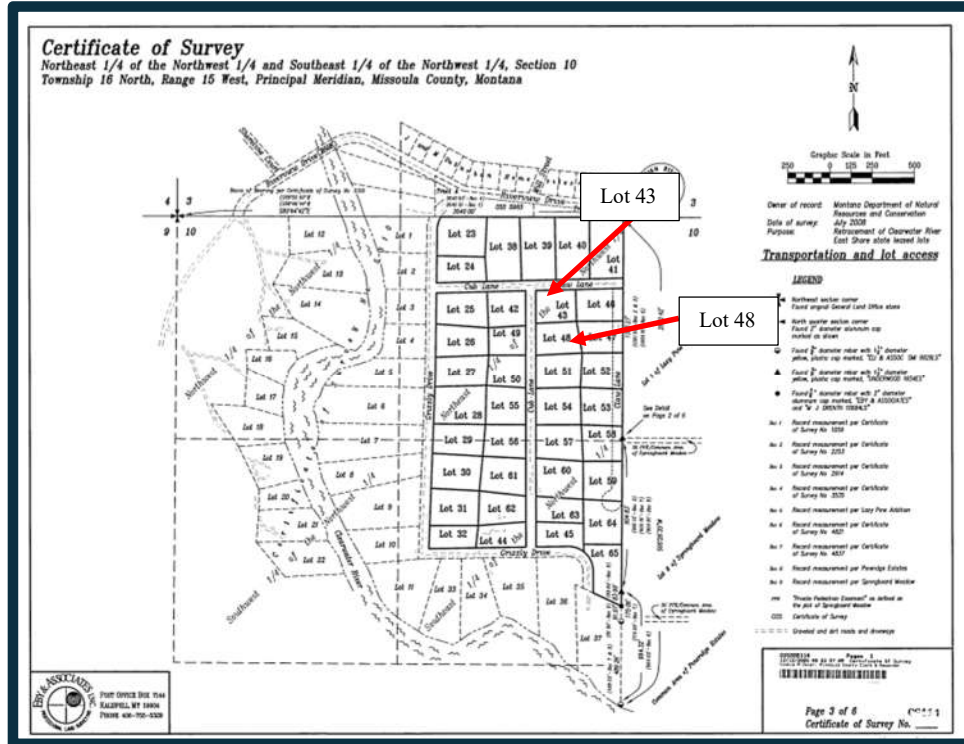


APPRAISAL REPORT OF:

**LOTS 43 & 48, CERTIFICATE OF SURVEY 6114
CLEARWATER RIVER EAST SHORE INLAND
SEELEY LAKE, MISSOULA COUNTY, MONTANA**



PREPARED FOR:
**State of Montana, Montana Board of Land Commissioners,
 & Montana Department of Natural Resources and Conservation
 P.O. Box 201601
 Helena, Montana 59620-1601
 Attention: Mr. Brent Neace, Real Estate Specialist**

MARKET VALUES AS OF:
September 11, 2024

PREPARED BY:
**Elliott M. Clark, MAI &
 Christopher D. Clark
 Clark Real Estate Appraisal
 PO Box 1531
 Seeley Lake, Montana 59868
 (406) 862-8151**



PO Box 1531
Seeley Lake, Montana 59868

LETTER OF TRANSMITTAL

September 16, 2024

Mr. Brent Neace, Real Estate Specialist
State of Montana, Montana Board of Land Commissioners,
& Montana Department of Natural Resources and Conservation
P.O. Box 201601
Helena, Montana 59620-1601

Re: Lots 43 and 48 of COS 6114, Section 10, Township 16 North, Range 15 West, Clearwater River East Shore Inland, Seeley Lake, Missoula County, Montana

Dear Mr. Neace:

In compliance with your request, Elliott M. Clark, MAI and Christopher D. Clark viewed the above referenced property on September 11, 2024. Applicable information regarding zoning was reviewed and trends in real estate activity in the area were researched and analyzed. The property viewing, reviews, and analyses were made in order to prepare the attached summary appraisal report.

There are three approaches to value in the appraisal of real property. They are the Cost, Sales Comparison, and Income Approaches. All three approaches and their applicability will be discussed in greater detail in the Scope of the Appraisal and the Appraisal Process sections of this report.

The values of the fee simple interest in the subject site is concluded in this report. The value conclusion was made after a thorough study of available market data and other data felt to be pertinent to this appraisal. The attached summary appraisal report exhibits the factual data found and reasoning used in forming our opinion of value.

The value is based on the assumptions that all necessary governmental approvals have been obtained and will be maintained, and that the property owners will exhibit sound management and sales practices. The value is based upon the **Hypothetical Conditions** that the subject property was a legal parcel and that the parcel had legal and adequate access (as described in this report) as of the report effective date.

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We were not provided with soil studies for the subject site. We assume that the soils are capable of supporting construction similar to that in similar area subdivisions without unusual soil preparation. We are also unaware of the presence of any hazardous material, groundwater contamination, or toxic materials that may be on or in the subject site. Should any of these conditions be present, the values stated in this report could be affected.

We certify that, to the best of our knowledge and belief, the statements and opinions contained in this appraisal report are full, true, and correct. We certify that we have no interest in the subject property and that neither the employment to make this appraisal nor the compensation is contingent upon the value conclusions for the property. We specifically certify that we are competent (geographically and with regard to the property type) to complete this appraisal report. This appraisal assignment was not made nor was the appraisal rendered on the basis of requested minimum valuations or specific valuations.

This appraisal is subject to the attached Certification of Appraisal and Statement of Limiting Conditions. We further certify that this appraisal was made in conformity with the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation (USPAP).

Respectfully submitted,



Elliott M. Clark, MAI
Montana Certified General Real Estate Appraiser
REA-RAG-LIC-683



Christopher D. Clark
Montana Licensed Real Estate Appraiser
REA-RAL-LIC-841

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TABLE OF CONTENTS

LETTER OF TRANSMITTAL	2
SUMMARY OF SALIENT DATA AND CONCLUSIONS	5
CERTIFICATION OF APPRAISAL	6
GENERAL ASSUMPTIONS AND LIMITING CONDITIONS	8
SCOPE OF THE APPRAISAL	10
IDENTIFICATION OF THE SUBJECT PROPERTIES	13
INTENDED USE & INTENDED USERS OF THE APPRAISAL	13
PURPOSE OF THE APPRAISAL	14
DATE OF PROPERTY VIEWINGS	14
EFFECTIVE DATE OF MARKET VALUES	14
PROPERTY RIGHTS APPRAISED	14
DEFINITION OF MARKET VALUE	15
STATEMENT OF OWNERSHIP & USE HISTORY	16
PROPERTY DESCRIPTIONS	17
GENERAL DESCRIPTIONS	17
ACCESS AND VIEWS	19
IMPROVEMENTS	19
EASEMENTS, RESTRICTIONS, AND ENCROACHMENTS	19
ZONING	20
ASSESSMENT/REAL PROPERTY TAXES	20
TOPOGRAPHY, VEGETATION, WETLANDS, SOILS AND DRAINAGE	20
UTILITIES	22
PUBLIC SAFETY AND SERVICES	22
SITE SUITABILITY	22
SUBJECT BUILDING SKETCHES & PHOTOGRAPHS	23
SUBJECT MARKET ANALYSIS	36
HIGHEST AND BEST USE	39
THE APPRAISAL PROCESS	41
LOT SALES	42
HOME SALES	47
PROPERTY VALUATIONS	51
LOT 43	52
LOT 48	60
RECAPITULATION OF VALUE INDICATIONS	68
QUALIFICATIONS OF THE APPRAISERS	69
APPRAISERS LICENSES	74
ADDENDUM	75
NATIONAL ECONOMIC DATA	76
STATE ECONOMIC DATA	76
MISSOULA COUNTY DATA	78
SEELEY LAKE DATA	83
SCOPE OF WORK & SUPPLEMENTAL INSTRUCTIONS	85

SUMMARY OF SALIENT DATA AND CONCLUSIONS

IDENTIFICATION OF CLIENT/INTENDED USE

Client/Intended User(s)	State of Montana, State of Montana Board of Land Commissioners, Montana Department of Natural Resources & Conservation/Client Agencies & Individual Lessees Noted in the Report
Purpose/Intended Use	Conclude Market Values/Potential Sale Purposes
Property Owner(s)	Sites: State of Montana/Improvements: Individual Lessees

SUBJECT PROPERTY

Property Identifications	Lots 43 & 48, COS 6114, Section 10, Township 16 North, Range 15 West, Clearwater River East Shore Inland, Seeley Lake, Missoula County, Montana
Site Sizes	See Property Description
Description of Improvements	See Property Description
Assessor Number(s)	See Property Description
Census Tract	30-063-0018.00
Flood Zone	Subject Lots in Area of Low Flood per Missoula County
Zoning	None

HIGHEST AND BEST USE(S)

As Is	Recreational and/or Residential Use
As Improved	Recreational and/or Residential Use

DATES, VALUE CONCLUSION(S) AND ASSIGNMENT CONDITION(S)

Report Date	September 16, 2024
Inspection Date(s)	September 11, 2024
Effective Date of Value(s)	September 11, 2024
Property Rights Appraised	Fee Simple

Estimate of Market Values

Individual Lot Values	Property Valuation Section of Report & Page 68 of Report
Individual Improvement Values	Property Valuation Section of Report & Page 68 of Report
Individual Total Market Values	Property Valuation Section of Report & Page 68 of Report

Extraordinary Assumption(s)	None
Hypothetical Condition(s)	See Scope of the Appraisal

MARKETING & EXPOSURE TIME

The appraised values for the subject lots, if vacant, are based upon 6 to 12 month marketing and exposure times. The appraised values for the subject properties, as improved, are also based upon a 1 to 3 month marketing and exposure times. Estimated marketing and exposure times are addressed in detail in the Subject Market Analysis portion of this report.

APPRAISER INFORMATION

Appraiser(s)	Elliott M. Clark, MAI & Christopher D. Clark
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CERTIFICATION OF APPRAISAL

We certify that, to the best of our knowledge and belief,

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our unbiased professional analyses, opinions, and conclusions.
- Elliott M. Clark, MAI and Christopher D. Clark have no present or prospective interest in the properties that are the subject of this report and no personal interest with respect to the parties involved.
- Clark Real Estate Appraisal has performed no services, as appraisers or in any other capacity, regarding the subject properties within the three-year period immediately preceding acceptance of this assignment.
- We have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The compensation for completing this assignment is not contingent upon the development or reporting of predetermined values or directions in value that favor the cause of the clients, the amounts of the value opinions, the attainment of stipulated results, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.
- Elliott M. Clark, MAI and Christopher D. Clark both personally viewed the subject properties.
- No one provided significant real property appraisal assistance to the persons signing this certification.

- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report Elliott M. Clark, MAI has completed the continuing education requirements of the Appraisal Institute.

Elliott M. Clark

Dated Signed: September 16, 2024
Elliott M. Clark, MAI
MT REA-RAG-LIC-683

Christopher D. Clark

Date Signed: September 16, 2024
Christopher D. Clark
MT REA-RAL-LIC-841

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraisal is subject to the following conditions and to such other specific and limiting conditions as are set forth in the appraisal report.

1. The legal description(s) from the most recently recorded deed(s) or plat(s) are assumed to be correct.
2. The appraisers assume no responsibility for matters legal in character, nor do they render any opinion as to the titles, which are assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded and the properties are appraised, as though free and clear, under responsible ownership and competent management.
3. Any sketches in this report indicate approximate dimensions and are included to assist the reader in visualizing the properties.
4. The appraisers have not made a survey, engineering studies or soil analysis of the properties and assume no responsibility in connection with such matters or for engineering, which might be required to discover such factors.
5. Unless otherwise noted herein, it is assumed that there are no encroachments, zoning or restriction violations associated with the subject properties.
6. Information, estimates and opinions contained in this report are obtained from sources considered reliable and believed to be true and correct; however, no liability for them can be assumed by the appraisers.
7. The appraisers are not required to give testimony or attendance in court by reason of this appraisal, with reference to the properties in question, unless arrangements have been made previously, therefore.
8. The division of the land and improvements (if applicable) as valued herein is applicable only under the program of utilization shown. These separate valuations are invalidated by any other application.
9. On all appraisals, subject to satisfactory completion, repairs or alterations, the appraisal report and value conclusion(s) are contingent upon completion of the improvements in a workmanlike manner.
10. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute. Except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public

relations media, sales media or other media for public communication without the prior written consent of the signatory of this appraisal report.

11. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of the subject properties to determine whether or not they are in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the properties together with a detailed analysis of the requirements of the ADA could reveal that the properties are not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the values of the properties. Since the appraisers have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the values of the properties.
12. The appraisers are not experts at the identification of environmental hazards. This assignment does not cover the presence or absence of such substances. Any visually detected or obviously known environmental problems affecting the properties will be reported and their impact on the value will be discussed.
13. This appraisal assignment was not made nor was the appraisal rendered on the basis of a requested minimum valuation or specific valuation.
14. The appraisers are not building inspectors and this report does not constitute building inspections for the subject properties. Any obvious defects are noted (if applicable); however, this report is not to be relied upon for detection of unseen defects for the subject properties.
15. This appraisal was prepared for the clients and the intended users named in this report. The analysis and conclusions included in the report are based upon a specific Scope of Work determined by the clients and the appraisers and are not valid for any other purpose or for any additional users other than noted in this report.

SCOPE OF THE APPRAISAL

The subject properties are Lots 43 and 48 of COS 6114, Section 10, Township 16 North, Range 15 West, Clearwater River East Shore Inland, Seely Lake, Missoula County, Montana

The appraisers were asked to provide opinions of the market values of the fee simple interests in the sites and improvements for the subject properties for decisions regarding potential sale of the properties.

Information about the subject properties has been collected and analyzed and a narrative appraisal report for the subject properties has been prepared. The scope of the appraisal requires compliance with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standards Board of the Appraisal Foundation and the Guide Notes to the Standards of Professional Appraisal Practice adopted by the Appraisal Institute. The standards contain binding requirements and specific guidelines that deal with the procedures to be followed in developing an appraisal, analysis, or opinion. The Uniform Standards set the requirements to communicate the appraiser's analyses, opinions and conclusions in a manner that will be meaningful and not misleading in the marketplace.

Scope of Property Viewing

Elliott M. Clark, MAI and Christopher D. Clark of Clark Real Estate Appraisal viewed the subject properties on September 11, 2024. We measured the improvements on the subject lots and walked the lots.

Scope of Research

The history of ownership, historical uses and current intended uses were researched via the Montana Department of Natural Resources, the lessees for the property, Missoula County Records, and the area Multiple Listing Service.

Area trends in development were researched based upon information from various offices of Missoula County; inspections of surrounding properties by the appraisers; interviews with area developers, property owners and property managers; and research regarding current and projected demographics in the immediate and greater subject market area.

Comparable market data was obtained through a combination of public record and area realtors, developers, and property owners. Every effort was made to verify all comparable data. **Montana is a non-disclosure state and realty transfer sales price information is not available via public record.**

Extraordinary Assumption(s)

An **Extraordinary Assumption** is defined in the 2024 version of the Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board to be “*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.*”

There are no **Extraordinary Assumptions** associated with this appraisal report.

Hypothetical Conditions

A **Hypothetical Condition** is defined in the 2024 version of the Uniform Standards of Professional Appraisal Practice (USPAP) published by the Appraisal Standards Board to be “*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 but is used for purpose of analysis.*”

The values concluded in this report for the subject properties are based upon the **Hypothetical Conditions** that the properties were legal parcels as of the report effective date and that there was legal and adequate access (as described in this report) to the properties.

Use of **Hypothetical Conditions** can affect assignment results.

Highest & Best Use

Our opinions of the highest and best uses for the subject properties were developed using the research collected relative to the subject properties, area development trends, and demographics. The information collected is considered comprehensive and provided a credible basis for carefully considered analyses. The appraisal process presented was based upon the highest and best use conclusions for the subject properties.

Appraisal Process

The Sales Comparison Approach was developed to determine the values of the subject sites as if vacant. This is typically the most reliable approach for determining values of vacant sites.

All three approaches to value were considered for the valuation of the subject properties as improved. Most market participants interested in purchasing homes in the subject market area do not base decisions upon the depreciated cost of the improvements. For this reason, the Cost Approach was not applicable or necessary for credible value conclusions for the properties. The subject properties are not utilized for income generation. For this reason, the Income Approach is not considered applicable and was not developed in this report. The Sales Comparison Approach was developed to determine the values of the subject properties as improved.

Environmental

The appraisers do not possess the requisite expertise and experience with respect to the detection and measurement of hazardous substances, unstable soils, or freshwater wetlands. Therefore, this assignment does not cover the presence or absence of such substances as discussed in the Limiting Conditions section of this report. However, any visual or obviously known problems affecting the properties will be reported and any impact on the values will be discussed.

General Data Sources

Individuals and offices consulted in order to complete this appraisal include the following:

- Missoula County – Various Offices
- Montana Department of Revenue;
- Montana Regional MLS;
- Various Area Real Estate Agents, Property Managers, Property Owners, and Builders

Specific data sources are noted in the body of the report where appropriate.

IDENTIFICATION OF THE SUBJECT PROPERTIES

The subject properties are identified on the table below;

Lot #	Sale #	Certificate of Survey	Section/Township/Range	County	Gross Acres
43	2069	6114	S10/T16N/R15W	Missoula	1.043
48	2070	6114	S10/T16N/R15W	Missoula	1.109

INTENDED USE & INTENDED USERS OF THE APPRAISAL

It is understood that the intended use of this appraisal is for decisions regarding the possible sale of the subject properties by the client. This report was prepared for the client, (State of Montana, Montana Board of Land Commissioners, & Montana Department of Natural Resources and Conservation) and is their exclusive property. The client is an intended user of this report. The Lessees for the subject lots are additional intended users of this report. The Lessees are listed below;

Lot #	Sale #	Lessee
43	2069	Shawnee Pringle
48	2070	Cassie Landsberger & Benjamin Ott

No additional parties may rely upon this report without the express written consent from both the appraisers and the client.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to conclude the market values of the fee simple interests in the subject properties for possible sale purposes.

DATE OF PROPERTY VIEWINGS

September 11, 2024

EFFECTIVE DATE OF MARKET VALUES

September 11, 2024

PROPERTY RIGHTS APPRAISED

The values concluded in this report are for the **fee simple** interests in the subject properties. The fee simple interest is full, complete, and unencumbered ownership subject only to the governmental rights of taxation, police power, eminent domain and escheat. This is the greatest right and title, which an individual can hold in real property.

DEFINITION OF MARKET VALUE

At the request of the client, the following definition of market value is utilized in this report.

Market Value is defined in the following manner:

*"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."*¹

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 considers his 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.

