



APPRAISAL OF REAL PROPERTY

LOCATED AT:

102 Hills Lorough Loop
Lot 306, Section IV-C, Carriage Run
Jacksonville, NC 28546

FOR:

Chris Munna
[REDACTED]

AS OF:

11/07/2024

BY:

J. Scott Watts

RESTRICTED USE APPRAISAL REPORT

File No.: 110624-SW

Property Address: 102 Hills Lorough Loop	City: Jacksonville	State: NC	Zip Code: 28546
County: Onslow	Legal Description: Lot 306, Section IV-C, Carriage Run		
Assessor's Parcel #: 150958			
Tax Year: 2023	R.E. Taxes: \$ 4,060.13	Special Assessments: \$ N/A	Borrower (if applicable): N/A
Current Owner of Record: David & Tiffany Faria	Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/> Condominium Unit	# of Units: 1	Ownership Restriction: <input type="checkbox"/> None <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop	
Market Area Name: Carolina Forest	Map Reference: Map Bk 60, Pg 38	Census Tract: 0013.04	<input type="checkbox"/> Flood Hazard

The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: Opinion of market value			
Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.			
Client: Chris Munna	Address: [REDACTED]		
Appraiser: J. Scott Watts	Address: [REDACTED]		

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	102 Hills Lorough Loop Jacksonville, NC 28546	502 Walkens Woods Ln Jacksonville, NC 28546			410 Savannah Dr Jacksonville, NC 28546			357 Merin Height Rd Jacksonville, NC 28546		
Proximity to Subject		0.27 miles E			0.27 miles NE			1.53 miles NE		
Sale Price	\$	\$ 435,000			\$ 315,000			\$ 430,000		
Sale Price/GLA	\$ /sq.ft.	\$ 124.82 /sq.ft.			\$ 154.34 /sq.ft.			\$ 129.56 /sq.ft.		
Data Source(s)	Inspection	MLS # 100420010;DOM 9			MLS # 100446342;DOM 74			MLS # 100429130;DOM 4		
Verification Source(s)	Tax Records	MLS Records - Tax Records			MLS Records - Tax Records			MLS Records - Tax Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		VA No Concessions		VA \$7,000	-7,000	Conventional \$2,500	-2,500			
Date of Sale/Time	Inspected 11/2024	02/16/2024		09/03/2024		04/01/2024				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Suburban	Suburban		Suburban		Suburban				
Site	0.34 Acres +/-	0.22 Acres +/-		0.21 Acres +/-		0.29 Acres +/-				
View	Residential	Residential		Residential		Residential				
Design (Style)	Traditional	Traditional		Traditional		Traditional				
Quality of Construction	Vinyl	Vinyl		Vinyl		Vinyl				
Age	14 Years	13 Years		12 Years		11 Years				
Condition	Average +	Average +		Average	+15,000	Average	+15,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	9 3 2.1	10 5 3.0	-4,000	7 4 2.1		10 5 3.1	-8,000			
Gross Living Area	3,394 sq.ft.	3,485 sq.ft.	-7,300	2,041 sq.ft.	+108,200	3,319 sq.ft.	+6,000			
Basement & Finished Rooms Below Grade	None	None		None		None				
Functional Utility	3 Bedroom	5 Bedroom		4 Bedroom		5 Bedroom				
Heating/Cooling	FWA/Central Air	FWA/Central Air		FWA/Central Air		FWA/Central Air				
Energy Efficient Items	None	None		None		None				
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage				
Porch/Patio/Deck	Porch,Patio	Stoop,Patio	+1,500	Porch,Deck		Porch,ScnPatio	-3,000			
Fireplace, Fence, Pool	FP,Fnc,Pool	FP,Fnc	+30,000	FP,Fnc	+30,000	FP,Fnc,Pool				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 20,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 146,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,500			
Adjusted Sale Price of Comparables			\$ 455,200		\$ 461,200		\$ 437,500			

Summary of Sales Comparison Approach Eight closed sales from the subject subdivision and immediate surrounding market area have been utilized in the Sales Comparison Approach to value. Market adjustments have been applied to the comparable sales for physical and functional differences. All eight comparable sales were given equal value consideration in the opinion of value.



