall market conditions as reported in the Neighborhood section						-	-	-
analysis as indicated below. If any required data is unavailable								
provide data for the shaded areas below; if it is available, however				÷				
, median, the appraiser should report the available figure and iden			-					-
that would be used by a prospective buyer of the subject prope		-		-				
Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			verall Trend		
Total # of Comparable Sales (Settled)	8	9	2	Increasing		Stable	X	Declining
Absorption Rate (Total Sales/Months)	1.33	3.00	0.67	Increasing		Stable	X	Declining
Total # of Comparable Active Listings	3	2	1	X Declining		Stable		Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.25	0.67	1.50	X Declining		Stable		Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			verall Trend		
Median Comparable Sale Price	\$183,750	\$189,000	\$187,250	Increasing		Stable		Declining
Median Comparable Sales Days on Market	8	12	57			Stable		Increasing
Median Comparable List Price	\$199,900	\$212,200	\$229,900			Stable		Declining
Median Comparable Listings Days on Market	12	94	25			Stable		Increasing
Median Sale Price as % of List Price	100.89%	100.00% No	100.03%	Increasing		Stable Stable		Declining
Seller-(developer, builder, etc.)paid financial assistance prevaler			20(1 50(1					Increasing
Explain in detail the seller concessions trends for the past 12 m				° ,		•		
Overall trends in the subjects market area are consid								
supply are considered by this appraiser to be typical o					y, are t	ypical and	accep	ted as
normal market activity. These concessions are in this	s appraisers opinio	n within this real e	state markets acce	pted range.				
		*						
			the trends in listings a					
REO sales in this neighborhood are typically purchase	ed by first time hor	ne buyers and rea	I estate investors.	I hese properties	s have	no negativ	/e influ	ence on the
typical housing market in this area.								
O'll bland of the life of Market data was a	had the state of t	Secola Anna Deal		Tria - sta Markin	1.1.2.0	0		
Cite data sources for above information. Market data was o	btained from the I	riangle Area Real	Estate Report & the	e i riangle iviuitip	DIE LISTII	ng Service).	
Summarize the above information as support for your conclus	-				ditional i	information	, such a	s an analysis of
pending sales and/or expired and withdrawn listings, to formulate	e your conclusions, pro	ovide both an explana	tion and support for yo	ur conclusions.				-
pending sales and/or expired and withdrawn listings, to formulate Sold and Listed data contained in this report was obtain	e your conclusions, pro ained from the Fay	ovide both an explana etteville/Sanford A	tion and support for your rea Multiple Listing	ur conclusions. Service. The p	redomir	nant value	stated	l in this
pending sales and/or expired and withdrawn listings, to formulate Sold and Listed data contained in this report was obta appraisal report is the most recent median sales price	e your conclusions, pro ained from the Faye e stated in the 1004	ovide both an explana etteville/Sanford A 4MC. The sold an	tion and support for your rea Multiple Listing d listed figures report	ur conclusions. Service. The proof of the top of top of the top of the top of to	redomir of page	nant value two of the	statec e were	l in this
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SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Rhonda Johnson	File	No.: QLS0324V12
Property Address: 271 Eisler Dr	Cas	e No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		·



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: March 19, 2024 Appraised Value: \$ 201,000

REAR VIEW OF SUBJECT PROPERTY





STREET SCENE

Borrower: Rhonda Johnson		File No.: QLS0324V12
Property Address: 271 Eisler Dr		Case No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		



ADDITIONAL SUBJECT VIEW



ADDITIONAL SUBJECT VIEW

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Rhonda Johnson	File N	0.: QLS0324V12	
Property Address: 271 Eisler Dr	Case	No.: 387-6457069	
City: Lillington	State: NC	Zip: 27546	
Lender: Rocket Mortgage, LLC			



COMPARABLE SALE #1

616 Blanchard Road Sanford, NC 27332 Sale Date: s08/23;c07/23 Sale Price: \$ 217,500



COMPARABLE SALE #2

635 Micro Tower Road Lillington, NC 27546 Sale Date: s10/23;c09/23 Sale Price: \$ 201,400



COMPARABLE SALE #3

184 Mullins Drive Lillington, NC 27546 Sale Date: s07/23;c06/23 Sale Price: \$ 195,000

COMPARABLE PROPERTY PHOTO ADDENDUM

 Borrower: Rhonda Johnson
 File No.:
 QLS0324V12

 Property Address: 271 Eisler Dr
 Case No.:
 387-6457069

 City: Lillington
 State: NC
 Zip:
 27546

 Lender: Rocket Mortgage, LLC
 Ender: Rocket Mortgage, LLC
 Ender: Rocket Mortgage, LLC

COMPARABLE SALE #4

350 Nicole Drive Sanford, NC 27332 Sale Date: s09/23;c07/23 Sale Price: \$ 189,000



COMPARABLE SALE #5

204 Blanchard Road Sanford, NC 27332 Sale Date: c02/24 Sale Price: \$ 219,400

COMPARABLE SALE #6

Sale Date: Sale Price: \$

Borrower: Rhonda Johnson	File N	0.: QLS0324V12	
Property Address: 271 Eisler Dr	Case	No.: 387-6457069	
City: Lillington	State: NC	Zip: 27546	
Lender: Rocket Mortgage, LLC			





KITCHEN





BEDROOM

LIVING ROOM

BEDROOM





BATHROOM

Borrower: Rhonda Johnson	File N	lo.: QLS0324V12
Property Address: 271 Eisler Dr	Case	No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		





BEDROOM





DINING AREA



BEDROOM

DEN

Borrower: Rhonda Johnson	File N	0.: QLS0324V12
Property Address: 271 Eisler Dr	Case	No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		-



