

Client	Housing Authority For LaSalle County		File No.	23-5460	
Property Address	2412 E 2360th Rd				
City	Marseilles	County	LaSalle	State	IL Zip Code 61341
Owner	Housing Authority For LaSalle County				

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**SUMMARY OF SALIENT FEATURES**

SUBJECT INFORMATION	Subject Address	2412 E 2360th Rd
	Legal Description	1st Add To Rieufs Meadow Subd Lot 9-Blk 2 Exempt
	City	Marseilles
	County	LaSalle
	State	IL
	Zip Code	61341
	Census Tract	9637.00
	Map Reference	19-36-452-013
PRICE & DATE	Contract Price	\$ 0
	Date of Contract	N/A
PARTIES	Client	Housing Authority For LaSalle County
	Owner	Housing Authority For LaSalle County
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,048
	Price per Square Foot	\$
	Location	Average
	Age	~63
	Condition	Average-
	Total Rooms	5
	Bedrooms	3
	Baths	1
APPRAISER	Appraiser	Scott E. Stewart
	Effective Date of Appraisal	10/04/2023
VALUE	Opinion of Value	\$ 66,000

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Property Address	2412 E 2360th Rd	
City	County	State
Marseilles	LaSalle	IL
Owner	Housing Authority For LaSalle County	
	Zip Code	61341

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

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

**Comments on Standards Rule 2-3**

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

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

**Reasonable Exposure Time**

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 30-90 days

**Comments on Appraisal and Report Identification**

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

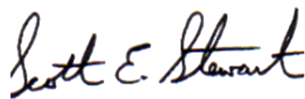
Appraiser has previously performed any appraisal services pertaining to the subject property within the three year period immediately preceding the agreement to perform this assignment.

Intended user/use of this report is the named client.

No additional intended users are identified by the appraiser.

Note: Austin Stewart provided data research assistance.

**APPRAISER:**



Signature: \_\_\_\_\_  
 Name: Scott E. Stewart  
 Certified General Real Estate Appraiser  
 State Certification #: 553.001428  
 or State License #: \_\_\_\_\_  
 State: IL Expiration Date of Certification or License: 09/30/2025  
 Date of Signature and Report: 10/17/2023  
 Effective Date of Appraisal: 10/04/2023  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 10/04/2023

