

performed.

CONTRACT

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) SDAT

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	1 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	230	Low	Multi-Family	0 %		
Neighborhood Boundaries	The subject's neighborhood is bordered to the North and West by US Route 15, to the East by Pleasant View Road, and to the South by Tuscarora Road.	775	High	Commercial	10 %		
Neighborhood Description	The subject is located in a rural/suburban area that is spacious in nature. The area is comprised of residential properties, vacant land and farm land which is considered typical. There are scattered homes and pockets of subdivisions with dwellings typically situated on large lots. Maintenance of properties is average and future marketability is expected to be satisfactory. Other land use, government, schools, churches, parks, vacant land and other recreational areas.	450	Prod.	Other	24 %		

The market is increasing within the defined market area, based on year to year sales data in the defined market area. List to sales price ratio is 100.0%. Mortgage money is in adequate supply and interest rates average 2.50-4.00% over last 12 months. Market is arms length sale driven. The average marketing time is 0-90 days and the reasonable exposure time period was 0-60 cumulative days showing stability in marketing time.

SITE

Dimensions 80.00'x140.00' Area 11325 sf Shape Rectangular View N,Res.

Specific Zoning Classification R3 Zoning Description Low Density Residential

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe See attached

addenda

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 24021C0420D FEMA Map Date 09/19/2007

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

The utilities were on and functioning at the time of inspection. No apparent adverse easements or encroachments were noted at the time of the inspection.

Grading and drainage appeared adequate. Lot dimensions and flood zone determination subject to survey.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete / Avg	Floors	HW, CPT, LAM / Avg-
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick, Siding / Avg	Walls	Drywall / Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det, End Unit	Basement Area 1,100 sq.ft.	Roof Surface	Composite / Avg	Trim/Finish	Wood / Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 44 %	Gutters & Downspouts	Aluminum / Avg	Bath Floor	CT / Avg-
Design (Style) Ranch	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Dbl Hung / Avg	Bath Walkscot	FG / Avg
Year Built 1969	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated / Avg	Car Storage	None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Mesh / Avg	Driveway	# of Cars 2
Attic <input type="checkbox"/> None <input type="checkbox"/> Heating <input checked="" type="checkbox"/> FWA <input checked="" type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities	Woodstoves(s) # 0	Driveway Surface	Asphalt
<input type="checkbox"/> Drop Star <input type="checkbox"/> Stairs <input type="checkbox"/> Other	<input type="checkbox"/> Foil <input type="checkbox"/> Gas	Fireplace(s) # 0	Fence	Metal	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuffe	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <input type="checkbox"/> Patio	<input type="checkbox"/> Porch	None	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <input type="checkbox"/> None	<input checked="" type="checkbox"/> Other	Sheds	Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 5 Rooms 3 Bedrooms 1,1 Bath(s) 1,100 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.) None					

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4:No updates in the prior 15 years:Interior and exterior inspection found the subject to be in Average- condition. There were no functioning safety detectors at the time of inspection. Several MPR items were noted at inspection. Also the sauna/hot-tub is not secured and could fall. It is a safety hazard in its current position.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

The sauna/hot-tub is not secured and could fall. It is a safety hazard in its current position.

Address	1620 Gibbons Rd Point Of Rocks, MD 21777	3808 Misty Hollow Rd Point Of Rocks, MD 21777	1624 Wise Rd Point Of Rocks, MD 21777	2106 Pleasant View Rd Adamstown, MD 21710			
Proximity to Subject		0.11 miles NE	0.15 miles W	2.38 miles NE			
Sale Price	\$	\$ 350,000	\$ 385,000	\$ 349,900			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 253.99 sq.ft.	\$ 343.75 sq.ft.	\$ 267.92 sq.ft.			
Data Source(s)		Bright#MDFR277626:DOM 3	Bright#MDFR2005112:DOM 5	Bright#MDFR2006790:DOM 8			
Verification Source(s)		Exterior Inspection / SDAT / Peer	Exterior Inspection / SDAT / Peer	Exterior Inspection / SDAT / Peer			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash:0		ArmLth FHA:0		ArmLth Conv:0	
Date of Sale/Time		s02/21:c02/21	+20,300	s10/21:c09/21	+4,500	s11/21:c10/21	+2,000
Location	N,Res;	N,Res;		N,Res;		N,Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	11325 sf	11325 sf		15200 sf	0	36154 sf	-25,000
View	N,Res;	N,Res;		N,Res;		N,Res;	
Design (Style)	DT1,Ranch	DT2,Colonial	0	DT1,Ranch		DT1,Ranch	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	52	27	-12,500	31	-10,500	53	0
Condition	C4	C3	-10,000	C3	-15,000	C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 1.1	6 3 2.1	-6,000	6 3 2.0	-3,000	6 3 1.1	0
Gross Living Area	1,100 sq.ft.	1,378 sq.ft.	-8,340	1,120 sq.ft.	0	1,306 sq.ft.	-6,180
Basement & Finished	1100sf485sfwu	676sf500sfin	+4,240	1120sf480sfwo	0	1296sf1200sfwo	0
Rooms Below Grade	1r0br0.0ba1o	1r0br0.1ba0o	-3,000	1r0br1.0ba0o	-6,000	1r0br1.0ba0o	-20,300
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA / CAC	FWA / CAC		FWA / CAC		HWBB / CAC	0
Energy Efficient Items	None noted	None noted		None Noted		None noted	
Garage/Carport	2dw	2dw		2dw		2dw	
Porch/Patio/Deck	Patio	Porch,Deck	-5,000	Prch,Patio,Deck	-10,000	Deck,Patio	-5,000
Fireplace,fence,etc.	Fence	Fence		Fence		Fireplace	-2,000
Pool, out bldg	2Sheds	Shed	0	Shed		OutBldg,Shed	-20,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-20,300	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-40,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-76,480
Adjusted Sale Price of Comparables		Net Adj. 5.8 % Gross Adj. 19.8 %	\$ 329,700	Net Adj. 10.4 % Gross Adj. 12.7 %	\$ 345,000	Net Adj. 21.9 % Gross Adj. 23.0 %	\$ 273,420
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain:							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) SDAT / Bright MLS							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data Source(s) SDAT / Bright MLS							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			