¹ Office of the Comptroller of the Currency - Comptroller's Manual for National Banks, March 1990, 12CFR, Section 34.42h

STATEMENT OF OWNERSHIP & USE HISTORY

The subject sites are owned by the State of Montana. The improvements on the subject lots are owned by the lessees. The lessees and the most recent transfer documents available online via Missoula County, Montana are identified below;

Lot #	Sale #	Lessee	Address	Last Transfer Document
43	2069	Shawnee Pringle	242 Cub Lane	Bill of Sale - 2001
48	2070	Cassie Landsberger & Benjamin Ott	280 Cub Lane	Bill of Sale - 2007

USE/MARKETING HISTORIES

The Montana Department of Natural Resources and Conservation manages hundreds of residential cabin sites which are owned by the State of Montana. The subject lots are in this program. According to the available information, the subject lots have been used for recreational/residential purposes for the three years prior to the report effective date. There were mobile homes with wood frame additions on the subject lots. The mobile home construction date and any recent listing information for the improvements via the area MLS for each property are below;

Lot #	Sale #	Lessee	House Built	Listing History of Improvements via Area MLS
43	2069	Shawnee Pringle	Mobile Home Manufactured in 1980 by Conchemco - Model Governor with Wood Frame Additions	N/A
48	2070	Cassie Landsberger & Benjamin Ott	Mobile Home Manufactured in 1973 by Skyline - Model Buddy with Wood Frame Additions	N/A

According to our research, the improvements on the subject lots were not available for sale via the area MLS as of the report effective date and none were available for sale via the area MLS during the three years prior to the report effective date.

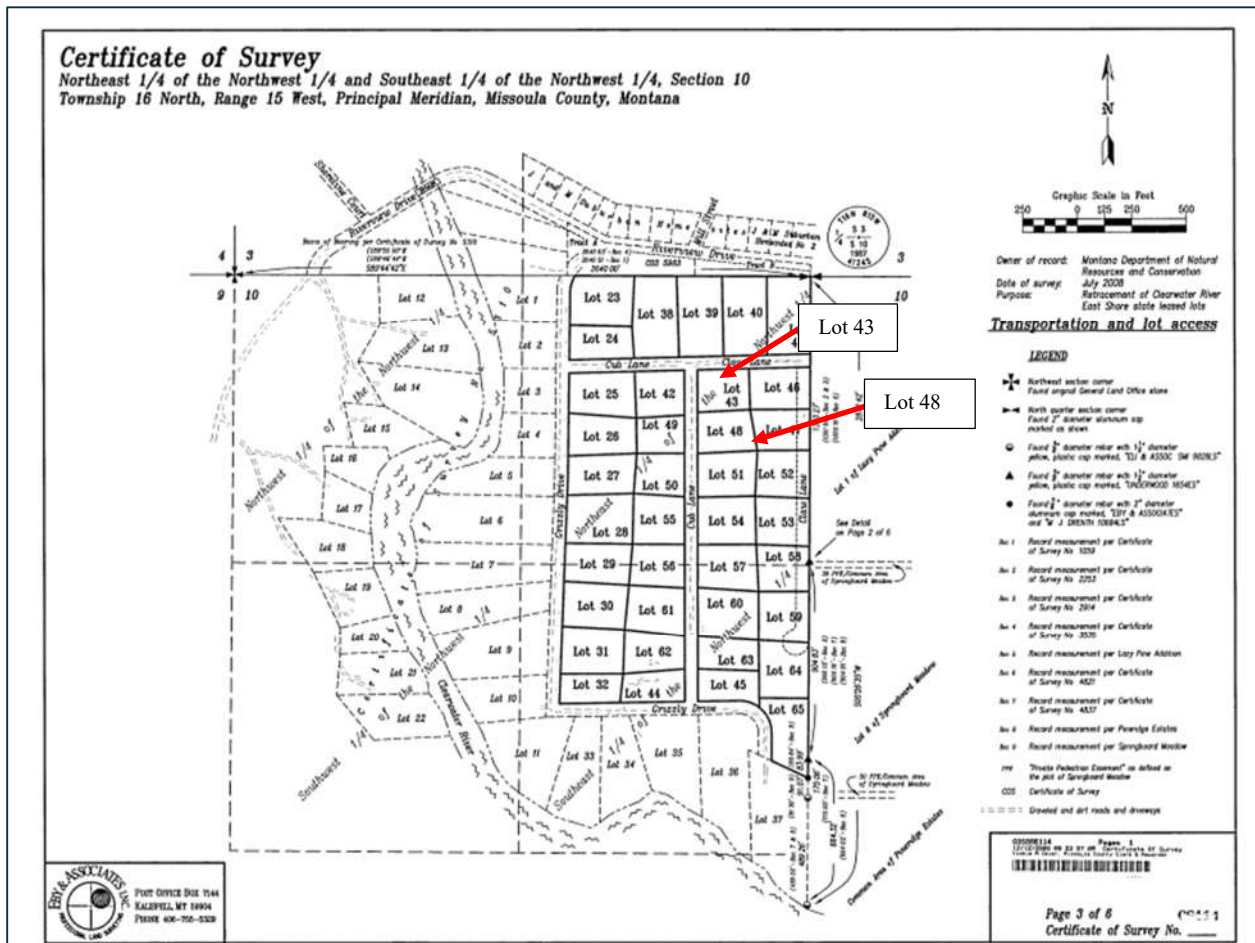
PROPERTY DESCRIPTIONS

GENERAL DESCRIPTIONS

The subject properties are Lots 43 and 48, COS 6114, Section 10, Township 16 North, Range 15 West, Clearwater River East Shore Inland, Seely Lake, Missoula County, Montana. None of the subject lots include water frontage. The subject site sizes are below;

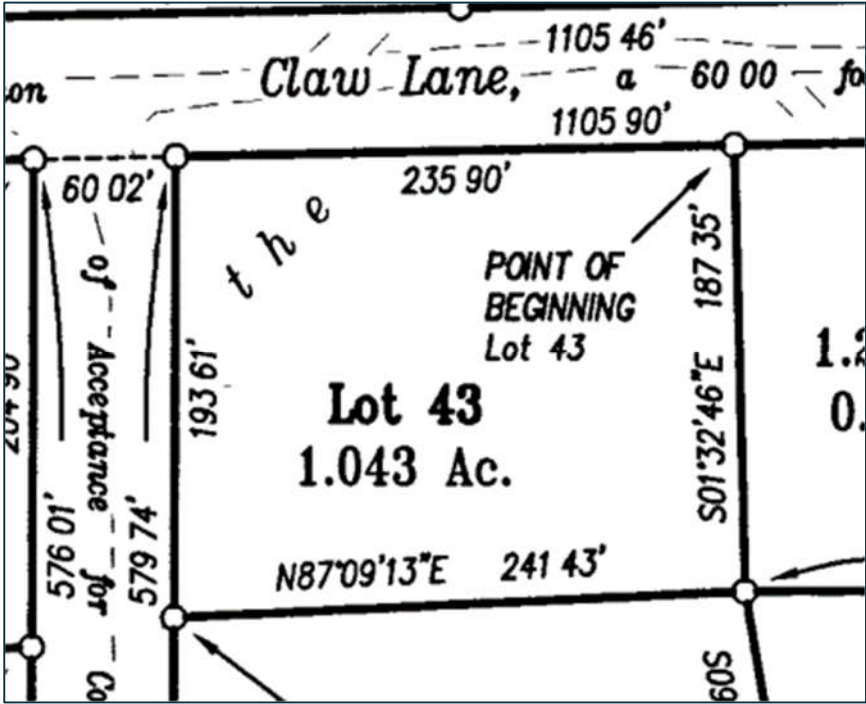
Lot #	Sale #	Gross Acres
43	2069	1.043
48	2070	1.109

Page 1 of COS 6114 depicting both subject lots is below.

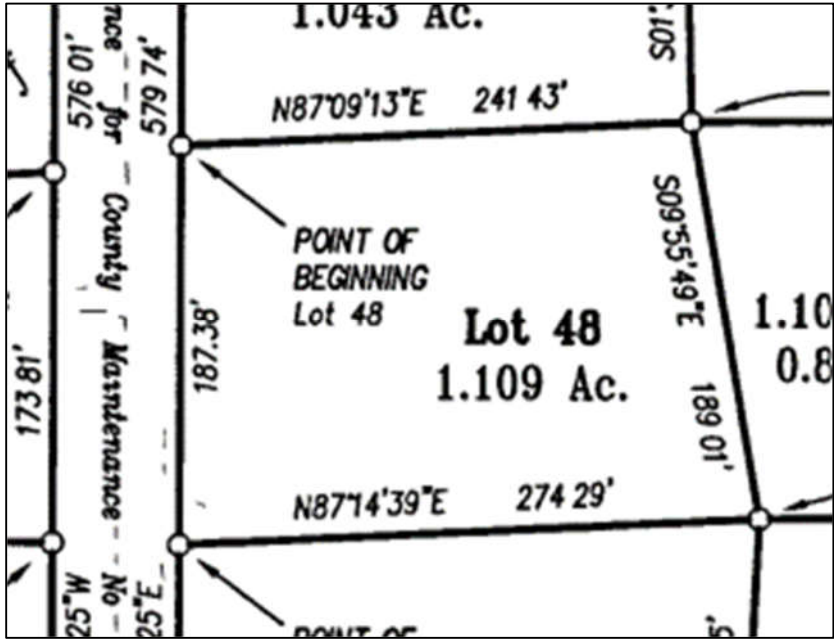


Zoomed in images of each subject lot from COS 6114 are on the following pages.

Lot 43
 Zoomed Image from Page 1 of COS 6114



Lot 48
 Zoomed Image from Page 1 of COS 6114



ACCESS AND VIEWS

Access for each site is described on the table below;

Lot #	Sale #	Lessee	Access
43	2069	Shawnee Pringle	Cub Lane
48	2070	Cassie Landsberger & Benjamin Ott	Cub Lane

The subject properties are interior sites and have views of surrounding sites and area mountains.

IMPROVEMENTS

The improvements on the subject lots are described on the table below.

Sale #	2069	2070
Lot #	43	48
Residence SF	1,693	1,512
Construction Type	Manufactured Home with Wood Frame Additions	Manufactured Home with Wood Frame Additions
Foundation	Portion None/Portion Crawl Space	Concrete
Quality	Average	Average
Condition	Average	Average
Year Built	1980 (Later Additions)	1973 (Later Additions)
# of Bedrooms	4	2
# of Bathrooms	One Full/One 1/2 Bath	1
Porches	256 SF Covered Deck, 300 SF Deck, & 89 SF Covred Porch	102 SF Deck & 174 SF Deck
Outbuildings	644 SF Garage, 124 SF Lean-to, 464 SF Stroage Building, & 66 SF Chicken Coop	152 SF Bunkhouse, 64 SF Greenhouse, 96 SF Storage Building, & 515 SF Shed
Well/Septic	Community Water/Septic	Community Water/Septic
Landscaping	Lawn	Lawn

EASEMENTS, RESTRICTIONS, AND ENCROACHMENTS

Reservations and encumbrances affecting the subject lots provided by Montana DNRC are on the table below;

Lot #	Sale #	Lessee	Access	Easement Affecting Property
43	2069	Shawnee Pringle	Cub Lane	Right of Way to Missoula Electric for Overhead Distribution Line & Power Distribution Line, Right of Way to Seeley Lake Water District for Water Line, & Right of Way to Blackfoot Telephone Coop for Buried Telephone Cable Lines
48	2070	Cassie Landsberger & Benjamin Ott	Cub Lane	Right of Way to Seeley Lake Water District for Water Line & Right of Way to Blackfoot Telephone Coop for Buried Telephone Cable Lines

ZONING

The subject properties are in an portion of Missoula County that is not zoned.

ASSESSMENT/REAL PROPERTY TAXES

The subject lots are tax exempt; however, the lots are valued by the Montana Department of Revenue to assist with determination of lease rates. The improvements on each site are taxable. The 2024 taxable market values for the **subject improvements** (as per the Montana Department of Revenue) and the 2024 tax bill amounts for the improvements only are on the table below;

Lot #	Sale #	Lessees	Assessor # for Improvements	2024 Taxable Market Value for Improvements	2024 Tax Bill Amount for Improvements
43	2069	Shawnee Pringle	000M178000	\$26,500	\$378.82
48	2070	Cassie Landsberger & Benjamin Ott	000M007530	\$5,500	\$200.00

TOPOGRAPHY, VEGETATION, WETLANDS, SOILS AND DRAINAGE

Descriptions of the general topography (according to our observations in the field) are included on the table below;

Lot #	Sale #	Lessee	Topography
43	2069	Shawnee Pringle	Level
48	2070	Cassie Landsberger & Benjamin Ott	Level

We consulted the Missoula County flood data. Flood maps from Missoula County for the subject lots are on the following pages.



According to Missoula County, subject lots are not within areas of flood hazard.

The subject lots include native vegetation and/or lawns.

We have not been provided with soil studies for the subject sites. We assume the soil can accommodate the type of construction which is typically seen in the subject area. We have not been provided with environmental audits for the subject sites and assume there are no toxic or hazardous materials and no groundwater contamination on or in the subject lots. Should any of these conditions be present, the values concluded in this report may be affected.

UTILITIES

The subject lots have access to electricity and phone lines. Information regarding septic systems and access to community water is below;

Lot #	Sale #	Lessees	Septic Ssystem	Water Source	Water Right	Notes
43	2069	Shawnee Pringle	Yes	Community Water	Yes	1992 Septic Permit
48	2070	Cassie Landsberger & Benjamin Ott	Yes	Community Water	Yes	No Septic Permit of Record

PUBLIC SAFTEY AND SERVICES

Police, fire protection, and other services are provided by Missoula County and area volunteer emergency services.

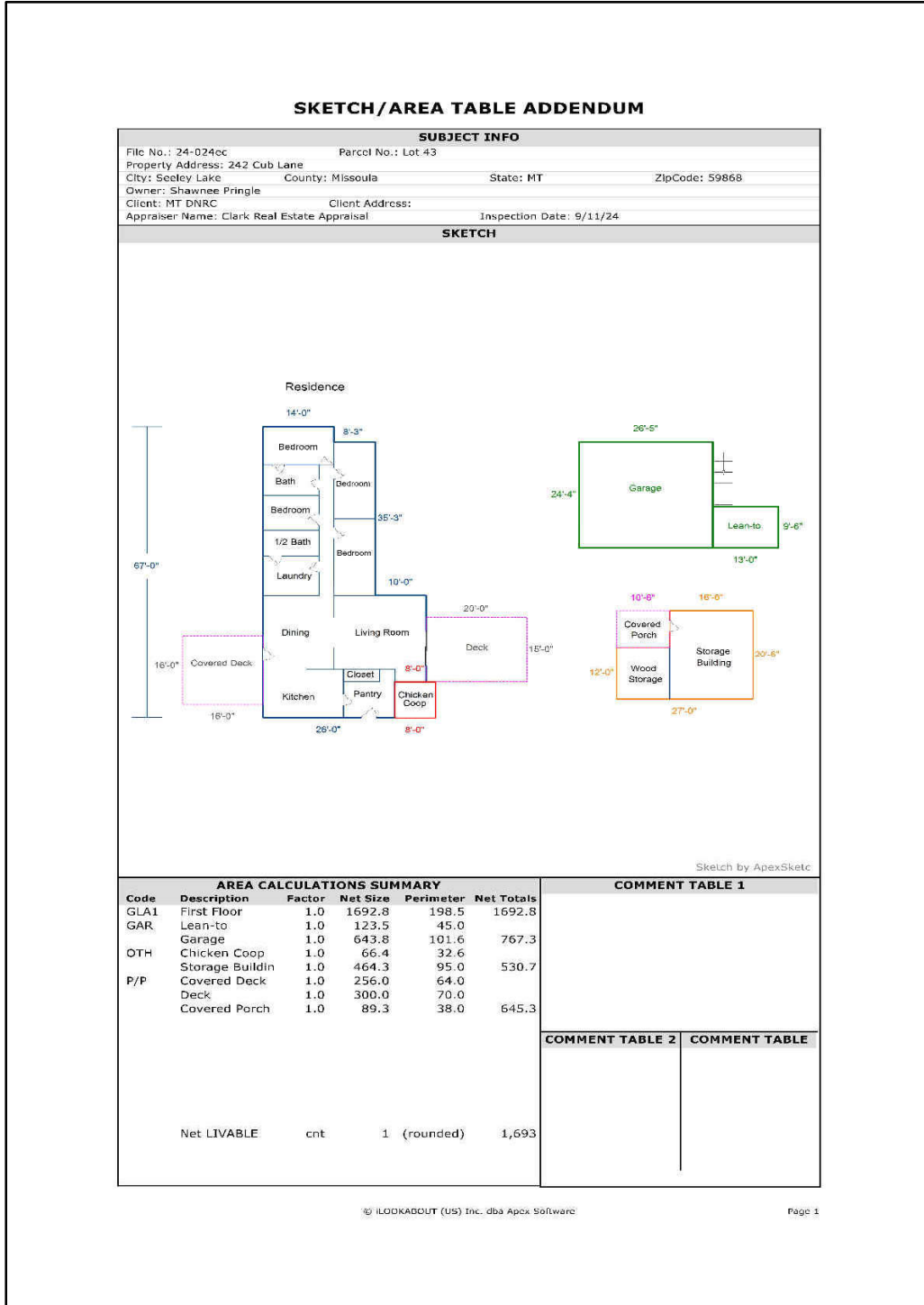
SITE SUITABILITY

Subject Lots 34 and 41 are legally and physically suited for residential improvements. Subject Lots 11 and 16 are suitable for dry cabins or as dry RV sites; however, it is unknown whether or not these lots can accommodate septic systems necessary for residences requiring sanitary systems.

