

**Key Realty**  
**1931 West Broad St.**  
**Bethlehem, PA 18018**  
**610-868-4240**  
**23-2271085**

<b>INVOICE</b>	11/28/2017 DATE	17110063 FILE NUMBER	CASE NUMBER
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Client: Redevelopment Authority Of The City Of Bethlehem  
10 E Church St  
Bethlehem, PA 18015

Attention: Mr. Hanna

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$	775.00
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726 Shields St  
Bethlehem, PA 18015-3624  
19951/110899

**Total:** \$ 775.00

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Thank you

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**SUMMARY APPRAISAL REPORT**

OF THE REAL PROPERTY LOCATED AT

726 Shields St  
Bethlehem, PA 18015-3624

for

Redevelopment Authority Of The City Of Bethlehem  
10 E Church St  
Bethlehem, PA 18015

as of

11/27/2017

by

William T. Stoerrle Jr. SRA  
1931 West Broad St.  
Bethlehem, PA 18018

Key Realty

Key Realty  
1931 West Broad St.  
Bethlehem, PA 18018  
610-868-4240

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November 28, 2017

Redevelopment Authority Of The City Of Bethlehem  
10 E Church St  
Bethlehem, PA 18015

Property - 726 Shields St  
Bethlehem, PA 18015-3624  
Borrower -  
File No. - 17110063  
Case No. -

Dear Mr. Hanna:

In accordance with your request, I have prepared an appraisal of the real property located at 726 Shields St, Bethlehem, PA.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 11/27/2017 is :

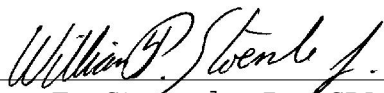
\$26,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Key Realty

  
\_\_\_\_\_  
William T. Stoerrle Jr. SRA  
PA Certification #GA000395L

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Form100.04*	Client File #:	Appraisal File #:	17110063
	<b>Summary Appraisal Report • Residential</b>		
	Appraisal Company: <b>Key Realty</b>		
	Address: <b>1931 West Broad St., Bethlehem, PA 18018</b>		
	Phone: <b>610-868-4240</b>	Fax: <b>610-868-1970</b>	Website:
Appraiser: <b>William T. Stoerrle Jr. SRA</b>		Co-Appraiser:	
AI Membership (if any): <input checked="" type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA		AI Membership (if any): <input type="checkbox"/> SRA <input type="checkbox"/> MAI <input type="checkbox"/> SRPA	
AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate		AI Status (if any): <input type="checkbox"/> Candidate for Designation <input type="checkbox"/> Practicing Affiliate	
Other Professional Affiliation:		Other Professional Affiliation:	
E-mail: <b>appraisals_keyrealty@verizon.net</b>		E-mail:	
Client: <b>Redevelopment Authority Of The City Of Bethlehem</b>		Contact: <b>Mr. Hanna</b>	
Address: <b>10 E Church St, Bethlehem, PA 18015</b>			
Phone:	Fax:	E-mail:	
<b>SUBJECT PROPERTY IDENTIFICATION</b>			
Address: <b>726 Shields St</b>			
City: <b>Bethlehem</b>	County: <b>Northampton</b>	State: <b>PA</b>	ZIP: <b>18015-3624</b>
Legal Description: <b>19951/110899</b>			
Tax Parcel #: <b>P6SE2D 24 4 0204</b>	RE Taxes: <b>3,595</b>	Tax Year: <b>2017</b>	
Use of the Real Estate As of the Date of Value: <b>Residential</b>			
Use of the Real Estate Reflected in the Appraisal: <b>Residential</b>			
Opinion of highest and best use (if required): <b>Current Use</b>			
<b>SUBJECT PROPERTY HISTORY</b>			
Owner of Record: <b>Gloria M Brown</b>			
Description and analysis of sales within 3 years (minimum) prior to effective date of value: <b>The appraiser researched the prior sales history of the subject and the comparable properties through the counties website via the Lehigh Valley Association of Realtors MLS service. The data obtained from that service has been analyzed if found to be within the required time frames.</b>			
Description and analysis of agreements of sale (contracts), listings, and options: <b>N/A</b>			
<b>RECONCILIATIONS AND CONCLUSIONS</b>			
Indication of Value by Sales Comparison Approach	\$ <b>26,000</b>		
Indication of Value by Cost Approach	\$		
Indication of Value by Income Approach	\$		
Final Reconciliation of the Methods and Approaches to Value: <b>*** See Additional Comments ***</b>			
<b>Opinion of Value as of: 11/27/2017</b>			<b>\$ 26,000</b>
Exposure Time: <b>3 Months</b>			
The above opinion is subject to: <input type="checkbox"/> Hypothetical Conditions and/or <input checked="" type="checkbox"/> Extraordinary Assumptions cited on the following page.			

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January 2013

<b>Client:</b>	Redevelopment Authority Of The City Of Bethlehem	<b>Client File #:</b>	
<b>Subject Property:</b>	726 Shields St	<b>Appraisal File #:</b>	17110063

**ASSIGNMENT PARAMETERS**

Intended User(s): **The individual(s) identified in this assignment is/are the client(s).**

Intended Use: **Establish the market value of the parcel in its as is condition for the taking by the client.**

*This report is not intended by the appraiser for any other use or by any other user.*

Type of Value: **Market Value** Effective Date of Value:

Interest Appraised:  Fee Simple  Leasehold  Other

**Hypothetical Conditions:** (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

None

**Extraordinary Assumptions:** (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

**The client requested the appraiser make the assumption that the building could be rehabed.**

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

**SCOPE OF WORK**

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized	Approaches to Value Developed
<p><b>Appraiser</b></p> <p>Property Inspection: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Date of Inspection: <b>11/27/17</b></p> <p>Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: <b>Interior/exterior, county records &amp; MLS service(s)</b></p>	<p><b>Cost Approach:</b></p> <p><input type="checkbox"/> Is necessary for credible results and is developed in this analysis</p> <p><input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis</p> <p><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
<p><b>Co-Appraiser</b></p> <p>Property Inspection: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Date of Inspection:</p> <p>Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:</p>	<p><b>Sales Comparison Approach:</b></p> <p><input checked="" type="checkbox"/> Is necessary for credible results and is developed in this analysis</p> <p><input type="checkbox"/> Is not necessary for credible results; not developed in this analysis</p> <p><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>
	<p><b>Income Approach:</b></p> <p><input type="checkbox"/> Is necessary for credible results and is developed in this analysis</p> <p><input checked="" type="checkbox"/> Is not necessary for credible results; not developed in this analysis</p> <p><input type="checkbox"/> Is not necessary for credible results but is developed in this analysis</p>

Additional Scope of Work Comments: **\*\*\* See Additional Comments \*\*\***

Significant Real Property Appraisal Assistance:  None  Disclose Name(s) and contribution:

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Client:	Redevelopment Authority Of The City Of Bethlehem	Client File #:	
Subject Property:	726 Shields St	Appraisal File #:	17110063

**MARKET AREA ANALYSIS**

<b>Location</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Built Up</b> <input type="checkbox"/> Under 25% <input type="checkbox"/> 25%-75% <input checked="" type="checkbox"/> Over 75%	<b>Growth</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<b>Supply &amp; Demand</b> <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<b>Value Trend</b> <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Decreasing	<b>Typical Marketing Time</b> <input checked="" type="checkbox"/> Under 3 Months <input type="checkbox"/> 3-6 Months <input type="checkbox"/> Over 6 Months
<b>Neighborhood Single Family Profile</b> Price _____ Age _____ <u>75,000</u> Low <u>75</u> <u>175,000</u> High <u>150</u> <u>145,000</u> Predominant <u>120</u>		<b>Neighborhood Land Use</b> 1 Family <u>60</u> %      Commercial <u>9</u> % Condo <u>1</u> %      Vacant _____ % Multifamily <u>30</u> %      _____ %		<b>Neighborhood Name:</b> <b>South Side Bethlehem</b> PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ _____ / Amenities: _____	

Market area description and characteristics: The subject is located on a half street in the south side of Bethlehem. The homes in the area are mostly older dwellings. They were found in good repair. No adversities noted. There were adequate linkages found. Major shopping and employment are approximately 15-30 minutes away by car. The schools and places of worship are also a similar distance from the property. The subject blends well with immediate area. Market conditions are stable at the present time & are expected to continue. Typical financing in the area is both conventional and government. Normal selling expenses are paid for by the seller. These are half the transfer tax, deed preparation and Realtor's commission.

**SITE ANALYSIS**

Dimensions: <b>N/A</b>	Area: <b>11200 sf</b>
View: <b>Typical</b>	Shape: <b>Typical</b>
Drainage: <b>Adequate</b>	Utility: <b>Average</b>
<b>Site Similarity/Conformity To Neighborhood</b>	<b>Zoning/Deed Restriction</b>
Size: <input type="checkbox"/> Smaller than Typical <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Larger than Typical	View: <input type="checkbox"/> Favorable <input checked="" type="checkbox"/> Typical <input type="checkbox"/> Less than Favorable
Zoning: <b>See Comments (Rt)</b> <input checked="" type="checkbox"/> Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal	
Covenants, Condition, & Restrictions <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Documents Reviewed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent \$ _____ /	
<b>Utilities</b>	<b>Off Site Improvements</b>
Electric <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Alley <input type="checkbox"/> Public <input type="checkbox"/> Private Sidewalk <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Street Lights <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private

Site description and characteristics: \*\*\* See Additional Comments \*\*\*

**HIGHEST AND BEST USE ANALYSIS**

Present Use     Proposed Use     Other:

Summary of highest and best use analysis: \*\*\* See Additional Comments \*\*\*

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Client:	Redevelopment Authority Of The City Of Bethlehem	Client File #:	
Subject Property:	726 Shields St	Appraisal File #:	17110063

**IMPROVEMENTS ANALYSIS**

<b>General</b>	Design: <b>SG</b>	No. of Units: <b>1</b>	No. of Stories: <b>2</b>	Actual Age: <b>117</b>	Effective Age: <b>40</b>		
<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Under Construction	<input type="checkbox"/> Proposed	<input type="checkbox"/> Attached	<input checked="" type="checkbox"/> Detached	<input type="checkbox"/> Manufactured	<input type="checkbox"/> Modular	
Other:							
<b>Exterior Elements</b>	Roofing: <b>Asp/BU (poor)</b>	Siding: <b>Al (poor)</b>	Windows: <b>D-H (fair)</b>				
<input type="checkbox"/> Patio	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Porch <b>2</b>	<input type="checkbox"/> Pool	<input type="checkbox"/> Fence			
Other:							
<b>Interior Elements</b>	Flooring: <b>WW (poor)</b>	Walls: <b>PL (poor)</b>	<input type="checkbox"/> Fireplace #				
Kitchen:	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> Range	<input type="checkbox"/> Oven	<input type="checkbox"/> Fan/Hood	<input type="checkbox"/> Microwave	<input type="checkbox"/> Dishwasher	Countertops:
Other:							
<b>Foundation</b>	<input type="checkbox"/> Crawl Space	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Basement <b>Full</b>				
Other:							
<b>Attic</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Scuttle	<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairway	<input type="checkbox"/> Finished		
<b>Mechanicals</b>	HVAC: <b>HW</b>	Fuel: <b>Gas</b>	Air Conditioning: <b>None</b>				
<b>Car Storage</b>	<input checked="" type="checkbox"/> Driveway	<input type="checkbox"/> Garage	<input type="checkbox"/> Carport	<input type="checkbox"/> Finished			
<b>Other Elements</b>	All utilities were off at time of inspection. The interior was cluttered and in very poor condition.						

