

YADKINVILLE

UNITED METHODIST CHURCH

Leadership Team Agenda

February 26, 2025

Opening Prayer.....	Jonathan Gaylord
Communicator	George Bisette
Packet Approval.....	Janet Culpepper
(Brief review)	
• February Minutes	
• Financial Report - Please review the financial reports and prepare questions for Bobbi	
Church Members Q & A	Open Floor
Stewardship Update.....	Bobbi Reavis
2025 Budget	Jonathan Gaylord
Apportionments.....	Jonathan Gaylord
Building & Grounds Items.....	Janet Culpepper
• Parsonage Update, HVAC Replacement for Commons, etc.	
5 th Sunday Planning.....	Janet Culpepper
March 30: Jonathan & Janet, June 29: Maureen & Janet, August 31: George & ?, November 30: ???	
Thoughts are to do a World Café – 30 minutes with Congregation, Share Member Survey Feedback, etc.	
Connection Conversations.....	Janet Culpepper
New Business/Feedback.....	Janet Culpepper
Closing Prayer	Valerie Prim
Meeting Adjourned	
Next Meeting.....	March 19 th , 2025 @ 7:00 pm

YUMC Newsletter "Communicator"

January Valerie
February George
March
April
May
June

July
August
September
October
November
December

YADKINVILLE UNITED METHODIST LEADERSHIP TEAM MINUTES

JANUARY 25, 2025

Attending: Jonathan Gaylord, Gene Branon, George Bisette, Janet Culpepper, Jim McGrath, Oz Prim, Valerie Prim, Maureen Silvernale
Absent: Nick Gunnell, Lori McCann, Sandy Steele

Visitors: Bobbi Reavis

Attendees: George Bisette, Janet Culpepper, Jonathan Gaylord, James McGrath, Oz Prim, Valerie Prim, Maureen Silvernale

Not in attendance-Nick Gunnell, Lori McCann, Sandy Steele

The meeting was opened in Prayer by Jonathan.

The Covenant was reviewed by those present.

Appreciative Inquiry – World Café Model

We broke up into 2 rotating groups to discuss the following questions:

- 1- When you felt most connected at this church, what was happening?
- 2- When you were the proudest of this church, what was going on?
- 3- What is the single most important thing this church has done?
- 4- What is the most important thing this church offers to the community and world?

Themes that were discussed included Community, service, family, Building relationships and Outreach. We do not realize as a church all that we do for the church, community and beyond.

Connections Conversation

Picture of someone who says I really want to be connected but never show up for anything. Reflections

- Face to face
- Specific task, be personal as to task and time
- Make everyone feel they have a role/commitment to this church
- Write on paper with specific instructions and when to compete. Show people how to be involved and connected
- Work on a list of church's specific needs... I.E. Custodial support, Clothing closet (email to team tasks, reply all needs you know)

Business

5th Sundays – do a World Café for 30 minutes with congregation using the same questions we addressed today

Designated team members to coordinate the “Fifth Sunday” plan and discussion.

March 30th – Jonathan and Janet

June 29th – Maureen and Janet

August 31st – George

November 30th - ?

Future meetings - Jonathan will send out a poll about what meeting date and time for 2025 the Team would like to meet. (Outcome was 3rd Wednesday of each month at 7:00 p.m.)

Newsletter - Sign up sheet for newsletter articles was passed out. Sign up is to report the Leadership meeting the following newsletter. George will be communicator for February.

Elections of Officers: CHAIR: Janet Culpepper
 (with assistance of George when out of town for work)
 Co-Chair: George Bissette
 Secretary – Maureen Silvernale
Liaisons with men's group – George and Oz
 United Women in Faith – Maureen
 Missions – Valerie
 Building and Grounds - Janet

Open Discussion

During February the meeting will address the Budget.

Brent Choplin is Church Treasurer

Bobbi Reavis is Financial Secretary

Feedback from December's meeting – We need to communicate to the members of the Church – that we have heard you and act upon it. Need to present findings. Janet will get information from Drama.

We ended the meeting with communion – serve one another

Next meeting – to be determined by poll.

