

## Appraisal of Real Property

LOCATED AT:

1100 Oregon St  
Dousman & Elmores 2nd Add that prt of lot 65 des in 363 d 402 bcr  
Green Bay, WI 54303

FOR:

Ecumenical Partnership for Housing (EPH)  
PO Box 524  
Green Bay, WI 54305

AS OF:

10/24/2022

BY:

Paul E. Tessier

# Uniform Residential Appraisal Report

File # 22322

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	1100 Oregon St	City	Green Bay	State	WI	Zip Code	54303
Borrower	Na	Owner of Public Record	Peter Bruce Cardinal	County	Brown		
Legal Description	Dousman & Elmores 2nd Add that prt of lot 65 des in 363 d 402 bcr						
Assessor's Parcel #	5-704-A-1	Tax Year	2021	R.E. Taxes \$	1,872		
Neighborhood Name	Northwest Green Bay	Map Reference	24580	Census Tract	0005.00		
Occupant	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) To Determine Current Market Value as of 10/24/2022						
Lender/Client	Ecumenical Partnership for Housing (EPH)	Address	PO Box 524, Green Bay, WI 54305				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). <b>RANW MLS, Owner The subject is not currently listed for sale.</b>							

I <input type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.							
Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) _____							
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? <input type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid.							

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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %
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	60	Low	Multi-Family	3 %
Neighborhood Boundaries				400	High	Commercial	7 %
Mason St. and East by Broadway.				180	Pred.	Other	10 %

Neighborhood Description: **The subject has good access to all necessary support facilities including: schools, shopping, employment, police and fire protection, and recreation.**

\*Other 10% includes school, park, and vacant land.

Market Conditions (including support for the above conclusions): **Homes priced well in the subject's area have a typical market time of under 3 months. MLS statistics have shown values to be increasing over the past 2+ years.**

**\*\*The listings & sales on page 2 are based on a specific search of the subject's neighborhood/area.**

Dimensions	48x129.68 - see attached plat map	Area	6200 sf	Shape	Rectangular	View	N;Res;
Specific Zoning Classification	R1	Zoning Description	Single Family Residential				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>	
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	55009C0168F	FEMA Map Date	08/18/2009
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								

**This property is subject to normal utility easements which have no negative effect on property values.**

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 block/good	Floors	Vinyl/hardwood/gd
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/permastone/gd	Walls	Plaster/good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 808 sq.ft.	Roof Surface	Asphalt/good	Trim/Finish	Wood/good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Yes/good	Bath Floor	Ceramic tile/good
Design (Style) 1.5 story	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Double hung/good	Bath Wainscot	Ceramic tile/good
Year Built 1952	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 40	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/good	<input checked="" type="checkbox"/> Driveway # of Cars	1
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	Fireplace(s) # 0	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage # of Cars	1
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck deck	<input type="checkbox"/> Porch none	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other none	<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances	<input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input 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 1.0 Bath(s) 1,059 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) <b>See page 3 for additional features and updates</b>	

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) **C4;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;The subject is in good overall condition.**

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

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

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There are **5** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **130,000** to \$ **190,000**

