

STREET IMPROVEMENTS & UTILITIES

Dilworth Road is a macadam paved north/south two way, two lane secondary street with neither sidewalks nor curbing.

Utilities available to the property include electricity and telephone. Water and sewage would be on site in lieu of development of the subject combined tract as of the current date.

SITE ANALYSIS

The subject is a 10.9 acre irregular shaped plot which consists of the existing subject building improvements, including two single family detached dwellings identified as 475 and 479 Dilworth Road. An additional double wide manufactured home was excluded from the appraised value and identified as 477 Dilworth Road. This dwelling was not set on a permanent foundation.

The overall site was partially shaded in some areas and primarily gently rolling in contour except for the rear eastern section which sloped downward. The building improvements were set well back from the road. Overall site appeal rated as good in the opinion of the appraiser.

NEIGHBORHOOD

The subject is located in developing East Brandywine Township, approximately 3 miles due north of Downingtown Borough. As per the year 2010 census, the population in East Brandywine Township was 6,742. The Township encompasses 11.4 square miles.

The immediate area is residential SF in usage, consisting of a variety of detached dwellings. There are several residential developments within a one mile radius of the subject in the very immediate area.

The East Brandywine Township Park is located directly across from the subject combined tract.

The subject is located in the Downingtown Area School District. A district elementary school is located along the subject street within the immediate neighborhood.

Auto is the sole mode of transit in the area. Nearby main arteries include Route 322 just west and Route 282 which is 2+ miles due east. The Route 30 bypass is less than 3 miles due south of the subject at the Route 322 interchange.

Commercial shopping centers are within convenient commuting proximity of the subject. Within East Brandywine Township, there is one neighborhood type shopping center which is located one mile due west of the subject along Route 322. This center is anchored by a supermarket and has some satellite stores as well as pad sites including a fast food restaurant and bank branch office.

The real estate value trend in general has been gradually downward for SF residential properties in the subject neighborhood/market area during the past 12 to 18 months.

IMPROVEMENT ANALYSIS

The subject improvements are identified as 475-477-479 Dilworth Road. The property is improved with two single family detached dwellings, a larger bank barn, some outbuildings and lastly a mobile home which was excluded from the appraised value since it was not on a permanent foundation. The mobile home address was 477 Dilworth Road.

The two subject residences included in the appraisal are described below:

475 DILWORTH ROAD: This was a 63 year old SF detached 1+ story dwelling of average quality. Exterior walls were stucco/masonry while the roof was asphalt shingle. Windows were old single hung, single glazed wood type. Downspouts were aluminum.

The first floor consisted of a living room, eat-in kitchen, 2 bedrooms and 1 bath. Ceiling height was approximately 8'. There were walk-up steps from the hallway to a finished attic which consisted of a third bedroom with central heating. The attic was a long narrow room with w/w carpeting and paneled sidewalls and ceiling. The ceiling height was approx. 6'6" in the center and 4' and 5'3" in the knee wall areas.

The dwelling had a 100% full unfinished basement with east side outside entrance (metal door with walk-up steps). The basement was classified as unfinished although the rear section did have a suspended insulated tile ceiling. Support was by 2" x 10", 16" o.c. wood joists with wood built-up beams and columns. There was a washer and dryer hookup as well as sump pump. Heat was by an old "octopus" forced warm air furnace. 50 gallon electric hot water heater. 100 amp updated electric service (C/B). There was a 275 gallon heating oil fuel storage tank.

General features on the first floor included plastered sidewalls and ceilings, pine trim and wood doors. Floors were hardwood except in the kitchen and bathroom. The kitchen was equipped with older wood cabinets, sink and range/oven. The bath was equipped with toilet, wall mounted sink and built-in cast iron tub with shower.

Site improvements included a front small covered concrete base porch with adjacent deck area, and small east side covered built-up concrete base porch off the kitchen exit entrance.

The observed condition of the subject dwelling was rated as fair/average at the time of inspection. From a functional standpoint, the layout was adequate in lieu of the age and vintage of the dwelling.

479 DILWORTH ROAD: This was the primary subject residence which was a 2 story plus attic SF detached colonial farmhouse later 1.5+ story wing. Exterior walls were stucco over stone, while the roof was older asphalt shingle. Windows were old single hung, single glazed wood. Downspouts were aluminum.