SUBJECT BUILDING SKETCHES & PHOTOGRAPHS

LOT 43

BUILDING SKETCH



SUBJECT PHOTOGRAPHS



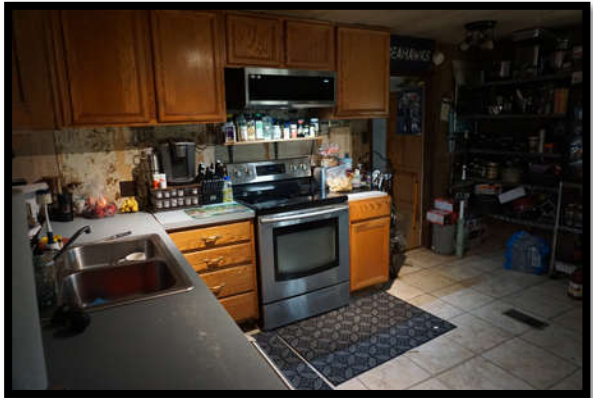
Front of Residence on Lot 43



Rear of Residence and Deck



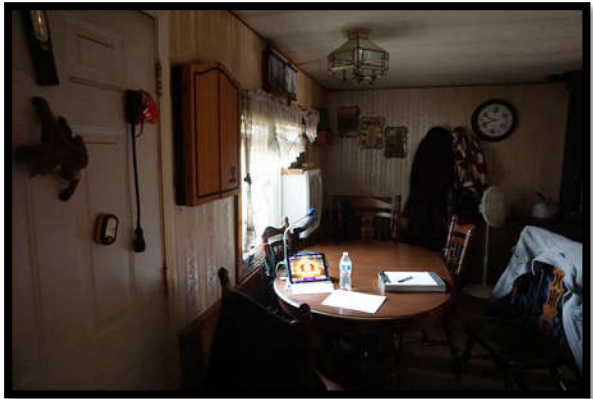
South Side of Residence



Kitchen



Pantry



Dining Area

ADDITIONAL PHOTOGRAPHS



Living Room



Hallway



Laundry Room



1/2 Bathroom



Bathroom



Garage

ADDITIONAL PHOTOGRAPHS



East Side of Garage



Garage Interior



Storage Building Front



Wood Storage Area

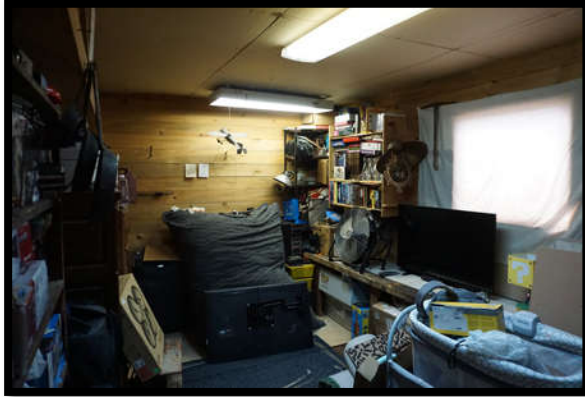


East Side of Storage Building



Storage Building Interior

ADDITIONAL PHOTOGRAPHS



Storage Building Interior



Deck and Fenced Yard Looking North



Fenced Yard Looking East



Fenced Yard Looking South



View North along West Property Boundary



View South along Approximate West Property Boundary

ADDITIONAL PHOTOGRAPHS



View East along Approximate North Property Boundary



View West along Approximate North Property Boundary



View South along East Property Boundary



Lot 43 Interior Looking NW



View North along East Property Boundary



View West along South Property Boundary

ADDITIONAL PHOTOGRAPHS



View East along South Property Boundary



Driveway to Lot 43



Cub Lane Looking North



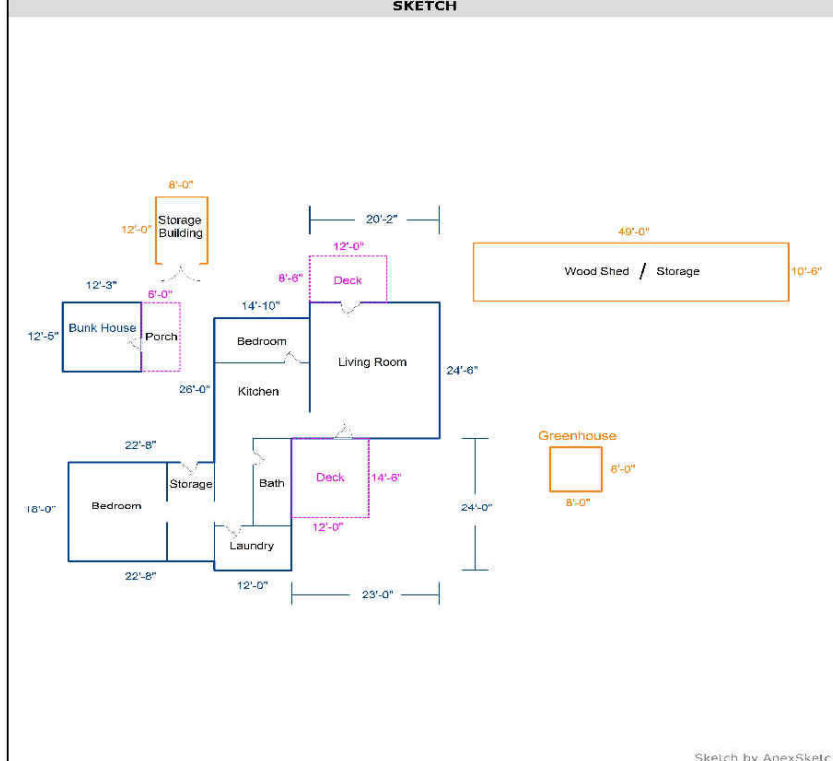
Cub Lane Looking South

LOT 48

BUILDING SKETCH

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO			
File No.: 24-024ec	Parcel No.: Lot 48		
Property Address: 280 Cub Lane			
City: Seeley Lake	County: Missoula	State: MT	ZipCode: 59868
Owner: Benjamin Ott			
Client: MT DNRC		Client Address:	
Appraiser Name: Clark Real Estate Appraisal		Inspection Date: 9/11/24	



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GLA1	First Floor	1.0	1511.7	212.3	1511.7		
GLA3	Bunk House	1.0	152.1	49.3	152.1		
OTH	Greenhouse	1.0	64.0	32.0			
	Storage Buildin	1.0	96.0	40.0			
	Wood Shed	1.0	514.5	119.0	674.5		
P/P	Deck	1.0	102.0	41.0			
	Deck	1.0	174.0	53.0			
	Covered Porch	1.0	74.5	36.8	350.5		
	Net LIVABLE	cnt	2 (rounded)		1,664		

COMMENT TABLE 2	COMMENT TABLE

SUBJECT PHOTOGRAPHS



Residence and Fenced Yard on Lot 48



East and South Side of Residence



North Side of Residence



Deck on West Side of Residence



Living Room



Living Room

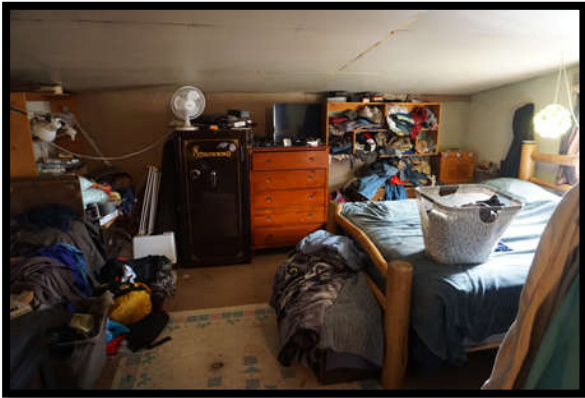
ADDITIONAL PHOTOGRAPHS



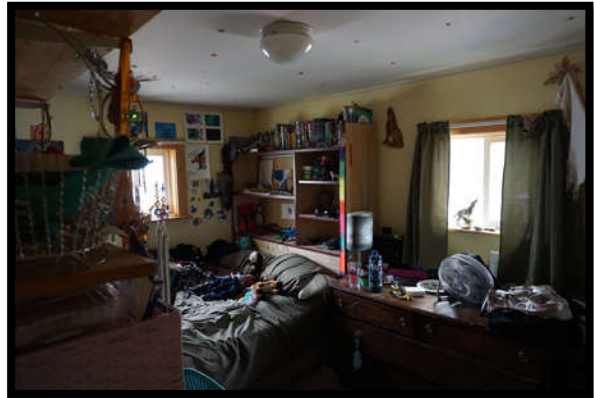
Kitchen



Dining Area



Bedroom



Bedroom 2



Bathroom



Laundry Room

ADDITIONAL PHOTOGRAPHS



Storage Room



Bunk House



Bunk House Interior



Woodshed & Storage Building



Greenhouse



Fenced Yard

ADDITIONAL PHOTOGRAPHS



Lot 48 Interior Looking West



View East along North Property Boundary



View West along North Property Boundary



View North along East Property Boundary



View West along South Property Boundary



View East along Approximate South Property Boundary

ADDITIONAL PHOTOGRAPHS



View North along Approximate West Property Boundary



View South along Approximate West Property Boundary



North Driveway to Lot 48



South Driveway to Lot 48



Cub Lane Looking North



Cub Lane Looking South

SUBJECT MARKET ANALYSIS

Detailed county and local demographic and economic information is included in the Addendum of this report. General national and statewide data is included as well.

Subject Productivity Analysis

General Property Description

The subject sites are 1.043 acres and 1.109 acres. Neither of the subject lots include water frontage. Both are within a neighborhood with no covenants, conditions, or restrictions governing property use. The subject properties are located in the community of Seeley Lake and in Missoula County, Montana.

Area Land Use Trends

Seeley Lake is a residential/resort community in Missoula County, Montana. The community consists of year round residents and second or vacation homeowners who are in the area on a seasonal basis. Properties with and without frontage along area lakes, rivers, and streams are frequently purchased for vacation or seasonal use.

Potential Users of Subject Property

The potential users of the subject properties would be market participants seeking to own recreational/residential property in the greater Seeley Lake area.

Demand Analysis

Analysis of historical activity (also known as Inferred Demand Analysis) can shed light on future demand. We conducted a search of the area MLS for sales of vacant residential sites with no frontage on navigable water (including lakes, ponds, creeks, or river frontage) and up to 3.00 acres in size in Seeley Lake. Montana is a non-disclosure state and every sale does not transfer via the area MLS; however, the regional MLS data is considered to provide an accurate depiction of general trends in real estate transfers. The results of this search are below.

Seeley Lake				
Up to 3.00 Acres				
Site Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2020	51	\$68,765		353
2021	48	\$94,105	37%	262
2022	26	\$140,096	49%	149
2023	13	\$141,577	1%	233
2024 Year-to-Date	6	\$157,333	11%	129
Actives	12	\$180,892		104

This data indicates that the average sales price for interior home sites remained relatively static from 2022 to 2023. The average sales price has increased by 11% for 2024 Year-To-Date however, the sales volume is significantly lower than in 2022 or 2023. Lower sales volume is an indication of a declining market conditions. It is important to use caution with analysis of small data sets.

Residential Improved Properties in Seeley Lake

There was sufficient market data regarding interior sites with 3.00 acres or less improved with manufactured homes in Seeley Lake to prepare a credible analysis. Montana is a non-disclosure state and every sale does not transfer via the area MLS; however, the MLS data is considered to provide an accurate depiction of general trends in real estate transfers. The results of our search are below;

Seeley Lake - Manufactured Home Sales				
Up to 3.00 Acres				
Home & Sites Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2021	3	\$195,833		54
2022	5	\$233,980	19%	79
2023	2	\$243,450	4%	38
2024 Year-to-Date	2	\$217,500	-11%	44
Actives	1	\$379,000		81

This data indicates that the average prices for manufactured homes on interior sites with 3.00 acres or less increased slightly between 2022 and 2022 and decreased from 2023 to 2024 Year-to-Date. It is important to use caution with analysis of small data sets; however, this data does assist with an indication of pricing for this property type in the market area.

Competitive Supply

Vacant Home Sites

There were 12 active listings of interior vacant home sites up to 3.00 acres in size in Seeley Lake as of the report effective date. The average list price was \$180,892.

Residential Improved Properties in Seeley Lake

There was 1 active listing of a manufactured home on an interior sites with up to 3.00 acres in size in Seeley Lake as of the report effective date. The price for this property was \$379,000.

Interaction of Supply and Demand

Vacant Home Sites

There is a demonstrated demand for interior home sites with less than 3.00 acres in size in Seeley Lake. Based upon the number of sales in 2022 and 2023, there is an approximately 1 year supply of interior home sites available for sale. A balanced market typically consists of a 6 month or less

supply. Supply exceeds demand. When supply exceeds demand, downward price pressure is likely for active listings.

Residential Improved Properties in Seeley Lake

Based upon the number of sales in 2022 and 2023, there is an approximately 6 month supply of manufactured homes on interior sites with 3.00 acres or less available for sale. Supply and demand are in relative balance; however, the market is showing some signs of slowing and there may be downward price pressure on the active listing. The marketing time for this listing has already exceeded that in 2023 and 2024 Year-to- Date for this property type.

Subject Marketability Conclusion

Vacant Home Sites

The subject lots (as if vacant) are considered most similar to area interior lots with less than 3.00 acres in size and in neighborhoods with few restrictions on property use and/or development.

Residential Improved Properties in Seeley Lake

The residences on the subject lots are considered to have similar marketability compared to manufactured homes in the Seeley Lake area with similar sizes and of similar quality and condition and on interior sites.

Estimated Marketing and Exposure Times

The average days on market for sales of interior vacant home sites averaged 233 days in 2023 and 129 in 2024 Year-to-Date. Based upon this data, a **marketing time** between 6 to 12 months is appropriate for the subject lots as if vacant. If the subject lots had sold as if vacant on the effective date of this report, at the appraised values concluded, 6 to 12 month **exposure times** would have been reasonable.

The manufactured home sales in Seeley Lake (on interior sites less than 3 acres in size) that closed in 2023 were marketed for an average of 38 days. The home sales in Seeley Lake that closed in 2024 Year-to-Date were marketed for 44 days. A **marketing time** between 1 to 3 months are appropriate for the subject properties as improved. If the subject properties as improved had sold on the effective date of this report, at the appraised values concluded in this report, 1 to 3 month **exposure time** would have been reasonable.

HIGHEST AND BEST USE

The four basic economic principles of supply and demand, substitution, balance and conformity are considered to be the basic tools of analyzing the relationship between economic trends and an appraisal. Market forces create market value. For this reason, the analysis of highest and best use is very important. When the purpose of an appraisal is to estimate market value, a highest and best use analysis identifies the most profitable, competitive use to which a property can be used.

According to The Appraisal of Real Estate – 14th Edition by the Appraisal Institute, Highest and Best Use is defined as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The analysis for Highest and Best Use considers first the reasonably probable uses of a site that can be legally undertaken. The final Highest and Best Use determination is based on the following four criteria:

Legally Permissible:

The availability of land for a particular use in terms of existing regulations and restrictions, deed restrictions, lease encumbrances, or any other legally binding codes, restrictions, regulations, or interests.

Physically Possible:

The physical adaptability of the site for a particular use.

Financially Feasible:

All uses that are legally permissible and physically possible that are likely to produce an income, or return, equal or greater than the amount needed to satisfy operating expenses, financial obligations, and capital amortization are considered to be financially feasible.

Maximally Productive:

Of the financially feasible uses, the use that produces the highest net return or the highest present worth.

The Highest and Best Use analysis and conclusions for the subject properties are included on the following pages.

SUBJECT PROPERTIES - AS IF VACANT

Legally Permissible

The subject properties are in an area of Missoula County that is not zoned. The subject properties are within the 2010 Seeley Lake Regional Plan area. The plan area is not a regulatory document; however, developers are strongly encouraged to adhere to the development patterns and policies and the land designation map. The subject properties are in an area with a density recommendation of 1 dwelling unit per 1 acre.

The Certificate of Survey which includes the subject lots was recorded in 2009. The subject lots were created prior to the 2010 Seeley Lake Regional Plan. Additionally, the plan is not a regulatory document which recommends uses but does not include requirements. Since there is no zoning in the subject area, there are many legally permissible uses for the subject lots as if vacant.

Physically Possible

There is sufficient space on each subject site for a single family residence and related outbuildings. There is not sufficient space on each site for most other types of uses.

Financially Feasible

Most similar lots in the area are improved with single family residences. According to our research, some area residences are occupied year round and some are utilized seasonally for recreational purposes. Use of the subject lots as if vacant for construction of single family residences is financially feasible.

Maximally Productive

Based upon the analysis of the legally permissible, physically possible, and financially feasible uses of the subject lots, the maximally productive highest and best use for each lot as if vacant, is for construction of a single family residence for recreational and/or residential use.

Highest and Best Use Conclusion

Based upon the analysis of the legally permissible, physically possible, financially feasible, and maximally productive uses of the subject lots, the highest and best use for each lot as if vacant, is for construction of a single family residence for recreational and/or residential use.

AS IMPROVED

The subject lots include manufactured homes with wood frame additions and outbuildings. There is market acceptance of many types of residences in Seeley Lake. Alteration of the subject residences for any use other than as a single family residence would require large capital expenditures. Continued use as a single family residences for the subject properties are the highest and best uses as improved.

THE APPRAISAL PROCESS

In the foregoing sections of this report, we have examined and discussed the subject properties. To arrive at estimates of market values for the subject properties, it is necessary to collect and analyze all available data in the market which might tend to indicate the values of the subject properties. The subject properties must be compared to similar properties that can be constructed, purchased, or from which a similar monetary return may be received.

APPROACHES IN THE VALUATION OF REAL PROPERTY

The three recognized approaches in the valuation of real property are Sales Comparison, Cost Approach and Income Capitalization. According to The Appraisal of Real Estate – 14th Edition by the Appraisal Institute, the approaches are described as follows:

Cost Approach

In the Cost Approach, value is estimated as the current cost of reproducing or replacing the improvements (including an appropriate entrepreneurial incentive or profit), minus the loss in value from depreciation, plus land value.

Sales Comparison Approach

In the Sales Comparison Approach, value is indicated by recent sales of comparable properties in the market.

Income Capitalization Approach

In the Income Capitalization Approach, value is indicated by a property's earning power based on the capitalization of income.

Each of the three approaches to value requires data collection from the market and each is governed equally by the principle of substitution. This principle holds "when several similar or commensurate commodities, goods or services are available, the one with the lowest price will attract the greatest demand and widest distribution."

The Sales Comparison Approach is developed to determine the value of each subject site as if vacant. This is typically the most reliable approach for determining market values of vacant sites.

All three approaches to value were considered for the valuation of the subject properties as improved. Most market participants interested in purchasing homes in the market area do not base decisions upon the depreciated cost of the improvements. For this reason, the Cost Approach is not considered applicable and was not developed in this report. The subject properties are not utilized for income generation. For this reason, the Income Approach is not considered applicable and was not developed in this report. The Sales Comparison Approach is developed to determine the values of the subject properties as improved.

Comparable lot sales, home sales, and mobile home sales are presented in the following three sections of this report. After presentation of the comparables, the subject sites and improvements are valued for each property.

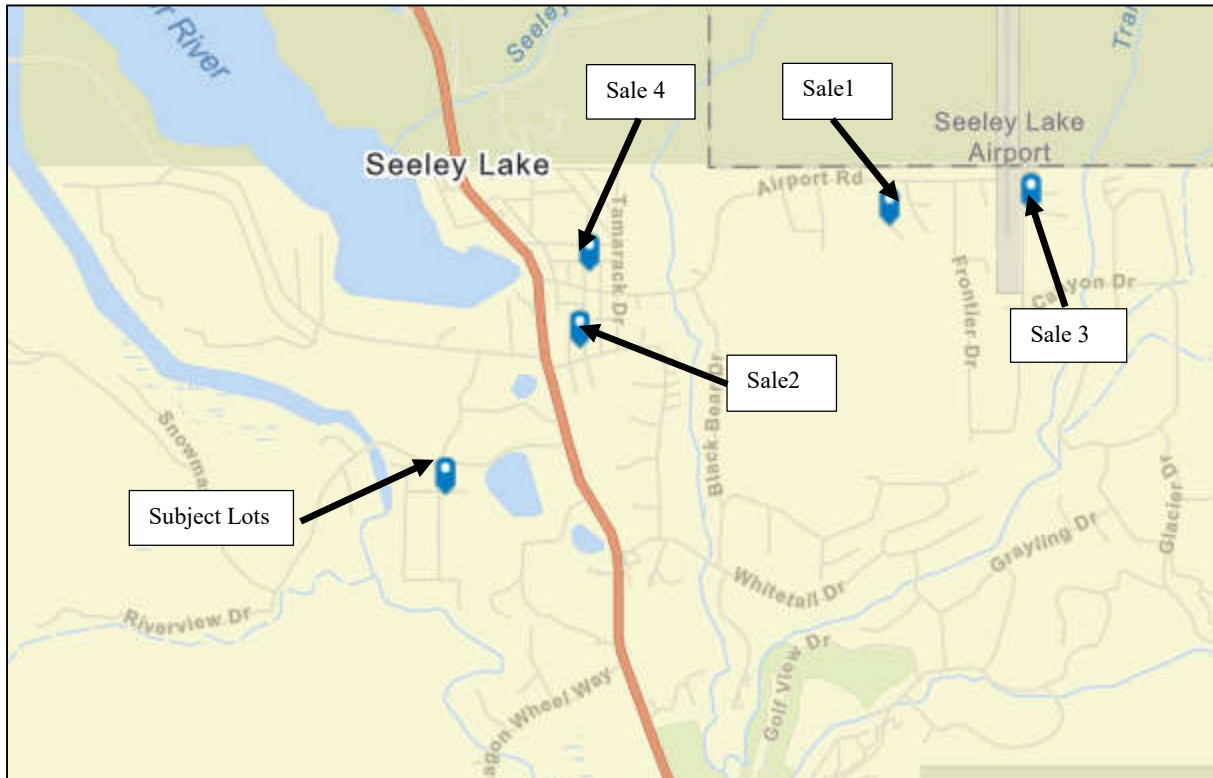
LOT SALES

We conducted a search for sales of vacant home sites similar to the subject lots in Seeley Lake. We located 4 sales that were reasonable comparables for the subject lots. Based upon our analysis, the appropriate unit of comparison is price per site. Due to the limited number of recent similar sales, it was necessary to utilize sales that closed more than 1 year prior to the report effective date. These comparables are described on the table below.