There are **65** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **130,000** to \$ **190,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1100 Oregon St Green Bay, WI 54303	423 Vroman St Green Bay, WI 54303			930 Howard St Green Bay, WI 54303			1258 Dousman St Green Bay, WI 54303		
Proximity to Subject		0.49 miles E			0.47 miles SE			0.38 miles NW		
Sale Price	\$	\$ 170,000			\$ 165,000			\$ 180,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 157.41 sq.ft.			\$ 137.50 sq.ft.			\$ 165.44 sq.ft.		
Data Source(s)		MLS #50260576;DOM 51			MLS #50256708;DOM 42			MLS #50253976;DOM 48		
Verification Source(s)		Assessor Records			Assessor Records			Assessor Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth unk;0				
Date of Sale/Time		s08/22;c06/22		s05/22;c04/22		s04/22;c02/22				
Location	N;Res;	N;Res;		N;Res;		N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee simple		Fee simple		Fee simple				
Site	6200 sf	6480 sf	0	6091 sf	0	8124 sf	-500			
View	N;Res;	N;Res;		N;Res;		N;Res;				
Design (Style)	DT2;1.5 story	DT2;1.5 story		DT2;1.5 story		DT2;1.5 story				
Quality of Construction	Q4	Q4		Q4		Q4				
Actual Age	70	77	0	102	0	89	0			
Condition	C4	C4		C4		C4	-10,000			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths				
Room Count	5 3 1.0	5 3 2.0	-4,000	5 3 1.0		6 3 1.0	0			
Gross Living Area	1,059 sq.ft.	1,080 sq.ft.	-420	1,200 sq.ft.	-2,820	1,088 sq.ft.	-580			
Basement & Finished Rooms Below Grade	808sf0sfin	720sf0sfin	0	672sf0sfin	0	988sf0sfin	0			
Functional Utility	Typical	Typical		Typical		Typical				
Heating/Cooling	Gfwa/none	Gfwa/ca	-2,000	Gfwa/ca	-2,000	Gfwa/ca	-2,000			
Energy Efficient Items	Typical	Typical		Typical		Typical				
Garage/Carport	1gd1dw	1gd1dw		None	+6,000	1gd2dw	-500			
Porch/Patio/Deck	Deck	Sml balcony&deck	-500	Covered porch	0	3 sea pch/patio	-1,500			
Fireplace	None	None		None		None				
Other	None	Fence	-500	None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -7,420	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,180	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,080			
Adjusted Sale Price of Comparables		Net Adj. 4.4% Gross Adj. 4.4%	\$ 162,580	Net Adj. 0.7% Gross Adj. 6.6%	\$ 166,180	Net Adj. 8.4% Gross Adj. 8.4%	\$ 164,920			

did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) **MLS/County Records**

My research  did  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) **MLS/County Records**

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
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	RANW MLS/County Recds	RANW MLS/County Recds	RANW MLS/County Recds	RANW MLS/County Recds
Effective Date of Data Source(s)	10/28/2022	10/28/2022	10/28/2022	10/28/2022

Analysis of prior sale or transfer history of the subject property and comparable sales The subject and comparables have no prior sales.

**\*\*The listings and sales noted above are for 1.5 & 2 story properties in the subject's area (1 mile radius).**

Summary of Sales Comparison Approach All comparables are considered to be good indicators of value for this size and type of property. They are located in similar neighborhoods as far as home styles, values, and overall amenities. There may have been other sales in the subjects area, however, were not used due to style, distance, age, and/or quality of construction. Major adjustments are: All 3 sales have central air. Sale #2 lacks a garage. Sale #3 has more extensive updates remodeled kitchen, bath, and cosmetic updated including flooring. Sales are adjusted at \$20.00 per square foot.

Indicated Value by Sales Comparison Approach \$ **165,500**

Indicated Value by: Sales Comparison Approach \$ **165,500** Cost Approach (if developed) \$ Income Approach (if developed) \$

**Adequate market data was available to place all of the emphasis on the market approach. The cost approach is not considered necessary to produce a credible report. Income approach was not used as few properties of this type are used for investment.**

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **165,500**, as of **10/24/2022**, which is the date of inspection and the effective date of this appraisal.

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**\*\*Owner of public record noted in the appraisal is taken from county records/tax bill.**

**\*\*Regarding Effective Date of Report noted on page 2, This is a preprinted report, the inspection date is 10/28/2022, The effective date of the Report is 10/24/2022, the date the property transferred ownership, as mentioned the report is to Determine Market Value as of 10/24/2022.**

**\*\*No personal property is given any value/consideration in the report, whether it is a purchase or refinance transaction.**

The subject property is located aprx. 1 mile from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales, and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

**Additional Features**

The subject has a 1 car detached garage (12x22) and a deck. There is hardwood flooring in the living room, bedrooms, and 2nd floor.

**Updates Include**

- 2021 - roof, gutters
- 2019 - sink in basement
- 2016 - sink in bath
- 2014 - furnace
- Front steps
- Kitchen countertop
- Remodeled 2nd floor
- Deck & patio door
- Windows

**The subject was measured according to ANSI standards Z765-2021**

The subject is a 1.5 story detached single family house with 1,059 above-grade finished sq ft. It has a 1 car detached garage. Dimensions to calculate square footage are included in the sketch.