Submitted,
Maureen Silvernale

Current balances	2/13/2025	Available balance
General	\$ 48,114.12	\$ 43,569.76
Improvements	\$ 17,223.98	
New Building	\$ 8,539.96	

General Fund Payments - CURRENT WEEK

Jennifer Lineberry	\$ 100.00
Jan Shore	\$ 100.00
Sharp	\$ 338.48
Bobbi Reavis	\$ 404.00
Jonathan Gaylord	\$ 470.70
Aurora Garcia	\$ 102.75
Payroll	\$ 6,103.89
WNC Treasurer	\$ 2,357.17
WNC Treasurer	\$ 1,491.00
	<u>\$ 11,467.99</u>

IMPROVEMENTS Fund Payments - CURRENT WEEK

BUILDING Fund Payments - CURRENT WEEK

REMAINING/REOCCURINGPAYMENTS

General Fund Payments

Improvements Payments

no bills pending

New Building Payments

UMLF Loan payment \$ 5,464.86 1-Mar-25

BALANCES AFTER PAYMENTS

General	\$ 36,646.13	\$ 32,101.77	adjusted balance less dedicated funds
Improvements	\$ 17,223.98	\$ 4,779.54	adjusted balance less dedicated funds
New Building	\$ 8,539.96		

GF Designated Funds

Master Card (pending)	\$ 285.18
Bereavement Fund	\$ 137.65
Clothing Closet	\$ 16.29
Facility Use Deposits	\$ 150.00
Missions	\$ 407.25
Monday Night Men	\$ 208.02
NETworX Yadkin	\$ (216.16)
pass through*	\$ 697.80
Vanco Processing	\$ (17.72)
Youth	\$ 2,875.37
Payroll liabilities	\$ 0.68
	<u>\$ 4,544.36</u>

Loan balance from IF \$ 17,193.69

IF Designated Funds

Connect Reserve	\$ 385.65
Giggles	\$ 2,056.24
HVAC Upgrades	\$ 2,545.66
Columbarium	\$ 3,270.88
Messy Church	\$ 702.00
Ragan Estate	\$ 1,402.30
Summer Fun	\$ 2,081.71
	<u>\$ 12,444.44</u>

BUILDING FUND LOAN INFO

Original loan 3/31/09	\$ 1,500,000.00
Refi 12/13/18	\$ 788,161.00
Current balance	<u>\$ 452,091.46</u>
Current rate	6.50%
Current payment	<u>\$ 5,464.86</u>

DORSETT HEATING & AIR CONDITIONING

Proposal/Agreement

248 Service Rd. • Yadkinville, North Carolina 27055 • Phone: (336)679-2126

HVAC N.C. License No. 18649

Electrical N.C. License No. L.34880

1 Purchaser Name: Yadkinville United Methodist Church
2 Purchaser Address: 204 West Main St., Yadkinville, N.C., 27055
3 Installation Address: SAME
4 Number of Installations in Agreement: 1 Project Name: Main Lobby Heat Pump

EQUIPMENT AND SPECIFICATIONS

5 **Equipment Proposed:** York 5 ton heat pump model#THE6031S with matching indoor air handler model# JHETD60HBCS2N1 installed using the existing duct system.
Includes: Programmable thermostat, and items listed below.

Standard Warranty: 5 year compressor, 1 year parts, 1 year labor.

7 The following items are or are not furnished and installed depending on "YES" or "NO" in blanks:

[a] Proposed Equipment	<u>YES</u>	[I] Equipment Wiring	<u>Reconnect</u>
[b] Duct; Reg.; Grilles	<u>Existing</u>	[j] Control Wiring	<u>YES</u>
[c] Duct Insulation	<u>Existing</u>	[k] Gas or Oil Piping	<u>NA</u>
[d] Outside Equipment Base	<u>Existing</u>	[l] Approved Flue/Vent	<u>NA</u>
[e] Refrigeration Piping	<u>Existing</u>	[m] Fuel Tank	<u>NA</u>
[f] Suction Line Insulation	<u>Existing</u>	[n] Painting or drywall repair	<u>NO</u>
[g] Condensate Plumbing	<u>Existing</u>	[o] Dispose of old equipment	<u>YES</u>
[h] <u>1</u> Phase Service	<u>NO</u>	[p] Permit fees	<u>YES</u>

SELLER'S PROPOSAL

8 We propose to furnish materials and/or labor specified above per installation in consideration of the following sum: Payment to be made as follows per installation:

\$ <u>8,129.71</u> Materials	\$ <u> </u> Cash on contract signing
\$ <u>3,191.13</u> Labor	\$ <u> </u> Cash on Delivery of Equipment
\$ <u>764.16</u> Tax	\$ <u> </u> Cash on rough in of Duct work
\$ <u>12,085.00</u> Total Sales Price	\$ <u> </u> Cash on Setting of Equipment
	<u> </u> x <u> </u> Billings based on job progress

9 Price Effective Until: Feb., 2, 2025

Terms: **Net 10 days, 3% upcharge on credit card payment.**

Overdue invoices are subject to late charges

PURCHASER'S ACCEPTANCE

10 I/We have read the proposal, have received an exact copy, and accept the proposal subject to the provisions and conditions above and on the reverse side of this Proposal/Agreement.

11 Purchaser: _____

12 Date: _____

Seller: John C. Westra Jr. Operations Mgr.

1/23/2025

Yadkinville United Methodist Church

Price Quote as of February 5th 2025

(Our company will honor this quoted price for 30 days. If longer than 30 days you will need to reach out to us for a new updated quote.)

TempRite Servies will complete and provided the following in the quoted price below:

5-ton Rheem heat pump system for lobby area and restrooms

3 Phase Commercial grade equipment

All labor and materials are included, removal and reinstall drop ceilings in the mens room to access the air handler

We will provide a new secondary drain pan and condensate safety switch. Shop made sheet metal adapters

1 year labor

5 years part warranty

Price - \$10, 950.00

Thank you for considering TempRite Services Inc. for your HVAC needs. If you have any questions or concerns, please do not hesitate to reach out to us at 336-399-8200 or 336-409-4537. Feel free to email us also. Thanks and have a blessed day.

**Clergy Housing:
Parsonages & Housing Allowance Guidelines & Policies
Western NC Conference
The United Methodist Church**

Revised 2020

The Book of Discipline – 2016 provides that the pastor parish relations committee in consultation with the church council and charge conference shall provide “adequate housing for the pastors..., which comply with the annual conference housing policy and parsonage standards,” (§252.4e). *The Book of Discipline – 2016* further stipulates that this housing may be either a “church-owned parsonage or a housing allowance in lieu of a parsonage” (§258.2g16). The following pages contain the policies, guidelines, and procedures that are to be used by local churches and the Cabinet of the Western North Carolina Conference in implementing the housing provisions of *The Book of Discipline of the United Methodist Church*.

Parsonages¹

Every charge is required to provide “adequate housing” for its pastor(s), and such housing is not to be considered as part of compensation or remuneration.” (*2016 Book of Discipline*, § 252.4e). In fulfillment of this requirement, most churches continue to provide a parsonage for its pastor and family. While the church owns the parsonage, church members and committees are urged to view it as the family’s home and to provide the family respect and privacy. (See § 258.2g16)

It is part of the work of several committees within the church to cooperate in maintaining the parsonage as a suitable, healthy, positive environment for the pastor and family. The duties of the Committee on Staff/Pastor-Parish Relations include, “To consult on matters pertaining to...housing (which may be a church-owned parsonage or housing allowance in lieu of parsonage if in compliance with the policy of the annual conference)...and to make annual recommendations regarding such matters to the church council, reporting budget items to the committee on finance.” (§ 258.2g16) The Board of Trustees “have the supervision, oversight, and care of all real property owned by the local church...” (§2533) While not required, it is strongly suggested that churches elect a Parsonage Committee, which might be primarily responsible for interior, furnishings, and decorating, while the Trustees maintain responsibility for the outside structure, HVAC systems, plumbing, electrical, etc. In any case, a cooperative effort is necessary to ensure that the parsonage is adequate, well maintained, and conducive to a healthy life for the family.

The Parsonage Committee

It is suggested that members of the Parsonage Committee, if elected, include:

- The chairperson or designated member of the Board of Trustees.
- The chairperson or designated member of the Committee on Pastor/Staff-Parish Relations.
- The pastor and pastor’s spouse as ex officio members.
- Other members as deemed necessary.