The first floor consisted of a large living room with fireplace, family room with fireplace, eat-in kitchen, powder room and laundry/mud room. Ceiling height was 8' in most areas. The second floor had 3 bedrooms and 1 bath. Ceiling height was approx. 7'10". There were walk-up steps to a floored unfinished attic. In addition, there was unfinished second floor area in the west side wing in the later addition which could be finished into additional living area.

The dwelling had a 70% full unfinished basement with concrete floor and stone foundation walls. Support was by log beams with wood supporting posts. There was an east side outside entrance with walk-up steps and wood door. Heat was by a relatively newer oil fired FWA furnace. 40 gallon newer electric hot water heater. 200 amp C/B electric service. There was a 275 gallon heating oil fuel storage tank in the basement.

General features on the first and second floors included plastered sidewalls and ceiling, wood trim and wood doors. Floors were primarily hardwood with some sheet good flooring (kitchen and baths). The kitchen was equipped with old wood cabinets, porcelain bowl sink and electric range/oven. The powder room was equipped with toilet and wall mounted sink, while the second floor bath was equipped with toilet, sink and built-in cast iron tub with shower and marlite wainscoting.

Site improvements included a front large concrete base covered porch which extended the full length of the dwelling and a rear concrete pad. There was also some limited older fencing.

The observed condition of the subject dwelling was rated as fair at the time of inspection. From a functional standpoint, the layout was adequate in lieu of the age and vintage of the dwelling. It is noted that the second floor west side unfinished area had potential for additional living space and possibly a master bedroom suite in lieu of any future renovations made.

The subject bank barn had stucco/frame exterior walls and an asphalt shingle roof. Its observed condition was rated as average.

The subject driveway was single wide blacktopped with some stone paved areas.

BUILDING DIMENSIONS (APPROXIMATE)

475 DILWORTH ROAD RESIDENCE

1 st Floor	
32.667' x 25'	816.7 s.f.
14' x 5.33'	<u>74.6 s.f.</u>
Total 1 st Floor GLA	891 s.f. (rounded)
2 nd Floor	
32.667' x 8'	<u>261 s.f. (rounded)</u>
Total GLA including 2 nd floor finished attic	1,152 s.f. (rounded)
Basement (100%) full	891 s.f.
Small Porch	49 s.f.
Front Deck	169 s.f.
East Side Stoop	16 s.f.

479 DILWORTH ROAD RESIDENCE

1 st Floor	
47.5' x 28'	1,330 s.f.
2 nd Floor	
28' x 28'	<u>784 s.f.</u>
Total GLA	2,114 s.f.
Basement	784 s.f.
Front Porch	354 s.f.

ZONING

The subject is zoned R-2 Residential. Permitted uses include SF detached dwellings. Area regulations for SF detached dwellings served by on site water and sewage are as follows:

Minimum Lot Area	1.5 acres
Minimum Lot Width	175'
Minimum Side Yard	40'
Minimum Rear Yard	40'
Maximum Impervious Surface	15%
Maximum Height	3 stories or 35'

Based on the subject's existing usage which includes a SF main residence, second residence and a double wide ranch dwelling/third residence, the property is classified as an assumed legal non-conforming use.

HIGHEST AND BEST USE

Highest and Best Use is 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. To estimate the Highest and Best Use of a property, four fundamental criteria must be considered. The Highest and Best Use must be legally permissible, physically possible, financially feasible and maximally productive.

The Highest and Best Use is considered to be its present program of utilization as a smaller residential farmette property with a second residence for supplemental income or as a possible in-law suite residence. While the double wide manufactured dwelling identified as 477 Dilworth Road is excluded from the appraised value, there is considered to be some value for this residence from a pad rental standpoint.

SUBJECT PHOTOGRAPHS



Main Residence/Front



Main Residence/Rear



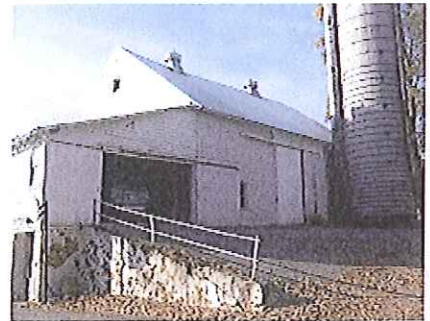
Main Residence/Front



Second Residence/Front



Second Residence/Rear



Barn



Mobile Home/Excluded



Driveway



Street View