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

**The cost approach is not applicable or necessary**

**to develop a credible report.**

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$
Source of cost data	DWELLING	Sq.Ft. @ \$ _____ =\$
Quality rating from cost service		Sq.Ft. @ \$ _____ =\$
Effective date of cost data		_____ =\$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		_____ =\$
The cost approach is not a good indicator of value and not used. The cost approach is not required by Fannie Mae.	Garage/Carport	Sq.Ft. @ \$ _____ =\$
	Total Estimate of Cost-New	_____ =\$
	Less Physical	_____
	Functional	_____
	External	_____
	Depreciation	= \$( _____ )
	Depreciated Cost of Improvements	_____ =\$
	"As-is" Value of Site Improvements	_____ =\$
Estimated Remaining Economic Life (HUD and VA only) _____ Years	INDICATED VALUE BY COST APPROACH	_____ =\$

**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)

**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 phases \_\_\_\_\_ Total number of units \_\_\_\_\_ Total number of units sold \_\_\_\_\_

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 \_\_\_\_\_

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?  Yes  No If Yes, describe the rental terms and options. \_\_\_\_\_

Describe common elements and recreational facilities. \_\_\_\_\_

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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 concession 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 the 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.

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**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 have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, 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.

Uniform Residential Appraisal Report

File # 22322

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).

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.

APPRAISER

Signature Paul E. Tessier
Name Paul E. Tessier
Company Name Tessier Appraisals
Company Address 1019 Neufeld St, Green Bay, WI 54304-2267
Telephone Number (920) 592-1001
Email Address tessierappraisal@gmail.com
Date of Signature and Report 10/31/2022
Effective Date of Appraisal 10/24/2022
State Certification # 1272-9
or State License #
or Other (describe) State #
State WI
Expiration Date of Certification or License 12/14/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

ADDRESS OF PROPERTY APPRAISED

1100 Oregon St
Green Bay, WI 54303
APPRAISED VALUE OF SUBJECT PROPERTY \$ 165,500

SUBJECT PROPERTY

- Did not inspect subject property
Did inspect exterior of subject property from street
Date of Inspection
Did inspect interior and exterior of subject property
Date of Inspection

LENDER/CLIENT

Name No AMC
Company Name Ecumenical Partnership for Housing (EPH)
Company Address PO Box 524, Green Bay, WI 54305
Email Address

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
Did inspect exterior of comparable sales from street
Date of Inspection

# Uniform Residential Appraisal Report

File # 22322

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1100 Oregon St Green Bay, WI 54303	906 Park St Green Bay, WI 54303								
Proximity to Subject		0.75 miles N								
Sale Price	\$	\$ 175,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 143.56 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)		Inspection;DOM 45								
Verification Source(s)		MLS #50265263								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0								
Date of Sale/Time		s10/22;c09/22								
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	6200 sf	6238 sf	0							
View	N;Res;	N;Res;								
Design (Style)	DT2;1.5 story	DT2;1.5 story								
Quality of Construction	Q4	Q4								
Actual Age	70	71	0							
Condition	C4	C4								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	5 3 1.0	5 3 1.0								
Gross Living Area	1,059 sq.ft.	1,219 sq.ft.	-3,200	sq.ft.		sq.ft.		sq.ft.		
Basement & Finished Rooms Below Grade	808sf0sfin	855sf0sfin	0							
Functional Utility	Typical	Typical								
Heating/Cooling	Gfwa/none	Gfwa/ca	-2,000							
Energy Efficient Items	Typical	Typical								
Garage/Carport	1gd1dw	1qa2dw	-500							
Porch/Patio/Deck	Deck	None	+1,000							
Fireplace	None	None								
Other	None	Ex ovr sz gar/fence	-3,500							
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -8,200	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 4.7% Gross Adj. 5.8%	\$ 166,800	Net Adj. % Gross Adj. %	\$	Net Adj. % Gross Adj. %	\$	Net Adj. % Gross Adj. %	\$	
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)	RANW MLS/County Recds	RANW MLS/County Recds								
Effective Date of Data Source(s)	10/28/2022	10/28/2022								
Analysis of prior sale or transfer history of the subject property and comparable sales										
Comparables have no prior sales.										
Analysis/Comments										
Sale #4 has central air and an oversized garage.										
Final Reconciliation										
All 4 comparables are 3 bedroom, 1-2 bath, 1.5 story homes, located under .75 mile, and sold in the past ~6 months, the comparables have low to average net and gross adjustments, they are given similar emphasis in the final value. As a whole, the Adjusted Sale Price of the Comparables both justify and support the final value of \$165,500.										