**SUPERVISORY or CO-APPRAISER (if applicable):**

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

# RESIDENTIAL APPRAISAL REPORT

File No.: 23-5460

SUBJECT	Property Address: <b>2412 E 2360th Rd</b> City: <b>Marseilles</b> State: <b>IL</b> Zip Code: <b>61341</b>	
	County: <b>LaSalle</b> Legal Description: <b>1st Add To Rieufs Meadow Subd Lot 9-Blk 2 Exempt</b>	Assessor's Parcel #: <b>23-36-428-011</b>
	Tax Year: <b>2023</b> R.E. Taxes: \$ <b>0</b> Special Assessments: \$ <b>0</b> Borrower (if applicable): <b>-</b>	
ASSIGNMENT	Current Owner of Record: <b>Housing Authority For LaSalle County</b> Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) HOA: \$ <b>0</b> per year <input type="checkbox"/> per month	
	Market Area Name: <b>Rural Marseilles</b> Map Reference: <b>19-36-452-013</b> Census Tract: <b>9637.00</b>	
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input checked="" type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
SITE DESCRIPTION	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
	Intended Use: <b>Estimate of current market value for client.</b>	
	Intended User(s) (by name or type): <b>Housing Authority For LaSalle County</b>	
MARKET AREA DESCRIPTION	Client: <b>Housing Authority For LaSalle County</b> Address: <b>526 E. Norris Drive, Ottawa, IL 61350</b>	
	Appraiser: <b>Scott E. Stewart</b> Address: <b>1421 Birchlawn Place, Ottawa, IL 61350</b>	
	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	
MARKET AREA DESCRIPTION	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	
MARKET AREA DESCRIPTION	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): <b>Subject is located in a rural residential area south of Marseilles, south of N. 2420th Rd., north of N. 24th Rd., east of E. 2350th Rd., and west of E. 24th Rd.</b>	
MARKET AREA DESCRIPTION	Market conditions remain mostly stable with increased demand due to limited inventory of homes available. Financing available from numerous area lenders.	
	Dimensions: <b>Irregular</b> Site Area: <b>22,134 sf</b>	
	Zoning Classification: <b>R-R</b> Description: <b>Rural Residence</b>	
MARKET AREA DESCRIPTION	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ <b>/</b>	
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
MARKET AREA DESCRIPTION	Actual Use as of Effective Date: <b>Single Family</b> Use as appraised in this report: <b>Single Family</b>	
	Summary of Highest & Best Use: <b>Highest and best use is for rural residence.</b>	
	Utilities	
MARKET AREA DESCRIPTION	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other Provider/Description: <b>Public</b>	
	Gas <input type="checkbox"/> <input checked="" type="checkbox"/> Propane	
	Water <input type="checkbox"/> <input checked="" type="checkbox"/> Well	
MARKET AREA DESCRIPTION	Sanitary Sewer <input type="checkbox"/> <input checked="" type="checkbox"/> Septic	
	Storm Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Public	
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	
MARKET AREA DESCRIPTION	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone <b>X</b> FEMA Map # <b>17099C0575F</b> FEMA Map Date <b>7/18/2011</b>	
	Site Comments: <b>No apparent adverse conditions. Note: Appraiser is not aware of any adverse conditions, however is not an environmental expert or engineer therefore does not warrant site or area conditions. Appraiser suggests contacting appropriate professional to further address any concerns of the lender/client/borrower.</b>	
	General Description	
MARKET AREA DESCRIPTION	# of Units <b>1</b> <input type="checkbox"/> Acc. Unit	
	# of Stories <b>1</b>	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Other	
MARKET AREA DESCRIPTION	Design (Style) <b>1 Story</b>	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	
	Actual Age (Yrs.) <b>~63</b> Effective Age (Yrs.) <b>40</b>	
MARKET AREA DESCRIPTION	Exterior Description	
	Foundation <b>Con/Avg</b>	
	Exterior Walls <b>Vinyl/Avg-</b>	
MARKET AREA DESCRIPTION	Roof Surface <b>Asphalt/Avg-</b>	
	Gutters & Dwnspts. <b>Alum/Avg-</b>	
	Window Type <b>DH/Avg</b>	
MARKET AREA DESCRIPTION	Storm/Screens <b>Alum/Avg</b>	
	Foundation	
	Slab <b>-</b>	
MARKET AREA DESCRIPTION	Crawl Space <b>Concrete</b>	
	Basement <b>-</b>	
	Sump Pump <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Dampness <input type="checkbox"/>	
	Settlement <b>NA</b>	
	Infestation <b>NA</b>	
MARKET AREA DESCRIPTION	Basement <input checked="" type="checkbox"/> None	
	Area Sq. Ft. _____	
	% Finished _____	
MARKET AREA DESCRIPTION	Ceiling _____	
	Walls _____	
	Floor _____	
MARKET AREA DESCRIPTION	Outside Entry _____	
	Heating	
	Type <b>Baseboard</b>	
MARKET AREA DESCRIPTION	Fuel <b>Propane</b>	
	Cooling	
	Central _____	
MARKET AREA DESCRIPTION	Other <b>Window</b>	
	Interior Description	
	Floors <b>Cpt, Vinyl/Avg-</b>	
MARKET AREA DESCRIPTION	Walls <b>Drywall/Avg-</b>	
	Trim/Finish <b>Wood/Avg-</b>	
	Bath Floor <b>Vinyl/Avg-</b>	
MARKET AREA DESCRIPTION	Bath Wainscot <b>Fiberglass/Avg-</b>	
	Doors <b>HC Flush/Avg-</b>	
	Appliances	
MARKET AREA DESCRIPTION	Refrigerator <input type="checkbox"/>	
	Range/Oven <input type="checkbox"/>	
	Disposal <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Dishwasher <input type="checkbox"/>	
	Fan/Hood <input type="checkbox"/>	
	Microwave <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Washer/Dryer <input type="checkbox"/>	
	Attic <input type="checkbox"/> None	
	Stairs <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Drop Stair <input type="checkbox"/>	
	Scuttle <input type="checkbox"/>	
	Doorway <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Floor <input type="checkbox"/>	
	Heated <input type="checkbox"/>	
	Finished <input type="checkbox"/>	
MARKET AREA DESCRIPTION	Amenities	
	Fireplace(s) # _____	
	Woodstove(s) # _____	
MARKET AREA DESCRIPTION	Patio <b>Patio</b>	
	Deck <input checked="" type="checkbox"/>	
	Porch <b>Enclosed</b>	
MARKET AREA DESCRIPTION	Fence <b>Fence</b>	
	Pool _____	
	Other <b>Outbuilding</b>	
MARKET AREA DESCRIPTION	Car Storage <input type="checkbox"/> None	
	Garage # of cars ( <b>1</b> Tot.)	
	Attach. <b>1 Concrete</b>	
MARKET AREA DESCRIPTION	Detach. _____	
	Bit-In _____	
	Carport _____	
MARKET AREA DESCRIPTION	Driveway _____	
	Surface _____	
	Finished area above grade contains: <b>5</b> Rooms <b>3</b> Bedrooms <b>1</b> Bath(s) <b>1,048</b> Square Feet of Gross Living Area Above Grade	
MARKET AREA DESCRIPTION	Additional features: <b>One story three bedroom one bath home on a crawl. Enclosed breezeway to garage. Rear patio. 24x40 outbuilding.</b>	
	Describe the condition of the property (including physical, functional and external obsolescence): <b>Subject is in average- overall condition in need of some updates.</b>	

