

Uniform Residential Appraisal Report

File # 22022

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address **34600 W 135th St** City **Olathe** State **KS** Zip Code **66061**
 Borrower **Thomas J Price, Jr** Owner of Public Record **Thomas J Jr. & Helen J Price Trust** County **Johnson**
 Legal Description **See page 3**
 Assessor's Parcel # **3F221329-4007 3F221329-4008** Tax Year **2021** R.E. Taxes \$ **4,726**
 Neighborhood Name **Western Johnson County** Map Reference **28140** Census Tract **0527.02**
 Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Fair Market Value**
 Lender/Client **Thomas J Price, Jr** Address **34600 W 135th St, Olathe, KS 66061**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). **Heartland Multi List researched - no listing or sale within 12 months. The subject is located in unincorporated Johnson County with a mailing address of Olathe. It is located in the De Soto School district.**

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %			
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	70	Low	0	Multi-Family	5 %		
Neighborhood Boundaries Neighborhood boundaries are 10 Highway to the north, 175th Street to the south, County Line to the west and 7 Highway to the east.		5,850	High	110	Commercial	10 %		
Neighborhood Description The area is composed of homes located on small to large acreage tracts. Commercial properties, 2-4 and multi family usage is located primarily along 135th Street closer to 7 Highway. Vacant land is likely to be developed in the future. Amenities and support facilities are located nearby. Highway access is adequate. The University of Kansas is located approximately 20 miles northwest via 10 Highway and downtown Kansas City, Missouri is located approximately 35 miles northeast via I-35.		500	Prod.	40	Other	20 %		

Market Conditions (including support for the above conclusions) **The appraiser has estimated the marketing time at under 90 days based on current market conditions.**
 Currently there are few listings available. The number of sales has remained stable over the last 12 months. The market is considered to be stable in this area. While the One-Unit price is \$500,000 and age is 40 years - there are many homes that sell for more or less than \$500,000 and are older or newer than 40 years.

SITE

Dimensions **See page 3** Area **17.98 ac** Shape **Rectangular** View **N,Pstr;**
 Specific Zoning Classification **RUR** Zoning Description **Rural, Agricultural uses and single family dwellings, 10-acre minimum lot size**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe **The highest and best use of the subject property is as a single family residence.**
 Utilities **Public Other (describe)** **Public Other (describe)** Off-site Improvements - Type **Public Private**
 Electricity Water Street **Asphalt**
 Gas Propane Sanitary Sewer Septic Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **20091C0073G** FEMA Map Date **08/03/2009**
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
No adverse easements or encroachments were noted. Standard utility easements that are located throughout the area and they are not considered to be detrimental to the properties. The subject has 2 parcels and the total of the lot is 17.98+/- acres and the shape is rectangular. The lot is mostly level. The 15 acre tract has tall grass. This hay is harvested each year and it is sold for 2022 already.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good/Avg	Floors	Crpt/Tile/Wd/G-A
# of Stories 1.0	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Good	Walls	Drywall/Panel/Gd
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 2,902 sq.ft.	Roof Surface	Composition/Avg/Gd	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Tile/Vinyl/Good
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Ext <input type="checkbox"/> Sump Pump	Window Type	Anderson/Good	Bath Wainscot	Tile/Fiberglass/Gd
Year Built 1979	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 25	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete/Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Propane	<input checked="" type="checkbox"/> Fireplace(s) # 1	Fence Wire	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Porch Front	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Bldg	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)				
Finished area above grade contains: 9 Rooms 4 Bedrooms 3.0 Bath(s) 3,309 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.) Energy features include ceiling fans, efficient zoned heating and cooling system and insulated windows. The Morton Building has a water spigot and wood stove for heating.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C4;Kitchen-updated-eleven to fifteen years ago; Bathrooms-updated-eleven to fifteen years ago;According to the owner the owner's bath was updated with a new shower and tile flooring and the hall bath was updated with tile flooring. The kitchen has been updated with a granite island counter and solid surface counter. The formica counter at the pass through is original. The foundation has some hairline cracks. These have been filled and there is no sign of dampness. The Morton building was constructed in 1985. The roof, furnaces and air conditioners have been replaced but timeframe is unknown.					
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe					
There do not appear to be any adverse conditions that affect the subject property. The appraiser is not a home inspector or expert in foundations, infestation, electrical, plumbing or roofing therefore if any issues exist an expert should be hired to determine action that may be necessary. The subject is in good condition however it is somewhat dated. Most of the carpet is older. The septic has been recently pumped. The propane tank is owned.					
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe					
The subject property conforms to the single family residences in the neighborhood. There are varying degrees of condition in the neighborhood but most homes have been well kept.					