## Supplemental Addendum

File No. 22322

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						

APPRAISER DID A VISUAL INVENTORY OF THE INTERIOR AND EXTERIOR.

THE APPRAISER IS NOT A QUALIFIED HOME INSPECTOR, AND NO EFFORT HAS BEEN MADE TO SPECIFIC INSPECTION ITEMS INCLUDING BUT NOT LIMITED TO (ROOF, INSULATION, WORKING COMPONENTS SUCH AS WATER HEATER, FURNACE, ATTIC, AND OVERALL STRUCTURE).

DATA USED WAS FROM THE VISUAL INVENTORY AS WELL AS VARIOUS SOURCES SUCH AS MULTIPLE LISTING SERVICE, COUNTY AND ASSESSOR RECORDS. BECAUSE OF THE DIVERSITY OF THE DATA DISCOVERY PROCESS, THERE MAY BE OTHER SALES WHICH MAY BE MORE COMPARABLE, MORE RECENT, OR CLOSER TO THE SUBJECT PROPERTY WHICH WERE NOT DISCOVERED AND WHICH WERE, THEREFORE, NOT INCLUDED IN THE SALES COMPARISON ANALYSIS.

#### SCOPE OF WORK

THE CLIENT IS Ecumenical Partnership for Housing (EPH).

THE INTENDED USERS OF THIS REPORT IS Ecumenical Partnership for Housing (EPH) & Peter Bruce Cardinal.

THE INTENDED USE IS TO EVALUATE THE PROPERTY THAT IS THE SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANSACTION, SUBJECT TO THE STATED SCOPE OF WORK, PURPOSE OF THE APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL REPORT FORM, AND THE DEFINITION OF MARKET VALUE. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER.

THE APPROACHES TO VALUE INCLUDE THE SALES COMPARISON APPROACH. THE COST APPROACH AND INCOME APPROACH WERE NOT INCLUDED AS IT IS NOT NECESSARY TO PRODUCE CREDIBLE RESULTS.

THE COST APPROACH IS FOR REAL ESTATE PURPOSES AND NOT TO BE USED FOR INSURANCE PURPOSES.

THE APPRAISER IS NOT A CONTRACTOR AND DOES NOT HAVE THE EXPERTISE TO EVALUATE THE QUALITY OF CONSTRUCTION, WORKMANSHIP OR MATERIALS. IT IS ASSUMED THAT THE HOME MEETS ALL LOCAL AND STATE BUILDING CODES.

I HAVE NOT PERFORMED AN APPRAISAL ON THE SUBJECT PROPERTY WITHIN THE PAST 3 YEARS.

#### DIGITAL PHOTOS

THE APPRAISER USED A DIGITAL CAMERA FOR THE PHOTOS IN THIS REPORT. THE PHOTOS HAVE NOT BEEN ALTERED OR ENHANCED IN ANY WAY.

WITH REGARDS TO STATE TRESPASSING LAWS AND PRIVACY CONCERNS, MY REPORTS MAY CONTAIN COMPARABLE SALE PHOTOS FROM THE MULTIPLE LISTING SERVICE (MLS) OR PHOTOS I HAVE TAKEN. THE PHOTOS HAVE NOT BEEN ALTERED OR ENHANCED IN ANY WAY. THEY BEST PORTRAY THE CONDITION OF THE COMPARABLE AT THE TIME OF SALE. I HAVE AT MINIMUM DONE AN INSPECTION/DRIVE BY AT THE STREET.

#### XML FORMAT

WHILE THIS REPORT WAS TRANSMITTED IN XML FORMAT, THE ONLY TRULY IDENTICAL REPRESENTATION OF THIS REPORT IS A PDF FILE.

#### APPRAISAL IN COMPLIANCE WITH APPRAISER INDEPENDENCE REQUIREMENTS (AIR)

I HAVE GEOGRAPHIC COMPETENCY AND KNOWLEDGE APPRAISING THIS TYPE OF PROPERTY IN THIS MARKET AREA.