# RESIDENTIAL APPRAISAL REPORT

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

Data Source(s): **Public Records**

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	<b>No recent sales of subject.</b>
Date:	No other sales of the above comparables within one year other than noted.	
Price:		
Source(s): <b>Public Records</b>		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2412 E 2360th Rd Marseilles, IL 61341	746 Commercial St Marseilles, IL 61341			289 E Jackson St Seneca, IL 61360			810 Orange Ave Marseilles, IL 61341		
Proximity to Subject		3.24 miles N			6.24 miles NE			3.51 miles N		
Sale Price	\$ 0	\$ 75,000			\$ 67,000			\$ 55,000		
Sale Price/GLA	\$ /sq.ft.	\$ 104.46 /sq.ft.			\$ 71.35 /sq.ft.			\$ 56.82 /sq.ft.		
Data Source(s)	Inspection	Assessor/Realist/MLS			Assessor/Realist/MLS			Assessor, MLS		
Verification Source(s)	Public records	MLS# 11318247			MLS# 11705139			MLS# 11798403		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	NA	Other No concessions			Conventional No concessions			Conventional No concess		
Date of Sale/Time	N/A	08/01/2022 151 Da			03/06/2023 9 Da			09/28/23 90 Da		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Average	Average			Average			Average		
Site	22,134 sf	6,300 sf +4,000			7,500 sf +3,700			7,150 sf +3,746		
View	Average	Average			Average			Average		
Design (Style)	1 Story	1 Story			1 Story			1 Story		
Quality of Construction	Average-	Average-			Average			Average-		
Age	~63	71			0 141			0 72		
Condition	Average-	Average			Average			Average-		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	5 3 1	4 2 1			5 3 1			4 2 1		
Gross Living Area	1,048 sq.ft.	718 sq.ft.			939 sq.ft.			968 sq.ft.		
Basement & Finished Rooms Below Grade	None	None			None			Full		
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	GFA	GFA/CA			GFA			GFA/CA		
Energy Efficient Items	Minimal	Typical			Typical			Minimal		
Garage/Carport	1 Car-Attached	None			None			2 Car-Detached		
Porch/Patio/Deck	E. porch/Patio	Porch/Patio			Porch			E porch		
Fireplace	-	-			-			-		
Outbuilding	Outldg/Fence	Shed			-			Fence		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 7,450			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -65			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,446		
Adjusted Sale Price of Comparables		Net 9.9 % Gross 35.3 % \$ 82,450			Net 0.1 % Gross 39.9 % \$ 66,935			Net 6.3 % Gross 33.5 % \$ 58,446		

Summary of Sales Comparison Approach **Extremely limited recent sales of comparable properties.**

The sales utilized were considered among the best available and are reliable indicators of the estimated value of the subject after value-related adjustments are applied for differences.

The sales were all similar to the subject in being one story style homes located within the market area.

Adjustments based on estimated market values of features, not actual costs.

Sales were adjusted for differences in site size, quality, condition, room count, gross living area, basement, central air, garage and outbuilding/fence

Adjusted range of \$58,446 to \$81,450 is indicated.

Reasonable and supported estimated value for the subject considering overall net adjustment is \$66,000