**Above Grade Gross Living Area (GLA)**

	Living	Dining	Kitchen	Den	Family	Rec.	Bedrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1			1		1			1			792
Level 2	1	1	1	1			4	1			1,212
Finished area above grade contains: Bedroom(s): <b>4</b> Bath(s): <b>2</b> GLA: <b>2,004</b>											

Summarize Above Grade Improvements: **The current state of the property made it very difficult to view and measure. The county has a GLA of 2400sf. These records are old and most likely out of date. The square footage contained in this appraisal are believed accurate.**

**Below Grade Area or Other Area**

	Living	Dining	Kitchen	Den	Family	Rec.	Bedrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence: **\*\*\* See Additional Comments \*\*\***

Discuss style, quality, condition, size, and appeal of improvements including conformity to market area: **The subject property was found to be atypical for the area because of the current condition.**

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Client:	Redevelopment Authority Of The City Of Bethlehem	Client File #:	
Subject Property:	726 Shields St	Appraisal File #:	17110063

**SALES COMPARISON APPROACH**

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	726 Shields St Bethlehem, PA 18015	634 Fiot Ave Bethlehem, PA 18015		927 Laufer St Bethlehem, PA 18015		1267 E 4th St Bethlehem, PA 18015	
Proximity to Subject		1.22 miles W		0.23 miles N		0.58 miles NE	
Data Source/ Verification		MLS/List Broker Cty. Data		MLS/List Broker Cty. Data		MLS/List Broker Cty. Data	
Original List Price	\$		\$ 144,900		\$ 41,000		\$ 149,900
Final List Price	\$		\$ 144,900		\$ 41,000		\$ 149,900
Sale Price	\$		\$ 144,900		\$ 39,900		\$ 149,900
Sale Price % of Original List	%		1.00 %		0.97 %		1.00 %
Sale Price % of Final List	%		1.00 %		0.97 %		1.00 %
Closing Date		3/17		7/17		9/17	
Days On Market		10		36		86	
Price/Gross Living Area		\$ 71		\$ 31		\$ 79	
	<b>DESCRIPTION</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>	<b>DESCRIPTION</b>	<b>+ (-) Adjustment</b>
Financing		FHA		Cash		FHA	
Concessions		\$6,820.	-6,820	None		\$7,335.	-7,335
Contract Date		1/17		6/17		7/17	
Location	Urban	Urban		Urban		Urban	
Site Size	11200 sf	4400 sf	+10,000	1400 sf	+10,000	4600 sf	+10,000
Site Views/Appeal	Half Street	Good	-15,000	Half Street		Busy Road	-10,000
Design and Appeal	SG/Gd	SG/Gd		SG/Gd		SG/Gd	
Quality of Construction	Average	Average		Average		Average	
Age	117	117		117		117	
Condition	Poor	Average	-100,000	Fair	-50,000	Average	-100,000
Above Grade Bedrooms	Bedrooms 4	Bedrooms 4		Bedrooms 3		Bedrooms 3	
Above Grade Baths	Baths 2	Baths 2		Baths 1	+5,000	Baths 2.1	-2,500
Gross Living Area	2,004 Sq.Ft.	2,028 Sq.Ft.		1,305 Sq.Ft.	+17,475	1,890 Sq.Ft.	+2,850
Below Grade Area	Full	Full		Full		Full	
Below Grade Finish							
Other Area	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	HW/None	HW/None		HW/None		HW/None	
Car Storage	OSP	2 Gar	-10,000	None		3 Gar	-15,000
	Por2Pat	PorDk	+2,500	None		+7,500	PorBalDk
Net Adjustment (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -119,320	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,025	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -121,985
Adjusted Sale Price		Net Adj. -82 %		Net Adj. -25 %		Net Adj. -81 %	
		Gross Adj. 100 %	\$ 25,580	Gross Adj. 226 %	\$ 29,875	Gross Adj. 99 %	\$ 27,915
Prior Transfer History	None	8/12/16 \$58,500. (REO)		11/30/16 \$1,669. (REO)		12/15/03 \$80,000.(Arms Length)	

Comments and reconciliation of the sales comparison approach: \*\*\* See Additional Comments \*\*\*

**Indication of Value by Sales Comparison Approach**      **\$ 26,000**

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**ADDITIONAL COMMENTS**

Borrower or Owner

Property Address 726 Shields St

City Bethlehem

County Northampton

State PA

Zip Code 18015-3624

Lender or Client Redevelopment Authority Of The City Of Bethlehem

**FINAL RECONCILIATION**

My final reconciliation is based on the direct sales approach. The income method was not used due to the lack of single family dwellings being used as income producing properties. Cost technique also was not applicable. This appraisal report is prepared for the sole and exclusive use of the client identified in this appraisal, to assist with market conclusion decision. It is not to be relied upon by any third parties for any purpose whatsoever without the written consent of the appraiser. The appraiser is not a Home Inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defects. A professional home inspection is recommended. The total liability of this appraisal is limited to the fee paid to the appraiser for his services. There are areas throughout this report that have a signature section. Below the name should appear PA General Certified Appraiser. However, the form does not allow this to be inserted. Therefore, were there is a signature please take this statement to act in its place for the missing data..

**SCOPE OF WORK**

I have accepted this appraisal assignment from the client to perform an appraisal and analysis for the property and to utilize this pre-printed form which has an apparent inadequate scope of work. As such, it is necessary to clarify and/or expound the inadequate scope of work as shown on the pre-printed form so this report remains in USPAP compliance. Specific scope of work discussion is included in each section of the narrative addendum that accompanies this pre-printed report form and the reader is advised to read all narrative addendum comments in order to properly understand what has been done and what was not done. The scope of work is driven by the complexity of the appraisal assignment, the intended use and user (as defined), property type, characteristics of the property, intended purpose, and accepted appraisal practices recognized as of the effective date of the appraisal, as well as USPAP.

**INTENDED USER OF THIS APPRAISAL REPORT** The intended user of this appraisal report is the client named on the appraisal report. No other intended users have been identified to me and none are assumed. The use of this appraisal and appraisal report by other users is not intended by me. Unless otherwise written consent is obtained from the appraiser. All other third parties are considered to be unintended users. Any potential buyer, owner or outside lender contemplating purchase or mortgage activity on this property urged to seek a separate opinion of value from a competent and duly licensed certified appraiser. I neither incur nor accept any obligation, liability or accountability to any third party. Use of this appraisal report by other users that are neither intended by nor does not automatically obligate me to consult, advise or answer questions from said unintended users.

**ZONING**

Scope of work in determining whether current or proposed use is a "legal" use included only researching whether this zoning classification allows use as a residential site. Scope of work does not include analyzing or determining if the site meets other zoning requirements, such as lot size, impervious coverage, setback, or parking and did not include analysis of any other aspects of the zoning ordinance or determination of whether the current/proposed use is otherwise compliant. The typical buyer is not aware of whether the property is compliant and this clarification of the scope of work is not judged to have any measurable impact on either value or marketability. I invite the client to employ the services of other professionals such as surveyors, title specialists, etc. if the client has zoning concerns beyond the fact that this site allows for residential use and is improved/proposed with residential dwelling. It is outside the ability of any appraiser to certify that the site is one hundred percent compliant. The lot size was obtained from the county's website and is believed accurate. The client is invited to obtain a survey on the property to confirm this information. The exact lot dimensions or deed was not supplied to the appraiser. Therefore, the site size was shown in acreage or square footage. Scope of work in determining whether current or proposed use is a "legal" use included only researching whether this zoning classification allows use as a residential site. Scope of work does not include analyzing or determining if the site meets other zoning requirements, such as lot size, impervious coverage, setback, or parking and did not include analysis of any other aspects of the zoning ordinance or determination of whether the current/proposed use is otherwise compliant. The typical buyer is not aware of whether the property is compliant and this clarification of the scope of work is not judged to have any measurable impact on either value or marketability. I invite the client to employ the services of other professionals such as surveyors, title specialists, etc. if the client has zoning concerns beyond the fact that this site allows for residential use and is improved/proposed with residential dwelling.

**SITE DESCRIPTION AND CHARACTERISTICS**

My scope of work for the zoning compliance was to determine whether the current or proposed use is a "legal" use included only researching whether this zoning classification allows use as a residential site. Scope of work does not include analyzing or determining if the site meets other zoning requirements, such as lot size, impervious coverage, setback, or parking and did not include analysis of any other aspects of the zoning ordinance or determination of whether the current/proposed use is otherwise compliant. The typical buyer is

**ADDITIONAL COMMENTS**  
Page 2

Borrower or Owner

Property Address 726 Shields St

City Bethlehem

County Northampton

State PA

Zip Code 18015-3624

Lender or Client Redevelopment Authority Of The City Of Bethlehem

not aware of whether the property is compliant and this classification of the scope is not judged to have any measurable impact on either value or marketability. I invite the client to employ the services of other professionals such as surveyors, title specialists, etc. if the client has a zoning concern beyond the fact that this site allows for residential use and is improved/proposed with residential dwelling. It is outside the ability of any appraiser to certify that the site is one hundred percent compliant. The lot size was obtained from the county's website and is believed accurate. The client is invited to obtain a survey on the property to confirm this information.