HUD CERTIFICATION LABEL - FRONT



HUD CERTIFICATION LABEL - REAR

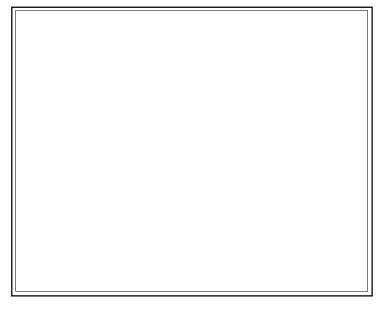




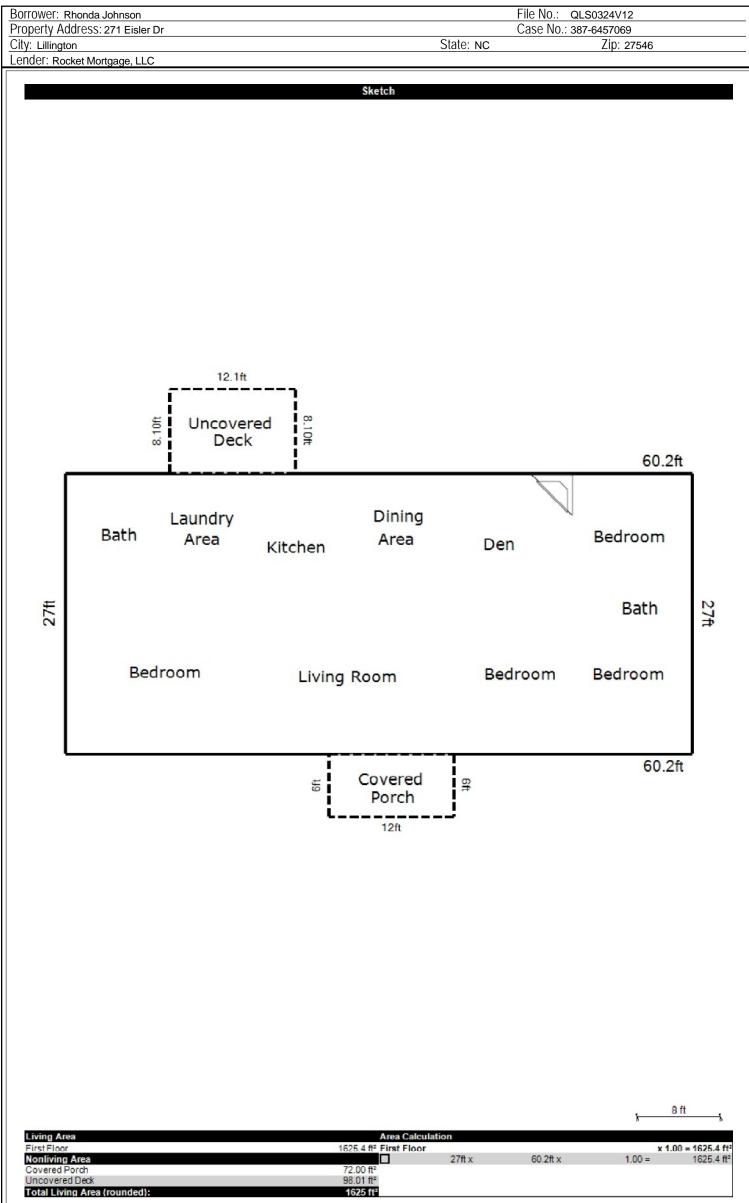


ADDRESS VERIFICATION PHOTO

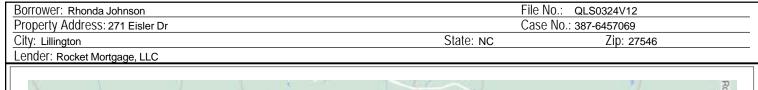


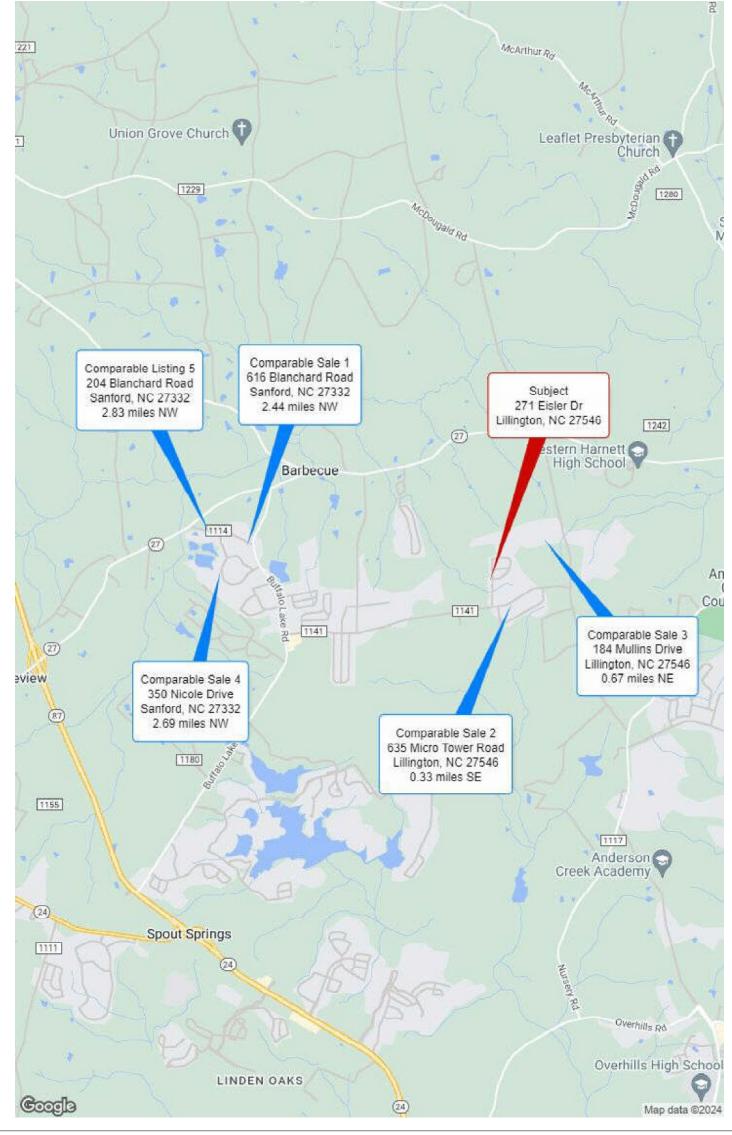


FLOORPLAN SKETCH



LOCATION MAP





AERIAL MAP

BORTOWER: Rhonda Johnson Property Address: 271 Eisler Dr City: Lillington Lender: Rocket Mortgage, LLC

File No.: QLS0324V12 Case No.: 387-6457069 State: NC

Zip: 27546



SUBJECT LISTING

Borrower: Rhonda Johnson		File No.: QLS0324V12
Property Address: 271 Eisler Dr		Case No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		