Sale #	Address	City	Sale Date	Acres	Sales Price
1	305 Deer Park Dr	Seeley Lake	2024	0.665	\$105,000
2	535 Juniper Dr	Seeley Lake	2023	0.230	\$82,500
3	NHN Gull Port	Seeley Lake	2022	0.460	\$75,000
4	780 Juniper Dr	Seeley Lake	2022	0.204	\$73,000

A complete description of each comparable is included in the individual land comparable write-ups provided in this section of this report. A map depicting the location of the subject properties in relation to the comparable sales is below.

Map of Comparable Lot Sales



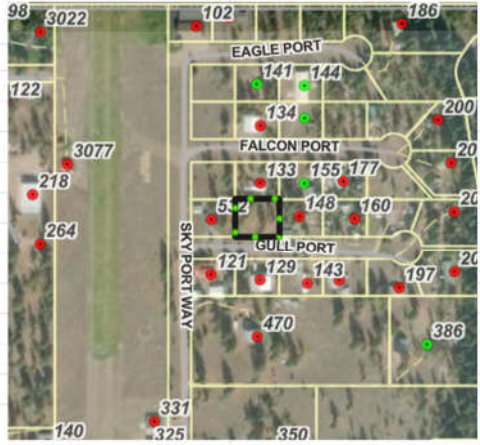
LAND SALE 1

COMPARABLE SALE INFORMATION			
	Location		305 Deer Park Drive
	City/State		Seeley Lake, MT
	County		Missoula
	Assessor Number		0002282504
	Zoning		Unzoned Portion of Missoula County
	Site Size: Acres		0.665
	Square Feet		28,967
	Date of Sale		July 3, 2024
	Sales Price		\$105,000
	Less Cost of Improvements*		\$0
	Sales Price Adjusted		\$105,000
	MLS #		30023163
ANALYSIS OF SALE			
Price per Acre	\$157,895	Price per Square Foot	\$3.62
		Price Per Front Foot	N/A
TRANSFER INFORMATION			
Grantor	Lee P. Huestis & Kyle Huestis	Grantee	Ryan Schumacher & Jessica Schumacher
Type of Instrument	Warranty Deed	Document #	202407277
		Marketing Time	71 Days on Market
Financing/Conditions	Cash/Market	Verified By	Kyle Huestis, Listing Agent
Legal Description	Lot 6 in Block 4, Seeley Lake Pines Addition No. 1, Seeley Lake, Missoula County, Montana	Intended Use/Comments	Purchased for Residential Use
Section/Township/Range	S02/T16N/R15W		
PROPERTY DETAILS			
Access	Gravel County Road	View	Similar Properties, Mountains
Topography	Level	Lot Dimensions	131.75' X 217.23' X 166.45' X 220.32'
Flood Plain	According to Missoula County, the property is not in an area of elevated flood risk.	Improvements	None
Feet of Water Frontage	N/A	Value of Improvements	
Utilities	Electricity & Telephone.	Miscellaneous	There are relatively light CC&R's associated with this subdivision; however, mobile homes are not permitted. This property includes a utility easement within the west side site boundary. This property sold in 2022 for \$80,000.
		Report File #	24-020ec

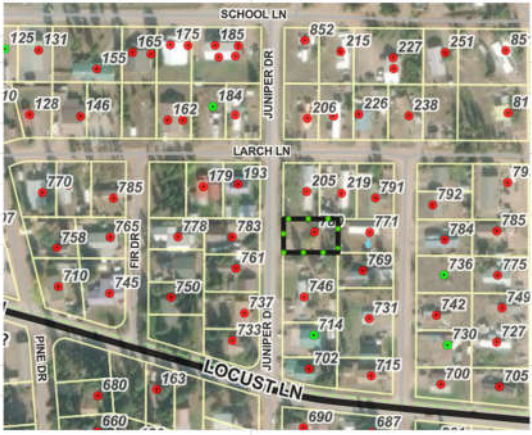
LAND SALE 2

COMPARABLE SALE INFORMATION			
	Location	780 Juniper Drive	
	City/State	Seeley Lake, MT	
	County	Missoula	
	Assessor Number	0001463302	
	Zoning	Unzoned Portion of Missoula County	
	Site Size: Acres	0.230	
	Square Feet	10,000	
	Date of Sale	September 7, 2023	
	Sales Price	\$82,500	
	Less Cost of Improvements*	\$10,000	
Sales Price Adjusted	\$72,500		
MLS #	30008687		
ANALYSIS OF SALE			
Price per Acre	\$315,808	Price per Square Foot	\$7.25
		Price Per Front Foot	N/A
TRANSFER INFORMATION			
Grantor	Theodore F. Sturgeon	Grantee	Avione Heaps
Type of Instrument	Warranty Deed	Document #	202311250
		Marketing Time	69 Days on Market
Financing/Conditions	Cash/Market	Verified By	Martin Kukich, Listing Agent
Legal Description	Lot 12 in Block 2, Seeley Lake Homesites Addition No. 10A, Seeley Lake, Missoula County, Montana	Intended Use/Comments	Purchased for Residential Use
Section/Township/Range	S03/T16N/R15W		
PROPERTY DETAILS			
Access	Gravel Road	View	Similar Properties, Mountains
Topography	Level	Lot Dimensions	80' X 125"
Flood Plain	According to Missoula County, the property is not in an area of elevated flood risk.	Improvements	Septic System
Feet of Water Frontage	N/A	Value of Improvements	
Utilities	Electricity & Telephone. An 1985 Septic Permit is on File with Missoula County	Miscellaneous	There are relatively light CC&R's associated with this subdivision and mobile homes are permitted. This site includes a 10' wide utility easement within the north side property boundary.
			Report File # 23-018ec

LAND SALE 3

COMPARABLE SALE INFORMATION																											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">Location</td><td style="padding: 2px;">NHN Gull Port</td></tr> <tr><td style="padding: 2px;">City/State</td><td style="padding: 2px;">Seeley Lake, MT</td></tr> <tr><td style="padding: 2px;">County</td><td style="padding: 2px;">Missoula</td></tr> <tr><td style="padding: 2px;">Assessor Number</td><td style="padding: 2px;">0000893230</td></tr> <tr><td style="padding: 2px;">Zoning</td><td style="padding: 2px;">Unzoned Portion of Missoula County</td></tr> <tr><td style="padding: 2px;">Site Size: Acres</td><td style="padding: 2px;">0.460</td></tr> <tr><td style="padding: 2px;">Square Feet</td><td style="padding: 2px;">20,020</td></tr> <tr><td style="padding: 2px;">Date of Sale</td><td style="padding: 2px;">November 9, 2022</td></tr> <tr><td style="padding: 2px;">Sales Price</td><td style="padding: 2px;">\$75,000</td></tr> <tr><td style="padding: 2px;">Less Cost of Improvements*</td><td style="padding: 2px;">\$0</td></tr> <tr><td style="padding: 2px;">Sales Price Adjusted</td><td style="padding: 2px;">\$75,000</td></tr> <tr><td style="padding: 2px;">MLS #</td><td style="padding: 2px;">22214328</td></tr> </table>			Location	NHN Gull Port	City/State	Seeley Lake, MT	County	Missoula	Assessor Number	0000893230	Zoning	Unzoned Portion of Missoula County	Site Size: Acres	0.460	Square Feet	20,020	Date of Sale	November 9, 2022	Sales Price	\$75,000	Less Cost of Improvements*	\$0	Sales Price Adjusted	\$75,000	MLS #	22214328
Location	NHN Gull Port																										
City/State	Seeley Lake, MT																										
County	Missoula																										
Assessor Number	0000893230																										
Zoning	Unzoned Portion of Missoula County																										
Site Size: Acres	0.460																										
Square Feet	20,020																										
Date of Sale	November 9, 2022																										
Sales Price	\$75,000																										
Less Cost of Improvements*	\$0																										
Sales Price Adjusted	\$75,000																										
MLS #	22214328																										
ANALYSIS OF SALE																											
Price per Acre	\$163,185	Price per Square Foot	\$3.75																								
		Price Per Front Foot	N/A																								
TRANSFER INFORMATION																											
Grantor	Mark V. Buday	Grantee	Brandon Baker & Suzette C. Baker																								
Type of Instrument	Warranty Deed	Document #	202219330																								
Financing/Conditions	Cash/Market	Marketing Time	43 Days on Market																								
Legal Description	Lot 2 in Block 2, Seeley Lake Sky Park No.2, Seeley Lake, Missoula County, Montana	Verified By	Carrie Sokoloski, Listing Agent																								
Section/Township/Range	S01/T16N/R15W	Intended Use/Comments	Purchased for Residential Use																								
PROPERTY DETAILS																											
Access	Paved Road	View	Similar Properties, Trees, Mountains																								
Topography	Level	Lot Dimensions	130' x 154'																								
Flood Plain	According to Missoula County, the property is not in an area of elevated flood risk.	Improvements	None																								
Feet of Water Frontage	N/A	Value of Improvements																									
Utilities	Electricity & Telephone.	Miscellaneous	There are no CC&R's associated with this subdivision. This property is in a neighborhood that abuts the Seeley Lake Airport.																								
			Report File # 23-018ec																								

LAND SALE 4

COMPARABLE SALE INFORMATION			
	Location		780 Juniper Drive
	City/State		Seeley Lake, MT
	County		Missoula
	Assessor Number		0001663102
	Zoning		Unzoned Portion of Missoula County
	Site Size: Acres		0.204
	Square Feet		8,875
	Date of Sale		November 2, 2022
	Sales Price		\$73,000
	Less Cost of Improvements*		\$0
	Sales Price Adjusted		\$73,000
	MLS #		22210684
ANALYSIS OF SALE			
Price per Acre	\$358,300	Price per Square Foot	\$8.23
		Price Per Front Foot	N/A
TRANSFER INFORMATION			
Grantor	Estate of Bonny Resner	Grantee	Caleb Wilder & Jennifer Kistler
Type of Instrument	Warranty Deed	Document #	202219153
		Marketing Time	105 Days on Market
Financing/Conditions	Cash/Market	Verified By	Sydney Steibrenner, Listing Agent
Legal Description	Lot 13 in Block 5, Seeley Lake Homesites No. 2, Seeley Lake, Missoula County, Montana	Intended Use/Comments	Purchased for Residential Use
Section/Township/Range	S03/T16N/R15W		
PROPERTY DETAILS			
Access	Paved Road	View	Similar Properties, Mountains
Topography	Level	Lot Dimensions	75' X 118.33"
Flood Plain	According to Missoula County, the property is not in an area of elevated flood risk.	Improvements	None
Feet of Water Frontage	N/A	Value of Improvements	
Utilities	Electricity & Telephone. An Older Septic Permit is on File with Missoula County	Miscellaneous	There are relatively light CC&R's associated with this subdivision and mobile homes are permitted. This site includes a 10' wide utility easement within the north side property boundary.
		Report File #	23-018ec

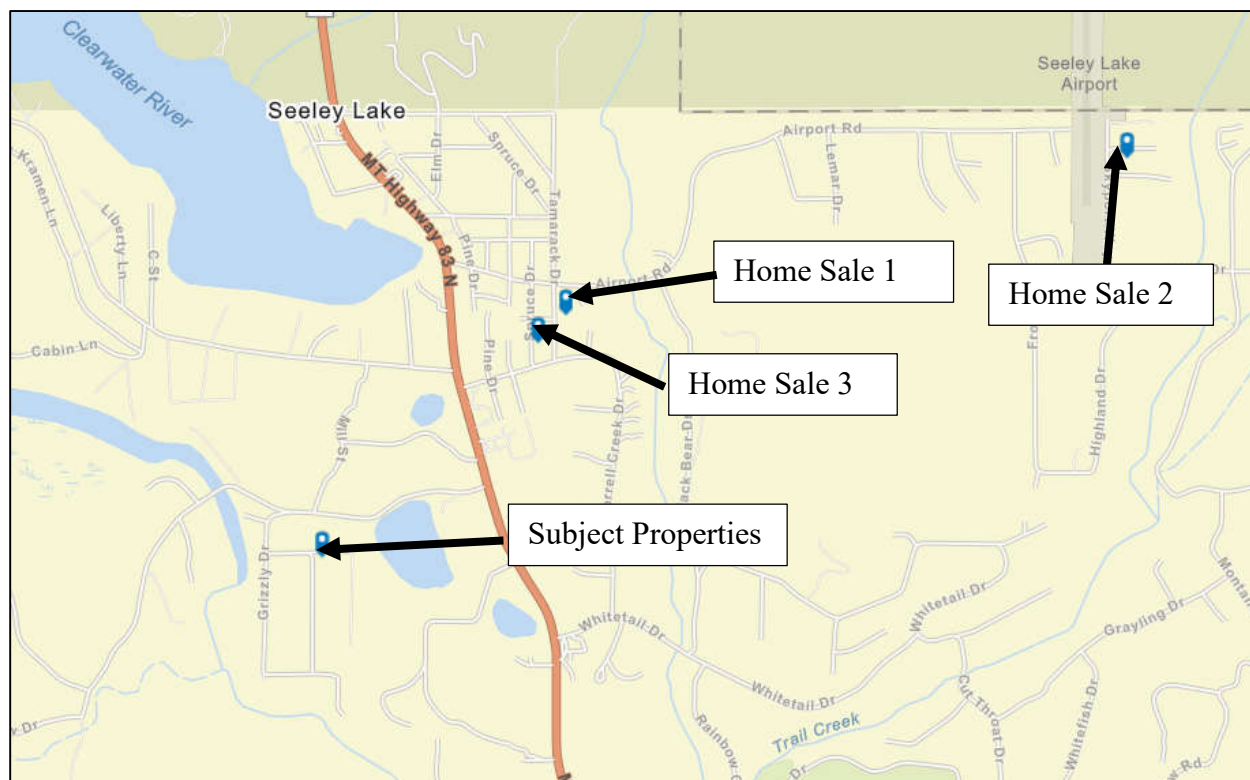
HOME SALES

We conducted a search for sales of manufactured homes in Seeley Lake similar to those on the subject. Due to the limited number of comparable sales located, it was necessary to utilize sales that closed more than 1 year prior to the report effective date. The contributory site value for each comparable home sale was concluded based upon sales of vacant sites near each sale. The most applicable and recent home sales located are described on the table below.

Mobile Home Sales						
Sale #	Address	City	Sale Date	Sales Price	Less Site Value	Sale Price of Improvements
Home Sale 1	610 Tamarack Dr	Seeley Lake	2023	\$225,000	\$80,000	\$145,000
Home Sale 2	133 Falcon Port	Seeley Lake	2022	\$185,000	\$75,000	\$110,000
Home Sale 3	554 Spruce Dr	Seeley Lake	2022	\$200,000	\$70,000	\$130,000

A complete description of each comparable is included in the individual land comparable write-ups provided in this section of this report. A map depicting the location of the subject properties in relation to the comparable sales is below.

Map of Comparable Home Sales



PROPERTY VALUATIONS

LOT 43

Site Value Estimate

The site sales presented were utilized to determine the value of this subject site as if vacant. Adjustments have been considered for differences between the sales and this subject site. Any adjustments made are noted on the spreadsheet below;

COMPARABLE SALES ANALYSIS FOR SUBJECT SITE					
LOT 43 COS #6114, CLEARWATER RIVER EAST SHORE INLAND, SEELEY LAKE, MONTANA					
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
IDENTIFICATION	242 Cub Ln	305 Deer Park Dr	535 Juniper Drive	NHN Gull Port	780 Juniper Drive
CITY	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT
SALES PRICE		\$105,000	\$82,500	\$75,000	\$73,000
ADJUSTMENT FOR IMPROVEMENTS		\$0	-\$10,000	\$0	\$0
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0	\$0
FINANCING	Market	Market	Market	Market	Market
FINANCING ADJUSTMENT		\$0	\$0	\$0	\$0
CONDITIONS OF SALE	Market	Market	Market	Market	Market
CONDITIONS OF SALE ADJUSTMENT		\$0	\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES					
DEMOLITION		\$0	\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0	\$0
OTHER		\$0	\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0	\$0
DATE OF SALE		10/26/22	09/07/23	11/09/22	11/02/22
MARKET CONDITIONS FACTOR		1.00	1.00	1.00	1.00
ADJUSTED PRICE		\$105,000	\$72,500	\$75,000	\$73,000
SITE SIZE/ACRES	1.043	1.000	0.230	1.110	0.204
ADJUSTED SALES PRICE		\$105,000	\$72,500	\$75,000	\$73,000
ADJUSTMENT FOR:					
LOCATION	Clearwater River East Shore Inland	Seeley Lake Pines Addition No.1	Seeley Lake Homesites Addition No. 10A	Seeley Lake Sky Park No.2	Seeley Lake Homesites No.2
WATER FRONTAGE	None	Superior - None	Equal = None	Equal = None	Equal = None
SHAPE	Irregular	Irregular	Rectangular	Rectangular	Rectangular
TOPOGRAPHY	Level	Level	Level	Level	Level
FLOOD ZONE	None	None	None	None	None
FRONTAGE/ACCESS	Gravel Rd County Maintained	Gravel County Road	Gravel County Rd	Paved County Rd	Paved County Rd
ZONING	Not Zoned	Not Zoned	Not Zoned	Not Zoned	Not Zoned
EASEMENTS AFFECTING USE	No	No	No	No	No
UTILITIES	Electricity, Telephone, Community Water Access	Electricity, Telephone	Electricity, Telephone, Community Water Access	Electricity, Telephone	Electricity, Telephone, Community Water Access
SITE SIZE/ACRES	1.043	0.665	0.230	0.460	0.204
OVERALL RATING COMPARED TO SUBJECT		Superior -	Equal =	Equal =	Equal =
VALUE INDICATIONS		< \$105,000	= \$72,500	= \$75,000	= \$73,000

Discussion of Quantitative Adjustments

Adjustment for List Price: All of the comparables utilized in this analysis were closed sales as of the report effective date. For this reason, no adjustments were necessary in this category.

