

The following appraisal
includes a (+/-) 12.39
acre parcel that is NOT
included in the auction
and should be
DEDUCTED from the
total appraised value.
Please contact
Auctioneer for more
information.

REAL ESTATE APPRAISAL SUMMARY REPORT

Of

±69.97 Acres and Improvements

Located on the south side of

**511 Cedar Grove Rd
York County, South Carolina**

Prepared for

Mr. Jeffrey C. Sigmon, Sr.
Rock Hill, South Carolina

1

As of

January 10, 2022

Prepared by

**Richard F. Odom, Jr., MAI, SRA, AI-GRS
J. David Good IV**

Rock Hill, South Carolina



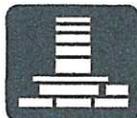
RICHARD ODOM & ASSOCIATES, INC.

Specialty Real Estate Services - Commercial and Land

RICHARD ODOM & ASSOCIATES, INC.

Richard F. Odom, Jr., MAI, SRA, AI-GRS

J. David Good IV



2424 India Hook Road, Suite 132 (USPS only)

Rock Hill, South Carolina 29732

Telephone: 803-329-3111

Website: www.richardodom.net

July 28, 2022

Mr. Jeffrey C. Sigmon, Sr.
Rock Hill, SC 29732

RE: Appraisal of ±69.97 Acres 511 Cedar Grove Rd, York, SC

Dear Mr. Sigmon:

At your request, we have inspected and appraised the ±69.97 acre improved property owned by the Carlin Curtis Sigmon Estate. The purpose of the appraisal is to estimate the Market Value of the Fee Simple Estate. The intended use of the appraisal will be to provide data and conclusions as input into your decisions on behalf of the estate regarding the property. The intended users are you, your agents, and representatives. It is also recognized by Richard Odom & Associates, Inc. that the Probate Court may rely on the data and conclusions in the report and that the Court is an intended user. Further, it is recognized that the data and conclusions in the report will be used in reporting to the Internal Revenue Service for Estate Tax purposes.

The Cedar Grove Road property will be valued as of June 28, 2022, the date of our inspection of the property. The property will also be valued as of the *retrospective* date of January 10, 2022, which coincides with the passing of Mr. Curtis Sigmon. The January date will be used to satisfy the requirements of the probate court and the June date will be used by the estate in deliberations to sell the property.

There is an issue relevant to this appraisal: the value conclusion follows a Highest and Best Use that includes the segregation of the larger ±69.97 acre parcel into three (3) smaller sites: Parcel 1, to include ±21.44 acres and *all the improvements*, Parcel 2, to include ±35.10 acres (vacant), and Parcel C, on the opposite side of Cedar Grove Road, to include ±12.39 acres (vacant). An illustration depicting the general size and shape of the recommended parcels is found in the *Highest and Best* use section of this report and the segregation of the three parcels represents the highest and best use of the 69.97 acres.

Parcel 1 contains a single family residence as well as four prefabricated steel buildings on the property and the contributory value of these improvements must be estimated. A description of the property appraised, and an explanation of the valuation procedures utilized are contained in the body of the attached report as well as the addenda. Your attention is directed to the Assumptions and Limiting Conditions upon which the value conclusions are contingent.

Based upon our analysis of the property, and our general knowledge of real estate valuation, it is our considered opinion that the estimated *retrospective value of the property as of January 10, 2022 the date of death of the decedent, Mr. Carlin Curtis Sigmon, was:*

**TWO MILLION SEVENTY THOUSAND DOLLARS
(\$2,070,000.00)**

Based upon additional analysis of the property and the change in market conditions since the

Specialty Real Estate Services - Commercial and Land

Mr. Jeffrey Sigmon

July 28, 2022

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retrospective value opinion, and our general knowledge of real estate valuation, it is our opinion that the value of the property as of **June 28, 2022** was:

TWO MILLION ONE HUNDRED FORTY THOUSAND DOLLARS
(\$2,140,000.00)

Our analyses and conclusions are summarized in the following narrative report. Your attention is directed to the Assumptions and Limiting Conditions upon which the value conclusions are contingent. If you should have questions regarding the appraisal, please call.

Respectfully submitted,

RICHARD ODOM & ASSOCIATES, INC.



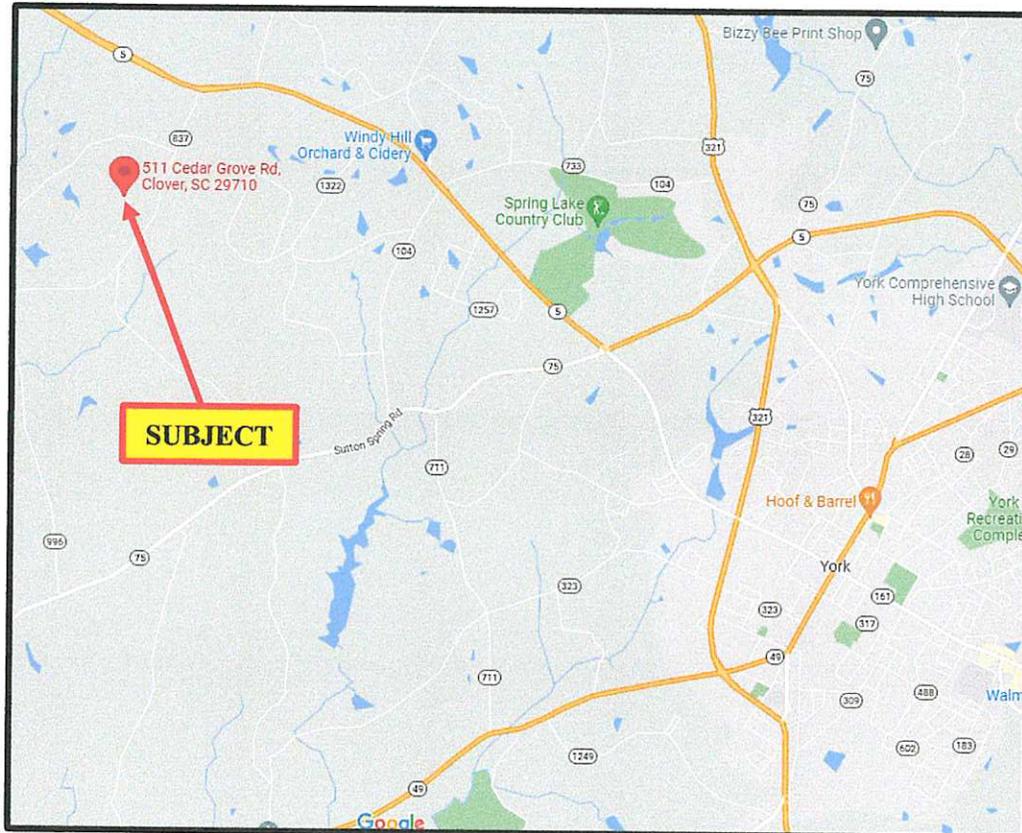
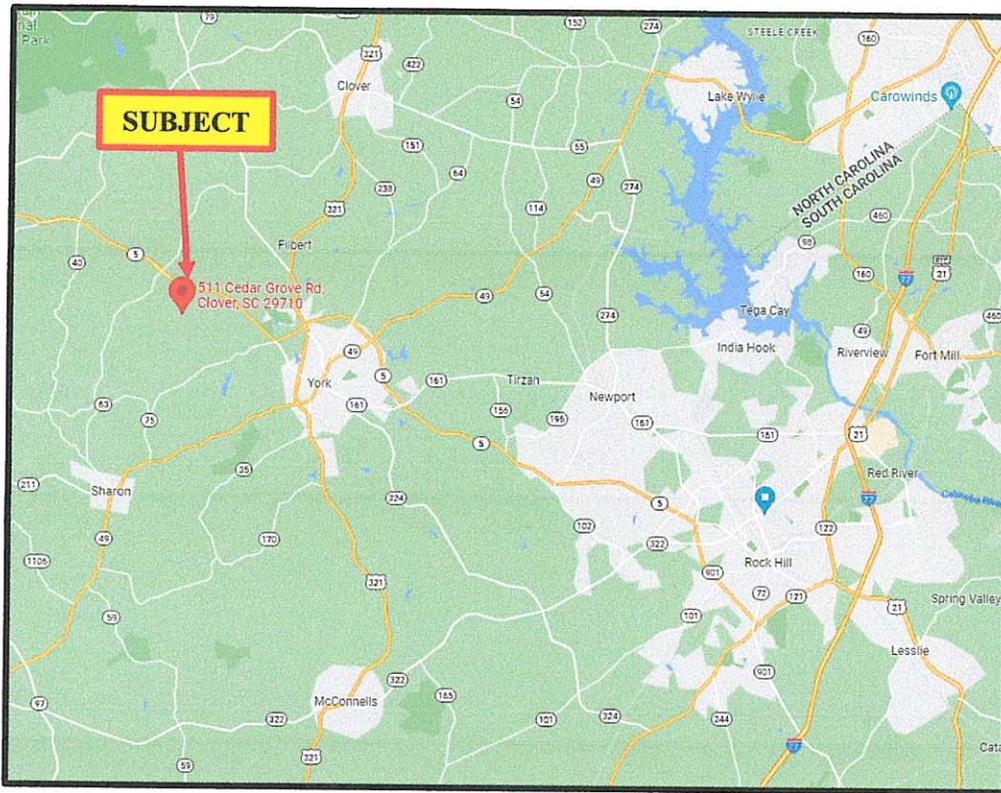
Richard F. Odom, Jr., MAI, SRA, AI-GRS
SC Certified General Appraiser #CG-478



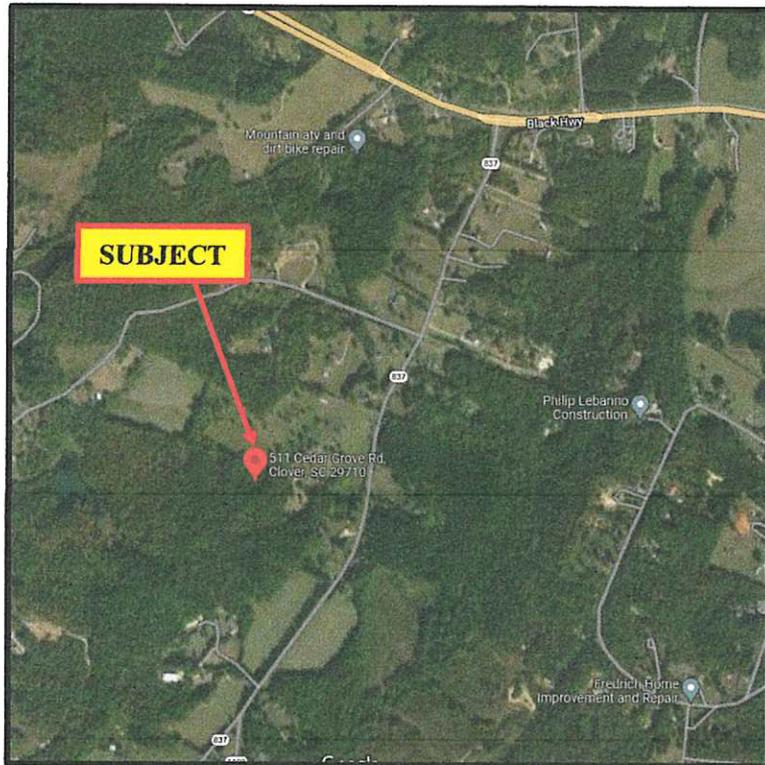
J. David Good IV
SC Apprentice Appraiser #7891

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Subject Location Maps



AERIAL VIEW

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SUBJECT GIS AERIAL

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EXECUTIVE SUMMARY

Effective Date of Appraisal: January 10, 2022 (Retrospective) & June 28, 2022 (Inspection)

Date of Inspection: June 28, 2022

Date of Report: July 28, 2022

Property Identification: 511 Cedar Grove Rd, York, York County, South Carolina

Tax Map # 251-00-00-053

Purpose of Appraisal: Estimate the Retrospective Market Value and Present Market Value of the Fee Simple Estate in the Real Property

Site Data:

Size: 69.97 acres: Parcel 1 ± 21.44 acres, Parcel 2 ±35.10 acres, Parcel 3 ±12.39 acres
Zoning: AGC/RUD
Utilities: Electricity

Improvement Data:

Single Family Residence:

Size: ±5,255 sq ft dwelling, ±3,999 basement

Zoning: AGC, RUD

Equipment Storage/Shop Buildings

Sizes: 1) 7,200 sf, 2) 1,260 sf, 3) 1,600 sf 4) 1,500 sf

Highest and Best Use:

As Vacant: Residential hobby farm

As Improved: Residential hobby farm

Property Rights

Appraised Fee Simple

Hypothetical

Conditions None

Extraordinary

Assumptions: The improvements were in reasonably similar condition on the retrospective appraisal date as the date of inspection.

Value Indications (Retrospective January 10, 2022):

Cost Approach N/A

Sales Comparison Approach \$2,070,000

Income Approach N/A

Value Conclusion (Inspection date June 28, 2022):

Cost Approach N/A

Sales Comparison Approach \$2,140,000

Income Approach N/A

CERTIFICATION

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

1. The statements of fact contained in this report are true and correct.
2. 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.
3. We 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.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our 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.
7. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. We have made a personal inspection of the subject property that is the subject of this report.
11. We have not performed any type of appraisal service of the subject within three years prior to this assignment.
12. No one other than the undersigned provided significant real property appraisal assistance to the persons signing this certification.
13. As of the date of this report, I, Richard F. Odom, Jr., MAI, SRA, AI-GRS, have completed the continuing education program of the Appraisal Institute.
14. As of the date of this report, I, Richard F. Odom, Jr., MAI, SRA, AI-GRS, have completed the Standards and Ethics Education Requirement of the Appraisal Institute.
15. As of the date of this report, I, J. David Good IV, have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
16. As of the date of this report, I, J. David Good, IV, have completed the continuing education program of the Appraisal Institute.



Richard F. Odom, Jr
July 28, 2022



J. David Good, IV
July 28, 2022

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is subject to the following limiting conditions:

1. The legal description – if furnished to us or collected from county records – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, or other similar technical matters. It is assumed that all water, sewer facilities and utilities (whether existing or proposed) are or will be in good working order, are safe for use, and are or will be sufficient to serve the current or proposed uses of the subject property or any structures or other improvements. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted in the report, the past or current existence of hazardous materials or environmental contamination on, below, or near the subject property was not observed or known by the appraisers. The value estimated is predicated on the assumption that there is no such material on, below, or affecting the property that would cause a loss in value. The inspecting appraisers did not conduct any type of hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. The stamps and/or consideration placed on deeds used to indicate closed sales are in correct relationship to the actual dollar amount of the transaction.
5. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
6. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If the Appraiser is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
7. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
8. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions.
9. The sketches, maps, plats, and exhibits in this report are included to assist the reader in visualizing the property.