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There are **6** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **450,000** to \$ **1,390,000**
 There are **18** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **282,000** to \$ **1,887,500**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	34600 W 135th St Olathe, KS 66061	24390 W 135th St Olathe, KS 66061			14685 Kill Creek Rd Gardner, KS 66030			31820 W 115th St Olathe, KS 66061		
Proximity to Subject		6.37 miles E			2.37 miles SE			3.02 miles NE		
Sale Price		\$ 590,000			\$ 501,000			\$ 523,240		
Sale Price/Gross Liv. Area		\$ 279.09 sq.ft.			\$ 206.34 sq.ft.			\$ 257.75 sq.ft.		
Data Source(s)		HMLS#2241260;DOM 13			HMLS#2352459;DOM 7			HMLS#2258270;DOM 202		
Verification Source(s)		Co Records;Agent,Huff,KCDS			County Records;Agent,Collins			Co Records;Agent,Blacksher		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0		
Concessions		s11/20;c09/20		s12/21;c11/21		s12/21;c11/21		s08/21;c07/21		
Date of Sale/Time										
Location	N,Countryside;	N,Olathe Lake;	0	N,Countryside;	0	N,Countryside;	0	N,Countryside;	0	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Site	17.98 ac	9.58 ac	-100,000	12.00 ac	0	10.00 ac	+25,000			
View	N,Pstrl;	N,Res;	0	N,Woods;	0	N,Pstrl;	0	N,Pstrl;	0	
Design (Style)	DT1.0;Ranch	DT1.0;Ranch		DT1.0;Ranch		DT1.0;Ranch		DT1.0;Ranch		
Quality of Construction	Q4	Q4		Q4	+10,000	Q4		Q4	0	
Actual Age	43	48	0	59	0	34	0	34	0	
Condition	C4	C4	-7,500	C3		C4	-25,000	C4		
Above Grade										
Room Count	9 4 3.0	7 3 3.0	0	9 4 3.0		6 3 2.0	+5,000			
Gross Living Area	3,309 sq.ft.	2,114 sq.ft.	+35,900	2,428 sq.ft.	+26,400	2,030 sq.ft.	+38,400			
Basement & Finished	2902sf0sfin	1975sf400sfin	0	962sf0sfin	0	2016sf0sfin	0			
Rooms Below Grade		Orr0br0 0ba1o	-10,000							
Functional Utility	Average	Average		Average		Average		Average		
Heating/Cooling	FWA,CAC	FWA,CAC		FWA,CAC		FWA,CAC		FWA,CAC		
Energy Efficient Items	Typical features	Typical features		Typical features		Typical features		Typical features		
Garage/Carport	2ga2dw	2ga2dw		2gd2dw	0	2ga4dw	-5,000			
Porch/Patio/Deck	Porch;Patio	Porch;Patio		Porch;CvdDeck	0	Porch;Deck	0			
Amenities	42x72 Mtl Bld	1813' Bldg Fair	+10,000	24x36 Bld;Pond;Barn	0	40x60 Mtl Bld	0			
Amenities	Appliances;1FP	Appliances;1FP		Appliances;1FP		Appliances;1FP		Appliances;1FP		
Zoning/School District	RUR/DeSoto	RUR/Olathe	0	RUR/Gardner	0	RUR/DeSoto	0			
Net Adjustment (Total)			\$ -71,600		\$ 11,400		\$ 63,400			
Adjusted Sale Price of Comparables		Net Adj. 12.1 % Gross Adj. 27.7 %	\$ 518,400	Net Adj. 2.3 % Gross Adj. 12.3 %	\$ 512,400	Net Adj. 12.1 % Gross Adj. 14.0 %	\$ 586,640			