The subject property currently is uninhabitable. It is pad locked and boarded up. The appraiser did gain access to the structure. It was found to need extensive renovations and may have some structural issues. The client is urged to have this examined by someone qualified in this field. For the purpose of this assignment the unit is assumed to be structurally sound. There was an attached garage to the building at one time. However, this has collapsed. The interior of the home needs complete renovations. (kitchen, baths, sub-flooring (several areas are rotted out and you can see the floor below), walls, ceilings, floors, roof, windows, HVAC, etc) The appraiser's estimate to bring the property back to market standards as a single family home is \$100,000.00. The client is urged to have contractors in these fields to obtain actual cost figures.

The appraiser spoke to the zoning office and was told that there are 2 addresses for this site. They are 724 & 726 Shields Street. At one time there were two separate homes. However, at the time of inspection the building was used as one large single family home. There are two kitchens. The one is in the lower portion of the building. This section is contiguous with the rest of the home. In this area there is also a full bath and large open room. The current floor plan and restructuring of the building has made this a single family residence. The cost to convert the building back to 2 homes would be cost prohibited. Because of this the highest and best use would be as a detached dwelling.

### **HIGHEST AND BEST USE**

Residential use is among those uses deemed legally permissible, physically possible and financially feasible. Thus, the current/proposed residential use is considered and adequate expression of the concept of highest and best use as improved/proposed to be improved. For existing houses, it is my opinion that there are no legally permissible uses that would economically justify the removal of the existing improvements at this time. My scope of work in evaluating highest and best use includes meeting Fannie Mae's highest and best use guidelines, which state that "If the use of comparable sales demonstrates that the improvements are reasonably typical and compatible with market demand for the neighborhood, and the present improvements contribute to the value of the subject property so that its value is greater than the estimated vacant site value, the appraiser should consider the existing use as reasonable and report it as the highest and best use." My highest and best use scope of work does not include a strict, theoretical highest and best use analysis, which would require analyzing all legally permitted and uses that might be physically possible if the site were vacant.

As stated earlier the parcel use to contain 2 homes. These have been converted into one living quarters. Based on the cost to turn the building back to two structures along with the extensive repairs needed, the highest and best use would be to renovate the property back to its current use as a residence. The tear down of the building and considering alternative uses was also considered but was concluded not to be feasible.

### **PHYSICAL DEPRECIATION AND FUNCTIONAL/EXTERNAL OBSOLESCENCE**

In accordance with the definitions in this addendum, I am a valuer of economic issues and not a home inspector; the appraisal report is not a Home Inspection. The testing of systems (structural, electrical, mechanical, heating, cooling, plumbing) and components (such as appliances, fixtures, doors, windows, etc.) lies outside the scope of this appraisal assignment. Since I am not trained as a home inspector, performing the actions of a home inspector could violate USPAP by resulting in a misleading report. If any of the areas outside my defined scope of work are a concern, client is invited to retain the services of the appropriate expert and other inspectors. The client is specifically advised not to rely on this report to determine or disclose conditions of the property; this is a task that must be completed by a qualified professional. I offer no warranties, express or implied, about the condition of any part of the structure(s). Definitions for repairs and or deterioration overlap; they are reported together. Renovations and remodeling overlap; they are reported together. Some degree of deterioration is found in all existing structures and the scope of work does not include reporting each and every item of deterioration. If a repair is obvious, I note it. If a more detailed inspection or description of the improvements is required, I strongly recommend that a qualified and competent building inspector, contractor or architect be retained. The condition of various systems noted is based solely on an external cursory observation. I do not warrant or guarantee that the condition indicated is accurate due to potential hidden defects and/or problems outside my scope of work. The scope is guided by the purpose of this report and the types of items reported in this appraisal. Any physical deficiency or adverse condition judged to affect livability, soundness or structural integrity of the property is based solely on an external cursory observation. The appraisal is made "AS IS" with regard to all of the items listed below unless otherwise specified here or in another addendum section. All "As Is" items are fully reflected in the condition rating and/or in a line item on

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the sales comparison grid and are judged to have no additional measurable impact on value or marketability. Nor all repair/deterioration or completed remodeling/renovation will impact value. For one of these items to impact value, it must meet all of the following requirements: 1. A typical buyer would be aware of it when looking at the property. 2. It must be substantially different from what is typically found in competing real estate; and 3. It must measurably influence the typical buyer to pay more or less for the property. Next list: 1. exterior areas not observed and why (roof not visible because of slope, snow, etc.; foundation not visible because of landscaping, snow, whatever, etc.) 2. exterior repairs/deterioration noted. 3. Exterior renovations/remodeling noted. 4. Interior same three categories. 5. Basement same three categories. Condition summary: The observed condition of the home is one of the key factors in determining the amount for which it will sell. I generally use five ratings for condition. These ratings are not absolute categories but are relative to comparison within the price range in which the property competes and with the other properties in that range. In general, these ratings are defined as follows. Excellent represents a house which is impeccable and extremely well maintained and clearly above the majority of the homes in the area. Good reflects a house which is extremely well maintained and in need of few, if any repairs and little or no cosmetic updating. A new house is generally classified as being in good condition. Average reflects a house which is essentially well maintained, may need some minor cosmetic improvement, but on which little maintenance has been deferred. Fair represents a house with a significant amount of deferred maintenance. Poor represents a house that is not truly habitable in its current condition and needs to be totally renovated. Based on all of the above information, I have rated the overall condition of the subject accordingly. The appraised value is based on the extraordinary assumption that the subject property does not contain drywall manufactured in China. If it is determined that the subject property does contain defective Chinese drywall, the opinions and conclusions in this report may be significantly impacted. The appraiser is not qualified to make a determination if Chinese drywall is present and it is recommended that the client retain a qualified expert.

### COMMENTS ON SALES COMPARISON APPROACH

I have used adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. This statement is highly subjective since what is adequate for a cookie cutter house is very different from what is adequate for a house that is less typical. The amount and quality of comparable data varies widely from assignment to assignment, and expectation about the amount of data I'll find changes depending on the property being appraised. In this case, I have as much market data as is available. I would prefer to have more data, but, none could be located. This does not mean that the assignment cannot be completed. This does mean that my level of confidence in my conclusion is lower than it would be where more data exists and client is specifically advised of this limitation in the confidence level of my conclusion is lower than it would be where more data exists and client is specifically advised of this limitation in the confidence level of my conclusion. Client is invited to factor this consideration into their decision and provide adequate margins to protect client. I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction. This appraisal is not a HOME INSPECTION. The client is invited to obtain one if they so desire, along with any other certifications they may deem appropriate. THE APPRAISERS INSPECTION OF THE HOME WAS A NONE TECHNICAL EXAMINATION. This means that the appraiser's scope of work was to determine the worth of the property assuming it is in good repair and has no adversities associated with the subject. This means the unit has no structural issues, the roof, plumbing, HVAC, electrical, and all other item associated with the property are in good working order. In addition, it is also outside the expertise of the appraiser to determine if the structure and or lot contains mold, fungi, other bacteria, asbestos, radon, etc. Again the client is invited to have an expert in these fields view the home and site to determine if there are any problems associated with the parcel. Exposure Time Reporting Requirement: USPAP 2012-2013, STATEMENT 6 will require that an appraiser MUST report a reasonable exposure time in all assignments in which an opinion of reasonable exposure time must be developed. All transaction types that require an appraisal (purchase or refinance) must develop and report the exposure time as a component of the opinion of market value. The definition of market value as defined in the FNMA forms, and that is determined in an appraisal assignment states the following: The most probable price which a property should bring in a competitive an 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 her 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. 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. This means that in all assignments that use forms with the preprinted definition of market value as stated above, the appraiser must make a hypothetical condition that the property is being sold and report a reasonable exposure time, in the subject market, for the property to sell at the

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appraised value. I would ask that you refer to the 1004MC form and the neighborhood section of the appraisal for this data. To clarify the differences between exposure and marketing times: Exposure time is deemed to expire as of the effective date the appraisal - it examines the time frame leading up to the date of valuation, linking the value estimate to how long the property would have required exposure in order to sell at the estimated market value. Marketing time is deemed to start at the effective date of the appraisal, looking forward in time. It is a prediction of how long a property would require exposure to a competitive and open market in order to find a buyer, under either typical or prescribed circumstances.

### **GEOGRAPHICAL COMPETENCY**

The appraiser has the geographical competence to complete this assignment. Bill Stoerrle has been valuing real estate in the state of Pennsylvania since 1977. The data sources used are the counties websites, the Multiple Listing Service(s), and the appraiser's archives. There are additional sources available upon request.

### **CERTIFICATION ADDENDUM**

\*\*\*\*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.

\*\*\*\*The exposure time has been estimated to be 3 months. (Investor)

The appraiser has met the continuing education requirements through the Appraisal Institute through the year 2021. This appraisal is subject to peer review with the Appraisal Institute.

The appraiser has considered effective ages versus actual age. Adjustments for any significant differential are considered to be part of the condition concession. The subject's legal description is described in the deed reference on the first page of this appraisal form. The complete legal description was not available to the appraiser. Per Fannie Mae guidelines the appraiser is to "provide the legal description or the title references that identifies the property's deed location in public records".

### **Search Criteria**

The appraiser took into account the following items when searching for like sales and listings. They are similar GLA, bedroom and bath count, amenities and linkages. Comparable Sales Comments

**THIS IS A PREPRINTED FORM. THE DOCUMENT INDICATES THAT THIS IS A "SUMMARY APPRAISAL REPORT". IT SHOULD READ "APPRAISAL REPORT".**

### **Comments on Sale Comparison Approach**

**Thew current state of the structure forced larger than normal concessions to be made. Because of the items needed to bring the home up to market standards and the possible unknowns about the property the unit will fall in the low end of the range.**

### **ASSUMPTIONS, LIMITING CONDITIONS & CONTINGENCIES**

The Appraiser, whose signature appears on the Certificate of Appraisal, does hereby certify that, except as otherwise noted in this appraisal report:

1. The current and historic property data as well as supplemental information were provided by the homeowner, agent, county public assessment records and/or are assumed to be reliable and accurate. Should information be withheld or not discovered by our diligent investigation become available, we retain the right to review and/or revise the final value opinion.
2. Specific site, building and individual unit dimensions were taken from the county assessment and tax records.
3. I have no present or contemplated future interest in the real estate that is the subject of this appraisal report.
4. I have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.