10. All public and private information estimates and opinions, which were obtained from sources outside of the appraisal office, are considered reliable. However, no liability for them can be assumed by the appraiser.
11. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.
12. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
13. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Richard F. Odom, Jr. and J David Good IV. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability, or accountability to any third party.
14. Distribution of this report is at the sole discretion of the client, but no third parties (parties not listed as intended users in the appraisal report) may rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will not make any distribution of the report without the specific direction of the client.
15. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Richard F. Odom, Jr. and J. David Good IV.
16. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
17. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed, nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraisers are not surveyors, we make no guarantees, express or implied, regarding this determination.
18. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
19. The field inspection included an observation of the land and any other improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. If any improvements were present, we inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to

be commensurate with the condition of the balance of the improvements unless otherwise stated. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

20. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment, or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraisers and the appraisers have no knowledge of the existence of such materials on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.
21. The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.
22. This appraisal applies to the land and building improvements only. The value of out-buildings, trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.
23. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Richard Odom and Associates, Inc. Richard F. Odom and Associates will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraisers. Notwithstanding the foregoing, Richard Odom and Associates, Inc. is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.
24. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions. Use of or reliance on this appraisal or appraisal report, regardless of whether such use or reliance is known or authorized by the appraiser, constitutes acknowledgment and acceptance of these general assumptions and limiting conditions, any extraordinary assumptions of hypothetical conditions, and any other terms and conditions stated in this report.
25. On March 11, 2020, the World Health Organization declared the rapidly spreading coronavirus 19 outbreak a pandemic. However, the degree of impact on real estate prices as of the date of this report is not known. Not until the coronavirus issue is resolved and subsequent data is available, will it become clear to what extent, if any, market conditions are affected.
26. The primary analysis contained in this appraisal are made as of the date of physical inspection of the property. The estimated aggregate value conclusion is then adjusted to reflect the retrospective date of January 10, 2022 which coincides with the date of death of Mr. Sigmon.

OVERVIEW AND SCOPE OF THE APPRAISAL

In preparing this appraisal, the appraiser's scope of work is:

Inspect and catalogue the salient attributes of the property.

Investigate the necessary market data needed to value the property. The data will be discovered using various public and private sources to the extent sufficient (in the appraiser's opinion) to develop a credible opinion of market value, or, until the appraiser believes that he has reasonably exhausted the available pool of data. The appraiser will report only the most relevant data deemed pertinent to the valuation problem.

Verify the necessary data obtained from secondary sources with persons familiar with the transactions. If the appraiser is unable to obtain independent verification, he may utilize that data based on implied reasonableness (i.e., the data appears reasonable in the overall context of the total data) or on his perceived credibility of the source. Consideration of unverified data may be weighted based on perceived credibility.

Focus on micro economic (local and neighborhood) and market analysis as opposed to state and regional analyses.

Base the highest and best use conclusion on an inferred analysis by comparing and contrasting activity in the local market.

Investigate and analyze any apparent pertinent easements or restrictions on the fee simple ownership of the subject property. If a title report is not supplied by the client, the appraiser will rely on a visual inspection to identify any readily apparent easements or restrictions.

Analyze the data found and reach opinions regarding the fair market value of the subject property as of the effective date of value.

Complete the appraisal in compliance with the appraiser's understanding of the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics of the Appraisal Institute.

The appraiser will not determine the existence of contamination on the site. It is not within the scope of work to ascertain the existence of any toxic waste or other contamination present on or off the site. The appraiser will, however, report any indications of toxic waste or contaminants that may affect value if they were readily apparent during his investigations. The appraiser cautions the users of the report that he is not expert in such matters and that he may have overlooked contamination that might be readily apparent to experts.

Prepare a summary format report that will include photographs of the subject property, descriptions of the subject area, the site, any pertinent improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in our valuation, a reconciliation and conclusion, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report will be retained in the appraiser's files.

All of the sales that were discovered in the appraiser's search have differing characteristics. Not all of the value differences of the characteristics can be measured quantitatively by analysis of empirical data because vast quantities of sales are not available in this micro economy for such analysis; therefore, some adjustments necessarily require judgment in the final analysis.

There is an issue relevant to this appraisal:

There is a single family residence as well as 4 prefabricated steel structures on the property and the estimated contributory value of these improvements must be determined. A description of the property appraised, and an explanation of the valuation procedures utilized are contained in the

body of the attached report. Your attention is directed to the Assumptions and Limiting Conditions upon which the value conclusions are contingent.

This value conclusion follows a highest and best use that includes the segregation of the larger ±69.97 acre property into three (3) smaller sites: Parcel 1, to include ±21.44 acres and *all the improvements*, Parcel 2, to include ±35.10 acres (vacant), and Parcel C to include ±12.39 acres (vacant). An aerial illustrating the general size and shape of the recommended parcels is found in the *Highest and Best* use section of this report.

GENERAL INFORMATION

Identification of the Property

The property is identified as York County, SC Tax Map # 251-00-00-053.

Legal Description

Exhibit A

All that certain tract of land, containing eighty-five and 3/10 (85.3) acres, more or less, in School District No. 1 of York County, South Carolina, approximately five miles west of the City of York, on S.C. Highway S-837, bounded now or formerly as follows: North by lands of Land, Ed Clark and Huffstetler and J.H. Good; East by Land property; South by lands of Smith; and West by lands of Hambright, said tract of land being more particularly described according to a plat of survey prepared by R. H. Maret, Surveyor, on the 24th day of October, 1963, which plat, recorded in Plat Book 25 at Page 94, Office of the Clerk of Court for York County, is by reference incorporated herein as part of this description.

LESS AND EXCEPT the following described tracts:

- (1) One (1) acre thereof conveyed by B. B. Moss to Herman Huffstetler by deed dated January 15, 1981, said tract of land being more particularly described according to a plat of survey prepared by John Quinn Hall, RLS, on the 5th day of December 1980, which plat recorded in Plat Book 61 at page 200, Office of the Clerk of Court for York County is by reference incorporated herein as part of this description.
- (2) Six and 22/100 (6.22) acres, more or less, being more particularly described according to a plat of survey prepared by John Quinn Hall, RLS, on the 11th day of May, 1982, as Tract No. One (1), which plat, recorded in Plat Book 66 at page 107, Office of the Clerk of Court for York County is by reference incorporated herein as part of this description.
- (3) 1.30 Acres conveyed to William A. Donahue and Gayle L. Donahue by deed recorded March 9, 1990 in Record Book 31, Page 82, which deed is incorporated herein by reference.
- (4) 6.81 acres conveyed to William A. Donahue and Gayle L. Donahue by deed recorded March 9, 1990 in Record Book 31, Page 85, which deed is incorporated herein by reference.

Derivation: Decedent acquired her interest (an undivided one-half interest as tenant in common) in the property described above by deed from Kenneth E. Love and Susan H. Love recorded May 28, 1982 in Deed Book 664, Page 151.

In 2017, it was discovered that approximately 92 square feet of the pole barn improvement encroached on the adjoining landowner's property. The following deed was recorded to recombine the encroachment in question to the appraised property. A copy of the survey associated with this change can be found in the addenda.

All that certain piece, parcel, or tract of land lying, being and situate Bethesda Township, York County, South Carolina, shown as Area "A" 92 Square Feet of Tax Parcel 194-055 to be recombined with Tax Parcel 251-053 and particularly described according to a plat prepared by Jason Lee Wylie, PLS, dated February 11, 2017, recorded February 23, 2017 in Plat Book 153 at Page 327, in the Office of the Clerk of Court for York County, South Carolina, same being incorporated herein by reference thereto as a part of this description.

DERIVATION: This being a portion of the real property conveyed to Christopher B. Watson and Erin O. Watson by deed of Lakeland Partners, LLC recorded September 23, 2015 in Book 15161, at Page 151, RMC Office for York County, SC.

The within property is conveyed subject to all existing easements and restrictions appearing in the chain of title, which said easements and restrictions are not intended to be reimposed hereby.

Problem to be Solved and Date of Appraisal

The problem to be solved is to estimate the *retrospective* fair market value of the fee simple estate in the real property, as of January 10, 2022 as well as the fair market value of the fee simple estate in the real property, as of June 28, 2022, the date of inspection.

Definition of Market Value

The following definition of Market Value is used by agencies that regulate federally insured financial institutions in the United States.

"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 to be their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in US 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.

Property Rights Appraised

The Fee Simple Estate in the real property is appraised. The highest form of real estate ownership, Fee Simple Estate includes the right to use the land and improvements now and in the future with no restrictions.

Definition of Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

– *The Dictionary of Real Estate Appraisal, 6th Edition*

Definition and Discussion of Retrospective Value Opinion

A retrospective value opinion is “A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date.” - *The Dictionary of Real Estate Appraisal, 6th Edition*

Retrospective appraisals and the use of data from the time period after the effective date are addressed in Advisory Opinion 34 of the *Uniform Standards of Professional Appraisal Practice (USPAP), Retrospective and Prospective Value Opinions*. AO-34 states, in part:

“A retrospective appraisal is complicated by the fact that the appraiser already knows what occurred in the market after the effective date of the appraisal. Data subsequent to the effective date may be considered in developing a retrospective value as a confirmation of trends that would reasonably be considered by a buyer or seller as of that date. The appraiser should determine a logical cut-off for the data to be used in the analysis because at some point distant from the effective date, the subsequent data will no longer provide an accurate representation of market conditions as of the effective date. This is a difficult determination to make. Studying the market conditions as of the date of the appraisal assists the appraiser in judging where to make this cut-off. With market evidence that data subsequent to the effective date was consistent with market expectations as of the effective date, the subsequent data should be used. In the absence of such evidence, the effective date should be used as the cut-off date for data considered by the appraiser.”

The appraisers have utilized six sales in the analysis, four that were closed before the retrospective date of January 10, 2022 and two that closed 3 and 4 months after the retrospective date. The movement of market conditions in this rural town is not so rapid that the two later sales will be adjusted more than three and four percent downward and that is very reasonably within a practical cut-off date.

15

Definitions of Extraordinary Assumptions and Hypothetical Conditions

An extraordinary assumption is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser’s opinions or conclusions.” A hypothetical condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results.” – *The Dictionary of Real Estate Appraisal, 6th Edition*

No hypothetical conditions were invoked in this appraisal. The appraisers make the extraordinary assumption that the physical condition of the subject as of the date of value (January 10, 2022) is similar to the date of observation (June 28, 2022).

Intended Use of the Appraisal

The intended use is to estimate the Fair Market Value of the property to be used as evidence of value in an estate settlement and as evidence of value in consideration of sale.

Intended Users of the Appraisal

The intended users are Mr. Jeff Sigmon, Administrator of the Carlin Curtis Sigmon estate, probate court, and the Internal Revenue Service.

History of the Property and Existing Use

The house and ±69.97 acres were established as a residence by Mr. Curtis Sigmon in 1997. The property has been family owned and used as farmland for decades. The residence is currently vacant.

Taxes and Assessments

The subject is identified as York County Tax Map # 251-00-00-053. For tax year 2021 the property, improvements and 69.97 acres, was appraised by the assessor at \$472,372. The property on the west side of Cedar Grove(to include the improvements) is zoned AGC by York County. On the east side of Cedar Grove Rd, the approximately 12 acres is zoned RUD. The 2021 taxes were \$3,037.48 and shown as paid.

AREA / NEIGHBORHOOD INFLUENCES

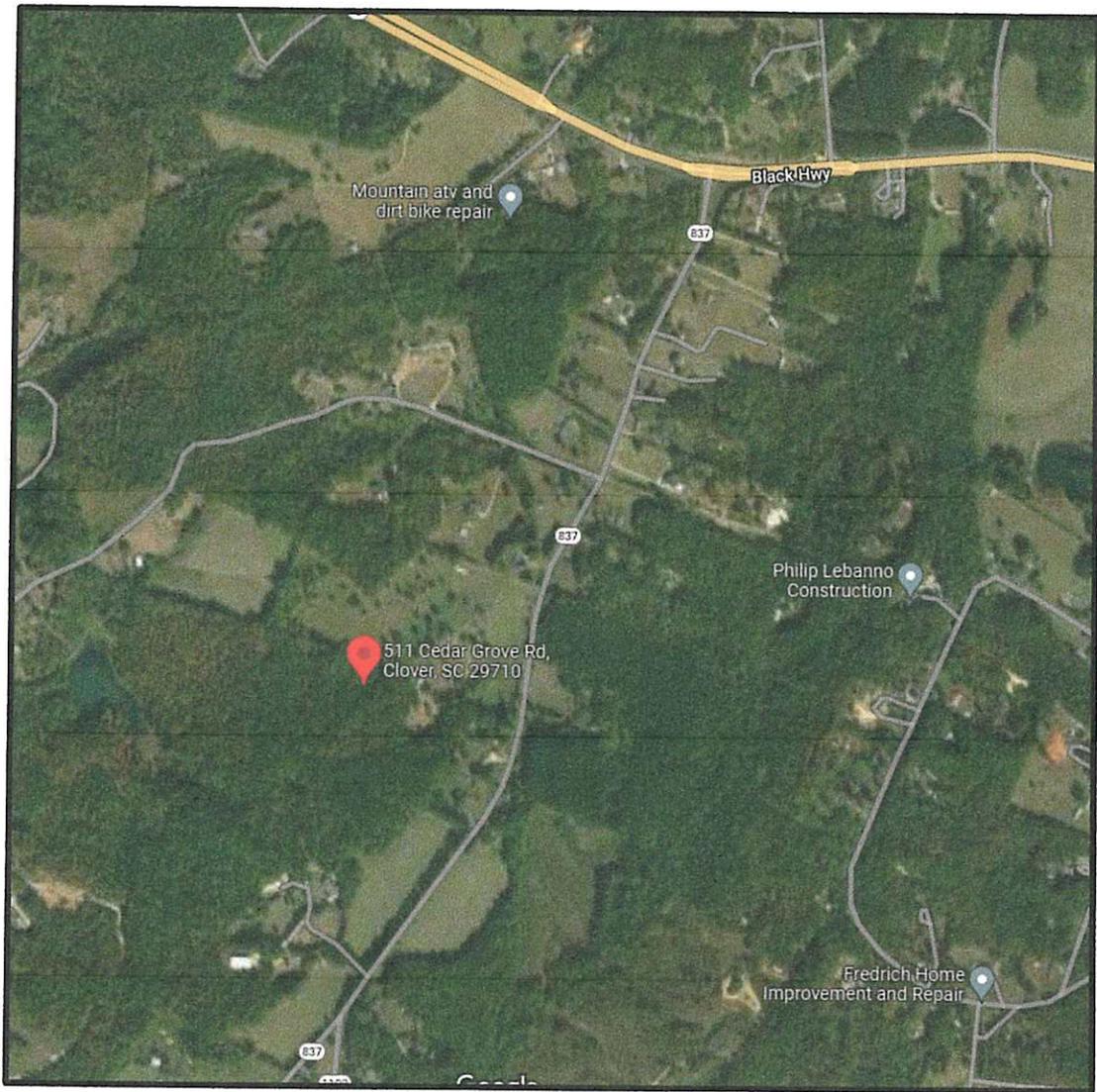
The subject is on Cedar Grove Rd just south of its intersection with SC Highway 5. Although the address is Clover, the neighborhood is approximately 2.6 miles west of York. SC Highway 5 is the primary east-west traffic artery connecting Rock Hill and the greater York County with the I-85 corridor. The neighborhood has long been characterized by active farms, although farming has been declining locally for many years.