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) County Sale Records
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s) County Sale Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Sale Records	County Sale Records	County Sale Records	County Sale Records
Effective Date of Data Source(s)	03/03/2022	03/03/2022	03/03/2022	03/03/2022

Analysis of prior sale or transfer history of the subject property and comparable sales See above data for sales history within 12 months.

Comments from below The differences in the size of basement are not realized by the market and no adjustment is made for differences in size. Basement finish adjustments are based on quality, quantity and type of rooms finished. The rounded adjusted sale price ranges from \$474,000 to \$670,000. Each sale is relied on because each has something similar to the subject ie. lot size or value, floor plan, age, garages or condition. To estimate market value for the subject all sales are considered and the most current sales are given the most consideration because this is an indication of what the typical buyer is paying for homes on acreage in this area.

Summary of Sales Comparison Approach The most relevant sales are provided that have sold in the last 24 months. All are located in similar and competing areas. The size, age and lot size are bracketed. Sale 1 is similar in floor plan, garage, maintenance free siding (all stucco) and number of bathrooms. Sale 1 is adjusted down for higher land value based on county values, updates (C4) that include flooring throughout and paint and basement finish. Sale 1 is adjusted up for size and condition of outbuilding. Sale 2 is similar in land value, floor plan, room count and unfinished basement. Sale 2 is adjusted up for lack of maintenance free siding (Q4) and size. Sale 2 is adjusted down for superior updated kitchen, flooring throughout and paint (C3). Sale 3 is similar in floor plan, maintenance free siding (C4-Brick and new siding), condition, unfinished basement, building and same school district. Sale 3 is adjusted up for land value (based on county records), baths and size. Sale 3 is adjusted down for additional paved parking. The adjustments for the differences are based on what the typical buyer will pay in this market and in some cases paired sales analysis. ***See above comments***

Indicated Value by Sales Comparison Approach \$ **512,000**
 Indicated Value by: Sales Comparison Approach \$ **512,000** Cost Approach (if developed) \$ **0** Income Approach (if developed) \$ **0**

The Income Approach is not used due to the lack of rental properties in the neighborhood. The Sales Comparison Approach is given most weight in the final opinion of value because there is a good quantity and quality of data in the area. The Cost Approach is not developed because it is not deemed reliable due to the age of the subject property and difficulty in calculating physical depreciation.

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, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **512,000**, as of **03/03/2022**, which is the date of inspection and the effective date of this appraisal.

Loan amount

SALES COMPARISON APPROACH

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The appraiser is state certified in both Kansas and Missouri. Deborah L. Underwood: Kansas #R-580, Missouri #RA002336. The appraiser has completed the required continuing education to keep both Kansas and Missouri licenses current.

The purpose of this appraisal report is to determine market value for the fee simple interest of the subject property as of the date of this appraisal. The intended use of the appraisal report is for personal reasons. The intended users are the client named throughout this report and their assigns which may include a family member, attorney, mortgage insurer, or subsequent state or federally approved financial institutions if applicable.

There are no extraordinary assumptions or hypothetical conditions made in this assignment.

The subject data is collected from statements of the client, real estate agent, public records and multiple listing service (mls) as available. The physical inspection includes observation of general building materials and conditions for comparison only, but does not include the type of investigation normally performed by property inspectors, environmental assessors, pest and termite inspectors, and other such experts. Any such problems undisclosed to the appraiser are to be considered conditions to the report, and the appraiser reserves the right to modify the value opinion upon discovery or disclosure. Again, the appraiser is not an expert on foundations, electrical, plumbing, roofing or siding. The appraiser has mentioned what is readily seen at the time of the appraisal.