Indicated Value by Sales Comparison Approach \$ **66,000**



# RESIDENTIAL APPRAISAL REPORT

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COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	
	Source of cost data: <b>Marshall Swift Cost Manual. Local Cost Data</b>	OPINION OF SITE VALUE -----=\$
	Quality rating from cost service: <b>Avg</b> Effective date of cost data: <b>06/2023</b>	DWELLING Sq.Ft. @ \$ -----=\$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ -----=\$
	<b>Gross living area based on measurements made by the appraiser.</b>	Sq.Ft. @ \$ -----=\$
	<b>Cost Approach not developed as it is subject to error due to excessive estimations of costs and depreciation involved.</b>	Sq.Ft. @ \$ -----=\$
	Estimated Remaining Economic Life (if required): <b>30</b> Years	INDICATED VALUE BY COST APPROACH -----=\$
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ <b>750</b> X Gross Rent Multiplier <b>80</b> = \$ <b>60,000</b> Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM): <b>Income Approach subject to estimations due to limited rental data. Rental rates for similar properties range from \$400 to \$800 per month.</b>	
	<b>Gross Rent Multiplier is extracted from market by dividing comparable sales prices by monthly rents to obtain a factor. Typical rates range from 60 to 115.</b>	
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Describe common elements and recreational facilities:	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <b>66,000</b> Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ <b>60,000</b>	
	Final Reconciliation <b>Sales Comparison Approach given most weight. Cost Approach subject to estimations of costs and depreciation from all causes. Income Approach subject to date estimations.</b>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
ATTACHMENTS	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <b>66,000</b> , as of: <b>10/04/2023</b> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <b>15</b> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits: <input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	
SIGNATURES	Client Contact: _____ Client Name: <b>Housing Authority For LaSalle County</b>	
	E-Mail: _____ Address: <b>526 E. Norris Drive, Ottawa, IL 61350</b>	
	APPRaiser Name: <b>Scott E. Stewart</b> (Signature)	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
	Appraiser Name: <b>Scott E. Stewart</b> Company: <b>Stewart Appraisal</b> Phone: <b>(815) 434-9920</b> Fax: <b>(815) 434-9920</b> E-Mail: <b>sestewart1438@sbcglobal.net</b> Date of Report (Signature): <b>10/17/2023</b> License or Certification #: <b>553.001428</b> State: <b>IL</b> Designation: <b>Certified General Real Estate Appraiser</b> Expiration Date of License or Certification: <b>09/30/2025</b> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <b>10/04/2023</b>	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____



**Assumptions, Limiting Conditions & Scope of Work**

File No.: 23-5460

Property Address:	2412 E 2360th Rd	City:	Marseilles	State:	IL	Zip Code:	61341
Client:	Housing Authority For LaSalle County	Address:	526 E. Norris Drive, Ottawa, IL 61350				
Appraiser:	Scott E. Stewart	Address:	1421 Birchlawn Place, Ottawa, IL 61350				

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

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

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

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

# Certifications

Property Address:	2412 E 2360th Rd	City:	Marseilles	File No.:	23-5460
Client:	Housing Authority For LaSalle County	Address:	526 E. Norris Drive, Ottawa, IL 61350	State:	IL
Appraiser:	Scott E. Stewart	Address:	1421 Birchlawn Place, Ottawa, IL 61350	Zip Code:	61341

**APPRAISER'S CERTIFICATION**

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

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

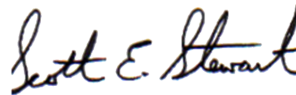
**Additional Certifications:**

**DEFINITION OF MARKET VALUE \*:**

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

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

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

Client Contact:	Client Name:	Housing Authority For LaSalle County
E-Mail:	Address:	526 E. Norris Drive, Ottawa, IL 61350
<b>APPRAISER</b>	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
	Supervisory or Co-Appraiser Name:	
Appraiser Name: Scott E. Stewart	Company:	
Company: Stewart Appraisal	Phone: _____ Fax: _____	
Phone: (815) 434-9920	E-Mail: _____	
E-Mail: sestewart1438@sbcglobal.net	Date Report Signed: _____	
Date Report Signed: 10/17/2023	License or Certification #: _____ State: _____	
License or Certification #: 553.001428	Designation: _____	
Designation: Certified General Real Estate Appraiser	Expiration Date of License or Certification: _____	
Expiration Date of License or Certification: 09/30/2025	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Date of Inspection: _____	
Date of Inspection: 10/04/2023		

### Subject Photograph Addendum

Client	Housing Authority For LaSalle County				
Property Address	2412 E 2360th Rd				
City	Marseilles	County	LaSalle	State	IL Zip Code 61341
Owner	Housing Authority For LaSalle County				



