

H. B. PETHEL CO.
17720-B KINGS POINT DR.
CORNELIUS, NC 28031
704-892-3202
56-2171045

INVOICE	08/14/2015 DATE	510dal NUMBER
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Client: TOWN OF HUNTERSVILLE
P.O. BOX 664
HUNTERSVILLE, NC 28078

Item	Total
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APPRAISAL FEE FOR SERVICES RENDERED	\$	450.00
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HUSKINS
510 DALLAS STREET
HUNTERSVILLE, NC 28078
L3 & L4 BA M9-271; DEED REFERENCE 3855-394

OVER 30 DAYS - \$10.00 DELINQUENT FEE PER MONTH

Total: \$ 450.00

Please detach and include the bottom portion with your payment... Thank You!

Inv Date	Insp Date	Appraiser	Client Case #	File #	Client Phone #
08/14/2015	08-12-2015	H. BROWN PETHEL, JR.		510dal	

FROM:

TOWN OF HUNTERSVILLE
P.O. BOX 664
HUNTERSVILLE, NC 28078

PROPERTY:

HUSKINS
510 DALLAS STREET
HUNTERSVILLE, NC 28078

Amount Due

\$ 450.00

TO:

Attention:

H. B. PETHEL CO.
17720-B KINGS POINT DR.
CORNELIUS, NC 28031

Amount Enclosed

\$ _____

Balance Due upon receipt of Invoice
Please return this portion with your payment. Thank You!

H.B. PETHEL COMPANY
17720-B KINGS POINT DR.
CORNELIUS, NC 28031
704-892-3202

August 14, 2015

TOWN OF HUNTERSVILLE
P.O. BOX 664
HUNTERSVILLE, NC 28078

Property - 510 DALLAS STREET
HUNTERSVILLE, NC 28078
Client - TOWN OF HUNTERSVILLE
File No. - 510dal

Dear Mr. Max L. Buchanan :

In accordance with your request, I have prepared an appraisal of the real property located at 510 DALLAS STREET, HUNTERSVILLE, NC.

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 Summary 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 AUGUST 12, 2015 is :

\$310,000

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,

H. B. PETHEL CO.



H. BROWN PETHEL, JR.
NC Certification #A360



hbpethel@bellsouth.net

Complete Appraisal Analysis - Summary Appraisal Report
UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 510dal

Property Description

Property Address	510 DALLAS STREET	City	HUNTERSVILLE	State	NC	Zip Code	28078	
Legal Description	L3 & L4 BA M9-271; DEED REFERENCE 3855-394					County	MECKLENBURG	
Assessor's Parcel No.	01710111	Tax Year	2014	R.E. Taxes \$		Special Assessments \$	N/A	
Borrower	N/A	Current Owner	HUSKINS		Occupant:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
Property rights appraised	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold	Project Type	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium (HUD/VA only)	HOAS	N/A /Mo.	
Neighborhood or Project Name	HUNTERSVILLE		Map Reference	01710111		Census Tract	63.02	
Sale Price \$	N/A		Date of Sale	N/A				
Lender/Client	TOWN OF HUNTERSVILLE		Address	P.O. BOX 664, HUNTERSVILLE, NC 28078				
Appraiser	H. BROWN PETHEL, JR.		Address	17720-B KINGS POINT DR., CORNELIUS, NC 28031				

SUBJECT

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant occupancy	Single family housing PRICE \$ (000)	AGE (yrs)	Present land use %	Land use change			
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%						<input checked="" type="checkbox"/> Owner	85	Low
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	975	High	98	2-4 fam		<input checked="" type="checkbox"/> In process	
Property values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	Predominant			Multi-family		To: VACANT LOTS TO	
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input type="checkbox"/> Vacant (over 5%)	200	43		Commercial	10	SINGLE FAMILY	
Marketing time	<input type="checkbox"/> Under 3 mos.	<input checked="" type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.					VAC	5	RESIDENTIAL	

NEIGHBORHOOD

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

Neighborhood boundaries and characteristics: REFER TO COMPARABLE SALES MAP.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
THE SUBJECT IS LOCATED IN A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD SITUATED APPROXIMATELY .5 MILE FROM THE CENTRAL BUSINESS DISTRICT OF HUNTERSVILLE. RESIDENTS ARE AFFORDED CONVENIENT ACCESS TO SCHOOLS, CHURCHES, BUSINESSES AND SHOPPING FACILITIES.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
DEMAND AND SUPPLY IS IN BALANCE WITH STABLE PROPERTY VALUES. TYPICAL MARKETING TIME, HEALTHY SALES ACTIVITY AND FAVORABLE FINANCING WITH LOCAL INSTITUTIONS.