The appraiser has not performed any services regarding the subject property in the prior three years from the order date of 03/03/2022.

Neighborhood Continued: Present land use is commercial properties which are located throughout the neighborhood, "other" use is park land, vacant land held for future development, golf course, lakes and single family homes situated on small to medium size acreage tracts of land or in subdivisions and a small percentage of 2-4 and multi family. The subject is located southwest of Kill Creek Park. Northwest of the subject is the former Sunflower Army Ammunition Plant which includes approximately 9000 acres. It is estimated that clean up at this site will be completed in 2028. There may be some buyers resistance to properties in this area due to the proximity of the former Sunflower Army Ammunition Plant.

Legal Description: 29-13-22 W 300' E 1115.08' S 440' S 1/2 SE 1/4 3.036 AC M/L LE 805 3; Property ID 3F221329-4007; 2021 Taxes \$4664.48; Dimensions 300'x420'; 29-13-22 W 612' E 1115.08' S 1/2 SE 1/4 EX W 300' S 440' 15.21 ACS M/L LE 805 4; Property ID 3F221329-4008; 2021 Taxes \$61.53; Lot Dimensions 312.40x20'x420'x300'x862.55'x612'x1284.52'. Information was obtained from Johnson County GIS Mapping system.

Zoning Information: RUR (Rural, Agricultural uses and single family dwellings, 10-acre minimum lot size) Twp Zoning Board: Northwest

Additional features: Exterior features include a front porch and a large concrete patio. The patio has some sections that have settled. There is a 42x72 Morton building. 42x36 of the building has concrete flooring and 42x36 of the building has gravel flooring. The height is 10 feet. The west and east property lines are fenced with wire and barb fencing. There is a gravel driveway to the building. Interior features include ceiling fans, garage door openers and water softener system. The sewing room, 3rd bathroom and laundry room are on a slab. The family room has paneling, beamed ceiling, a corner fireplace and a bar. The entry has wood flooring in a herringbone pattern. The kitchen and breakfast area have wood flooring that has been installed since purchasing. The dining room has carpet, a bay window and chair railing. The living room has a vaulted ceiling, carpet and a bay window. The laundry room has vinyl flooring and cabinets. The hall bathroom has tile flooring and composition surround. The kitchen has an island, pass through bar to the dining room. There is a Whirlpool hood fan, Jenn Air electric stove, Kenmore dishwasher and trash compactor and a disposal. The owner's bathroom has been updated. A new shower has been built. The dressing area has built in cabinets. The owner's bedroom has access to the patio. The basement is unfinished and accessible via the garage or rear hall. There is zoned heating and cooling units each with an Aprilaire humidifier. There is a central vac system and alarm system.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The subject is not a new home and it is

located in an established neighborhood. The cost approach is not developed in this report. 13040 Spoon Creek Road (19.83 acres) sold for \$165,000 in 2015. 13951 Spoon Creek Road (19.62 acres) sold for \$210,000 on 04/29/2020. 14155 Spoon Creek Road (19.7 acres) sold for \$230,000 on 02/14/2020. 13040 Spoon Creek backs to the former Sunflower Ammunition land.

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, OPINION OF SITE VALUE, DWELLING, Garage/Carport, Total Estimate of Cost-New, Less Physical, Functional, External, Depreciation, Depreciated Cost of Improvements, *As-is* Value of Site Improvements, and INDICATED VALUE BY COST APPROACH. Values include 165,000, 3,309, 2,902, 812, and 0.

