HANSEN
Established 1945

Application for Certificate of Appropriateness – Demolition: 207 West 31st Street, Savannah GA

Building Photographs

See Attachment A

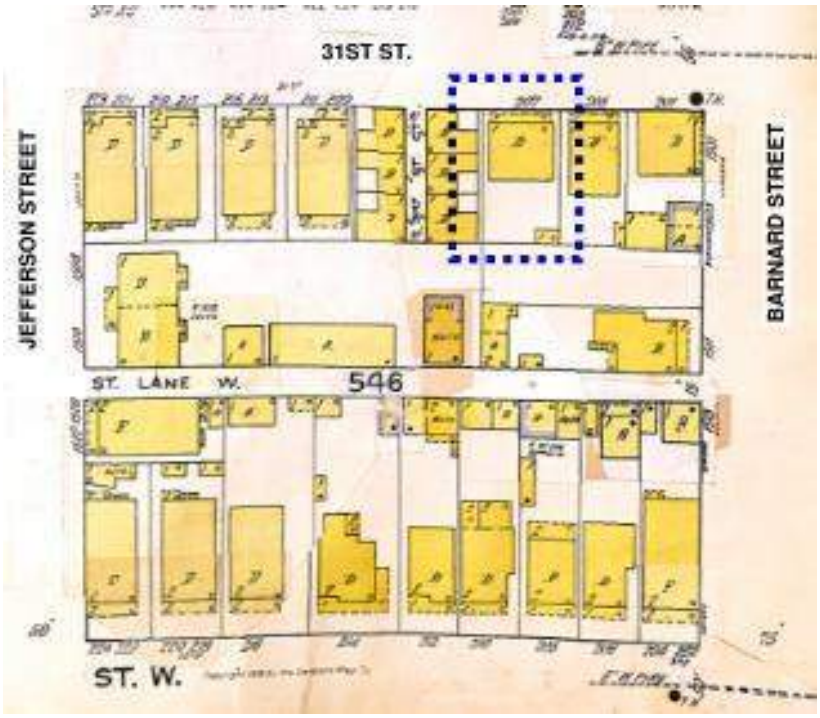
History information

An exact construction date has not been able to be determined for this property; however Sanborn maps of the area allow the estimated date between 1888 and 1916.



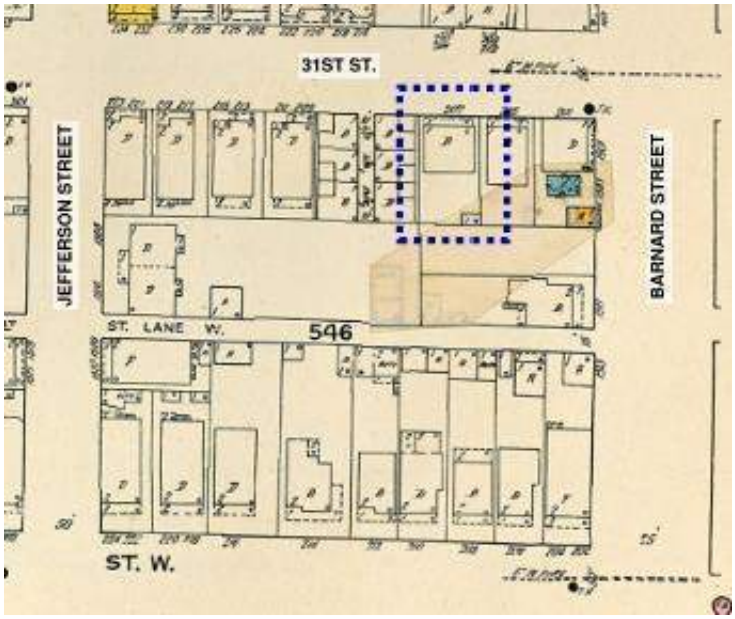
Sanborn Map - 1888

The 1888 map shows no development on this lot, while the 1916 map (with paste-ins to 1953) shows the building in its current configuration. It appears this is from the original 1916 map, not the later revision due to the coloring and edges on the sheet, but this cannot be verified fully without inspection of the original map, which is not available.



Sanborn Map – 1916 (updated to 1953)

The same footprint is shown on the later 1955 map as well.



Sanborn Map – 1955

Full maps included in details above are included in Attachment B.

Explanation for demolition:

The house has been left in a state of disrepair and neglect for many years. Had attempts been made to at least dry in the structure and mitigate termite damage, a restoration might be feasible.

Unfortunately, an attempt to rehabilitate this structure would destroy any historic fabric left in the house.

Engineering Report:

Please see Attachment C

Property Sale information:

Please see Attachment D for the appraisal.
Please see Attachment E for the Property Sales History
Please see Attachment F for the Owner's Settlement Statement (no mortgage balance, property was purchased with cash).
Please see Attachment G for the Property Tax Record

Economic Incentives:

The Historic Savannah Foundation Revolving Fund -

Privately raised money is used to purchase vacant, blighted and endangered historic properties. The properties are then stabilized and offered for sale to preservation-minded buyers with a preservation easement that protects the property long-term.

HSF reviewed this property for this program but ultimately decided against it.

Attachments:

A – Existing photos of property
B – Sanborn Maps
C - Structural Evaluation by Tharpe Engineering Group
D - Appraisal
E – Property Sales History
F – Owner's Settlement Statement
G – Property Tax Record

HANSEN
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ATTACHMENT A

Building Photographs






JUNE
2015














FURY
EverKleen





HANSEN
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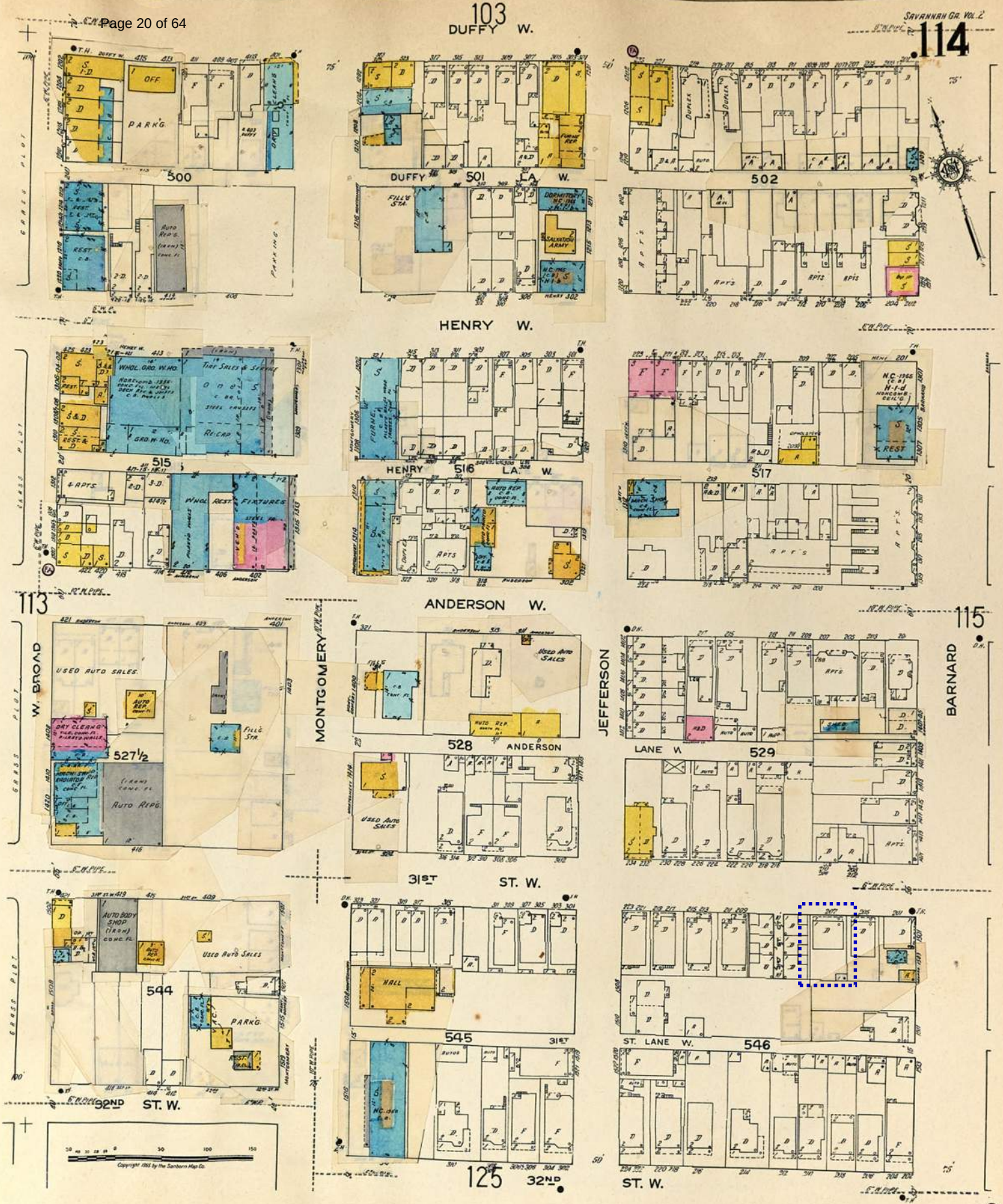
ATTACHMENT B

Sanborn Maps



1888 Sanborn Map


SAVANNAH GA. VOL. 2
114
(49-60)
103
DUFFY W.
DUFFY
501
LA W
500
502
HENRY W.
513
HENRY
516
LANE W
517
ANDERSON W.
113
115
W. BROAD
MONTGOMERY
JEFFERSON
BARNARD
527 1/2
528
ANDERSON
LANE W
529
31ST ST. W.
544
545
546
ST. LANE W.
32ND ST. W. (GILLOTT)
125
32ND
Scale of Feet.
1916 (+1953 paste-ins) Sanborn Map



1955 Sanborn Map

HANSEN
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ATTACHMENT C

Engineer's Report

THARPE
ENGINEERING GROUP

June 18, 2025

Mr. Erik Puljung
Hansen Architects
24 Drayton Street – 9th Floor
Savannah, GA 31401

Re: 207 W. 31st Street – Structural Evaluation Summary

Dear Erik,

As requested, Tharpe Engineering Group conducted a visual observation of the existing structural elements at the above-mentioned property and a corresponding structural analysis of a representative number of structural elements to determine the feasibility of rehabilitating the existing structural system in a manner that would satisfy generally accepted preservation standards.

