Client	Housing Authority For LaSalle County					File No.	23-5450
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

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Client	Housing Authority For LaSalle County					File No.	23-5450
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

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: Scott E. Stewart

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: 10/24/2023
Effective Date of Appraisal: 10/05/2023
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 10/05/2023

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):

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	20 Sunbury Dr # 20
	Legal Description	Sunrise Subd Lot 20 Exempt Docket #91-50-28
	City	Streator
	County	LaSalle
	State	IL
	Zip Code	61364
	Census Tract	9637.00
	Map Reference	29-31-353-006
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)	1,155
	Price per Square Foot	$
	Location	Average
	Age	64
	Condition	Fair
	Total Rooms	6
	Bedrooms	3
	Baths	1
APPRAISER	Appraiser	Scott E. Stewart
	Effective Date of Appraisal	10/05/2023
VALUE	Opinion of Value	$ 34,000

RESIDENTIAL APPRAISAL REPORT

File No.: 23-5450

SUBJECT

Property Address: 20 Sunbury Dr # 20 City: Streator State: IL Zip Code: 61364

County: LaSalle Legal Description: Sunrise Subd Lot 20 Exempt Docket #91-50-28

Assessor's Parcel #: 34-31-307-005

Tax Year: 2023 R.E. Taxes: $ 0 Special Assessments: $ 0 Borrower (if applicable): -

Current Owner of Record: Housing Authority For LaSalle County Occupant: ☐ Owner ☒ Tenant ☐ Vacant ☐ Manufactured Housing

Project Type: ☐ PUD ☐ Condominium ☐ Cooperative ☐ Other (describe) HOA: $ 0 ☐ per year ☐ per month

Market Area Name: Community of Streator Map Reference: 29-31-353-006 Census Tract: 9637.00

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date) ☐ Retrospective ☐ Prospective

Approaches developed for this appraisal: ☒ Sales Comparison Approach ☐ Cost Approach ☒ Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Leased Fee ☐ Other (describe)

Intended Use: Estimation of current market value for client

Intended User(s) (by name or type): Client use

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

MARKET AREA DESCRIPTION

Location:	☒ Urban	☐ Suburban	☐ Rural
Built up:	☒ Over 75%	☐ 25-75%	☐ Under 25%
Growth rate:	☐ Rapid	☒ Stable	☐ Slow
Property values:	☐ Increasing	☒ Stable	☐ Declining
Demand/supply:	☐ Shortage	☒ In Balance	☐ Over Supply
Marketing time:	☐ Under 3 Mos.	☒ 3-6 Mos.	☐ Over 6 Mos.

Predominant Occupancy	
☒ Owner	90
☒ Tenant	10
☒ Vacant (0-5%)	
☐ Vacant (>5%)	

One-Unit Housing	PRICE $(000)		AGE (yrs)
	10	Low	10
	120	High	130
	50	Pred	50

Present Land Use	
One-Unit	90 %
2-4 Unit	10 %
Multi-Unit	%
Comm'l	%
	%

Change in Land Use: ☒ Not Likely ☐ Likely * ☐ In Process * * To:

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is located on the eastside of Streator, east of Otter Creek St., west of E. 19th Rd., north of N. 12th St., and south of John St.

Market conditions remain mostly stable with some increased demand. Limited inventory. Interest rates have remained competitive with financing available from numerous area lenders.

SITE DESCRIPTION

Dimensions: 65x115 Site Area: 7,475 sf

Zoning Classification: R-1A Description: Single Family Low Density Residential

Zoning Compliance: ☒ Legal ☐ Legal nonconforming (grandfathered) ☐ Illegal ☐ No zoning

Are CC&Rs applicable? ☐ Yes ☒ No ☐ Unknown Have the documents been reviewed? ☐ Yes ☒ No Ground Rent (if applicable) $ /

Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain)

Actual Use as of Effective Date: Single Family Use as appraised in this report: Single Family

Summary of Highest & Best Use: Highest and best use if for residence.

Utilities	Public	Other	Provider/Description
Electricity	☒	☐	Public
Gas	☒	☐	Public
Water	☒	☐	City
Sanitary Sewer	☒	☐	Mine
Storm Sewer	☒	☐	Public

Off-site Improvements	Type	Public	Private
Street	Asphalt	☒	☐
Curb/Gutter	Concrete	☒	☐
Sidewalk	Concrete	☒	☐
Street Lights	Vapor pole	☒	☐
Alley	None	☐	☐

Topography	Level
Size	7,475 sf
Shape	Rectangular
Drainage	Appears Typical
View	Average

Other site elements: ☒ Inside Lot ☐ Corner Lot ☐ Cul de Sac ☐ Underground Utilities ☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 17099C0831F FEMA Map Date 7/18/2011

Site Comments: 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.