RESTRICTED USE APPRAISAL REPORT

File No.: 110624-SW

TRANSFER HISTORY	My research <input checked="" type="checkbox"/> did <input 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): Onslow County Register of Deeds			
	1st Prior Subject Sale/Transfer Date: 08/22/2022 Price: \$400,000 Source(s): Register of Deeds	Analysis of sale/transfer history and/or any current agreement of sale/listing: The Onslow County Register of Deeds indicates that the subject property last transferred on 08/22/2022 for \$400,000. There are no other known transfers in the previous 36 months. There are no other known transfers of the comparable sales in the previous 12 months. The subject property has not been the subject of an appraisal assignment by this appraiser in the previous 36 months. The subject property has not been listed for sale in the previous 12 months per MLS records.		
	2nd Prior Subject Sale/Transfer Date: 03/12/2020 Price: \$119,500 Source(s): Register of Deeds			
MARKET	Subject Market Area and Marketability: The subject's defined market area is North Jacksonville, NC. MLS records indicate that property values in the subject's market area are currently stable. Demand is slightly exceeding supply with 34 single family homes currently listed for sale inside the defined market area and 28 homes currently under a contract to purchase. The average days on market for home sales is 24 days. The exposure time for the subject property is estimated at 1 to 4 weeks.			
SITE	Site Area: 0.34 Acres +/-	Site View: Residential	Topography: Basically Level	Drainage: Appears adequate
	Zoning Classification: RSF-7	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		Description: Single Family Residential
	Highest & Best Use: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Use as appraised in this report: Single family residential		
	Actual Use as of Effective Date: Single family residential	Opinion of Highest & Best Use: The present use as single family residential, site built construction, is the highest and best use.		
FEMA Spec'1 Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X		FEMA Map # 37133C4378J	FEMA Map Date 11/3/2005	
Site Comments: No adverse site conditions, easements or encroachments were observed on the subject site but the absence of such conditions has not been confirmed.				
IMPROVEMENTS	Improvements Comments: The subject improvement has been recently updated and is in overall average/good condition. No deferred maintenance was observed. No functional or external obsolescence was observed. The effective age of the subject improvement is estimated at 5 years. Physical depreciation is estimated at 7% utilizing the Age/Life method. The remaining economic life of the subject improvement is estimated at 63 years. No repairs or alterations are recommended to maximize marketability.			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 450,000 to \$475,000		Indicated Value by: Income Approach (if developed) \$	
	Indicated Value by: Cost Approach (if developed) \$			
	Final Reconciliation The Sales Comparison Approach to value is utilized since it best demonstrates the actions of the market place. The Cost Approach and the Income Approach to value have not been utilized in the scope of the appraisal.			
RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:			
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 450,000 to 475,000 , as of: 11/07/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.				
ATTACHMENTS	A true and complete copy of this report contains 14 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits: <input type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Invoice <input checked="" type="checkbox"/> Cover Page <input type="checkbox"/> Building Plans			
SIGNATURES	Client Contact: _____ Client Name: Chris Munna		E-Mail: _____ Address: 1105 Mill Run Rd, Sneads Ferry, NC 28460	
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	Appraiser Name: J. Scott Watts		Supervisory or Co-Appraiser Name: _____	
	Company: _____		Company: _____	
Phone: _____ Fax: _____		Phone: _____ Fax: _____		
E-Mail: _____		E-Mail: _____		
Date of Report (Signature): 11/11/2024		Date of Report (Signature): _____		
License or Certification #: A7667 State: NC		License or Certification #: _____ State: _____		
Designation: N.C. State Certified Residential Real Estate Appraiser		Designation: _____		
Expiration Date of License or Certification: 06/30/2025		Expiration Date of License or Certification: _____		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: 11/07/2024		Date of Inspection: _____		