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5. To the best of my knowledge and belief, the statements of fact contained in this appraisal report, upon which the analysis, opinions, and conclusions expressed herein are based, are true and correct.
6. This appraisal is to be used in whole and not in part. No part of it shall be used in conjunction with any other appraisal.
7. The owner(s) of record during this period of valuation is/are assumed to have a free and clear fee simple title with no encumbrances that cannot be cleared through normal channels.
8. The information on which this appraisal is based has been obtained from sources normally used by the appraiser and is considered to be reliable, but it is in no sense guaranteed.
9. No opinion of a legal or engineering nature is intentionally expressed or implied and no responsibility is assumed for matters of this nature.
10. No survey was made especially for this appraisal. Property lines, area, etc. of record are assumed to be correct.
11. The appraiser reserves the right to alter the opinion of the market rents on the basis of information withheld or not discovered in the normal course of a diligent investigation.
12. Load bearing capacity of subsoil is assumed to be adequate for the present utilization, but no borings or engineering studies have been made especially for this appraisal and the value conclusion could be affected by such information.
13. The appraiser assumes there are no hidden or unapparent conditions of the property, subsoil or otherwise, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering, which might be required to discover such factors.
14. It is assumed that all required licenses and/or permits, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based, in a timely manner and without unusual cost.
15. The appraiser assumes no responsibility for matters of a legal nature affecting the property or the title thereto, nor does the appraiser render any opinion as to title, which is assumed to be good and marketable.
16. The appraiser is not required to give testimony or appear in court because of having made this appraisal with reference to the property in question, unless arrangements have been previously made. Therefore, the fee charged for this appraisal does not include payment for court testimony or for further consultation.
17. Unless otherwise stated, no consideration in the valuation process has been given to mineral deposits (oil, gas, coal, gravel, etc.) or timber, if any, which may be found on the subject.
18. It is assumed that the subject has never been utilized as a waste disposal site for toxic or other hazardous waste materials as defined by the appropriate government agencies
19. The appraisal assumes an environmentally "clean" site. Any environmental concerns should be handled by a qualified environmental engineer.
20. Disclosure of the contents of the appraisal is governed by the Bylaws and Regulations of the professional organizations with which the appraiser(s) is/are affiliated.
21. Acceptance of and/or use of this report constitutes acceptance of these terms.

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Page 6

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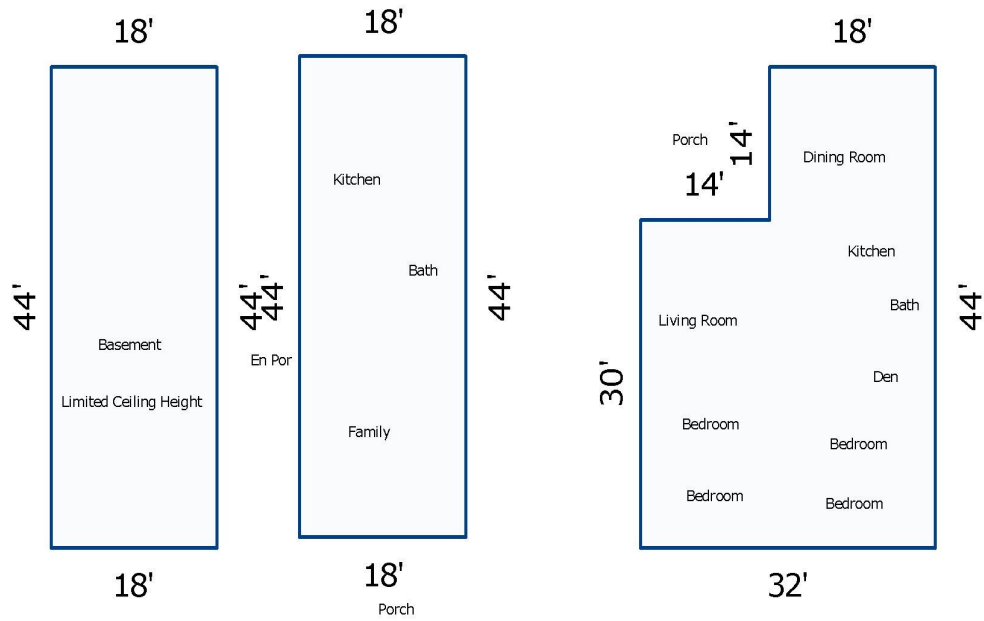
Zip Code 18015-3624

Lender or Client Redevelopment Authority Of The City Of Bethlehem

*William T. Stoerrle SRA* Date 1/27/17  
William Stoerrle SRA  
GA-000395-L

**SKETCH ADDENDUM**

Borrower or Owner  
 Property Address **726 Shields St**  
 City **Bethlehem** County **Northampton** State **PA** Zip Code **18015-3624**  
 Client **Redevelopment Authority Of The City Of Bethlehem**



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	792.0	792.0
GLA2	Second Floor	1212.0	1212.0
BSMT	Basement	792.0	792.0
Net LIVABLE Area		(rounded)	2004

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
18.0	x	44.0	792.0
Second Floor			
18.0	x	14.0	252.0
30.0	x	32.0	960.0
3 Items	(rounded)		2004



LOCATION MAP

Borrower or Owner

Property Address 726 Shields St

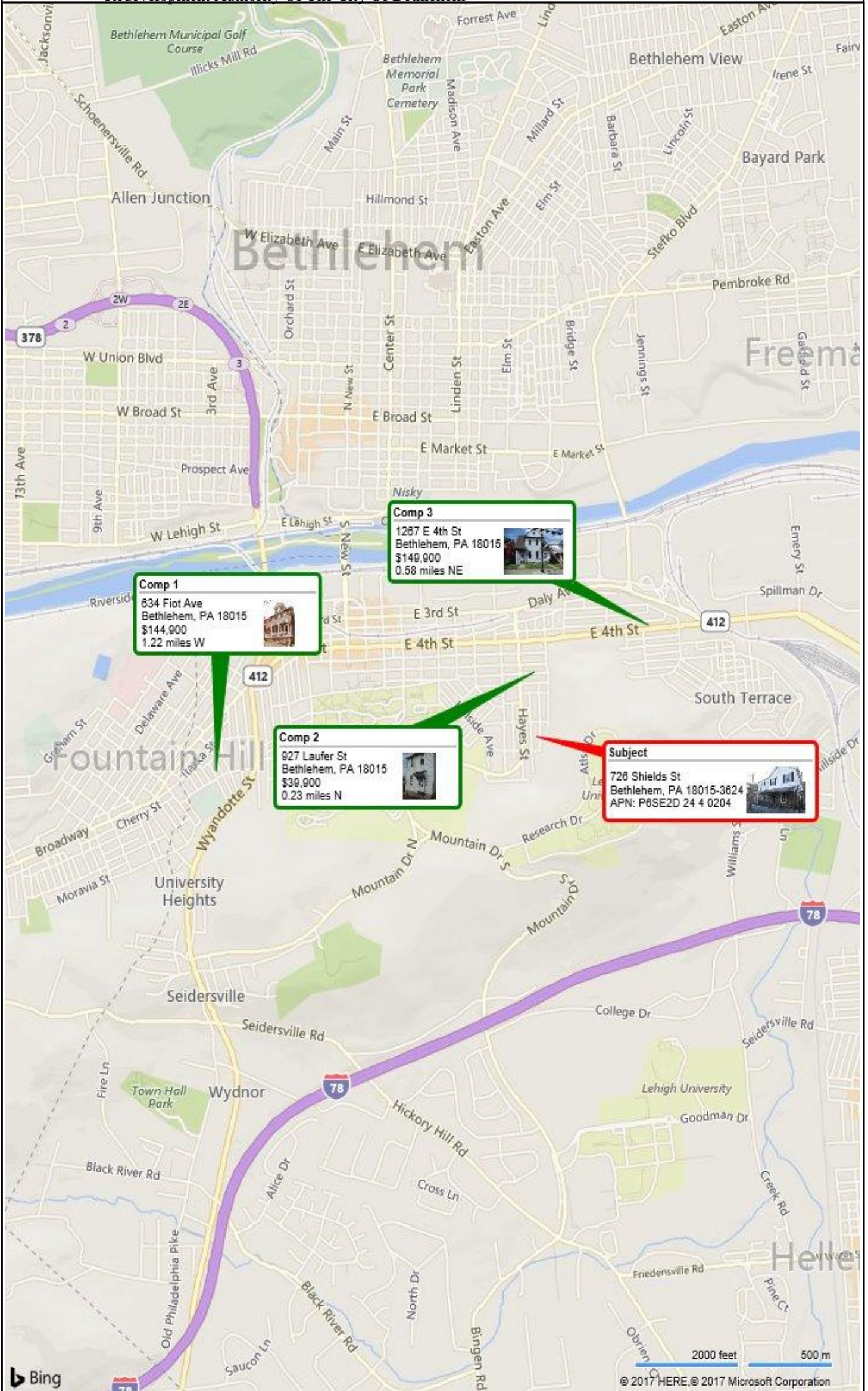
City Bethlehem

County Northampton

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**PHOTOGRAPH ADDENDUM**

Borrower or Owner

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**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