Listing						
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		astx Lic #: 20903 910-312-3114	6		716290 OM: 86/86	LP: \$205,000 Pending
And A REAL PROPERTY AND A REAL	E REALTY LLC.		*: 0		Decidential	Manufactured Down
CALL CONTRACTOR		910-312-3114			Residential	- Manufactured Home
List Date: Rooms:	12/04/2023 7	2700 CM272	nufactured	Aller		4.00
Beds: Baths Full:	4 2 Half: 0	SF Range: 16 Incl in Sqft: No	01-1700 ne	States and	-	STATE
New Construc Condition:	ct: No Good	Est Completion D	ate: 75 Acre/0.62	A STATE OF		
rear Built: Garage:	1997 No	Tax Lot: 11				II
Gar Spaces:		Carprt Spcs: No				
Fireplaces: Construction:		HOA: No	(61)	States States		
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Din Room: Floor:	Living/Dining Carpet, Luxury	/ Vinyl Plank, Vinyl		Series as	and sense	
Heat/Cool: County:		entral Electric A/C, He Tax Munic: NON		1000		
Subdivision/C	Condominium: HEA	ATHER BROOKE	-	Recent: 03/	06/2024 : PNI): A->Pending
Water: Harn	ett County	ership Gas: None Sewer: Harnett				
	Range, Range Ho ups, Exterior Meta	od, Refrigerator, Dish al Shed	washer, Washer, and			
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Below Grade ivable Heate		0 1,620		de Unfinished S	47. 17	
Basement:	None Ires: Air Condition	ned. Bath-Garden Tub	Topograph Bath-Separate Shov			Exhaust Fan, Fiberglass
Tub, Laundr	y-Main Floor, Ma	ster Bedroom Downsta	airs, Other Bedroom	Downstairs, 5	moke Alarm(s), Storm Doors, Storm
	ub/Shower, Walk ster Bath, Maste	t In Shower, Walk-In (r BR	Closet, Windows-Blin	ds, Den/Offic	e/Library, Fan	nily Room, Kitchen,
Exterior Featu		- Covered, Porch - Fro	ont			
Association N		eu succi				
Grade Sch 1: Junior High:	Anderson Cree	k Primary tt Middle School	Grade Sch Senior Hig		Harnett Eleme rn Harnett Hig	
Home Warran			Server ring	at use		
	ITY: NO		Confirmed	Special Assess	ments: None k	nown at time of listing
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USE	BENI- SOLI 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION	D WASTE FEE (1 11 HEATHER BR ERBROOK MOE) Ook PH#	2PC#F/5	50-B	RIPTIC	S2012	1.000	1.000 TW-03	ND. 1 of 1 D LT S CI- FR- TOTAL		0. AYB	6200 AC	38364 97-71-8591.000 EX- AT- CREDENCE TO	C= Estimated LAST ACTION : CORRELATION O	20220801	SPLIT FROM
Reval Year: 2 Appraised By USE	BENI- SOLI 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH	D WASTE FEE (1 11 HEATHER BR ERBROOK MOE) Ook PH#	2PC#F/5	50-8	RIPTIC	S2012	1.000	1.000 TW-03	ND. 1 of 1 D LT S CI- FR- TOTAL		IC 0.	6200 AC	38364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. OB/XF	C = Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD	20220801	MARI 36,
Reval Year: 2 Appraised By USE 02 1	BENI- Solia 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C	D WASTE FEE (1 11 HEATHER BR ERBROOK MOE) DOK PH#	2PC#F/5	50-8 EL DESC UFACTUR	RIPTIC	S2012	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT S CI- FR- TOTAI 4 1 UNT	LIVING AREA ,788	0. AYB 1997 RATE	6200 AC EYB 1997	38364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILD DEPR. OB/XF MARKET LANG	C= Estimated LAST ACTION : CORRELATION O	20220801	MARI 36,- 15,0
Reval Year: 2 Appraised By USE 02 1 Bathroom:	BENI- Solia 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS	D WASTE FEE (1 11 HEATHER BR ERBROOK MOE DW) 02) DOK PH#	2PC#F/5 MOD MAN	50-8 EL DESC UFACTUR	RIPTIC	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC	SR EX- CREDENCE TO DEPR. OB/XF MARKET LANI TOTAL APPRA	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD VALUE - CARD TV VALUE - CARD TEV VALUE - CARD	5 20220801 F VALUE	MARI 36, 15, 55,
Reval Year: 2 Appraised By USE 02 1	BENI- SOLI 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C 15 5	D WASTE FEE (1 11 HEATHER BR ERBROOK MOE DW) 02) DOK PH#	MOD MANI SCRIP	50-8 EL DESC UFACTUR	RIPTIC	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT S CI- FR- TOTAI 4 1 UNT	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997	EX- SRI CREDENCE TO DEPR. BUILDI DEPR. OB/XF TOTAL APPRA TOTAL APPRA	C= Estimated LAST ACTION ; CORRELATION O ING VALUE - CARD VALUE - CARD VALUE - CARD TV ALUE - CARD LISED VALUE - CARD LISED VALUE - PARCE	5 20220801 F VALUE	MARI 36, 15, 55,
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor	BENI- Soli 2022 Tax Year: 2024 LOT# 100 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS In System	DWASTE FEE (1 11 HEATHER BR ERBROOK DW) 02 ODE 3 Contin 4 Plywor	DOOK PH#	2PC#F/5 MOD MANI SCRIP	50-8 EL DESC UFACTUR TION	RIPTIC	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	000.00 0.00	EX- SRI CREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APRAS	C= Estimated LAST ACTION : CORRELATION O VALUE - CARD VALUE - CARD VALUE - CARD ISED VALUE - CARD LISED VALUE - CARD ISED VALUE - PARCE NT USF VALUE - JARCE	5 20220801 F VALUE	MARI 36, 15, 55, 55,
Reval Year: 2 Appraised By USE 02 1 Bathrooms Bedrooms Foundatio	BENH- Solid 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS Solid Solid System Valls	D WASTE FEE (1 11 HEATHER BR ERBROOK DW) 02 ODE 3 Contin	DOOK PH#	2PC#F/5 MOD MANI SCRIP	50-8 EL DESC UFACTUR TION	RIPTIC	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	000.00 0.00	B8364 gr-71-8591.000 EX- AT: CREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. DUILDI TOTAL APPRA TOTAL APPRA TOTAL PRESE TOTAL VALUE TOTAL TAXAB PROR	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD D VALUE - CARD ET VALUE - CARD LISED VALUE - PARCEL JISED VALUE - PARCEL LE VALUE - PARCEL LE VALUE - PARCEL APPRAISAL	20220801 F VALUE	MARI 36, 4, 55, 55, 55, 55, MIT
Reval Year: 2 Appraised By USE 02 I Bathrooms Foundatio Sub Floor Exterior W Roofing Si Roofing Co	BENI- Solution 12/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS S Solution 12/01/2022 00316 HEATH USE DESCRIPTION CATEGORY C IS Solution 12/01/2022 00316 HEATH IS Solution 12/01/2020 HEATH IS Solution	D WASTE FEE (1 11 HEATHER BR ERBROOK DW) 02 ODE 3 Contin 4 Plywor 10 Alumii 03 Gable 03 Aspha	DE!	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997 0000.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	B8364 GREDENCE TO DEPR. BUILDI DEPR. BUIL	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD D VALUE - CARD D VALUE - CARD LISED VALUE - PARCEL LISED VALUE - PARCEL DEFERRED - PARCEL LE VALUE - PARCEL JUE 31,500 (20 0)	5 20220801 F VALUE	MARI 36, 4, 55, 55, 55, 55, MIT