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.

\*\*THE REPORT WAS PREPARED IN COMPLIANCE WITH TITLE XI OF FIRREA.

Owner Peter Bruce Cardinal File No. 22322  
 Property Address 1100 Oregon St  
 City Green Bay County Brown State WI Zip Code 54303  
 Lender/Client Ecumenical Partnership for Housing (EPH)

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

- Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

**Comments on Standards Rule 2-3**

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

- The statements of fact contained in this report are true and correct.
- 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.
- Unless otherwise indicated, 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 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.
- 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 (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**Reasonable Exposure Time** (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)


**My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:** under 3 months

**Comments on Appraisal and Report Identification**

**Note any USPAP-related issues requiring disclosure and any state mandated requirements:**

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APPRAISER:

Signature:   
 Name: Paul E. Tessier  
 State Certification #: 1272-9  
 or State License #: \_\_\_\_\_  
 State: WI Expiration Date of Certification or License: 12/14/2023  
 Date of Signature and Report: 10/31/2022  
 Effective Date of Appraisal: 10/24/2022  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 10/24/2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

# Subject Photo Page

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						



Subject Front

1100 Oregon St  
Sales Price  
Gross Living Area 1,059  
Total Rooms 5  
Total Bedrooms 3  
Total Bathrooms 1.0  
Location N;Res;  
View N;Res;  
Site 6200 sf  
Quality Q4  
Age 70