DESCRIPTION OF THE IMPROVEMENTS

General Description

# of Units	1 ☐ Acc.Unit
# of Stories	1
Type	☒ Det. ☐ Att. ☐
Design (Style)	1 Story
☒ Existing	☐ Proposed ☐ Und.Cons.
Actual Age (Yrs.)	64
Effective Age (Yrs.)	40

Exterior Description

Foundation	Con/Fair
Exterior Walls	Alum/Fair
Roof Surface	Asphalt/Avg
Gutters & Dwnspts.	Alum/Fair
Window Type	DH/Fair
Storm/Screens	Alum/Fair

Foundation

Slab	Concrete
Crawl Space	0
Basement	0
Sump Pump	☐
Dampness	☐
Settlement	NA
Infestation	NA

Basement ☒ None

Area Sq. Ft.	
% Finished	
Ceiling	
Walls	
Floor	
Outside Entry	

Heating

Type	GFA
Fuel	Gas

Cooling

Central	
Other	Window

Interior Description

Floors	Vin/Fair
Walls	Panel/Avg
Trim/Finish	Wood/Fair
Bath Floor	Vinyl/Fair
Bath Wainscot	Fiberglass/Avg
Doors	Hollowcore/Fair

Appliances

Refrigerator	☐
Range/Oven	☐
Disposal	☐
Dishwasher	☐
Fan/Hood	☐
Microwave	☐
Washer/Dryer	☐

Attic ☐ None

Stairs	☐
Drop Stair	☐
Scuttle	☒
Doorway	☐
Floor	☐
Heated	☐
Finished	☐

Amenities

Fireplace(s) #		Woodstove(s) #	
Patio	Patio		
Deck			
Porch			
Fence	Chain		
Pool			

Car Storage ☐ None

Garage	# of cars	(2 Tot.)
Attach.	1	Vinyl
Detach.		
Blt.-In		
Carport		
Driveway	1	Gravel
Surface		

Finished area **above** grade contains: 6 Rooms 3 Bedrooms 1 Bath(s) 1,155 Square Feet of Gross Living Area Above Grade

Additional features: One story three bedroom one bath home on a concrete slab. One car attached garage.

Describe the condition of the property (including physical, functional and external obsolescence): Subject is in fair to average- overall condition in need of updating.

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RESIDENTIAL APPRAISAL REPORT

File No.: 23-5450

TRANSFER HISTORY

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

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

SALES COMPARISON APPROACH

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

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	20 Sunbury Dr # 20 Streator, IL 61364	808 E Hickory St Streator, IL 61364		1410 S Monroe St Streator, IL 61364		1203 E Livingston St Streator, IL 61364	
Proximity to Subject		1.20 miles NW		1.17 miles W		0.99 miles NW	
Sale Price	$ 0		$ 38,000		$ 49,900		$ 18,500
Sale Price/GLA	$ /sq.ft.	$ 29.23 /sq.ft.		$ 52.20 /sq.ft.		$ 20.56 /sq.ft.	
Data Source(s)	Inspection	Assessor/Realist/MLS		Assessor/Realist/MLS		Assessor/Realist/MLS	
Verification Source(s)	Public records	MLS# 11612354		MLS# 11778569		MLS# 11778083	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing Concessions	-	Cash No concessions		Conventional No concessions		Cash No concessions	
Date of Sale/Time	N/A	10/28/2022 32 Da		06/21/2023 8 Da		06/19/2023 101 Da	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Average		Average		Average	
Site	7,475 sf	7,500 sf	0	8000 sf		4,200 sf	+1,637
View	Average	Average		Average		Average	
Design (Style)	1 Story	1 Story		1 Story		1 Story	
Quality of Construction	Fair	Fair		Fair		Fair	
Age	64	46	0	60		139	0
Condition	Fair	Fair		Average	-4,990	Fair	
Above Grade Room Count (Total / Bdrms / Baths)	6 / 3 / 1	7 / 4 / 2	-3,000	5 / 3 / 1	+2,000	5 / 3 / 1	+2,000
Gross Living Area	1,155 sq.ft.	1,300 sq.ft.	-2,175	956 sq.ft.	+3,000	900 sq.ft.	+3,825
Basement & Finished Rooms Below Grade	None -	None -		Full -	-5,000	None -	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	GFA	GFA/CA	-2,000	GFA/CA	-2,000	GFA	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	1 Car-Attached	None	+3,000	2 Car-Detached	-3,000	None	+3,000
Porch/Patio/Deck	Patio	Porch	0	-	+500	Cvd Pch	0
Fireplace	-	-		-		-	
Shed, Fence, Other	Fence	-	+500	-	+500	-	+500
Net Adjustment (Total)		☐ + ☒ -	$ -3,675	☐ + ☒ -	$ -8,990	☒ + ☐ -	$ 10,962
Adjusted Sale Price of Comparables		Net 9.7 % Gross 28.1 %	$ 34,325	Net 18.0 % Gross 42.1 %	$ 40,910	Net 59.3 % Gross 59.3 %	$ 29,462