Reval Year: 2 Appraised By USE 02 I Bathrooms Foundatio Sub Floor Exterior W Roofing Si Roofing Si Roofing C	BENI- Solia 2022 Tax Year: 2024 LOT# 2020 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Solia System S Valls Tructure Sover Vall Construction	D WASTE FEEL (1) II HEATHER BR FRBROOK MOE OW) 02 ODE 3 Contin 4 Plywor 10 Alumir 03 Gable 03 Aspha 5 Drywa	DE: DE: DE: DE: DE: DE: DE: DE: DE: DE:	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997 0000.00 0.000 0.00 0.00 0.00 0.0000 0.000 0.000 0.00000 0.0000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.00000000	B8364 gr-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. OB/XFI MARKET LANIL TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA PROR DUILDING VALUE DEPREDENT UELS	C= Estimated LAST ACTION : CORRELATION O VALUE - CARD VALUE - CARD VALUE - CARD VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - PARCE DEFERRED - PARCEL DEFERRED - PARCEL DEFERRED - PARCEL 15,000 15,000	S 20220801 F VALUE	MARI 36, 4, 15, 55, 55, 55, 55, 100.
Reval Year: 2 Appraised By USE 02 1 Bathroom Bedrooms Foundatio Sub Floor Exterior W Roofing C Interior FI Interior FI	BENI- Solution 2022 Tax Year: 2024 LOT# 2022 Tax Year: 2024 LOT# 2022 Tax Year: 2024 LOT# 2022 Tax Year: 2024 LOT# 2024 LOT# 2025 LOT# MANUFACTURED HOME (I CATEGORY C IS Solution LOT# 2026 LOT# 2027 LOT# 20	DWASTE FEEL (1) HEATHER BR FRABOOK MOL DW) 02 ODE 3 Contin 4 Plywor 10 Alumi 03 Gable 03 Aspha 5 Drywa 14 Carpel 08 Sheet	DE: DE: uuous Fr bum/Vir lt or Co ill/Shee t Vinyl	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997 000.00 0.	SB364 SR7-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL APPRA DTAL APPRA DTAL APPRA DTAL APPRA DTAL APPRA DTAL APPRA DTAL APPRA	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD D VALUE - CARD D VALUE - CARD ISED VALUE - PARCEL ISED VALUE - PARCEL DEFERRED - LANIT DEFERRED - LANIT DEFERRED - LANIT 0 15,000 VALUE 0 46,500	S 20220801 F VALUE F VALUE F VALUE	MARI 36, 4, 15, 55, 55, 55, 55, 100.
Reval Year: 2 Appraised By USE 02 02 1 Bathroom: Bathroom: Bathroom: Foundatio Sub Floor Exterior W Roofing Ct Interior FI Interior FI Interior FI Heating Fit	BENI- Solution 2022 Tax Year: 2024 LOT# 2020 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS Solution System Valls System Valls System Valls Uructure Sover Jall Construction Ioor Cover Ioor Cover Uel	DWASTE FEEL (1) I HEATHER BR FRABROOK MOE DW) 02 ODE 3 Contin 4 Plywor 10 Alumir 03 Gable 03 Aspha 5 Drywa 14 Carpel 08 Sheet 04 Electri	DOOK PH#	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT CL- FR- TOTAL A 1 UNT 2.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997 0000.00 0.000 0.00 0.0000 0.000 0.000 0.00000 0.0000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.000000 0.00000000	B8364 GREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. DUILDI DEPR. BUILDI DEPR. DUILDI DEPR. DUILDI DEPR. DUILDI DEPR. DUILDI DEPR. DUILDI DEPR. DUILDI DEPR. DUILDI DI DI DI DI DI DI DI DI DI	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD VALUE - CARD D VALUE - CARD D VALUE - CARD ISED VALUE - PARCEL ISED VALUE - PARCEL LE VALUE - PARCEL LE VALUE - PARCEL JE 31,500 CC 15,000 ALUE 0 RC 46,500 SALES DAL	S 20220801 F VALUE F VALUE F VALUE	MARI 36, 4, 15, 55, 55, 55, 55, 100, 100, 100, 100
Reval Year: 2 Appraised By USE 02 I Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior Fi Interior Fi Heating Fi Heating Fi	BENN-SOLID SOLID CONTROL OF CONTROL CO	D WASTE FEE (II) THEATHER BR FRBROOK MOE DW) 02 ODE 3 Contin 4 Plywor 10 Alumir 03 Gable 03 Aspha 5 Drywa 14 Carpel 08 Sheet 04 Electri 10 Heat F 03 Centra	DES DES DES DES DES DES DES DES DES DES	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	1E	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING NREA .,788	ате 1997 RATE 6	6200 AC EYB 1997 0000.00 0	B8364 SR 24 CREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. OB/XF TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA DITLDING VALI OBKF VALLE PRESENT USE 1 DEFERRED VALLE PRESENT USE 1 DEFERRED VALLE DEFERRED VALLE	C= Estimated LAST ACTION : CORRELATION O CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TET VALUE - CARD ISED VALUE - CARD USE 31,500 GC VALUE - 0 RC 46,500 VALUE - 0 RC SALES DAT DATE DEED MO VR TYPE C	20220801 F VALUE F VALUE F VALUE F VALUE F VALUE	MARI 36, 4, 15, 55, 55, 55, 55, 55, 55, 55, 55, 55
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior FI Interior FI Interior FI Heating Ti Heating Ti	BENN-SOLID SOLID CONTROL OF SOLID SOLID CONTROL OF SOLID	DWASTE FEEL (1) HEATHER BR FRABROOK MOE DW) 02 ODE 3 Contin 4 Plywor 10 Alumii 03 Gable 03 Aspha 5 Drywa 14 Carpel 08 Sheet 04 Electri 10 Heat F 03 Centra 50 Centra	DES DES DES DES DES DES DES DES DES DES	2PC#F/5 MOD MANI SCRIP ooting nyl Sid	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOP	1E	1 - 1.	1.000 TW-03 TYLE 0 Story	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING NREA .,788	0. AYB 1997 RATE	6200 AC EYB 1997 0000.00 0	S8364 GREDENCE TO DEPR. BUILDI DEPR. OB/XF MARKET LANI TOTAL APPRA TOTAL APPRA TOTAL APRA TOTAL PRESE PRIOR BUILDING VALUE LAND VALUE PRESENT USE ' DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TET VALUE - CARD ISED VALUE - CARD USE 31,500 GC VALUE - 0 RC 46,500 VALUE - 0 RC SALES DAT DATE DEED MO VR TYPE C	20220801 FVALUE FVALUE t pote	MARI 36, 4, 15, 55, 55, 55, 55, 55, 55, 55, 55, 55