Adjustments for Improvements: Land Sales 1, 3, and 4 did include improvements and no adjustments were necessary in this category for these sales. Land Sale 2 included a septic system and a downward adjustment of \$10,000 was made for the contributory value of this improvements.

Property Rights: The ownership interest in this report for the subject lot and for all of the comparable sales is the fee simple interest. Consequently, no adjustments were necessary in this category.

Financing: The financing for the comparables were cash or cash equivalent; therefore, no adjustments were necessary comparables in category.

Conditions of Sale: No adjustment is necessary to any of the comparables in this category.

Buyer Expenditures: No adjustments were necessary for the comparable sales in this category.

Market Conditions: The comparable sold in 2022, 2023, and 2024. Analysis of sales and listings of vacant sites with 3.00 acres or less in Seeley Lake marketed via the area MLS is below.

Seeley Lake				
Up to 3.00 Acres				
Site Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2020	51	\$68,765		353
2021	48	\$94,105	37%	262
2022	26	\$140,096	49%	149
2023	13	\$141,577	1%	233
2024 Year-to-Date	6	\$157,333	11%	129
Actives	12	\$180,892		104

The average sales price increased by 1% from 2022 to 2023. The average sales price increased by 11% from 2023 to 2024 Year-to-Date. It is important to note that there have been far fewer sales to date in 2024 than in 2023. This indicates a softening market. Supply exceeds annual demand and there will likely be downward price pressure on the active listings in order for them to sell within historical market times. Additionally, the data set is small and subject to swings based upon outliers. For these reasons, we have opted to make no adjustment to the comparables in this category.

Discussion of Qualitative Adjustments

The following adjustments are for categories where the comparables are different from the subject property and differences in these categories were considered to potentially affect value; however, there was not sufficient market data available on which to credibly base dollar amount or percentage adjustments. These adjustments are identified as Equal =, Superior -, or Inferior + compared to the subject property. We have used additional minuses or pluses to convey order of magnitude when necessary.

Location: The subject property is not governed by Covenants, Conditions, and Restrictions (CC&R's). Land Sales 2, 3, and 4 are either in subdivisions with no CC&R's or are in subdivisions with light CC&R's and all allow mobile homes. These sales are identified as Equal = compared to the subject property in this category. Land Sale 1 is in a subdivision with CC&R's that do not permit mobile homes. This sale is identified as Superior – compared to the subject property in this category.

Water Frontage: The subject site and comparables do not include water frontage. The comparables are identified as Equal = compared to the subject site in this category.

Shape: The subject and comparables have shapes suitable for residential improvements and are considered Equal = in this category.

Topography: The subject site has relatively level topography. The usable area of the subject site is similar to the comparables. For this reason, the comparables are identified as Equal = compared to the subject in this category.

Flood Zone: The subject site and comparables are not within flood zones. The comparables are identified as Equal= compared to the subject site in this category.

Frontage/Access: The subject lot is accessed via a driveway from a gravel covered, county maintained road. Access to the comparables is considered Equal = compared to the subject.

Zoning: The subject lot and comparables are in areas with no zoning. The comparables are identified as Equal = compared to the subject in this category.

Easements Affecting Use: There were no atypical easements associated with the subject or comparables. The comparables are identified as Equal = compared to the subject in this category.

Utilities: The subject site has access to electrical service, telephone service and access to a community water system. Land Sales 2 and 4 have identical access to services. Land Sales 1 and 3 would require construction of private wells prior to residential construction. All of the properties have access to necessary utilities. Overall , the subject and comparables are considered to have equal marketability in this category. The comparables are identified as Equal = compared to the subject property in this category.

Size/Acres: The subject site totals 1.043 acres. The comparables are smaller than the subject site but are considered to have overall similar marketability in this category compared to the subject

Improvement Value Estimate

Home Sales 1, 2, and 3 are appropriate comparables for the home on this subject site. A sales comparison analysis for the subject property utilizing these comparables is below.

SALES COMPARISON ANALYSIS FOR LOT 43 COS #6114, CLEARWATER RIVER EAST SHORE INLAND, SEELEY LAKE, MONTANA				
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3
IDENTIFICATION	Lot 43, Clearwater River East Shore Inland	610 Tamarack Dr	133 Falcon Port	554 Spruce Dr
LOCATION	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT
SALES PRICE		\$225,000	\$185,000	\$200,000
LIST ADJUSTMENT				
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0
FINANCING	Market	Market	Market	Market
FINANCING ADJUSTMENT		\$0	\$0	\$0
CONDITIONS OF SALE	Market	Market	Market	Market
CONDITIONS OF SALE ADJUSTMENT		\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES				
DEMOLITION		\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0
OTHER		\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0
DATE OF SALE		02/02/23	10/21/22	02/07/22
ADJUSTED PRICE		\$225,000	\$185,000	\$200,000
LESS SITE VALUE		(\$80,000)	(\$75,000)	(\$70,000)
ADJUSTED IMPROVEMENT PRICE		\$145,000	\$110,000	\$130,000
MARKET CONDITIONS FACTOR		1.00	1.00	1.00
ADJUSTED IMPROVEMENT PRICE		\$145,000	\$110,000	\$130,000
ADJUSTMENT FOR:				
LOCATION/SITE	Interior Site	Interior Site	Interior Site	Interior Site
		\$0	\$0	\$0
QUALITY	Average	Average	Average	Average
		\$0	\$0	\$0
CONDITION	Average	Fair	Average	Average
		\$7,250	\$0	\$0
BATHROOMS	1.5	2	1.5	2
		-\$2,500	\$0	-\$2,500
HOUSE SIZE/SF	1,693	1,573	750	1,322
		\$7,200	\$56,580	\$22,260
FINISHED BASEMENT SIZE/SF	0	0	0	0
		\$0	\$0	\$0
OUTBUILDINGS	124 SF Lean-to, 644 SF Garage, 66 SF Chicken Coop, & 464 SF Storage Building	Inferior	Inferior	Inferior
		\$35,000	\$34,000	\$28,000
TOTAL ADJUSTMENT		\$46,950	\$90,580	\$47,760
NET ADJUSTMENT PERCENTAGE		32%	82%	37%
ADJUSTED PRICE INDICATION		\$191,950	\$200,580	\$177,760

Discussion of Adjustments

List Adjustment: The comparables were closed sales as of the report effective date and required no adjustment in this category.

Property Rights: The value of the fee simple interest is concluded in this report. The fee simple interest transferred with the comparables and no adjustments were necessary in this category.

Financing: Based upon the information we verified, no adjustments were necessary in this category for the comparables.

Conditions of Sale: The conditions of sale for the comparables were reflective of market conditions. No adjustments were necessary for the sales in this category.

Buyer Expenditures: According to our research no adjustment is necessary in this category.

Market Conditions: The comparables sold in 2022 and 2023. We examined changes in annual average sales prices for manufactured homes (without lake, creek, or river frontage) in Seeley Lake and up to 3.00 acres in size. This information is below;

Seeley Lake - Manufactured Home Sales				
Up to 3.00 Acres				
Home & Sites Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2021	3	\$195,833		54
2022	5	\$233,980	19%	79
2023	2	\$243,450	4%	38
2024 Year-to-Date	2	\$217,500	-11%	44
Actives	1	\$379,000		81

The average price increase per year from 2022 to 2023 was 4% and the average price change from 2023 to 2024 Year-to-Date -11%. Based upon our analysis, no adjustment was made to changes in market conditions for the comparable sales.

Location: The contributory site values for the home sales were removed. This results in the comparison of the subject improvements to the improvements associated with each sale. The site sales utilized to determine the contributory site values for the improved sales are retained in the appraisal work file.

Quality: The subject residence and the comparables are similar in overall quality of construction. No adjustment was necessary in this category.

Condition: The subject mobile home is considered to be in similar condition compared to Home Sales 2 and 3 and these sales required no adjustment in this category. Home Sale 1 was considered to be in inferior condition compared to the subject home. An upward adjustment of 5% was made

to this sale in this category. This adjustment percentage is considered representative of the actions of market participants with regard to condition.

Bathrooms: The subject mobile home includes 1.5 bathrooms. We have made adjustments that reflect \$5,000 per full bath and \$2,500 per half bath for the comparables if they differ from the subject property in this category. The adjustment amounts are considered to reflect the actions of market participants with regard to operable bathroom count.

House Size: Based upon the indications of sales prices per residence square footage for each sale, an adjustment for size differences between the comparables and the subject of \$60 per square foot is considered reasonable and appropriate. This equates to approximately half of the averages of the sales prices per square foot for the comparable mobile homes without the contributory site values. Market participants do not typically pay dollar for dollar for size differences. This adjustment amount is considered appropriate and indicative of the actions of market participants with respect to house size.

Finished Basement Size: The subject and comparables do not include finished basement areas. No adjustments were necessary in this category.

Outbuildings/Amenities: Adjustments were made for any differences between our estimates of contributory values of outbuildings/amenities for the comparables compared to the subject property. The contributory values of the subject outbuildings/amenities were provided by the property lessee. This information is on the table below.

Building Description	Size/SF or LF	Marshall Valuation	Cost/SF	Total Cost New
Lean-to	124	Section 17/Page 16	\$12.95	\$1,606
Garage	644	Section 12/Page 35	\$76.00	\$48,944
Chicken Coop	66	Section 17/Page 45	\$14.15	\$934
Storage Building	464	Section 17/Page 16	\$22.80	\$10,579
Fencing	239	Section 66/Page 5	\$29.25	\$6,991
Total Cost New				\$69,054
Less Depreciation - Age/Life - 15/30 Years = 50%				<u>-\$34,527</u>
Depreciated Cost Estimate				\$34,527
Rounded To				\$35,000

Reconciliation of Sales Comparison Approach for Subject Improvements

The comparables provided adjusted indications of market value for the subject improvements of \$191,950, \$200,580, and \$177,760. All weight is placed on the adjusted value indications from Mobile Home Sales 1 and 3 as these sales required the lowest overall adjustment percentage. The average of these two adjusted indications is \$184,855. We have rounded the average of the value indications to \$185,000.

Improvement Value

\$185,000

Total Value Conclusion

The total value conclusions are derived by adding the subject site values to the estimated value of improvements. The calculations are below;

Subject Site Value	\$ 74,000
Subject Improvements Value	<u>\$185,000</u>
Total Value Indication	\$259,000

LOT 48

Site Value Estimate

The site sales presented were utilized to determine the value of this subject site as if vacant. Adjustments have been considered for differences between the sales and this subject site. Any adjustments made are noted on the spreadsheet below;

COMPARABLE SALES ANALYSIS FOR SUBJECT SITE					
LOT 48 COS #6114, CLEARWATER RIVER EAST SHORE INLAND, SEELEY LAKE, MONTANA					
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4
IDENTIFICATION	280 Cub Ln	305 Deer Park Dr	535 Juniper Drive	NHN Gull Port	780 Juniper Drive
CITY	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT
SALES PRICE		\$105,000	\$82,500	\$75,000	\$73,000
ADJUSTMENT FOR IMPROVEMENTS		\$0	-\$10,000	\$0	\$0
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0	\$0
FINANCING	Market	Market	Market	Market	Market
FINANCING ADJUSTMENT		\$0	\$0	\$0	\$0
CONDITIONS OF SALE	Market	Market	Market	Market	Market
CONDITIONS OF SALE ADJUSTMENT		\$0	\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES					
DEMOLITION		\$0	\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0	\$0
OTHER		\$0	\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0	\$0
DATE OF SALE		10/26/22	09/07/23	11/09/22	11/02/22
MARKET CONDITIONS FACTOR		1.00	1.00	1.00	1.00
ADJUSTED PRICE		\$105,000	\$72,500	\$75,000	\$73,000
SITE SIZE/ACRES	1.109	1.000	0.230	1.110	0.204
ADJUSTED SALES PRICE		\$105,000	\$72,500	\$75,000	\$73,000
ADJUSTMENT FOR:					
LOCATION	Clearwater River East Shore Inland	Seeley Lake Pines Addition No.1	Seeley Lake Homesites Addition No. 10A	Seeley Lake Sky Park No.2	Seeley Lake Homesites No. 2
WATER FRONTAGE	None	Superior - None	Equal = None	Equal = None	Equal = None
SHAPE	Irregular	Irregular	Rectangular	Rectangular	Rectangular
TOPOGRAPHY	Level	Level	Level	Level	Level
FLOOD ZONE	None	None	None	None	None
FRONTAGE/ACCESS	Gravel Rd County Maintained	Gravel County Road	Gravel County Rd	Paved County Rd	Paved County Rd
ZONING	Not Zoned	Not Zoned	Not Zoned	Not Zoned	Not Zoned
EASEMENTS AFFECTING USE	No	No	No	No	No
UTILITIES	Electricity, Telephone, Community Water Access	Electricity, Telephone	Electricity, Telephone, Community Water Access	Electricity, Telephone	Electricity, Telephone, Community Water Access
SITE SIZE/ACRES	1.109	0.665	0.230	0.460	0.204
OVERALL RATING COMPARED TO SUBJECT VALUE INDICATIONS		Superior - < \$105,000	Equal = \$72,500	Equal = \$75,000	Equal = \$73,000

Discussion of Quantitative Adjustments

Adjustment for List Price: All of the comparables utilized in this analysis were closed sales as of the report effective date. For this reason, no adjustments were necessary in this category.

Adjustments for Improvements: Land Sales 1, 3, and 4 did include improvements and no adjustments were necessary in this category for these sales. Land Sale 2 included a septic system and a downward adjustment of \$10,000 was made for the contributory value of this improvements.

Property Rights: The ownership interest in this report for the subject lot and for all of the comparable sales is the fee simple interest. Consequently, no adjustments were necessary in this category.

Financing: The financing for the comparables were cash or cash equivalent; therefore, no adjustments were necessary comparables in category.

Conditions of Sale: No adjustment is necessary to any of the comparables in this category.

Buyer Expenditures: No adjustments were necessary for the comparable sales in this category.

Market Conditions: The comparable sold in 2022, 2023, and 2024. Analysis of sales and listings of vacant sites with 3.00 acres or less in Seeley Lake marketed via the area MLS is below.

Seeley Lake				
Up to 3.00 Acres				
Site Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2020	51	\$68,765		353
2021	48	\$94,105	37%	262
2022	26	\$140,096	49%	149
2023	13	\$141,577	1%	233
2024 Year-to-Date	6	\$157,333	11%	129
Actives	12	\$180,892		104

The average sales price increased by 1% from 2022 to 2023. The average sales price increased by 11% from 2023 to 2024 Year-to-Date. It is important to note that there have been far fewer sales to date in 2024 than in 2023. This indicates a softening market. Supply exceeds annual demand and there will likely be downward price pressure on the active listings in order for them to sell within historical market times. Additionally, the data set is small and subject to swings based upon outliers. For these reasons, we have opted to make no adjustment to the comparables in this category.

Discussion of Qualitative Adjustments

The following adjustments are for categories where the comparables are different from the subject property and differences in these categories were considered to potentially affect value; however, there was not sufficient market data available on which to credibly base dollar amount or percentage adjustments. These adjustments are identified as Equal =, Superior -, or Inferior + compared to the subject property. We have used additional minuses or pluses to convey order of magnitude when necessary.

Location: The subject property is not governed by Covenants, Conditions, and Restrictions (CC&R's). Land Sales 2, 3, and 4 are either in subdivisions with no CC&R's or are in subdivisions with light CC&R's and all allow mobile homes. These sales are identified as Equal = compared to the subject property in this category. Land Sale 1 is in a subdivision with CC&R's that do not permit mobile homes. This sale is identified as Superior – compared to the subject property in this category.

Water Frontage: The subject site and comparables do not include water frontage. The comparables are identified as Equal = compared to the subject site in this category.

Shape: The subject and comparables have shapes suitable for residential improvements and are considered Equal = in this category.

Topography: The subject site has relatively level topography. The usable area of the subject site is similar to the comparables. For this reason, the comparables are identified as Equal = compared to the subject in this category.

Flood Zone: The subject site and comparables are not within flood zones. The comparables are identified as Equal= compared to the subject site in this category.

Frontage/Access: The subject lot is accessed via a driveway from a gravel covered, county maintained road. Access to the comparables is considered Equal = compared to the subject.

Zoning: The subject lot and comparables are in areas with no zoning. The comparables are identified as Equal = compared to the subject in this category.

Easements Affecting Use: There were no atypical easements associated with the subject or comparables. The comparables are identified as Equal = compared to the subject in this category.

Utilities: The subject site has access to electrical service, telephone service and access to a community water system. Land Sales 2 and 4 have identical access to services. Land Sales 1 and 3 would require construction of private wells prior to residential construction. Overall , the subject and comparables are considered to have equal marketability in this category. The comparables are identified as Equal = compared to the subject property in this category.

Size/Acres: The subject site totals 1.043 acres. The comparables are smaller than the subject site but are considered to have overall similar marketability in this category compared to the subject property. There is no market data available suggesting that lots within the size ranges of the subject

and comparables vary in price due to size differences for interior lots with similar proximity to what is considered to be the central business district of Seeley Lake. For this reason, the comparables are identified as Equal = compared to the subject in this category.

Reconciliation of Sales Comparison Approach for Subject Property As If Vacant

The comparables provided adjusted indications of less than \$105,000, equal to \$72,500, equal to \$75,000, and equal to \$73,000, respectively. All weight is accorded to the adjusted indications from Land Sales 2, 3, and 4 as these are identified as equal to the market value for the subject site. The average of the adjusted indications is \$73,500. A market value of \$74,000 is considered well supported and appropriate for the subject lot.

Subject Site Value **\$74,000**

Improvement Value Estimate

Home Sales 1, 2, and 3 are appropriate comparables for the home on this subject site. A sales comparison analysis for the subject property utilizing these comparables is below.

