

INVOICE

FROM:

Kelly Ralston
 KLM Appraisal Services, LLC
 219 White Oak Drive
 Allegany, NY 14706

Telephone Number: 716-373-3842 Fax Number: 716-373-3843

INVOICE NUMBER

1007

DATE

10/27/2022

REFERENCE

Internal Order #: 1007
 Lender Case #:
 Client File #:
 Main File # on form: 1007
 Other File # on form: 1007
 Federal Tax ID:
 Employer ID:

TO:

Mt. Irenaeus

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

DESCRIPTION

Lender: Mt. Irenaeus Client: Mt. Irenaeus
 Purchaser/Borrower: Mt. Irenaeus, C/O Michael Fenn
 Property Address: 3275 Weatherby Rd
 City: Friendship
 County: Allegany State: NY Zip: 14739
 Legal Description: Liber:1116 Page: 315

FEES

AMOUNT

450.00

SUBTOTAL

450.00

PAYMENTS

AMOUNT

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

SUBTOTAL

0

TOTAL DUE

\$ 450.00



APPRAISAL OF REAL PROPERTY

LOCATED AT:

3275 Weatherby Rd
Liber:1116 Page: 315
Friendship, NY 14739

FOR:

Mt. Irenaeus

AS OF:

10/27/2022

BY:

Kelly Ralston
KLM Appraisals, LLC
219 White Oak Drive
Allegany, NY 14706

THIS SUMMARY APPRAISAL REPORT IS INTENDED FOR USE BY THE LENDER/CLIENT FOR A MORTGAGE FINANCE TRANSACTION ONLY.

Property Address 3275 Weatherby Rd City Friendship State NY Zip Code 14739
 Legal Description Liber:1116 Page: 315 County Allegany
 Assessor's Parcel No. 220.-1-6.2 Tax Year 2022 R.E. Taxes \$ 2,109 Special Assessments \$ N/A
 Borrower Mt. Irenaeus, C/O Michael Fenn Current Owner Lauren A Clark Occupant Owner Tenant Vacant
 Neighborhood or Project Name Clarksville Project Type PUD Condominium HOA \$ N/A /Mo.
 Sales Price \$ N/A Date of Sale N/A Description / \$ amount of loan charges/concessions to be paid by seller N/A
 Property rights appraised Fee Simple Leasehold Map Reference See parcel # Census Tract 9505.00

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

Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	Single family housing PRICE \$ (000) AGE (yrs)	Condominium housing PRICE (if applic.) \$ (000) AGE (yrs)
Built up <input type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input checked="" type="checkbox"/> Under 25%	Demand/supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply	60 Low 5	N/A Low N/A
Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing time <input type="checkbox"/> Under 3 mos. <input checked="" type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.		

Neighborhood boundaries Clarksville bounded to the north by Cuba, to the west by Cattaraugus County line, to the south by Genesee, and to the east by Friendship.

Predominant	Predominant
140 40	N/A N/A

Dimensions 9.7ac Site area 9.7ac Shape Irregular
 Specific zoning classification and description None
 Zoning compliance Legal Legal nonconforming (Grandfathered use) Illegal, attach description No zoning
 Highest and best use of subject property as improved (or as proposed per plans and specifications): Present use Other use, attach description.
 Utilities Public Other Public Other **Off-site Improvements** Type Public Private
 Electricity Water Well(2) Street Gravel
 Gas Propane Sanitary sewer Septic(2) Alley None
 Are there any apparent adverse site conditions (easements, encroachments, special assessments, slide areas, etc.)? Yes No If Yes, attach description.

Source(s) used for physical characteristics of property: Interior and exterior inspection Exterior inspection from street Previous appraisal files
 MLS Assessment and tax records Prior inspection Property owner Other (Describe):
 No. of Stories 1 Type (Det./Att.) Det Exterior Walls Wood/Avg Roof Surface Shingle/Good Manufactured Housing Yes No
 Does the property generally conform to the neighborhood in terms of style, condition and construction materials? Yes No If No, attach description.
 Are there any apparent physical deficiencies or conditions that would affect the soundness or structural integrity of the improvements or the livability of the property?
 Yes No If Yes, attach description.
 Are there any apparent adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property?
 Yes No If Yes, attach description.

I researched the subject market area for comparable listings and sales that are the most similar and proximate to the subject property.
 My research revealed a total of N/A sales ranging in sales price from \$ N/A to \$ N/A.
 My research revealed a total of N/A listings ranging in list price from \$ N/A to \$ N/A.
 The analysis of the comparable sales below reflects market reaction to significant variations between the sales and the subject property.