**PHOTOGRAPH ADDENDUM**

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Collapsed Garage



Side



Side



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Roof



Kitchen



Dining Room



**PHOTOGRAPH ADDENDUM**

Borrower or Owner

Property Address 726 Shields St

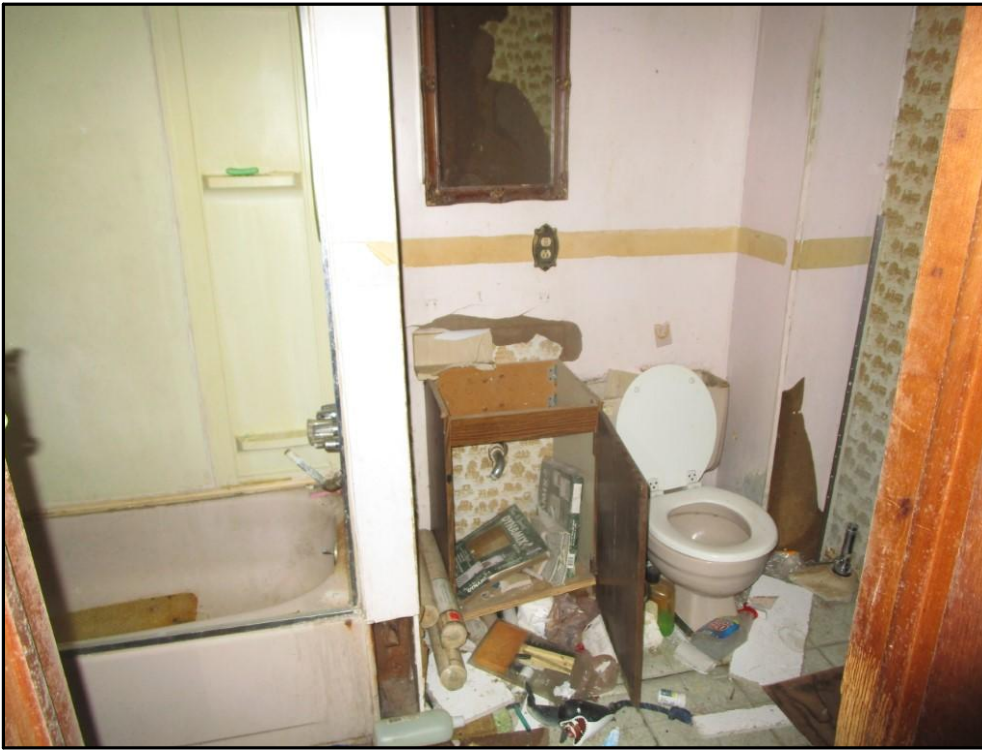
City Bethlehem

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Bath



Living Room



Bedroom



**PHOTOGRAPH ADDENDUM**

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Client Redevelopment Authority Of The City Of Bethlehem



Bedroom



Bedroom



Den

**PHOTOGRAPH ADDENDUM**

Borrower or Owner

Property Address 726 Shields St

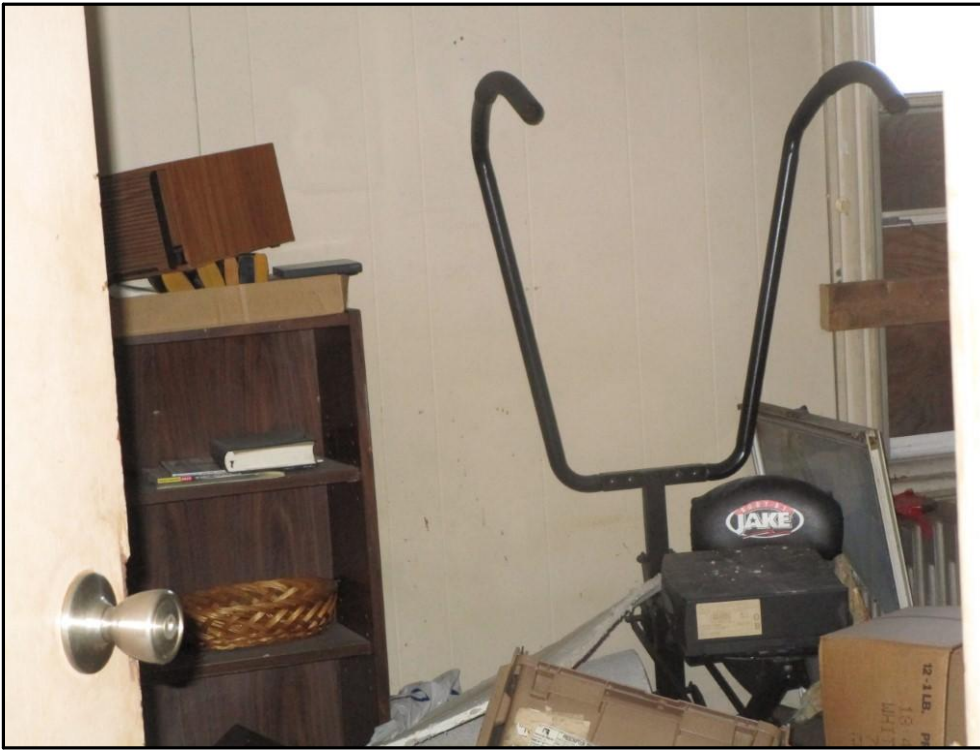
City Bethlehem

County Northampton

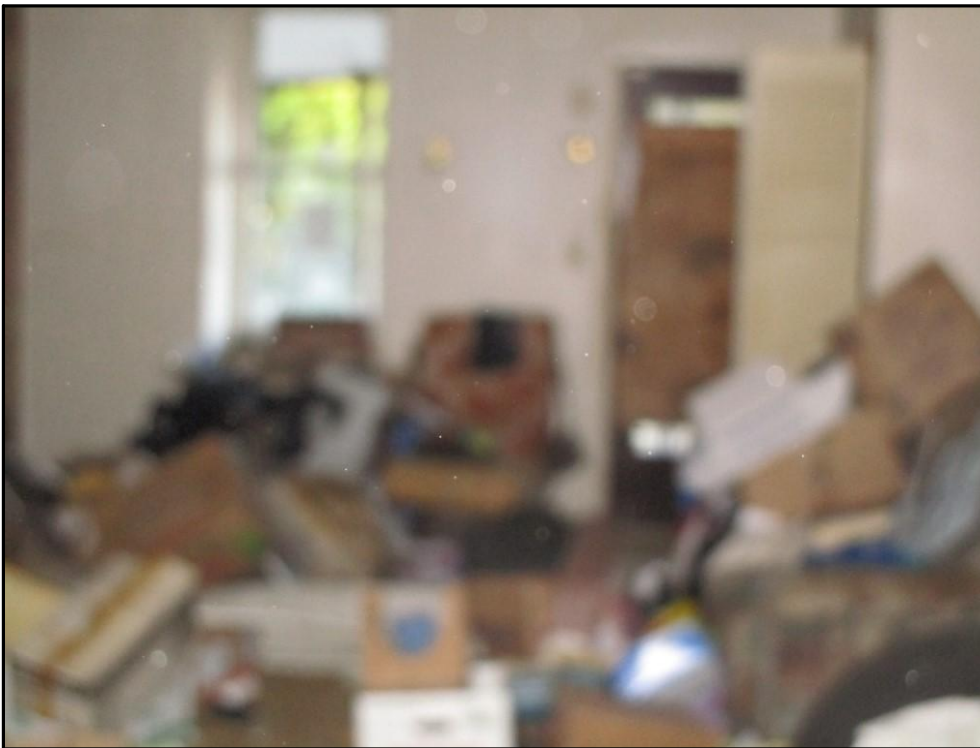
State PA

Zip Code 18015-3624

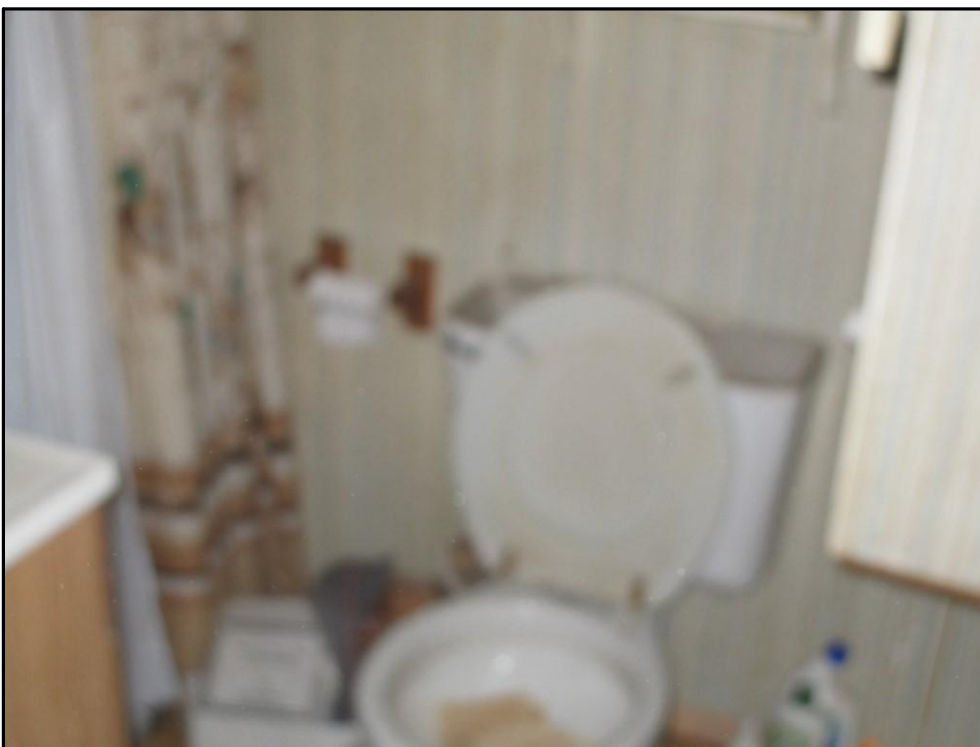
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Bedroom



Family



Bath



### PHOTOGRAPH ADDENDUM

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Condition



Holes in flooring



Basement

**PHOTOGRAPH ADDENDUM**

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Asbestos



En Porch





**PHOTOGRAPH ADDENDUM**

Borrower or Owner

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**COMPARABLE #1**634 Fiot Ave  
Bethlehem, PA 18015

Price	\$144,900
Price/SF	71
Date	1/17
Age	117
Room Count	4-2
Living Area	2,028

Value Indication \$

**COMPARABLE #2**927 Laufer St  
Bethlehem, PA 18015

Price	\$39,900
Price/SF	31
Date	6/17
Age	117
Room Count	3-1
Living Area	1,305

Value Indication \$

**COMPARABLE #3**1267 E 4th St  
Bethlehem, PA 18015

Price	\$149,900
Price/SF	79
Date	7/17
Age	117
Room Count	3-2.1
Living Area	1,890

Value Indication \$

Borrower/Client \_\_\_\_\_
Address 726 Shields St
City Bethlehem County Northampton State PA Zip Code 18015-3624
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\* Apparent is defined as that which is visible, obvious, evident or manifest to the appraiser.

This universal Environmental Addendum is for use with any real estate appraisal. Only the statements which have been checked by the appraiser apply to the property being appraised.