PUD

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No

Approximate total number of units in the subject project N/A Approximate total number of units for sale in the subject project N/A

Describe common elements and recreational facilities: N/A

SITE

Dimensions	<u>SEE SITE MAP</u>			Topography	<u>GENTLY SLOPING TO FRONT</u>			
Site area	<u>0.905 ACRE</u>		Corner Lot	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Size	<u>TYPICAL FOR AREA</u>	
Specific zoning classification and description	<u>GR - GENERAL RESIDENTIAL</u>			Shape	<u>IRREGULAR</u>			
Zoning compliance	<input checked="" type="checkbox"/> Legal	<input type="checkbox"/> Legal nonconforming (Grandfathered use)	<input type="checkbox"/> Illegal	<input type="checkbox"/> No zoning	Drainage	<u>APPEARS ADEQUATE</u>		
Highest & best use as improved:	<input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other use (explain)		View	<u>AVERAGE</u>			
Utilities	Public	Other	Off-site Improvements	Type	Public	Private	Landscaping	<u>MATURE</u>
Electricity	<input checked="" type="checkbox"/>		Street	<u>ASPHALT</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway Surface	<u>CONCRETE & ASPHALT</u>
Gas	<input checked="" type="checkbox"/>		Curb/gutter	<u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	Apparent easements	<u>NONE KNOWN</u>
Water	<input checked="" type="checkbox"/>		Sidewalk	<u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	<u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Zone	<u>X</u> Map Date <u>3/2/2009</u>
Storm sewer	<input type="checkbox"/>		Alley	<u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Map No.	<u>3710464000J</u>
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):								<u>SUBJECT IS AN INTERIOR LOT WHICH APPEARS TO HAVE ADEQUATE DRAINAGE. THE UTILITY OF THE SITE IS COMPARABLE TO TYPICAL LOTS IN THE AREA. NO ADVERSE CONDITIONS OR INHARMONIOUS USES WERE OBSERVED.</u>

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION								
No. of Units <u>1</u>	Foundation <u>BRICK/BLOCK</u>	Slab <u>PARTIAL</u>	Area Sq. Ft. <u>N/A</u>	Roof <input type="checkbox"/>								
No. of Stories <u>1.00</u>	Exterior Walls <u>BRK/WD/SHK</u>	Crawl Space <u>YES</u>	% Finished <u>N/A</u>	Ceiling <input type="checkbox"/>								
Type (Det./Att.) <u>DETACHED</u>	Roof Surface <u>COMPOSITION</u>	Basement <u>NONE</u>	Ceiling <u>N/A</u>	Walls <input type="checkbox"/>								
Design (Style) <u>RANCH</u>	Gutters & Dwnspts. <u>ALUMINUM</u>	Sump Pump <u>NONE</u>	Walls <u>N/A</u>	Floor <input type="checkbox"/>								
Existing/Proposed <u>EXISTING</u>	Window Type <u>MTL SNGL HNG</u>	Dampness <u>NONE OBSRVD</u>	Floor <u>N/A</u>	None <input type="checkbox"/>								
Age (Yrs.) <u>50 YEARS</u>	Storm/Screens <u>INSULATED</u>	Settlement <u>NONE OBSRVD</u>	Outside Entry <u>N/A</u>	Unknown <input type="checkbox"/>								
Effective Age (Yrs.) <u>20 YEARS</u>	Manufactured House <u>NO</u>	Infestation <u>NONE OBSRVD</u>										
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												N/A
Level 1	1	1	1	1		1	1	3	3	1	1	3469
Level 2												
Finished area	<u>above</u> grade contains: <u>9</u> Rooms; <u>3</u> Bedroom(s); <u>3.00</u> Bath(s); <u>3,469</u> Square Feet of Gross Living Area											

INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Floors	<u>HWD/CRM/CRPT/GOOD</u>	Type <u>FWA</u>	Refrigerator <input type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <u>1</u> <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Walls	<u>DRYW/PNLNG/GOOD</u>	Fuel <u>GAS</u>	Range/oven <input checked="" type="checkbox"/>	Stairs <input checked="" type="checkbox"/>	Patio <input type="checkbox"/>	Garage # of cars
Trim/Finish	<u>WD/PNT/STN/GOOD</u>	Condition <u>AVERAGE</u>	Disposal <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <u>REAR</u> <input checked="" type="checkbox"/>	Attached
Bath Floor	<u>CRMC/GOOD</u>	COOLING	Dishwasher <input checked="" type="checkbox"/>	Scuttle <input type="checkbox"/>	Porch <u>REAR</u> <input checked="" type="checkbox"/>	Detached <u>4/C</u>
Bath Wainscot	<u>CRMC/GOOD</u>	Central <u>YES</u>	Fan/Hood <input type="checkbox"/>	Floor <input checked="" type="checkbox"/>	Fence <u>WOOD</u> <input checked="" type="checkbox"/>	Built-In
Doors	<u>HWD/GOOD</u>	Other <input type="checkbox"/>	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport <u>1/C</u>
SURFACES:	<u>GOOD CONDITION</u>	Condition <u>AVERAGE</u>	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Driveway <u>6</u>