FEATURE	SUBJECT	SALE 1			SALE 2			SALE 3		
Address	3275 Weatherby Rd Friendship, NY 14739	3781 Gillies Hill Rd Angelica, NY 14709			9689 Hewitt Rd Lot 18 Cuba, NY 14727			7411 N Center Rd Franklinville, NY 14737		
Proximity to Subject		21.57 miles NE			6.02 miles SW			14.93 miles NW		
Sales Price	\$	\$ 81,000			\$ 89,000			\$ 102,000		
Price/Gross Living Area	\$	\$ 76.70			\$ 148.33			\$ 188.89		
Data & Verification Sources		MLS#S1387528			MLS#B1407521			MLS#B1399271		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		DESCRIPTION	+(-)\$ Adjust.		DESCRIPTION	+(-)\$ Adjust.	
Sales or Financing Concessions		Conventional None			Conventional None			Cash None		
Date of Sale/Time		05/20/2022			07/18/2022			07/09/2022		
Location	Rural	Similar			Similar			Similar		
Site	9.7ac	2.40ac +14,600			5.20ac +9,000			11.87ac -4,340		
View	Rural	Similar			Similar			Similar		
Design (Style)	Cabin	Cabin			Cabin			Cabin		
Actual Age (Yrs.)	26	8 0			72 0			10 0		
Condition	Average	Similar 0			Similar			Similar 0		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	5 2 1.0	3 2 0.1	+1,000		4 2 1.0	0		6 2 1.0	0	
Gross Living Area	896 Sq. Ft.	1,056 Sq. Ft.	-2,400		600 Sq. Ft.	+4,440		540 Sq. Ft.	+5,340	
Basement & Finished Rooms Below Grade	None Wall Heat	None No Central +1,500			None Ebb 0			None F/A Heat -1,500		
Garage/Carport	1 Car Gar/1 Carport	None +3,000			None +3,000			None +3,000		
Extras	Dck/2Shds/2Stvs	Porch/Shed/Stv +1,000			Porch/Shed/Stv +1,000			Porch/FP/2Stv/Sh -1,000		
Extras	Pond/Mbl Home	None +56,500			Pond +55,000			None +56,500		
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 75,200			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 72,440			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 58,000		
Adjusted Sales Price of Comparables		Net 92.8 % Gross 98.8 % \$ 156,200			Net 81.4 % Gross 81.4 % \$ 161,440			Net 56.9 % Gross 70.3 % \$ 160,000		
Date of Prior Sale	N/A	N/A			N/A			N/A		
Price of Prior Sale	\$ 0	\$ 0			\$ 0			\$ 0		

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of the prior sales of subject and comparables: All three sales are closed and verified sales.

Summary of sales comparison and value conclusion: Most consideration was given to the sales comparison approach which produces a value of \$160,000. The cost approach is not used with this form. The income approach is -0- due to lack of rental data in the owner-occupied area.

No timber or mineral rights included in the appraised value.

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, or subject to the following repairs, alterations or conditions Appraised value is "As Is".

BASED ON AN EXTERIOR INSPECTION FROM THE STREET OR AN INTERIOR AND EXTERIOR INSPECTION, I ESTIMATE THE MARKET VALUE AS DEFINED OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT TO BE \$ 160,000, AS OF 10/27/2022

Desktop Underwriter Quantitative Analysis Appraisal Report

1007
File No. 1007

PUD

Project Information for PUDs (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
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:
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 buildings into a PUD? Yes No If yes, date of conversion: _____
Does the project contain any multi-dwelling units? Yes No Data Source: _____
Are the common elements completed? Yes No If No, describe status of completion: _____
Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
Describe common elements and recreational facilities: _____

CONDOMINIUM

Project Information for Condominiums (If applicable) - - Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No
Provide the following information for all Condominium Projects:
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 buildings into a condominium? Yes No If yes, date of conversion: _____
Project Type: Primary Residence Second Home or Recreational Row or Townhouse Garden Midrise Highrise _____
Condition of the project, quality of construction, unit mix, etc.: _____
Are the common elements completed? Yes No If No, describe status of completion: _____
Are any common elements leased to or by the Home Owners' Association? Yes No If yes, attach addendum describing rental terms and options.
Describe common elements and recreational facilities: _____

PURPOSE OF APPRAISAL: The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report based on a quantitative sales comparison analysis for use in a mortgage finance transaction.

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 considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. 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.
2. The appraiser has provided any required sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. 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.
4. The appraiser has noted in the appraisal report any adverse conditions (such as, but not limited to, needed repairs, 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 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, expressed 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.
5. 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.
6. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the report to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to completion per plans and specifications on the assumption that completion of the improvements will be performed in a workmanlike manner.

Julie Jackson

Desktop Underwriter Quantitative Analysis Appraisal Report

1007
File No. 1007

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I performed this appraisal by (1) personally inspecting from the street the subject property and neighborhood and each of the comparable sales (unless I have otherwise indicated in this report that I also inspected the interior of the subject property); (2) collecting, confirming, and analyzing data from reliable public and/or private sources; and (3) reporting the results of my inspection and analysis in this summary appraisal report. I further certify that I have adequate information about the physical characteristics of the subject property and the comparable sales to develop this appraisal.
2. I have researched and analyzed the comparable sales and offerings/listings in the subject market area and have reported the comparable sales in this report that are the best available for the subject property. I further certify that adequate comparable market data exists in the general market area to develop a reliable sales comparison analysis for the subject property.
3. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware, have considered these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them, and have commented about the effect of the adverse conditions on the marketability of the subject property. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
4. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
5. 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 the estimate of market value in the 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.
6. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
7. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
8. I estimated the market value of the real property that is the subject of this report based on the sales comparison approach to value. I further certify that I considered the cost and income approaches to value, but, through mutual agreement with the client, did not develop them, unless I have noted otherwise in this report.
9. I performed this appraisal as a limited appraisal, subject to the Departure Provision 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 as of the effective date of the appraisal (unless I have otherwise indicated in this report that the appraisal is a complete appraisal, in which case, the Departure Provision does not apply).
10. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value. The exposure time associated with the estimate of market value for the subject property is consistent with the marketing time noted in the Neighborhood section of this report. The marketing period concluded for the subject property at the estimated market value is also consistent with the marketing time noted in the Neighborhood section.
11. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. I further certify that no one provided significant professional assistance to me in the development of this appraisal.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have examined the appraisal report for compliance with the Uniform Standards of Professional Appraisal Practice, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 5 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER: Kelly Ralston