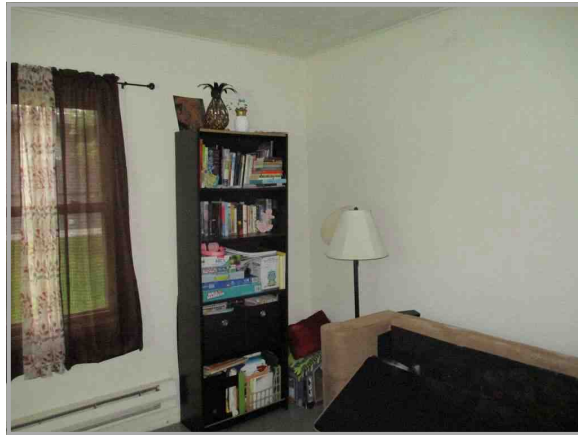
**Front**



**Rear**



**Street**



**Interior**



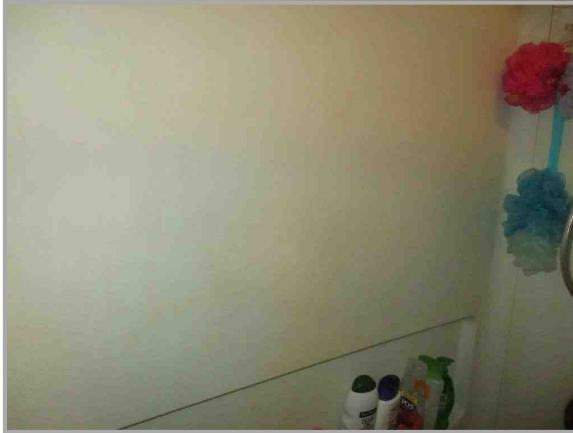
**Kitchen**



**Bedroom**

### Subject Photograph Addendum

Client	Housing Authority For LaSalle County						
Property Address	2412 E 2360th Rd						
City	Marseilles	County	LaSalle	State	IL	Zip Code	61341
Owner	Housing Authority For LaSalle County						



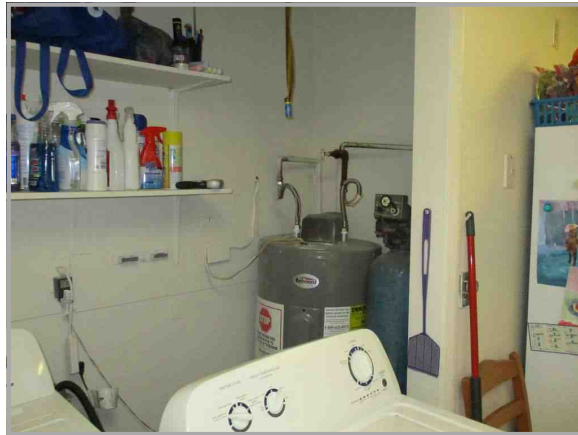
**Bathroom**



**Bedroom**



**Bedroom**



**Utility**



**Electrical Service Panel**



**Garage Interior**

**Comparable Photo Page**

Client	Housing Authority For LaSalle County						
Property Address	2412 E 2360th Rd						
City	Marseilles	County	LaSalle	State	IL	Zip Code	61341
Owner	Housing Authority For LaSalle County						

**Comparable 1**

746 Commercial St  
 Prox. to Subj. 3.24 miles N  
 Sales Price 75,000  
 G.L.A. 718  
 Tot. Rooms 4  
 Tot. Bedrms. 2  
 Tot. Bathrms. 1  
 Location Average  
 View Average  
 Site 6,300 sf  
 Quality Average-  
 Age 71