SALES COMPARISON ANALYSIS FOR LOT 48 COS #6114, CLEARWATER RIVER EAST SHORE INLAND, SEELEY LAKE, MONTANA				
DESCRIPTION	SUBJECT	SALE 1	SALE 2	SALE 3
IDENTIFICATION	Lot 48, Clearwater River East Shore Inland	610 Tamarack Dr	133 Falcon Port	554 Spruce Dr
LOCATION	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT	Seeley Lake, MT
SALES PRICE		\$225,000	\$185,000	\$200,000
LIST ADJUSTMENT				
PROPERTY RIGHTS	Fee Simple	Fee Simple	Fee Simple	Fee Simple
PROPERTY RIGHTS ADJUSTMENT		\$0	\$0	\$0
FINANCING	Market	Market	Market	Market
FINANCING ADJUSTMENT		\$0	\$0	\$0
CONDITIONS OF SALE	Market	Market	Market	Market
CONDITIONS OF SALE ADJUSTMENT		\$0	\$0	\$0
ADJUSTMENTS FOR BUYER EXPENDITURES				
DEMOLITION		\$0	\$0	\$0
ENVIRONMENTAL		\$0	\$0	\$0
OTHER		\$0	\$0	\$0
LEGAL/ZONING		\$0	\$0	\$0
DATE OF SALE		02/02/23	10/21/22	02/07/22
ADJUSTED PRICE		\$225,000	\$185,000	\$200,000
LESS SITE VALUE		(\$80,000)	(\$75,000)	(\$70,000)
ADJUSTED IMPROVEMENT PRICE		\$145,000	\$110,000	\$130,000
MARKET CONDITIONS FACTOR		1.00	1.00	1.00
ADJUSTED IMPROVEMENT PRICE		\$145,000	\$110,000	\$130,000
ADJUSTMENT FOR:				
LOCATION/SITE	Interior Site	Interior Site	Interior Site	Interior Site
		\$0	\$0	\$0
QUALITY	Average	Average	Average	Average
		\$0	\$0	\$0
CONDITION	Average	Fair	Average	Average
		\$7,250	\$0	\$0
BATHROOMS	1	2	1.5	2
		-\$5,000	-\$2,500	-\$5,000
HOUSE SIZE/SF	1,512	1,573	750	1,322
		-\$3,660	\$45,720	\$11,400
FINISHED BASEMENT SIZE/SF	0	0	0	0
		\$0	\$0	\$0
OUTBUILDINGS	152 SF Bunkhouse, 64 SF Greenhouse, 96 SF Storage Building, & 515 SF Storage Shed	Inferior	Inferior	Inferior
		\$24,000	\$23,000	\$18,000
TOTAL ADJUSTMENT		\$22,590	\$66,220	\$24,400
NET ADJUSTMENT PERCENTAGE		16%	60%	19%
ADJUSTED PRICE INDICATION		\$167,590	\$176,220	\$154,400

Discussion of Adjustments

List Adjustment: The comparables were closed sales as of the report effective date and required no adjustment in this category.

Property Rights: The value of the fee simple interest is concluded in this report. The fee simple interest transferred with the comparables and no adjustments were necessary in this category.

Financing: Based upon the information we verified, no adjustments were necessary in this category for the comparables.

Conditions of Sale: The conditions of sale for the comparables were reflective of market conditions. No adjustments were necessary for the sales in this category.

Buyer Expenditures: According to our research no adjustment is necessary in this category.

Market Conditions: The comparables sold in 2022 and 2023. We examined changes in annual average sales prices for manufactured homes (without lake, creek, or river frontage) in Seeley Lake and up to 3.00 acres in size. This information is below;

Seeley Lake - Manufactured Home Sales				
Up to 3.00 Acres				
Home & Sites Sales (Not on Water)				
Year	# of Sales	Average Sales Price	Percent Price Change	Days on Market
2021	3	\$195,833		54
2022	5	\$233,980	19%	79
2023	2	\$243,450	4%	38
2024 Year-to-Date	2	\$217,500	-11%	44
Actives	1	\$379,000		81

The average price increase per year from 2022 to 2023 was 4% and the average price change from 2023 to 2024 Year-to-Date -11%. Based upon our analysis, no adjustment was made to changes in market conditions for the comparable sales.

Location: The contributory site values for the home sales were removed. This results in the comparison of the subject improvements to the improvements associated with each sale. The site sales utilized to determine the contributory site values for the improved sales are retained in the appraisal work file.

Quality: The subject residence and the comparables are similar in overall quality of construction. No adjustment was necessary in this category.

Condition: The subject mobile home is considered to be in similar condition compared to Home Sales 2 and 3 and these sales required no adjustment in this category. Home Sale 1 was considered to be in inferior condition compared to the subject home. An upward adjustment of 5% was made

to this sale in this category. This adjustment percentage is considered representative of the actions of market participants with regard to condition.

Bathrooms: The subject mobile home includes 1 bathroom. We have made adjustments that reflect \$5,000 per full bath and \$2,500 per half bath for the comparables if they differ from the subject property in this category. The adjustment amounts are considered to reflect the actions of market participants with regard to operable bathroom count.

House Size: Based upon the indications of sales prices per residence square footage for each sale, an adjustment for size differences between the comparables and the subject of \$60 per square foot is considered reasonable and appropriate. This equates to approximately half of the averages of the sales prices per square foot for the comparable mobile homes without the contributory site values. Market participants do not typically pay dollar for dollar for size differences. This adjustment amount is considered appropriate and indicative of the actions of market participants with respect to house size.

Finished Basement Size: The subject and comparables do not include finished basement areas. No adjustments were necessary in this category.

Outbuildings/Amenities: Adjustments were made for any differences between our estimates of contributory values of outbuildings/amenities for the comparables compared to the subject property. The contributory values of the subject outbuildings/amenities were provided by the property lessee. This information is on the table below.

Building Description	Size/SF or LF	Marshall Valuation	Cost/SF	Total Cost New
Bunkhouse	152	Section 12/Page 29	\$112.00	\$17,024
Greenhouse	64	Section 17/Page 22	\$9.58	\$613
Storage Building	96	Section 17/Page 16	\$22.80	\$2,189
Wood Shed	515	Section 17/Page 16	\$12.95	\$6,669
Fencing	281	Section 66/Page 5	\$29.25	\$8,219
Total Cost New				\$34,714
Less Depreciation - Age/Life - 10/30 Years = 30%				<u>-\$10,414</u>
Depreciated Cost Estimate				\$24,300
Rounded To				\$24,000

Reconciliation of Sales Comparison Approach for Subject Improvements

The comparables provided adjusted indications of market value for the subject improvements of \$167,590, \$176,220, and \$154,400. All weight is placed on the adjusted value indications from Mobile Home Sales 1 and 3 as these sales required the lowest overall adjustment percentage. The average of these two adjusted indications is \$160,995. We have rounded the average of the value indications to \$161,000.

Improvement Value

\$161,000

Total Value Conclusion

The total value conclusions are derived by adding the subject site values to the estimated value of improvements. The calculations are below;

Subject Site Value	\$ 74,000
Subject Improvements Value	<u>\$161,000</u>
Total Value Indication	\$235,000

RECAPITULATION OF VALUE INDICATIONS

The market values for the subject properties are recapitulated on the table below;

Lot #	Sale #	Site Value	Value of Improvements	Total Value	Effective Date of Market Values
43	2069	\$74,000	\$185,000	\$259,000	9/11/2024
48	2070	\$74,000	\$161,000	\$235,000	9/11/2024

The values above are based upon the **Hypothetical Conditions** that the subject properties were legal parcels and that the parcels had legal and adequate access (as described in this report) as of the report effective date.

QUALIFICATIONS OF THE APPRAISERS

ELLIOTT (ELLIE) M. CLARK, MAI

PROFESSIONAL DESIGNATIONS

MAI Designated Member of the Appraisal Institute (2004)

FORMAL EDUCATION

College of Charleston, Charleston, SC - Bachelor of Science – Geology (1985)

REAL ESTATE EDUCATION

Appraisal Institute

1990 - Basic Valuation Procedures
1990 - Real Estate Principles
1992 - Capitalization Theory and Technique
1994 - Advanced Income Capitalization
2001 - Highest and Best Use and Market Analysis
2001 - Advanced Sales Comparison and Cost Approaches
2002 - Standards of Professional Practice, Part A
2002 - Standards of Professional Practice, Part B
2002 - Report Writing and Valuation Analysis
2002 - Advanced Applications
2003 - Comprehensive Exam
2003 - Separating Real & Personal Property from Intangible Business Assets
2004 - Demonstration Appraisal
2006 - 7 Hour National USPAP Update Course
2006 - Business Practices and Ethics
2006 – Uniform Appraisal Standards for Federal Land Acquisitions
2008 - 7 Hour National USPAP Update Course
2010 - 7 Hour National USPAP Update Course
2012 – 7 Hour National USPAP Update Course
2012 – Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
2012 – Valuation of Conservation Easements
2014 – 7 Hour National USPAP Update Course
2015 – Real Estate Finance Statistics and Valuation Modeling
2016 – 7 Hour National USPAP Update Course
2016 – Eminent Domain & Condemnation
2017 – Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications
2018 – 7 Hour National USPAP Update Course
2019 – 7 Hour National USPAP Update Course
2019 – Business Practice & Ethics
2020 – Small Hotel/Motel Valuation
2020 – Appraisal of Medical Office Buildings
2022 – 7 Hour USPAP Update Course
2022 – Analyzing Operating Expenses
2022 – Appraisal of Automobile Dealerships
2024 – 7 Hour USPAP Update Course

2024 – Rapid Response: Market Analysis in Volatile Markets
2024 - Expand Your Practice: Arbitration Do's and Don'ts
2024 – Case Studies in Appraising Green Residential Buildings

Institute of Financial Education

1985 - Real Estate Law I
1986 - Real Estate Law II

IAAO

1991 - Standards of Practice and Professional Ethics

Citadel Evening College

1993 - Residential Appraisal Reports Using URAR Form

William H. Sharp & Associates

1995 - The Home Inspection

Trident Technical College

1997 - Uniform Standards of Appraisal

Historic Preservation Consulting

1998 - Appraising Historic Property

The Beckman Company

2004 - The Technical Inspection of Real Estate

APPRAISAL SEMINARS ATTENDED

2000 – JT&T Seminars: Financial Calculator HP-12C
2000 – Appraisal Institute: Highest and Best Use Applications
2004 – Appraisal Institute: Evaluating Commercial Construction
2005 – Appraisal Institute: Scope of Work: Expanding Your Range of Services
2006 – Appraisal Institute: Subdivision Valuation
2006 – Appraisal Institute: Appraising from Blueprints and Specifications
2007 – Appraisal Institute: Analyzing Commercial Lease Clauses
2007 – Appraisal Institute: Condominiums, Co-ops, and PUDs
2008 – Appraisal Institute: Spotlight on USPAP
2008 – Appraisal Institute: Quality Assurance in Residential Appraisals: Risky Appraisals = Risky Loans
2008 – Appraisal Institute: Office Building Valuation: A Contemporary Perspective
2009 – Appraisal Institute: Appraisal Curriculum Overview (2-Day General)
2010 – Appraisal Institute: Hotel Appraising – New Techniques for Today's Uncertain Times
2010 – Appraisal Institute: The Discounted Cash Flow Model: Concepts, Issues & Applications
2011 – Appraisal Institute: Understanding & Using Investor Surveys Effectively
2011 – Appraisal Institute: Advanced Spreadsheet Modeling for Valuation Applications
2012 – Appraisal Institute: Appraising the Appraisal: Appraisal Review-General
2013 – Appraisal Institute: Business Practices and Ethics
2018 – Appraisal Institute: Real Estate Finance, Value, and Investment Performance
2019 – Appraisal Institute: The Cost Approach: Unnecessary or Vital to a Healthy Practice
2022 – Appraisal Institute: Introduction to Green Buildings: Principals and Concepts

WORK EXPERIENCE

2003 - Present Clark Real Estate Appraisal – Owner/Commercial Real Estate Appraiser
1995 - 2003 Sass, Herrin & Associates, Inc. – Commercial Real Estate Appraiser
1990 - 1995 Charleston County Assessor’s Office – Sr. Staff Real Estate Appraiser
1986 - 1989 First Sun Capital Corporation - Mortgage Loan Officer
1985 - 1986 First National Bank of Atlanta - Mortgage Loan Processor
1984 - 1985 South Carolina Federal Savings Bank - Mortgage Loan Processor

STATE LICENSES/CERTIFICATIONS

Montana State Certified General Real Estate Appraiser - REA-RAG-LIC-683

PARTIAL LIST OF CLIENTS

United States Department of Interior
United States Government Services Administration
State of Montana Department of Natural Resources
Montana Department of Transportation
City of Whitefish
City of Kalispell
Flathead County
Glacier Bank
Rocky Mountain Bank
Freedom Bank
Whitefish Credit Union
Parkside Credit Union
First Interstate Bank
Three Rivers Bank

CHRISTOPHER D. CLARK

FORMAL EDUCATION

Millikin University, Decatur, Illinois
Bachelor of Arts in Political Science

REAL ESTATE EDUCATION

Appraisal Institute

Course 110 – Appraisal Principles, 2005
Course 120 – Appraisal Procedures, 2005
Course 410 – 15- Hour National USPAP Course, 2005
Course 203R – Residential Report Writing & Case Studies, 2006
Course REA070513 – Analyzing Commercial Lease Clauses, 2007
Course 06RE0638 – Condominiums, Co-ops, PUD's, 2007
Course REA071154 – Hypothetical Conditions, Extraordinary Assumptions, 2008
Course 07RE0734 – 7-Hour National USPAP Update, 2008
Course 06RE0641 – Quality Assurance in Residential Appraisals, 2008
Course 06RE1286 – Office Building Valuation: A Contemporary Perspective, 2008
Course 430ADM 0 Appraisal Curriculum Overview – 2009
Course I400 - 7-Hour National USPAP Update – 2010
Course OL-202R - Online Residential Sales Comparison and Income Approach – 2011
Course OL-200R - Online Residential Market Analysis and Highest & Best Use – 2011
Course OL-201R - Online Residential Site Valuation & Cost Approach – 2011
Course I400 – 7-Hour National USPAP Update Course – 2012
Course REA110436 – Appraising the Appraisal: Appraisal Review General – 2012
Course 08REO643 – Business Practices and Ethics -2013
Course I400 – 7-Hour National USPAP Update – 2014
Course REA4380 – Online Introduction to Green Buildings: Principles and Concepts 2014
Course REA120108 – Online Cool Tools: New Technology for Real Estate Appraisers
Course REA-6260 – Real Estate Finance Statistics & Valuation Modeling - 2015
Course REA-REC-REC-7415 – 2016-2017 7-Hour USPAP Update – 2016
Course REA-CEC-REC-7494 – Eminent Domain and Condemnation – 2016
Course REA-CEC-REC – 8806 – Uniform Standards for Federal Land Acquisitions 2017
Course REA-CEC-REC – 9788 2018 – 2019 7-Hour National USPAP Update 2018
Course REA-CEC-REC-9651 – Real Estate Finance, Value, and Investment Performance - 2018
Course REA-CEC-REC-11855 – The Cost Approach, Unnecessary or Vital 2019
Course REA-CEC-REC – 9788 – 2020-2021 7-Hour National USPAP Update 2019
Course REA-CEC-REC-10480 – Small Hotel/Motel Valuation - 2020
Course REA-CED-REC-9377 – Appraisal of Medical Office Buildings - 2020
Course REA-CEC-REC-14476 – 2022-2023 7-Hour National USPAP Update – 2022
Course REA-CEC-REC-13680 – Comparative Analysis – 2022
Course REA-CEC-REC-14201 – Analyzing Operating Expenses – 2022
Course REA-CEC-REC-14584 – Appraising Automobile Dealerships – 2022
Course REA-CEC-REC – 17107 – 2024-2025 7-Hour National USPAP Update - 2024
Course REA-CEC-REC-14276 – Case Studies in Appraising Green Residential Buildings – 2024
Course REA-CEC-REC-15310 – Expand Your Practice: Arbitration Do's & Don'ts – 2024

REAL ESTATE EDUCATION (cont.)

Appraisal Institute

Course REA-CEC-REC-15313 – Rapid Response: Market Analysis in Volatile Markets - 2024

WORK EXPERIENCE

2005 – Present Clark Real Estate Appraisal, Inc. – Real Estate Appraiser
2003 - 2005 IKON Office Solutions – Technology Marketing
2002 - 2003 Relational Technology Services – Technology Marketing
1998 - 2003 IKON Office Solutions – Technology Marketing
1988 – 1998 CMS Automation (Formerly Entré Computer Center) – Technology Marketing

STATE LICENSES/CERTIFICATIONS

Montana Licensed Appraiser # REA-RAL-LIC-841

APPRAISERS LICENSES

 **State of Montana**
Employment Standards Division
Board of Real Estate Appraisers

This certificate verifies licensure as:
CERTIFIED GENERAL APPRAISER
With endorsements of:
* **REAL ESTATE APPRAISER MENTOR**

REA-RAG-LIC-683
Status: **Active**
Expires: **03/31/2025**

CLARK REAL ESTATE APPRAISAL
ELLIOTT M CLARK
CLARK REAL ESTATE APPRAISAL
P.O. BOX 1531
SEELEY LAKE, MT 59868

  **Montana Department of LABOR & INDUSTRY**
RENEW OR VERIFY YOUR LICENSE AT:
<https://ebiz.mt.gov/pol>

 **State of Montana**
Employment Standards Division
Board of Real Estate Appraisers

This certificate verifies licensure as:
LICENSED APPRAISER

REA-RAL-LIC-841
Status: **Active**
Expires: **03/31/2025**

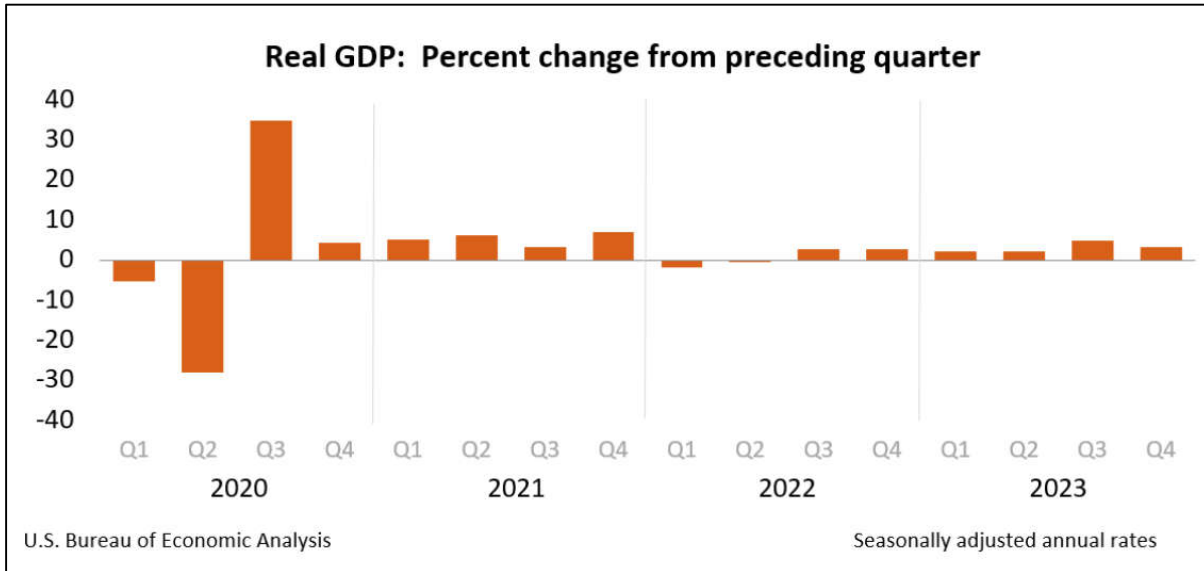
CLARK REAL ESTATE APPRAISAL
CHRISTOPHER D CLARK
CLARK REAL ESTATE APPRAISAL
P.O. BOX 1531
SEELEY LAKE, MT 59868

  **Montana Department of LABOR & INDUSTRY**
RENEW OR VERIFY YOUR LICENSE AT:
<https://ebiz.mt.gov/pol>

ADDENDUM

NATIONAL ECONOMIC DATA

According to an advance estimate from the Bureau of Economic Analysis of the US Department of Commerce (BEA), **Real gross domestic product (GDP)** increased at an annual rate of 3.3% in the fourth quarter of 2023. According to the advance estimate released by the Bureau of Economic Analysis, real GDP increased 4.9 percent in the third quarter of 2023.