Signature: _____
Name: Kelly Ralston
Company Name: KLM Appraisals, LLC
Company Address: 219 White Oak Drive
Allegany, NY 14706
Date of Report/Signature: 11/08/2022
State Certification #: 45000036822
or State License #: _____
State: NY
Expiration Date of Certification or License: 12/13/2023

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Date of Report/Signature: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

ADDRESS OF PROPERTY APPRAISED:

3275 Weatherby Rd
Friendship, NY 14739

APPRAISED VALUE OF SUBJECT PROPERTY \$ 160,000
EFFECTIVE DATE OF APPRAISAL/INSPECTION 10/27/2022

LENDER/CLIENT:

Name: _____
Company Name: Mt. Irenaeus
Company Address: _____

SUPERVISORY APPRAISER:

SUBJECT PROPERTY

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

COMPARABLE SALES

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

USPAP Compliance Addendum

Loan # 1007
File # 1007

Client	Mt. Irenaeus		
Property Address	3275 Weatherby Rd		
City	Friendship	County Allegany	State NY Zip Code 14739
Owner	Laureen A Clark		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- 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.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

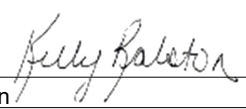
Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 30-120 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-120 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature <u></u></p> <p>Name <u>Kelly Ralston</u></p> <p>Date of Signature <u>11/08/2022</u></p> <p>State Certification # <u>45000036822</u></p> <p>or State License # _____</p> <p>State <u>NY</u></p> <p>Expiration Date of Certification or License <u>12/13/2023</u></p> <p>Effective Date of Appraisal <u>10/27/2022</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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Subject Photo Page

Client	Mt. Irenaeus						
Property Address	3275 Weatherby Rd						
City	Friendship	County	Allegany	State	NY	Zip Code	14739
Owner	Laureen A Clark						



Subject Front

3275 Weatherby Rd
Sales Price
GLA 896
Total Rooms 5
Total Bedrms 2
Total Bathrms 1.0
Location Rural
View Rural
Site 9.7ac
Quality
Age 26



Subject Rear



Subject Street

Subject Interior Photo Page

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County	Allegany	State NY Zip Code 14739
Owner	Lauren A Clark			

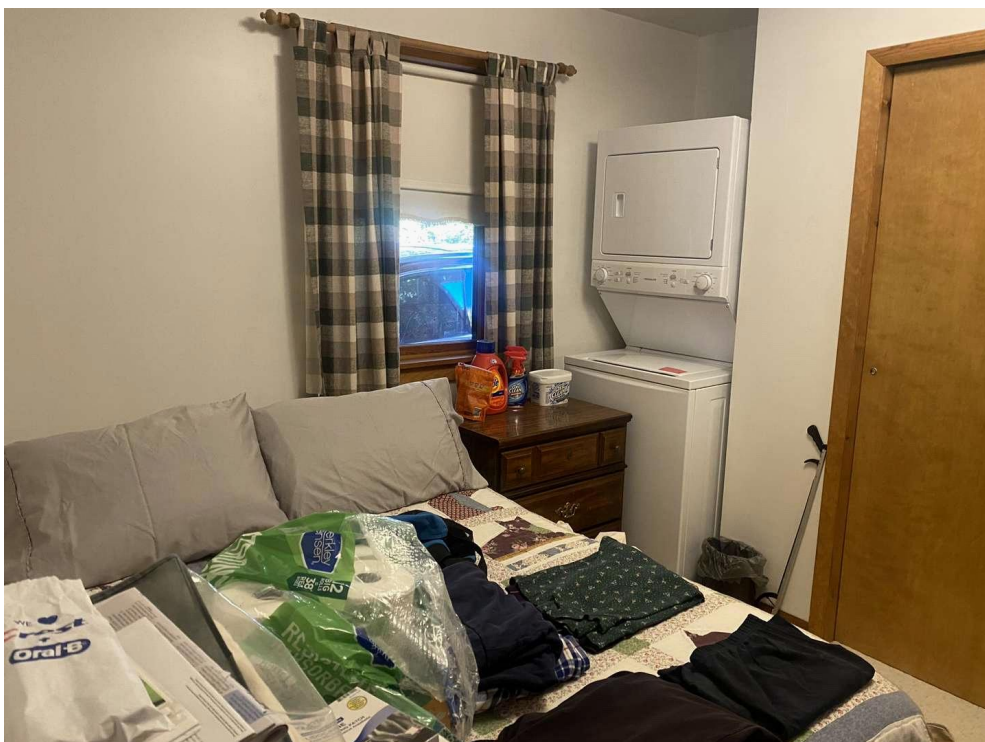


Subject Kit

3275 Weatherby Rd
 Sale Price
 GLA 896
 Total Rooms 5
 Bedrooms 2
 Bathrooms 1.0
 Location Rural
 View Rural
 Site 9.7ac
 Quality
 Age 26