The conditions documented herein are the result of visual observation only; no exploratory demolition or testing was performed. Architectural, roofing, mechanical, electrical, or plumbing conditions are not included. This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of inspection. Our opinions, conclusions, and recommendations are based on past Firm experience and are indicative of structural remediation, reinforcement, and modification work customary for similar projects in this area.

The following is a recap summary of our initial site visit:

- Based on my visual observation of the crawlspace, the existing masonry piers have experienced varying degrees of degradation. Many piers have been replaced with temporary measures, such as stacked dry blocks and timber posts. At least 50% of the piers would require reconstruction.
- The floor framing appears to be very soft in most areas.
- Water damage and termite damage were noted in wall studs, sheathing, siding, and trim.
- The structure exhibits a significant lean to the west. This is likely due to deterioration of connectivity between the walls and roof/ceiling diaphragm.
- The roof and ceiling framing were not visible but based on the water intrusion identified, I expect the roofing and roof framing to be in poor condition.
- The house has been left in a state of disrepair and neglect for many years. Had attempts been made to at least dry in the structure and mitigate termite damage, a restoration might be feasible.

The currently approved building code in the State of Georgia is the 2018 Edition of the IBC. However, the state of Georgia has not adopted the 2018 International Existing Building Code. Rather, Chapter 34 of the 2012 IBC still dictates requirements for additions, alterations, and repairs of existing buildings. Specifically, Section 3409 outlines requirements for such work proposed for historic buildings.

Section 3405 dictates the requirements for repairs of substantial structural damage (SSD) to vertical elements of the lateral force-resisting system and to gravity load-carrying components. This structure has experienced structural damage both from water intrusion and likely wind forces, qualifying it to be analyzed under this section of the IBC. Section 3405.2.1 specifically states that when these structural elements have experienced substantial structural damage, an evaluation must be performed by a registered design professional and submitted to the building official. Such an evaluation should consider dead, live, wind, and seismic load capacities to determine whether

1020 DRAYTON STREET
SUITE 202
SAVANNAH, GA 31401
912.349.7603

the building, when repaired to its pre-damaged state, would comply with the provisions of the 2012 IBC for wind and earthquake loads. However, an exception is given for one and two-family dwellings, such that they need not be evaluated for load combinations including earthquake effects, so wind loads become the most critical lateral load consideration. The evaluation must consider wind loads prescribed in Section 1609, the current wind design requirement. While the code goes on to allow the building, in its repaired state, to be designed for wind loads required by the building code in effect at the time of original construction, the age of this single-family structure predates wind load requirements. Therefore, a rational wind speed must be utilized based on probability of occurrence.

In this particular case, a minimum wind load of at least 105 mph should be utilized for a rational analysis. This is roughly 80% of the code required wind speed. Based on this wind load, we have concluded that major reconstruction of the primary structural system and lateral force resisting system would be required. The existing deteriorated wood diaphragm and studs are not capable of resisting this level of wind load without wholesale replacement or significant reinforcement. This reconstruction would require larger members than those used in the original construction; therefore, the building cannot be returned to it's original state AND satisfy the structural requirements of the IBC. Based on our analysis, the building, in its original state, could feasibly resist a max wind gust of 90 miles per hour, which is significantly less than the above-mentioned minimum.

Additionally, the foundation elements are inadequate for wind uplift resistance even at this reduced design wind speed. The uplift load path cannot be transferred to the original brick piers; the piers would require replacement, which would further impede preservation of the original structural elements within the floor framing.

Our analysis, based on a representative number of structural elements encountered in the building, ultimately supports our initial estimation of the feasibility of rehabilitating and preserving this structure. Unfortunately, an attempt to rehabilitate this structure would destroy any historic fabric left in the house. While we typically advocate against demolition of contributing historic structures, sadly this one is a candidate for demolition and replacement.

I trust that this correspondence provides sufficient information to assist you planning the next steps in your project. I will provide our observation photos for your records under separate cover. I look forward to speaking with you about the information provided herein, should you have any questions.

Thank you for the opportunity to be of service. Please let me know if you have any questions or require further assistance.

Sincerely,

Tharpe Engineering Group

M. Cody Tharpe

M. Cody Tharpe, P.E.
GA PE# 034695



Figure 1-Deterioration of Brick Piers and Miscellaneous Temporary Supports



Figure 2-Significant Wall Stud Loss at Corners and Lack of Sufficient Sheathing



Figure 3-Typical Condition Encountered at Jack and King StudsThroughout



Figure 4-Floor Diaphragm Deteriorated in Corridor due to Water Intrusion



Figure 5-Termite Damage at Non-Structural Trim Elements Typical Throughout



Figure 6-Significant Deterioration of Brick Foundations



Figure 7-Exterior Damage From Water and Vegetation

HANSEN
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ATTACHMENT D

Appraisal

INVOICE

FROM:

Attn: Accounts Payable
Ganem Lane Appraisal & Advisory
401 Mall Blvd
Suite 101E
Savannah, Ga 31406
Telephone Number: 912-355-8883 **Fax Number:** 912-355-8854

TO:

Attn:Yolanda Castro
Yolanda Castro
5 4th Street
Bonita Springs, FL 34134

E-Mail: ycastro@live.com
Telephone Number: (239) 503-5359 **Fax Number:**
Alternate Number:

INVOICE NUMBER	
2505R-10200	
DATES	
Invoice Date:	05/27/2025
Due Date:	
REFERENCE	
Internal Order #:	2505R-10200
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	2505R-10200
Other File # on form:	
Federal Tax ID:	80-0033653
Employer ID:	

DESCRIPTION

Lender: Yolanda Castro **Client:** Yolanda Castro
Purchaser/Borrower: n/a
Property Address: 207 W 31st St
City: Savannah
County: Chatham **State:** GA **Zip:** 31401
Legal Description: West 45 Feet of Lot 48

FEES	AMOUNT
207 W 31st Street	500.00
SUBTOTAL	500.00

PAYMENTS			AMOUNT
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
Check #:	**Date:**	**Description:**	
		SUBTOTAL	0
		TOTAL DUE	$ 500.00

Ganem Lane Appraisal & Advisory
401 Mall Boulevard, Suite 101E
Savannah, Ga. 31406

May 27, 2025

Yolanda Castro
5 4th Street
Bonita Springs, FL 34134

Re: Property: 207 W 31st St
Savannah, GA 31401
Borrower: n/a
File No.: 2505R-10200

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



David Lane
Ganem Lane Appraisal & Advisory

Uniform Residential Appraisal Report

File # 2505R-10200

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

SUBJECT

Property Address 207 W 31st St | City Savannah | State GA | Zip Code 31401

Borrower n/a | Owner of Public Record Jose Castro & Georgina Del Castilla | County Chatham

Legal Description West 45 Feet of Lot 48

Assessor's Parcel # 20066 12017 | Tax Year 2024 | R.E. Taxes $ 3,518.23

Neighborhood Name Thomas Square Historic District | Map Reference 42340 | Census Tract 0113.00

Occupant ☐ Owner ☐ Tenant ☒ Vacant | Special Assessments $ 0 | ☐ PUD | HOA $ 0 ☐ per year ☒ per month

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

Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) to provide a current "as is" market value.

Lender/Client Yolanda Castro | Address 5 4th Street , Bonita Springs, FL 34134

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No

Report data source(s) used, offering price(s), and date(s). Per MLS, the subject property has not been listed for sale on the open market within the last 12 months.

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. This is not a sale.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? ☒ Yes ☐ No | Data Source(s) GSCCCA Deed

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

If Yes, report the total dollar amount and describe the items to be paid. $0 Per sales contract, the seller is paying no closing cost.

NEIGHBORHOOD

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

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE		AGE	One-Unit	75 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)		(yrs)	2-4 Unit	10 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	150	Low	0	Multi-Family	5 %
Neighborhood Boundaries	Thomas Square Street Car District is bounded by E Anderson Lane to the							3,500	High	175	Commercial	5 %
north; E Victory Drive to the south; E Broad Street to the east; and MLK Jr. Boulevard to the west.								475	Pred.	95	Other	5 %

Neighborhood Description See general text addendum.

Market Conditions (including support for the above conclusions) The typical exposure time for similar homes in this area is 3-6 month.The definition of exposure time used was taken from the definitions section of the 2024-2025 version of USPAP. No special financing, loan discounts, or concessions were found for the subject or comparable sales in this market.The "Other" in Present land use represents vacant lots or raw land.

SITE

Dimensions 37' x 66' | Area 2,442 sf | Shape Retangular | View Neighborhood

Specific Zoning Classification TN-2 | Zoning Description Residential

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

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

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☒	☐	Street asphalt	☒	☐
Gas	☐	☐	Sanitary Sewer	☒	☐	Alley none	☐	☐

FEMA Special Flood Hazard Area ☐ Yes ☒ No | FEMA Flood Zone X | FEMA Map # 13051C0161G | FEMA Map Date 8/16/2018

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

No apparent adverse easements or encroachments were noted that should affect market value.The subject is identified as not being located in a flood hazzard area (Zone X - Subject to Survey and/or Flood Certification). Location in a flood zone is common for coastal properties in the subject's marketing area and does not negatively affect marketing.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units ☐ One ☐ One with Accessory Unit	☐ Concrete Slab ☒ Crawl Space	Foundation Walls	masonry/poor	Floors	none/poor
# of Stories 1	☐ Full Basement ☐ Partial Basement	Exterior Walls	wood/poor	Walls	plastr,drywall/poor
Type ☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 0sf sq.ft.	Roof Surface	shingles/poor	Trim/Finish	wood/poor
☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %	Gutters & Downspouts	none	Bath Floor	none/poor
Design (Style) 1 sty/bunglow	☐ Outside Entry/Exit ☐ Sump Pump	Window Type	wd d/h/poor	Bath Wainscot	fibgls/poor
Year Built 1900	Evidence of ☐ Infestation None	Storm Sash/Insulated	none	Car Storage	☒ None
Effective Age (Yrs) 20	☐ Dampness ☐ Settlement	Screens	none	☐ Driveway	# of Cars 0
Attic ☐ None	Heating ☐ FWA ☐ HWBB ☐ Radiant	Amenities	☐ Woodstove(s) # 0	Driveway Surface	street parking
☐ Drop Stair ☐ Stairs	☐ Other none Fuel	☐ Fireplace(s) # 1	☐ Fence none	☐ Garage	# of Cars 0
☐ Floor ☒ Scuttle	Cooling ☐ Central Air Conditioning	☐ Patio/Deck none	☒ Porch cvfrnt	☐ Carport	# of Cars 0
☐ Finished ☐ Heated	☐ Individual ☐ Other none	☐ Pool none	☐ Other none	☐ Att. ☐ Det.	☐ Built-in

Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☐ Other (describe) no appliances

Finished area **above** grade contains: 5 Rooms | 2 Bedrooms | 1.0 Bath(s) | 1,058 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is existing construction and is considered to be in poor/not habitable condition. At the time of inspection, the subject did not have power nor kitchen appliances. The subject was currently vacant in need of demolishing or total rehab.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

The subject was vacant in need of demolishing or total rehab.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe

The subject property does not conform with the neighborhood in it's current poor condition.