COMMENTS

Additional features (special energy efficient items, etc.): THE SUBJECT FEATURES SLATE FOYER, HARDWOOD AND CERAMIC FLOORING, PORCH, CARPORT AND DETACHED FOUR CAR GARAGE.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: THE SUBJECT WAS OBSERVED TO BE CONSTRUCTED WITH GOOD QUALITY BUILDING MATERIALS AND IN GOOD CONDITION. NO FUNCTIONAL INADEQUACIES ARE KNOWN.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: NONE KNOWN

Complete Appraisal Analysis - Summary Appraisal Report
UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

File No. 510dal

COST APPROACH	ESTIMATED SITE VALUE	= \$	N/A	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): <u>FNMA</u> REQUIREMENTS DO NOT INCLUDE THE COST APPROACH AS A REQUIRED VALUATION METHOD UNLESS APPLICABLE AS NEW CONSTRUCTION. DUE TO THE AGE OF THE SUBJECT THE COST APPROACH IS NOT INCLUDED.
	ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
	Dwelling _____ 3,469 Sq. Ft @ \$ _____ = \$ _____			
	BSMT _____ N/A Sq. Ft @ \$ _____ = _____			
	_____ = _____			
	Garage/Carport _____ 1,897 Sq. Ft @ \$ _____ = _____			
	Total Estimated Cost New	= \$		
	Less Physical Functional External			
	Depreciation	= \$		
	Depreciated Value of Improvements	= \$		
"As-is" Value of Site Improvements	= \$			
INDICATED VALUE BY COST APPROACH N/A	= \$	N/A		

ITEM	SUBJECT	COMPARABLE NO. 1			COMPARABLE NO. 2			COMPARABLE NO. 3		
		Total	Bdms	Baths	Total	Bdms	Baths	Total	Bdms	Baths
510 DALLAS STREET Address HUNTERSVILLE		506 DALLAS STREET HUNTERSVILLE			500 HILLCREST DRIVE HUNTERSVILLE			501 DALLAS STREET HUNTERSVILLE		
Proximity to Subject		.09 MILE			.12 MILE			.06 MILE		
Sales Price	\$ N/A	\$ 289,900			\$ 194,500			\$ 185,000		
Price/Gross Liv. Area	\$ N/A	\$ 146.27			\$ 111.27			\$ 137.75		
Data and/or Verification Source	SITE VISIT	MLS 3090053 TAX RECORDS			MLS 3033569 TAX RECORDS			MLS 3068635 TAX RECORDS		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions		CONVENTIONAL		FHA		FHA		FHA		
Date of Sale/Time		\$1,000 CC PAID		\$2,500 CC PAID		\$2,500 CC PAID		\$2,500 CC PAID		
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE		
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		FEE SIMPLE		
Site	0.905 ACRE	1.23 ACRES	-20,000	.78 ACRE	+15,000	.86 ACRE	+20,000			
View	AVERAGE	AVERAGE		AVERAGE		AVERAGE		AVERAGE		
Design and Appeal	RANCH	RANCH		RANCH		SPLT FOYER				
Quality of Construction	GOOD	GOOD		GOOD		GOOD		GOOD		
Age	50 YEARS	52 YEARS		45 YEARS		43 YEARS				
Condition	GOOD	SUPERIOR	-20,000	GOOD		INFERIOR	+20,000			
Above Grade	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		
Room Count	9 3 3.00	7 4 3.0		8 4 2	+6,000	8 4 1.1	+9,000			
Gross Living Area	3,469 Sq. Ft.	1,982 Sq. Ft.	+59,500	1,748 Sq. Ft.	+68,800	1,343 Sq. Ft.	+85,000			
Basement & Finished Rooms Below Grade	NONE	NONE		NONE		1036 SF FNISH BASEMENT	-31,100			
Functional Utility	AVERAGE	AVERAGE		AVERAGE		AVERAGE				
Heating/Cooling	FWA/CENTRAL	FWA/CENTRAL		FWA/CENTRAL		FWA/CENTRAL				
Energy Efficient Items	INSUL WNDWS	INSUL WNDWS		INSUL WNDWS		INSUL WNDWS				
Garage/Carport	1/C CRPT, 4/C DT GA	3/C CRPT	+25,000	2/C CRPT	+25,000	1/C GARAGE	+25,000			
Porch, Patio, Deck, Fireplace(s), etc.	DECK, PORCH FIREPLACE	PORCH, SCR N PCH NONE	-10,000 +4,000	SCR N PORCH FIREPLACE		DECK, PATIO FIREPLACE				
Fence, Pool, etc.	FENCING	POOL, PAT, FNCNG	-20,000	NONE						
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	18,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	114,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	127,900			
Adjusted Sales Price of Comparable		Gross 54.7%		Gross 59.0%		Gross 102.8%				
		Net 6.4%	\$ 308,400	Net 59.0%	\$ 309,300	Net 69.1%	\$ 312,900			
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): <u>SEE ATTACHED ADDENDUM.</u>										