Subject LR/DR



Subject Bdrm

Subject Photo Page

Client	Mt. Irenaeus						
Property Address	3275 Weatherby Rd						
City	Friendship	County	Allegany	State	NY	Zip Code	14739
Owner	Lauren A Clark						



Subject Bdrm

3275 Weatherby Rd
Sales Price
G.L.A. 896
Tot. Rooms 5
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location Rural
View Rural
Site 9.7ac
Quality
Age 26



Subject Bath



Subject HW

Subject Photo Page

Client	Mt. Irenaeus						
Property Address	3275 Weatherby Rd						
City	Friendship	County	Allegany	State	NY	Zip Code	14739
Owner	Lauren A Clark						



Subject Heat

3275 Weatherby Rd
Sales Price
G.L.A. 896
Tot. Rooms 5
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location Rural
View Rural
Site 9.7ac
Quality
Age 26



Subject Elec



Subject Side

Subject Photo Page

Client	Mt. Irenaeus						
Property Address	3275 Weatherby Rd						
City	Friendship	County	Allegany	State	NY	Zip Code	14739
Owner	Laureen A Clark						



Subject Crawl Space

3275 Weatherby Rd

Sales Price

G.L.A. 896

Tot. Rooms 5

Tot. Bedrms. 2

Tot. Bathrms. 1.0

Location Rural

View Rural

Site 9.7ac

Quality

Age 26



Subject Shed/Gar

Subject Photo Page

Client	Mt. Irenaeus				
Property Address	3275 Weatherby Rd				
City	Friendship	County	Allegany	State	NY
Owner	Lauren A Clark				
				Zip Code	14739



Subject MH

3275 Weatherby Rd
 Sales Price
 G.L.A. 896
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.0
 Location Rural
 View Rural
 Site 9.7ac
 Quality
 Age 26



Subject MH



Subject MH

Subject Photo Page

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County	Allegany	State NY Zip Code 14739
Owner	Laureen A Clark			



Subject MH

3275 Weatherby Rd
 Sales Price
 G.L.A. 896
 Tot. Rooms 5
 Tot. Bedrms. 2
 Tot. Bathrms. 1.0
 Location Rural
 View Rural
 Site 9.7ac
 Quality
 Age 26



Subject MH



Subject MH

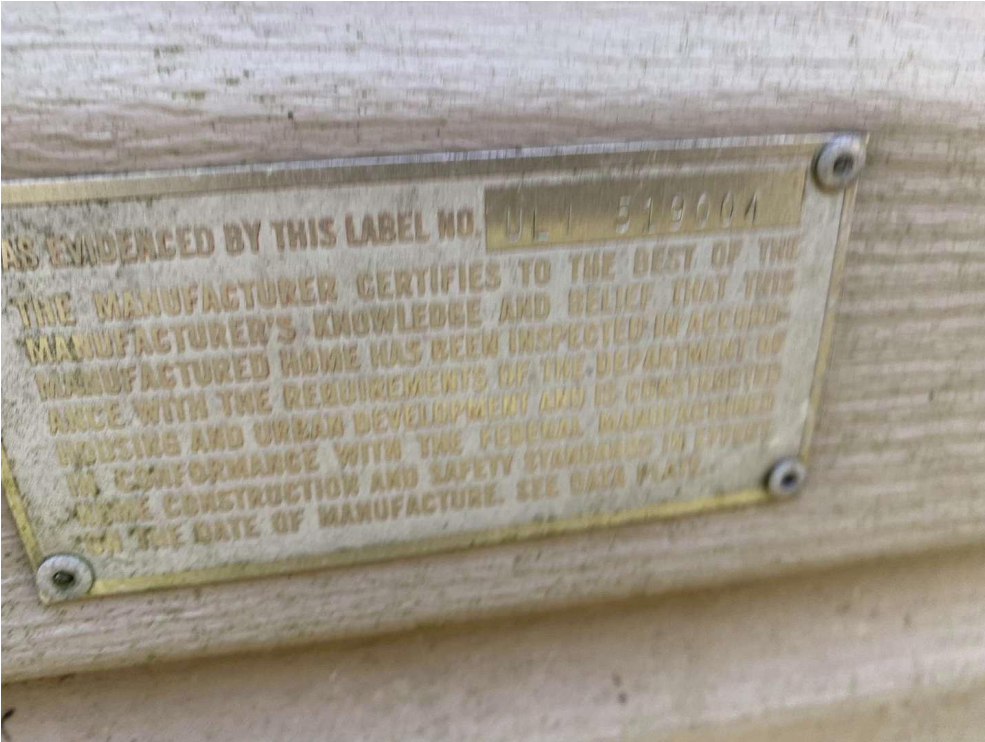
Subject Photo Page

Client	Mt. Irenaeus						
Property Address	3275 Weatherby Rd						
City	Friendship	County	Allegany	State	NY	Zip Code	14739
Owner	Laureen A Clark						