Care and Maintenance

1. While the church is expected to maintain the parsonage and respect it as the family’s home, the pastor and family are expected to respect the parsonage as the property of the church, and to keep it,

¹ Approved by the 2008 session of the Western North Carolina Conference.

including the attic, basement, and yard, in a clean and sanitary condition. (See ¶ 258.2g16)

2. The family has the right to own a pet. However, the family is responsible for any damage to the parsonage structure or furnishings by the pet, including flea and tick extermination.
3. While cleaning the parsonage is the family's responsibility, the church is encouraged to assist in matters that might prove dangerous or extensive, including such activities as gutter cleaning, outside window cleaning, etc.
4. Regular, expected maintenance is the responsibility of the church. This includes, but is not limited to, painting, HVAC service and repairs, plumbing and electrical repairs, structural repairs, mold and other allergen elimination, etc.
5. There is to be an annual review of the parsonage, scheduled with the cooperation of the parsonage family, conducted by the Parsonage Committee, if elected, or by the chairperson of the Committee on Pastor-Parish Relations, the chairperson of the Board of Trustees, and the pastor, to assure proper maintenance (¶258.2g16). As a result of the annual parsonage review, a report concerning the parsonage should be made, including a statement on the physical condition of the parsonage and its furnishings, and a listing of long-and short-term goals. A copy of the report shall be presented to the Charge Conference, the Board of Trustees, and the Committee on Pastor-Parish Relations.
6. The annual church budget should include adequate funds for maintenance and furnishings amounting to not less than 1.5% of the value of the house. Unused moneys should be set aside in a separate fund and allowed to accumulate for use as needed for future maintenance and/or renovations.
7. "In instances of multiple-church charges, the charge conference shall provide for an equitable distribution of parsonage maintenance and upkeep expense... among the several churches." (¶ 247.18) It is recommended that multiple-church charges maintain a joint parsonage fund to which moneys are budgeted each year and unused funds are allowed to accumulate for future maintenance and/or renovations.

Purchasing or Building a Parsonage

The *Discipline* provides a process for purchasing, building, or remodeling a parsonage when the cost will exceed 25% of the value of the existing structure. (¶2544) When the Charge Conference elects a Building Committee, it is recommended that the pastor and spouse be ex-officio members of the committee. In order to allow the cabinet to make the best possible appointments, parsonages should be designed so as to accommodate families of various sizes and configurations.

When purchasing or building, the Discipline requires (¶ 2544.3b, 2544.4d) that on the ground floor there shall be:

1. One room that can be used as a bedroom by a person with a disability
2. One fully accessible bathroom
3. Fully accessible laundry facilities

Goals for the Parsonage

1. Four bedrooms, with one located on the first floor and fully accessible by persons with disabilities.
2. At least one bedroom uncarpeted for persons with allergies.
3. A den/family/great room
4. At least two full baths, with one located on the first floor and fully accessible by persons with disabilities.
5. Kitchen cabinets with work space of standard height.
6. Closets in each bedroom (double, if possible), with linen closets separate.
7. Adequate DRY storage space large enough for furniture storage and out-of-season items.
8. Sufficient electrical receptacles, fire extinguishers, and smoke and carbon monoxide detectors to comply with building and fire codes.
9. Adequate heating system; zoning is recommended.
10. Air conditioning.
11. Insulation in ceilings, floors, and exterior walls to meet current codes.
12. Storm doors and windows, or equivalent.
13. Insulated metal or solid wood outside doors.
14. Dead-bolt locks on all outside doors.
15. Double garage, with automatic garage door opener.
16. Paved driveways.
17. A furnished study or study space. If study must be used as an office, a private entrance is necessary.
18. Adequate yard/play area. Safety should be considered.
19. Deck, porch, or patio with furniture.
20. Adequate outside security lighting.
21. Gutter guards.
22. Adequate off-street parking.
23. A safe exit when leaving the driveway.