In the rural areas of York County, former farms have been purchased for single family residential development. Developed densities of these subdivisions depend on the availability of public water and sewer, and most of the developments with water and sewer available have been annexed into York. On the eastern side of the neighborhood on the corner of Hwy 5 and Alexander Love Hwy, a subdivision is currently being developed with public sewer and water available. Developed by Southfork Ventures LLC, the development includes 152 high density homes, and 3 commercial outparcels. On the north side of Hwy 5, former farms are developing with residential subdivisions with larger lots because wells and septic systems must be installed on each lot. Lot sizes are typically one acre to 2.5 acres.

A growing trend in the neighborhood for the past 20 years is horse farms or hobby farms. Generally, these tracts are less than 100 acres, usually around 10 acres to 30 acres, and they are often developed with a single large house and outbuildings.

Conclusion

The neighborhood and York County are part of a growing region, and the population has been consistently expanding for the past three decades. The neighborhood has retained its rural character even though it is a desirable location within the York/Clover area. Recently, property values have been rapidly increasing and increasing property values are anticipated for the foreseeable future.



SURROUNDING INFLUENCES

SITE DESCRIPTION

Location

The site is located west of York approximately 3 miles from the intersection of Hwy 5 and Alexander Love Bypass. The subject is well located in the neighborhood. Although there are scattered mobile homes and small older dwellings closer to Hwy 5, most of the adjoining property are large, farm use tracts. Overall, the location is appealing for residential use.

Access and Visibility

Located on Cedar Grove Rd, access and visibility is good. Frontage on Cedar Grove Rd is approximately 1,725 linear feet. There are no traffic stations along Cedar Grove Rd, however 2021 AADT traffic counts along nearby Hwy 5 were 6,300. The conclusion is that the access and visibility of the site is good.

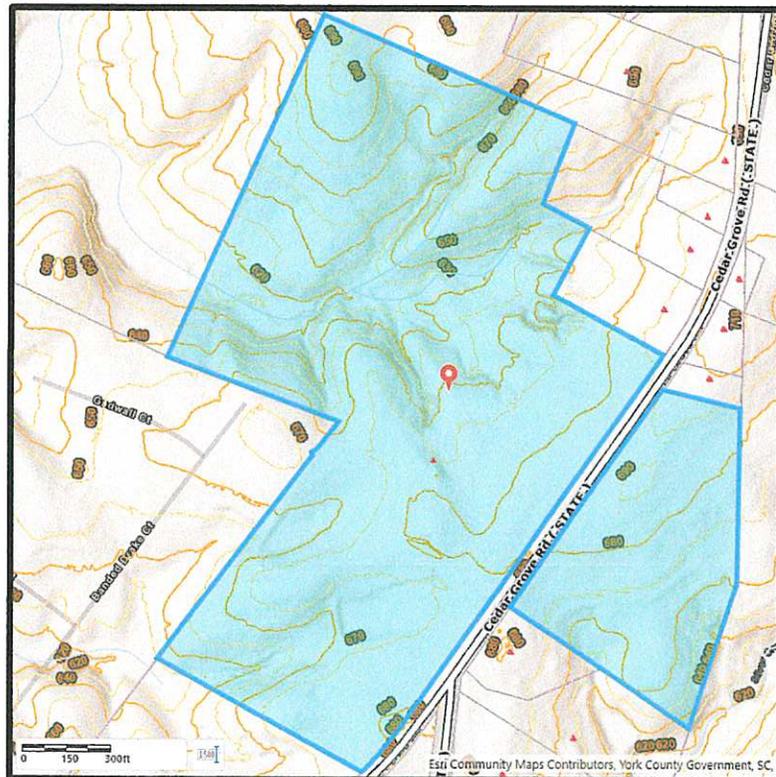
Size and Shape

The ±69.97 acre site is close to rectangular in shape and is traversed by Cedar Grove Rd leaving approximately 12 acres on the east side of the road. Access to both portions of the property is by a driveway over a culvert from the road.

Topography

The site has very little slope along Cedar Grove Rd beginning at an elevation of approximately 680' along the road frontage and gradually descending to an elevation near 670'. The northern most portion of the property is traversed by a creek. Slopes along the creek are approximately 20'-55' elevation change with the highest elevation of the property at 690' found on the northwest corner of the property.

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County GIS Topographical Map (not a survey)

Soil Conditions

The USDA Soil Survey indicates approximately 55% of the soils are Cecil series that are well drained soils suitable for septic drain fields and compactable for roads and foundations. The other one half, generally found along the hardwoods and creek in the northwest portion of the property, is Wynott series soils that have plastic qualities with a high shrink-swell potential and are generally not suitable for septic systems and the plastic layer must be removed for foundations and roadways.

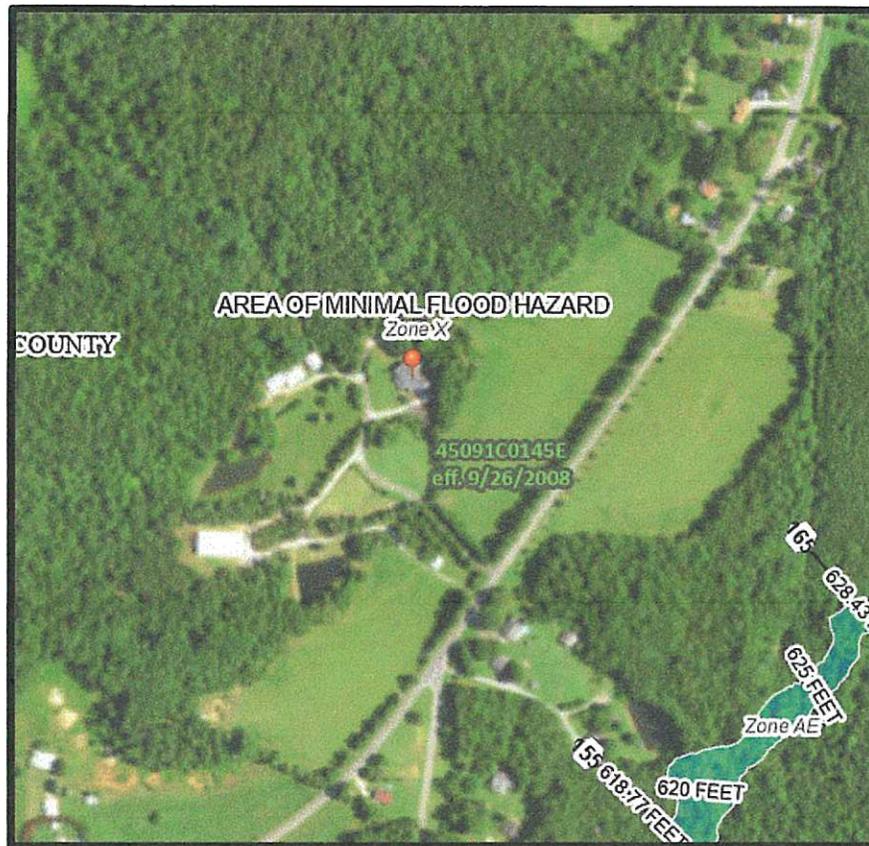
Caveat: The USDA survey is meant to be used as a guide and is not a substitute for an onsite soil survey.



USDA Soil Survey Map (Outline is Approximate)

Flood Zone

Community Panel 45091C0145E of the Floodway Boundary Map of York County, dated September 26, 2008, indicates the property is an area of minimal flood hazard.



FEMA Flood Map

Encroachments, Easements, and Rights-of-Way

The most current survey does not identify boundaries and potential encroachments. In addition, the inspection of the site did not indicate any encroachments. A copy of the survey recorded on 3/16/2017 is found in the addenda. The purpose of the survey was to identify a 92 square foot area to be recombined with the appraised property to compensate for the encroachment of the pole barn onto the neighboring property.

Improvements

The property is improved with a 5,255 sq ft wood framed single family residence with a 3,999 sq ft finished basement built in 1997. The property also contains 4 shop/storage buildings of various construction, age, and condition. Specific details of each of the outbuildings can be found in the residential appraisal included in the addenda.

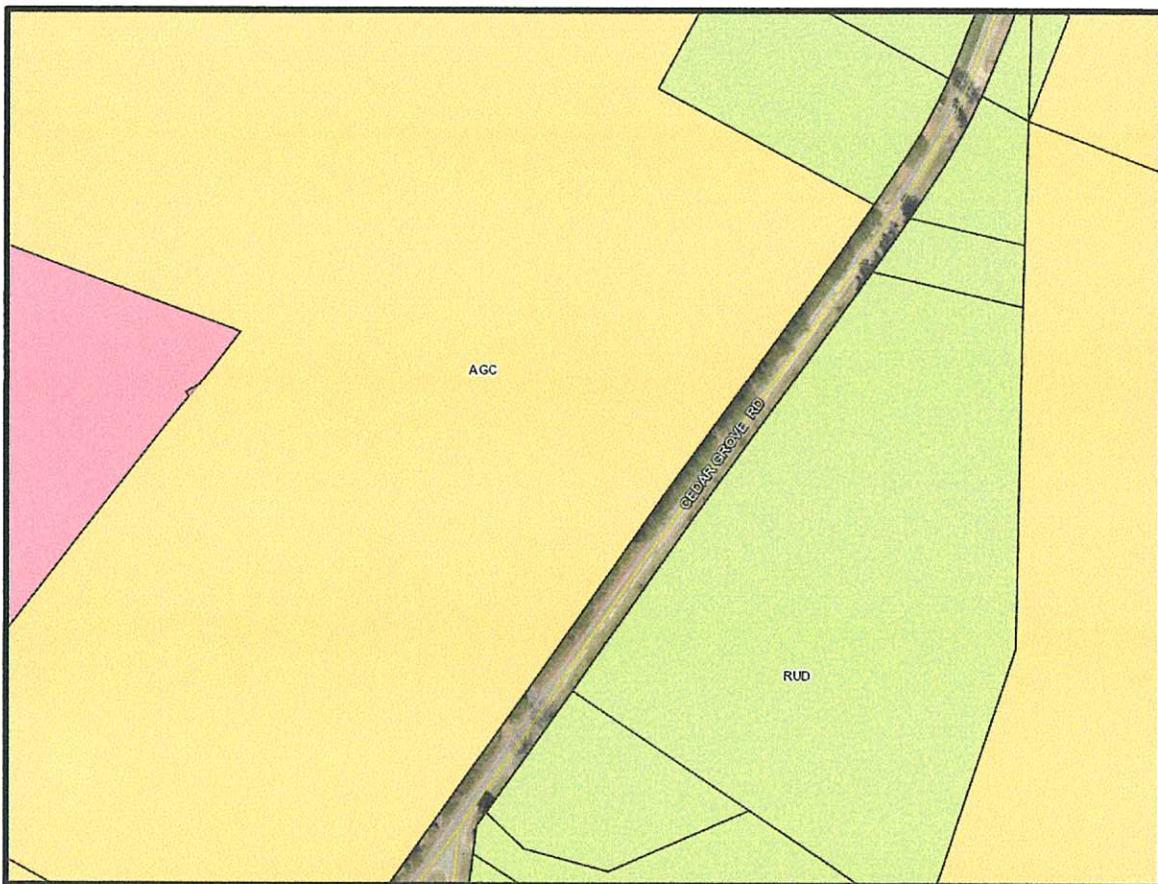
Utilities

Public electricity is available to the subject.

Zoning

On the west side of Cedar Grove Rd (which includes the improvements), the York County zoning is **AGC** (Agricultural Conservation District) which “is intended to protect and preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally oriented uses and to protect the business of agriculture. These areas generally consist of the most agriculturally productive soils and their loss cannot be readily compensated.” The zoning is intended for a variety of residential and agricultural uses, and it limits residential subdivision density to one lot per three acres. Individual lots can be one acre, but density is limited by the requirement.

On the east side of Cedar Grove Rd (±12.39 acres vacant), the York County zoning is **RUD** (Rural Development District) which “intended to protect and preserve areas of the county which are presently rural in character and use. This district is to serve to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.”



ZONING MAP

HIGHEST AND BEST USE

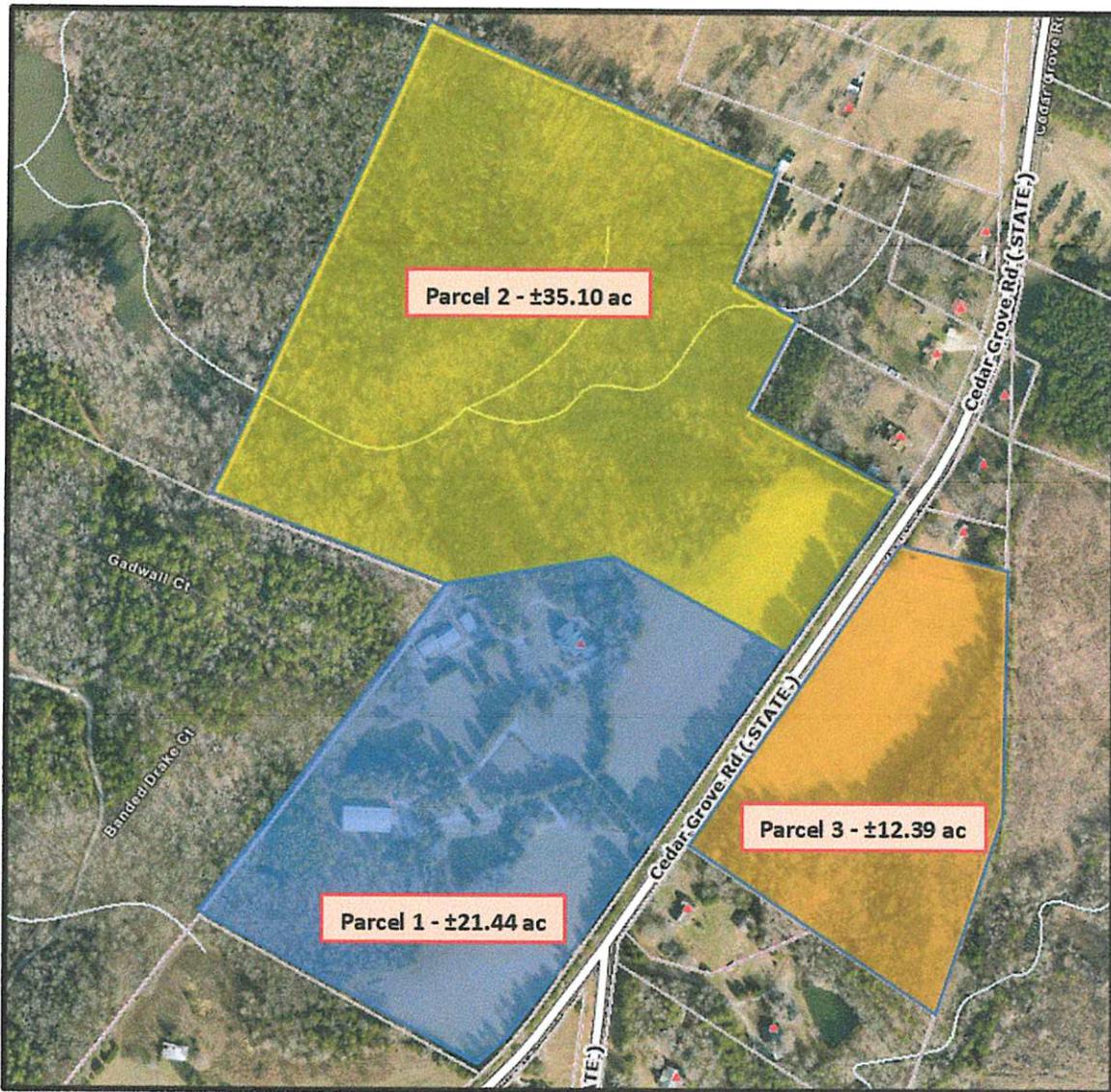
Highest and Best Use is defined as that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and resulting in the highest land value. This definition, as stated above, is based upon definitions contained in *The Dictionary of Real Estate Appraisal* as published by the Appraisal Institute.