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior FI Interior FI Interior FI Heating Tr Heating Tr Heating Tr YPE	BENH- Sould 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS Son System Valls System Valls System Valls System Valls Cover Valls Cover Valls Cover Valls Son System Son System Valls Cover Valls Cover Valls Cover Valls Cover Valls Cover Son Son Son Son System Son Son Son Son Son Son Son Son Son Son	DWASTE FEEL (MOE PROVIDE A CONTINUE OF CO	DOOK PH# DE! DE! DE! DE! DUOUS Fr Dum/Vin It or Co UII/Shee Vinyl c Vinyl c S SIZE CTOR	2PC#F/5 MOD MANI SCRIP ooting nyl Sid etrock	50-B EL DESC UFACTUR TION	RIPTIC ED HOP	BASE	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B3364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. BJULDI DEPR. BJULDI DEPR. BX TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL VALUE PRISENT USC 1 DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE t pote	MARH 36,4 4,4 15,5 55,5 55,5 55,5 MIT NO.
Reval Year: 2 Appraised By USE 02 I Bathrooms Bedrooms Foundatio Sub Floor Exterior W Roofing Si Exterior W Interior FI Interior FI Heating FI Heating FI Air Condit TYPE BAS FOP	BENI- Soun 2022 Tax Year: 2024 LOT# 00 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Soun System S Soun System S Valls Tructure S Sover S Valls Construction Sover S Valls Construction Sover S Valls S Sover S Valls S Sover S Valls S Sover S Valls S Sover S Valls S Sover S Valls S S Sover S Valls S S Sover S Valls S S Sover S Valls S S S S S S S S S S S S S S S S S S S	DWASTE FEEL (MODE PROVIDE A CONTRACT OF C	DES DES DES DES DES DES DES DES DES DES	2PC+F/5 MOD MANI SCRIP ooting nyl Sid etrock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle CS	9347 1107	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B8364 SR 24 CREDENCE TO DEPR. BUILDI DEPR. BUILDI DEPR. BUILDI DEPR. OB/XF TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA DITLDING VALI OBKF VALLE PRESENT USE 1 DEFERRED VALLE PRESENT USE 1 DEFERRED VALLE DEFERRED VALLE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 Appraised By USE 02 I Bathrooms Bedrooms Foundatio Sub Floor Exterior W Roofing Si Exterior W Interior FI Interior FI Interior FI Heating Tr Air Condit TYPE BAS FOP WDD	BENI- Soun 2022 Tax Year: 2024 LOT# 00 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Soun System S Valls Tructure Valls Tructure Valls Construction loor Cover I loor Co	DWASTE FEEL (MOLE PROVIDE A CONTROL OF CONT	DOOK PH# DOOK DOOK DOOK DOOK DOOK DOOK DOOK DOOK	2PC#F/5 MOD MANI ooting nyl Sid mposi trock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle CS	9E BASE	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B3364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. BJULDI DEPR. BJULDI DEPR. BX TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL VALUE PRISENT USC 1 DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARI 36, 4, 15, 55, 55, 55, 55, 55, 55, 55, 55, 55
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior FI Interior FI Interior FI Heating Tr Heating	BEN- Solution 1.01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Solution 1.01 System Valls System Valls System Valls System Valls CATEGORY C Is Solution 1.00 System Valls Solution 2.00 Solution 2.00 S	DWASTE FEEL (MOLE PROVIDE A CONTROL OF CONT	DOOK PH# DE: UUOUS FF DO UUOUS FF DO UUOUS FF DO UUOUS FT DO UUOUS FT DO UUOUU	2PC#F/5 MOD MANI ooting nyl Sid mposi trock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle CS	9347 1107	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B3364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. BJULDI DEPR. BJULDI DEPR. BX TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL VALUE PRISENT USC 1 DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 Appraised By USE 02 I Bathrooms Bedrooms Foundatio Sub Floor Exterior W Roofing Si Exterior W Interior FI Interior FI Interior FI Heating Tr Air Condit TYPE BAS FOP WDD	BENI- Soun 2022 Tax Year: 2024 LOT# 00 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Soun System S Valls Tructure Valls Tructure Valls Construction loor Cover I loor Co	DWASTE FEEL (MOLE PROVIDE A CONTROL OF CONT	DOOK PH# DE: UUOUS FF DO UUOUS FF DO UUOUS FF DO UUOUS FT DO UUOUS FT DO UUOUU	2PC#F/5 MOD MANI ooting nyl Sid mposi trock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle CS	9347 1107	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B3364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. BJULDI DEPR. BJULDI DEPR. BX TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL VALUE PRISENT USC 1 DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior FI Interior FI Interior FI Heating Tr Heating	BEN- Solution 1.01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Solution 1.01 System Valls System Valls System Valls System Valls CATEGORY C Is Solution 1.00 System Valls Solution 2.00 Solution 2.00 S	DWASTE FEEL (MOLE PROVIDE A CONTROL OF CONT	DOOK PH# DE: UUOUS FF DO UUOUS FF DO UUOUS FF DO UUOUS FT DO UUOUS FT DO UUOUU	2PC#F/5 MOD MANI ooting nyl Sid mposi trock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle CS	9347 1107	1 - 1.	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	а а а а а а а а а а а а а а	6200 AC EYB 1997 0000.00 0	B3364 97-71-8591.000 EX- AT- CREDENCE TO DEPR. BUILDI DEPR. BJULDI DEPR. BJULDI DEPR. BX TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DTAL VALUE PRISENT USC 1 DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE DEFERRED VALUE	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD D VALUE - CARD TE VALUE - CARD TE VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 [CC SALES DAT DATE DEED IAO VR. TYPE HACTE DARA HEATED AREA NOTES	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing SI Interior FI Interior FI Interior FI Heating Tr Heating	BEN- Solution 1.01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Solution 1.01 System Valls System Valls System Valls System Valls CATEGORY C Is Solution 1.00 System Valls Solution 2.00 Solution 2.00 S	DWASTE FEEL (R PRADACTOR CONTINUES OF CONTI	It or Co Il/Shee	2PC+F/5 MOD MANI SCRIP ooting nyl Sid pmposi etrock	50-8 EL DESC UFACTUR TION ing tion Shing	RIPTIC ED HOI gle 1192 2 3	ЧЕ ВАSE ВАSE ВАSE ВАSE ВАSE ВАSE ВАSE ВАSE	1 - 1. RATE	1.000 TYLE 0 Story CO	NO. 1 of 1 D LT A GL- FR- TOTAL A 1 UNT 2.000 3.000	LIVING REA ,788	te	NO: 953 6200 AC EYB 1997 0000.00 0.00 0.00 0.00 0.00 0.00 0.0	B3364 97-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA BUILDING VALUE PRESENT USC I DEFERRED VALUE OFF. RECORD BOOK PAGE D2440 0151 03118 0327 DW LISTED AS	C= Estimated LAST ACTION : CORRELATION O VALUE - CARD O VALUE - CARD ET VALUE - CARD TT VALUE - CARD TT VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD DEFERED - PARCEL APPRAISAL UE 31,500 VALUE 0 CALES DAT DATE DEED MO YR TYPE HEATED AREA NOTES REAL FOR 98	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 USE USE 02 1 Bathroom: Bedrooms Foundatio Sub Floor Exterior W Roofing CI Interior FI Heating Fi Heating Ti Air Condit TYPE BAS FOP WDD GRADE	BENI- Solution 1,01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C IS S Solution System Valle System Valle Construction Ioor Cover Uall Construction Ioor Cover Uall Cover Ioor Cover	DWASTE FEEL (R PRADACTOR CONTINUES OF CONTI	It or Co Il/Shee	2PC+F/5 MOD MANI SCRIP ooting nyl Sid pmposi etrock	so-a EL DESC UFACTUR TION ing tion Shing RPL	RIPTIC ED HOI gle cs	4E BASE 0347 107 603	1 - 1.	