Subject Rear



Subject Street

# Photograph Addendum

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						



STREET



KITCHEN



DINING AREA



LIVING ROOM



BEDROOM



BATH



# Photograph Addendum

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						



BEDROOM



BEDROOM



BASEMENT



FURNACE/WATER HEATER



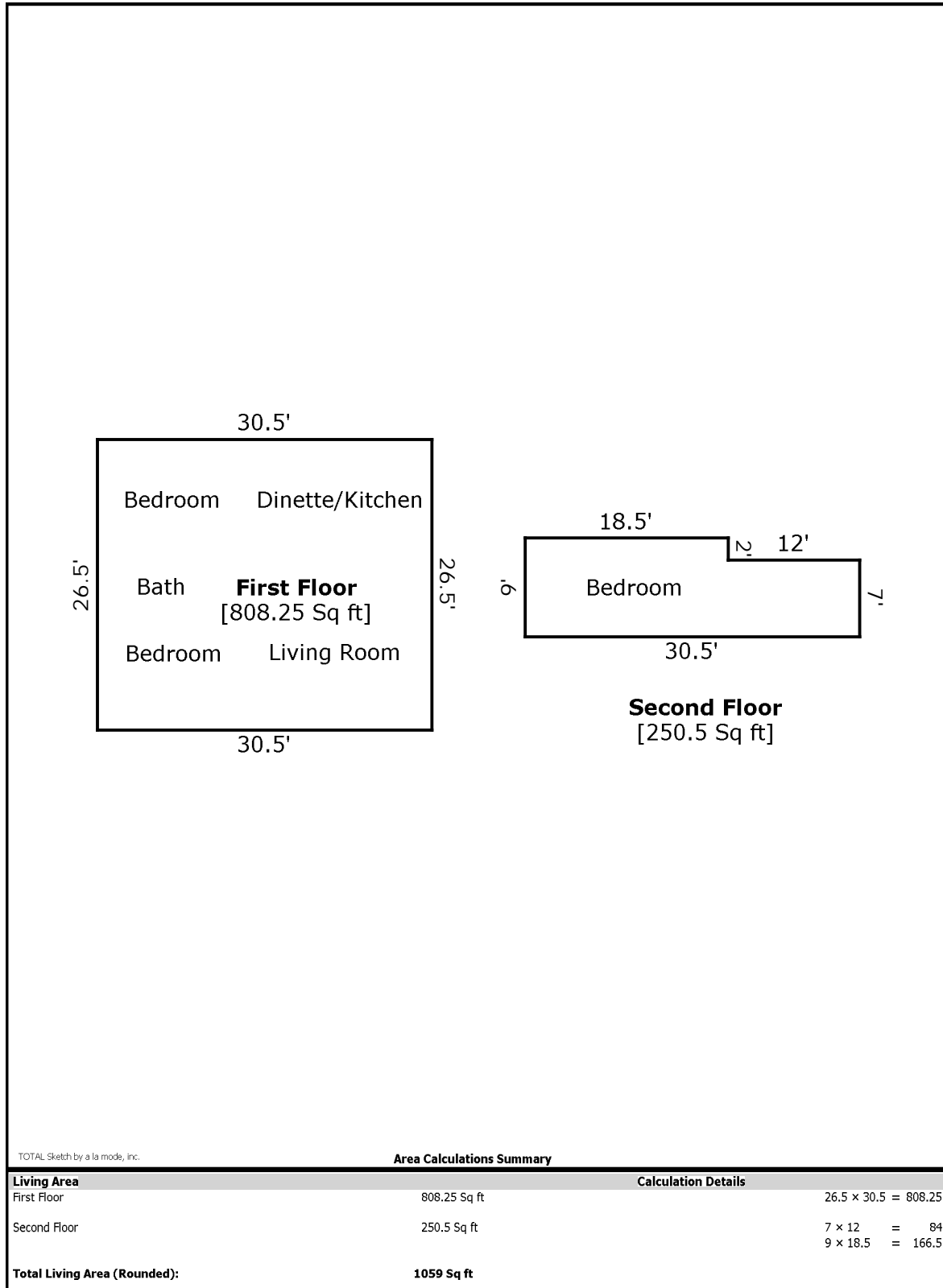
BASEMENT



BASEMENT

# Building Sketch

Owner	Peter Bruce Cardinal				
Property Address	1100 Oregon St				
City	Green Bay	County	Brown	State	WI
				Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)				