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The subject is located in an area of primarily owner-occupied homes. There is very little rental data in the area which makes it difficult to develop a GRM so the Income Approach is deemed unreliable and is not developed.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting 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, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader 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 this appraisal report whether any portion of 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, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, 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 research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. 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, this appraisal report must not be considered as an environmental assessment of the property.
6. 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 the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in 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 this appraisal report, therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

File # 22022

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media)

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies 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 at the time this appraisal report was prepared

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature

APPRAISER

Signature 
 Name Deborah L. Underwood
 Company Name Midwest Home Services, Inc
 Company Address P.O. Box 860454
Shawnee, KS 66286-0454
 Telephone Number (913) 244-1417
 Email Address mhsorder@gmail.com
 Date of Signature and Report 03/10/2022
 Effective Date of Appraisal 03/03/2022
 State Certification # R580
 or State License # _____
 or Other (describe) _____ State # _____
 State KS
 Expiration Date of Certification or License 06/30/2022

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

ADDRESS OF PROPERTY APPRAISED

34600 W 135th St
Olathe, KS 66061
APPRAISED VALUE OF SUBJECT PROPERTY \$ 512,000

LENDER/CLIENT

Name No AMC
 Company Name Thomas J Price, Jr
 Company Address 34600 W 135th St, Olathe, KS 66061
 Email Address ternknc@gmail.com

Uniform Residential Appraisal Report

File # 22022

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	34600 W 135th St Olathe, KS 66061	31465 W 127th St Olathe, KS 66061		30005 W 135th St Olathe, KS 66061		13345 S Waverly Rd Olathe, KS 66061	
Proximity to Subject		2.12 miles NE		2.87 miles E		2.19 miles E	
Sale Price		\$ 520,300		\$ 999,999		\$ 595,000	
Sale Price/Gross Liv Area		\$ 196.64 / sq ft		\$ 452.28 / sq ft		\$ 273.44 / sq ft	
Data Source(s)		HMLS#2302704, DOM 57		HMLS#2307317, DOM 11		HMLS#2323870, DOM 9	
Verification Source(s)		County Records, Agent, Norman		County Records, Agent, Maggie		Co Records, Agent, Huff, KCDS	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION + (-) \$ Adjustment		DESCRIPTION + (-) \$ Adjustment		DESCRIPTION + (-) \$ Adjustment	
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Cash, 0		Conv, 0		Conv, 0	
Date of Sale/Time		s05/21, c04/21		s05/21, c03/21		s08/21, c06/21	
Location	N, Countryside,	N, Countryside,		N, Countryside,		N, Countryside,	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	17.98 ac	14.64 ac		19.84 ac		7.63 ac +50,000	
View	N, Pstrl,	N, Pstrl,		N, Pstrl,		N, Pstrl,	
Design (Style)	DT1 0, Ranch	DT1.5, 1.5 Story		DT1 0, Ranch		DT1 0, RRanch 0	
Quality of Construction	Q4	Q4 +10,000		Q2 -50,000		Q4 +10,000	
Actual Age	43	43		19 -50,000		45 0	
Condition	C4	C4 +10,000		C2 -150,000		C3 -75,000	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	9 4 3.0	7 3 2.1 +2,500		5 2 2.0 +5,000		7 3 2.0 +5,000	
Gross Living Area	3,309 sq ft	2,646 sq ft +19,900		2,211 sq ft +32,900		2,176 sq ft +34,000	
Basement & Finished	2902sf0sfin	192sf0sfin 0		2119sf1500sfwo -10,000		2045sf939sfwo -10,000	
Rooms Below Grade				1rr2br1 0ba0o -75,000		1rr1br1 0ba1o -35,000	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA, CAC	FWA, CAC		FWA, CAC		FWA, CAC	
Energy Efficient Items	Typical features	Typical features		Typical features		Typical features	
Garage/Carport	2ga2dw	2ga2dw		2ga10dw -15,000		2gbr10dw -15,000	
Porch/Patio/Deck	Porch, Patio	Porch, Deck, Patio 0		Por, LgDck, LgPat -10,000		Porch, Decks, Patio -5,000	
Amenities	42x72 Mt Bld	Blds, Pond, Barn -50,000		32x40Bld, ScPorch -5,000		No Bld, Lg Pond +15,000	
Amenities	Appliances, 1FP	Appliances, 1FP		Appliances, 3FP -3,000		Appliances +1,500	
Zoning/School District	RUR/DeSoto	RUR/DeSoto		RUR/DeSoto		RUR/DeSoto	
Net Adjustment (Total)		+ X \$ -7,600		+ X \$ -330,100		+ X \$ -24,500	
Adjusted Sale Price of Comparables		Net Adj 15% Gross Adj 17.8% \$ 512,700		Net Adj 33.0% Gross Adj 40.6% \$ 669,899		Net Adj 4.1% Gross Adj 42.9% \$ 570,500	