ADDITIONAL COMPARABLE SALES

File No.: 110624-SW

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	102 Hills Lorough Loop Jacksonville, NC 28546	909 Stagecoach Dr Jacksonville, NC 28546			507 Manteo Ln Jacksonville, NC 28546			922 Commons Dr N Jacksonville, NC 28546		
Proximity to Subject		0.12 miles NW			4.89 miles NW			2.22 miles SE		
Sale Price	\$	\$ 382,500			\$ 514,500			\$ 365,000		
Sale Price/GLA	\$ /sq.ft.	\$ 156.96 /sq.ft.			\$ 133.12 /sq.ft.			\$ 155.78 /sq.ft.		
Data Source(s)	Inspection	MLS # 100430603;DOM 7			MLS # 100458682;DOM 9			MLS # 100425731;DOM 44		
Verification Source(s)	Tax Records	MLS Records - Tax Records			MLS Records - Tax Records			MLS Records - Tax Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions		VA No Concessions		Conventional No Concessions		VA \$10,000	-10,000			
Date of Sale/Time	Inspected 11/2024	04/19/2024			10/01/2024			05/06/2024		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Suburban	Suburban			Suburban			Suburban		
Site	0.34 Acres +/-	0.34 Acres +/-			0.55 Acres +/-			0.35 Acres +/-		
View	Residential	Residential			Residential			Residential		
Design (Style)	Traditional	Traditional			Traditional			Traditional		
Quality of Construction	Vinyl	Brick/Vinyl -3,394			Vinyl			Vinyl		
Age	14 Years	14 Years			7 Years			26 Years		
Condition	Average +	Average +			Average +15,000			Average +15,000		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	9 3 2.1	9 4 2.1		11 5 3.1	-8,000	8 4 2.1				
Gross Living Area	3,394 sq.ft.	2,437 sq.ft.	+76,600	3,865 sq.ft.	-37,700	2,343 sq.ft.	+84,100			
Basement & Finished Rooms Below Grade	None	None			None			None		
Functional Utility	3 Bedroom	4 Bedroom			5 Bedroom			4 Bedroom		
Heating/Cooling	FWA/Central Air	FWA/Central Air			FWA/Central Air			FWA/Central Air		
Energy Efficient Items	None	None			None			None		
Garage/Carport	2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch/Patio/Deck	Porch,Patio	Porch,ScnDk,Pto -5,000			Porch,ScnPatio -3,000			Porch,Deck,Patio -2,000		
Fireplace, Fence, Pool	FP,Fnc,Pool	FP,Fnc +30,000			FP,Fnc,Pool					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 98,206	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -33,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 87,100			
Adjusted Sale Price of Comparables			\$ 480,706		\$ 480,800		\$ 452,100			
Summary of Sales Comparison Approach										

SALES COMPARISON APPROACH



Assumptions & Limiting Conditions

File No.: 110624-SW

Property Address: 102 Hills Lorough Loop

City: Jacksonville

State: NC

Zip Code: 28546

Client: Chris Munna

Address:

Appraiser: J. Scott Watts

Address:

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

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

Definitions & Scope of Work

File No.: 110624-SW

Property Address: 102 Hills Lorough Loop

City: Jacksonville

State: NC

Zip Code: 28546

Client: Chris Munna

Address:

Appraiser: J. Scott Watts

Address:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; 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.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

***Comparable photos have been taken from MLS records.

Certifications

File No.: 110624-SW

Property Address: 102 Hills Lorough Loop City: Jacksonville State: NC Zip Code: 28546

Client: Chris Munna Address: [REDACTED]

Appraiser: J. Scott Watts Address: [REDACTED]

APPRAISER'S CERTIFICATION

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



- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

Client Contact: _____ Client Name: Chris Munna
 E-Mail: _____ Address: 1105 Mill Run Rd, Sneads Ferry, NC 28460

APPRAISER _____ SUPERVISORY APPRAISER (if required)
 or CO-APPRAISER (if applicable)

SIGNATURES



 Appraiser Name: J. Scott Watts
 Company: _____
 Phone: [REDACTED] Fax: _____
 E-Mail: [REDACTED]
 Date Report Signed: 11/11/2024
 License or Certification #: A7667 State: NC
 Designation: N.C. State Certified Residential Real Estate Appraiser
 Expiration Date of License or Certification: 06/30/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 11/07/2024

Supervisory or
 Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

Comparable Photo Page

Borrower	N/A						
Property Address	102 Hills Lorough Loop						
City	Jacksonville	County	Onslow	State	NC	Zip Code	28546
Lender/Client	Chris Munna						