Summary of Sales Comparison Approach

Limited 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 single family homes located in established residential neighborhoods of comparable property composition within the community of Streator.
Adjustments based on estimated market values of features, not actual costs.
Sales were adjusted for differences in site size, condition, room/bath count, gross living area, basement, central air, garage, patio and fence differences.
Adjusted range of $29,462 to $40,910 is indicated.

Reasonable and supported estimated value for the subject based on the analysis is 34,000.

Indicated Value by Sales Comparison Approach $ 34,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 23-5450

COST APPROACH

COST APPROACH TO VALUE (if developed) ☒ 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 ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data:

Quality rating from cost service: Effective date of cost data:

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

Gross living area based on measurements made by the appraiser. Cost Approach is obviously subject to error due to estimations of costs and depreciation, therefore is seldom used as a reliable indicator of value.

OPINION OF SITE VALUE		=$
DWELLING	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
	Sq.Ft. @ $	=$
		=$
Garage/Carport	Sq.Ft. @ $	=$
Total Estimate of Cost-New		=$
Less Physical	Functional	External
Depreciation		=$( )
Depreciated Cost of Improvements		=$
"As-is" Value of Site Improvements		=$
		=$
		=$
INDICATED VALUE BY COST APPROACH		**=$**

Estimated Remaining Economic Life (if required): 20 Years

INCOME APPROACH

INCOME APPROACH TO VALUE (if developed) ☐ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ 600 X Gross Rent Multiplier 60 = $ 36,000 **Indicated Value by Income Approach**

Summary of Income Approach (including support for market rent and GRM): Income Approach subject to estimations due to limited rental data. Rental rates for similar properties range from $400 to $800 per month. 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 100.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ 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 $ 34,000 **Cost Approach (if developed) $** **Income Approach (if developed) $** 36,000

Final Reconciliation Sales Comparison Approach given most weight. Cost Approach subject to estimations of costs and depreciation from all causes and not considered a reliable method. Income Approach subject to data estimation.

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

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

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: $ 34,000 **, as of:** 10/05/2023 **, 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.**

ATTACHMENTS

A true and complete copy of this report contains 14 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:

☐ Scope of Work	☐ Limiting Cond./Certifications	☐ Narrative Addendum	☒ Photograph Addenda	☒ Sketch Addendum
☒ Map Addenda	☐ Additional Sales	☐ Cost Addendum	☒ Flood Addendum	☐ Manuf. House Addendum
☐ Hypothetical Conditions	☐ Extraordinary Assumptions	☐	☐	☐

SIGNATURES

Client Contact: Client Name: Housing Authority For LaSalle County

E-Mail: Address: 526 E. Norris Drive, Ottawa, IL 61350

APPRAISER

Scott E. Stewart

Appraiser Name: Scott E. Stewart

Company: Stewart Appraisal

Phone: (815) 434-9920 Fax: (815) 434-9920

E-Mail: sestewart1438@sbcglobal.net

Date of Report (Signature): 10/24/2023

License or Certification #: 553.001428 State: IL

Designation: Certified General Real Estate Appraiser

Expiration Date of License or Certification: 09/30/2025

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 10/05/2023

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

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: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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Assumptions, Limiting Conditions & Scope of Work

File No.: 23-5450

Property Address:	20 Sunbury Dr # 20	City:	Streator	State: IL	Zip Code: 61364
Client:	Housing Authority For LaSalle County	Address:	526 E. Norris Dr 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 requirementsapplicable 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.):

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Certifications

File No.: 23-5450

Property Address:	20 Sunbury Dr # 20	City: Streator	State: IL	Zip Code: 61364	
Client:	Housing Authority For LaSalle County	Address:	526 E. Norris Dr Ottawa, IL 61350		
Appraiser:	Scott E. Stewart	Address:	1421 Birchlawn Place, Ottawa, IL 61350		

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.