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	County Sale Records	County Sale Records		County Sale Records		County Sale Records	
Effective Date of Data Source(s)	03/03/2022	03/03/2022		03/03/2022		03/03/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales **See above data for sales within 12 months. Sale 4 has been totally remodeled and is currently under contract. List price \$1,390,000, contract price is not disclosed.**

Analysis/Comments Sale 4 is located nearby on similar valued land with similar garage count, unfinished basement and located in the same school district. Sale 4 is adjusted downward for horse stables, pond and additional buildings. Sale 4 is adjusted upward for lack of maintenance free siding, inferior condition (C4-missing some floor trim, dated bathrooms), bathrooms and square footage. Sale 5 is located on the same street as the subject in the same school district and located on similar size/value land. Sale 5 is adjusted down for superior quality of construction (C2-tile roof, extensive interior trims, accents, cabinets), age (less physical depreciation), superior updates and condition throughout (C2), finished walk out basement, paved circle driveway and amenities. Sale 5 is adjusted upward for bathrooms and size. Sale 6 is located nearby in the same school district and it is similar in age. Sale 6 is adjusted upward for land value (based on county values), lack of maintenance free siding (Q4), bathrooms, square footage, no building and no fireplace. Sale 6 is adjusted downward for superior updates (C3-kitchen, bathrooms, flooring, paint), finished walk out basement, paved circle driveway and decks and patios.