The subject is zoned Agricultural Conservation District and Rural Development District which both allow similar farm and residential uses. The neighborhood is dominated by low density residential uses and farmland with cropland, cattle farms, and tree farm operations. Farming has significantly declined in York County as land prices have increased, but many of the former farms are leased to active farmers for both cropland and pastureland.

There are many examples in the neighborhood of single family houses on small acreage tracts (above 5 acres but generally less than 50 acres). This trend is continuing with a growing emphasis on horse farms. Examples are relatively near the subject and throughout the county. Due to the size of the property, consideration was given to the dividing the property into 3 smaller parcels which could potentially provide the highest land value in addition to greater marketability of the property.

The subject is a ±69.97 acre site that is suited for residential/hobby farm use. The size of the site and its frontage on Cedar Grove Rd is found to be comparable to other sites that have similar size and frontage. The majority of these sites are developed with access drives developed into hobby farms with a combination of timber and pasture. Therefore, to achieve maximum productivity and marketability of the property, the site should be subdivided into three sites with access drives to Cedar Grove Rd. The resulting improved site would measure approximately 21.44 acres with two vacant parcels that would measure approximately 35.10 and 12.39 acres, respectively. The proposed layout of the three sites is illustrated on the following page.

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**PROPOSED SITE ALLOCATION
(NOT TO SCALE)**

VALUATION

Due to the Highest and Best Use of the property as residential/hobby farm, the York area was canvassed to discover recent sales of sites with similar size and uses. Recent sales in relative proximity and of similar size were found. Additionally, as illustrated in the previous discussion, the estimated contribution of each parcel and the improvements therein are summarized and combined to determine the estimated value conclusion of the property as a whole.

SALES COMPARISON APPROACH

Six sales in York County have been discovered and directly compared to the subject. The sale dates range between August 2021 and May 2022, and tract sizes range between 10.46 acres and 36.39 acres. Data on the sales are summarized in the following pages.

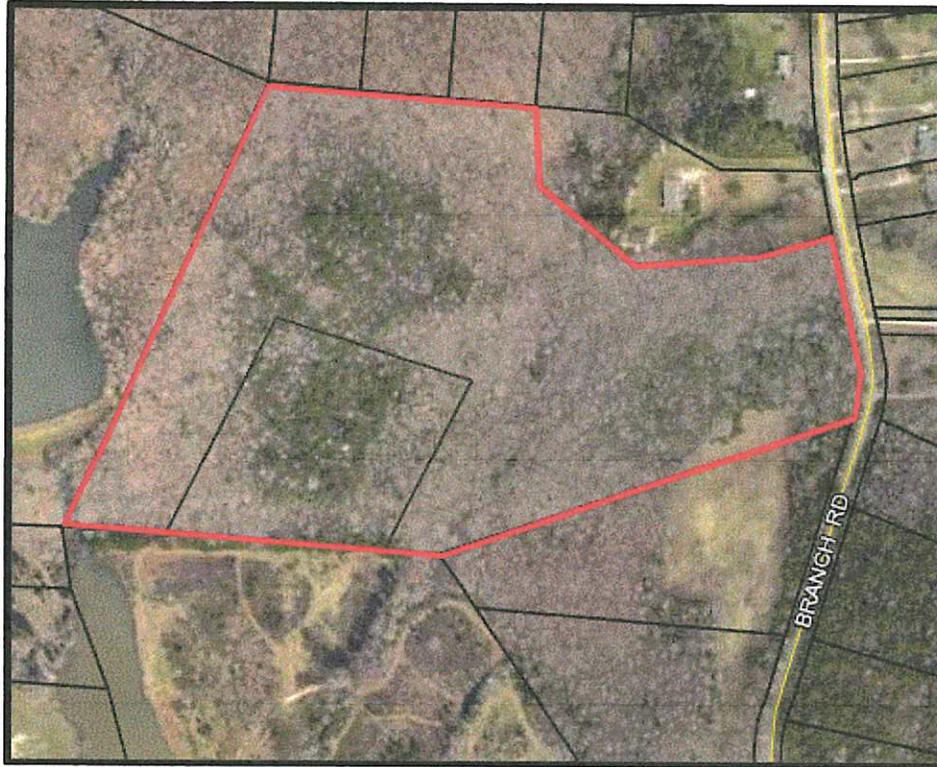
LAND SALE #1



Location:	2312 Tart Rd, Clover, SC
Tax Map #:	263-00-00-033
Grantor:	Colttis LLC ETAL
Grantee:	Robert Dane Hamilton
Deed Reference:	19450/265
Date:	7/22/2021
Sale Price:	\$278,000
Size:	±21.66 acres
Unit Price:	\$12,835 per acre
Frontage:	Approximately 200' frontage Tart Rd
Shape:	Irregular, generally rectangular
Zoning:	AGC
Utilities:	Electricity
Topography:	Moderate slope along creek beds
Soils:	Cecil soils GeC2, GeD2
Use/Intended Use:	Recreational timber tract
Verification:	Registry of deeds, public records.
Comments:	Located on Tart Rd in close proximity to Hwy 160 and King's Mountain State Park approximately 7 miles north of York. Mixture of hardwoods and pine timber with a creek traversing the western portion of the property.

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LAND SALE #2



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Location:	Branch Rd, Clover, SC
Tax Map #:	389-00-00-027 & 389-00-00-081
Grantor:	William Faison Heustess
Grantee:	Michael Morgan Jr
Deed Reference:	19900/447
Date:	166/2022
Sale Price:	\$389,957
Size:	27.343 acres
Price per acre:	\$14,262 per acre
Frontage:	Approximately 400 feet on Branch Rd
Shape:	Slightly irregular but not adversely
Zoning:	RUD
Utilities:	Electricity
Topography:	Moderate slope along dry creek bed which traverses the property from north to south
Soils:	75% HeB2, 25% CfB3
Use/Intended Use:	Recreational timber tract
Verification:	Registry of deeds, public records
Comments:	Access and frontage on Branch Rd southeast of Clover. A timber property with a mixture of hardwoods and pine. No water features or pastures.

LAND SALE #3



Location:	Tract 1 Filbert Hwy, York, SC
Tax Map #:	286-00-00-163
Grantor:	ACJ Property LLC
Grantee:	Bethel Management LLC
Deed Reference:	20105/137
Date:	4/8/2022
Sale Price:	\$348,000
Size:	24.40 acres
Price per acre:	\$14,262 per acre
Frontage:	Approximately 985 feet on Filbert Hwy
Shape:	Rectangular
Zoning:	RUD
Utilities:	Electricity
Topography:	Mostly flat
Soils:	Predominately Ha soils
Use/Intended Use:	Recreational timber tract with pastures
Verification:	Registry of deeds, public records
Comments:	Access and frontage on Filbert Hwy 2.75 miles north of York. A timber property with a mixture of hardwoods and pine. Approximately 3.5 acres of cleared pasture area.

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LAND SALE #4



Location:	565 Garvin Rd, McConnells
Tax Map #	308-00-00-011
Grantor:	Joseph Metker
Grantee:	Paul Diegidio
Deed Reference:	20190/368
Date:	5/19/2022
Sale Price:	\$600,000
Size:	36.39 acres
Price per acre:	\$16,488 per acre
Frontage:	Approximately 425 feet along Garvin Rd
Shape:	Irregular
Zoning:	AGC-1
Utilities:	Electricity
Topography:	Moderate slope around pond sites, otherwise level
Soils:	50% Brewback, 40% Wynott series
Use/Intended Use:	Hobby farm
Verification:	Registry of deeds, public records
Comments:	Located 1.6 miles northwest of McConnells, west of 321. Mostly cleared with 2 ponds.

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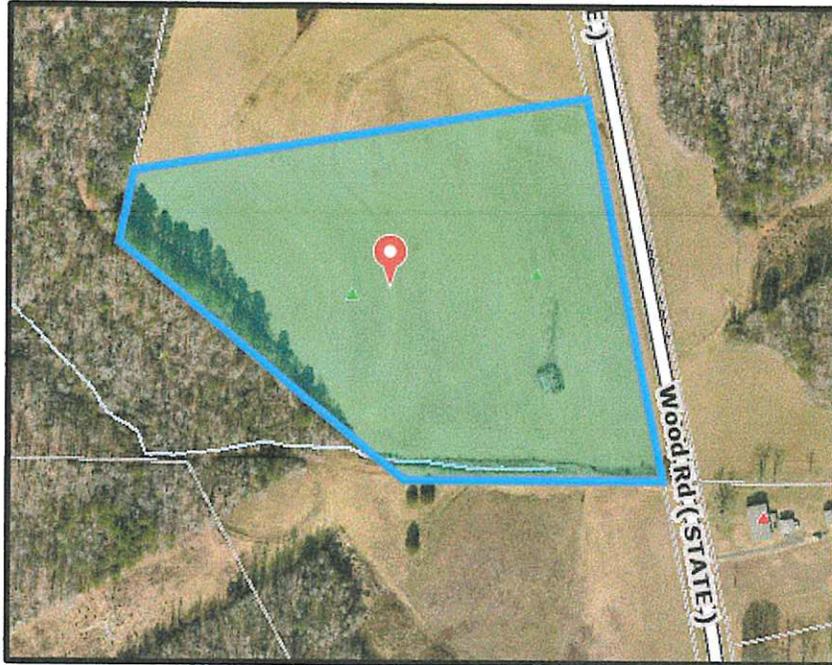
LAND SALE #5



Location:	Corner of Hwy 5 & Windy Hill Rd, York, SC
Tax Map #	252-00-00-039
Grantor:	Johnny Mack Clinton
Grantee:	Lisa Karen Ridings
Deed Reference:	17954/20
Date:	12/10/2019
Sale Price:	\$150,000
Size:	10.46
Price per acre:	\$14,340 per acre
Frontage:	±835 front feet along Hwy 5, 1000' frontage on Windy Hill Rd
Shape:	Triangular, corner lot
Zoning:	RUD
Utilities:	Electricity, water
Topography:	Relatively flat
Soils:	HaB (series soils)
Use/Intended Use:	Classified farm use
Verification:	Registry of deeds, public records.
Comments:	Located approximately 1.5 miles east of subject.

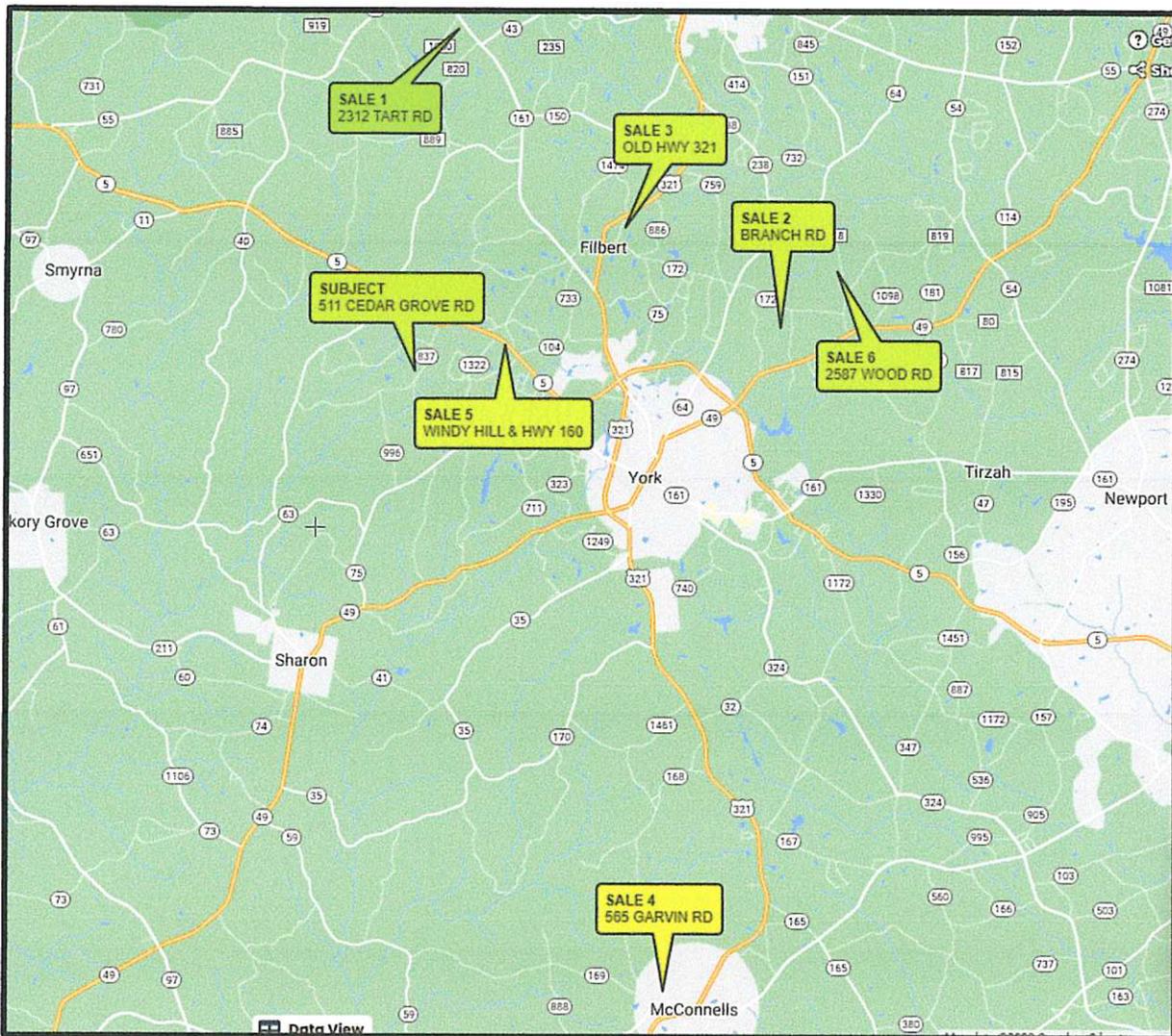
28

LAND SALE #6



Location:	2587 Wood Rd, York, SC
Tax Map #	252-00-00-039
Grantor:	Susan & Trina Stich
Grantee:	Curtis Keener
Deed Reference:	19902/366
Date:	1/7/2022
Sale Price:	\$221,561
Size:	±13.033
Price per acre:	\$17,000 per acre
Frontage:	±740' front feet along Wood Rd
Shape:	Irregular, mostly rectangular
Zoning:	RUD
Utilities:	Electricity
Topography:	Relatively flat
Soils:	CeB2 (Cecil series soils)
Use/Intended Use:	Classified residential vacant
Verification:	Registry of deeds, public records.
Comments:	Located approximately 3.5 miles northeast of York.