Furnishings and Equipment

Inside the house:

1. Energy-efficient, family-size, frost-free refrigerator, with freezer compartment and automatic icemaker.
2. Quick-recovery, energy efficient water heater, 40-gallon minimum.
3. Energy-efficient washing machine, dryer and dishwasher; disposal, if possible. Laundry facilities are to be fully accessible.
4. Formal living and dining rooms will be fully furnished.
5. If there is a great room instead of a formal living room and den/family room, the great room will be left unfurnished.
6. Churches will furnish the pastor's study, whether located in the parsonage or in the church.
7. Clergy will provide their own furnishings for den/family room or great room, master bedroom, and two other bedrooms. If there are more than three bedrooms, those bedrooms will be furnished by the church.
8. The committee on staff-parish relations, the board of trustees, and the parsonage family will negotiate the disposal of the present furnishings at the time of the next change of appointment, beginning with the June 2008 changes.
9. Window shades, blinds, curtains and draperies in furnished rooms; shades or blinds in unfurnished rooms.
10. Floors: hardwood, wall-to-wall carpeting, vinyl, or tile.
11. Discarded furnishings should not be put in the parsonage.
12. Memorials or other gifts to the parsonage can be stored at the church's expense when not needed.
13. The pastor is to furnish linens, quilts, blankets, pillows, and cooking and eating utensils.

Outside the house:

1. Power lawnmower in safe working condition, adequate for size of lot, or lawn service.
2. Cable connection or satellite dish.

Gifts to the Parsonage:

The Board of Trustees, in consultation with the Parsonage Committee, must approve all non-monetary gifts to the parsonage. Gifts to the pastor and/or the parsonage family should be clearly designated as such.

Record-Keeping

The Parsonage File/Notebook:

1. A book or file of pertinent information should be compiled by the chairperson of the Parsonage Committee and maintained by the parsonage family.
2. The file/notebook should include:
 - An inventory of furnishings, with dates of purchase, upholstery dates, swatches, firms, cleaning methods, etc.
 - An inventory of appliances, with dates of purchase, warranties, repair information, etc.
 - An inventory of heating, plumbing, and cooling systems, with dates of purchase, warranties, manuals, and service and repair records.
 - An inventory of lawn equipment, with manuals and warranties; a list of lawn improvements and dates when completed
 - A list of service and repair phone numbers.

The Parsonage Insurance File:

An insurance file should be kept in the church office.

The file should include:

- Parsonage inventory.
- Photographs or videos of each room's furnishings.
- Purchase dates and costs of all appliances and furnishings

Parsonage Inspections²

The 2015 Western North Carolina Annual Conference approved a petition which, beginning in calendar year 2016, requires that

1. a church/charge undergoing a pastoral transition arrange and pay to have its parsonage inspected by a third-party licensed home inspector prior to the pastoral transition,
2. the church/charge shall provide a copy of the home inspector's evaluation report to the Staff/Pastor Parish Relations Committee Chairperson, the Chairperson of the Board of Trustees, the Chairperson of the Parsonage Committee (if applicable), the District Superintendent, the Chair of the District Committee on Location and Buildings, the outgoing pastor, and the incoming pastor by no later than 30 days prior to moving day.

Please note that a parsonage which has been newly constructed within the past four years or which has received a licensed home inspection within the past four years will be exempt from the above requirements.

² Approved by the 2015 session of the Western North Carolina Conference.

It is recommended that if the parsonage has a well as its water source, the water be tested as a part of this home inspection.

In order to find a licensed home inspector, you might use the following links:

North Carolina Home Inspector Licensure Board: <https://tinyurl.com/mws7958>

North Carolina Licensed Home Inspector Association: <http://nclhia.com/find-an-inspector/>

Housing Allowances³

Some churches choose to provide “adequate housing” for their pastor by means of a housing allowance rather than a parsonage (*The 2016 Book of Discipline*, ¶ 258.2g16) which, like a parsonage, “is not to be considered as part of compensation or remuneration.”

Although the *2016 Book of Discipline* provides that a local church shall determine how best to provide adequate housing for their pastor(s), it is necessary that that decision be made in consultation with the District Superintendent.

If in consultation with the District Superintendent a church determines to provide housing by means of a housing allowance in lieu of a parsonage, the church shall set the allowance taking into consideration the fair market value of housing in the area which would comply with the “Parsonage Guidelines of the WNCC”.

A church providing a housing allowance in lieu of a parsonage shall pay by voucher, to a pastor who, for the first time, is moving from a church-owned parsonage or a pastor who is receiving his/her first appointment, an amount not to exceed \$3000 to assist with the necessary purchases and deposits associated with owning or renting a home. The church shall be expected to provide these funds every time they receive a pastor who, for the first time, is moving from a parsonage or a pastor who is receiving his/her first appointment. A pastor moving from a housing allowance to a housing allowance shall not be eligible to receive these funds. A pastor who has previously served a church where he/she received a housing allowance shall not be eligible to receive these funds. A pastor will be eligible for this assistance one time, either when he/she moves from a church-owned parsonage to a housing allowance for the first time or when he/she receives his/her first appointment if the church provides a housing allowance.