Uniform Residential Appraisal Report

File # 2505R-10200

There are 30 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 324,000 to $ 3,000,000 .

There are 55 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 115,000 to $ 1,350,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	207 W 31st St Savannah, GA 31401	712 E 34th St Savannah, GA 31401		601 E 31st St Savannah, GA 31401		2405 Cedar St Savannah, GA 31404	
Proximity to Subject		0.84 miles SE		0.65 miles E		1.48 miles SE	
Sale Price	$		$ 162,000		$ 155,000		$ 142,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 198.53 sq.ft.		$ 123.02 sq.ft.		$ 154.68 sq.ft.	
Data Source(s)		Sav MLX 320185;DOM 55		Sav MLX 298180;DOM 138		Sav MLX 322764;DOM 58	
Verification Source(s)		Gsccca Deed/Tax Records		Gsccca Deed/Tax Records		Gsccca Deed/Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		REO Sale $0		Cash Sale $0		Cash Sale $0	
Date of Sale/Time		11/13/2024		05/24/2024		01/24/2025	
Location	Thomas Square	Midtown District		Midtown District		Live Oak District	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2,442 sf	4,138 sf		5,227 sf		5,040 sf	
View	Neighborhood	Neighborhood		Neighborhood		Neighborhood	
Design (Style)	1 sty/bunglow	1 sty/bunglow		1 sty/bunglow		1 sty/bunglow	
Quality of Construction	wood/avg	siding/avg		brick/avg		brick/avg	
Actual Age	125	85		53		66	
Condition	Poor	Poor		Poor		Poor	
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 1.0	5 / 2 / 1.0	0	6 / 3 / 1.5	-2,000	5 / 2 / 1.0	0
Gross Living Area	1,058 sq.ft.	816 sq.ft.	+10,890	1,260 sq.ft.	-9,090	918 sq.ft.	+6,300
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	average	average		average		average	
Heating/Cooling	none	none		none		none	
Energy Efficient Items	none	none		none		none	
Garage/Carport	none	none		none		none	
Porch/Patio/Deck	cov front pch	cov front pch		cvfrnt,patio	-1,500	cov front pch	
Additional Features	fence	fence		fence		fence	
Fireplaces	not working	no fireplace		no fireplace		no fireplace	
Net Adjustment (Total)		☒ + ☐ -	$ 10,890	☐ + ☒ -	$ -12,590	☒ + ☐ -	$ 6,300
Adjusted Sale Price of Comparables		Net Adj. 6.7 % Gross Adj. 6.7 %	$ 172,890	Net Adj. 8.1 % Gross Adj. 8.1 %	$ 142,410	Net Adj. 4.4 % Gross Adj. 4.4 %	$ 148,300

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

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Tax Records/GSCCCA Deed/MLS

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Tax Records/GSCCCA Deed/MLS

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	$125,000 - 12/16/2024	no other sales/transfers	no other sales/transfers	no other sales/transfers
Price of Prior Sale/Transfer	$165,000 - 03/13/2025	within previous 12 months	within previous 12 months	within previous 12 months
Data Source(s)	Gsccca/Tax Records/MLS	Gsccca/Tax Records/MLS	Gsccca/Tax Records/MLS	Gsccca/Tax Records/MLS
Effective Date of Data Source(s)	05/22/2025	05/22/2025	05/22/2025	05/22/2025

Analysis of prior sale or transfer history of the subject property and comparable sales The subject prior sold on 12/16/2024 for $125,000 (Deed Book 3555 Page 693). The subject recently sold on 03/13/2025 for $165,000 (Deed Book 3614 Page 793). No other sale or transfer of the subject or comparables are believed to exist within the time frames shown above.

Summary of Sales Comparison Approach Summarized in the sales comparison grid is a sampling of the market reaction to four transcations of similar properties that are compared to the subject property with my quantative assessments applied. All are competitive to the subject in improvement characteristics except for a few dissimilaities which are accounted for in my adjustments, and in my opinion, would be an optional purchase for a buyer looking to buy the subject property.The adjustments are based on careful research and methodology known as "paired sales analysis" which focuses on individual property components in a pairing of separate sales to pinpoint an individual component value in order to render an appropriate adjustment. The sales comparision approach and cost approach have been developed for this analysis. The cost approach is not developed due to the subject's historical age and lack of verifiable information as to depreciation.The range of adjusted values is from $142,410 to $172,890 (See comparable 4 along with additional comments).

Indicated Value by Sales Comparison Approach $ 165,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 165,000 **Cost Approach (if developed) $** **Income Approach (if developed) $**

The sales comparision approach best describes the actions between buyers and sellers in the marketplace.The income approach was not provided due to the lack of verified data.The sales comparision approach best describes the actions between buyers and sellers in the marketplace.**Therefore, an "as is" value of $165,000 has been determined as of May 22, 2025.**

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 165,000 **, as of** 05/22/2025 **, which is the date of inspection and the effective date of this appraisal.**

Form 1004 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # 2505R-10200

ADDITIONAL COMMENTS

Scope of the Appraisal

Ganem Lane Advisory & Appraisal Company was engaged by Yolanda Castro to perform a Residential Appraisal Report of the subject property for to establish a current market value .The scope of this report and appraisal include an interior/exterior observation of the subject property and the immediate neighborhood; market analysis of the competing submarket; accumulation and analysis of relevant comparable data; determination of highest and best use; and application of all relevant approaches to value.

The intended user of this report is Yolanda Castro and intended users.This report is presented in a summary format.

Ganem Lane Advisory & Appraisal Company has not previously appraised the subject property, nor performed any other services, within the past three years.

GEORGIA CERTIFICATION - My analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraisers Classifications and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.

EXPOSURE TIME: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraisers have determined the subject property would have to be exposed for six months on the open market as of the effective date of this appraisal.

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

All comparables are located in the subject's immediate marketing area and are exposed to similar land use.

It is not a part of the scope of this appraisal to perform duties relative to that of an attorney-at-law regarding absolute verification of all legal aspect pertaining to the subject property. It is not a part of the scope of this appraisal for the appraiser to perform duties relative to that of a professional surveyor regarding absolute verification of all aspects considered and discoveries made by a professional surveyor related to the site and improvements of the subject property. Attempt of discovery of potential adverse influences as a result of human behavior is not part of the scope of work of this appraisal.

The global outbreak of a "novel coronavirus" known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser(s) makes no representation as to the effect on the subject property of any unforseen event, subsequent to the effective date of the appraisal.

Personal Property was assigned no value in this report.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

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

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE	=$
Source of cost data n/a	DWELLING Sq.Ft. @ $	=$
Quality rating from cost service n/a Effective date of cost data n/a	Sq.Ft. @ $	=$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)		=$
The cost approach is not developed due to the subject's historical age	Garage/Carport Sq.Ft. @ $	=$
verifiable information as to depreciation.The cost approach is most	Total Estimate of Cost-New	=$
applicable when appraising recently built structures. It is not necessary	Less Physical / Functional / External Depreciation	=$( )
to form a credible opinon of value.	Depreciated Cost of Improvements	=$
	"As-is" Value of Site Improvements	=$
Estimated Remaining Economic Life (HUD and VA only) 40 Years	**INDICATED VALUE BY COST APPROACH**	**=$**

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM) The income approach was not provided due to the lack of verified data.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

Total number of phases Total number of units Total number of units sold

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

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

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

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

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

Describe common elements and recreational facilities.

Form 1004 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Uniform Residential Appraisal Report

File # 2505R-10200

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

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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Uniform Residential Appraisal Report

File # 2505R-10200

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

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

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

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

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

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

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

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

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

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

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

APPRAISER

Signature 
Name David Lane
Company Name Ganem Lane Appraisal & Advisory
Company Address 401 Mall Boulevard, Suite 101E, Savannah, GA 31406
Telephone Number (912) 355-8883
Email Address david@ganemlane.com
Date of Signature and Report 05/27/2025
Effective Date of Appraisal 05/22/2025
State Certification # 241832
or State License #
or Other (describe) State #
State GA
Expiration Date of Certification or License 06/30/2025

ADDRESS OF PROPERTY APPRAISED
207 W 31st St
Savannah, GA 31401
APPRAISED VALUE OF SUBJECT PROPERTY $ 165,000

LENDER/CLIENT
Name Attn:Yolanda Castro
Company Name Yolanda Castro
Company Address 5 4th Street , Bonita Springs, FL 34134
Email Address ycastro@live.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

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Uniform Residential Appraisal Report

File # 2505R-10200

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	207 W 31st St Savannah, GA 31401	746 E Waldburg St Savannah, GA 31401					
Proximity to Subject		0.90 miles E					
Sale Price	$		$ 163,300		$		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 154.64 sq.ft.		$ sq.ft.		$ sq.ft.	
Data Source(s)		Sav MLX 305063;DOM 92					
Verification Source(s)		Gsccca Deed/Tax Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		Conv Loan $0					
Date of Sale/Time		05/10/2024					
Location	Thomas Square	Eastside District					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	2,442 sf	3,441 sf					
View	Neighborhood	Neighborhood					
Design (Style)	1 sty/bunglow	1 sty/bunglow					
Quality of Construction	wood/avg	siding/avg					
Actual Age	125	35					
Condition	Poor	Poor					
Above Grade Room Count	Total 5 / Bdrms. 2 / Baths 1.0	Total 5 / Bdrms. 2 / Baths 1.0	0	Total / Bdrms. / Baths		Total / Bdrms. / Baths	
Gross Living Area	1,058 sq.ft.	1,056 sq.ft.	0	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf					
Functional Utility	average	average					
Heating/Cooling	none	none					
Energy Efficient Items	none	none					
Garage/Carport	none	none					
Porch/Patio/Deck	cov front pch	cov front pch					
Additional Features	fence	fence					
Fireplaces	not working	no fireplace					
Net Adjustment (Total)		☐ + ☐ -	$ 0	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 0.0 % Gross Adj. 0.0 %	$ 163,300	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$

SALE HISTORY

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer	$125,000 - 12/16/2024	no other sales/transfers		
Price of Prior Sale/Transfer	$165,000 - 03/13/2025	within previous 12 months		
Data Source(s)	Gsccca/Tax Records/MLS	Gsccca/Tax Records/MLS		
Effective Date of Data Source(s)	05/22/2025	05/22/2025		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject prior sold on 12/16/2024 for $125,000 (Deed Book 3555 Page 693). The subject recently sold on 03/13/2025 for $165,000 (Deed Book 3614 Page 793). No other sale or transfer of the subject or comparables are believed to exist within the time frames shown above.