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data	NONE W/IN	NO PRIOR SALE FOUND WITHIN	NO PRIOR SALE FOUND WITHIN	NO PRIOR SALE FOUND WITHIN
Source, for prior sales within year of appraisal	PREVIOUS THREE YEARS	THE PREVIOUS YEAR TAX RECORDS	THE PREVIOUS YEAR TAX RECORDS	THE PREVIOUS YEAR TAX RECORDS
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: THE SUBJECT PROPERTY HAS NOT SOLD OR BEEN LISTED FOR SALE WITH THE MULTIPLE LISTING SERVICE WITHIN THE PREVIOUS THREE YEARS. ALL SALES HAVE NOT SOLD WITHIN THE PREVIOUS YEAR PRIOR TO THE SALE DATES INDICATED ON THIS REPORT.				
INDICATED VALUE BY SALES COMPARISON APPROACH				
INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ _____ N/A /Mo. x Gross Rent Multiplier _____ N/A = \$ _____ N/A				

RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> subject to completion per plans and specifications.
	Conditions of Appraisal: <u>SEE ATTACHED ADDENDUM.</u>
	Final Reconciliation: <u>SEE ATTACHED ADDENDUM.</u>
	The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93 _____).
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF <u>AUGUST 12, 2015</u> (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ <u>310,000</u>
	APPRaiser: <u>H. BROWN PETHEL, JR.</u> SIGNATURE
	Name <u>H. BROWN PETHEL, JR.</u>
	Date Report Signed <u>AUGUST 14, 2015</u>
	State Certification # <u>A360</u> State <u>NC</u>
	Or State License # _____ State _____

ADDENDUM

Borrower or Owner	N/A		
Property Address	510 DALLAS STREET		
City	HUNTERSVILLE	County	MECKLENBURG
		State	NC
		Zip Code	28078
Lender or Client	TOWN OF HUNTERSVILLE		

SALES COMPARISON ANALYSIS

A search of sales within a .7 mile radius of the subject revealed twenty one sales within the previous year. Those sales were analyzed and narrowed to the most recent and similar closed comparable sales from the nearby market area. The four sales were compared to the subject with rounded dollar adjustments applied for variances.

Sale #1 is the adjoining property. A site adjustment was applied to account for its larger lot. Sale #3 is across the street. A site adjustment was applied to this sale for its location below road grade with limited useable area.

Sale #1 had recently been updated and required a condition adjustment. Sale #3 has not been updated and was adjusted for older effective age.

Sales #2 and #4 were adjusted for quality to reflect lack of hardwood flooring and additional features. Interior photos of all sales were reviewed prior to making all adjustments.

All personal items, if any, have been excluded from the estimated Market Value of the subject property.

All comparable sales are considered to be the best and most similar sales available. No other superior sales are known.

COMMENTS, CONDITIONS AND FINAL RECONCILIATION

All mechanical equipment are assumed in good working order and dwelling assumed structurally sound and free of insect infestation with the appraised value contingent thereon. Income approach was not utilized due to several reasons. FNMA requirements do not include the cost approach as a required valuation method unless applicable as new construction. Due to the age of the subject the cost approach is not included and was not requested by the client. The property is a residential property typically owner occupied. The value derived by the income approach reflects an investment value which does not reflect typical motivation of buyers and sellers in owner occupied residential property. Market approach was adopted because it best reflects reactions of typical buyers and sellers in the marketplace. Dwelling and improvements do not appear to be within a flood area. A survey recommended if so desired. As per USPAP Guidelines, the subject property has not sold or been listed for sale with the multiple listing service within the previous three years. Size, measurements and opinions contained within this report are estimates of the appraiser(s). The contract for report, consultation, or analytical service is fulfilled and the total fee payable upon completion of the report, unless otherwise specified. H. B. Pethel Company or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the report, in full or in part, nor engage in post report consultation with client or third parties except under separate and special arrangement and at an additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges, regardless of issuing party. Any claims against the appraiser(s) arising from or based on any information contained within this report are limited to the fee charged for this report. The liability of H. B. Pethel Company, employee(s) or associates is limited to the client only and to the fee actually received by our firm. There is no accountability, obligation or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. Further, client will forever indemnify and hold the appraiser(s) named on the report, H. B. Pethel Company, its officers, associates and employees harmless from any claims by third parties related in any way to the appraisal or study which is the subject of the report. Third parties shall include limited partners of client if client is a partnership and stock holders of client if client is a corporation, all lenders, tenants, past owners, successors, assigns, transferees and spouses of client. H. B. Pethel Company will not be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally. One or more of the digital photographs contained within this report may have been provided by listing service data. Electronic signatures and seals are considered to be valid forms of verification. This appraisal may contain clerical or typographical mistakes. However, the mistakes, if any, are not fraudulent and will not cause the report to be misleading. All rights reserved. This appraisal report has been prepared in conformity with Uniform Standards of Professional Appraisal Practice.