Comparable 1

502 Walkens Woods Ln
 Prox. to Subject 0.27 miles E
 Sales Price 435,000
 Gross Living Area 3,485
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location Suburban
 View Residential
 Site 0.22 Acres +/-
 Quality Vinyl
 Age 13 Years



Comparable 2

410 Savannah Dr
 Prox. to Subject 0.27 miles NE
 Sales Price 315,000
 Gross Living Area 2,041
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Suburban
 View Residential
 Site 0.21 Acres +/-
 Quality Vinyl
 Age 12 Years



Comparable 3

357 Merin Height Rd
 Prox. to Subject 1.53 miles NE
 Sales Price 430,000
 Gross Living Area 3,319
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location Suburban
 View Residential
 Site 0.29 Acres +/-
 Quality Vinyl
 Age 11 Years

Comparable Photo Page

Borrower	N/A						
Property Address	102 Hills Lorough Loop						
City	Jacksonville	County	Onslow	State	NC	Zip Code	28546
Lender/Client	Chris Munna						



Comparable 4

909 Stagecoach Dr
 Prox. to Subject 0.12 miles NW
 Sale Price 382,500
 Gross Living Area 2,437
 Total Rooms 9
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Suburban
 View Residential
 Site 0.34 Acres +/-
 Quality Brick/Vinyl
 Age 14 Years



Comparable 5

507 Manteo Ln
 Prox. to Subject 4.89 miles NW
 Sale Price 514,500
 Gross Living Area 3,865
 Total Rooms 11
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location Suburban
 View Residential
 Site 0.55 Acres +/-
 Quality Vinyl
 Age 7 Years



Comparable 6

922 Commons Dr N
 Prox. to Subject 2.22 miles SE
 Sale Price 365,000
 Gross Living Area 2,343
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Suburban
 View Residential
 Site 0.35 Acres +/-
 Quality Vinyl
 Age 26 Years

Comparable Photo Page

Borrower	N/A						
Property Address	102 Hills Lorough Loop						
City	Jacksonville	County	Onslow	State	NC	Zip Code	28546
Lender/Client	Chris Munna						



Comparable 7

805 Stagecoach Dr
 Prox. to Subject 0.20 miles NW
 Sale Price 415,000
 Gross Living Area 3,455
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location Suburban
 View Residential
 Site 0.79 Acres +/-
 Quality Vinyl
 Age 14 Years