Subject Shed

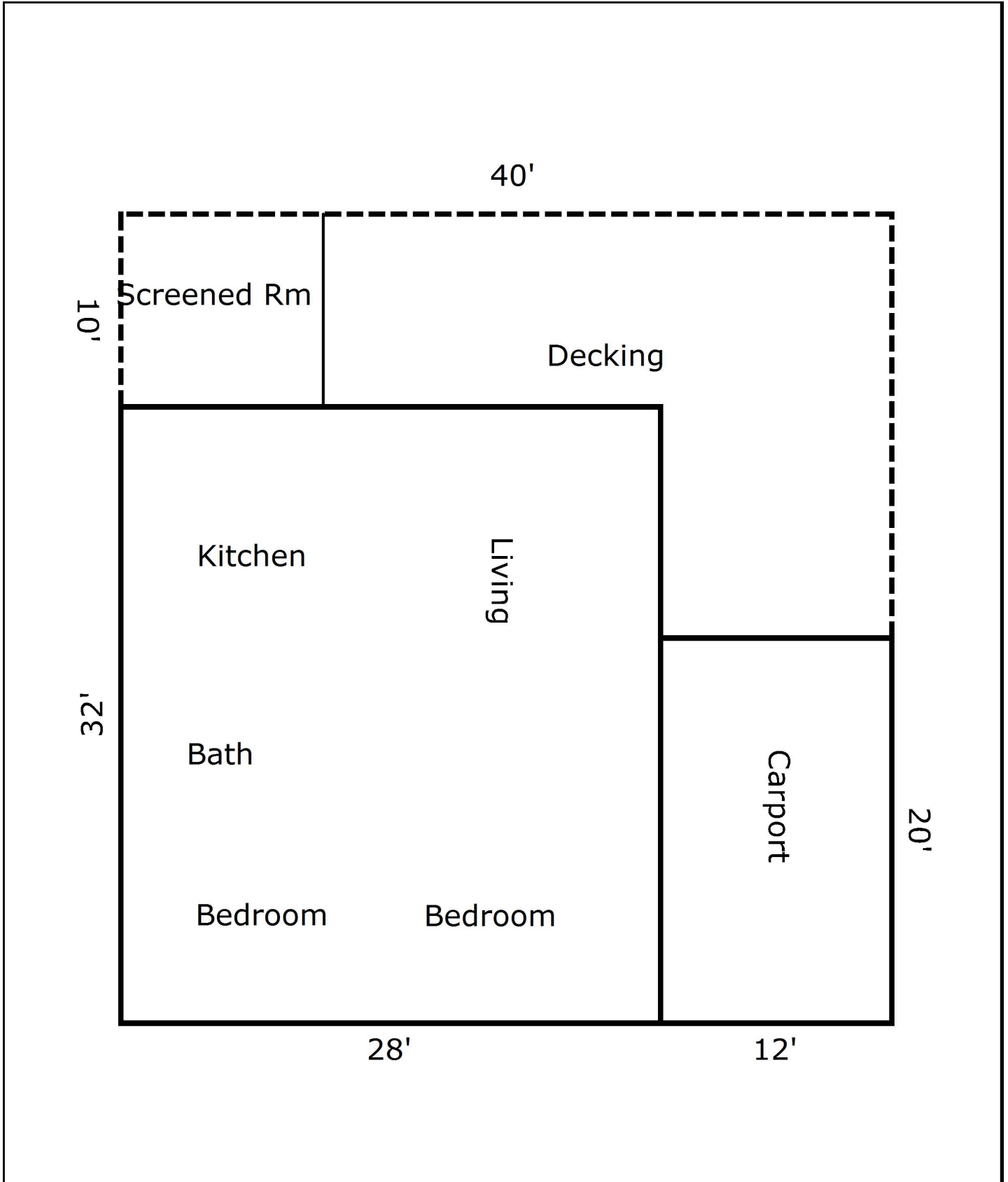
3275 Weatherby Rd
Sales Price
G.L.A. 896
Tot. Rooms 5
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location Rural
View Rural
Site 9.7ac
Quality
Age 26



Subject MH Tag

Building Sketch

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County Allegany	State NY	Zip Code 14739
Owner	Laureen A Clark			