Uniform Residential Appraisal Report

File # 22022

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	34600 W 135th St Olathe, KS 66061	14520 Oak Valley Dr Gardner, KS 66030			16620 S Orchard Dr Olathe, KS 66061			10555 Kill Creek Rd De Soto, KS 66018		
Proximity to Subject		1.67 miles SE			7.67 miles SE			4.01 miles NE		
Sale Price	\$	\$ 751,500			\$ 470,000			\$ 822,500		
Sale Price/Gross Liv. Area	\$ sq ft	\$ 176.95 sq ft			\$ 292.65 sq ft			\$ 239.31 sq ft		
Data Source(s)		HMLS#2323729, DOM 5			HMLS#2211849 DOM 99			HMLS#2200447 DOM 148		
Verification Source(s)		Co Records, Agent, Huff, Meyer			County Records, Agent, Davis			County Records, Agent, Huff		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth			ArmLth			ArmLth		
Concessions		Conv,0			Conv,0			Conv,0		
Date of Sale/Time		s08/21,c06/21			s08/20,c06/20			s03/20,c01/20		
Location	N, Countryside,	N, Countryside,			N, Countryside,			N, Countryside,		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	17.98 ac	10.00 ac	+25,000		14.20 ac	0		18.55 ac	0	
View	N, Pstrl,	N, Pstrl,			A, Quarry,	+50,000		N, Pstrl,		
Design (Style)	DT1 0, Ranch	DT1 5, 1 5 Story	0		DT1 0, RRanch	0		DT1 5, 1 5 Story	0	
Quality of Construction	Q4	Q4			Q4	+10,000		Q4	+10,000	
Actual Age	43	19	-50,000		49	0		31	0	
Condition	C4	C2	-150,000		C3	-75,000		C2	-150,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	9 4 3.0	9 3 3.1	-2,500		6 3 1.1	+7,500		8 4 4.1	-7,500	
Gross Living Area	3,309 sq ft	4,247 sq ft	-28,100		1,606 sq ft	+51,100		3,437 sq ft	-3,800	
Basement & Finished	2902sf0sfin	3133sf620sfwo	-10,000		1606sf1040sfwo	-10,000		2639sf976sfwo	-10,000	
Rooms Below Grade	0rr0br0 0ba1o	0rr0br0 0ba1o	-10,000		1rr0br1 0ba0o	-20,000		0rr0br0 0ba1o	-15,000	
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	FWA,CAC	FWA,CAC,HP	0		FWA,CAC			FWA,CAC		
Energy Efficient Items	Typical features	Typical features			Typical features			Typical features		
Garage/Carport	2ga2dw	3ga3dw	-20,000		2ga2dw			3ga2gd10dw	-50,000	
Porch/Patio/Deck	Porch,Patio	Porch,Decks	0		Porch,Deck,Patio	0		Por EncDck,Dck Patio	-7,500	
Amenities	42x72 Mtl Bld	No Bld,Pond	+15,000		40x60Bld,Pond	-10,000		No Bld,Pond w/dock	+10,000	
Amenities	Appliances,1FP	Appliances,3FP	-3,000		Appliances,1FP			Appliances,1FP		
Zoning School District	RUR/DeSoto	RUR/Gardner	0		RN1/Gardner	0		RUR/DeSoto		
Net Adjustment (Total)			+ X - \$ -233,600			+ X + \$ 3,600			+ X - \$ -223,800	
Adjusted Sale Price of Comparables		Net Adj 31.1 % Gross Adj 41.7 %	\$ 517,900		Net Adj 0.8 % Gross Adj 49.7 %	\$ 473,600		Net Adj 27.2 % Gross Adj 32.1 %	\$ 598,700	

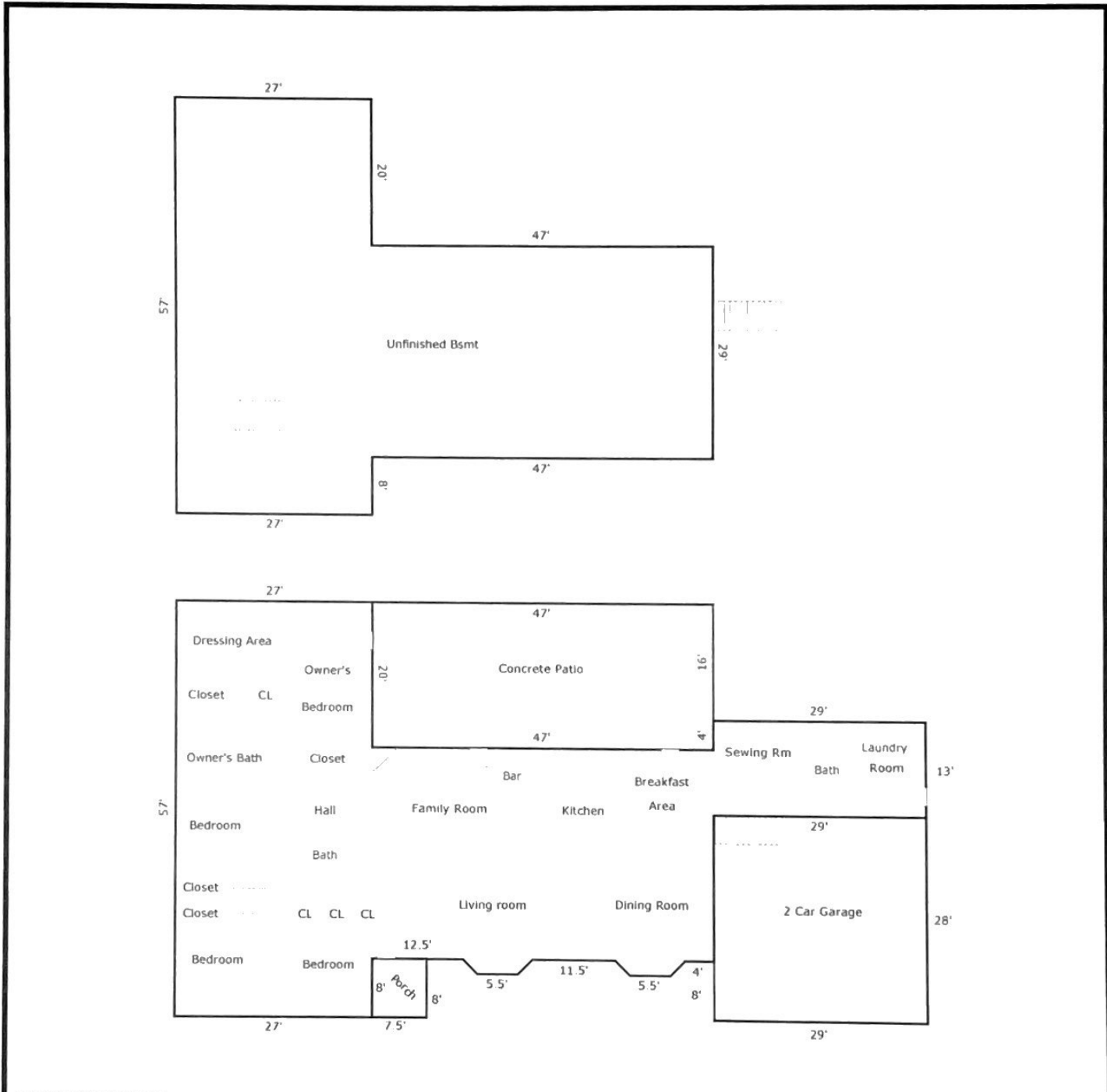
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3)