According to the BEA, the increase in GDP reflected increases in consumer spending, exports, state and local government spending, nonresidential fixed investment, federal government spending, private inventory investment, and residential fixed investment. Imports, which are a subtraction in the calculation of GDP, increased. Compared to the third quarter of 2023, the deceleration in GDP in the fourth quarter primarily reflected slowdowns in private inventory investment, federal government spending, residential fixed investment, and consumer spending.

STATE ECONOMIC DATA

Montana is the 44th most populous state in the US. According to ESRI estimates using US Census data, the 2023 population of Montana was estimated to be 1,122,044. The population is forecasted to increase to 1,156,423 or by 3.06% by 2028

The state economy is diverse with a wide variety of industries. According to ESRI data, the industries with the highest number of the employed population in the state are;

- Services (49.9%)
- Construction (10.2%)
- Retail Trade (10.1%)
- Agriculture/Mining (5.9%)
- Transportation/Utilities (5.6%)

- Finance/Insurance/Real Estate (5.0%)

The remaining categories of manufacturing, wholesale trade, information, and public administration employ less than 5% each. According to ESRI, as of 2023 the median household income for Montana was \$63,489. It is forecasted to increase to \$72,262 or by 2.8% per year by 2028.

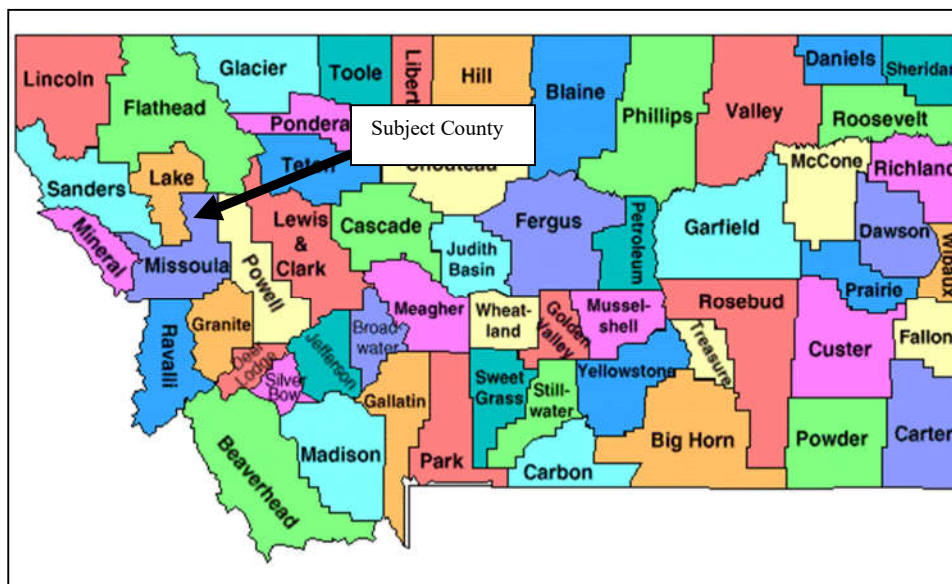
The following table summarizes unemployment rates in Montana over the past 10 years.



The annual average unemployment rate decreased every year from 2011 through 2019. However, due in large part to the coronavirus pandemic (which began in March 2020), the overall unemployment rate in Montana increased in 2020. However, since approximately mid-2020 the rate began to trend down, and it was reported at 3.2% as of December 2023.

MISSOULA COUNTY DATA

The subject properties are in Missoula County which is the western half of the state. The total land area of the county is approximately 2,618 square miles. The county seat is the city of Missoula which is in the southern portion of the county. A map of Montana with counties identified is below.



Geographical Information

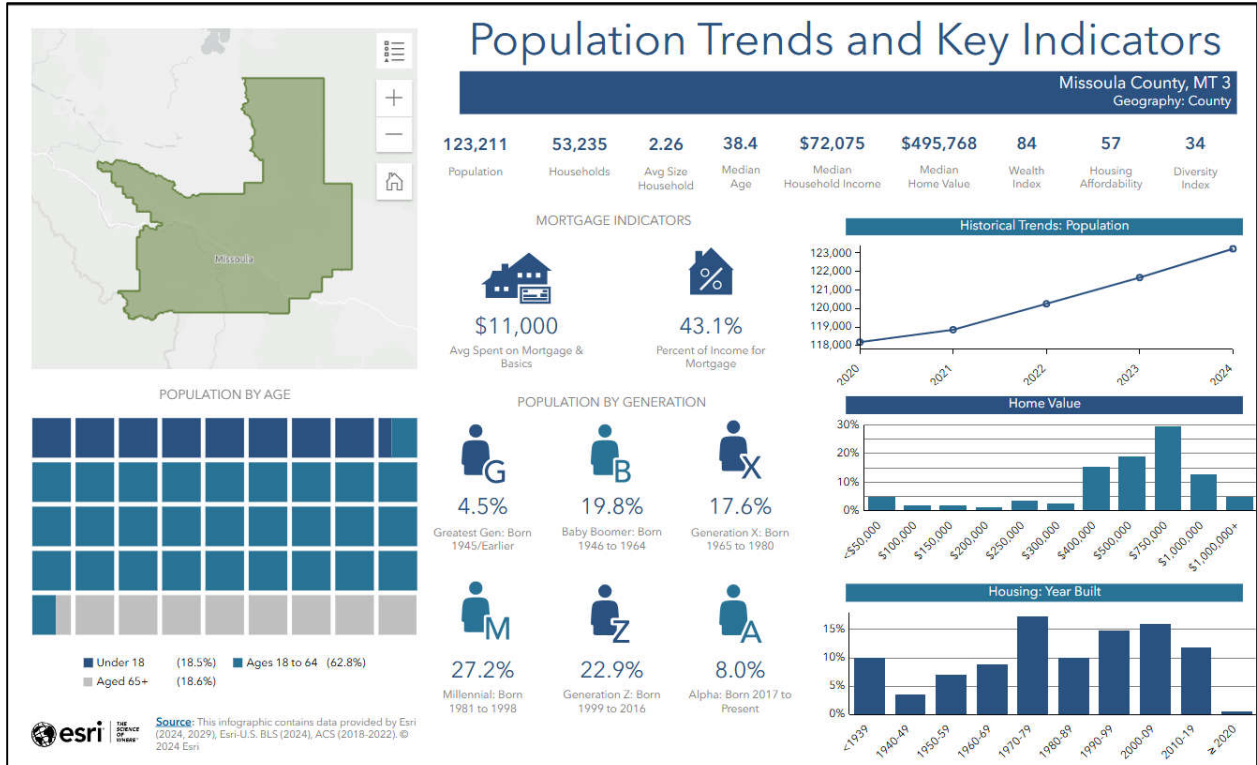
Missoula County is bordered to the north by Flathead, Lake, Sanders and Mineral Counties of Montana. It is bordered to the south and east by Ravalli, Granite and Powell Counties of Montana. A small portion of Missoula County is bordered to the west by Idaho and Clearwater Counties in Idaho. The general geography of the county is mountainous. Missoula County is comprised of five valleys and includes two significant rivers. There are a number of national protected areas in the county. These include; the Rattlesnake National Recreation Area and portions of Bitterroot, Flathead, and Lolo National Forests.

City and Communities

Missoula is the only incorporated city in Missoula County. Towns and Census designated places in Missoula County include; Bonner, Clinton, Condon, East Missoula, Evaro, Frenchtown, Huson, Lolo, Milltown, Orchard Homes, Seeley Lake, and Wye

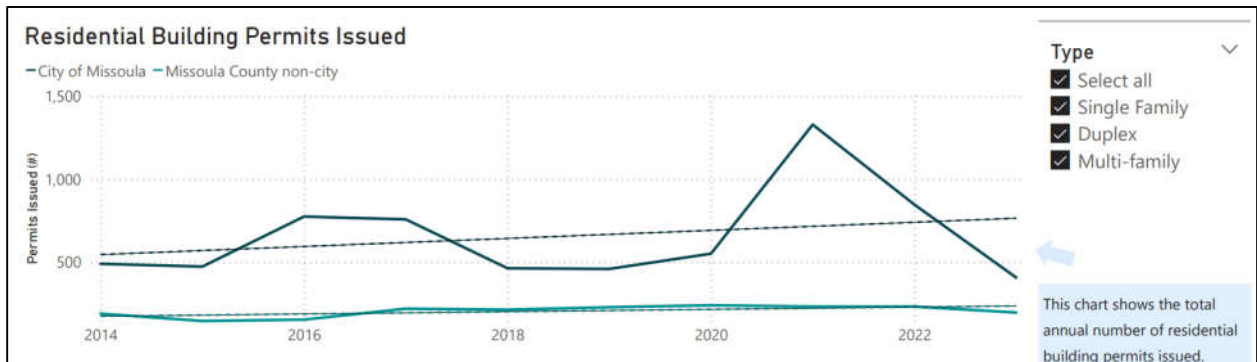
Population

Missoula County is the 3rd most populous county in Montana. The 2024 county population estimate from ESRI based upon US Census Bureau data was 126,857. A chart with population trends for Missoula County is on the following page.



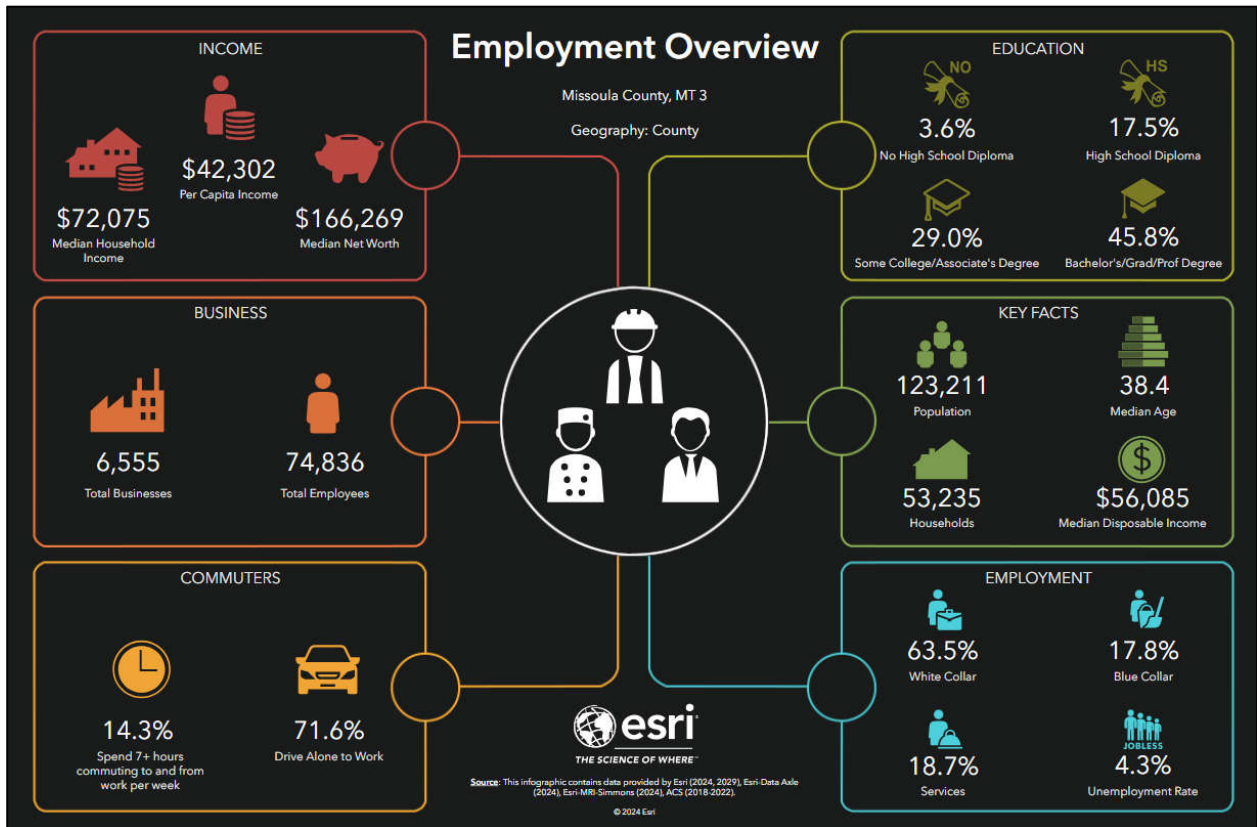
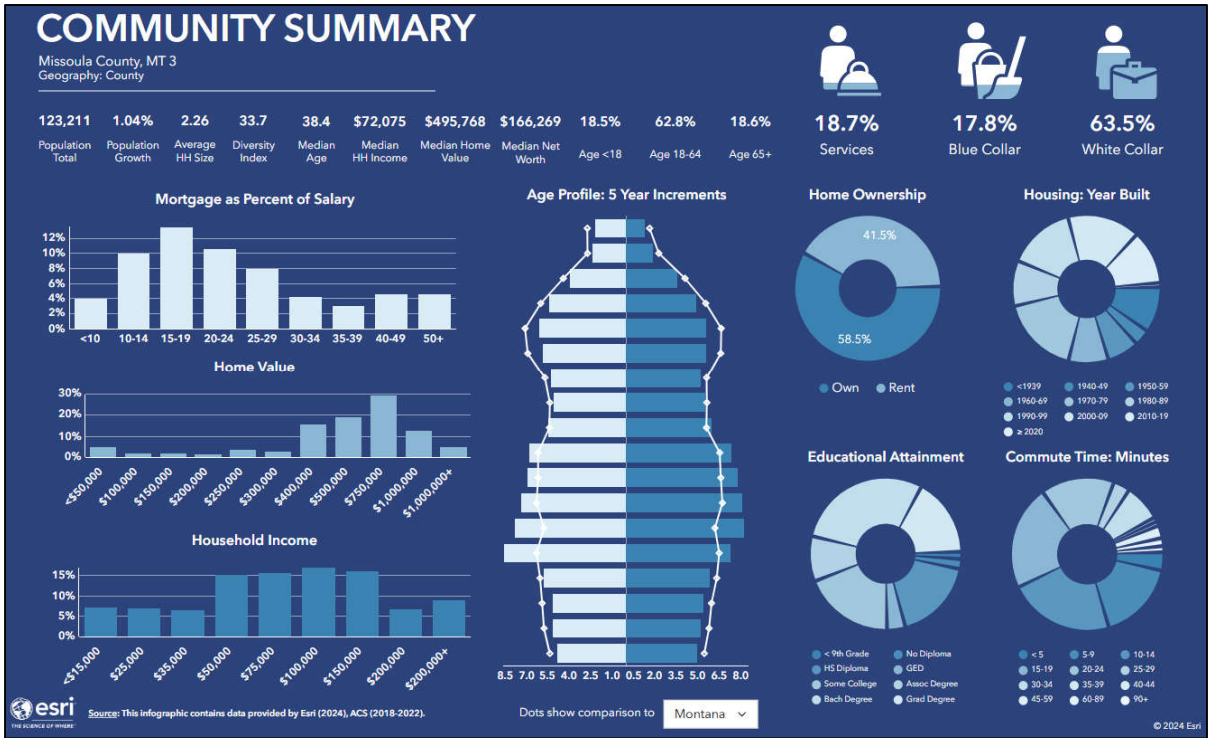
Housing, Income, & Employment

Residential building permits of all types (single family, duplex and multi-family) issued in Missoula County and the City of Missoula between 2014 and 2023 (compiled by the Missoula Organization of Realtors for the 2024 Five Valleys Housing Report) are on the graph below;

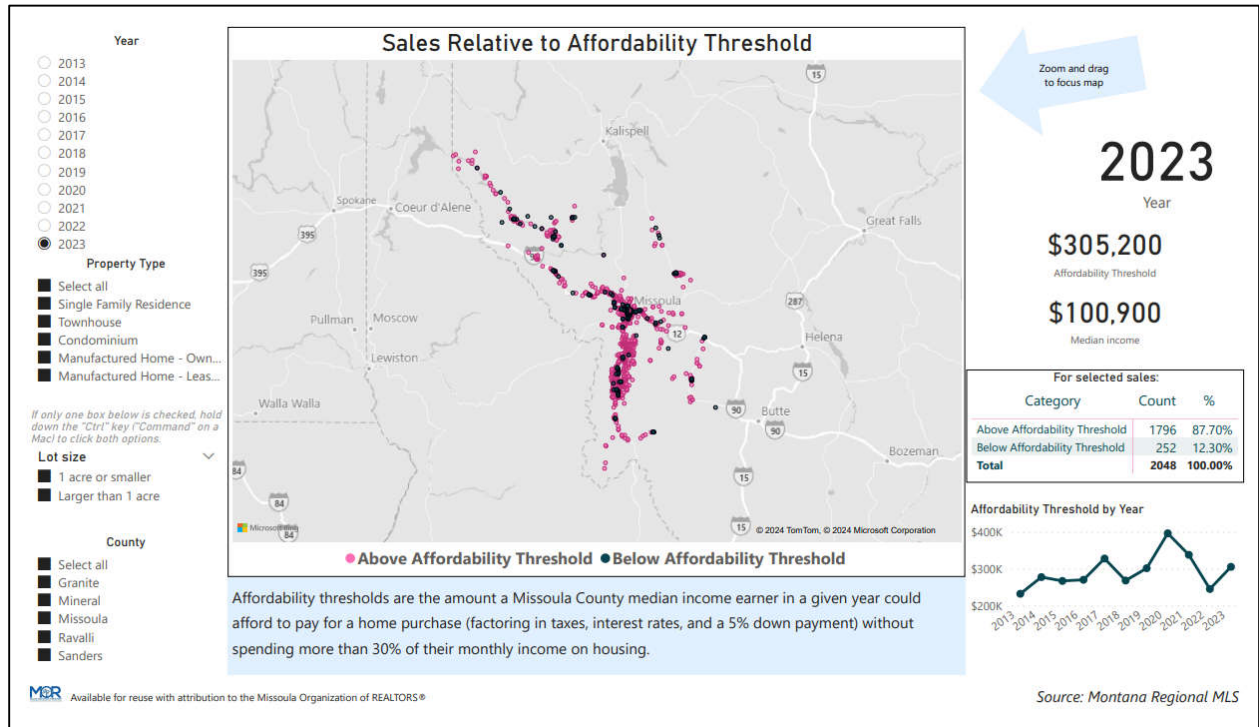


The total number of permits issues in the county generally increased between 2014 and 2022 then decreased in 2023 compared to 2022. This data does not include permits from 2023 due to the report compilation date. This chart was obtained from the 2024 Five Valleys Housing Report prepared by the Missoula Organization of Realtors.

The tables on the following page include information regarding home values, home ownership, and employment.