Comparable 8

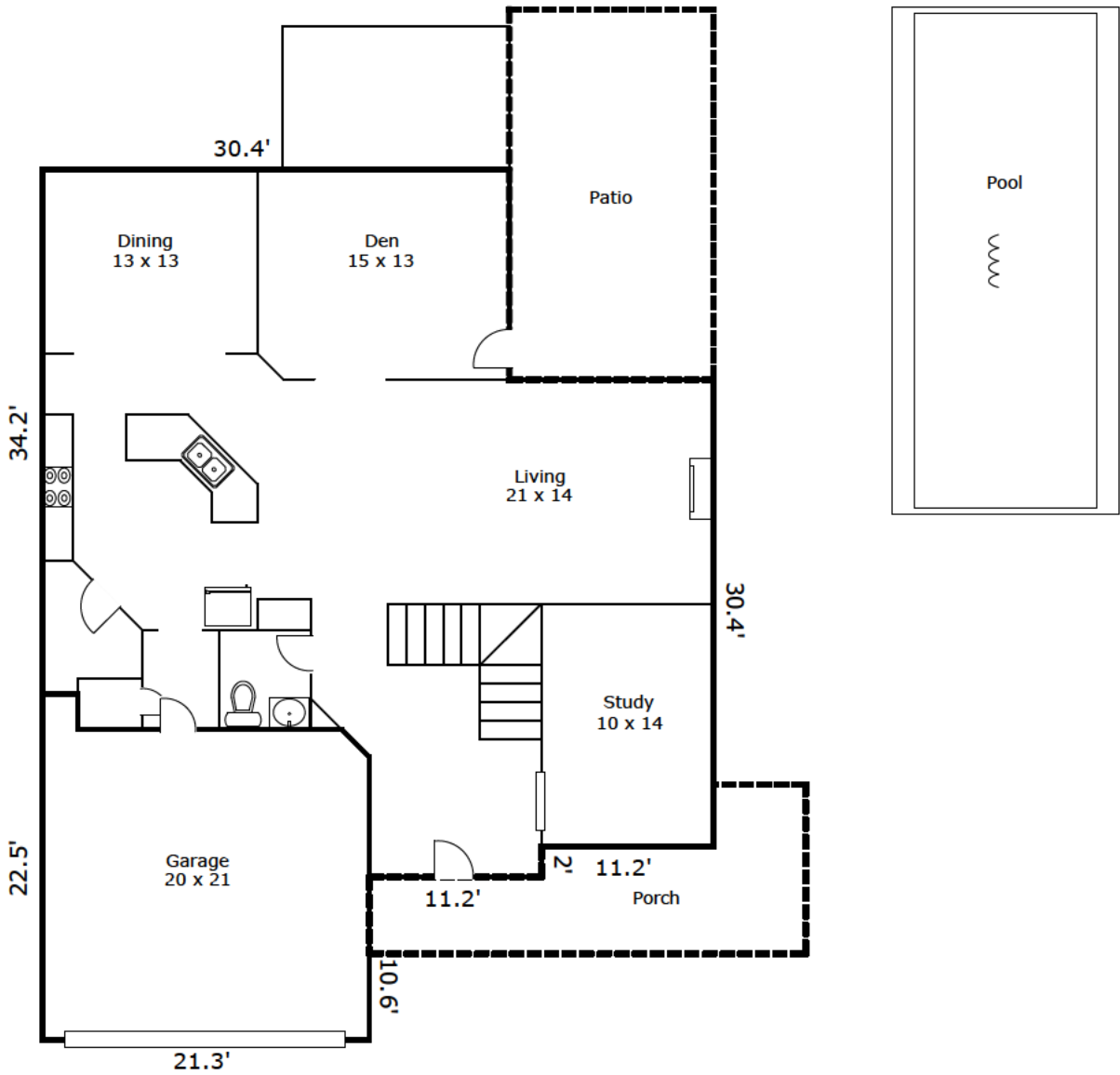
210 Stagecoach Dr
 Prox. to Subject 0.48 miles SE
 Sale Price 355,000
 Gross Living Area 2,365
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.2
 Location Suburban
 View Residential
 Site 0.33 Acres +/-
 Quality Brick/Vinyl
 Age 19 Years

Comparable 9

Prox. to Subject
 Sale Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch (Page - 1)

Borrower	N/A			
Property Address	102 Hills Lorough Loop			
City	Jacksonville	County	Onslow	State NC Zip Code 28546
Lender/Client	Chris Munna			



Room dimensions are approximate. Interior walls are not to scale.