Since pastors are appointed to ministry in a community as well as a local church, a pastor who receives a housing allowance in lieu of a parsonage, shall do everything possible to live within the community where the church is located. However, if suitable and affordable housing cannot be located within a ten (10) mile radius of the church, the pastor shall consult with the District Superintendent and the Pastor Parish Relations Committee before purchasing or renting a home.

Clergy Couple Housing Policy⁴

Pursuant with ¶252.4e and 258.2g16 of *The 2016 Book of Discipline* and Judicial Council decisions 547 and 562, housing for clergy couples in the Western North Carolina Conference shall be administered under the following policy.

³ Guidelines approved by the Cabinet.

⁴ Guidelines approved by the Cabinet.

A clergy couple appointed to a charge that provides a housing allowance in lieu of a parsonage shall be entitled to receive that housing allowance even if his/her clergy spouse receives a housing allowance from another charge or extension appointment. The cost of the \$3000 grant to assist with the necessary purchases and deposits associated with owning or renting a home that is to be provided to a pastor who, for the first time, is moving from a church-owned parsonage or a pastor who is receiving his/her first appointment shall be divided equally between the two charges.

When a clergy couple is appointed to serve two separate charges both of which provide a parsonage, the district superintendent in consultation with the clergy couple and the pastor parish relations committees of both charges, shall select the parsonage in which the clergy couple shall live. The charge whose parsonage is vacant shall consult with the District Superintendent, the couple, and the PPRC of the other charge to determine a just contribution to the shared housing arrangements. The charge whose parsonage is vacant shall contribute one half of the costs of refurbishing the lived-in parsonage at the time the clergy couple moves out. (This may include cleaning carpets, drapes/blinds, windows, but does not include HVAC, roof, and structural repairs.) The vacant parsonage may be leased or sold pursuant to the provisions of paragraphs 2540 or 2541 and 2543 of *The 2016 Book of Discipline*. If the vacant parsonage is not leased or sold it must be insured.

A clergy couple appointed to serve two separate charges one of which provides a parsonage and the other of which provides a housing allowance in lieu of the parsonage, shall live in the parsonage. The charge whose allowance is not used to provide housing shall, in consultation with the District Superintendent, negotiate a contribution to the charge of the lived-in parsonage for the care and maintenance of the lived-in parsonage. The charge whose allowance is not used to provide housing shall also contribute one half of the costs of refurbishing the lived-in parsonage at the time the clergy couple moves out. (This may include cleaning carpets, drapes/blinds, windows, but does not include HVAC, roof, and structural repairs.)

A clergy couple appointed to serve a single charge that provides a housing allowance in lieu of a parsonage shall be entitled to split the designated housing allowance for the purpose of pension credit.

Pursuant with IRS regulations there shall be no reimbursement for travel between the church and the clergy's residence.

Other Housing Considerations

1. When a parsonage is sold, the provisions of ¶2540 or 2541 of *The 2016 Book of Discipline* shall be observed. Pursuant with the provisions of ¶2543 of *The 2016 Book of Discipline*, the principal proceeds of the sale of the parsonage shall not be used for operating expenses, provided that provisions are made for the current and future housing needs of a pastor. In light of this provision, the Cabinet strongly recommends that churches maintain a percentage of the proceeds from the sale of a parsonage in an escrow account in the event that the church decides to return to the custom of providing a parsonage for their pastor. Although these funds shall not be used for any other operating expense, they may be used for capital expenditures with written approval of the pastor and district superintendent (¶2543.1) and for “congregational redevelopment efforts” as stipulated in ¶ 2543.3.
2. When a parsonage is rented, the provisions of ¶2540 or 2541 of *The 2016 Book of Discipline* shall be observed and the rental income may be used for the purpose of maintenance on the rented parsonage, necessary property tax, or providing a housing allowance for the appointed pastor. When renting

church-owned property, churches are advised to consult a tax specialist, since such action may result in property and/or income tax liabilities to the church.