SIGNATURES

Client Contact:	Client Name: Housing Authority For LaSalle County
E-Mail:	Address: 526 E. Norris Dr Ottawa, IL 61350

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Scott E. Stewart	
Appraiser Name: Scott E. Stewart	Supervisory or Co-Appraiser Name:
Company: Stewart Appraisal	Company:
Phone: (815) 434-9920 Fax: (815) 434-9920	Phone: Fax:
E-Mail: sestewart1438@sbcglobal.net	E-Mail:
Date Report Signed: 10/24/2023	Date Report Signed:
License or Certification #: 553.001428 State: IL	License or Certification #: State:
Designation: Certified General Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 09/30/2025	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 10/05/2023	Date of Inspection:

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Subject Photograph Addendum

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

Front

Rear

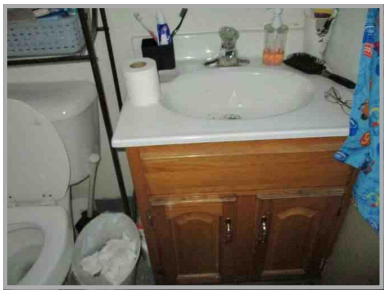
Street

Living room

Dining room

Kitchen

Bathroom



Bathroom

Bedroom

Bedroom

Bedroom

Laundry

Garage

Comparable Photo Page

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

Comparable 1

808 E Hickory St

Prox. to Subj.	1.20 miles NW
Sales Price	38,000
G.L.A.	1,300
Tot. Rooms	7
Tot. Bedrms.	4
Tot. Bathrms.	2
Location	Average
View	Average
Site	7,500 sf
Quality	Fair
Age	46

Comparable 2

1410 S Monroe St

Prox. to Subj.	1.17 miles W
Sales Price	49,900
G.L.A.	956
Tot. Rooms	5
Tot. Bedrms.	3
Tot. Bathrms.	1
Location	Average
View	Average
Site	8000 sf
Quality	Fair
Age	60