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SALES LOCATION MAP

Discussion of Adjustments and Sales

Rights Conveyed

All of the sales were taken from the market and were considered equal compared to the subject as fee simple ownership was conveyed.

Financial Terms

All the comparable sales were financed through conventional financing or treated as equivalent to cash.

Conditions of Sale:

In some transactions buyers or seller may be more motivated than a typical market transaction for varying reasons. In the sales where extraordinary motivation was perceived by either buyer or seller an adjustment is made.

Market Conditions:

Real estate values can change over time due to changes in market conditions have an effect on prices. Such examples of these are: changes in supply and demand, changes in interest rates or

changes in the purchasing power of money.

Home sales, the primary published indicator of real estate markets, have experienced a steady increase across the region in values for the past few years. This increase has been driven by the steady increase in population, median income levels, and consumer confidence within the local markets.

Prior to 2008, property values were realizing a 2-3% increase per year in the commercial real estate markets. In 2008, the economy entered a recession which virtually brought the residential and commercial markets to a standstill. Since 2012, the residential market has seen a gradual recovery in activity and a steady growth in values. Over the past several years, the real estate market has experienced rapid growth due to population growth, the shortage of real estate inventory, increasing consumer confidence, and the softening of credit markets.

Real Capital Analytics (RCA), considered one of the leading providers of real estate trends in the market, recently released a report indicating most US property types have reached new highs. The RCA National All-Property Index climbed 20.3 percent year-over-year.

In conclusion, the market for rural hobby farm properties is expected to experience continued general economic demand. Due to the growth in the real estate market at this time, an adjustment is made to the sales to reflect improved market conditions of 6% per year in 2019, 8% in 2020, 12% in 2021 and 2022 to reflect rapid price gains currently being realized in the market.

Location/Nearby property influences:

All of the sales are in York County, and the locations of sales are reasonably similar to the subject. Sale 1 is located in close proximity to Kings Mountain State Park and is considered a positive influence on the property. Sales 2 and 6 are located closer to a higher concentration of new residential construction in the neighborhood. Deemed superior, the sales are adjusted downward to compensate for this attribute. Sale 4, located outside McConnells, is located closer to Rock Hill, and considered superior in nature.

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Zoning/Use:

The subject and the sales have either, AGC, AGC-1, or RUD zonings. These zones are all compatible with use for hobby farms and no adjustments will apply.

Access/Frontage:

Considered in this adjustment are the visibility of the tracts, road frontage of the sales in comparison to the subject, and the accessibility of the sales to major roads in comparison to the subject. Sale 5 is located on a corner lot with superior access and visibility from traffic counts found on Hwy 5. Therefore, the sale is adjusted downward to compensate for this superior attribute.

Shape/Utility:

Although some of the sales are more rectangular than is the subject, the shape of the subject is not so irregular as to present any measurable negative impact on its value.

With respect to utility of the sales and the subject, there is an enhancement to a hobby farm tract to have some cleared land for horses or other livestock. The subject, to include all the subdivided parcels as found in the Highest and Best Use, will all contain cleared land and positive adjustments are made to those tracts that have none. Sales 1 and 2 are timbered tracts with little or no cleared areas while the remainder of the sales have existing areas which can be dedicated to pasture use.

Topography and Soil Conditions:

All of the sales and the subject have desirable topography with no severe slopes or gullies deemed detrimental to hobby farm use.

The sales vary with respect to soils. The subject has about half well-drained, compactable soils and half soils with high shrink/swell potential. No adjustments are made for Soil Conditions as none of the sales have soils which would prove detrimental to hobby farm use.

Size:

Smaller parcels typically sell for more per acre than larger parcels and vice versa. All of the sales, with the exception of Sale 5 and 6, are similar in size. Sale 5 and 6, which measure 10.46 and 13.03 acres, are adjusted 5% downward to compensate for this axiom.

Water Influence:

Branches, creeks, streams, and ponds on a hobby farm site attract wildlife and benefit livestock. Ponds are a greater benefit to the site than just a branch or creek. The subject has two small ponds. Adjustments are made to reflect the greater benefit of these features.

Conclusion – Parcel 1 – As Vacant

A Sales Adjustment Chart is included on the following page, summarizing the adjustments to each sale. Prior to adjusting for differences, the range of prices per net acre was from \$12,835 to \$17,000. After adjustments, the range is from \$15,056 to \$16,350 per net acre. Greatest emphasis is placed on the indication of Sale 3 given the size, utility, date of sale, and use with the smallest percentage of adjustments.

A conclusion of \$15,500 per acre net of right-of-way is reasonable for the subject, providing a value indication found below.

±21.44 acres x \$15,500 per acre =	\$332,320
Rounded	\$335,000

Contribution of Improvements

In keeping with the highest and best use, the improvements on Parcel 1, including the house and outbuildings, were appraised to determine the contributory value to property as a whole. A copy of the appraisal to include the improvements is in the Addenda. Therefore, the estimated value conclusion of the improved property is summarized below.

±21.44 ACRES	\$ 335,000
IMPROVEMENTS	<u>\$1,090,000</u>
TOTAL	<u>\$1,425,000</u>

**ONE MILLION FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS
(\$1,425,000.00)**

PARCEL 1	511 CEDAR GROVE RD 251-00-00-053 Subject	TART RD 263-00-00-033 Sale 1	Branch Rd York 389-27&81 Sale 2	OLD HWY 321 286-00-00-163 Sale 3	565 Garvin Rd 308-00-00-011 Sale 4	Hwy 5 & Windy 252-00-00-039 Sale 5	2587 Wood Rd 252-00-00-039 Sale 6
Sale Price		\$278,000	\$389,957	\$348,000	\$600,000	\$150,000	\$221,561
Acreage	21.44	21.66	27.34	24.40	36.39	10.46	13.03
Price per Acre		\$12,835	\$14,262	\$14,262	\$16,488	\$14,340	\$17,000
(Transactional Adjustments)							
Property Rights Transfe		Equal	Equal	Equal	Equal	Equal	Equal
Adjustment	Fee Simple	1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price		\$12,835	\$14,262	\$14,262	\$16,488	\$14,340	\$17,000
Financing Terms	Assume Cash	Cash	Cash	Cash	Cash	Cash	Cash
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price		\$12,835	\$14,262	\$14,262	\$16,488	\$14,340	\$17,000
Conditions of Sale	Normal	Normal	Normal	Normal	Normal	Normal	Normal
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price		\$12,835	\$14,262	\$14,262	\$16,488	\$14,340	\$17,000
Market Conditions		7/22/2021	1/6/22	4/8/2022	5/19/2022	12/10/2022	1/7/2022
Adjustment		1.12	1.07	1.03	1.02	1.27	1.07
Adjusted Price		\$14,375	\$15,260	\$14,690	\$16,818	\$18,212	\$18,190
(Property Adjustments)							
Location/Nearby Prope		Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Adjustment	Average/Average	Average/Good	Average/Good	Average/Average	Average/Good	Average/Average	Average/Good
Adjusted Price		0.95	0.95	1.00	0.90	1.00	0.90
Zoning/Use	AGC/Hobby Farm	AGC/Equivalent	RUD/Equivalent	RUD/Equivalent	AGC-1/Equivalent	RUD/Equivalent	RUD/Equivalent
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price		\$13,656	\$14,497	\$14,690	\$15,136	\$18,212	\$16,371
Access/Frontage	Good/Good	Good/Average	Good/Good	Good/Good	Good/Good	Cornet Influence	Good/Good
Adjustment		1.00	1.00	1.00	1.00	0.90	1.00
Adjusted Price		\$13,656	\$14,497	\$14,690	\$15,136	\$16,391	\$16,371
Shape/Utility	Rectangular/Good	Triangular/Average	Rectangular/Average	Irregular/Better	Rectangular/Average	Rectangular/Average	Rectangular/Average
Adjustment		1.05	1.05	1.00	1.00	1.00	0.95
Adjusted Price		\$14,339	\$15,222	\$14,690	\$15,136	\$16,391	\$15,552
Topography/Soil	Average/Good	Average/Good	Average/Good	Average/Good	Average/Good	Average/Good	Average/Good
Adjustment		1.00	1.00	1.00	1.00	1.00	1.00
Adjusted Price		\$14,339	\$15,222	\$14,690	\$15,136	\$16,391	\$15,552
Size	22.30	21.66	27.34	24.40	36.39	10.46	13.03
Adjustment		1.00	1.00	1.00	1.00	0.95	0.95
Adjusted Price		\$14,339	\$15,222	\$14,690	\$15,136	\$15,571	\$14,775
Water Influence	2 POUNDS	INFERIOR	EQUAL	INFERIOR	EQUAL	INFERIOR	INFERIOR
Adjustment		1.05	1.00	1.05	1.00	1.05	1.05
Adjusted Price		\$15,056	\$15,222	\$15,425	\$15,136	\$16,350	\$15,514
Adjusted Price per Acre		\$15,056	\$15,222	\$15,425	\$15,136	\$16,350	\$15,514

LAND SALES COMPARISON CHART

Conclusion – Parcel 2 ±35.10 acres – As Vacant

As indicated on the Sales Adjustment Chart found on the previous page, adjustments to each sale are made based on the unique characteristics of the appraised property. With the exception of water influence adjustments, all other characteristics are similar to Parcel 1. Branches, creeks, streams, and ponds on a hobby farm site attract wildlife and benefit livestock. Ponds are a greater benefit to the site than just a branch or creek. Parcel 1 has two small ponds whereas Parcel 2 has none. A 5% downward adjustment is made to reflect the absence of these features.

$$\begin{aligned} \$15,500 \times .95(5\% \text{ adjustment}) &= \$14,725 \text{ per acre} \\ \pm 35.10 \text{ acres} \times \$14,725 \text{ per acre} &= \$516,847 \\ \text{Rounded} & \qquad \qquad \qquad \underline{\underline{\$520,000}} \end{aligned}$$

Conclusion – Parcel 3 ±12.39 acres – As Vacant

As indicated in the Highest and Best Use, Parcel 3 is located on the east side of Cedar Grove Rd and contains ±12.39 acres. Consistent with the adjusted value conclusion of Parcel 2, consideration was given to the unique characteristics as compared to Parcel 1. Parcel 3, like Parcel 2, does not contain and ponds or water features. However, smaller size parcels typically sell for more per acre than larger parcels and vice versa. Therefore, it is concluded that the benefit of smaller size offset the lack of any water influence found on the property. The estimated value conclusion is calculated as follows:

$$\begin{aligned} \pm 12.39 \text{ acres} \times \$15,500 \text{ per acre} &= \$192,045 \\ \text{Rounded} & \qquad \qquad \qquad \underline{\underline{\$190,000}} \end{aligned}$$

**ONE HUNDRED NINETY THOUSAND DOLLARS
(\$190,000)**

VALUE CONCLUSION OF THE AGGREGATED PARCELS 1, 2 & 3

The value conclusion is as follows as of the inspection date 6-28-2022:

Parcel 1:	\$1,425,000
Parcel 2:	\$ 520,000
Parcel 3:	<u>\$ 190,000</u>
Aggregate:	<u>\$2,135,000</u> rounded \$2,140,000

**TWO MILLION ONE HUNDRED FORTY THOUSAND DOLLARS
(\$2,140,000.00)**

**ESTIMATED *RETROSPECTIVE* VALUE CONCLUSION
AS OF JANUARY 10, 2022**

As indicated in the Assumptions and Limiting Conditions section of this report, the primary analysis contained in this appraisal are made as of the date of physical inspection of the property. The estimated aggregate value conclusion is then adjusted to reflect the *retrospective* date of January 10, 2022 which coincides with the date of death of Mr. Sigmon. The appraisers have utilized six sales in the analysis, three that were closed before the retrospective date of January 10, 2022 and two that closed 3 and 4 months after the retrospective date. The movement of market conditions in this rural town is not so rapid that the two later sales will be adjusted more than three and four percent downward and that is very reasonably within a practical cut-date. The adjustment is therefore calculated as follows:

Estimated value conclusion as of 6-28-2022 = \$2,140,000

\$2,140,000 x 96.5% (3.5% adjustment)= \$2,065,100 rounded **\$2,070,000**

Based upon additional analysis of the property and the change in market conditions since the retrospective value opinion, and our general knowledge of real estate valuation, it is our opinion that the value of the property as of **June 28, 2022** was:

**TWO MILLION SEVENTY THOUSAND DOLLARS
(\$2,070,000.00)**

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Addenda

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Uniform Residential Appraisal Report

File # 22-47705

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

Property Address **511 Cedar Grove Road** City **York** State **SC** Zip Code **29745**
 Owner **Curtis C. Sigmon** Intended User **Curtis C. Sigmon** County **York**

Legal Description **See enclosed legal description**
 Assessor's Parcel # **251-00-00-053 (Partial)** Tax Year **2022** R. E. Taxes **\$3037(Partial)**

Neighborhood Name **Not Named** Map Reference **251-00-00-053(Part)** Census Tract **615.01**

Occupant Owner Tenant Vacant Special Assessments \$ PUD HOA \$ per year per month

Property Rights Appraised Fee Simple Leasehold Other (describe)

Intended Use: **To Determine Market Value**

Client **Curtis C. Sigmon** Address **511 Cedar Grove Road, York, SC 29745**

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 the appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). **Through the Canopy MLS service.**

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. **N/A**

Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record? Yes No Data Source(s) **N/A**

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the client? Yes No

If Yes, report the total dollar amount and describe the items to be paid: **N/A**

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Percent Land Use %	
Location	Urban	Suburban	<input checked="" type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	2-4 Unit	60.0 %
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)	Multi-Family	%
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	200	Low	New	%
Neighborhood Boundaries The subject is located 4 miles NW of York off of Hwy 5.								1,500	High	75	Commercial %
								400	Pred.	35	Other Vac 40 %
Neighborhood Description The subject is located in a residential area of homes that vary in size, style and value. Properties are generally well maintained. Sales are sporadic and are spread out over a wide area.											
Market Conditions (including support for the above conclusions) ...Property values are increasing. Supply and demand are in relative balance. Typical marketing time ranges from 5-30 days in the subject market area depending on the appeal and competitiveness of the property.											