ANALYSIS / COMMENTS

Analysis/Comments The appraiser made a diligent search and exhausted all efforts to locate comparable sales to determine the estimated value of the subject property. Extensive research, along with the appraiser's knowledge of the subject market revealed the comparables recited to be the best and only known comparables available at this time. The comparables utilized are all located in the subject's marketing area and would appeal to the same buyer profile as the subject property. Comparables 1 - 4 are confirmed as closed transactions. After adjustments, all comparables were considered very good indicators of value.

The adjustment for the GLA size differentials in the enhanced condition usually come into play, as some sales varied from the subject's size below or above a notable size of the subject, and were adjusted at $45 per sf.. All adjustments are based on market reaction.

The adjustment for bedroom count has been included in the adjustment for square footage (no value impact based on the number of bedrooms). No adjustment was deemed necessary for 2.0 Vs 1.5 or 1.0 story design and appeal in this market as potential purchaser in this market typically compare GLA and location.

The site size adjustment made to sales are based on the anticipated market reaction to the differences in site value as perceived by a potential purchaser to the difference in the site size of the subject.Site/view adjustments, when warranted, were based on site replacement costs. Values vary according to size, elevation, utility, location and water amenity. All site values were considered similar. Therefore, no adjustments were deemed warranted.

All comparables are located within the subject's immediate market area and exposed to similar land use.

The sales included and analyzed in this report best represent the current market.The estimated market value of the subject property is bracketed by the low and high adjusted values of the comparable sales.Given the similar overall characteristic of all comps shown above, I have found that each of these sales were contributory to the subject's value development and helpful in setting the value parameters for the subject property in this neighborhood.Therefore, I have given equal weight of consideration to these sales reported above with more reliance on each sale in my reconciliation. Extensive research, along with the appraiser's knowledge of the subject market revealed the comparables recited to be the best and only known comparables available at this time.

upgradeGeneral Text Addendum File No. 2505R-10200

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						

Neighborhood - Description: The subject is located in the Thomas Square Historic Streetcar District in Downtown Savannah. Homes in this area are primarily renovated single family and/or multi-family homes built in the early 1800's.This area has good appeal to the market as it is conveniently located to schools, shopping, hospitals, employment centers and all other services. Fire and police protection are considered adequate.

Designated a National Register Historic District in 1997, the Thomas Square Streetcar Historic District contains a collection of historic, intact residential, commercial, and community buildings associated with the Thomas Square Neighborhood. Developed in the late nineteenth century, Thomas Square is bounded by Anderson Lane on the north, East Broad Street, roughly Victory Drive on the south, and Montgomery Street on the west. The city electrified the streetcar in 1888 and extended the A and B Belt line south along Whitaker Street into this district, creating a streetcar suburb. The streetcar lines were removed in 1920 due to the increased use of the automobile.

In this district one finds significant examples of Queen Anne, Folk Victorian, Italianate, Neoclassical Revival, Colonial Revival, Greek Revival, and Craftsman style residential architecture. This area is also rich in community landmarks, such as the Little Sisters of the Poor complex and Herme's Bakery, the only store remaining from a shopping center at the corner of 32nd and Bull streets. Despite its historic and architectural merit, Thomas Square-Trolley Historic District is threatened by neglect and incompatible uses for its historic structures

Clarification of inspection: a "complete visual observation of the exterior areas of the subject property" was performed by the appraiser based on conditions readily observable excluding all hidden or obstructed areas and not as a professional home inspector. The term "complete" is not an all inclusive term relative to the entire attic and, if applicable, the entire crawl space and other non-habitable areas as a complete detailed physical inspection of every part of the aforementioned areas is not a function of the inspection process relative to residential appraising but is relative to the inspection process by a professional home inspector. The appraiser is not a professional termite or wood destroying organism inspector, environmental inspector, professional mechanical or systems inspector, or professional well and septic system inspector. Improvement ratings and comments regarding improvements, systems, equipment and real property do not represent any guarantees and/or warranties expressed or implied as guarantees and/or warranties are not a part of the scope of this appraisal. It is not a part of the scope of this appraisal to perform duties relative to that of an attorney-at-law regarding absolute verification of all legal aspect pertaining to the subject property. It is not a part of the scope of this appraisal for the appraiser to perform duties relative to that of a professional surveyor regarding absolute verification of all aspects considered and discoveries made by a professional surveyor related to the site and improvements of the subject property. Attempt of discovery of potential adverse influences as a result of human behavior is not part of the scope of work.

I have no current or prospective interest in the subject property or the parties involved. I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transactions. The undersigned appraiser is responsible for preparing the above referenced appraisal report and hereby certify that the report was completed and the opinion of value developed in accordance with USPAP standards; and at no time did any employee, director, officer or agent of the lend or any other third party acting as a joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the lender, influence or attempt to influence the development, reporting, result or review of the report.

The following appraisal sets forth the most pertinent data gathered, the techniques employed and the reasoning leading to the opinion of value. The analysis, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), Title XI Regulations, FDIC: 12 CFR part 323 standards, and Ganem Lane Advisory & Appraisal Company appraisal standards.

"My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classifications and Regulation Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board." [Real Estate Appraiser Classification and Regulation Act paragraph 539-3.02(1)(m) as amended August 1, 2006.

Disclaimers:
Unless otherwise stated within this report, the existence of hazardous materials, included, but limited to toxic waste, asbestos, radon gas, or urea formaldehyde foam insulation, which may or may not be present on the property, was not recognized by the appraiser. The appraiser has not knowledge of the existence of such materials on or in the subject property. The appraiser, however, is not qualified to detect such substances. The conclusions and opinions herein are predicated on the assumption that there is no such substance on or in the property that would contribute to or cause a loss in value. No responsibility is assumed for any such condition or the expertise required to discover them. The client is urged to retain an expert in this field if desired.

URAR: Conditions of Appraisal:
Assumes all mechanical systems function properly and all structural members were sound at the time of observation with no latent defects or infestations unless stated. No personal property was assigned value in the appraisal of the real estate.

The appraisal conforms to the Uniform Standards of Professional Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation. This appraisal should not be considered a home inspection and should not be relied upon to report the condition of the property being appraised. The features and defects noted in our inspection are specified for comparision purposes against the market which is part and parcel of the appraisal process.

Highest &Best Use

The relevant legal, physical, and economic factors were analyzed to the extent necessary and resulted in a conclusion that the current use of the subject property is the highest and best use [USPAP – Standards Rule 2-2(b)(x)].

Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The opinion of the

upgradeGeneral Text Addendum File No. 2505R-10200

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						

time period for reasonable exposure is not intended to be a prediction of a date of sale or a one line statement. Instead, it is an integral part of the analyses conducted during the appraisal assignment. The opinion may be expressed as a range and can be based on one or more of the following.

Typically 30 to 60 days is considered a reasonable amount of time for the property to be made known to potential purchasers through the news media, advertising, multiple listing service, etc. At the time a contract occurs, due diligence by the buyer, loan application, etc., can take an additional 30 to 60 days. Historically for this property type, properties have been on the market from 3 to 6 months, if reasonably priced.

Reasonable marketing time is the period a prospective investor would forecast to sell the subject property immediately after the date of value, at the value estimated. Anticipated marketing time is essentially a measure of the perceived level of risk associated with the marketability, or liquidity, of the subject as an investment grade property. The sources for this information include those used in estimating the reasonable exposure time, and also an analysis of anticipated changes in market conditions following the date of appraisal.

-statistical information about days on market
-information gathered through sales verification
-interviews of market participants

The appraiser is not a home inspector and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

The homeowner, borrower, seller or buyer or reader is advised to obtain a home inspection.

The client [lender] agrees to indemnify and hold harmless [appraiser's firm], its officers, and employees from any and all claims for loss and liabilities of any nature whatsoever arising out of or related to this contract, the appraisal report, or the inclusion of the appraisal report as an exhibit to a registration statement and prospectus used as part of a real estate securities offering.

The client identified in this report may disclose or provide this appraisal report as required by law or regulation and as necessary to complete or consider the event or transaction for which the appraisal was requested by the client.

The appraiser's consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Receipt of this appraisal report by any party not identified as the client or intended user shall not entitle that recipient to rely on the appraisal for any purpose or to use the appraisal in any manner other than for the intended use by intended users identified in this report.

This appraisal report and all of the appraiser's work in connection with the appraisal assignment are subject to the limiting conditions and all other terms stated in the report.

Any use of the appraisal by any party, regardless of whether such use is authorized or intended by the appraiser, constitutes acceptance of all such limiting conditions and terms.

Notice to Reader
The appraiser has been hired to appraise the property that is the subject of this report for the Lender/Client. Even though you may pay an appraisal fee or later receive a copy, the appraisal report is for the Lender/Client's use only.

If you are not the Lender/Client you should not use or rely on this appraisal for your own purposes. If you require an appraisal for your own use or are concerned about the property's value or any conditions which may affect the property, you should engage an independent appraiser of your own choosing.

The Appraisal Subcommittee website has online resources to help find an independent appraiser in this area. (www.asc.gov)

Because of my duties under the Uniform Standards of Professional Appraisal Practice and other regulations and guidelines, I cannot speak with anyone but the Lender/Client about the results of this appraisal assignment without my Lender/Client's specific permission. If you later have any questions or comments regarding my appraisal you should contact the Lender/Client.