**Comparable 2**

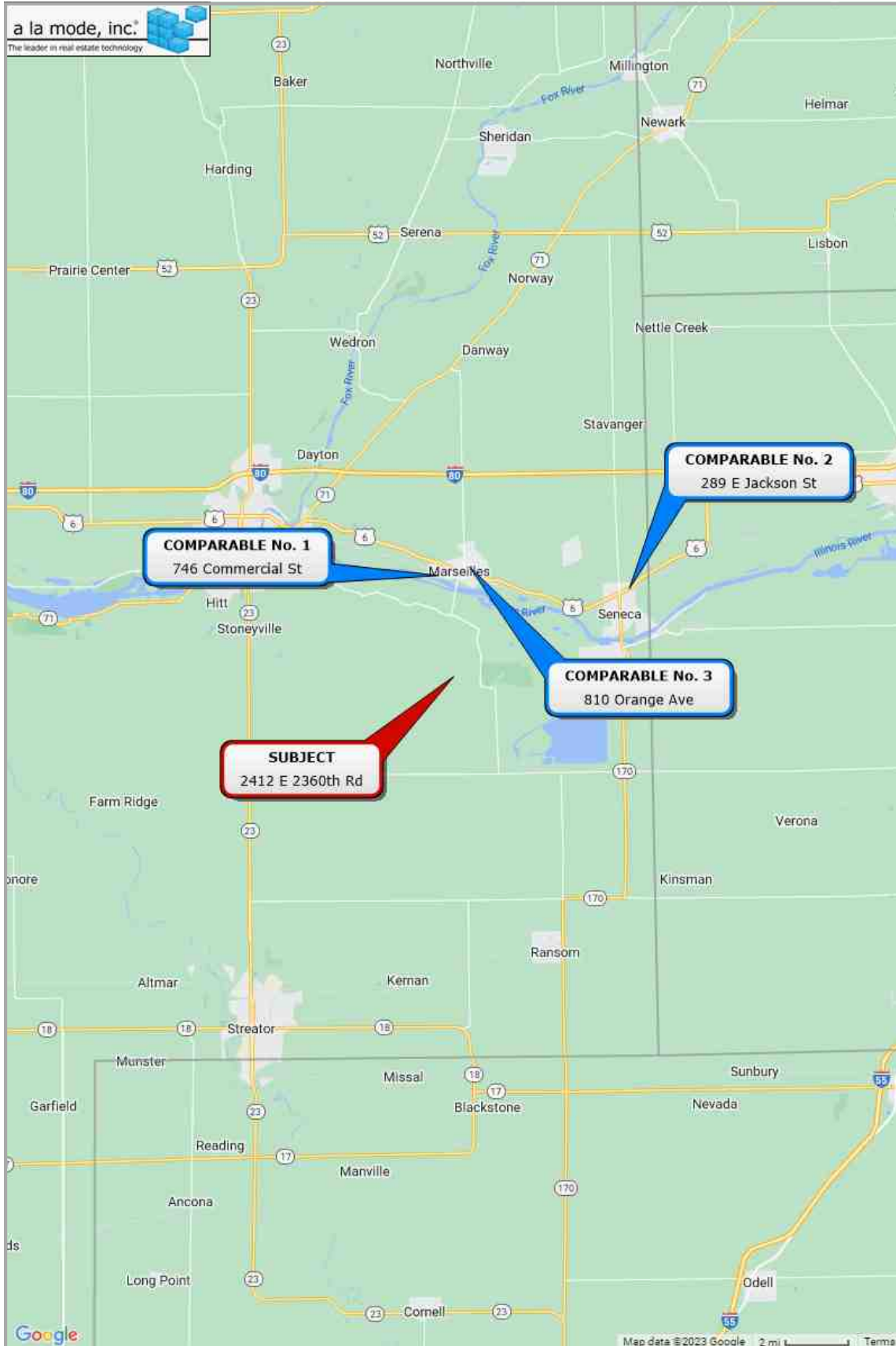
289 E Jackson St  
 Prox. to Subj. 6.24 miles NE  
 Sales Price 67,000  
 G.L.A. 939  
 Tot. Rooms 5  
 Tot. Bedrms. 3  
 Tot. Bathrms. 1  
 Location Average  
 View Average  
 Site 7,500 sf  
 Quality Average  
 Age 141

**Comparable 3**

810 Orange Ave  
 Prox. to Subj. 3.51 miles N  
 Sales Price 55,000  
 G.L.A. 968  
 Tot. Rooms 4  
 Tot. Bedrms. 2  
 Tot. Bathrms. 1  
 Location Average  
 View Average  
 Site 7,150 sf  
 Quality Average-  
 Age 72

