

LAND APPRAISAL REPORT

File No. 2024040931

Borrower, Property Address, City, Legal Description, Sale Price, Date of Sale, Loan Term, Property Rights Appraised, Lender/Client, Occupant, Appraiser, Mindy D Stanbro

NEIGHBORHOOD: Location, Built Up, Growth Rate, Property Values, Demand/Supply, Marketing Time, Present Land Use, Change in Present Land Use, Predominant Occupancy, One-Unit Price Range, One-Unit Age Range, Comments including those factors, favorable or unfavorable, affecting marketability

SITE: Dimensions, Zoning Classification, Highest and Best Use, Elec., Gas, Water, San. Sewer, Topo, Size, Shape, View, Drainage, Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties.

MARKET DATA ANALYSIS table with columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes rows for Address, Proximity to Subject, Sales Price, Price \$/Acre, Data Source(s), Date of Sale/Time Adj., Location, Site/View, Utilities, Zoning, Topography, Other, Sales or Financing Concessions, Net Adj. (Total), Indicated Value of Subject.

Comments on Market Data: Rural residential land parcels have sold at \$10,000 - \$17,347 per acre in the surrounding area. Variances are due to location, access, terrain and amenities. The mean is \$12,983 per acre and the subject is most similar to Comp 3.

Comments and Conditions of Appraisal: The subject has a private dirt easement off the main road (no apparent adverse impact on value/marketability).

Final Reconciliation: Subject value is \$70,000 with an exposure time of 4-6 months.

RECONCILIATION: I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 04/08/2024 TO BE \$ 70,000. Appraiser Mindy D Stanbro, Date of Signature and Report 04/09/2024, Supervisory Appraiser, State Certification # 12765CGA, ST OK, Expiration Date of State Certification or License 11/30/2025, Date of Inspection (if applicable) 04/08/2024





## Photograph Addendum

Client	Bank of Commerce						
Property Address	TBD						
City	Pryor	County	Mayes	State	OK	Zip Code	74361
Lender	Bank of Commerce						



**Subject Lot/Access Easement**



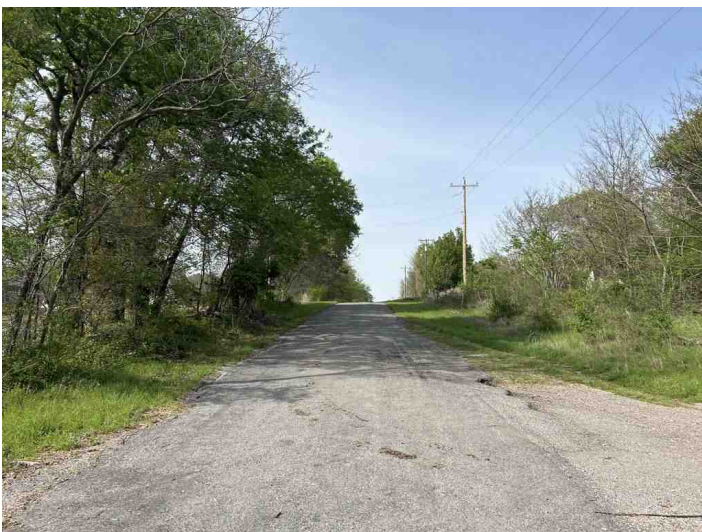
**Access Easement**



**Subject Lot**



**Subject Lot**




**Public Road**

# Subject County Records - Page 1

**0000-09-21N-20E-2-007-00, OK, Mayes County**

APN: 0000-09-21N-20E-2-007-00 CLIP: 5197932714

	Beds <b>N/A</b>	Full Baths <b>N/A</b>	Half Baths <b>N/A</b>	Sale Price <b>N/A</b>	Sale Date <b>N/A</b>
	Bldg Sq Ft <b>N/A</b>	Lot Sq Ft <b>261,360</b>	Yr Built <b>N/A</b>	Type <b>TAX EXEMPT</b>	