3. A pastor who owns his/her own home and serves a church which provides a parsonage may request approval of the church council and the district superintendent to live in his/her own home rather than the church-provide parsonage. If permission is granted, the church shall not provide a housing allowance. *Pastors who elect to live in their own homes rather than the church provided parsonage should be aware that such action will result in a potential reduction in pension contributions from the annual conference to the clergy retirement security program—defined contribution—and in incapacity leave benefits from the Comprehensive Protection Program.*⁵
4. A pastor who is under full-time appointment and living in a church-provided parsonage shall reside in the parsonage at least 4 nights per week.⁶
5. Housing for pastors appointed as Intentional Interim Ministers shall be the parsonage or housing allowance which the charge provides for the pastor.
6. In the event that a new charge is created from two or more churches each of which owns a parsonage, the district superintendent, in consultation with the pastor and the PPRC, shall select the parsonage in which the pastor and family shall live. The church whose parsonage is vacant shall consult with the District Superintendent and the PPRC of the charge of the lived-in parsonage to determine a just contribution to the housing arrangements. The charge whose parsonage is vacant shall also contribute one half of the costs of refurbishing the lived-in parsonage at the time the clergy moves out. (This may include cleaning carpets, drapes/blinds, windows, but does not include HVAC, roof, and structural repairs.) The vacant parsonage may be leased or sold pursuant to the provisions of paragraphs 2540 or 2541 and 2543. If the vacant parsonage is not leased or sold it must be insured.⁷

⁵ Guidelines approved by the Cabinet.

⁶ Guidelines approved by the Cabinet.

⁷ Guidelines approved by the Cabinet.

APPRAISAL OF REAL PROPERTY



LOCATED AT

2000 Walnut Crossing Run
Yadkinville, NC 27055
Deed Book: 996 Page: 469 Yadkin County

FOR

Yadkinville United Methodist Church

AS OF

01/03/2025

BY

Ricky Roberts NC-SCR #A-4960
Cornerstone Appraisals
2109 Avery Road
Boonville, NC 27011
(336) 468-1500
cornerstone@yadtel.net

Uniform Residential Appraisal Report

File # T-3465

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	2000 Walnut Crossing Run	City	Yadkinville	State	NC	Zip Code	27055
Borrower	N/A	Owner of Public Record	Yadkinville United Methodist Church	County	Yadkin		
Legal Description	Deed Book: 996 Page: 0469 Yadkin County						
Assessor's Parcel #	139965	Tax Year	2024	R.E. Taxes \$	80		
Neighborhood Name	Yadkinville	Map Reference	584703003131	Census Tract	0505.02		
Occupant	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Market Value						
Lender/Client	Yadkinville United Methodist Church Address 2000 Walnut Crossing Run Yadkinville, NC 27055						
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Research of the Triad MLS and conversations with the client							

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.

Contract Price \$	Date of Contract	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)
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? <input type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, report the total dollar amount and describe the items to be paid.				

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	<input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	68 %	
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50	Low 0	Multi-Family	2 %	
Neighborhood Boundaries	The County lines to the North,South,East,and West.			2,000	High 150	Commercial	5 %	
				160	Pred. 30	Other	25 %	

Neighborhood Description The location of the subject neighborhood provides good access to employment, schools, and shopping. The land in the neighborhood is level to moderately rolling with average views. No adverse conditions are noted in conjunction with the subject property which might adversely affect the marketability of the subject property.

Market Conditions (including support for the above conclusions) Market conditions are considered stable. Conversations with local realtors have indicated that the subjects price and size have a narrow list-to-sale ratio and have a normal marketing time that typically does not exceed 120 days. As stated, supply and demand is considered to be in balance.

SITE

Dimensions See recorded deed. Area 35284 sf Shape Slightly Irregular View N;Res;

Specific Zoning Classification RA- Rural Agricultural Zoning Description Rural Agriculture/Single Family 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	<input checked="" type="checkbox"/>		Water	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Propane	Sanitary Sewer	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 37197C5847J FEMA Map Date 05/18/2009

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

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Brick,Block/Good	Floors	Hdwd,tile/Good
# of Stories 1.5	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Siding/Good	Walls	Sheetrock/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	A. Shingle/Good	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Good	Bath Floor	Tile/Good
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Insulated/Good	Bath Wainscot	Sheetrock/Good
Year Built 2008	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Good	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 5	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway # of Cars	3
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input checked="" type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Electric	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage # of Cars	2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Patio	<input checked="" type="checkbox"/> Porch Porch	<input type="checkbox"/> Carport # of Cars	0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Sunroom	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)

Finished area above grade contains: 7 Rooms 4 Bedrooms 2.1 Bath(s) 2,794 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Porches, attacehed garage, fireplace , granite counter tops, etc

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C2;Kitchen-updated-one to five years ago;Bathrooms-updated-one to five years ago;House was built in 2010 and does not need any updates or repairs at the time of inspection.