Dimensions **See attached** Area **21.44 acres** Shape **Mostly Rectang.** View **Residential**

Specific Zoning Classification **AGC** Zoning Description **Single Family Residential**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities **Public Other (describe)** **Public Other (describe)** **Off-site Improvements--Type Public Private**

Electricity Water Well Street **Asphalt**

Gas Sanitary Sewer Septic Alley **None**

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map No. **45091C0045E** FEMA Map Date **09/26/2008**

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

The subject is a 21.44 acre portion of existing tax parcel 251-00-00-053 (which contains a total of 69.97 acres) on the west side of Cedar Grove Road that includes 862 feet of road frontage. The site is partially wooded with two small ponds. * See Additional Comments *****

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls Basement/Average	Floors Wood/Carpet/Av	# of Stories 1.5 Sty	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Brick/Av	Walls Drywall/Avg.
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Del/End Unit	Basement Area 3,999 sq. ft.	Roof Surface CompShingle/Av	Trim/Finish Wood/Avg.	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const	Basement Finish %	Gutters & Downspouts Aluminum/Av	Bath Floor Ceram/Av
Design (Style) 1.5 Sty	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Vinyl Clad/Av	Bath Wainscot Ceram/Av	Year Built 1997	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated InsulGlass/Av	Car Storage None
Effective Age (Yrs) 15	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Yes/Av	<input checked="" type="checkbox"/> Driveway # of Cars 10	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s)#	Driveway Surface Concrete
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <input type="checkbox"/> Elec	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Garage # of Cars 2	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Deck	<input checked="" type="checkbox"/> Porch 4 total	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Other Shops	<input checked="" type="checkbox"/> Alt. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Finished area above grade contains: 11 Rooms 3 Bedrooms 3.5 Bath(s) 5,255 Square Feet of Gross Living Area Above Grade							
Additional features (special energy efficient items, etc.) 4 porches, large deck. Full unfinished basement. Home has wood floors, cathedral LR ceiling, tile baths. 4 shops/storage bldgs (See notes in addendum for age, size and values)							
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). Home in average condition overall for age. No recent interior updating has been performed. The home has 3 bedrooms which is an under-improvement for the size and market value of the home. Two bonus rooms could be converted to bedrooms upstairs. Cost to add closets in each room is estimated at \$10,000. A functional utility adjustment will be made on the sales comprison grid on page 2 for this cost.							
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							
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							

I have not appraised the subject property or performed any services related to the subject property in the past 3 years. All utilities were on and operating at time of inspection. ANSI Z765-2021 standard measuring utilized. Market exposure time 180 days. Notes on shops: 1)The newest shop was constructed in 2017 and is 7200 SF with high ceilings. The depreciated market value of this building is \$150,000. 2)The heated and insulated 2nd shop is 1260 SF and was built in 1995. The depreciated value of this building is \$30,000. 3)The metal storage building is 1600 SF and was built in the 1980's. The depreciated value of this structure is \$12,500. 4)The open ended metal shed is 1500 SF and was also built in the 1980's. The depreciated value of this structure is \$7500. Total depreciated value off all 4 buildings is \$200,000 (See last line item in the sales comparison approach.

ADDITIONAL COMMENTS

COST APPROACH TO VALUE

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

Local land sales in the market area and/or extraction method.

COST APPROACH

Table with columns for ESTIMATED, REPRODUCTION OR, REPLACEMENT COST NEW, and OPINION OF SITE VALUE. Includes rows for Dwelling, BSMT, Porches, decks, etc., Garage/Carport, Total Estimate of Cost-New, Depreciation, and Depreciated Cost of Improvements.

INCOME

INCOME APPROACH TO VALUE

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

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Form with multiple rows of questions regarding PUD information, including HOA control, unit types, and completion status.

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 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 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 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.

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 this 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 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.
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 client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the 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.

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 *Ken Kessar*
 Name Kenneth Paul Kessar, SRA LLC
 Company Name Ken Kessar, SRA LLC
 Company Address 2238 Ebenezer Road
Rock Hill, SC 29732
 Telephone Number 803-325-8010
 Email Address ken@valuesc.com
 Date of Signature and Report July 27, 2022
 Effective Date of Appraisal 06/28/2022
 State Certification # 1074
 or State License # _____
 or Other _____
 State SC
 Expiration Date of Certification or License 6/30/2024

ADDRESS OF PROPERTY APPRAISED
511 Cedar Grove Road
York, SC 29745
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,425,000
 CLIENT
 Name Mr. Curtis Sigmon
 Company Name Curtis C. Sigmon
 Company Address 511 Cedar Grove Road
York, SC 29745
 Email Address _____

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 _____

PHOTOGRAPH ADDENDUM

Intended User	Curtis C. Sigmon				
Property Address	511 Cedar Grove Road				
City	York	County	York	State	SC
Client	Curtis C. Sigmon				
				Zip Code	29745



**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**

PHOTOGRAPH ADDENDUM

Intended User Curtis C. Sigmon
Property Address 511 Cedar Grove Road
City York County York State SC Zip Code 29745
Client Curtis C. Sigmon



Kitchen



Living Room



Dining Hall

PHOTOGRAPH ADDENDUM

24-4 / 103

Intended User	Curtis C. Sigmon				
Property Address	511 Cedar Grove Road				
City	York	County	York	State	SC
Client	Curtis C. Sigmon				
				Zip Code	29745



Master Bath



Bath



Bath

PHOTOGRAPH ADDENDUM

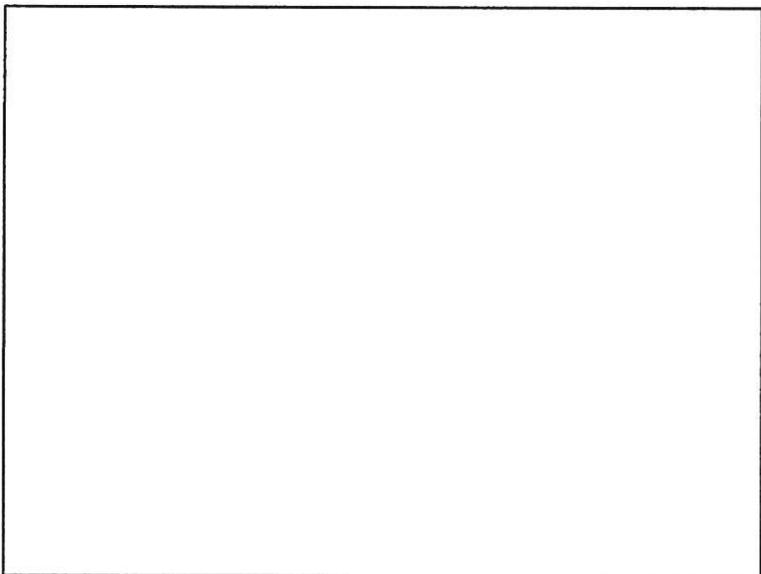
Intended User Curtis C. Sigmon
Property Address 511 Cedar Grove Road
City York County York State SC Zip Code 29745
Client Curtis C. Sigmon



Basement Area

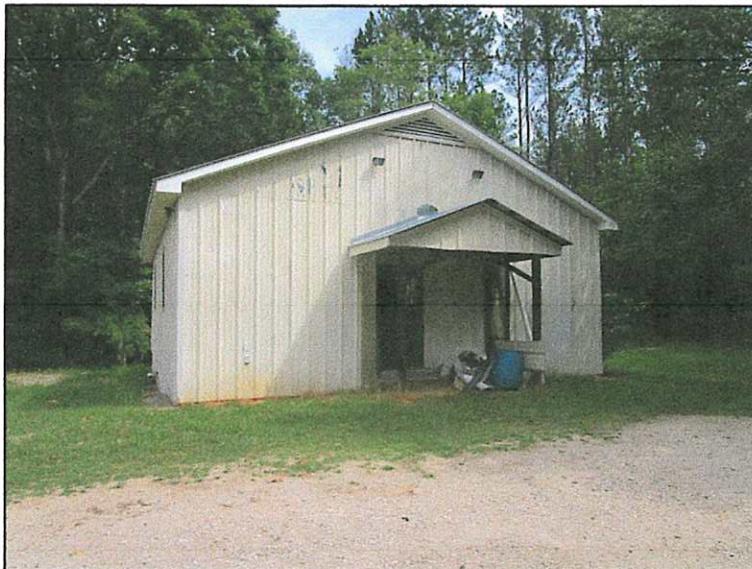


Half Bath

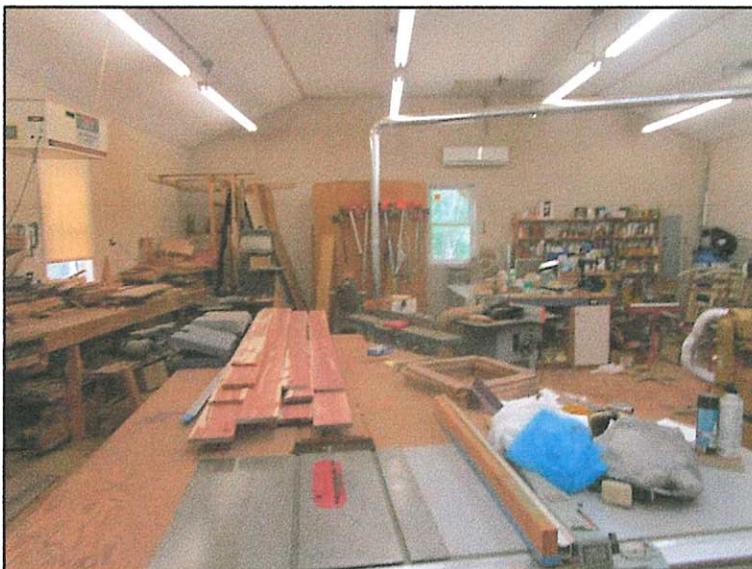


PHOTOGRAPH ADDENDUM

Intended User Curtis C. Sigmon
Property Address 511 Cedar Grove Road
City York County York State SC Zip Code 29745
Client Curtis C. Sigmon



Shop

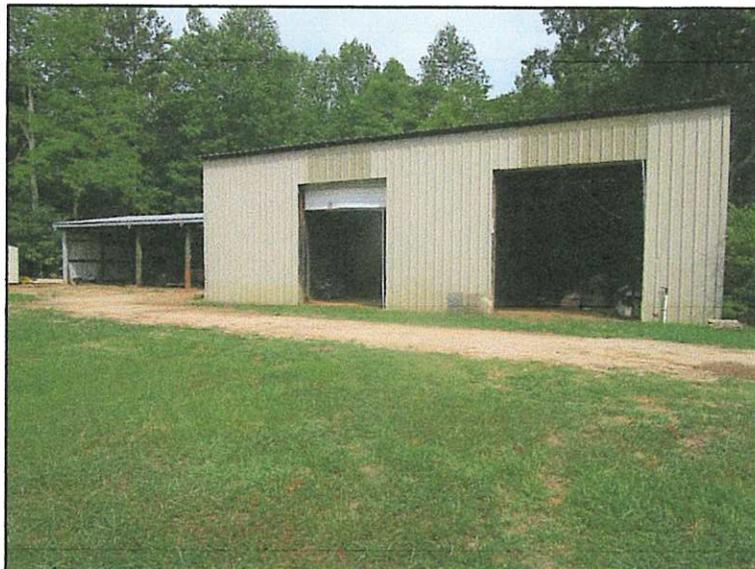


Interior of shop



PHOTOGRAPH ADDENDUM

Intended User Curtis C. Sigmon
Property Address 511 Cedar Grove Road
City York County York State SC Zip Code 29745
Client Curtis C. Sigmon



Garage w/attached wood shed



Large shop



Interior of large shop

PHOTOGRAPH ADDENDUM

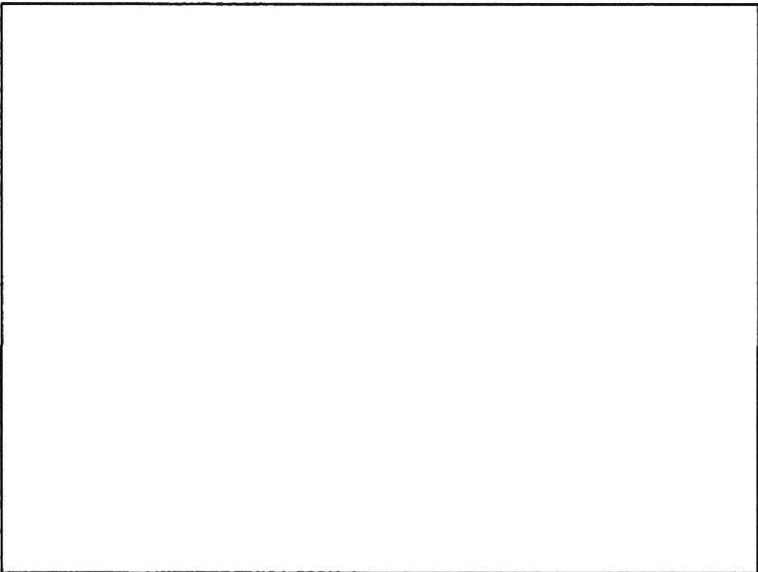
Intended User Curtis C. Sigmon
Property Address 511 Cedar Grove Road
City York County York State SC Zip Code 29745
Client Curtis C. Sigmon



Pond

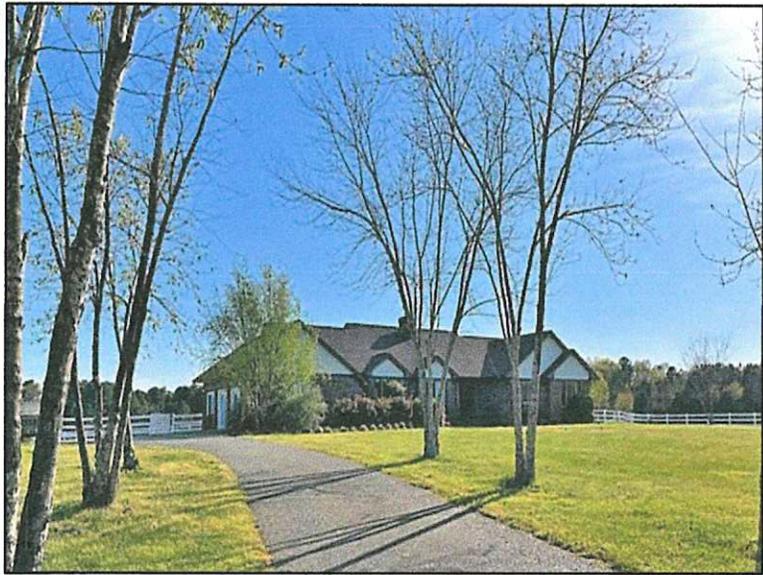


Pond



PHOTOGRAPH ADDENDUM

Intended User **Curtis C. Sigmon**
 Property Address **511 Cedar Grove Road**
 City **York** County **York** State **SC** Zip Code **29745**
 Client **Curtis C. Sigmon**



COMPARABLE #1

821 Daves Road
 York, SC 29745
 Price \$1,100,000
 Price/SF 283.29
 Date 07/21/2022
 Age A34/E20
 Room Count 9-3-3
 Living Area 3,883
 Value Indication \$1,424,000



COMPARABLE #2

4150 Marshall Road
 Rock Hill, SC 29730
 Price \$1,165,000
 Price/SF 206.60
 Date 05/20/2022
 Age A31/E12
 Room Count 13-4-4.5
 Living Area 5,639
 Value Indication \$1,322,900



COMPARABLE #3

1140 King Road
 York, SC 29745
 Price \$1,250,000
 Price/SF 370.37
 Date 04/21/2022
 Age A10/E5
 Room Count 9-3-2.5
 Living Area 3,375
 Value Indication \$1,526,600

Ken Kessarlis, SRA LLC
2238 Ebenezer Road
Rock Hill, SC 29732
803-325-8010

July 27, 2022

Curtis C. Sigmon
511 Cedar Grove Road
York, SC
29745

Property - 511 Cedar Grove Road
York, SC 29745
Client - Curtis C. Sigmon
File No. - 22-47705
Case No. -

Dear Mr. Sigmon:

In accordance with your request, I have prepared an appraisal of the real property located at 511 Cedar Grove Road, York, SC.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 06/28/2022 is :