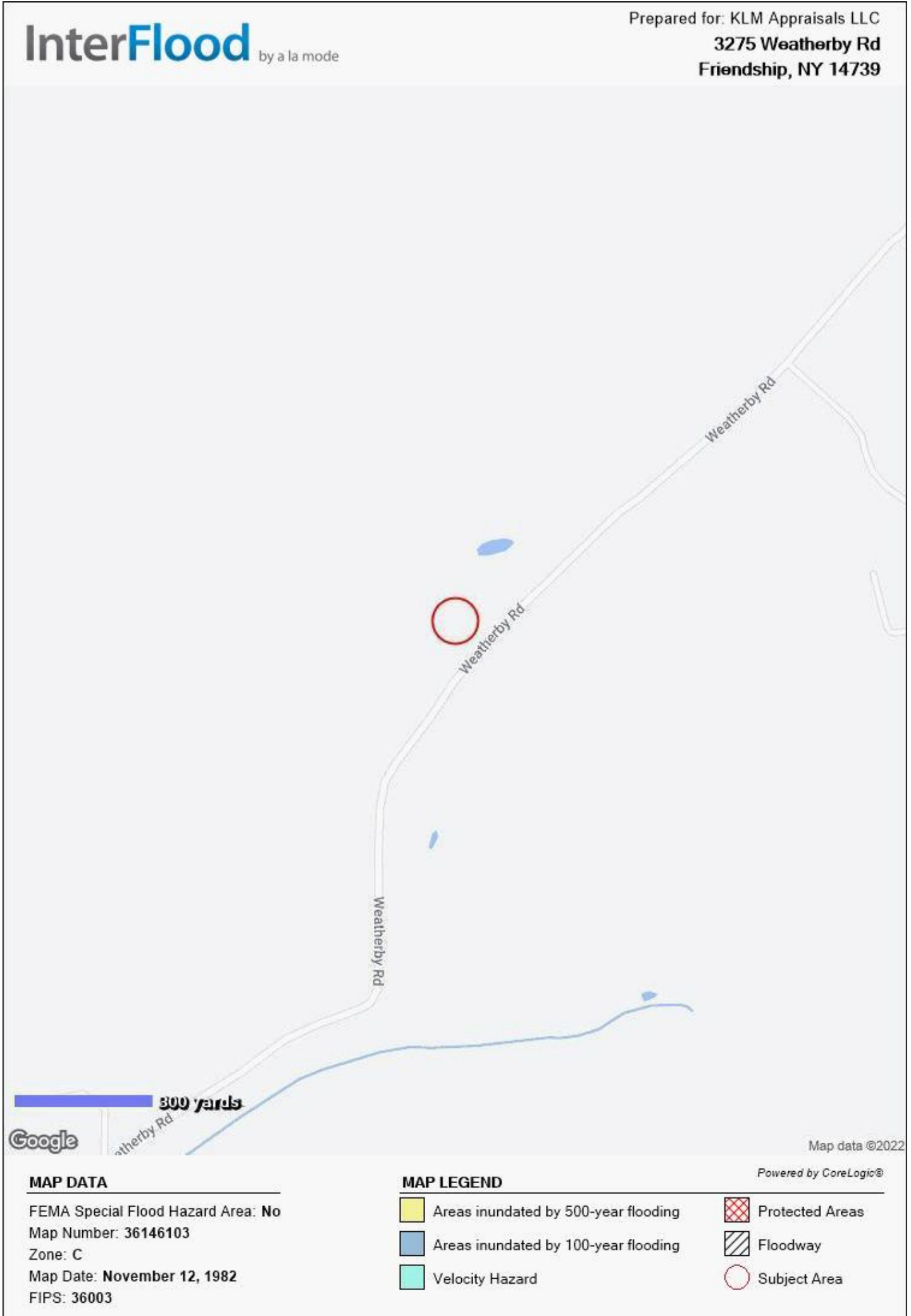
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	896 Sq ft	$32 \times 28 = 896$
Total Living Area (Rounded):	896 Sq ft	
Non-living Area		
1 Car Carport	240 Sq ft	$12 \times 20 = 240$
Wood Deck	544 Sq ft	$12 \times 12 = 144$ $10 \times 40 = 400$