Uniform Residential Appraisal Report

File # 71754

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1620 Gibbons Rd Point Of Rocks, MD 21777	5541 Doubs Rd Adamstown, MD 21710			1598 Thomas Ct Point Of Rocks, MD 21777			5402 George St Adamstown, MD 21710		
Proximity to Subject		3.50 miles NE			0.23 miles S			3.61 miles NE		
Sale Price	\$	\$ 380,000			\$ 321,000			\$ 499,999		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 395.83 sq.ft.			\$ 222.92 sq.ft.			\$ 192.75 sq.ft.		
Data Source(s)		Bright#MDFR2002850.DOM 5			Bright#MDFR276802.DOM 6			Bright#MDFR2005734.DOM 98		
Verification Source(s)		Exterior Inspection / SDAT / Peer			Exterior Inspection / SDAT / Peer			Exterior Inspection / SDAT / Peer		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +/- \$ Adjustment			DESCRIPTION +/- \$ Adjustment			DESCRIPTION +/- \$ Adjustment		
Sales or Financing Concessions		Armlth Conv,0			Armlth UNK,0			Listing		
Date of Sale/Time		s08/21.c07/21 +8,800			s03/21.c01/21 +16,700			c11/21 0		
Location	N,Res;	N,Res;			N,Res;			N,Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	11325 sf	1.03 ac -35,000			23958 sf -10,000			30056 sf -20,000		
View	N,Res;	N,Res;Pstrl			N,Res;			N,Res;		
Design (Style)	DT1;Ranch	DT1;Split Foyer			DT2;Colonial			DT2;Spl Level		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	52	42			53			48		
Condition	C4	C3 -10,000			C4			C3 -20,000		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 3 1.1	6 3 1.0			6 3 1.1			0 7 3 2.0		
Gross Living Area	1,100 sq.ft.	960 sq.ft. +4,200			1,440 sq.ft. -10,200			2,594 sq.ft. -44,820		
Basement & Finished Rooms Below Grade	1100sf485sfwu 1rr0br0.0ba1o	960sf864sfwo 1rr0br1.0ba0o -13,580			720sf0sfwn +3,800			869sf800sfwo 1rr0br1.0ba1o -12,300		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA / CAC	Elct BB / None +3,000			FWA / CAC			FWA,EBB / CAC 0		
Energy Efficient Items	None noted	None noted			None Noted			None noted		
Garage/Carport	2dw	4dw			1ga1dw -15,000			2ga2dw -30,000		
Porch/Patio/Deck	Patio	Deck, Patio -5,000			Porch, Deck -5,000			ScrmPorch, Patio -10,000		
Fireplace, fence, etc.	Fence	WBStove, Fence -4,000			Fence			Fireplace -2,000		
Pool, out bldg	2Sheds	IG Pool -10,000			IG Pool -10,000			None 0		
Net Adjustment (Total)		+ - \$ -58,580			+ - \$ -20,000			+ - \$ -142,120		
Adjusted Sale Price of Comparables		Net Adj. 15.4 % Gross Adj. 25.4 % \$ 321,420			Net Adj. 6.2 % Gross Adj. 25.0 % \$ 301,000			Net Adj. 28.4 % Gross Adj. 28.4 % \$ 357,879		
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	SDAT / Bright MLS	SDAT / Bright MLS			SDAT / Bright MLS			SDAT / Bright MLS		
Effective Date of Data Source(s)	12/09/2021	12/09/2021			12/09/2021			12/09/2021		
Analysis of prior sale or transfer history of the subject property and comparable sales See page 2 of URAR										



Subject Front

1620 Gibbons Rd
SALES PRICE
GROSS LIVING AREA 1,100
TOTAL ROOMS 5
TOTAL BEDROOMS 3
TOTAL BATHROOMS 1.1
LOCATION N,Res;
VIEW N,Res;
SITE 11325 sf
QUALITY Q4
AGE 52



Subject Rear



Subject Street



Entry



Living room



Living room alternate



Kitchen / Dining



Kitchen alternate



Garbage disposal



Bathroom



Attic access



Attic interior



Primary bedroom



Primary bedroom alternate



Primary half bathroom



Basement recreation room



Basement recreation room alternate



Unfinished basement utility room



Utility

Form PCS902 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Photo Case No.

Photo Addendum

Borrower	Anthony D Yost						
Property Address	1620 Gibbons Rd						
City	Point Of Rocks	County	Frederick	State	MD	Zip Code	21777
Lender/Client	Keystone Asset Management, Inc.						



Furnace



Hot water baseboard heat



Exterior side view



Exterior side view alternate



Alternate street view



MPR- Chipped and peeling paint/wood deterioration on shed 1 exterior door



MPR-Cracked window in bedroom 3



MPR-Safety hazard / Sauna not secured or