Cost Approach
If a cost approach was completed, replacement cost used in an appraisal may be significantly less than replacement cost for insurance purposes. The replacement cost estimate used in appraisals estimates the cost of a single house in a new subdivision in which numerous houses are under construction simultaneously. Replacement cost of a house that is in a mature neighborhood does not include the economies of scale of a tract built house. Additionally, the replacement cost estimate used in an appraisal does not include factors such as removal of debris, replacement and testing of underground components (instead of installation), etc.

If a cost approach was completed, nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser was not competent to offer an insurable value estimate. The appraiser recommends that an insurance professional be consulted. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

Predominant Value
The subject's indicated value differed from the "predominant" value of the neighborhood. Predominant value is defined as the "mode". Mode is defined as "the most frequent, or typical, value in an array of numbers; a positional average that is not affected by extreme items". It is statistically very common for the subjects value to differ from the "predominant" value when analyzed in a large data set. As such, this

upgradeGeneral Text Addendum

File No. 2505R-10200

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						

does not indicate or imply that the subject is an over or under-improvement. It simply indicates that the subject is above or below the most frequent occurrence of values in the neighborhood.

Comparable Data

The condition and quality ratings for the sales comparables is derived from MLS services pictures, videos, and listing write ups when available. Some data is taken from appraiser shared data slips, however, many appraisers have been found to have a misunderstanding of the condition and quality grades as identified in appraisal definitions.

Subject Photo Page

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Subject Front

207 W 31st St

Sales Price	
Gross Living Area	1,058
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Thomas Square
View	Neighborhood
Site	2,442 sf
Quality	wood/avg
Age	125



Subject Rear View



Subject Street

Photograph Addendum

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Street View



Front Left View



Front Right View

Photograph Addendum

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



No Power



Interior



Interior

Photograph Addendum

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Interior



Interior



Interior

Photograph Addendum

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Interior



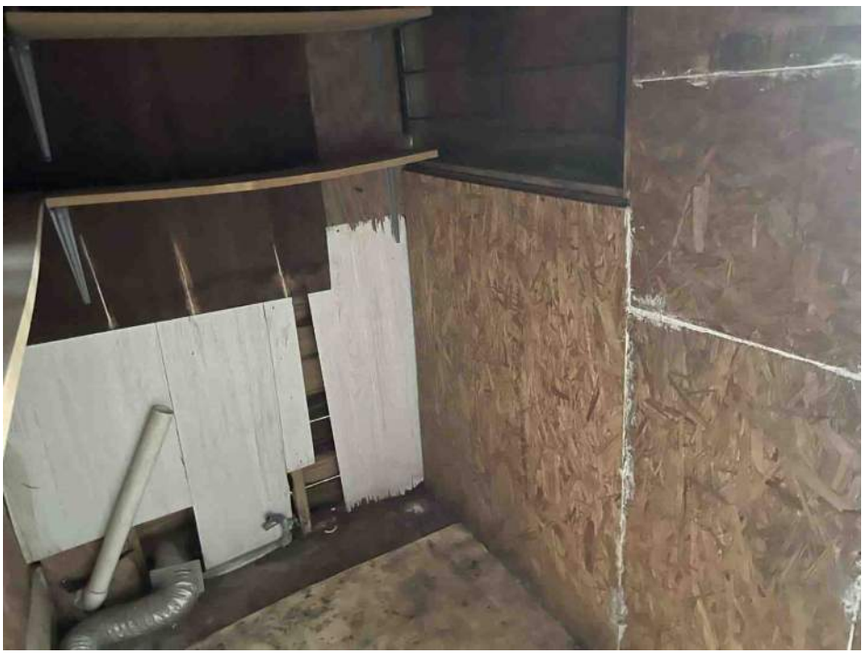
interior



Interior

Photograph Addendum

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Interior

Comparable Photo Page

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Comparable 1

712 E 34th St

Prox. to Subject	0.84 miles SE
Sale Price	162,000
Gross Living Area	816
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Midtown District
View	Neighborhood
Site	4,138 sf
Quality	siding/avg
Age	85



Comparable 2

601 E 31st St

Prox. to Subject	0.65 miles E
Sale Price	155,000
Gross Living Area	1,260
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.5
Location	Midtown District
View	Neighborhood
Site	5,227 sf
Quality	brick/avg
Age	53



Comparable 3

2405 Cedar St

Prox. to Subject	1.48 miles SE
Sale Price	142,000
Gross Living Area	918
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Live Oak District
View	Neighborhood
Site	5,040 sf
Quality	brick/avg
Age	66

Comparable Photo Page

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Comparable 4

746 E Waldburg St

Prox. to Subject	0.90 miles E
Sale Price	163,300
Gross Living Area	1,056
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	Eastside District
View	Neighborhood
Site	3,441 sf
Quality	siding/avg
Age	35

Comparable 5

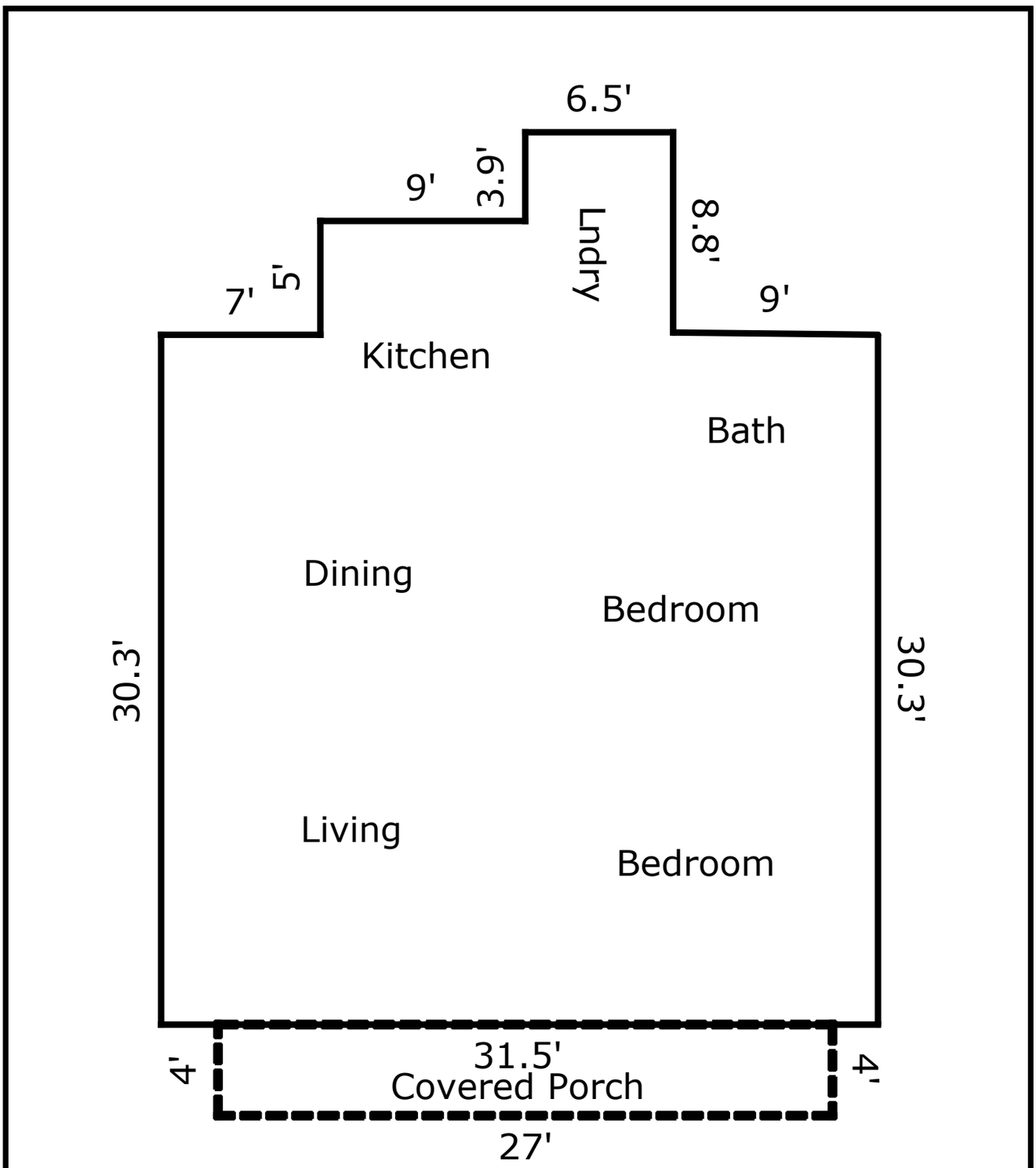
Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Building Sketch