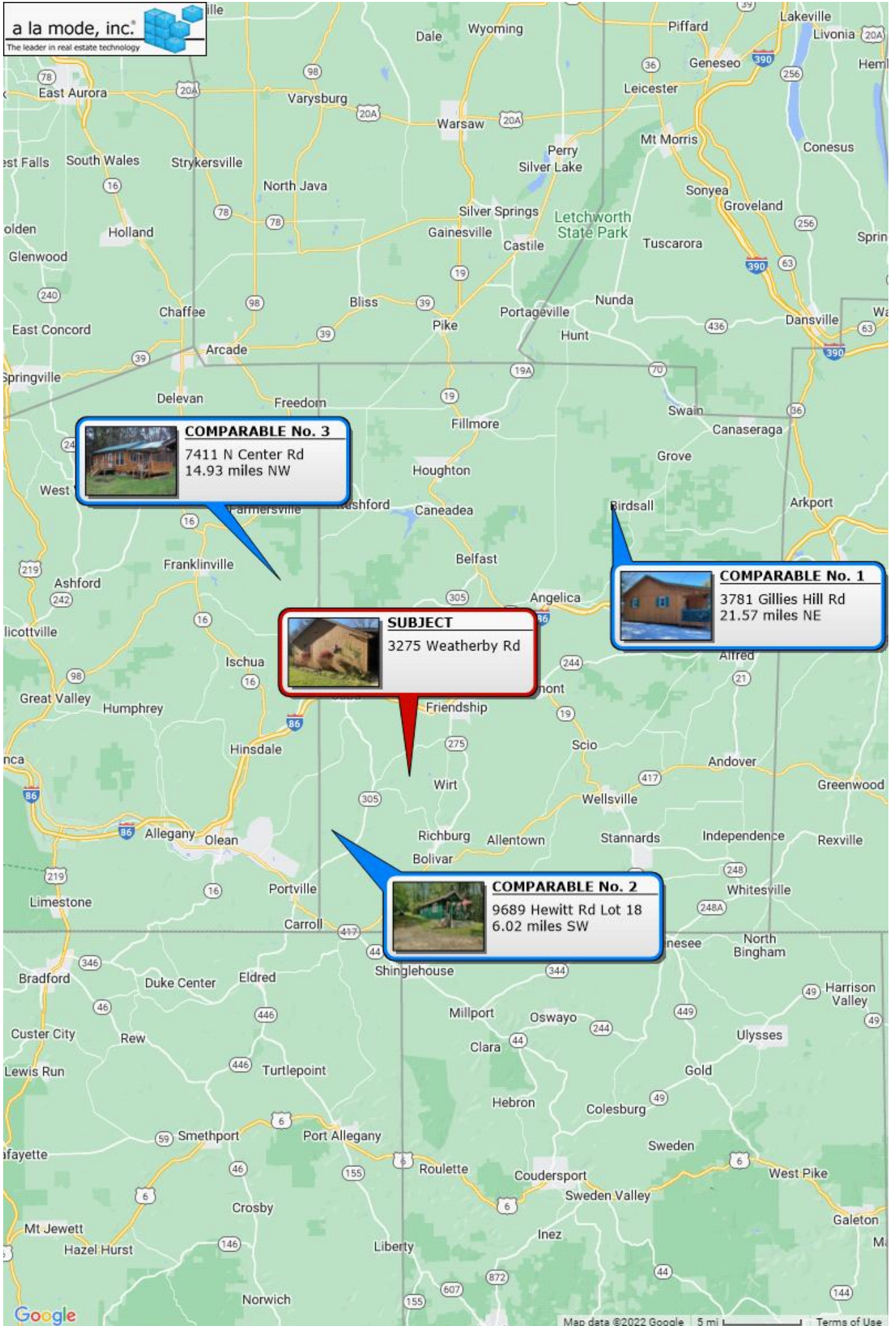
Flood Map

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County Allegany	State NY	Zip Code 14739
Owner	Laureen A Clark			



Location Map

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County Allegany	State NY	Zip Code 14739
Owner	Lauren A Clark			



Comparable Photo Page

Client	Mt. Irenaeus			
Property Address	3275 Weatherby Rd			
City	Friendship	County Allegany	State NY	Zip Code 14739
Owner	Lauren A Clark			



Comparable 1

3781 Gillies Hill Rd
 Proximity 21.57 miles NE
 Sale Price 81,000
 GLA 1,056
 Total Rooms 3
 Total Bedrms 2
 Total Bathrms 0.1
 Location Similar
 View Similar
 Site 2.40ac
 Quality
 Age 8



Comparable 2

9689 Hewitt Rd Lot 18
 Proximity 6.02 miles SW
 Sale Price 89,000
 GLA 600
 Total Rooms 4
 Total Bedrms 2
 Total Bathrms 1.0
 Location Similar
 View Similar
 Site 5.20ac
 Quality
 Age 72



Comparable 3

7411 N Center Rd
 Proximity 14.93 miles NW
 Sale Price 102,000
 GLA 540
 Total Rooms 6
 Total Bedrms 2
 Total Bathrms 1.0
 Location Similar
 View Similar
 Site 11.87ac
 Quality
 Age 10



Property Description Report For: 3275 Weatherby Rd,
Municipality of Clarksville



Total Acreage/Size: 9.70
Land Assessment: 2022 - \$12,900
Full Market Value: 2022 - \$89,265
Equalization Rate: ----
Deed Book: 1116
Grid East: 1253040

Status: Re-Activated
Roll Section: Taxable
Swis: 024600
Tax Map ID #: 220.-1-6.2
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: -
Neighborhood Code: 46320
School District: Bolivar-Richburg
Total Assessment: 2022 - \$60,700

Property Desc: Lot 6
Deed Page: 315
Grid North: 781116

Area

Living Area:	600 sq. ft.	First Story Area:	600 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Cottage	Bathrooms (Full - Half):	1 - 0
Bedrooms:	2	Kitchens:	1
Fireplaces:	0	Basement Type:	Crawl
Porch Type:	Porch-covered	Porch Area:	300.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Economy
Year Built:	1996		

Owners

Laureen A Clark
P.O. Box 175
3383 Weatherby Rd
W Clarksville NY 14786

Sales

No Sales Information Available

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Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-coverd	10 × 30	Economy	Normal	1996	\$4,404
Shed-machine	14 × 12	Economy	Normal	2010	\$1,226
Canpy-roof	12 × 12	Average	Normal	2005	\$1,250

Special Districts for 2022

Description	Units	Percent	Type	Value
FD461-Clarksville fire di	0	0%	0	0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2022	ENH STAR	\$52,430	0	2019				0

Taxes

Year	Description	Amount
2022	County	\$1,904.88
2022	School	\$205.43
2021	County	\$1,892.68
2021	School	\$247.06

*** Taxes reflect exemptions, but may not include recent changes in assessment.**

John Galster



Image Mate Online

Navigation [GIS Map](#) [Tax Maps](#) | [DTF Links](#) [Assessment Info](#)

[Help](#) [Log In](#)

Tax Links

[Property Info](#)

[Payment Status](#)

Tax Bill Information

Municipality of Clarksville

SWIS:	024600	Tax ID:	220.-1-6.2
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Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2022	School	\$205.43	\$60,700.00	\$89,265.00	68	1
2022	County	\$1,904.88	\$60,700.00	\$86,714.00	70	1

[Display Details for Taxes Levied in 2022](#)

[Display Historical Tax Information](#)

Taxable Values

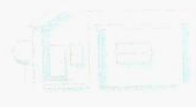
2022			
County Taxable	\$60,700	Exemptions	\$0
Muni. Taxable	\$60,700	Exemptions	\$0
Village Taxable	N/A	Exemptions	N/A
School Taxable	\$8,270	Exemptions	\$52,430

Exemptions for 2022

Code Description	Amount	Exempt%	Start Year	End Year	Vflag	Hcode	Own%
41834 - ENH STAR	\$52,430	0	2019				0

County Records - Page 4

3275 Weatherby Rd, Friendship, NY 14739-8783, Allegany County
 APN: 024600-220-000-0001-006-002-0000 CLIP: 9870449650

	Beds 2	Full Baths 1	Half Baths N/A	Sale Price N/A	Sale Date N/A
	Bldg Sq Ft 600	Lot Sq Ft 422,532	Yr Built 1996	Type SFR	