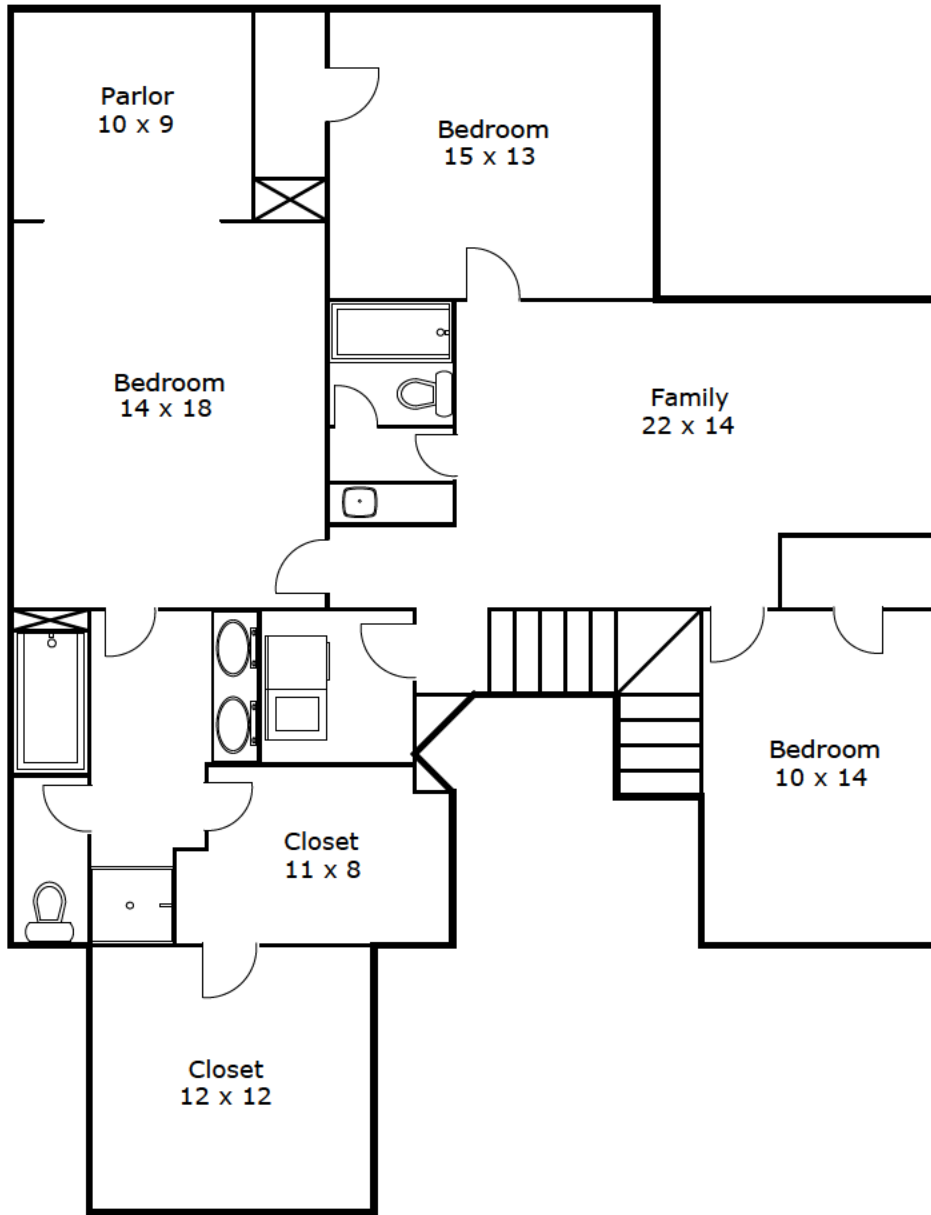
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1601.81 Sq ft	$30.4 \times 13.7 = 416.48$ $43.7 \times 20.5 = 895.85$ $9.9 \times 11.2 = 110.88$ $11.9 \times 11.2 = 133.28$ $2.3 \times 17.2 = 39.56$ $1.8 \times 2.3 = 4.14$ $0.5 \times 1.8 \times 1.8 = 1.62$
Total Living Area (Rounded):	1602 Sq ft	
Non-living Area		
2 Car Garage	433.93 Sq ft	$2.3 \times 2.3 = 5.29$ $20.2 \times 19.5 = 393.9$ $1.8 \times 18.4 = 33.12$ $0.5 \times 1.8 \times 1.8 = 1.62$
Patio	320.53 Sq ft	$13.3 \times 24.1 = 320.53$
Porch	200.4 Sq ft	$6 \times 4 = 24$ $5 \times 11.2 = 56$ $7 \times 17.2 = 120.4$

Building Sketch (Page - 2)

Borrower	N/A						
Property Address	102 Hills Lorough Loop						
City	Jacksonville	County	Onslow	State	NC	Zip Code	28546
Lender/Client	Chris Munna						



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TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
Second Floor	1792.2 Sq ft	$13.4 \times 12.6 = 168.84$ $11.2 \times 7 = 78.4$ $23.4 \times 13.3 = 311.22$ $30.4 \times 32.3 = 981.92$ $4.8 \times 1.9 = 9.12$ $11.8 \times 19 = 224.2$ $0.5 \times 2.8 \times 2.8 = 3.92$ $1.8 \times 7.2 = 12.96$ $0.5 \times 1.8 \times 1.8 = 1.62$
Total Living Area (Rounded):	1792 Sq ft	

Location Map

Borrower	N/A				
Property Address	102 Hills Lorough Loop				
City	Jacksonville	County	Onslow	State	NC
Lender/Client	Chris Munna	Zip Code	28546		