In conclusion, I hereby certify that I have no present nor contemplated future interest in the property appraised and that I have personally inspected the subject property and that the fee received for this appraisal is in no way contingent upon estimate of value, and that all factors appraised were considered in arriving at the final estimate of value. The appraiser does not have any current or prospective interest in the subject property or parties involved. There have not been any services regarding the subject property performed by the appraiser within the three year period immediately preceding acceptance of the assignment.

In accordance with the competency provision in the Uniform Standards of Professional Appraisal Practice, my education, experience and knowledge is sufficient to appraise this type of property and that no other appraiser has provided significant professional assistance to the person or persons inspecting the subject property and in the completion of analyses other than the co-signing appraiser, if applicable.

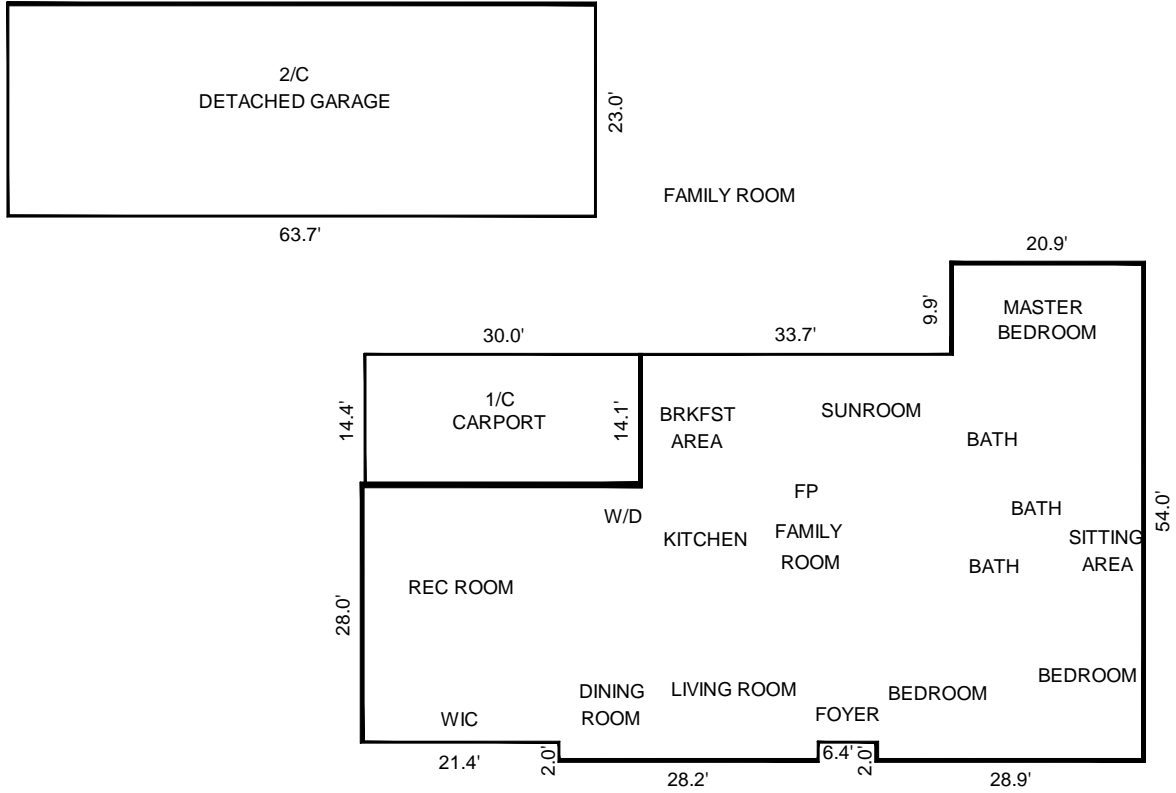
This report is classified as a complete appraisal report presented in summary format as defined by The Appraisal Institute and The Appraisal Foundation.

I further certify to the best of my knowledge and belief the statements, opinions and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice and the supplemental standards of The Appraisal Institute.

SKETCH ADDENDUM

Borrower or Owner		N/A	
Property Address		510 DALLAS STREET	
City	HUNTERSVILLE	County	MECKLENBURG
State	NC	Zip Code	28078
Client	TOWN OF HUNTERSVILLE		

FLOOR PLAN SHOWS APPROXIMATE DIMENSIONS - NOT TO EXACT SCALE



Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	3468.54	3468.54
GAR	Carport	432.00	
	Detached Garage	1465.10	1897.10
TOTAL LIVABLE (rounded)			3469

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor		
2.0 x 28.2		56.30
20.9 x 54.0		1129.23
8.0 x 44.1		355.25
25.6 x 42.1		1078.53
28.0 x 30.3		849.24
5 Calculations Total (rounded)		3469