OWNER INFORMATION

Owner Name	Clark Laureen A	Tax Billing Address	3383 Weatherby Rd
Owner Name 2		Tax Billing City & State	W Clarksville, NY
Do Not Mail		Tax Billing Zip	14786
Owner Occupied	Yes	Tax Billing Zip+4	

LOCATION INFORMATION

School District	027602	Zoning	
School District Name	Bolivar-Richburg	Assessment District	1-1
Subdivision		Location Influence	
Township	Clarksville	Flood Zone Code	C
Census Tract	9505.00	Flood Zone Date	11/12/1982
Carrier Route	R001	Flood Zone Panel	36146103

TAX INFORMATION

Tax ID	024600-220-000-0001-006-002-0000	% Improved	79%
Alt. Tax ID	024600R22000000010060020000	SWIS Code	024600
Lot #	6	Tax Appraisal Area	4600
Block #	1		
Legal Description	LOT 6		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$60,700	\$60,700	\$60,700
Assessed Value - Land	\$12,900	\$12,900	\$12,900
Assessed Value - Improved	\$47,800	\$47,800	\$47,800
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$86,714	\$83,151	\$80,933
Market Value - Land			
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

CHARACTERISTICS

Land Use - State	Single Family Resid	Full Baths	1
Land Use - CoreLogic	SFR	Half Baths	
Lot Acres	9.7	Total Rooms	
Lot Sq Ft	422,532	Basement Type	Crawl
Lot Frontage		Basement Sq Ft	
Lot Depth		Finished Basement Sq Ft	
Total Units		Fireplaces	
Total Buildings	1	Heat Type	Hot Air
Building Type		Heat Fuel Type	Gas
Parking Type		Cooling Type	
No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type		Other Rooms	Kitchen
Garage Capacity		Exterior	Wood
Garage Sq Ft		Condition	Average
Style	Cottage/Bungalow	Quality	
Stories	1	Patio Type	
Year Built	1996	Patio/Deck 1 Sq Ft	
Effective Year Built		Patio/Deck 2 Sq Ft	
Building Sq Ft	600	Porch	Covered Porch
Above Grade Sq Ft	600	Porch 1 Sq Ft	300

Property Details Courtesy of Kelly Ralston, New York State Alliance MLS Buffalo

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Kelly Ralston

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Ground Floor Sq Ft	600	Pool	
2nd Floor Sq Ft		Pool Size	
Gross Sq Ft		Water	Individual
Bedrooms	2	Sewer	Individual
Total Baths	1	Area Above 3rd Floor	

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Covered Porch	S	300	10	30	1996
Shed-Machinery	S	168	14	12	2010
Canopy-Roof Only	S	144	12	12	2005
Mobile Home	S	980	70	14	1990
Shed-Machinery	S	100	10	10	2006

Feature Type	Value
Covered Porch	
Shed-Machinery	
Canopy-Roof Only	
Mobile Home	
Shed-Machinery	

Building Description	Building Size

SELL SCORE		Value As Of	2022-10-23 04:39:54
Rating	Very Low		
Sell Score	312		

ESTIMATED VALUE			
RealAVM™	\$68,200	Confidence Score	51
RealAVM™ Range	\$54,400 - \$82,100	Forecast Standard Deviation	20
Value As Of	10/17/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION	
MLS Listing #	MLS Orig. List Price
MLS Status	MLS Contingency Date
MLS Area	MLS Pending Date
MLS D.O.M	MLS Sale Date
MLS Status Change Date	MLS Sale Price
MLS Listing Date	MLS Withdrawn Date
MLS Current List Price	

MLS Listing #
MLS Status
MLS Listing Date
MLS Listing Price
MLS Orig Listing Price
MLS Sale Date
MLS Sale Price
MLS Expiration Date
MLS Withdrawn Dat

LAST MARKET SALE & SALES HISTORY	
Recording Date	Owner Name 2
Sale Date	Seller
Sale Price	Document Number
Price Per Square Feet	Deed Type
Owner Name	Clark Lauren A

Property Details Courtesy of Kelly Ralston, New York State Alliance MLS Buffalo
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Kelly Ralston

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Recording Date
Sale/Settlement Date
Sale Price
Nominal
Buyer Name
Buyer Name 2
Seller Name
Document Number
Document Type

MORTGAGE HISTORY

Mortgage Date
Mortgage Amount
Mortgage Lender
Mortgage Type

FORECLOSURE HISTORY

Document Type
Default Date
Foreclosure Filing Date
Recording Date
Document Number
Book Number
Page Number
Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lien Type

PROPERTY MAP



*Lot Dimensions are Estimated

Property Details Courtesy of Kelly Reiston, New York State Alliance MLS Buffalo

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License

UNIQUE ID NUMBER 45000036822	State of New York Department of State DIVISION OF LICENSING SERVICES	FOR OFFICE USE ONLY Control No. 1546122
PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.		EFFECTIVE DATE MO. DAY YR. 12 14 21
RALSTON KELLY L C/O KLM APPRAISAL SERVICES 219 WHITE OAK DR ALLEGANY, NY 14706		EXPIRATION DATE MO. DAY YR. 12 13 23
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER		
In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE		
DOS-1098 (Rev. 3/01)		

Rossana Rosado