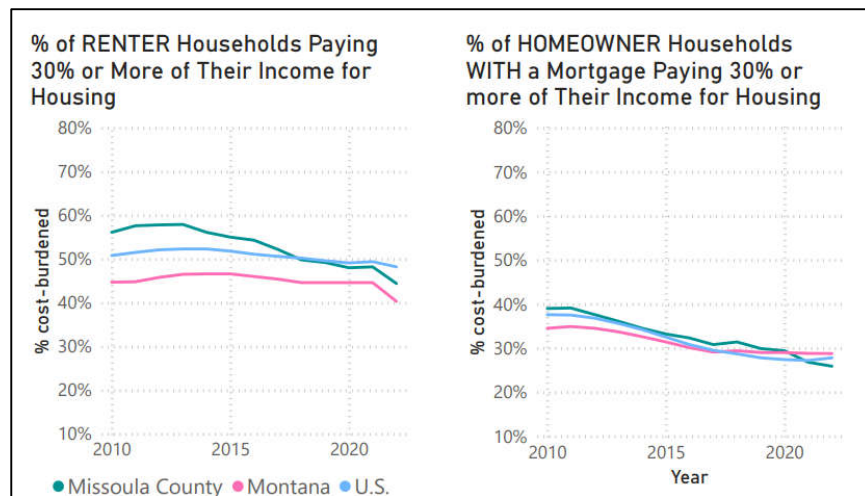


A housing affordability analysis for the greater Missoula area prepared by the Missoula Organization of Realtors is below.



This analysis indicates that the majority (87.70%) of home sales in the greater Missoula area during 2023 were above the affordability threshold of \$305,200.

The graphs below depicts the percentage of renter versus owner households with housing comprising 30% or more of household income.



Households spending greater than 30% of income on housing are considered “cost burdened”. This is the case for between 40% and 50% of the renters in Missoula County.

The housing affordability data and abundance of households with burdensome housing expense ratios indicates that there is significant housing affordability issue in Missoula County.

Education & Healthcare

There are elementary, middle schools and high schools in the various population centers of Missoula County. The University of Montana and The University of Montana College of Technology are both located in Missoula County. There are two acute care hospitals in Missoula County.

Linkages & Transportation

United States Interstate Highway 90 runs through Missoula County. US Highway 12 and 93 both go through the county. There are Montana Highways in the county as well. There is an International Airport in Missoula.

County Data Conclusion

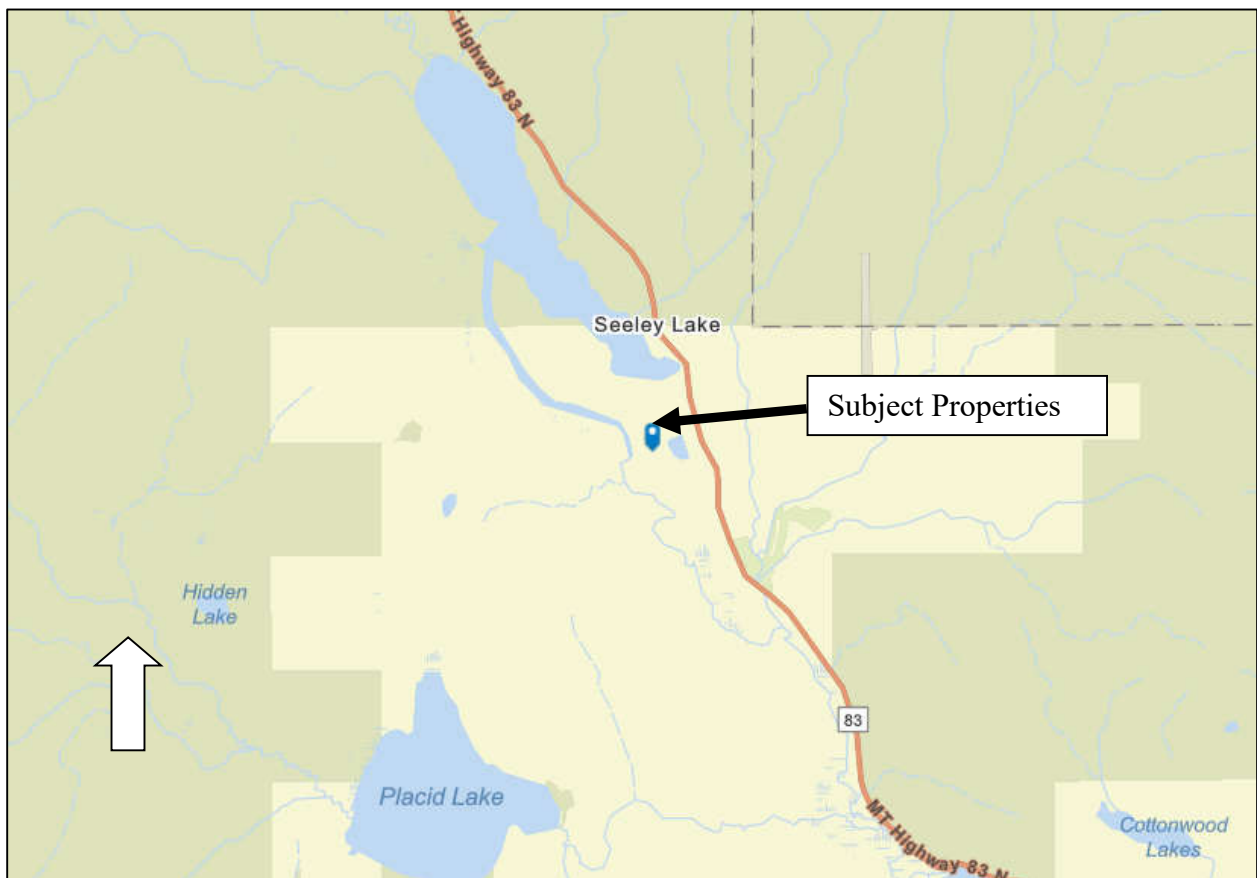
Missoula County is one of the most populous counties in Montana and the population is forecasted to continue increasing. Missoula County is the home of the University of Montana. The location of the university provides some stability in employment. The economy is relatively stable; however, the various sectors of the real estate market are exhibiting stabilization and/or decline. Overall, the economy of Missoula County is expected to grow during 2024 and growth is expected to continue for the foreseeable future.

SEELEY LAKE DATA

General Information

The community of Seeley Lake is the population center with any level of services located closest to the subject property. The general Seeley Lake area is known as the “Seeley-Swan Valley”. There is relatively little privately owned land in the area.

For report purposes the neighborhood boundaries of Seeley Lake consist of the Seeley Lake Census Designated Place (CDP). Montana Highway 83 runs north to south through the area. Seeley Lake is approximately 1 hour drive from Missoula and approximately 1.5 hour drive from Kalispell.



Much of the land off of Montana Highway 83 (between Bigfork and Montana Highway 200) is protected. A recent cooperative project that involved a large amount of acreage in the greater area is known as “The Montana Legacy Project.” It is a cooperative project of The Nature Conservancy, The Trust for Public Land and state, federal and private partners. The Nature Conservancy and The Trust for Public Land have acquired approximately 310,000 acres of land formerly owned by Plum Creek since 2009. The land will eventually be conveyed to a mix of public and private owners. Under this partnership, actual land ownership and management responsibilities rest with The Nature Conservancy.

Geography

The subject area is generally bounded by the Swan Mountains on the east and the Mission Mountains on the west. Mountain peaks extend as high as 9,000 feet. Portions of two national forests are in the greater area. They are the Lolo and Flathead National Forests. There are number of lakes, rivers and creeks in the area. Seeley Lake is the nearest relatively large lake to the subject properties.

Population

According to ESRI 2024 estimates based upon US Census data the population of Seeley Lake, CDP was 1,699.

Economy/Income

There is no major employment in the area. Major employment is located in Kalispell or Missoula which are both over an hour drive away. According to ESRI, the 2024 median household income for the area was \$56,164.

Housing & Real Estate

According to the ESRI there were 1,139 housing units in Seeley Lake in 2024. Approximately 58.9% of the housing units were identified as owner occupied, approximately 12.3% were identified as renter occupied, and approximately 28.8% were identified as vacant. The relatively high percentage of vacant housing units is likely due to the remote nature of the subject area. Many of these properties are utilized only a portion of the year and are second or vacation homes. The population density increases along the area lakes, rivers and creeks and is less dense further from these amenities. Prices for real estate in the area typically increase substantially with water frontage.

According to ESRI forecasts the median home value for Seeley Lake in 2024 was \$804,322. The most expensive homes are typically on navigable water or on large acreage tracts.

There are commercial properties located mostly along the highway. These primarily consist of service type businesses to provide for the area residents. There are some lodging facilities; however, they are mostly oriented to or based upon proximity to an area natural amenity or a particular activity.

Recreation

There are a large number of camp grounds and hiking trails in the subject area. The Bob Marshall Wilderness is located near (to the east) of this area. It is a popular destination for hikers and hunters. The numerous lakes, rivers and creeks provide many recreational opportunities. Area winter activities include snowmobiling, cross country skiing, and snowshoeing.

Conclusion

The immediate subject neighborhood is a remote area comprised of rural properties that are mostly residential in nature. There is little employment in the area. There is relatively little privately owned land in the area. The area is very attractive for recreation. Recreational opportunities include hiking, mountain biking, Nordic skiing, snowmobiling, hunting, boating, and fishing.

SCOPE OF WORK & SUPPLEMENTAL INSTRUCTIONS

(Page 1 of 6)

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ATTACHMENT A

Scope of Work for Appraisals of Potential Property Sales through the Cabin/Home Site Sale Program

DNRC FTLD Real Estate Management Bureau Cabin/Home Site Sale Program

Scope of Work for the Appraisal of Potential Property Sale Through the Cabin/Home Site Sales Program: 2024 Missoula County Clearwater River East Shore Inland Appraisal

CLIENT, INTENDED USERS, PURPOSE AND INTENDED USE:

The clients are the State of Montana, the Montana Board of Land Commissioners (Land Board) and the Department of Natural Resources and Conservation (DNRC). The intended users are the State of Montana, the Montana Board of Land Commissioners (Land Board), the Department of Natural Resources and Conservation (DNRC) and Lessees Shawnee Pringle, Casie Landsberger & Benjamin Ott. The purpose of the appraisal is to provide the clients with a credible opinion of current fair market value of the appraised subject properties and is intended for use in the decision making process concerning the potential sale of said subject properties.

DEFINITIONS:

Current fair market value. (12 C.F.R. § 34.42 (h)) Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

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

Highest and best use. The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility, and maximum profitability.

PROPERTY RIGHTS APPRAISED:

State of Montana lands are always to be appraised as if they are in private ownership and could be sold on the open market and are to be appraised in Fee Simple Interest. For analysis purposes, properties that have leases or licenses on them are to be appraised with the Hypothetical Condition the leases/licenses do not exist.

Rev. 2024614

12 | Page

EFFECTIVE DATE OF VALUATION AND DATE OF INSPECTION:

The latest date of inspection by the appraiser will be the effective date of the valuation.

SUBJECT PROPERTY DESCRIPTION & CHARACTERISTICS:

The legal descriptions and other characteristics of the state's property that are known by the state will be provided to the appraiser. However, the appraiser should verify, as best as possible, any information provided. Further, should any adverse conditions be found by the appraiser in the course of inspecting the property and neighborhood, or through researching information about the property, neighborhood and market, those conditions shall be communicated to the clients and may change the scope of work required.

The legal descriptions and other characteristics of the lessee's property that are known by the lessee will be provided to the appraiser. However, the appraiser should verify, as best as possible, any information provided. Further, should any adverse conditions be found by the appraiser in the course of inspecting the property, or through researching information about the property, neighborhood and market, those conditions shall be communicated to the clients and may change the scope of work required.

ASSIGNMENT CONDITIONS:

The appraiser must be a Montana certified general appraiser, and must be competent to appraise the subject properties. The appraisal is to conform to the latest edition of USPAP, and the opinion of value must be credible. The appraiser is to physically inspect the subject properties at a level that will allow the appraiser to render a credible opinion of value about the properties. The appraiser must have knowledge of the comparables through either personal inspection or with use of sources the appraiser deems reliable, and must have at least viewed the comparables.

The appraiser will consider the highest and best use of the subject properties. (Note: it may be possible that because of the characteristics of a subject properties, or market, there may be different highest and best uses for different components of the properties. Again, that will depend on the individual characteristics of the subject properties and correlating market. The appraiser must look at what a typical buyer for the properties would consider.)

Along with using the sales comparison approach to value in this appraisal, (using comparable sales of like properties in the subject's market or similar markets), the appraiser will also consider the cost and income approaches to value. The appraiser will use those approaches, as applicable, in order to provide a credible opinion of value. Any approaches not used are to be noted, along with a reasonable explanation as to why the approach or approaches were not applicable.

The appraisal will be an Appraisal Report as per USPAP, that will describe adequately, the information analyzed, appraisal methods and techniques employed, and reasoning that support the analyses, opinions and conclusions. All hypothetical conditions and extraordinary assumptions must be noted. The appraiser will provide one appraisal report that includes analysis and appraised values of the 2 (Two) cabin sites identified in the Supplemental Appraisal Instructions.

The subject property must be valued with the actual or hypothetical condition that the site has legal access.

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All appraisals are to describe the market value trends, and provide a rate of change, for the markets of the subject properties. Comparable sales used should be most recent sales available or be adjusted for market trends if appropriate. The comparable sales must be in reasonable proximity to the subject, preferably within the same county or a neighboring county. Use comparable sales of like properties.

The cabin site (land) should be valued under the hypothetical condition that it is vacant raw land, without any site improvements, utilities, or buildings.

The appraisal report must list all real property improvements that were considered when arriving at the appraised value for the improvements. Improvements means a home or residence, outbuildings and structures, sleeping cabins, utilities, water systems, septic systems, docks, landscaping or any other improvements to the raw land.

The appraised value of state-owned land added to the allocated market value of the non-state-owned improvements value will not be greater than total market value of the property, with the hypothetical condition that land and improvements are in fee simple ownership, with one owner.

APPRAISED VALUES REQUIRED:

The appraisal for each cabin and home site must:

1. Include a total market value of the property, with the hypothetical condition that land and improvements are in fee simple ownership, with one owner.
2. Include a separate market value for the state-owned cabin or home site (land), under the hypothetical condition of it being vacant raw land exclusive of real property improvements.
3. Allocate a separate market value for the non-state-owned improvements, from the total market value derived in 1 above.
4. Valuation of the improvements must account for all forms of obsolescence.

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ATTACHMENT B

**MONTANA DNRC FORESTRY AND TRUST LANDS DIVISION
Supplemental Appraisal Instructions**

This Scope of Work and Supplemental Appraisal Instructions are to be included in the appraiser's addendum.

Subject Property (Located in Missoula County):

Sale #	Acres ±	Legal Description
2069	1.043±	LOT 43, CLEARWATER RIVER EAST SHORE INLAND COS 6114 Section 10, T16N-R15W
2070	1.109±	LOT 48, CLEARWATER RIVER EAST SHORE INLAND COS 6114 Section 10, T16N-R15W

<u>DNRC Contact Information:</u> Brent Neace, Real Estate Specialist PO Box 201601 Helena, MT 59620-1601 Phone: (406) 444-4289 Fax: (406) 444-2684 brent.neace@mt.gov	<u>Lessees:</u> Sale 2069: Shawnee Pringle -(406) 880-1939 Sale 2070: Casie Landsberger & Benjamin Ott - (406) 210-1107
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The following will be located in the body of the contract:

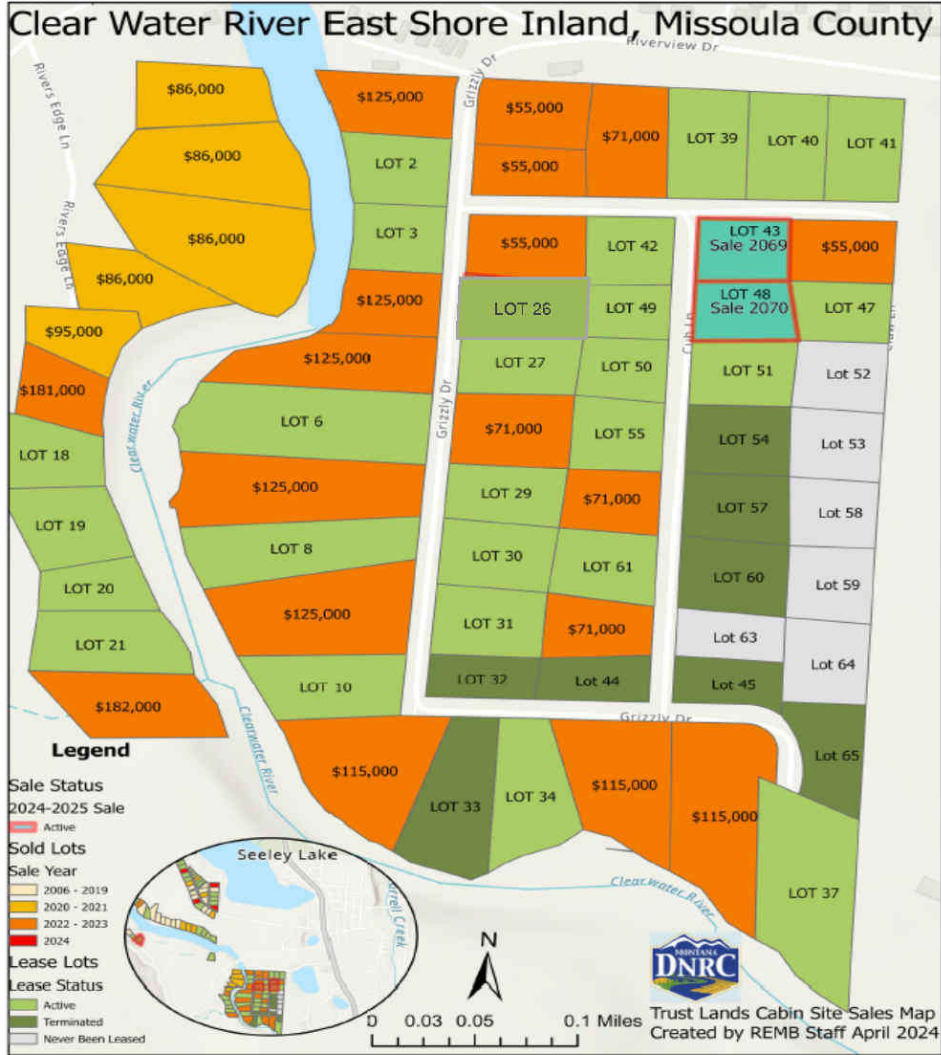
The appraisal report will be one document containing the parcel data and the analysis, opinions, and conclusions of value(s) for the parcel(s). If deemed necessary by the contractor rather than including the specific market data in the appraisal report, a separate addendum may be submitted containing the specific market data as a stand-alone document, which must be reviewed and accepted along with the appraisal, and may be returned to the appraiser for retention in his/her files upon request. The appraiser must submit an electronic copy as well as a printed copy of the appraisal report.

The definition of market value is that as defined in 12 C.F.R. § 34.42 (h).

The DNRC will provide access to each state parcel record, as maintained by the land office, including but not limited to aerial photos, land improvements, current lease data, any known property issues, surveys (if any). The local land office will provide the contact information to the appraiser, if necessary, in order for the appraiser to obtain access to the property.

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Location Map of Parcel



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Cabin Site Missoula County COS 6114