PHOTOGRAPH ADDENDUM

Borrower or Owner N/A

Property Address 510 DALLAS STREET

City HUNTERSVILLE County MECKLENBURG State NC

Zip Code 28078

Client TOWN OF HUNTERSVILLE



COMPARABLE #1

506 DALLAS STREET
HUNTERSVILLE

Price	\$289,900
Price/SF	146.27
Date	08/03/2015
Age	52 YEARS
Room Count	7-4-3.0
Living Area	1,982

Value Indication \$308,400



COMPARABLE #2

500 HILLCREST DRIVE
HUNTERSVILLE

Price	\$194,500
Price/SF	111.27
Date	02/24/2015
Age	45 YEARS
Room Count	8-4-2
Living Area	1,748

Value Indication \$309,300



COMPARABLE #3

501 DALLAS STREET
HUNTERSVILLE

Price	\$185,000
Price/SF	137.75
Date	07/28/2015
Age	43 YEARS
Room Count	8-4-1.1
Living Area	1,343

Value Indication \$312,900

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A				
Property Address	510 DALLAS STREET				
City	HUNTERSVILLE	County	MECKLENBURG	State	NC
				Zip Code	28078
Client	TOWN OF HUNTERSVILLE				



510 DALLAS STREET
GENERAL VIEW 1



510 DALLAS STREET
GENERAL VIEW 2



510 DALLAS STREET
GENERAL VIEW 3

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A				
Property Address	510 DALLAS STREET				
City	HUNTERSVILLE	County	MECKLENBURG	State	NC
Client	TOWN OF HUNTERSVILLE				
				Zip Code	28078