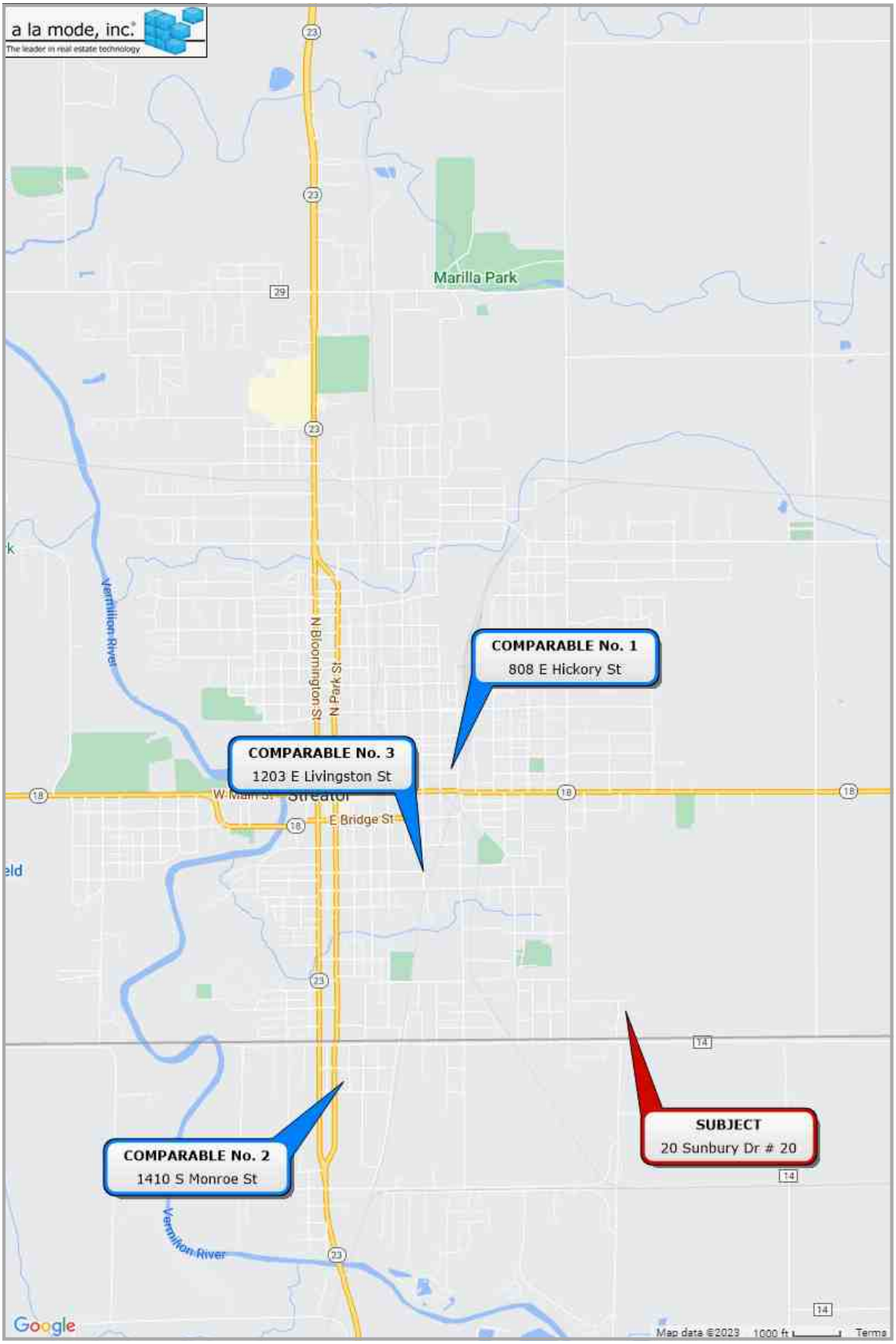
Comparable 3

1203 E Livingston St

Prox. to Subj.	0.99 miles NW
Sales Price	18,500
G.L.A.	900
Tot. Rooms	5
Tot. Bedrms.	3
Tot. Bathrms.	1
Location	Average
View	Average
Site	4,200 sf
Quality	Fair
Age	139