\$1,425,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

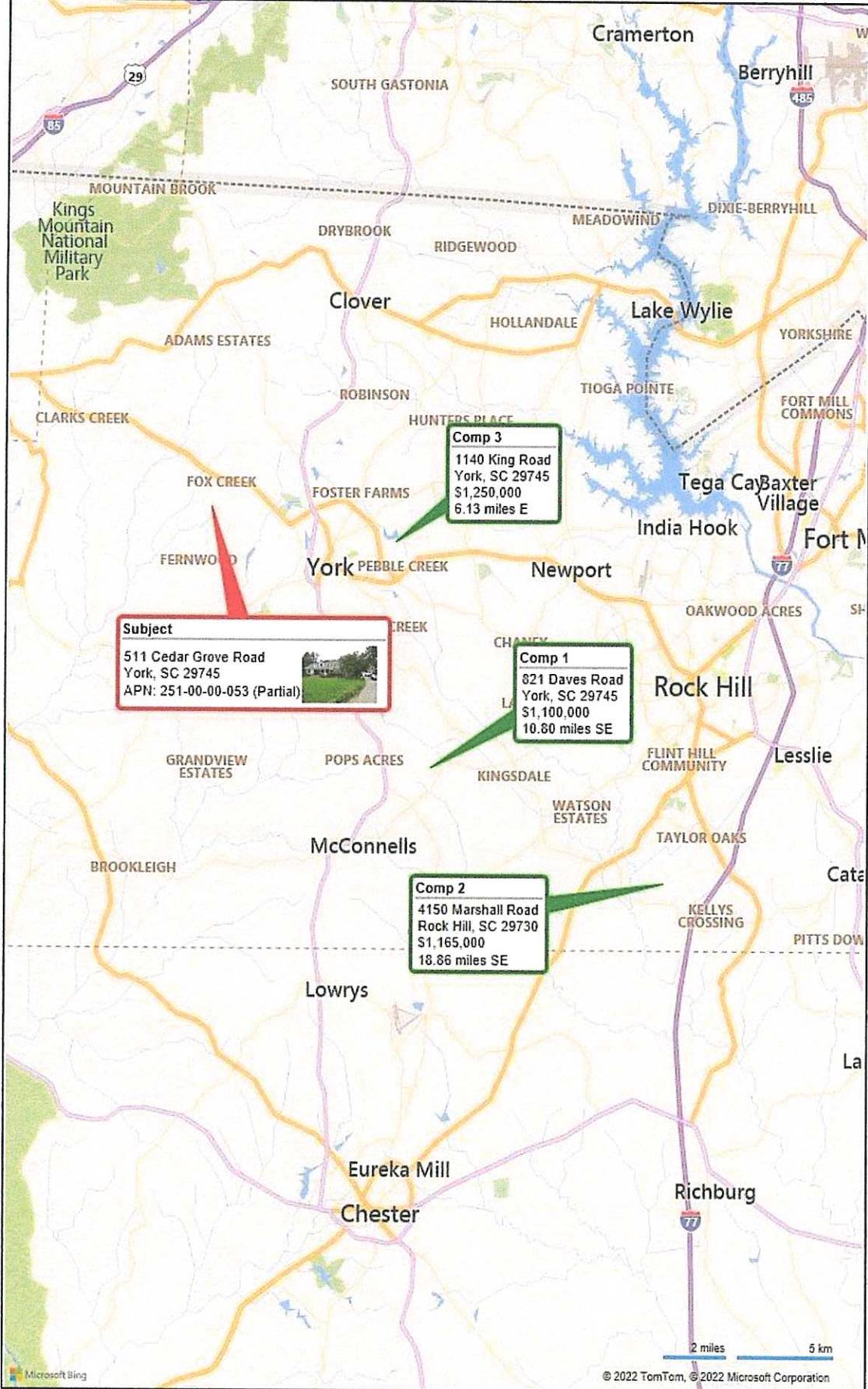
Ken Kessarlis, SRA LLC



Kenfeth Paul Kessarlis, SRA LLC
SC Certification #1074

Location Map

Intended User **Curtis C. Sigmon**
 Property Address **511 Cedar Grove Road**
 City **York** County **York** State **SC** Zip Code **29745**
 Client **Curtis C. Sigmon**



SITE PLAN

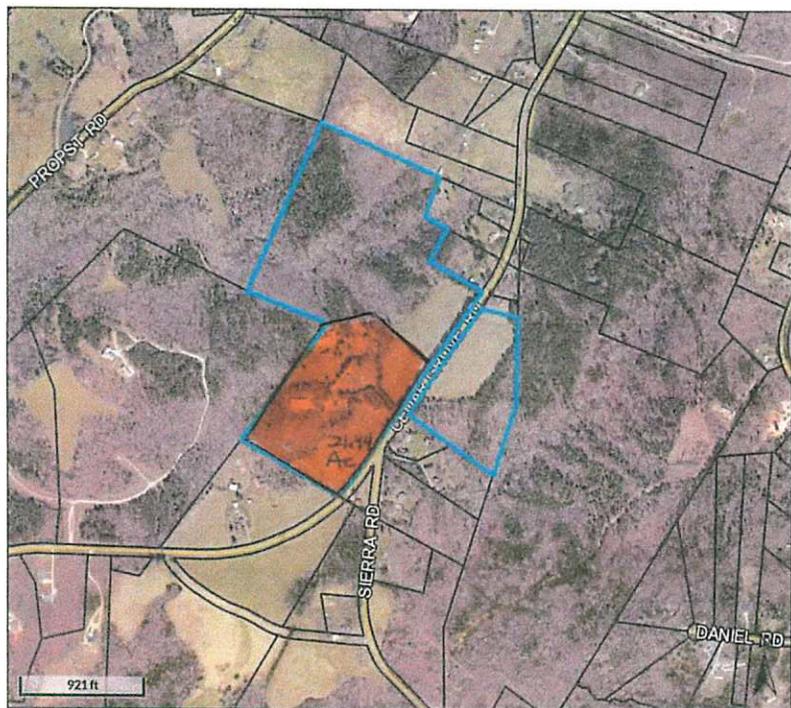
Intended User	Curtis C. Sigmon		
Property Address	511 Cedar Grove Road		
City	York	County	York
		State	SC
		Zip Code	29745
Client	Curtis C. Sigmon		



FLOOD MAP

Intended User	Curtis C. Sigmon				
Property Address	511 Cedar Grove Road				
City	York	County	York	State	SC
Client	Curtis C. Sigmon				

 York County, SC



Overview



Legend

- Parcels
- Roads

Parcel ID	2510000053	Alternate ID	90117	Owner Address	SIGMON C CURTIS
Sec/Twp/Rng	/3/	Class	RESIDENTIAL IMPROVED OC		511 CEDAR GROVE RD
Property Address	470 CEDAR GROVE RD	Acres	69.97		CLOVER, SC 29710
	CLOVER				
District	School = 1 Town = Fire = YR-1				
Brief Tax Description	69.97 AC & 92 SQ FT / CEDAR GROVE RD AGC RUD RW				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/27/2022
Last Data Uploaded: 6/24/2022 10:53:46 PM

Developed by  Schneider
GEO SPATIAL

Intended User **Curtis C. Sigmon**
 Property Address **511 Cedar Grove Road**
 City **York** County **York** State **SC** Zip Code **29745**
 Client **Curtis C. Sigmon**

Parcel Number 251000053
 Account # 90117
 Location Address 470 CEDAR GROVE RD, 511 CEDAR GROVE RD
 Tax District YORK COUNTY DISTRICT 1 - YORK FIRE
 Land Use Classification RESIDENTIAL IMPROVED OC (RIO)
 (Note: Not Zoning Info)
 Acres/Lot 69.970
 Legal Description 69.97 AC & 92 SQ FT / CEDAR GROVE RD AGC RUD RW
 (Note: Not to be used on legal documents.)
 Neighborhood NBC03

[View Map](#)

Scanned Property Card

Property cards are edited to 12/31/2019 and no longer updated.



Owners

[SIGMON C CURTIS](#)
 511 CEDAR GROVE RD
 CLOVER SC 29710

Exemptions

Exemption	Year	GrantYear	Amount
	2019	0	\$0.00

Valuation

	2021	2020
Market Land Value	\$365,960	\$365,960
+ Market Improvement Value	\$423,383	\$423,383
+ Market Misc Value	\$69,580	\$69,580
= Total Market Value	\$858,923	\$858,923
Taxable Land Value	\$365,241	\$365,241
+ Taxable Improvement Value	\$392,929	\$392,929
+ Taxable Misc Value	\$64,575	\$64,575
- Ag Credit Value	(\$350,373)	(\$350,373)
= Total Taxable Value	\$472,372	\$472,372
Assessed Land Value	\$594	\$594
+ Assessed Improvement Value	\$15,717	\$15,717
+ Assessed Misc Value	\$2,583	\$2,583
= Total Assessed Value	\$18,894	\$18,894

*This parcel is subject to the value cap

Land

Land Use	Number of Units	Unit Type	Land Type
RESIDENTIAL IMPROVED OC (RIO)	1.00	Acres	Site
FARM USE VALUE (FUV)	68.97	Class 4 Timber	Ag Use Acres
FARM USE VALUE (FUV)	68.97	Class 4 Timber	Ag Use Acres

Buildings

Style	Residential / RES	Roof Type	
Gross Sq Ft	10778	Roof Coverage	
Finished Sq Ft	4934	Flooring Type	
Stories		Heating Type	
Interior Walls		Bedrooms	
Exterior Walls	Brick/Stucco	Full Bathrooms	3
Year Built	1997	Half Bathrooms	
Garage		3/4 Bathrooms	
Porch		FirePlaces	0
Foundation			
Code	Description	Sketch Area	Finished Area
2FL	2ND FLOOR LIVING	4,934	4,934
BsmtUnfin	Basement Unfin	4,000	0
GAR	Garage	576	0
PorRaised	Porch (Raised C/R)	412	0
DeckWVD	Wood Deck	856	0
TOTAL		10,778	4,934

Yard Items

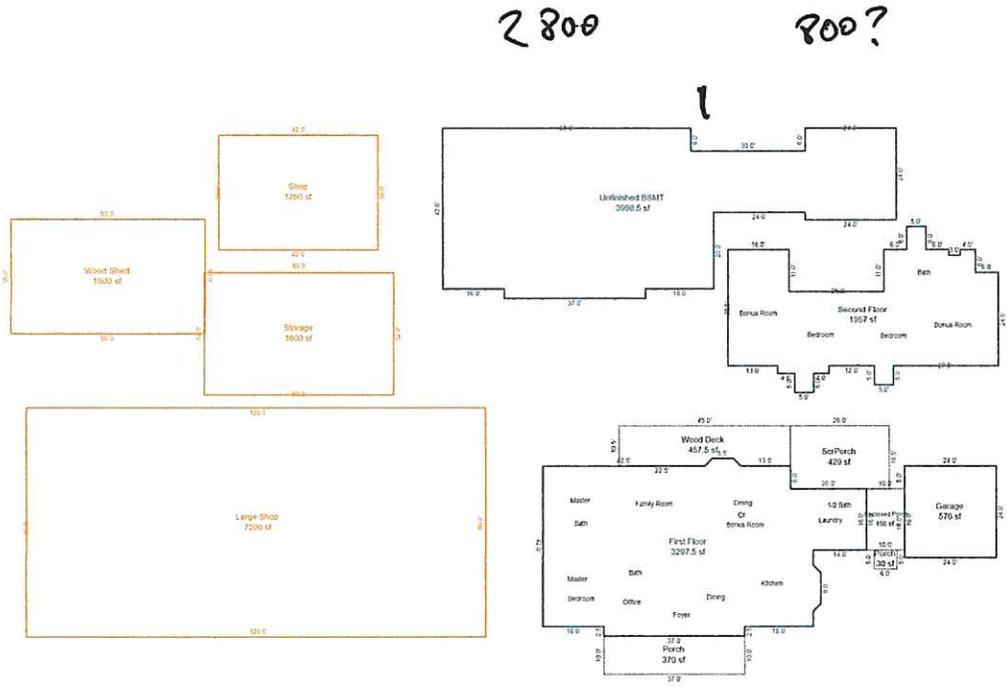
Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
Miscellaneous	0	METAL STORAGE	0 x 0	1	1EA	
Miscellaneous	0	POLE BLDG	0 x 0	1	1EA	
DETACHED METAL GARAGE	2018	DETACHED METAL GARAGE (GAR_MET)	0 x 0	1	7200 SF	

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Grantee
3/16/2017	\$1		16281	205	SIGMON C CURTIS
9/18/2014	\$1		14383	77	SIGMON C CURTIS

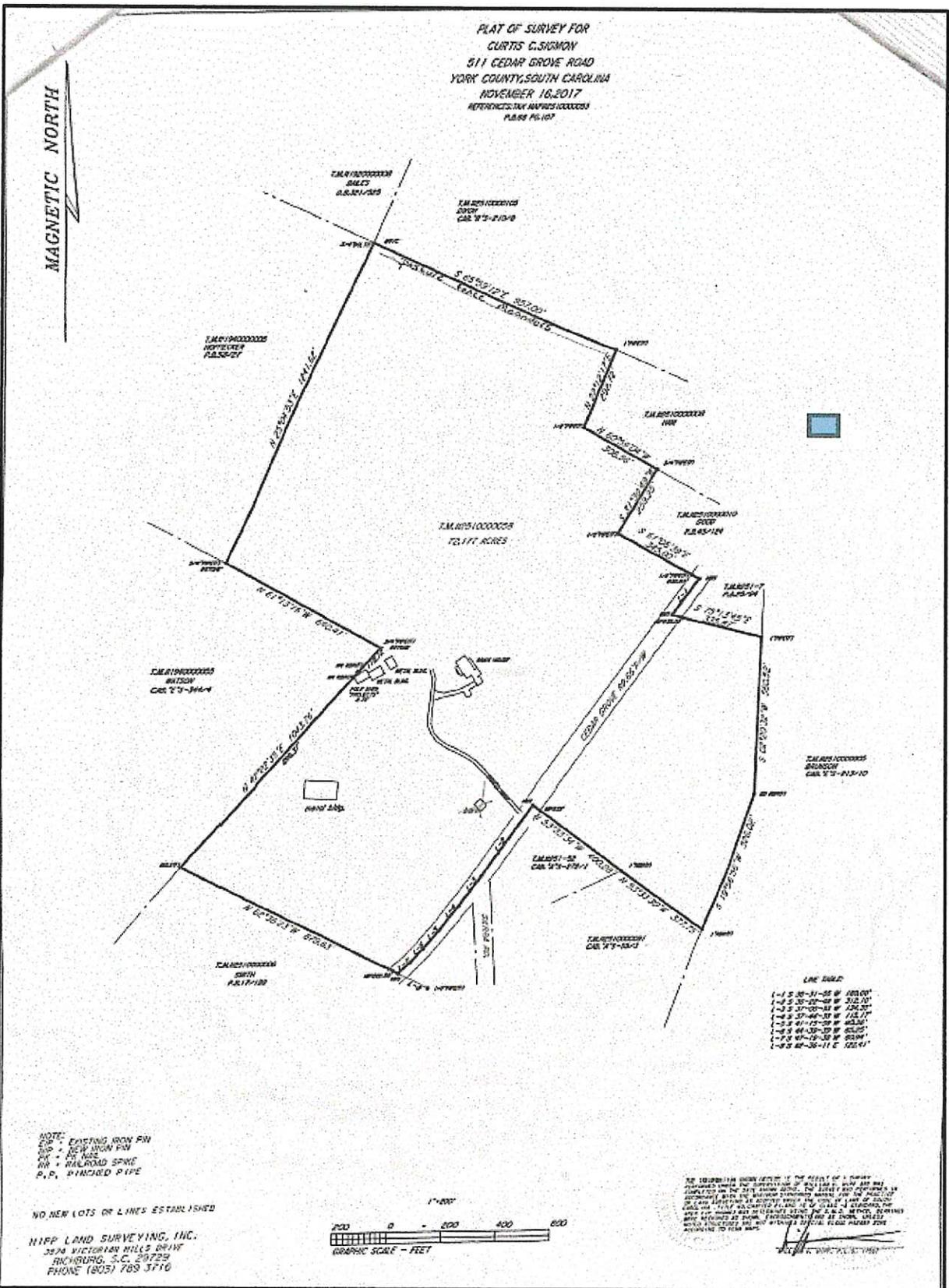
SKETCH ADDENDUM

Intended User **Curtis C. Sigmon**
 Property Address **511 Cedar Grove Road**
 City **York** County **York** State **SC** Zip Code **29745**
 Client **Curtis C. Sigmon**