1.000 TW-0: TYLE 0 Story CO	NO. 1 of 1 D IT 3 GL- FR- 1 2.000 3.000 3.000	LIVING REA ,788	Image: rest of the second se	No. 951 6200 AC EYB 19977 000.00 0.00 </td <td>B8364 97-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA UITLDING VALL DETERRED VAL DEFERRED VALLE PRESENT USE VALLE PRESENT USE VALLE PRESENT USE VALLE DEFERRED VALLE DEFERED VALLE DEFERRED VALLE DEFERRE</td> <td>C= Estimated LAST ACTION : CORRELATION O VALUE - CARD DVALUE - CARD TEV VALUE - CARD TEV VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD TISED VALUE - CARD ISED VALUE - CARD UE 31,500 CC 13,000 CC VALUE 0 RACEL APPRAISAL VALUE 0 RACEL MO VD TYPE (12 1997 WD HEATED AREA NOTES REAL FOR 98</td> <td>20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V</td> <td>MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1</td>	B8364 97-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD DEPR. BUILD TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA UITLDING VALL DETERRED VAL DEFERRED VALLE PRESENT USE VALLE PRESENT USE VALLE PRESENT USE VALLE DEFERRED VALLE DEFERED VALLE DEFERRED VALLE DEFERRE	C= Estimated LAST ACTION : CORRELATION O VALUE - CARD DVALUE - CARD TEV VALUE - CARD TEV VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD TISED VALUE - CARD ISED VALUE - CARD UE 31,500 CC 13,000 CC VALUE 0 RACEL APPRAISAL VALUE 0 RACEL MO VD TYPE (12 1997 WD HEATED AREA NOTES REAL FOR 98	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARH 36,4 4,4 15,5 55,5 55,5 55,5 55,5 10,1 1
Reval Year: 2 Appraised By USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing Si Roofing C Interior Fl Interior Fl Interior Fl Heating Tr Heating Tr Heating Tr Heating Tr BAS FOP WDD GRADE 24 24	BENH-Soun Soun 2022 Tax Year: 2024 LOT# 200 on 01/01/2022 00316 HEATH USE DESCRIPTION MANUFACTURED HOME (I CATEGORY C Is Soun System Valls System Valls System Valls System Valls System Valls Cover Valls Construction Ioor Cover Vall Construction Ioor Cover Vall Construction Ioor Cover Vall Construction Ioor Cover Vall Construction Ioor Cover Vel Source Cover Vel Source Vel Step SHED SHED SHED	DWASTE FEEL (R PRADACTOR CONTINUES OF CONTI	UCK PH# DEf UDUSF F Dad num/Vin It or Cc Vinyl It or CCOR Vinyl It or COR 0.84 It 0.85 It	2PC eF/5 MOD MANI MANI SCRIP ooting ooting myl Sid mposia etrock	S0-8 EL DESC UFACTUR ing ing tion Shing RPL UNITS 100 64	RIPTIC ED HOP gle cs 119 2 2 1 1 1 1 1 1 1 5.0 1 5.0	4E BASE BASE BASE BASE CO 0 0 0 0 0 0	I - 1. RATE (G % BI .00 .00	1.000 TW-61 TYLE 0 Story CO CO CO CO CO CO CO CO CO CO CO CO CO	NO. 1 of 1 D LT A CL- FR- 2.000 3.000 3.000	AYB E1 1999 19	Image: register of the second secon	No. 951 6200 AC EYB 19977 000.00 0.000.00 0.000.00 0.000	SR364 SR364 SR37	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD ET VALUE - CARD TT VALUE - CARD TO VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - CARD ISED VALUE - PARCEL APPRISAL UE 31,500 VALUE 0 COB/XE DEPR. NOTES REAL FOR 98 OB/XE DEPR. VALUE 1298	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARK 36,4 4,4, 55,5 55,5 55,9 MIT 1 NO.
Reval Year: 2 Appraised by USE 02 1 Bathrooms Foundatio Sub Floor Exterior W Roofing Si Exterior W Interior FI Interior FI Heating FI Heating FI Heating FI Heating FI Air Condit TYPE BAS FOP WDD GRADE 24 24 24	BENI- Source Service S	DWASTE FEEL (R PRADACTOR CONTINUES OF CONTI	DES UUQUS Fr DES UUQUS Fr Dod DUCUS Fr Dod DUCUS Fr DOD UUQUS Fr DOD DES DES DES DES DES DES DES DE	2PC #F/5 MOA MANI SCRIP 000ting 000 000 000 000 000 000 000 0	S0-8 EL DESC UFACTUR TION ing tion Shing tion Shing RPL UNITS 100 64 400 280	RIPTIC ED HOI gle 1119 2 2 3 1 9 1 5 0 1 5.0 1 5.0 1 5.0	4E BASE 0347 603 F C 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	RATE RATE CG % BI NO NO 00 .00 .00 .00	1.000 TW-CI TYLE 0 Story CO	NO. 1 of 1 D LT 3 CL- FR- 1 UNT 2.000 3.000 3.000 3.000 0.90 0.90 0.90 0.	AYB E1 1999 19 2006 20 1999 19	It It 0. 1997 RATE 6 0.800 0.800 0.800 0.800 0.800 0.800	No. 951 6200 AC EYB 19977 000.00 0.00 </td <td>B8364 977-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILDI DEPR. OB/XF TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DITAL VALUE PRIOR BUILDING VALU OBFF. RECOND DOTAL VALUE PRESENT USC¹ DEFFERRED VALUE DOTAL VALUE DEFFERRED VALUE DOTAL VALUE DEFERRED VALUE DOTAL VALUE DOTAL VALUE DEFERRED VALUE D</td> <td>C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD ET VALUE - CARD TO VALUE - CARD ET VALUE - CARD ISSED VALUE - CARD ISSED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - PARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - VARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - VARCEL APPRAISAL ISSED VALUE - CARD ISSED VALU</td> <td>20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V</td> <td>MARK 36,4 4,4 15,0 55,5 55,5 55,5 MIT NO.</td>	B8364 977-71-8591.000 EX- AT. CREDENCE TO DEPR. BUILDI DEPR. OB/XF TOTAL MARK TOTAL APPRA TOTAL APPRA TOTAL APPRA TOTAL APPRA DITAL VALUE PRIOR BUILDING VALU OBFF. RECOND DOTAL VALUE PRESENT USC ¹ DEFFERRED VALUE DOTAL VALUE DEFFERRED VALUE DOTAL VALUE DEFERRED VALUE DOTAL VALUE DOTAL VALUE DEFERRED VALUE D	C= Estimated LAST ACTION : CORRELATION O ING VALUE - CARD O VALUE - CARD ET VALUE - CARD TO VALUE - CARD ET VALUE - CARD ISSED VALUE - CARD ISSED VALUE - CARD USE VALUE - PARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - PARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - VARCEL APPRAISAL UE 31,500 QC VALUE 0 REVALUE - VARCEL APPRAISAL ISSED VALUE - CARD ISSED VALU	20220801 FVALUE FVALUE but: WTRSHD CA CA CA V U V/L S V V	MARK 36,4 4,4 15,0 55,5 55,5 55,5 MIT NO.