510 DALLAS STREET
GENERAL VIEW 4



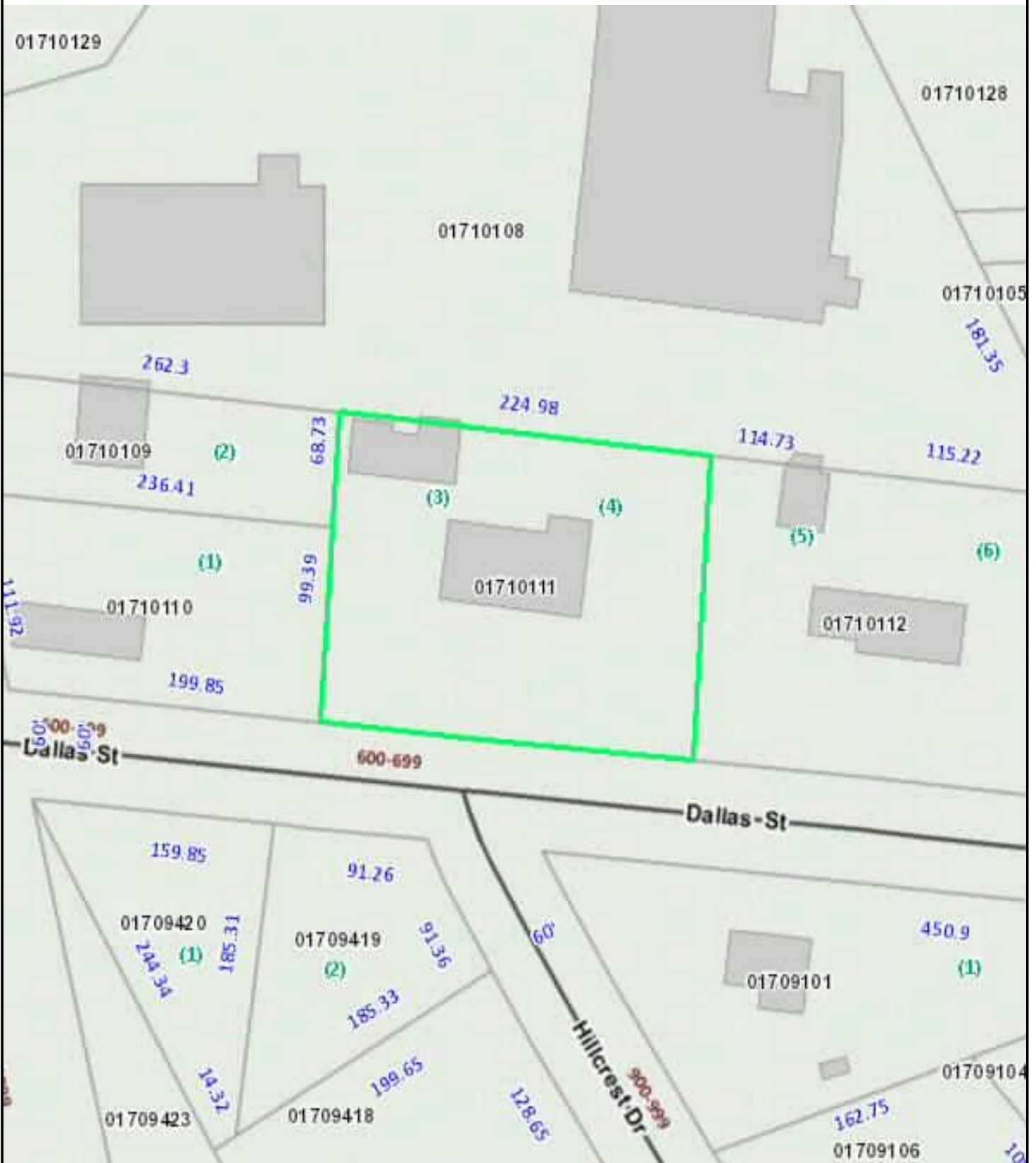
510 DALLAS STREET
GENERAL VIEW 5



510 DALLAS STREET
GENERAL VIEW 6

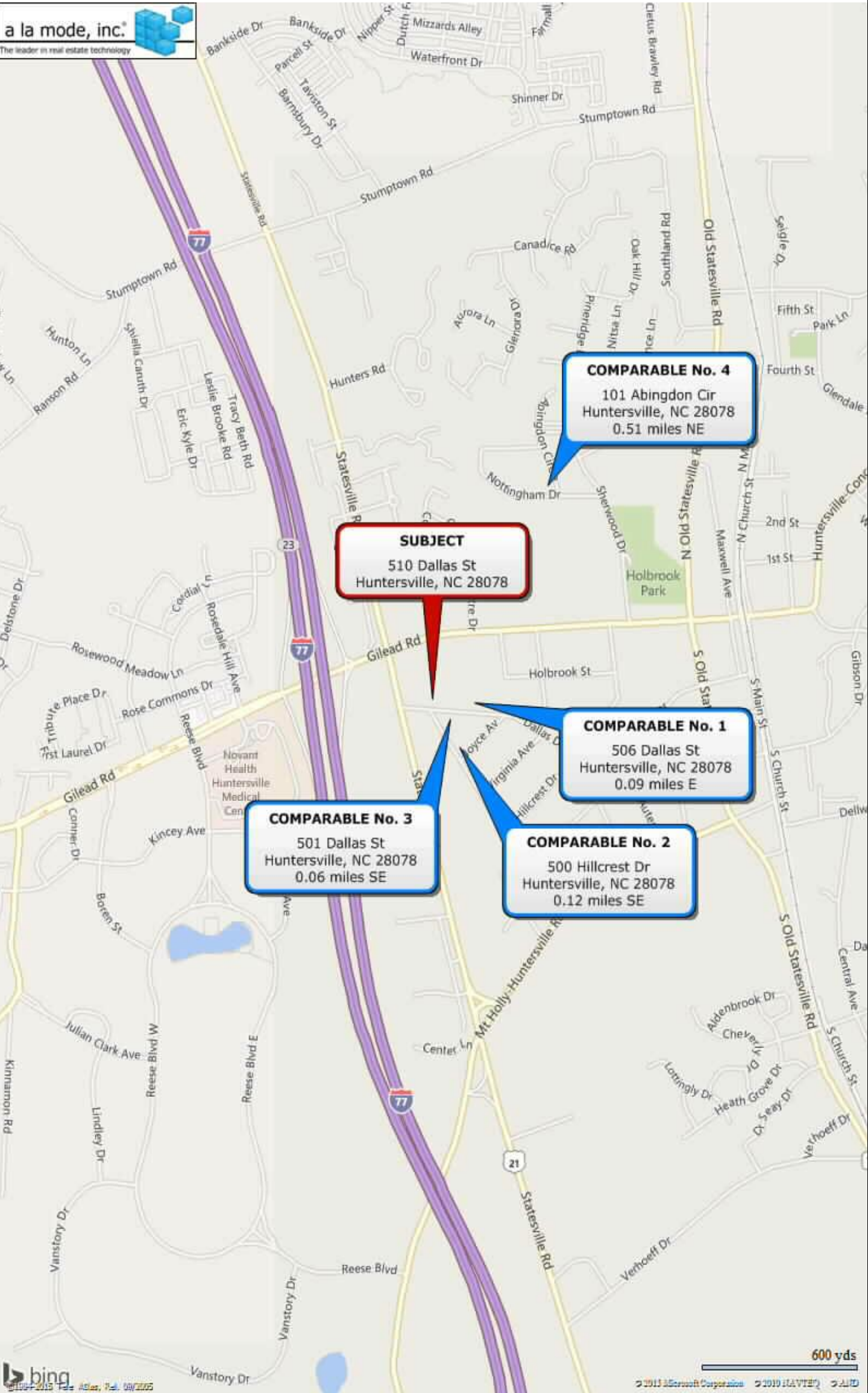
SITE PLAN

Borrower or Owner	N/A		
Property Address	510 DALLAS STREET		
City	HUNTERSVILLE	County	MECKLENBURG
		State	NC
		Zip Code	28078
Client	TOWN OF HUNTERSVILLE		