ITEM	SUBJECT	COMPARABLE SALE # 7	COMPARABLE SALE # 8	COMPARABLE SALE # 9
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Sale Records	County Sale Records	County Sale Records	County Sale Records
Effective Date of Data Source(s)	03/03/2022	03/03/2022	03/03/2022	03/03/2022
Analysis of prior sale or transfer history of the subject property and comparable sales				
See above data for prior sale within 12 months				

Analysis/Comments Sale 7 is provided because it brackets the square footage of the subject and it is similar in maintenance free siding (all stucco). Sale 7 is adjusted upward for lot value and size (based on county values) and no building. Sale 7 is adjusted downward for age (less physical depreciation), superior condition and updates (C2), bathrooms, square footage, partial basement finish with a walk out, garages and number of fireplaces. Sale 9 is provided because it is located on a similar size lot in the same school district. Sale 9 is adjusted downward for superior updates and condition (C2), bathrooms, square footage, walk out basement with some finish, exterior features, garages and paved circle driveway. Sale 9 is adjusted upward for lack of maintenance free siding (Q4) and no building.

Building Sketch

Borrower	Thomas J Price, Jr		
Property Address	34600 W 135th St		
City	Olathe	County	Johnson
Lender/Client	Thomas J Price, Jr	State	KS
		Zip Code	66061



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	3309 Sq ft	$57 \times 27 = 1539$ $13 \times 29 = 377$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5.5 \times 2 = 11$ $0.5 \times 2 \times 2 = 2$ $0.5 \times 2 \times 2 = 2$ $5.5 \times 2 = 11$ $29 \times 47 = 1363$
Total Living Area (Rounded):	3309 Sq ft	
Non-living Area		
Rear Patio	940 Sq ft	$47 \times 20 = 940$
2 Car Garage	812 Sq ft	$29 \times 28 = 812$
Front Porch	60 Sq ft	$8 \times 7.5 = 60$
Unfin Bsmt	2902 Sq ft	$29 \times 47 = 1363$ $27 \times 57 = 1539$