OWNER INFORMATION			
Owner Name	Pryor City Of	Tax Billing Zip	74362
Tax Billing Address	Po Box 1167	Tax Billing Zip+4	1167
Tax Billing City & State	Pryor, OK		

COMMUNITY INSIGHTS			
Median Home Value	\$336,518	School District	PRYOR
Median Home Value Rating	6 / 10	Family Friendly Score	68 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	64 / 100	Walkable Score	4 / 100
Total Incidents (1 yr)	9	Q1 Home Price Forecast	\$353,224
Standardized Test Rank	30 / 100	Last 2 Yr Home Appreciation	14%

LOCATION INFORMATION			
School District Name	Pryor School District	Township Range Sect	21N-20E-9
Township	Pryor School District	Within 250 Feet of Multiple Flood Zone	Yes (X, Ae)

TAX INFORMATION			
Tax Parcel	0000-09-21N-20E-2-007-00	Tax Area	I-01
Legal Description	9-21-20 305/165 W 396'OF NWSEN W		

CHARACTERISTICS			
Land Use - County	Exempt	Lot Acres	6
Land Use - Universal	Tax Exempt	Lot Area	261,360

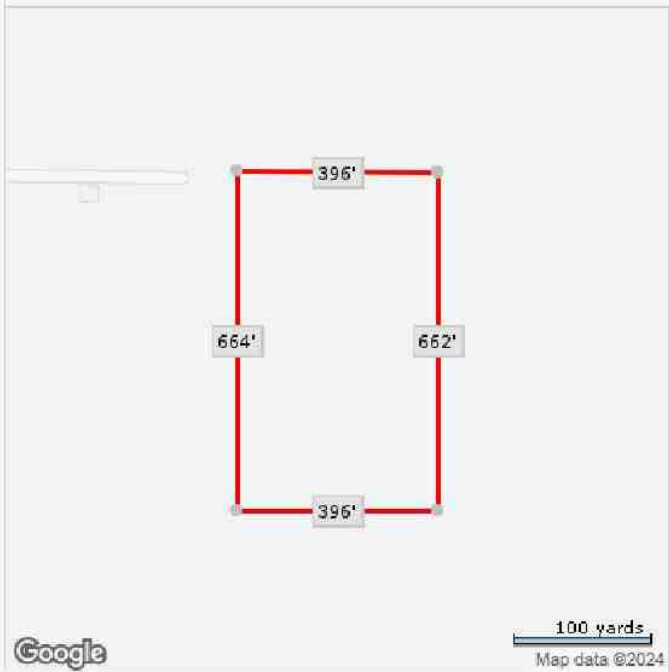
SELL SCORE	
Value As Of	2024-03-31 04:40:14

LAST MARKET SALE & SALES HISTORY			
Owner Name	Pryor City Of	Document Number	305-165
Seller	Owner Record	Deed Type	Deed (Reg)
Buyer Name	City Of Pryor		
Seller Name	Owner Record		
Document Number	305-165		
Document Type	Deed (Reg)		



# Subject County Records - Page 2

## PROPERTY MAP



\*Lot Dimensions are Estimated



Property Details Courtesy of Mindy Stanbro, MLS Technology, Inc

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Generated on: 04/01/24

Page 2/2

Deed

QUIT-CLAIM DEED

20-20

THIS INDENTURE, Made this 5th day of February in the year A. D., 1958 between Trustees of the W. A. Graham Public Improvements Trust Estate

of the first part, and City of Pryor Creek, Oklahoma,

of the second part.