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						

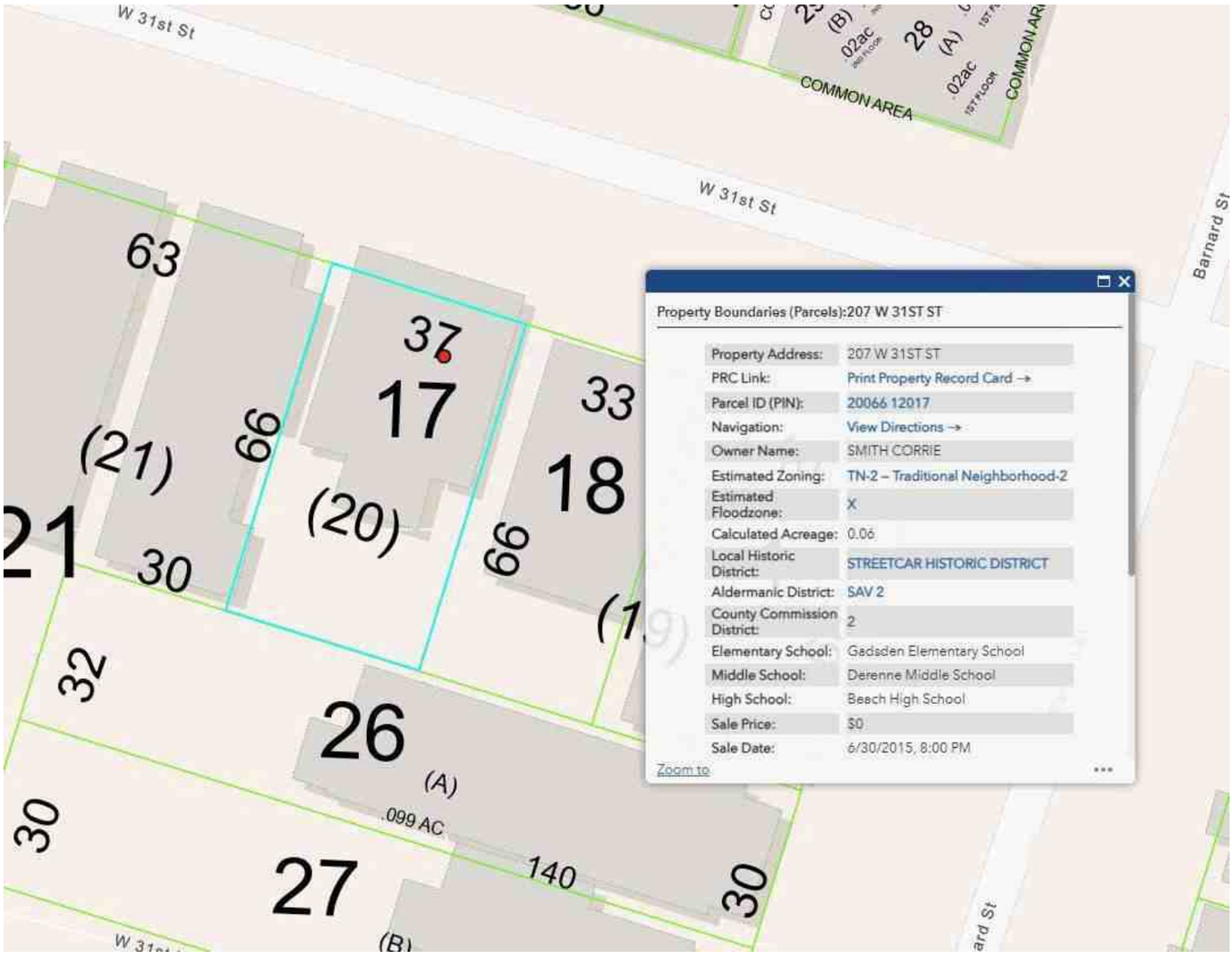


TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1057.75 Sq ft	31.5 × 30.3	= 954.45
		6.5 × 3.9	= 25.35
		5 × 15.5	= 77.5
		0.5 × 0.1 × 9	= 0.45
Total Living Area (Rounded):	**1058 Sq ft**		
Non-living Area			
Cov Front Porch	108 Sq ft	27 × 4	= 108

Tax Map

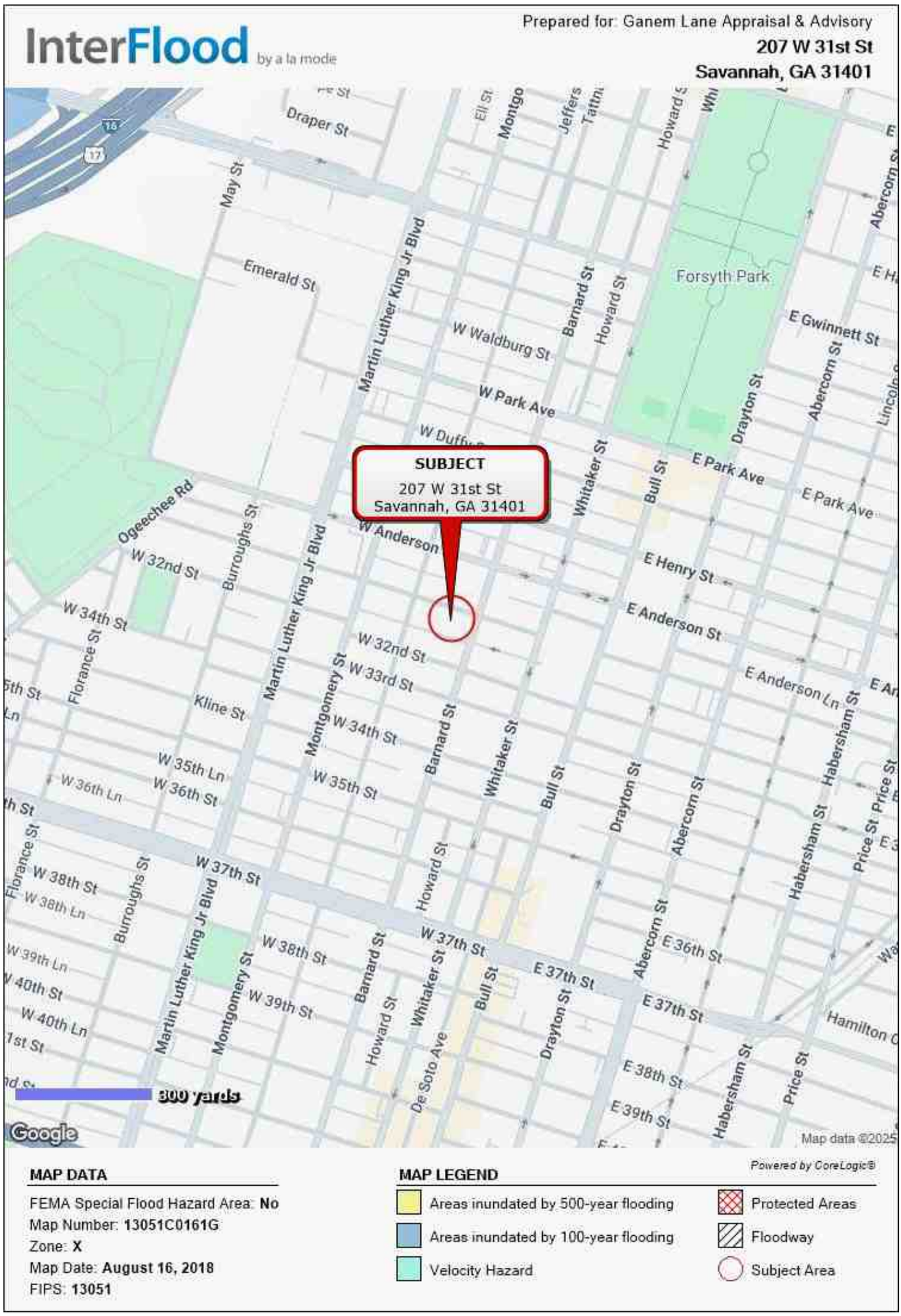

W 31st St
COMMON AREA
W 31st St
Barnard St
63
37
17
33
18
(21)
66
(20)
66
21
30
32
26
(A)
.099 AC
140
30
27
30
(B)
Property Boundaries (Parcels):207 W 31ST ST
Property Address: 207 W 31ST ST
PRC Link: Print Property Record Card →
Parcel ID (PIN): 20066 12017
Navigation: View Directions →
Owner Name: SMITH CORRIE
Estimated Zoning: TN-2 – Traditional Neighborhood-2
Estimated Floodzone: X
Calculated Acreage: 0.06
Local Historic District: STREETCAR HISTORIC DISTRICT
Aldermanic District: SAV 2
County Commission District: 2
Elementary School: Gadsden Elementary School
Middle School: Derenne Middle School
High School: Beach High School
Sale Price: $0
Sale Date: 6/30/2015, 8:00 PM
Zoom to