This addendum reports the results of the appraiser's routine inspection of and inquires about the subject property and its surrounding area. It also states what assumptions were made about the existence (or nonexistence) of any hazardous substances and/or detrimental environmental conditions. The appraiser is not an expert environmental inspector and therefore might be unaware of existing hazardous substances and/or detrimental environmental conditions which may have negative effect on the safety and value of the property. It is possible that tests and inspections made by a qualified environmental inspector would reveal the existence of hazardous materials and/or detrimental conditions on or around the property that would negatively affect its safety and value.

DRINKING WATER

- X Drinking Water is supplied to the subject from a municipal water supply which is considered safe. However the only way to be absolutely certain that the water meets published standards is to have it tested at all discharge points.
X Drinking Water is supplied by a well or other non-municipal source. It is recommended that tests be made to be certain that the property is supplied with adequate pure water.
X Lead can get into drinking water from its source, the pipes, at all discharge points, plumbing fixtures and/or appliances. The only way to be certain that water does not contain an unacceptable lead level is to have it tested at all discharge points.
X The value estimated in this appraisal is based on the assumption that there is an adequate supply of safe, lead-free Drinking Water.

Comments \_\_\_\_\_

SANITARY WASTE DISPOSAL

- X Sanitary Waste is removed from the property by a municipal sewer system.
Sanitary Waste is disposed of by a septic system or other sanitary on site waste disposal system. The only way to determine that the disposal system is adequate and in good working condition is to have it inspected by a qualified inspector.
X The value estimated in this appraisal is based on the assumption that the Sanitary Waste is disposed of by a municipal sewer or an adequate properly permitted alternate treatment system in good condition.

Comments \_\_\_\_\_

SOIL CONTAMINANTS

- X There are no apparent signs of Soil Contaminants on or near the subject property (except as reported in Comments below). It is possible that research, inspection and testing by a qualified environmental inspector would reveal existing and/or potential hazardous substances and/or detrimental environmental conditions on or around the property that would negatively affect its safety and value.
X The value estimated in this appraisal is based on the assumption that the subject property is free of Soil Contaminants.

Comments \_\_\_\_\_

ASBESTOS

- X All or part of the improvements were constructed before 1979 when Asbestos was a common building material. The only way to be certain that the property is free of friable and non-friable Asbestos is to have it inspected and tested by a qualified asbestos inspector.
The improvements were constructed after 1979. No apparent friable Asbestos was observed (except as reported in Comments below).
X The value estimated in this appraisal is based on the assumption that there is no uncontained friable Asbestos or other hazardous Asbestos material on the property.

Comments \_\_\_\_\_

PCBs (POLYCHLORINATED BIPHENYLS)

- X There were no apparent leaking fluorescent light ballasts, capacitors or transformers anywhere on or nearby the property (except as reported in Comments below).
X There was no apparent visible or documented evidence known to the appraiser of soil or groundwater contamination from PCBs anywhere on the property (except as reported in Comments below).
X The value estimated in this appraisal is based on the assumption that there are no uncontained PCBs on or nearby the property.

Comments \_\_\_\_\_

RADON

- X The appraiser is not aware of any Radon tests made on the subject property within the past 12 months (except as reported in Comments below).
X The appraiser is not aware of any indication that the local water supplies have been found to have elevated levels of Radon or Radium.
X The appraiser is not aware of any nearby properties (except as reported in Comments below) that were or currently are used for uranium, thorium or radium extraction or phosphate processing.
X The value estimated in this appraisal is based on the assumption that the Radon level is at or below EPA recommended levels.

Comments \_\_\_\_\_

**USTs (UNDERGROUND STORAGE TANKS)**

There is no apparent visible or documented evidence known to the appraiser of any USTs on the property nor any known historical use of the property that would likely have had USTs.

There are no apparent petroleum storage and/or delivery facilities (including gasoline stations or chemical manufacturing plants) located on adjacent properties (except as reported in Comments below).

There are apparent signs of USTs existing now or in the past on the subject property. It is recommended that an inspection by a qualified UST inspector be obtained to determine the location of any USTs together with their condition and proper registration if they are active; and if they are inactive, to determine whether they were deactivated in accordance with sound industry practices.

**The value estimated in this appraisal is based on the assumption that any functioning USTs are not leaking and are properly registered and that any abandoned USTs are free from contamination and were properly drained, filled and sealed.**

Comments \_\_\_\_\_

**NEARBY HAZARDOUS WASTE SITES**

There are no apparent Hazardous Waste Sites on the subject property or nearby the subject property (except as reported in Comments below). Hazardous Waste Site search by a trained environmental engineer may determine that there is one or more Hazardous Waste Sites on or in the area of the subject property.

**The value estimated in this appraisal is based on the assumption that there are no Hazardous Waste Sites on or nearby the subject property that negatively affect the value or safety of the property.**

Comments \_\_\_\_\_

**UREA FORMALDEHYDE (UFFI) INSULATION**

All or part of the improvements were constructed before 1982 when UREA foam insulation was a common building material. The only way to be certain that the property is free of UREA formaldehyde is to have it inspected by a qualified UREA formaldehyde inspector.

The improvements were constructed after 1982. No apparent UREA formaldehyde materials were observed (except as reported in Comments below).

**The value estimated in this appraisal is based on the assumption that there is no significant UFFI insulation or other UREA formaldehyde material on the property.**

Comments \_\_\_\_\_

**LEAD PAINT**

All or part of the improvements were constructed before 1980 when Lead Paint was a common building material. There is no apparent visible or known documented evidence of peeling or flaking Lead Paint on the floors, walls or ceilings (except as reported in Comments below). The only way to be certain that the property is free of surface or subsurface Lead Paint is to have it inspected by a qualified inspector.

The improvements were constructed after 1980. No apparent Lead Paint was observed (except as reported in Comments below).

**The value estimated in this appraisal is based on the assumption that there is no flaking or peeling Lead Paint on the property.**

Comments \_\_\_\_\_

**AIR POLLUTION**

There are no apparent signs of Air Pollution at the time of the inspection nor were any reported (except as reported in Comments below). The only way to be certain that the air is free of pollution is to have it tested.

**The value estimated in this appraisal is based on the assumption that the property is free of Air Pollution.**

Comments \_\_\_\_\_

**WETLANDS/FLOOD PLAINS**

The site does not contain any apparent Wetlands/Flood Plains (except as reported in Comments below). The only way to be certain that the site is free of Wetlands/Flood Plains is to have it inspected by a qualified environmental professional.

**The value estimated in this appraisal is based on the assumption that there are no Wetlands/Flood Plains on the property (except as reported in Comments below).**

Comments \_\_\_\_\_

**MISCELLANEOUS ENVIRONMENTAL HAZARDS**

There are no other apparent miscellaneous hazardous substances and/or detrimental environmental conditions on or in the area of the site except as indicated below:

Excess Noise \_\_\_\_\_

Radiation + Electromagnetic Radiation \_\_\_\_\_

Light Pollution \_\_\_\_\_

Waste Heat \_\_\_\_\_

Acid Mine Drainage \_\_\_\_\_

Agricultural Pollution \_\_\_\_\_

Geological Hazards \_\_\_\_\_

Nearby Hazardous Property \_\_\_\_\_

Infectious Medical Wastes \_\_\_\_\_

Pesticides \_\_\_\_\_

Others (Chemical Storage + Storage Drums, Pipelines, etc.) \_\_\_\_\_

**The value estimated in this appraisal is based on the assumption that there are no Miscellaneous environmental Hazards (except those reported above) that would negatively affect the value of the property.**

**When any of the environmental assumptions made in this addendum are not correct, the estimated value in this appraisal may not be valid.**

F.I.R.R.E.A. ADDENDUM

Borrower or Owner

Property Address 726 Shields St

City Bethlehem

County Northampton

State PA

Zip Code 18015-3624

Lender or Client Redevelopment Authority Of The City Of Bethlehem

Purpose of the Appraisal

The purpose of this appraisal is to estimate the market value of the subject in its "as is" condition unless other wise indicated, as of the date of this report.

Scope of Work

The three approaches to value, namely: the income, direct sales and cost methods have been considered in this report. They have been utilized in this assignment and are contained in this appraisal if deemed relevant & necessary. In addition, an overview of factors influencing the property were considered and contained in this report.

Report of the prior year sales history for the subject property

Is the subject property currently listed? [ ] Yes [ ] No List Price: \$ \_\_\_\_\_

Has the property sold during the prior year? [ ] Yes [ ] No If yes, describe below

Refer to actual appraisal document for sales and listing information if applicable.

Marketing Time

What is your estimate of marketing time for the subject property? \_\_\_\_\_ months Describe below the basis (rationale) for your estimate?

refer to actual appraisal

Non-real property transfers

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? [ ] Yes [ ] No

If yes, provide description and valuation below.

Refer to appraisal if applicable

Additional Comments

Additional Certification

- 1. The acceptance of this appraisal assignment by the appraiser was not based on a requested minimum valuation, a specified valuation, or an approval of the loan.
- 2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a subsequent event.
- 3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below.
- 4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP.

I have considered the relevant competitive listings, and or contract offerings in the performance of this report and in the trending information reported. If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data. This appraisal was performed to determine the market value of the property. It is not a home inspection. The client may wish to have one performed. The appraiser assumes the dwelling is structually sound & everything is in good working order.

Date: 11/28/2017

Appraiser(s):

William T. Stoerrle Jr. SRA

Date: \_\_\_\_\_

Review Appraiser(s): \_\_\_\_\_

## MULTI-PURPOSE APPRAISAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

Borrower/Client			
Property Address	726 Shields St		
City Bethlehem	County Northampton	State PA	Zip Code 18015-3624
Lender	Redevelopment Authority Of The City Of Bethlehem		

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

**This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.**

**PURPOSE & FUNCTION OF APPRAISAL**

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

**EXTENT OF APPRAISAL PROCESS**

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on \_\_\_\_\_ supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

**SUBJECT PROPERTY OFFERING INFORMATION**

- According to Refer to actual appraisal form for listing history. \_\_\_\_\_ the subject property:
- has not been offered** for sale in the past 30 days.
  - is currently offered** for sale for \$ \_\_\_\_\_.
  - was offered** for sale within the past 30 days for \$ \_\_\_\_\_.
  - Offering information **was considered** in the final reconciliation of value.
  - Offering information **was not considered** in the final reconciliation of value.
  - Offering information **was not available**. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

**SALES HISTORY OF SUBJECT PROPERTY**

- According to Refer to appraisal form for sales history if applicable. \_\_\_\_\_ the subject property:
- has not transferred** in the past thirty-six months.
  - has transferred** in the past thirty-six months.
  - All prior sales which have occurred in the past thirty-six months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

**FEMA FLOOD HAZARD DATA**

- The subject property **is not located** in a FEMA Special Flood Hazard Area.
  - The subject property **is located** in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date   | Name of Community  |
|------|------------------|------------|--------------------|
| X    | 42095C0326E      | 07/16/2014 | BETHLEHEM, CITY OF |
- The community **does not participate** in the National Flood Insurance Program.
  - The community **does participate** in the National Flood Insurance Program.
  - It is covered by **a regular** program.
  - It is covered by **an emergency** program.