WITNESSETH, That the said part lies of the first part, in consideration of the sum of One Dollar and other good and valuable considerations DOLLARS

to them duly paid, the receipt whereof is hereby acknowledged, do hereby quit claim, grant, bargain, sell and convey unto the said part y. of the second part, and to its heirs and assigns forever, all their right, title, interest and estate, both at law and in equity, of, in, and to the following described

real estate situated in the County of Mayes and State of Oklahoma, to-wit: The West 396' of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter in Section 9, Township 21 North, Range 20 East of the Indian Base and Meridian

STATE OF OKLAHOMA) COUNTY OF MAYES ) ss. This instrument was Filed for Record at 2:30 o'clock p.m. JUL 28 1958 and duly Recorded in Book 305 Page 165 L. W. Byrd County Clerk

Together with all and singular the hereditaments and appurtenances thereunto belonging. To have and to hold the above granted premises unto the said part y. of the second part its heirs and assigns forever.

IN WITNESS WHEREOF, The said part lies of the first part have hereunto set their hand s the day and year first above written. The W.A.Graham Public Improvements Trust Estate

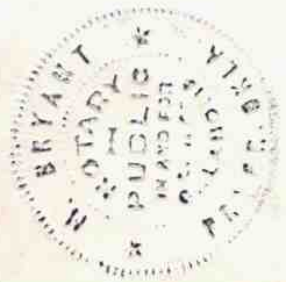
Witness to Mark: By: Mac Williamson, Earl Ward, Bob Chambers Co-Trustees of the W. A. Graham Public Improvements Trust Estate.

STATE OF OKLAHOMA, County of Mayes ss. Before me the undersigned a Notary Public

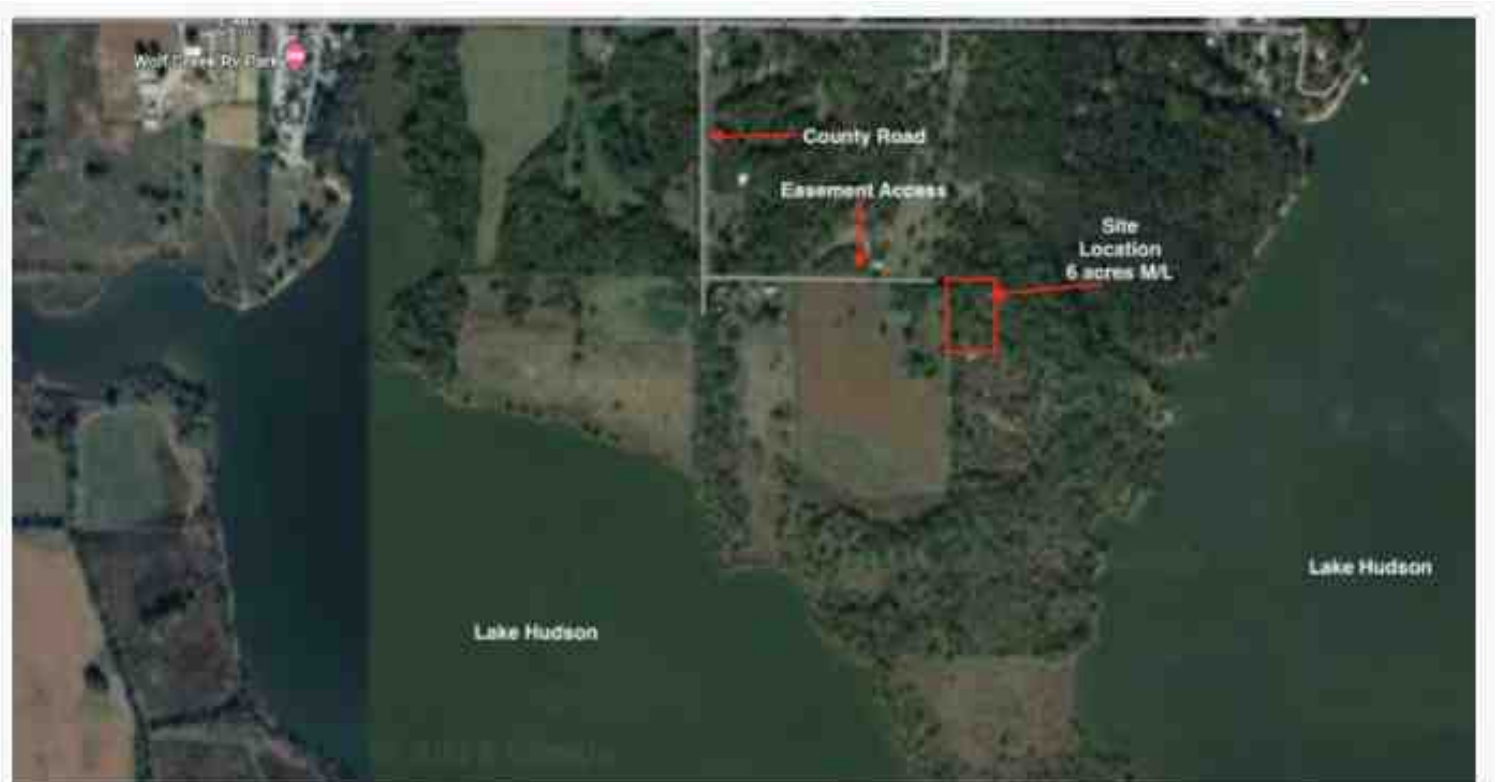
in and for said County and State, on this 5th day of February 1958 personally appeared Mac W. Williamson, Earl Ward and Bob Chambers as Trustees of W.A.Graham Public Improvements Trust Estate to me known to be the identical person s who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial seal the day and year above set forth.