LOCATION MAP

Borrower or Owner	N/A		
Property Address	510 DALLAS STREET		
City	HUNTERSVILLE	County	MECKLENBURG
		State	NC
		Zip Code	28078
Client	TOWN OF HUNTERSVILLE		



PHOTOGRAPH ADDENDUM

Borrower or Owner N/A

Property Address 510 DALLAS STREET

City HUNTERSVILLE County MECKLENBURG State NC

Zip Code 28078

Client TOWN OF HUNTERSVILLE



COMPARABLE #1

506 DALLAS STREET
HUNTERSVILLE

Price	\$289,900
Price/SF	146.27
Date	08/03/2015
Age	52 YEARS
Room Count	7-4-3.0
Living Area	1,982

Value Indication \$308,400



COMPARABLE #2

500 HILLCREST DRIVE
HUNTERSVILLE

Price	\$194,500
Price/SF	111.27
Date	02/24/2015
Age	45 YEARS
Room Count	8-4-2
Living Area	1,748

Value Indication \$309,300



COMPARABLE #3

501 DALLAS STREET
HUNTERSVILLE

Price	\$185,000
Price/SF	137.75
Date	07/28/2015
Age	43 YEARS
Room Count	8-4-1.1
Living Area	1,343

Value Indication \$312,900

PHOTOGRAPH ADDENDUM

Borrower or Owner N/A
 Property Address 510 DALLAS STREET
 City HUNTERSVILLE County MECKLENBURG State NC Zip Code 28078
 Client TOWN OF HUNTERSVILLE

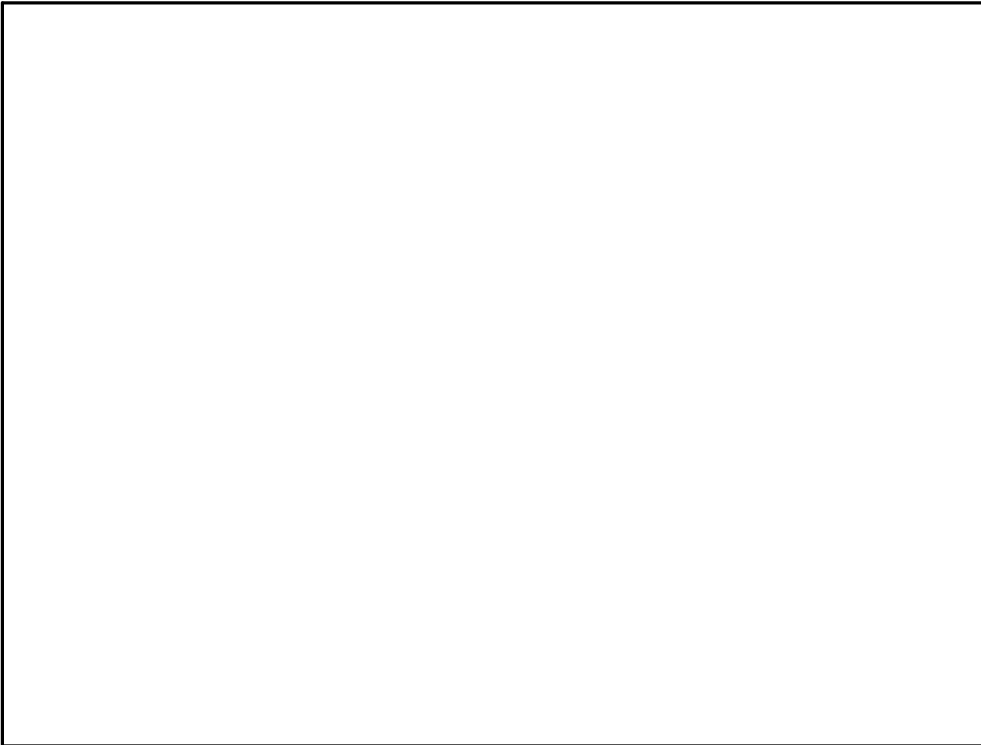


COMPARABLE #4

101 ABINGDON CIRCLE
 HUNTERSVILLE

Price \$224,500
 Price/SF 118.53
 Date 08/06/2015
 Age 50 YEARS
 Room Count 7-3-2
 Living Area 1,894

Value Indication \$336,500



COMPARABLE #5

Price \$
 Price/SF
 Date
 Age
 Room Count --
 Living Area

Value Indication \$



COMPARABLE #6

Price \$
 Price/SF
 Date
 Age
 Room Count --
 Living Area

Value Indication \$

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concessions but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. The separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

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

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 510 DALLAS STREET, HUNTERSVILLE, NC 28078

APPRAISER:

Signature: H. BROWN PETHEL, JR.
 Name: H. BROWN PETHEL, JR.
 Date Signed: August 14, 2015
 State Certification #: A360
 or State License #: _____
 State: NC
 Expiration Date of Certification or License: 6/30/2016



SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Did Did Not Inspect Property