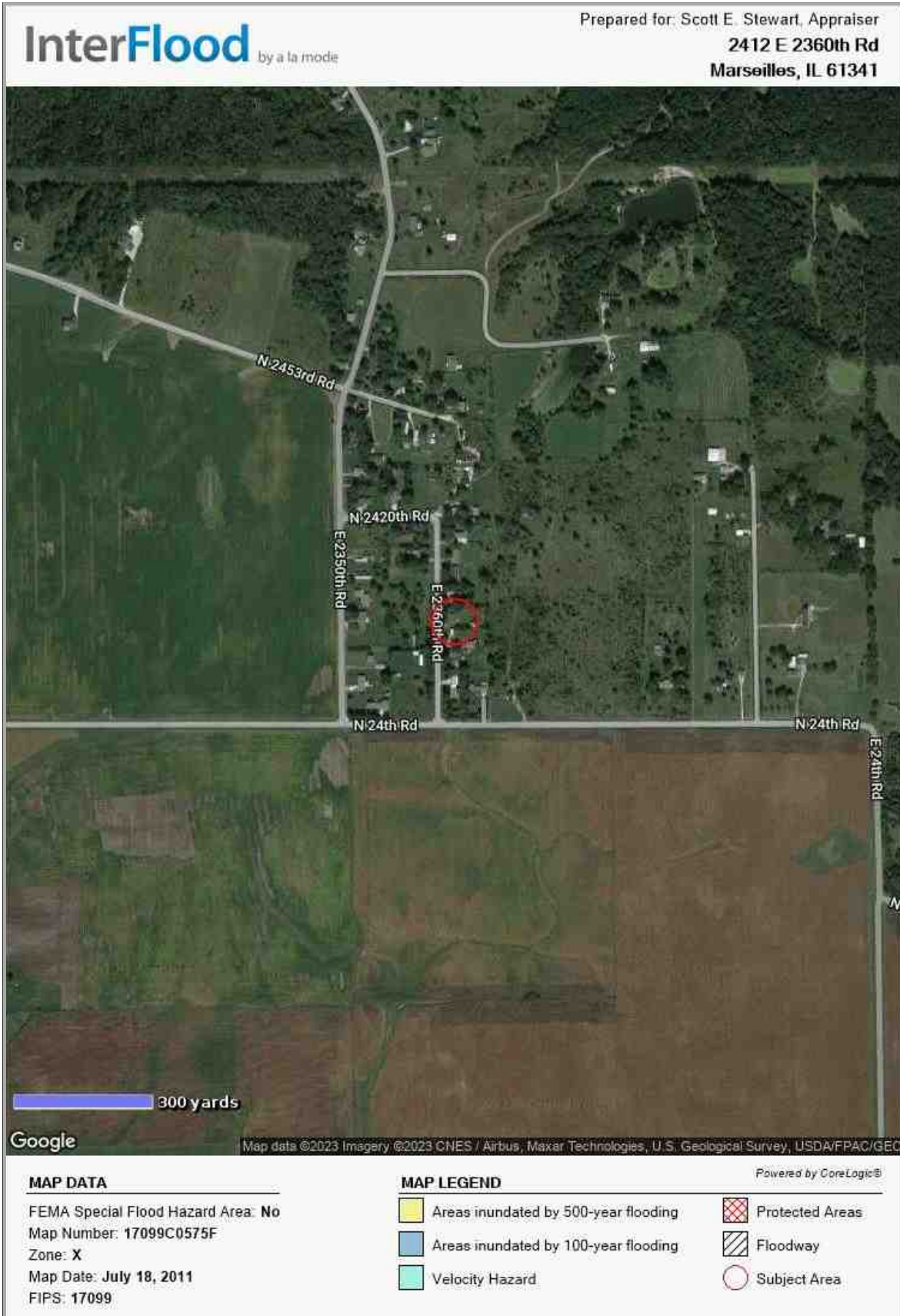
### Location Map

Client	Housing Authority For LaSalle County						
Property Address	2412 E 2360th Rd						
City	Marseilles	County	LaSalle	State	IL	Zip Code	61341
Owner	Housing Authority For LaSalle County						



### Flood Map

Client	Housing Authority For LaSalle County						
Property Address	2412 E 2360th Rd						
City	Marseilles	County	LaSalle	State	IL	Zip Code	61341
Owner	Housing Authority For LaSalle County						



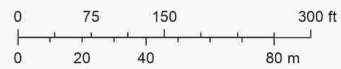
### Aerial Plat

Client	Housing Authority For LaSalle County				
Property Address	2412 E 2360th Rd				
City	Marseilles	County	LaSalle	State	IL Zip Code 61341
Owner	Housing Authority For LaSalle County				