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN						
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area	
GLA1	First Floor	1.0	3297.5	262.3	3297.5	First Floor		37.0 x	2.5 =	92.5	
GLA2	Second Floor	1.0	1957.0	264.0	1957.0			42.5 x	16.0 =	680.0	
BSMT	Unfinished BSMT	1.0	3998.5	343.0	3998.5			28.5 x	16.0 =	456.0	
GAR	Garage	1.0	576.0	96.0	576.0			22.5 x	6.0 =	135.0	
OTH	Large Shop	1.0	7200.0	360.0				8.0 x	2.0 =	16.0	
	Storage	1.0	1600.0	164.0				0.5 x	2.8 x	1.4 =	2.0
	Wood Shed	1.0	1500.0	160.0				0.5 x	2.8 x	1.4 =	2.0
	Shop	1.0	1260.0	144.0	11560.0			0.5 x	5.5 x	2.0 =	11.0
P/P	Enclosed Porch	1.0	160.0	52.0				0.5 x	2.8 x	1.4 =	2.0
	Porch	1.0	370.0	94.0				0.5 x	2.8 x	1.4 =	2.0
	Porch	1.0	30.0	22.0				28.5 x	4.0 =	114.0	
	Wood Deck	1.0	457.5	112.7				42.5 x	4.0 =	171.0	
	ScrPorch	1.0	429.0	85.0	1446.5	Second Floor		5.0 x	5.0 =	25.0	
								5.0 x	5.0 =	25.0	
								13.5 x	2.0 =	27.0	
								6.0 x	5.0 =	30.0	
	Net LIVABLE	cnt	2 (rounded)		5,255	6 addl items					
						22 total items			(rounded)	5,255	



QUALIFICATIONS

Richard F. Odom, Jr., MAI, SRA, AI-GRS

Professional Designations and Licenses

Appraisal Institute:

MAI Certificate # 7348 (April, 1986)

SRA Certificate # 1752 (March, 1983)

AI-GRS (General Review Specialist (September, 2014)

Licensed Real Estate Broker, State of South Carolina

South Carolina State Certified General Appraiser # 478

North Carolina State Certified General Appraiser # 3187

Appraisal Institute Service

South Carolina Chapter: Officer/Director 1990-1995 and ex-officio member of the Board of Directors 1999-2002 (President, 1994); Admissions Committee 1984-1990 (Chair, 1989-1990).

National: Elected Chair of the National Committee of Regional Chairs, 2002 and was concurrently a member of the national Board of Directors and Executive Committee in 2002; Elected to national Board of Directors, 1999-2001 (Elected to Executive Committee, 2001); General Appraiser Board, Region IX Member, 1996-1998; General Admissions Committee, Region IX Member, 1993 and 1995; General Demonstration Reports Subcommittee, 1987-1989.

Employment History

July 21, 1981 to present – Self-employed as a fee appraiser, consultant and broker, Rock Hill, South Carolina

July 1978 to July 1981 – First Federal Savings and Loan Association of Rock Hill, Rock Hill, South Carolina, Staff Appraiser – Promoted to Chief Appraiser in April 1979

October 1977 to July 1978 – Broker for Albright Realty Company, Rock Hill, South Carolina

Education

BA Economics, Winthrop College, Rock Hill, South Carolina

Appraisal Institute courses as follows:

“Residential Valuation”

“Basic Appraisal Principles, Methods and Techniques”

“Capitalization Theory and Techniques”

“Case Studies in Real Estate Valuation”

“Valuation Analysis and Report Writing”

“Standards of Professional Practice”

“Market Analysis”

“Computer Assisted Investment Analysis”

“Industrial Valuation”

“Review Theory – General”

Appraisal Experience

Appraisals, Appraisal Reviews, Market Studies and/or Feasibility Studies have been conducted on the following property types –

Elderly and Child Care Centers:

- Nursing Homes
- Assisted Living
- Independent Living
- Continuing Care
- Child Day Care

Farms and Timberland:

- Poultry Farms
- Cattle Farms
- Pine Plantations
- Hardwood Forests
- Preservation Easements

Historic Properties:

- Single Family Residences
- Office Buildings
- Apartments
- Plantations
- Preservation Easements

Industrial/Distribution/Storage:

- Manufacturing (light and heavy)
- Trucking Terminals
- Refrigerated Warehouses
- Food Processing Plants
- Flexible Space
- Mini-Warehouses
- Industrial Parks

Vacant Land:

- Commercial
- Industrial
- Residential

Marinas (Coastal and Inland):

- Boat Dealerships
- Dry Stack Storage
- Service Centers
- Condominium Slips

Office Properties:

- Office Buildings
(General, Medical and Governmental)
- Condominiums
- Business Parks

Residential Properties:

- Single Family Detached
- Condominiums
- Apartment Complexes
- Mobile Home Parks
- Subdivisions (Conventional and Mobile Home)

Retail and Service Properties:

- Shopping Centers
- Convenience Stores
- Restaurants
- Hotels/Motels
- Automobile Dealerships
- Automotive Service Centers

Special Purpose Properties:

- Churches
- Golf Courses
- Bowling Centers

Eminent Domain Takings:

- Various

Court Testimony

Qualified as an expert witness in the following courts-

- United States Bankruptcy Court for the District of South Carolina
- United States Bankruptcy Court for the Western District of North Carolina
- United States Bankruptcy Court for the Southern District of New York
- Court of Common Pleas, York County, South Carolina
- Master in Equity Court, York County, South Carolina

Geographic Areas of Experience

South Carolina, North Carolina, Georgia, Florida, Virginia, West Virginia, Texas

Partial List of Clients

Financial Institutions:

American Community Bank
Bancorp South
Bank of America
Bank of York
BealBank
BB&T
Centura Bank
Family Trust Federal Credit Union
First Citizens Bank
National Bank of South Carolina
New Dominion Bank
Park Sterling Bank
South Carolina Bank and Trust
SunTrust Bank
Wells Fargo

RMK Timberland Group
Springs Industries
Springs Memorial Hospital

Utilities, Governments and Foundations:

City of Fort Mill
City of Rock Hill
City of Tega Cay
Clemson University Real Estate
Foundation
Comporium
Conservation Fund
Duke Energy Corporation
Federal Deposit Insurance Corporation
Internal Revenue Service
Rock Hill Economic Development Corp.
USC Law School
Wake Forest University
Winthrop University
York County
York County Natural Gas
SC Department of Natural Resources
US Department of the Interior
US Department of Justice

Other Corporations:

Bowater Carolina
Carolinas Healthcare Systems
Celanese Corporation
CSX
Hancock Timber Resource Group
Piedmont Healthcare

Various individuals, developers, attorneys,
accountants and financial planners

Professional Seminars Developed

Developed, wrote and presented the following seminars approved for Continuing Education credits by the Appraisal Institute and the South Carolina Appraiser Board.

- "Lawyers and Appraisers," October 2013 , Hilton Head, South Carolina
- "Appraisal Review in Eminent Domain Practice," October 2019, Lake Lure, North Carolina

Personal

Born, June 24, 1950. Resident, Rock Hill, South Carolina (1971 to present).

QUALIFICATIONS

J. David Good IV

(803) 517-6728

Email: davidgood@richardodom.net

EDUCATION: Bachelor of Science Degree Administrative Management,
Clemson University, Clemson, South Carolina.
Concentration in Marketing. Graduated 1989.

**APPRAISAL
EDUCATION:** The Appraisal Institute Courses as follows:
Real Estate Appraisal Principles
Real Estate Appraisal Procedures National USPAP Course Statistics,
Modeling and Finance
General Appraisal Sales Comparison Approach

EXPERIENCE:

1990-2016 Owner/Dealer Operator Good Motor
Company (Cadillac, Oldsmobile, Kia)
2018 WINN Home Inspection franchise owner.
2019 Apprentice appraiser with Richard Odom & Associates, Inc.

PROFESSIONAL

LICENSES:

State Certified General Real Estate Apprentice Appraiser in South Carolina
(#7891)
Residential Builders Commission Home Inspector #49377
DOT/FAA Remote Pilot #4186436

PROFESSIONAL

ASSOCIATIONS:

Practicing Affiliate member of the Appraisal Institute

APPRAISAL

EXPERIENCE:

Appraisals, Market Studies and/or Feasibility Studies have been
conducted on the following property types –
Industrial
Warehouse
Restaurant
Office/Retail
Warehouse
Medical Office
Automotive/Motorcycle Sales and Service Facility Retail
Vacant Land

RICHARD ODOM & ASSOCIATES, INC.

Richard F. Odom, Jr., MAI, SRA, AI-GRS



2424 India Hook Road, Suite 132 (USPS only)
Rock Hill, South Carolina 29732

J. David Good IV

Telephone: 803-329-3111

www.richardodom.net

June 10, 2022

Estate of Curtis Sigmon
Mr. Jeff Sigmon, Administrator
Via email: jefcoinc@truvista.net

RE: Proposal to Appraise the Fair Market Values of 69.97± Acres and Improvements at 511 Cedar Grove Rd, Clover, SC and 5.8± Acres at 625 S. 321 Bypass, York, SC.

Dear Mr. Sigmon:

Following our communications and communications with Jim Hardin and Amy Montague, attorneys, and after reviewing information concerning the above referenced properties, I have contemplated the time that will be involved in appraising their fair market values as of two respective dates.

The Cedar Grove Road property will be valued as of January 10, 2022 that is the date of death of Curtis Sigmon and it will also be valued as of the date of our inspection of the property. The January date will be used to satisfy the requirements of the probate court and the latter date will be used by the estate in deliberations to sell the property.

The S. Highway 321 property will be appraised as of the date of inspection and will be used by the estate in deliberations to sell the property.

The client and intended user in the appraisals is the Estate of Curtis Sigmon, and the Administrator, Jeff Sigmon will be the person to contact for access to the property and for other information that may be necessary. The appraisers may also contact Jim Hardin and/or Amy Montague for direction on items related to probate.

Richard Odom & Associates, Inc. proposes to prepare complete appraisals and summary narrative reports that will have Richard F. Odom, Jr., MAI, SRA, AI-GRS as primary signatory in the assignment.

In preparing the appraisals, the appraisers' scope of work will be:

Inspect and catalogue the salient attributes of the property.

Investigate the necessary market data needed to value the property. Our data will be acquired using various public and private sources to the extent sufficient (in our opinion) to develop a credible opinion of market value, or, until we believe that we have reasonably exhausted the available pool of data. We will report only the most relevant data deemed pertinent to the valuation problem.

Verify the necessary data obtained from primary and secondary sources with persons familiar with the transactions. If we are unable to obtain independent verifications, we may utilize that data based on implied reasonableness (i.e., the data appears reasonable in the overall context of the total data) or on our perceived credibility of the source. Consideration of unverified data

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may be weighted based on perceived credibility.

Focus on micro-economic and local market analysis as opposed to state and regional analyses.

Base the highest and best use conclusion on an inferred analysis by comparing and contrasting activity in the local market.

Investigate and analyze any apparent pertinent easements or restrictions on the fee simple ownership of the subject property. If a title report is not supplied by the client, we will rely on a visual inspection to identify any readily apparent easements or restrictions.

Analyze the data found and reach opinions regarding the market value of the properties as of the effective date of value.

Complete the appraisals in compliance with our understanding of the Uniform Standards of Professional Appraisal Practice and the further Standards of Professional Practice of the Appraisal Institute.

We will not determine the existence of contamination on the sites. It is not within the scope of work to ascertain the existence of any toxic waste or other contamination present on or off the site. We will, however, report any indications of toxic waste or contaminants that may affect value if they were readily apparent to us during our investigations. We caution the users of the reports that we are not experts in such matters and that we may have overlooked contamination that might be readily apparent to environmental experts.

Prepare summary format reports that will include photographs of the subject properties, descriptions of the subjects area, the sites, any pertinent improvements on the sites, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in our valuation, a reconciliation and conclusion, and other data deemed by the appraisers to be relevant to the appraisals and reports. Pertinent data and analyses not included in the report will be retained in our files.

Scope of Work

The scope of work will be limited by commonly accepted assumptions and limiting conditions. Additionally, as preliminary analysis we have identified a few issues that will need to be addressed in the appraisals as follows:

511 Cedar Grove Lane

In our preliminary Highest and Best Use analysis we have, prior to more in-depth analysis concluded it likely that the property should be marketed as 3 tracts

1. Approximately 20 acres and improvements including the ±10,000 square foot “homeplace”; a ±7,000 square foot garage; 3 outbuildings used variously as woodshop and storage;
2. Approximately 40 acres of timberland and pastureland adjacent to the homeplace tract and;
3. Approximately 10 acres across Cedar Grove Road consisting of pastureland and timberland.

625 S. Highway 321 Bypass

1. Consider any potential affect on value resulting from a cell tower site within the boundaries of the property;
2. Consider the affect of the site having visibility from Highway 5.

Ms. Whitley Hamlin

March 11, 2022

Page 3 of 3

The definition of Market Value will be "Fair Market Value" that is stated in the "Real Property Valuation Guidelines" of the IRS.

Standard Fair Market Value Definition:

Estate Tax: Treas. Reg. §20.2031-1(b).

"The fair market value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts. The fair market value of a particular item of property includible in the decedent's gross estate is not to be determined by a forced sale price. Nor is the fair market value of an item of property the sale price in a market other than that in which such item is most commonly sold to the public, taking into account the location of the item wherever appropriate."

Our fee to conduct the appraisals will be \$10,500.00, with delivery of the Cedar Grove Road appraisal report on or before six weeks of authorization to proceed, and with the S. Hwy 321 Bypass appraisal report to follow within a week thereafter. We will schedule the assignment immediately upon receipt of a retainer of \$10,500.00 that may be mailed to the address on this letterhead.

Please call me if I may add clarity to anything discussed above. Thank you, and I look forward to working with you in this matter.

Sincerely,

RICHARD ODOM & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Richard F. Odom, Jr.", written in a cursive style.

Richard F. Odom, Jr., MAI, SRA, AI-GRS
SC Certified General Appraiser #CG-478