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Residen Active Pro MLS # 720303 # LISTING Coming S MLS # 720859 # LISTING Pending F MLS # 719821 716290 715558	Property Type i Date is 03/19/2/ httal operties Address 38 Gabrielle Terraci 38: 1 Address 153 Edenberry Lan Address 153 Edenberry Lan 38: 1 Properties Address 51 Rad Street 271 Eisler Drive 204 Blanchard Roa	Ph: 913 Ph: 913 JRSJ JRSJ is 'Residential' 023 to 03/19/203 e e Medians: Maximums: Averages: e Medians: Maximums: Averages: d	Subdivision EAGLE RUN HEATHER BROOKE NONE	ting Sooo pe is 'Ma '1401- BR 4 4 4 4 4 4 4 4 4 3 3 3 3 3 3 3 8 R 4 4 4 3	n', 'Acti nuríact 1500', FB 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 5 FB 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ve' \$ ured H 1/1501- HB 0 0 0 0 0 0 0 0 0 0 0 0 0	tatus is 'i' iome' Li 1600', '1 GAR GAR 0.00 0.00 0.00 0.00 0.00 0.00	Pending' 3 atitude, Los 601-1700', Yr Built 1999 Yr Built 1999 Yr Built 1996 1997 2000	Status Contractual ngitude is around 3 1701-1800, '1801- SF Range 1701-1800 SF Range 1301-1400 SF Range 1501-1600 1601-1700 1501-1600	Search Date is 0.3 5.33, -78,95 1900, '1901-2000', Lis \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$2	Built is 1985 2001-2200' Price D 99,900 90,900 99,900 90,9000 90,900 90,900 90,9000 90,900 90,900 90,900 90,900 90	CI COM CI CI CI CI CI CI CI CI CI CI CI CI CI C	SF Ra 25 25 25 25 25 25 25 25 25 25 25 25 00M 0 0 0 0 0 0 0 0 102		itatus Contract	tual Search	1	2:49 pm
Residen Active Pro MLS # 720303 # LISTING Coming S MLS # 720859 # LISTING Pending F MLS # 719821 716290 715558	Property Type Date is 03/19/20 itital operties Address 38 Gabrielle Terraci 38: 1 33 Edenberry Lan Address 153 Edenberry Lan S8: 1 Properties Address 51 Rad Street 271 Eisler Drive	Ph: 913 Ph: 913 JRSJ JRSJ is 'Residential' 023 to 03/19/203 e e Medians: Maximums: Averages: e Medians: Maximums: Averages: d	Subdivision BEAGLE RUN HEATHER BROOKE	ing Snon pe is 'Ma '1401- BR 4 4 4 4 4 4 4 4 3 3 3 3 3 3 3 8 R 4 4 4	n', 'Acti nufacti 1500', FB 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ve' S Jared H 1501- HB 0 0 0 0 0 0 0 0 0 0 0 0 0	tatus is 'i' iome' Li 1600', '1 GAR GAR 0.00 0.00 0.00 0.00 0.00 0.00	Pending' 3 atitude, Los 601-1700', Yr Built 1999 Yr Built 1999 Yr Built 1996 1997 2000	Status Contractual ngitude is around 3 1701-1800', '1801- SF Range 1701-1800 SF Range 1301-1400 SF Range 1501-1600 1601-1700	Search Date is 0.3 5.33, -78,95 1900, '1901-2000', Lis \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$2	Built is 1985 2001-2200' Price D 19,9000 19,900 19,900 19,9000 19,900 19,900 19,900 19,900 19	CI CI CI CI CI CI CI CI CI CI	SF Ra 25 25 25 25 25 25 25 25 25 00M 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		itatus Contract	tual Search	1	2:49 pm
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Residen Active Pro MLS # 720303 # LISTING Coming \$ MLS # 720659 # LISTING Pending F MLS # 719821 716558 717657	Property Type i Date is 03/19/20 titial address 38 Gabrielle Terraci 38: 1 38: 1 38: 1 38: 1 38: 1 39 40dress 153 Edenberry Lan 38: 1 9 Properties Address 51 Rad Street 271 Eisler Drive 204 Blanchard Roa 295 Cherry Berry Lit	e Medians: Minimums: Averages: e Medians: Maximums: Averages: d ane	Subdivision EAGLE RUN HEATHER BROOKE NONE	ing Snon pe is 'Ma 1401- BR 4 4 4 4 4 4 4 4 3 3 3 3 3 3 3 8 R 4 4 4 3 3 3	n', 'Acti nufactu 1500', FB 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ve' s ured H 1501- HB 0 0 0 0 0 0 0 0 0 0 0 0 0	tatus is 'i' iome' Li 1600', '1 GAR GAR 0.00 0.00 0.00 0.00 0.00 0.00	Pending' 3 atitude, Los 601-1700', Yr Built 1999 Yr Built 1999 Yr Built 1996 1997 2000	Status Contractual ngitude is around 3 1701-1800, '1801- SF Range 1701-1800 SF Range 1301-1400 SF Range 1501-1600 1601-1700 1501-1600	Search Date is 0.3 5.33, -78,95 Year 1900', '1901-2000', Lis \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$2	Built is 1985 2001-2200' 99,900 99,900 99,900 99,900 99,900 99,900 99,900 99,900 99,900 99,900 99,900 99,900 4,900 4,900 4,900 4,900 4,900 4,900 55,000 99,900	CI CI CI CI CI CI CI CI CI CI	SF Ra 25 25 25 25 25 25 25 25 25 25 25 000 0 0 0		itatus Contract	tual Search	1	2:49 pm
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Residen Active Pro MLS # 720303 # LISTING Coming S MLS # 72059 # LISTING Pending F MLS # 719821 716290 715558 717657 # LISTING Closed Pr	Property Type i Date is 03/19/20 attial operties Address 38 Gebrielle Terraci 38: 1 38: 1 38: 1 38: 1 38: 1 38: 1 39 40 700 700 71 Eisler Drive 204 Blanchard Roa 295 Cherry Berry Li 38: 4	d ane Medians: Maximums: Averages: Medians: Maximums: Averages: Medians: Maximums: Averages: Medians: Maximums: Averages:	Subdivision EAGLE RUN HEATHER BROOKE NONE	ing Soon pe is 'Ma 1401- BR 4 4 4 4 4 4 4 3 3 3 3 3 3 8 R 4 4 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	n', 'Acti nufactu 1500', FB 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ve' s ured H 1501- HB 0 0 0 0 0 0 0 0 0 0 0 0 0	tatus is' Li 1600', '1 GAR 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Pending' :: atitude, Loi 601-1700', Yr Built 1999 Yr Built 1999 Yr Built 1999 2000 2000	Status Contractual ngitude is around 3 1701-1800, '1801- SF Range 1701-1800 SF Range 1301-1400 SF Range 1501-1600 1601-1700 1501-1600	Search Date is 03 5.33,-78.95 Year 1900', '1901-2000', \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$22 \$2	Built is 1985 2001-22007 Price D 19,900 19,900 19,900 19,900 19,900 19,900 19,900 14,9000 14,900 14,900 14,9000 14,9000 14,9000 14,9000 14,900	CI CI CI CI CI CI CI CI CI CI	SF Ra 25 25 25 25 25 25 25 25 25 00 0 0 0 0 0		itatus Contract	tual Search 301-1400',	·	2:49 pn