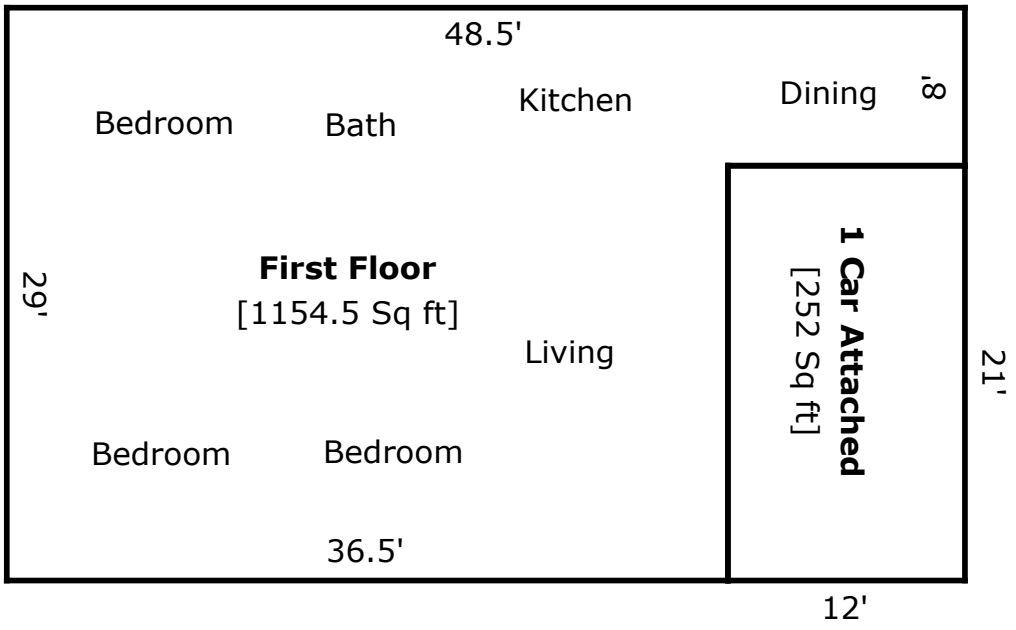
Location Map

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						



Building Sketch

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

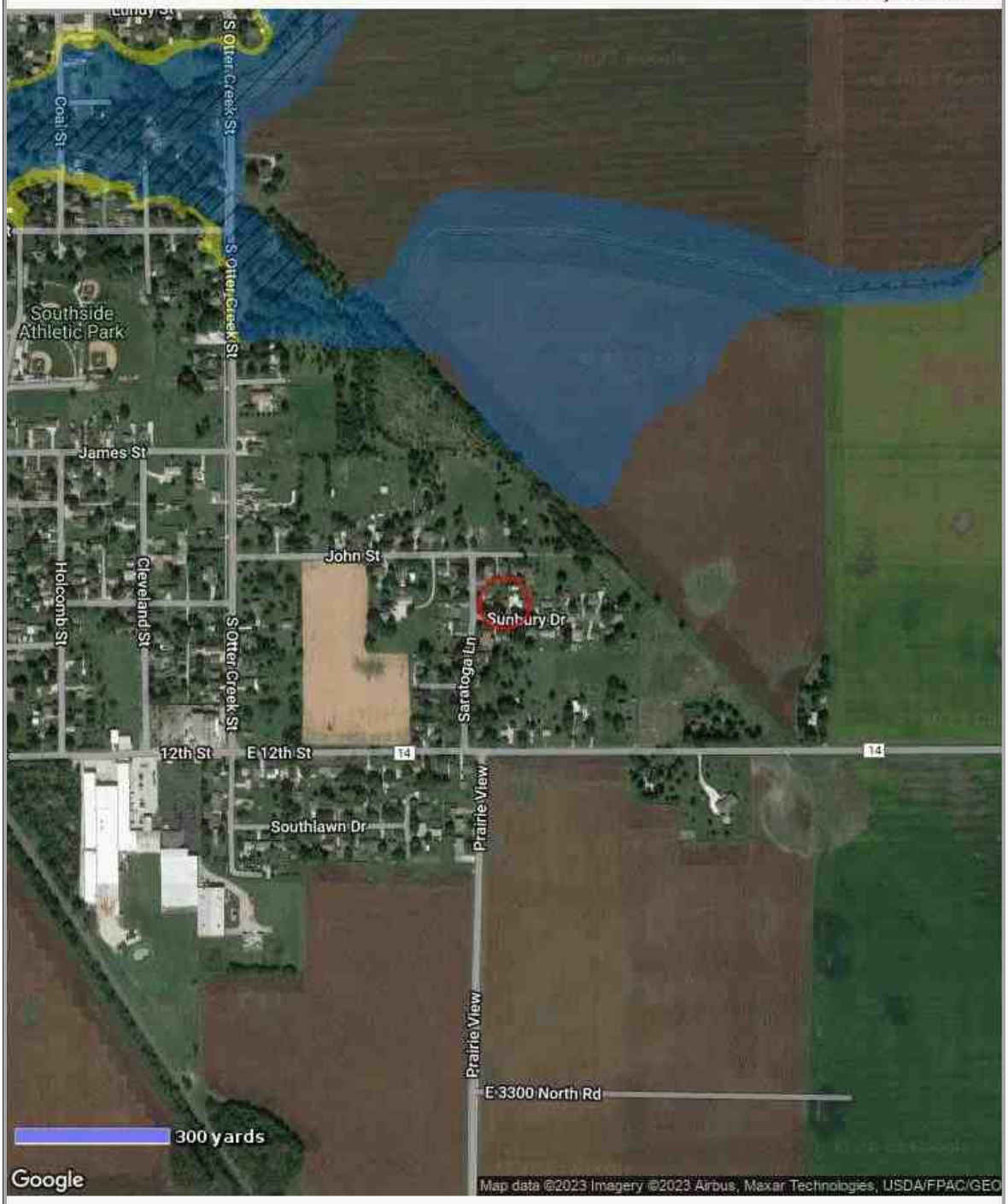
Living Area		Calculation Details
First Floor	1154.5 Sq ft	29 × 36.5 = 1058.5
		12 × 8 = 96
Total Living Area (Rounded):	**1155 Sq ft**	
Non-living Area		
1 Car Attached	252 Sq ft	21 × 12 = 252

Flood Map

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

InterFlood by a la mode

Prepared for: Scott E. Stewart, Appraiser
20 Sunbury Dr # 20
Streator, IL 61364



MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **17099C0831F**
Zone: **X**
Map Date: **July 18, 2011**
FIPS: **17099**

MAP LEGEND

Powered by CoreLogic®

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

Aerial Plat

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

Resume'

Client	Housing Authority For LaSalle County						
Property Address	20 Sunbury Dr # 20						
City	Streator	County	LaSalle	State	IL	Zip Code	61364
Owner	Housing Authority For LaSalle County						

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

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 ACCEDITED:
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