Notary Public My commission expires 10/11/1961



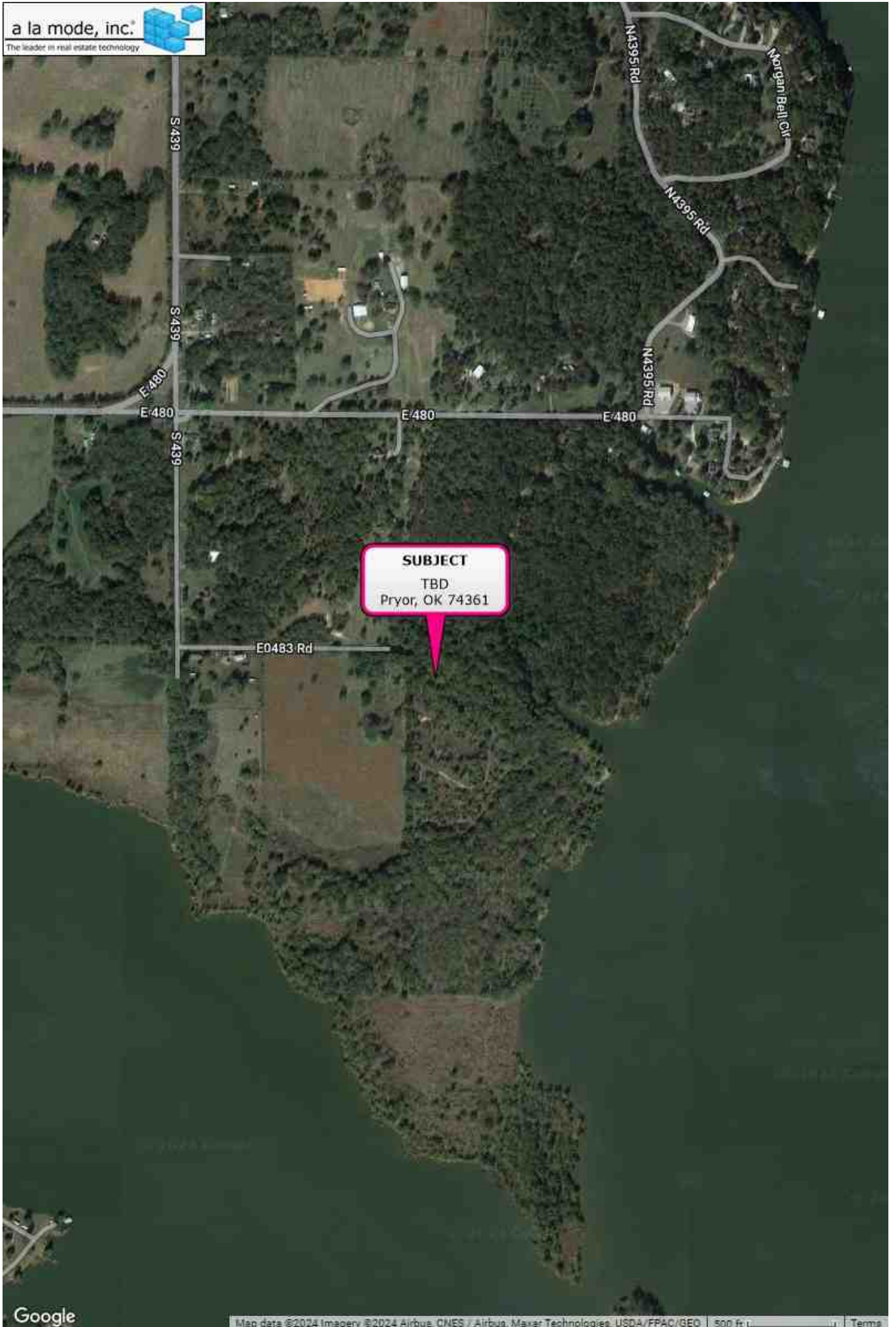
## Access Easement Map





# Aerial Map

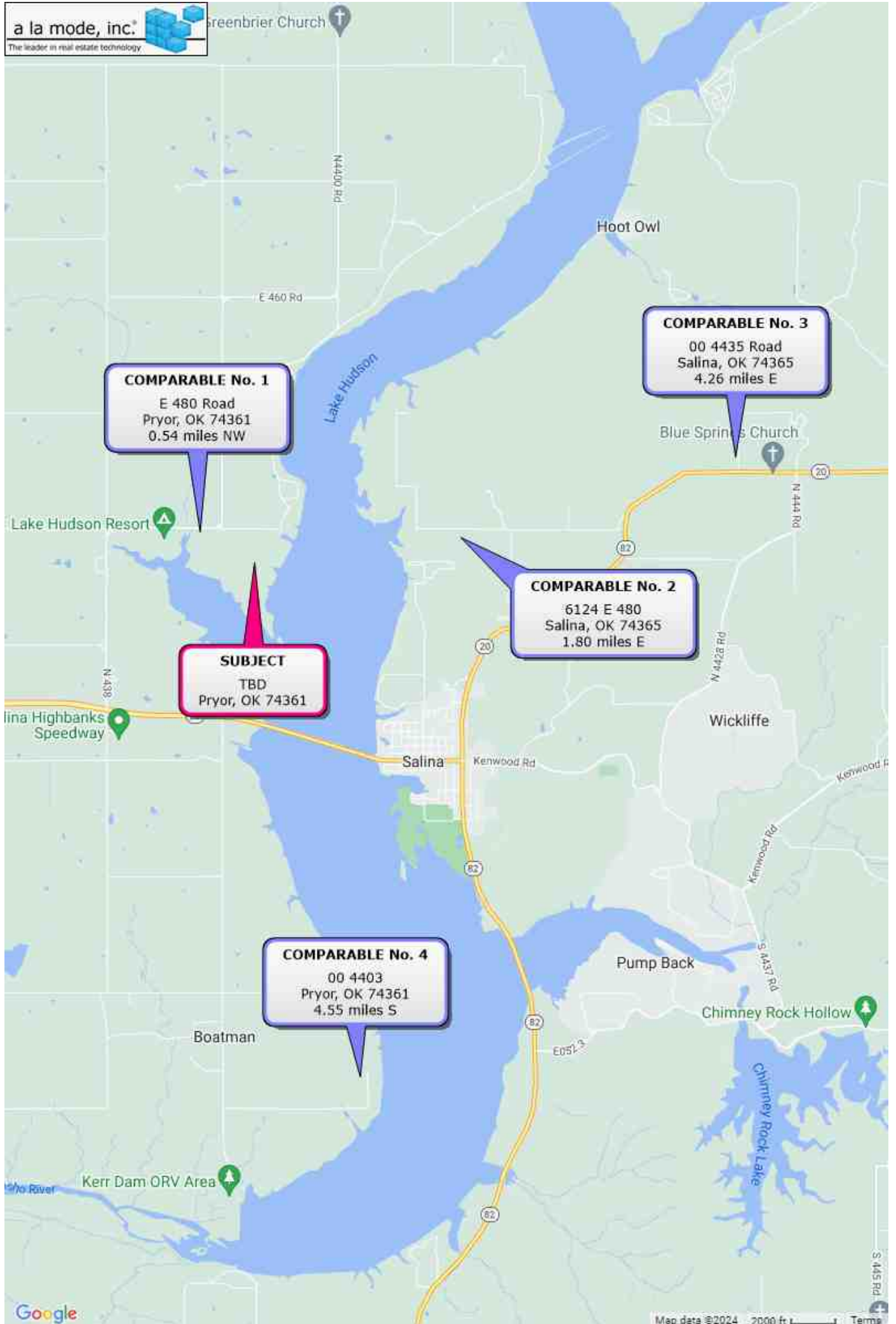
Client	Bank of Commerce				
Property Address	TBD				
City	Pryor	County	Mayes	State	OK Zip Code 74361
Lender	Bank of Commerce				