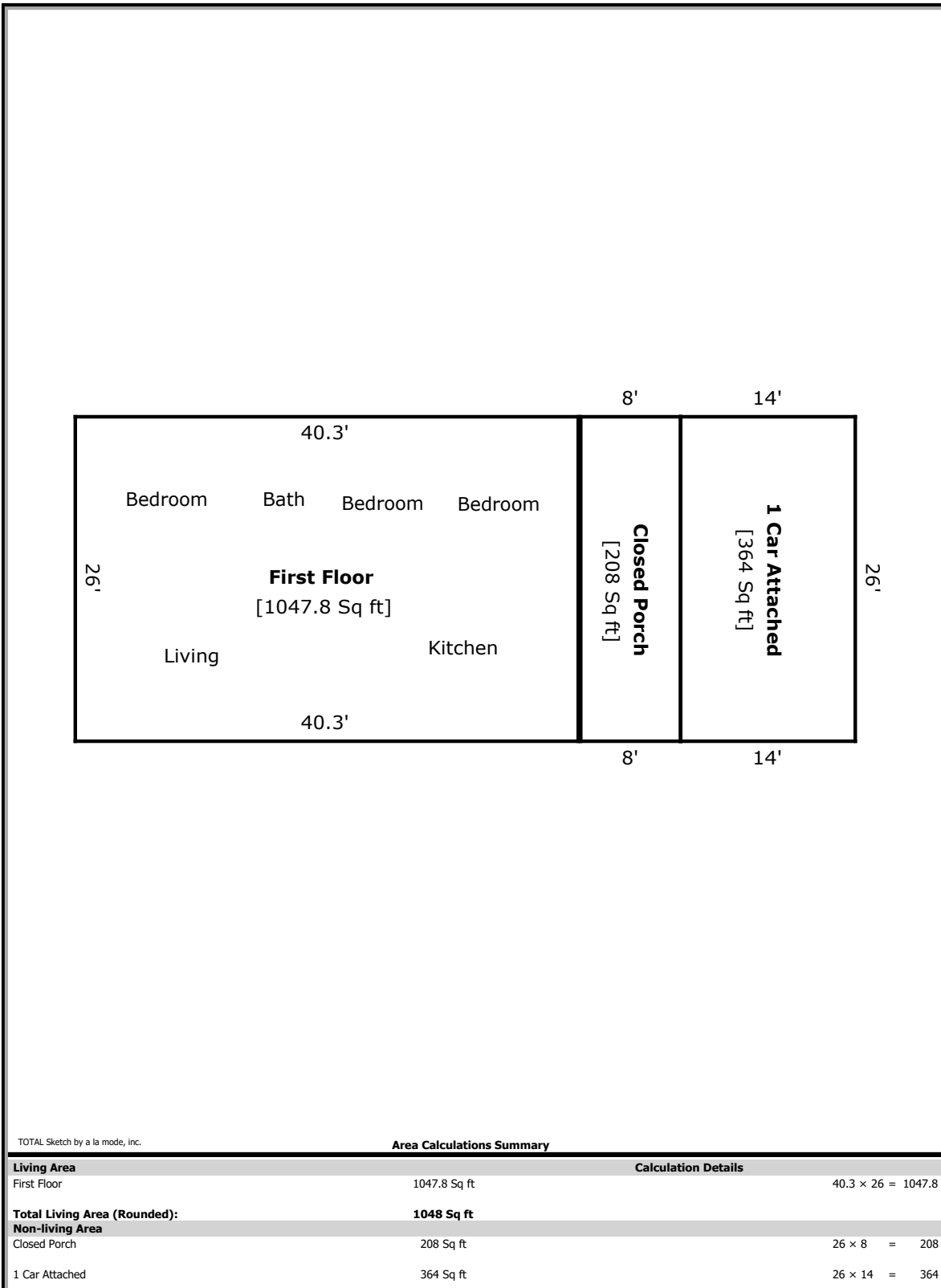
July 6, 2022

1:2,257



### Building Sketch

Client	Housing Authority For LaSalle County				
Property Address	2412 E 2360th Rd				
City	Marseilles	County	LaSalle	State	IL Zip Code 61341
Owner	Housing Authority For LaSalle County				



**Resume'**

Client	Housing Authority For LaSalle County						
Property Address	2412 E 2360th Rd						
City	Marseilles	County	LaSalle	State	IL	Zip Code	61341
Owner	Housing Authority For LaSalle County						

SCOTT E. STEWART  
 ILLINOIS CERTIFIED REAL ESTATE APPRAISER  
 1421 BIRCHLAWN PLACE  
 OTTAWA, IL 61350  
 815.434.9920

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**QUALIFICATIONS OF THE APPRAISER**

**EDUCATION:**

- \*Graduate Southern Illinois University-Carbondale, IL  
 B.A. Degree in Biological Sciences
- \*State Licensed Real Estate Broker
- \*State Certified General Real Estate Appraiser (highest license rank state offers)  
 License No. 553.001428

**APPRAISAL COURSE WORK-STATE OF ILLINOIS ACCREDITED:**

Uniform Standards of Professional Appraisal Practice. Fundamentals of Real Estate Appraisal. Appraisal Methods. Single Family Residential Appraisal. Principles of Capitalization. Non-Residential Appraisal. Cost Approach. Residential Report Writing. Residential Design & Functional Utility. Appraising FHA. Construction Details & Trends. 2-4 Family Appraisal. Residential Appraisal Review. Tough Residential Appraisals. Appraising High Value Residential Properties. Relocation Appraisals. Fair Lending. Appraising REO & Foreclosure Properties. (Numerous additional courses & seminars).

**EXPERIENCE:**

- \*Completed appraisals of all types of real estate including residential, commercial, industrial, agricultural, multi-family and special use properties throughout LaSalle County and surrounding counties for clients including individuals, financial institutions, estates, brokers, attorneys and governmental bodies since 1996.
- \*Real Estate transaction experience as a licensed real estate broker.
- \*Real Estate management experience including farm operations and rental properties located in north central, east central and western Illinois and west central Indiana.
- \*Business management experience as owner/manager of service and retail business operations.
- \*Residential construction experience as office administrator for construction and development company.

**PROFESSIONAL AFFILIATIONS:**

Illinois Association of Realtors  
 National Association of Realtors  
 Illini Valley Association of Realtors