Aerial Map



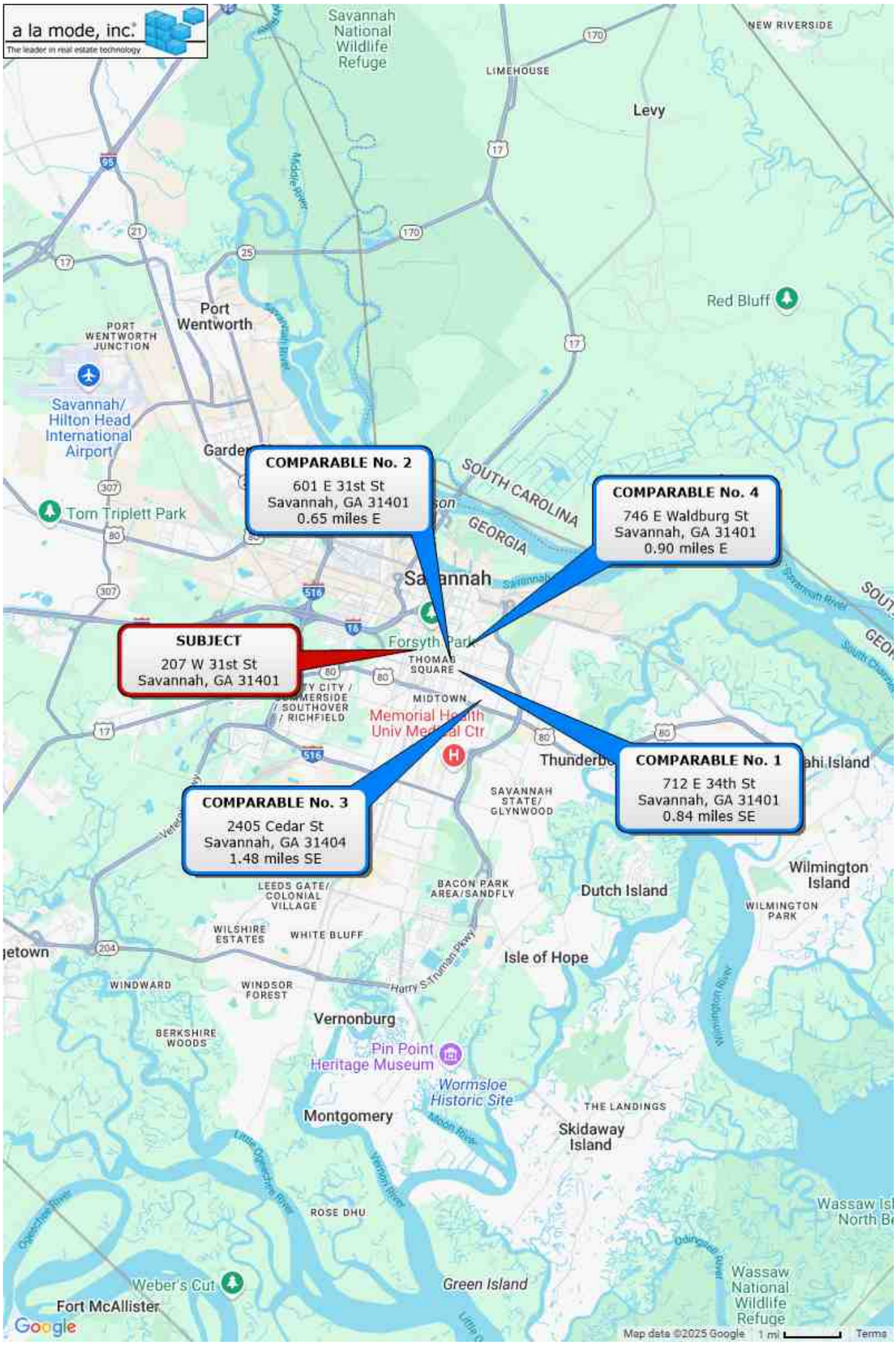
Flood Map

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						

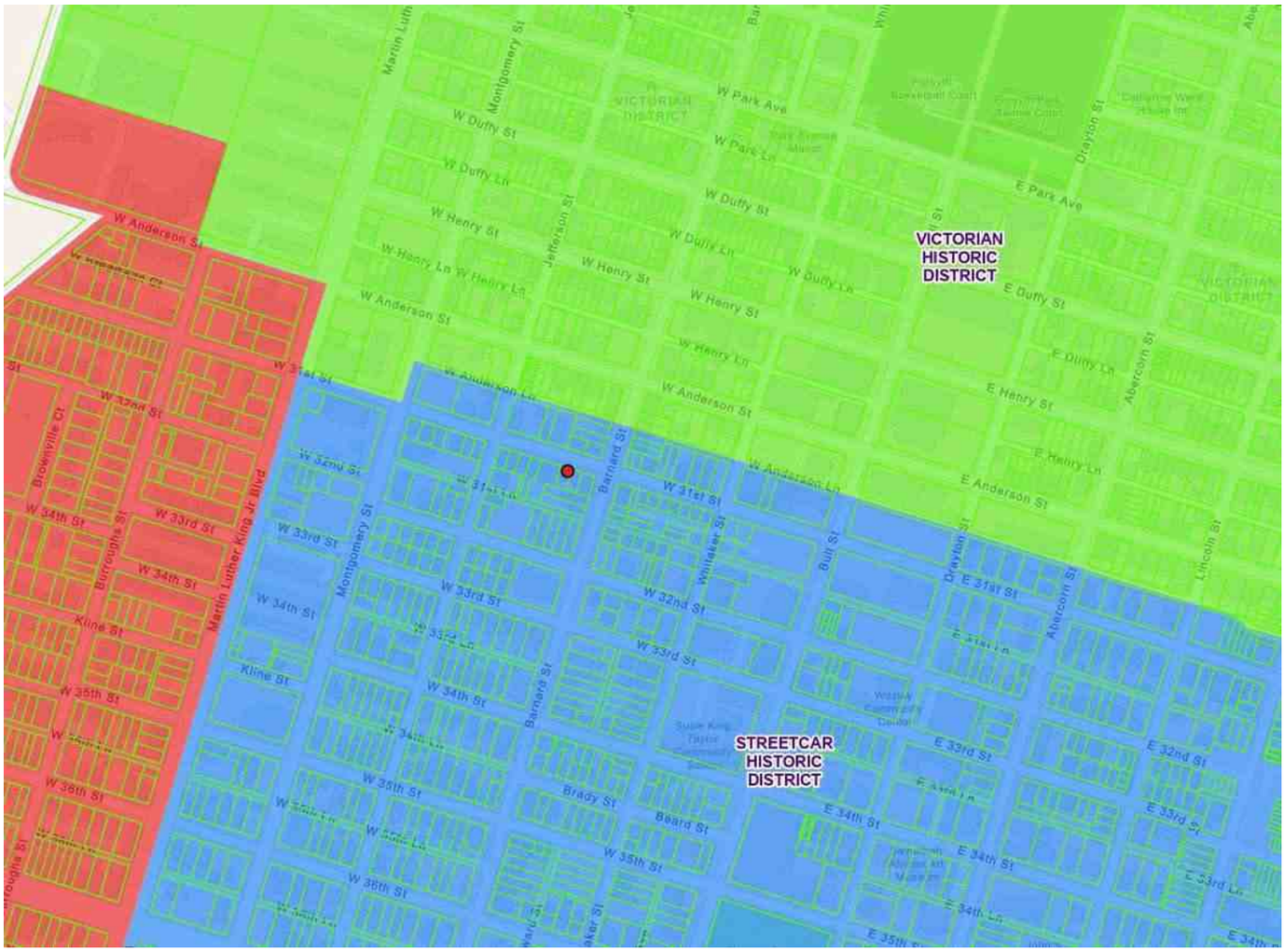


Location Map

Borrower	n/a						
Property Address	207 W 31st St						
City	Savannah	County	Chatham	State	GA	Zip Code	31401
Lender/Client	Yolanda Castro						



Thomas Square District Boundries



Appraiser Qualifications

QUALIFICATIONS

DAVID E. LANE, CERTIFIED GENERAL REAL PROPERTY APPRAISER

APPRAISAL EXPERIENCE:

Co-Founder and Principal, Ganem Lane Appraisal & Advisory, January 2008 – Present
An independent real estate appraisal/consulting firm specializing in the valuation and feasibility of commercial and residential real estate.

Commercial Appraiser, DeWitt, Cook & Associates, October 2000 – December 2007
Performed appraisal and consulting assignments for a variety of property types and clients in numerous markets within Southeastern Georgia.

As principal of Ganem Lane Appraisal & Advisory, Inc., an independent real estate appraisal/consulting firm located in Savannah, Georgia, my objectives have been to perform timely and professional completion of appraisal and appraisal consulting assignments for various clients to include banks, attorneys/law firms, corporations and individuals. These duties include performing numerous independent fee appraisals for various properties such as residential properties, subdivisions, offices, retail, historic properties, industrial, market studies and analysis, etc. Prior to opening my private practice, I was senior commercial appraiser for DeWitt, Cook & Associates in Savannah, Georgia performing numerous independent fee appraisals for various properties including subdivisions, offices, retail, historic, industrial, etc. Also, I have assisted in the training, guidance and education of several junior commercial appraisers. I have completed all course work for the MAI designation with the Appraisal Institute. Additionally, I have provided expert testimony regarding bankruptcy cases, confirmation hearings, etc.

Experience includes appraisals and consulting of the following property types:

Apartment Complexes	Convenience Stores	Residential Properties
Automobile Dealerships	Hotels/Motels	Residential Subdivisions
Auto Service Facilities	Industrial Buildings	Restaurants
Banks	Leasehold Interests	Shopping Centers
Borrow Pits	Marketability Studies	Showroom Warehouses
Churches	Mini-Warehouses	Truck Terminals
Commercial Buildings	Mobile Home Parks	Vacant Land
Condominiums	Office Buildings	Warehouses

EXPERT TESTIMONY:

Qualified as expert witness in Special Master Hearing - Effingham County Superior Court
Qualified as expert witness in Confirmation Hearing – Bryan County Superior Court
Qualified as expert witness in Federal Bankruptcy Court - 9th Circuit-District of Nevada
Qualified as expert witness in Confirmation Hearing – Effingham County Superior Court
Qualified as expert witness in Confirmation Hearing – Chatham County Superior Court
Qualified as expert witness in Federal Bankruptcy Court – 11th Circuit-Southern District of GA

Appraiser Qualifications

DAVID E. LANE, CERTIFIED GENERAL REAL PROPERTY APPRAISER

EDUCATION:

B.B.A. in Finance, Georgia Southern University. Successfully completed Appraisal Institute and other continuing education as follows:

Course 101- Introduction to Appraising Real Property	- State Registration Course
Course 410- Uniform Standards of Professional Appraisal Practice	- Appraisal Institute National USPAP Course
Course 510- Advanced Income Capitalization	- Appraisal Institute MAI Candidate Course
Course 520- General Market Analysis & Highest and Best Use	- Appraisal Institute MAI Candidate Course
Course 530- Advanced Sales Comparison & Cost Approaches	- Appraisal Institute MAI Candidate Course
General Appraisal Report Writing and Case Studies	- Appraisal Institute MAI Candidate Course
Advanced Concepts and Case Studies	- Appraisal Institute MAI Candidate Course
Continuing Education - Georgia MLS Training Institute	- Residential Report Writing and Case Studies
Continuing Education – Business Practices and Ethics	- Appraisal Institute Course
Continuing Education - Georgia MLS Training Institute	- Tax Free Exchanges
Continuing Education - Georgia MLS Training Institute	- National USPAP Update Course
Continuing Education - Georgia MLS Training Institute	- Pricing Property to Sell
Continuing Education - Georgia MLS Training Institute	- Methods of Real Estate Appraisal
Continuing Education - Atlantic School of Real Estate	- Appraisal Standards and Ethics
Continuing Education - Georgia MLS Training Institute	- Income and Cost Approaches-App of Partial Interests

PROFESSIONAL AFFILIATIONS:

The Appraisal Institute – Practicing Affiliate
General Certified Real Property Appraiser - Georgia #241832 - Licensed April 5, 2001
South Carolina Real Property Appraiser – SC #6950
Member of the Savannah Area Board of Realtors
Member of the Savannah Area Chamber of Commerce

Appraisal Independence Certification

Loan Number: 2103994

Effective Date of Appraisal: 05/22/2025

Borrower(s) Name: n/a

Property Address: 207 W 31st St, Savannah, GA 31401

Legal Description: West 45 Feet of Lot 48

This Certifies that the above referenced appraisal report was completed in compliance with the Appraiser Independence Requirements (AIR) and the USPAP standards.

The undersign appraiser(s) responsible for preparing the above referenced appraisal report hereby certify that the report was completed and the opinion of value developed in accordance with USPAP standards; and at no time did any employee, director, officer, or agent of the lender or any third party acting as joint venture partner, independent contractor, appraisal company appraisal management company or partnering on behalf of the lender, influence or attempt to influence the development, reporting, result or review of the report. The appraiser(s) further certify, I (we) are currently licensed and/or certified by the state in which the property to be appraised is located, and that there have been no sanctions against me (us) for any reason that would impair my ability to perform appraisals.

The undersigned certifies the appraisal report is in compliance with the Appraisal Independence provisions.

Appraiser:	**Supervisory Appraiser: (if applicable)**
	
Signature	Signature
David Lane	
Appraiser	Supervisory Appraiser
241832	241832
License/Certification Number	License/Certification Number
05/27/2025	
Date of Report/Signature	Date of Signature

Note: This form must accompany all appraisals.