# Location Map

Client	Bank of Commerce						
Property Address	TBD						
City	Pryor	County	Mayes	State	OK	Zip Code	74361
Lender	Bank of Commerce						



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. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

**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 assignment, 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 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 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.
3. 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.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, 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.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Exposure Time: 4-6 months

## Certifications

File # 2024040931

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 subject property. I reported the site characteristics in factual, specific terms.
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.
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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. 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.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. 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, 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.
14. 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.
15. 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.
16. 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.
17. 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).
18. 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.
19. 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.
20. 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).



Certifications

File # 2024040931

21. 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.

22. 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.

23. 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.

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 [Handwritten: Mindy Stanbro]
Name Mindy D Stanbro
Company Name Know Your Worth LLC
Company Address P.O. Box 1011, Claremore, OK 74018
Telephone Number (918) 521-6449
Email Address knowyourworthok@gmail.com
Date of Signature and Report 04/09/2024
Effective Date of Appraisal 04/08/2024
State Certification # 12765CGA
or State License #
or Other (describe) State #
State OK
Expiration Date of Certification or License 11/30/2025

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

ADDRESS OF PROPERTY APPRAISED

TBD
Pryor, OK 74361
APPRAISED VALUE OF SUBJECT PROPERTY \$ 70,000

LENDER/CLIENT

Name
Company Name Bank of Commerce
Company Address 322 W 6th St, PO Box 29, Chelsea, OK 74016
Email Address

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

**Appraisers Certification**

**State of Oklahoma**



*Glen Mulready, Insurance Commissioner*

**Oklahoma Real Estate Appraiser Board**

*This is to certify that:*

**Mindy D Stanbro**

*has complied with the provisions of the Oklahoma Real Estate Appraisers Act to transact business as a **State Certified General Real Estate Appraiser** in the State of Oklahoma.*

*In Witness Whereof, I have hereunto set my hand and caused the seal of my office to be affixed at the City of Oklahoma City, State of Oklahoma, this 7th day of November, 2022.*

*Glen Mulready, Insurance Commissioner  
Chairperson, Oklahoma Real Estate Appraiser Board*

*Members, Oklahoma Real Estate Appraiser Board*



*Brandon Wotto*

*Davonna M. Milam*

*Expires:*  
**11/30/2025**

*Oklahoma Appraiser Number:*  
**12765CGA**