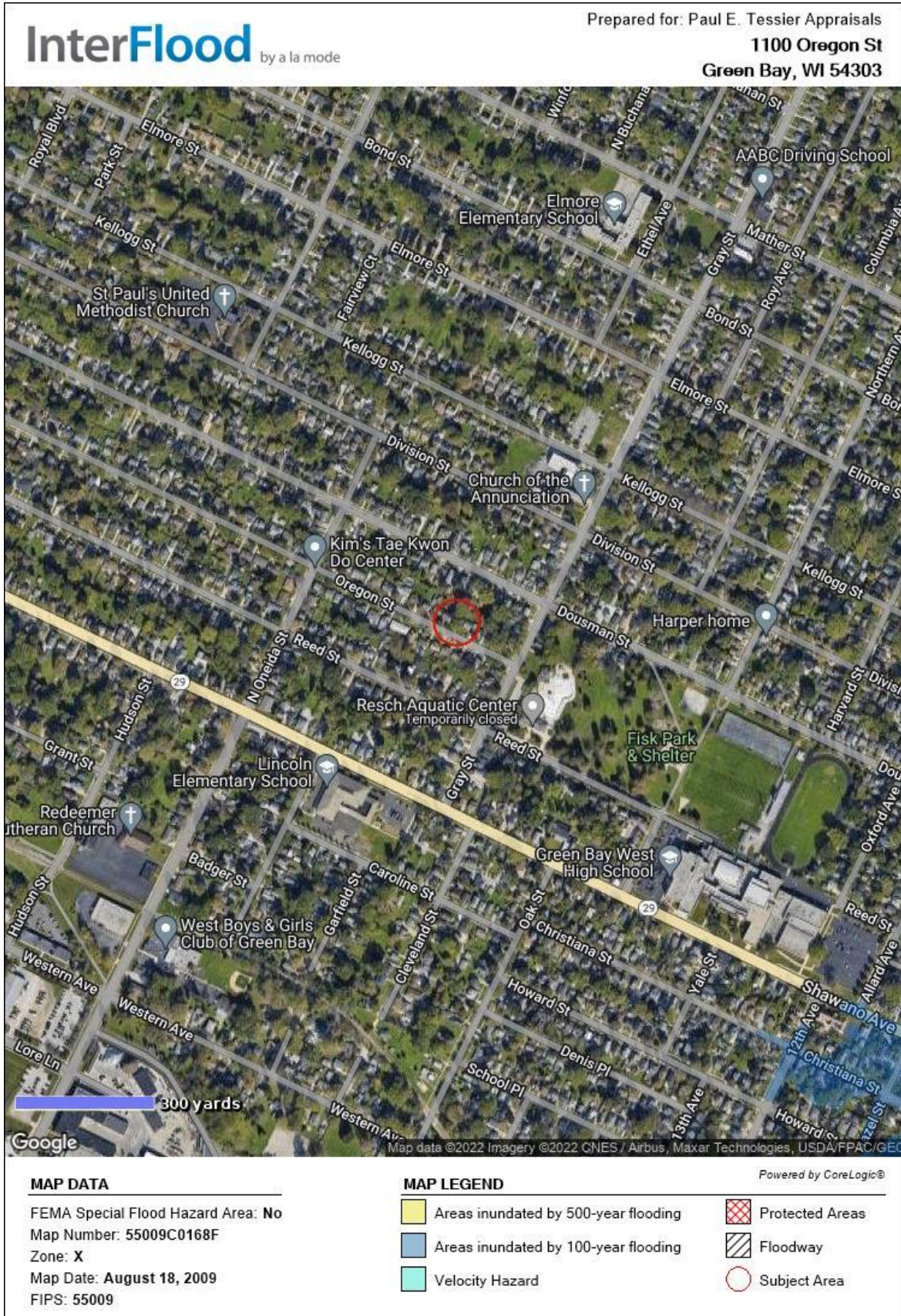






# Flood Map

Owner	Peter Bruce Cardinal				
Property Address	1100 Oregon St				
City	Green Bay	County	Brown	State	WI
Lender/Client	Ecumenical Partnership for Housing (EPH)				
				Zip Code	54303





Comparable Photo Page

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						



Comparable 1

423 Vroman St  
 Prox. to Subject 0.49 miles E  
 Sales Price 170,000  
 Gross Living Area 1,080  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location N;Res;  
 View N;Res;  
 Site 6480 sf  
 Quality Q4  
 Age 77



Comparable 2

930 Howard St  
 Prox. to Subject 0.47 miles SE  
 Sales Price 165,000  
 Gross Living Area 1,200  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 6091 sf  
 Quality Q4  
 Age 102



Comparable 3

1258 Dousman St  
 Prox. to Subject 0.38 miles NW  
 Sales Price 180,000  
 Gross Living Area 1,088  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 8124 sf  
 Quality Q4  
 Age 89

Comparable Photo Page

Owner	Peter Bruce Cardinal						
Property Address	1100 Oregon St						
City	Green Bay	County	Brown	State	WI	Zip Code	54303
Lender/Client	Ecumenical Partnership for Housing (EPH)						



Comparable 4

906 Park St  
 Prox. to Subject 0.75 miles N  
 Sales Price 175,000  
 Gross Living Area 1,219  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 6238 sf  
 Quality Q4  
 Age 71

Comparable 5

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

Comparable 6

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



# Location Map

Owner	Peter Bruce Cardinal				
Property Address	1100 Oregon St				
City	Green Bay	County	Brown	State	WI
Lender/Client	Ecumenical Partnership for Housing (EPH)				
				Zip Code	54303



## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

### Condition Ratings and Definitions

#### C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.\*

*\*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

#### C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

#### C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

#### C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

#### C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

#### C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

### Quality Ratings and Definitions

#### Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

#### Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

## Quality Ratings and Definitions (continued)

### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

## Definitions of Not Updated, Updated, and Remodeled

### Not Updated

**Little or no updating or modernization. This description includes, but is not limited to, new homes.**

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

### Updated

**The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.**

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

### Remodeled

**Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.**

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

## Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

### Example:

3.2 indicates three full baths and two half baths.



EXPIRES: 12/14/2023

NO. 1272 - 9

The State of Wisconsin  
Department of Safety and Professional Services

*Hereby certifies that*

PAUL E TESSIER

*was granted a certificate to practice as a*

CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY  
RELATED TRANSACTIONS IS AQB COMPLIANT

*in the State of Wisconsin in accordance with Wisconsin Law*

*on the 6th day of August in the year 2002.*

*The authority granted herein must be renewed each biennium by the granting authority.*

*In witness thereof, the State of Wisconsin  
Department of Safety and Professional Services  
has caused this certificate to be issued under  
its official seal.*



*David B. Livi*  
DPS Secretary

*This certificate was printed on the 23rd day of November in the year 2021*