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	СМА	
Borrower: Rhonda Johnson		File No.: QLS0324V12
Property Address: 271 Eisler Dr		Case No.: 387-6457069
City: Lillington	State: NC	Zip: 27546
Lender: Rocket Mortgage, LLC		

RICHARD TURSI PRESCOTT RESIDENTIAL APPRAISERS proscottigns: r.com Ph. 919-609-0052

CMA 1-Line Report

HÎH

Resider	ntial			1													
Closed P	roperties																
MLS #	Address	6		Subdivision	BR	FB	HB	GAR	Yr Built	SF Range	SqFt	List Price	DOM	CDOM	Closed Dt	Sold Price	SP/LP
693347	50 Kathl	een Terrac	æ	OVERVIEW EST	3	2	0		1999	1301-1400	1,400	\$129,500	93	93	05/08/2023	\$131,800	\$0.94 101.789
714315	814 Lak	erun Drive	Drive	POPLAR MILLS R	3	2	0	0.00	1998	1401-1500	1,413	\$140,000	3		11/09/2023	\$140,000	\$1.00 100.00
706293	128 Pine	Needles	Drive	LONGLEAF	4	3	0		2000	2001-2200	2,052	\$160,000	40	40	10/04/2023	\$150,000	\$0.94 93.759
702025	249 Prai	rie Lane		FOX RUN	3	2	0		2000	1201-1300	1,306	\$159,900	9	9	05/25/2023	\$165,000	\$1.03 103.199
714889	1245 Ro	berts Roa	d	NONE	3	2	0		1988	1701-1800	1,773	\$165,000	2	2	11/21/2023	\$165,000	\$1.00 100.009
707923	51 Sean	Lane		OVERVIEW EST	3	2	0	2.00	1995	1501-1600	1,512	\$172,000	4	4	08/04/2023	\$182,500	\$1.06 106.119
715104	215 Kell	am Drive		NONE	3	2	0		1994	1501-1600	1,498	\$182,400	50	50	01/12/2024	\$182,500	\$0.99 100.069
708136	125 J K	Stewart D	ive	STEWARTS CREEK GREEN	3	2	0		2004	1201-1300	1,320	\$185,000	2	2	08/17/2023	\$185,000	\$1.00 100.00
713953	361 Nico	le Drive		OVERVIEW EST	3	2	0	0.00	1997	1501-1600	1,553	\$195,000	28	28	11/08/2023	\$185,000	\$0.93 94.87
707609	350 Nico	le Drive		OVERVIEW EST	3	2	0	2.00	1997	1401-1500	1,430	\$179,900	6	6	09/20/2023	\$189,000	\$1.05 105.069
713962	128 cou	ntry Place		COUNTRY PLACE	3	2	0		1999	1601-1700	1,677	\$192,000	63	63	01/23/2024	\$192,000	\$0.96 100.009
711446	154 Pat	Way Lane		NONE	4	2	1	0.00	2000	2001-2200	2,042	\$199,900	12	12	10/30/2023	\$192,400	\$0.96 96.25
703930	184 Mul	ins Drive		FOX RUN	3	2	0		2007	1601-1700	1,631	\$195,000	6	6	07/26/2023	\$195,000	\$1.00 100.009
713905	4759 Da	rroch Roa	d	NONE	4	3	0	0.00	2007	2001-2200	2,087	\$200,000	3	3	11/02/2023	\$200,000	\$1.00 100.009
711891	635 Micr	ra Tower R	load	HIGHLAND HILLS	3	3	0	0.00	1992	1501-1600	1,556	\$199,900	12	12	10/20/2023	\$201,400	\$1.01 100.759
698648	102 Prai	rie Lane		FOX RUN	3	2	0		1998	1701-1800	1,730	\$199,900	5	5	04/10/2023	\$205,000	\$1.03 102.559
698792	616 Blar	nchard Roa	ad	COUNTRY PLACE	3	2	0		1998	1901-2000	2,000	\$225,000	60	60	08/14/2023	\$217,500	\$0.97 96.679
711643	1205 Tin	gon Road		NONE	3	2	0	0.00	2001	1901-2000	1,052	\$230,000	40	40	12/06/2023	\$241,000	\$0.00 100.839
# LISTING	GS:	19	Medians:		3	2	D	0.00			1,631	\$185,000	10	10		\$185,000	\$1.00 100.00
			Minimums:		3	1	0	0.00			1,306	\$55,000	2	2		\$41,000	\$0.63 74.55
			Maximums:		4	3	1	2.00			2,087	\$239,900	93	93		\$241,900	\$1.06 106.11
			Averages:		3	2	D	0.50			1,669	\$177,647	24	24		\$176,947	\$0.97 98.76

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orrowor: Diss is it			СМА	<u>۲</u> !		10
OTTOWET: Rhonda Johnson roperty Address: 271 Eisler Di	r			Ell C:	le No.: QLS0324V [.] ase No.: 387-645706	12 i9
ity: Lillington			S	tate: NC		27546
ender: Rocket Mortgage, LLC						
R	ICHARD TURSI				Second Second Second	
P	RESCOTT RESIDENTIAL APPR/ rescotlight: in com			A		
P	h: 919-609-0052			#1#	J	
Prepared By: RICHARD TURSI		СМА	1-Line Report		Listing	s as of 03/19/24 at 2:49 pm
		Quick Statist	ics (25 Listings Tot	1	Listing	3 43 01 001 02 4 41 2.45 pm
		Min	Max \$239,900	Average \$184,376	Median	
	List Price Sold Price	\$55,000 \$41,000	\$239,900 \$241,900	\$184,376 \$176,947	\$192,000 \$185,000	
This is a broker price op	nion or comparative market analysi	Copyright: Longleaf Pine Ri is and should not be consid			es upon my work, you should	know that I have
not followed the g	uidelines for development of an app	oraisal or analysis contained	d in the Uniform Standard	s of Professional Apprais	al Practice of the Appraisal Fo	oundation

Borrower: Rhonda Johnson Property Address: 271 Eisler Dr City: Lillington Lender: Rocket Mortgage, LLC
 File No.:
 QLS0324V12

 Case No.:
 387-6457069

 State:
 NC
 Zip: 27546

Certificate No. A4937

State of North Carolina

North Carolina Appraisal Board

RICHARD L. TURSI

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a Residential Real Estate Appraiser in this State and having complied with the requirements prescribed by law, is hereby certified as a

State-Certified Residential Real Estate Appraiser

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina, I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:



This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

NORTH CAROLINA APPRAISAL BOARD APPRAISER QUALIFICATION CARD RICHARD L TURSI EXPIRES JUNE 30, 2024

Borrower: Rhonda Johnson	File No.: QLS0324V12					
Property Address: 271 Eisler Dr	Case	No.: 387-6457069				
City: Lillington	State: NC	Zip: 27546				
Lender: Rocket Mortgage, LLC		·				

LLOYD'S

REAL ESTATE APPRAISER ERRORS AND OMISSIONS INSURANCE

THIS INSURANCE IS EFFECTED WITH CERTAIN UNDERWRITERS AT LLOYD'S OF LONDON (NOT INCORPORATED)

THIS POLICY PROVIDES CLAIMS MADE AND REPORTED COVERAGE, CLAIMS MUST FIRST BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND MUST BE REPORTED IN WRITING TO THE UNDERWRITERS DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD, IF EXERCISED, THE LIMIT OF LIABILITY SHALL BE REDUCED, AND MAY BE EXHAUSTED, BY DEFENSE COSTS PAYMENTS. IF THE LIMIT OF LIABILITY IS EXHAUSTED, THE UNDERWRITERS SHALL HAVE NO FURTHER LIABILITY UNDER THE POLICY, INCLUDING LIABILITY FOR DEFENSE COSTS.

DECLARATIONS

Policy Number: 23REALPC-0440

- Item 1. NAMED INSURED: Richard L Tursi dba Prescott Residential Appraisals, LLC
- Item 2. MAILING ADDRESS: 2737 Farnborough Road, Raleigh, NC 27613

Item 3.	PERIOD OF INSURANCE:	FROM: 11/27/2023	TO: 11/27/2024
	12:01AM STANDARD TIME AT THE	ADDRESS SHOWN IN ITEM	2 ABOVE

Item 4.	LIMIT OF LIABIITY:	\$ 1,000,000	Each "Claim" (Including Defense Costs)
		\$ 1,000,000	Annual Aggregate (Including defense Costs)
Item 5.	DEDUCTIBLE:	\$ 500.00	Each "Claim" (Including Defense Costs)
Item 6.	PREMIUM:	\$ 590.00	Gross Premium
		\$ 29.50	Surplus Lines Tax
		\$ 1.77	Stamp Tax
		\$ 50.00	Policy Fee
		\$	
		\$ 671.27	Total Premium

Item 7. RETROACTIVE DATE: 11/27/2010

Item 8. NOTICE OF CLAIM TO: London Fischer LLP Attn: Ryan Turner 59 Maiden Lane, New York, NY 10038 Tel: 212-331-9472/ Fax: 212-872-1030 Email: Targetpro@LondonFischer.com

Item 9. Forms, Endorsements and Application to be made part of this Policy: See attached forms list

Item 10. Service of Suit: Upon Underwriters pursuant to Condition XXI may be made upon. Lloyds America, Inc., Attention: Legal Department, 280 Park Avenue, East Tower, 25th Floor, New York, NY 10017

11/14/2023

Date:

Authorized Representative