E & O Policy

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

☒ Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAB3084679-24** Renewal of: **RAB3084679-23**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. **Named Insured:** **Ganem Lane Appraisal & Advisory, Inc**

Item 2. **Address:** **401 Mall Blvd Suite 101-E**

City, State, Zip Code: **Savannah, GA 31406**

Attn:

Item 3. **Policy Period**: From **07/23/2024** *(Month, Day, Year)* To **07/23/2025** *(Month, Day, Year)*
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability**: **(inclusive of claim expenses):**
A. **$ 1,000,000 Limit of Liability - Each Claim**
B. **$ 1,000,000 Limit of Liability - Policy Aggregate**
C. **$ 500,000 Limit of Liability - Fair Housing Claims**
D. **$ 500,000 Limit of Liability - Fungi Claims**

Item 5. **Deductible:** **(inclusive of Claim Expense): $ 20,000 Each Claim**

Item 6. **Premium**: $ [redacted]

item 7. **Retroactive Date** (if applicable): **01/09/2018**

Item 8. **Forms, Notices and Endorsements attached:**
D43100 (08/19) D43300 GA (05/13) D43444 (03/17) D43448 (06/17)
D43447 (06/17) D43442 (03/15) D43411 (03/15) D43425 (05/13)
D43421 (03/15) D43432 (05/13) D43416 (05/13) D43408 (05/13) IL7427 (08/21)

Becky A. Magnuson
Authorized Representative

License

STATE OF GEORGIA
REAL ESTATE APPRAISERS BOARD

DAVID E LANE

241832

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
CERTIFIED GENERAL REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEFF A. LAWSON
Vice Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

1263537216702111

LANE, DAVID E
401 MALL BOULEVARD
SUITE 101E
SAVANNAH, GA 31406

DAVID E LANE

241832
Status ACTIVE

END OF RENEWAL
06/30/2025

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1263537216702111

DAVID E LANE

241832
Status ACTIVE

END OF RENEWAL
06/30/2025

CERTIFIED GENERAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605

LYNN DEMPSEY
Real Estate Commissioner

1263537216702111

Report Version 8

Generated on 6/3/2024 at 3:08:40 PM

HANSEN
Established 1945

ATTACHMENT E

Property Sales History

Sale and tax history for 207 W 31st St

Sale History Tax History

Today

Mar 17, 2025 Date	Sold (MLS) (Closed) SMLC #323542	$165,000 Price
Feb 10, 2025 Date	Contingent (Active Under Contract) SMLC #323542	— Price
		Jan 30, 2025 Date
Price Changed SMLC #323542	$177,500 Price	Jan 24, 2025 Date
Price Changed SMLC #323542	$179,900 Price	Jan 16, 2025 Date
Price Changed SMLC #323542	$197,500 Price	Jan 9, 2025 Date
Price Changed SMLC #323542	$199,900 Price	Jan 2, 2025 Date
Price Changed SMLC #323542	$214,900 Price	Dec 26, 2024 Date
Price Changed SMLC #323542	$222,500 Price	Dec 19, 2024 Date
Listed (Active) SMLC #323542	$225,000 Price	

Oct 2006, Sold for $36,000

Oct 27, 2006 Date	Sold (Public Records) Public Records	$36,000 (−18.8%/yr) Price

See all property history

HANSEN
Established 1945

ATTACHMENT F

Owner's Settlement Statement

American Land Title Association | ALTA Settlement Statement - Cash
Adopted 05-01-2015

Rubnitz Thompson Ziblut, LLC
ALTA Universal ID: 1055246
617 Stephenson Avenue Suite 202
Savannah, GA 31405

File No./Escrow No.:	250326
Print Date & Time:	March 11, 2025 12:37 pm
Officer/Escrow Officer:	Elizabeth F. Thompson
Settlement Location:	617 Stephenson Avenue Suite 202 Savannah, GA 31405
Property Address:	207 W 31st Street Savannah, GA 31401
Buyer:	Jose Castro and Georgina Del Castillo
Seller:	Winters Capital Properties, LLC 15 Lakewood Drive Thunderbolt, GA 31410
Settlement Date :	March 13, 2025
Disbursement Date :	March 13, 2025

Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Financial		
	165,000.00	Sale Price of Property	165,000.00	
		Deposit		10,000.00
		Prorations/Adjustments		
202.38		City/Town Taxes 01/01/25-03/12/25		202.38
481.98		County Taxes 01/01/25-03/12/25		481.98
		Title Charges and Escrow/Settlement Charges		
		Attorney's Fee to Rubnitz Thompson Ziblut, LLC	595.00	
		Title Search & Exam to Rubnitz Thompson Ziblut, LLC	285.00	
		Title Insurance Binder to RTZ Agent for First American Title Ins. Co.	150.00	
		Pre-Settlement Services to Rubnitz Thompson Ziblut, LLC	85.00	
35.00		Post-Closing Requirements to Rubnitz Thompson Ziblut, LLC	85.00	

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Seller		Description	Buyer	
Debit	**Credit**		**Debit**	**Credit**
		Title Charges and Escrow/Settlement Charges (continued)		
39.50		Cancellation Processing Fee to Rubnitz Thompson Ziblut, LLC		
		Owner's Title Insurance to RTZ Agent for First American Title Ins. Co. Coverage: $165,000.00 Premium: $1,048.00 Version: ALTA Homeowner's Policy (2021)	1,048.00	
		Commissions		
2,640.00		Compensation - Seller's Broker % 1.600 ($990 Referral Fee to Century 21 Sunbelt) to Seaport Real Estate Group		
		Government Recording and Transfer Charges		
		Recording Fees to Clerk of Superior Court	25.00	
		Transfer Tax to Clerk of Superior Court	165.00	
		E-Recording Fee to Rubnitz Thompson Ziblut, LLC	4.25	
		Payoffs		
133,927.46		Payoff of First Mortgage Loan to Sunnydale Productions LLC Loan #SD00387 Loan Payoff 133,927.46 Total Payoff 133,927.46		
		Miscellaneous		
		ID Verification & Security Fee to Closing Lock	28.80	
		Buyer Credit $350 from Seaport/$350 from Referral Fee		700.00

Seller			Buyer	
Debit	**Credit**		**Debit**	**Credit**
137,326.32	165,000.00	**Subtotals**	167,471.05	11,384.36
		Due from Buyer		156,086.69
27,673.68		**Due to Seller**		
165,000.00	165,000.00	**Totals**	167,471.05	167,471.05

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HANSEN
Established 1945

ATTACHMENT G

Property Tax Record

PARID: 20066 12017
SMITH CORRIE 207 31ST ST W

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	3002942
Bill #	3002942
Tax District/Description	020-CITY OF SAVANNAH
Legal Description	WEST 37 FEET OF LOT 20 BLOCK 10 LESTER WARD
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		29.0550

Parcel Information

Property Class	R3 - Residential Lots
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
WINTERS CAPITAL PROPERTIES LLC			15 LAKEWOOD DR THUNDERBOLT GA 31410

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
SMITH CORRIE			4460 VIENNA WOODS WAY GAINESVILLE FL 32605

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2025	1	0.00	0.00	0.00
2024	1	2,525.30	-2,525.30	0.00
2023	1	1,592.51	-1,592.51	0.00
2022	1	1,439.44	-1,439.44	0.00
2021	1	898.40	-898.40	0.00
2020	1	1,142.89	-1,142.89	0.00
2019	1	1,103.59	-1,103.59	0.00
2018	1	1,056.43	-1,056.43	0.00
2017	1	798.30	-798.30	0.00
2016	1	1,156.04	-1,156.04	0.00
Total:		11,712.90	-11,712.90	0.00

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164403555	TSHUSBAND-2683 CASHIER	12/27/2024 MAIL	12/27/2024 P24	$2,525.30	$0.00 $0.01	CHECK/2,525.31	$2,525.31

Payer Details

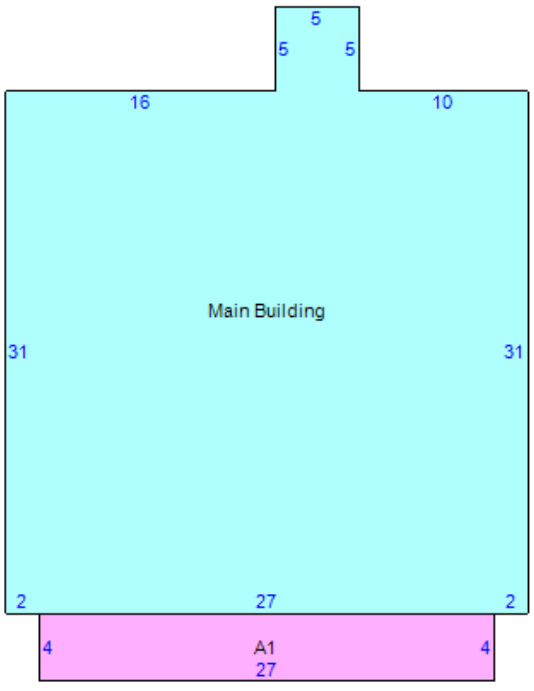
Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164403555	TSHUSBAND-2683 CASHIER	12/27/2024 MAIL	$2,525.31	RUBNITZ THOMPSON ZIBLUT, LLC 617 STEPHENSON AVE SUITE 202 SAVANNAH GA 31405

Refund Information

Refund Number	Payment Sequence	Refund Status	Check Number	Original Date	Refund Amount	Name and Address	Void Date
208407	4164403555			12/27/2024	$0.01	RUBNITZ THOMPSON ZIBLUT, LLC 617 STEPHENSON AVE SUITE 202 SAVANNAH GA 31405	

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	INT	COUNTY M&O	10.5180	$17.19	-$17.19	$0.00
COUNTY - OPER	TAX	COUNTY M&O	10.5180	$896.97	-$896.97	$0.00
SCHOOL - OPER	INT	COUNTY SCHOOL M&O	17.4810	$28.57	-$28.57	$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	17.4810	$1,490.78	-$1,490.78	$0.00
TRANS - OPER	INT	TRANSIT	1.0560	$1.73	-$1.73	$0.00
TRANS - OPER	TAX	TRANSIT	1.0560	$90.06	-$90.06	$0.00
Total:			58.1100	$2,525.30	-$2,525.30	$0.00



Item	Area
Main Building	986
A1 - 904:904-Slab Porch (SF) with Roof	108


2023/04/03