**CURRENT SALES CONTRACT**

- The subject property is **currently not under contract**.
- The contract and/or escrow instructions **were not available for review**. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions **were reviewed**. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property **was not included** in the sale.
- The contract indicated that personal property **was included**. It consisted of \_\_\_\_\_ Estimated contributory value is \$ \_\_\_\_\_.
- Personal property **was not included** in the final value estimate.
- Personal property **was included** in the final value estimate.
- The contract indicated **no financing concessions** or other incentives.
- The contract indicated **the following concessions** or incentives: Refer to appraisal for the contract data if applicable.
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

 **MARKET OVERVIEW** **Include an explanation of current market conditions and trends.**

\_\_\_\_\_ months is considered a reasonable marketing period for the subject property based on refer to actual appraisal.

 **ADDITIONAL CERTIFICATION**

The Appraiser certifies and agrees that:

- (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply.
- (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

 **ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS**

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

 **ADDITIONAL COMMENTS**

The appraiser obtained this data from reliable sources. However, it cannot be guaranteed. The appraiser has met the continuing education requirements through the Appraisal Institute through the year 2021. This appraisal is subject to peer review with the Appraisal Institute.

 **APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Appraiser's Signature *William T. Stoerrle Jr.* Effective Date 11/27/2017 Date Prepared 11/28/2017  
 Appraiser's Name (print) William T. Stoerrle Jr. SRA Phone # ( 610 ) 868-4240  
 State PA  License  Certification # GA000395L Tax ID # 23-2271085

 **CO-SIGNING APPRAISER'S CERTIFICATION**

- The co-signing appraiser **has personally inspected** the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- The co-signing appraiser **has not personally inspected** the interior of the subject property and:
- has not inspected** the exterior of the subject property and all comparable sales listed in the report.
- has inspected** the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal

 **CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION**

Co-Signing  
 Appraiser's Signature \_\_\_\_\_ Effective Date \_\_\_\_\_ Date Prepared \_\_\_\_\_  
 Co-Signing Appraiser's Name (print) \_\_\_\_\_ Phone # ( \_\_\_\_\_ ) \_\_\_\_\_  
 State \_\_\_\_\_  License  Certification # \_\_\_\_\_ Tax ID # \_\_\_\_\_

**USPAP Compliance Addendum**

File No. 17110063

Borrower/Client			
Property Address <u>726 Shields St</u>			
City <u>Bethlehem</u>	County <u>Northampton</u>	State <u>PA</u>	Zip Code <u>18015-3624</u>
Lender/Client <u>Redevelopment Authority Of The City Of Bethlehem</u>			

**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 the 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.

None

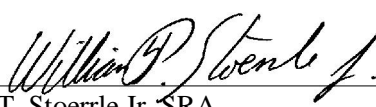
**ADDITIONAL COMMENTS**

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The form is preprinted and indicates that this appraisal is a "Summary Appraisal Report". It should read "Appraisal Report".

**MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY**

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

<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</b>
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Signature 

Name William T. Stoerle Jr. SRA

Date of Signature 11/28/2017

State Certification # GA000395L

or State License # \_\_\_\_\_

State PA

Expiration Date of Certification or License 06/30/2019

Signature \_\_\_\_\_

Name \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

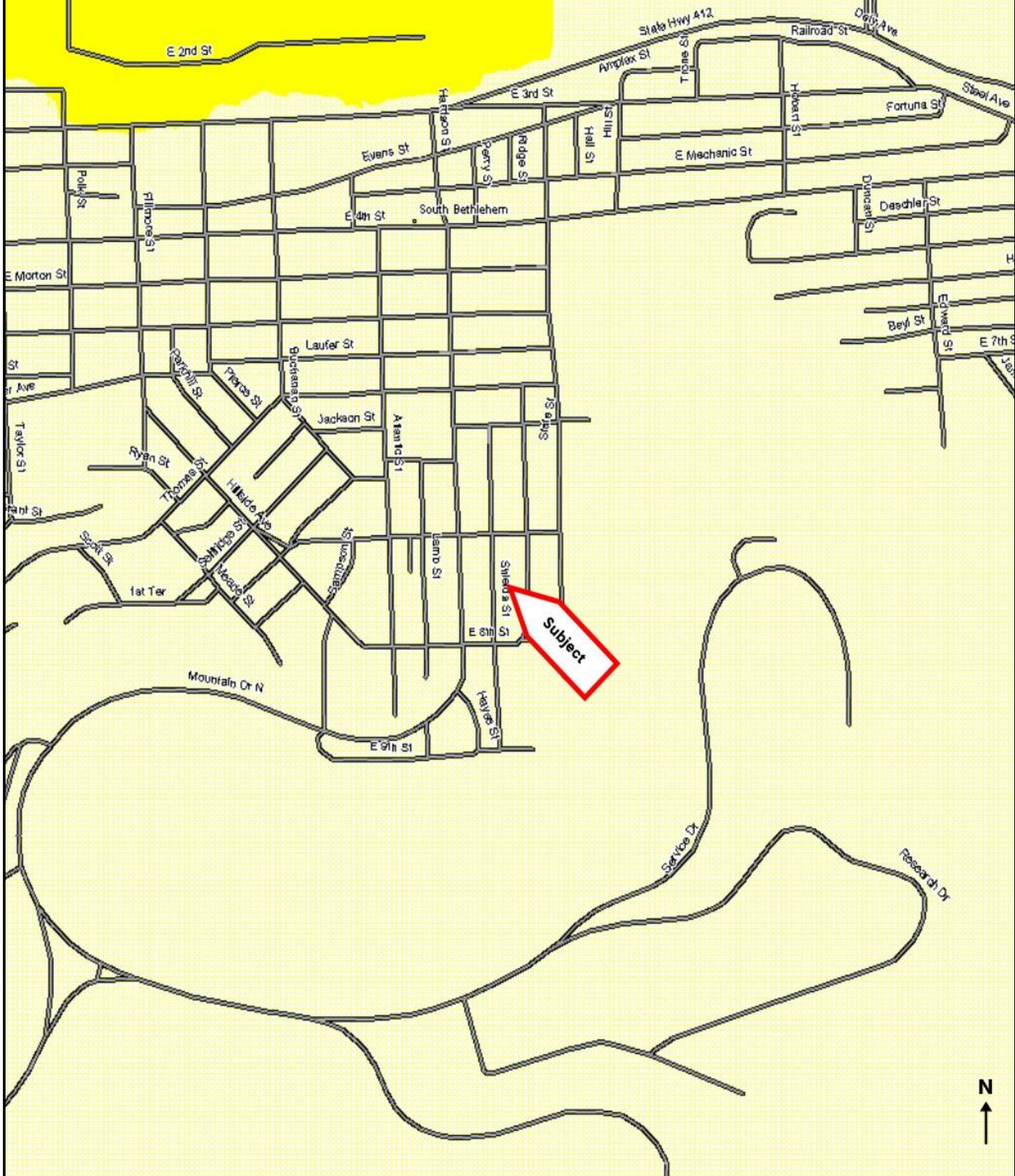
Effective Date of Appraisal 11/27/2017

Supervisory Appraiser Inspection of Subject Property:  Did Not  Exterior-only from Street  Interior and Exterior



# FLOOD MAP

Borrower or Owner  
 Property Address **726 Shields St**  
 City **Bethlehem** County **Northampton** State **PA** Zip Code **18015-3624**  
 Client **Redevelopment Authority Of The City Of Bethlehem**



**Flood Zones**

	Areas inundated by 500-year flooding		Floodway areas
	Areas outside of the 100- and 500-year flood plains		Floodway areas with velocity hazard
	Areas inundated by 100-year flooding		Areas of undetermined but possible flood hazards
	Areas inundated by 100-year flooding with velocity hazard		Areas not mapped on any published FIRM

**Flood Zone Determination**

**Latitude:** 40.605905  
**Longitude:** -75.364879  
**Community Name:**  
 BETHLEHEM, CITY OF  
**Community:** 420718  
**SFHA (Flood Zone):** No  
**Within 250 ft. of multiple flood zones:** No  
**Zone:** X **Map #:** 42095C0326E  
**Panel:** 0326E **Panel Date:** 07/16/2014  
**FIPS Code:** 42095 **Census Tract:** 112

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.



DEPARTMENT OF HOMELAND SECURITY  
 FEDERAL EMERGENCY MANAGEMENT AGENCY  
**STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)**

File Number: 17110063  
**O.M.B No. 1660-0040**  
 Expires May 30, 2015

SECTION I - LOAN INFORMATION				
1. LENDER NAME AND ADDRESS  Redevelopment Authority Of The City of Bethlehem 10 E Church St Bethlehem, PA 18015		2. COLLATERAL (Building/Mobile Home/Property) PROPERTY ADDRESS AND PARCEL NUMBER (See Instructions section for more information)  720 S Bethlehem St Bethlehem, PA 18015-3624		
3. LENDER ID NO.	4. LOAN IDENTIFIER	5. AMOUNT OF FLOOD INSURANCE REQUIRED		
SECTION II				
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION				
1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number	
BETHLEHEM, CITY OF			420718	
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME				
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A")	2. NFIP Map Panel Effective/ Revised Date	3. LOMA/LOMR Number	4. Flood Zone	5. No NFIP Map
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)				
1. <input type="checkbox"/> Federal flood insurance is available (community participates in the NFIP). <input type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP				
2. <input type="checkbox"/> Federal flood insurance is not available because community is not participating in the NFIP.				
3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available.				
CBRA/OPA Designation Date: _____				
D. DETERMINATION				
<b>IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")?</b> <input type="checkbox"/> YES <input type="checkbox"/> NO				
If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.				
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.				
E. COMMENTS (Optional)				
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.				
F. PREPARER'S INFORMATION				
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) William T. Stoerrle Jr. SRA 1931 West Broad St. Bethlehem, PA 18018 610-868-4240			DATE OF DETERMINATION 11/28/2017	

**STANDARD FLOOD HAZARD DETERMINATION FORM INSTRUCTIONS  
PAPERWORK BURDEN DISCLOSURE NOTICE**

Public reporting burden for this form is estimated to average 20 minutes per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting the form.

This collection of information is mandatory. You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington VA 20596-3005, Paperwork Reduction Project (1660-0040)

**NOTE: DO NOT SEND YOUR COMPLETED FORM TO THIS ADDRESS.**

**SECTION 1**

1. LENDER NAME: Enter lender name and address.

2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS: Enter property address for the insurable collateral. In rural areas, a postal address may not be sufficient to locate the property. In these cases, legal property descriptions may be used and may be attached to the form if space provided is insufficient. If other identifiers are available, such as Longitude/Latitude, please use any that will help describe the collateral location properly. Additional information may be attached.

3. LENDER ID NO: The lender funding the loan should identify itself as follows: FDIC-insured lenders should indicate their FDIC Insurance Certificate Number; Federally-insured credit unions should indicate their charter/insurance number; Farm Credit institutions should indicate their UNINUM number. Other lenders who fund loans sold to or securitized by FNMA or FHLMC should enter FNMA or FHLMC seller/service number.

4. LOAN IDENTIFIER: Optional. May be used by lenders to conform with their individual method of identifying loans.

5. AMOUNT OF FLOOD INSURANCE REQUIRED: Optional. The minimum federal requirement for this amount is the lesser of: the outstanding principal loan balance; the value of the improved property, mobile home and/or personal property used to secure the loan; or the maximum statutory limit of flood insurance coverage. Lenders may exceed the minimum federal requirements. National Flood Insurance Program (NFIP) policies do not provide coverage in excess of the insured value of the building/mobile home/personal property.

**SECTION 2**

**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION**

1. NFIP Community Name. Enter the complete name of the community (as indicated on the NFIP map) in which the building or mobile home is located. Under the NFIP, a community is the political unit that has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. A community may be any State or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or Alaska Native village or authorized native organization. (Examples: Brewer, City of; Washington, Borough of; Worcester, Township of; Baldwin County; Jefferson Parish) For a building or mobile home that may have been annexed by one community but is shown on another community's NFIP map, enter the Community Name for the community with land-use jurisdiction over the building or mobile home.

2. County(ies). Enter the name of the county or counties in which the community is located. For unincorporated areas of a county, enter "unincorporated areas." For independent cities, enter "independent city."

3. State. Enter the two-digit state abbreviation. (Examples: VA, TX, CA)

4. NFIP Community Number. Enter the 6-digit NFIP community number. This number can be determined by consulting the NFIP Community Status Book or can be found on the NFIP map; copies of either can be obtained from FEMA's Website <http://msc/fema.gov> or by calling 1-800-358-9616. If no NFIP Community Number exists for the community, enter "none."

**B. NFIP DATA AFFECTING BUILDING/MOBILE HOME**

The information in this section (excluding the LOMA/LOMR information) is obtained by reviewing the NFIP map on which the building/mobile home is located. The current NFIP map may be obtained from FEMA by calling 1-800-358-9616. Scanned copies of the NFIP maps can be viewed on FEMA's website at <http://msc.fema.gov>. Note that even when an NFIP map panel is not printed, it may be reflected on a community's NFIP map index with its proper number, date, and flood zone indicated; enter these data accordingly.

1. NFIP Map Number or Community-Panel Number. Enter the 11-digit number shown on the NFIP map that covers the building or mobile home. (Examples: 480214 002C; 58103C0075F). Some older maps will have a 9-digit number (Example: 12345601A). Note that the first six digits will not match the NFIP Community Number when the Sixth digit is a "C" or when one community has annexed land from another but the NFIP map has not yet been updated to reflect this annexation. When the sixth digit is a "C", the NFIP map is in countywide format and shows the flood hazards for the geographic areas of the county on one map, including flood hazards for incorporated communities and for any unincorporated county contained within the county's geographic limits. Such countywide maps will list an NFIP Map Number. For maps not in such countywide format, the NFIP will list a Community-Panel Number on each panel. If no NFIP map is in effect for the location of the building or mobile home, enter "none."

2. NFIP Map Panel Effective/Revised Date. Enter the map effective date or the map revised date shown on the NFIP map. (Example: 6/15/93) This will be the latest of all dates shown on the map.

3. LOMA/LOMR. If a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) has been issued by FEMA since the current Map Panel Effective/Revised Date that revises the flood hazards affecting the buildings or mobile home, check "yes" and specify the date of the letter; otherwise, no entry is required. Information on LOMAs and LOMRs is available from the following sources:

\* The community's official copy of its NFIP map should have a copy of all subsequently-issued LOMAs and LOMRs attached to it.

\* For LOMAs and LOMRs issued on or after October 1, 1994, FEMA publishes a list of these letters twice a year as a compendium in the Federal Register. This information is also available on FEMA's website at <http://msc.fema.gov>.

\* A subscription service providing digitized copies of these letters on CD-ROM is also available by calling 1-800-358-9616.

4. Flood Zone. Enter the flood zone(s) covering the building or mobile home. (Examples: A, AE, A4, AR, AR/A, AR/AE, AR/AO, V, VE, V12, AH, AO, B, C, X, D) If any part of the building or mobile home is within the Special Flood Hazard Area (SFHA), the entire building or mobile home is considered to be in the SFHA. All flood zones beginning with the letter "A" or "V" are considered Special Flood Hazard Areas (SFHAs). Each flood zone is defined in the legend of the NFIP map on which it appears. If there is no NFIP map for the subject area, enter "none."

5. NO NFIP Map. If no NFIP map covers the area where the building or mobile home is located, check this box.

C. FEDERAL FLOOD INSURANCE AVAILABILITY. Check all boxes that apply; however, note that boxes 1 (Federal Flood Insurance is available...) and 2 (Federal Flood Insurance is not available...) are mutually exclusive. Federal flood insurance is available to all residents of a community that participates in the NFIP. Community participation status can be determined by consulting the NFIP Community Status Book, which is available from FEMA and at <http://www.fema.gov/fema/csb.shtml>. The NFIP Community Status Book will indicate whether or not the community is participating in the NFIP and whether participation is in the Emergency or Regular Program. If the community participates in the NFIP, check either Regular Program or Emergency Program. To obtain Federal flood insurance, a copy of this completed form may be provided to an insurance agent.

Federal flood insurance is prohibited in designated Coastal Barrier Resources Areas (CBRA) and Otherwise Protected Areas (OPAs) for buildings or mobile homes built or substantially improved after the date of the CBRA or OPA designation. Information about the Coastal Barrier Resources System may be obtained on FEMA's website at <http://www.fema.gov/plan/prevent/floodplain/nfipkeywords/cbrs.shtml>

D. DETERMINATION. If any portion of the building/mobile home is in an identified Special Flood Hazard Area (SFHA), check yes (flood insurance is required). If no portion of the building/mobile home is in an identified SFHA, check no. If no NFIP map exists for the community, check no. If no NFIP map exists, Section B5 should also be checked.

E. COMMENTS. Optional.

F. PREPARER'S INFORMATION. If other than the lender, enter the name, address, and telephone number of the company or organization performing the flood hazard determination. An individual's name may be included, but is not required.

Date of Determination. Enter date on which flood hazard determination was completed.

MULTIPLE BUILDINGS: If the loan collateral includes more than one building, a schedule for the additional buildings/mobile homes indicating the determination for each may be attached. Otherwise, a separate form must be completed for each building or mobile home. Any attachments should be noted in the comment section. A separate flood insurance policy is required for each building or mobile home.

GUARANTEES REGARDING INFORMATION: Determinations on this form made by persons other than the lender are acceptable only to the extent that the accuracy of the information is guaranteed.

FORM AVAILABILITY: Copies of this form are available from the FEMA fax-on-demand line by calling (202) 646-FEMA and requesting form #23103. Guidance on using the form in a printed, computerized, or electronic format is contained in form #23110. This information is also available on FEMA's website [http://www.fema.gov/plan/prevent/fhm/frm\\_form.shtml](http://www.fema.gov/plan/prevent/fhm/frm_form.shtml).

PURPOSE OF FORM: In accordance with P.L. 103-325, Sec. 1365, (b) (1), this form has been designated to facilitate compliance with the flood insurance purchase requirements of the National Flood Insurance Reform Act of 1994.

<b>Client:</b>	Redevelopment Authority Of The City Of Bethesda	<b>Client File #:</b>	
<b>Subject Property:</b>	726 Shields St	<b>Appraisal File #:</b>	17110063

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have 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 have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I 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 I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

## VALUE DEFINITION

**Market Value Definition (below)**

**Alternate Value Definition (attached)**

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

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 5th ed., Appraisal Institute

\*NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute makes no representations, warranties or guarantees as to, and assumes no responsibility for the data, analysis or work product provided by the individual appraiser(s) in the specific contents of the AI Reports®, AI Reports® AI-900.04 Certification, Assumptions and Limiting Conditions © Appraisal Institute 2013, All Rights Reserved

January 2013

Client:	Redevelopment Authority Of The City Of Bethlehem	Client File #:	
Subject Property:	726 Shields St	Appraisal File #:	17110063

**APPRAISER'S CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.  
 None     Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser  Yes     No  
Property Inspected by Co-Appraiser  Yes     No

- Services provided, 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:  None     Specify services provided:

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES**

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

*(Empty space for additional comments or notes)*

**APPRAISERS SIGNATURES**

<b>APPRAISER:</b> Signature <u><i>William T. Stoerle Jr.</i></u> Name <u>William T. Stoerle Jr. SRA</u> ReportDate <u>11/27/2017</u> Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> CertifiedResidential <input type="checkbox"/> CertifiedGeneral <input type="checkbox"/> License# <u>GA000395L</u> State <u>PA</u> ExpirationDate <u>06/30/2019</u>	<b>CO-APPRAISER:</b> Signature _____ Name _____ ReportDate _____ Trainee <input type="checkbox"/> Licensed <input type="checkbox"/> CertifiedResidential <input type="checkbox"/> CertifiedGeneral <input type="checkbox"/> License# _____ State _____ ExpirationDate _____
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