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

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

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There are **2** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **350,000** to \$ **900,000**
 There are **6** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **350,000** to \$ **900,000**

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	2000 Walnut Crossing Run Yadkinville, NC 27055	4934 Bent Tree Way Yadkinville, NC 27055			2517 Country Club Rd Yadkinville, NC 27055			2125 Walnut Crossing Run Yadkinville, NC 27055		
Proximity to Subject		0.80 miles SE			6.40 miles NW			0.15 miles N		
Sale Price	\$	\$ 600,000			\$ 480,000			\$ 485,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 200.27 sq.ft.			\$ 208.97 sq.ft.			\$ 223.92 sq.ft.		
Data Source(s)		MLS #1138682;DOM 5			MLS#1126031;DOM 43			TML#1147563;DOM 57		
Verification Source(s)		Yadkin County Tax Office			Yadkin County Tax Office			Yadkin Tax Records		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sales or Financing		ArmLth	0		ArmLth	0		ArmLth	0	
Concessions		Conv;0	0		Conv;0	0		Conv;2500	0	
Date of Sale/Time		s06/24;c04/24	0		s02/24;c01/24	0		s10/24;c08/24	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	35284 sf	30928 sf	0		1.65 ac	-8,500		30492 sf	0	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1.5;Traditiona	DT1.5;Transit	0		DT1.0;Traditiona	0		DT1.5;Transit	0	
Quality of Construction	Q2	Q2			Q2			Q2		
Actual Age	17	2	-18,000		25	0		5	-9,700	
Condition	C2	C2			C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 4 2.1	8 3 3.0	-1,500		7 3 2.1	+1,000		8 3 2.0	+3,500	
Gross Living Area	2,794 sq.ft.	2,996 sq.ft.	-10,100		2,297 sq.ft.	+24,850		2,166 sq.ft.	+31,400	
Basement & Finished Rooms Below Grade	Osf	Osf			2146sf0sfwo	-10,730		Osf		
Functional Utility	Adequate	Adequate			Adequate			Adequate		
Heating/Cooling	EHP/Central	GFWA/Central	0		EHP/Central			EHP/Central		
Energy Efficient Items	Adequate	Adequate			Adequate			Adequate		
Garage/Carport	2ga3dw	2ga2dw	0		2ga1gbi3dw	+4,000		3ga3dw	-5,000	
Porch/Patio/Deck	Porches	Porches			Porch/Deck	0		Porch/Deck	0	
Fireplace	Fireplace	Fireplace			Fireplaces	0		Fireplace		
Buildings	None	Storage Bldings	-1,000		Storage	-500		Shed	-500	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -30,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 10,120		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 19,700	
Adjusted Sale Price of Comparables		Net Adj. 5.1 %			Net Adj. 2.1 %			Net Adj. 4.1 %		
		Gross Adj. 5.1 %	\$ 569,400		Gross Adj. 10.3 %	\$ 490,120		Gross Adj. 10.3 %	\$ 504,700	

SALES COMPARISON APPROACH

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) **Yadkin County Tax Office**

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) **Yadkin County Public Records**

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										
Price of Prior Sale/Transfer										
Data Source(s)	Yadkin County Tax Office	Yadkin County Tax Office			Yadkin County Tax Office			Yadkin County Tax Office		
Effective Date of Data Source(s)	01/03/2025	01/03/2025			01/03/2025			01/03/2025		

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not transferred in the past 36 months No other sales were noted of the comparables in the previous 12 months

Summary of Sales Comparison Approach The sales listed above are similar to the subject property in size, location, construction.

Indicated Value by Sales Comparison Approach \$ **569,000**

Indicated Value by: Sales Comparison Approach \$ **569,000** Cost Approach (if developed) \$ **595,386** Income Approach (if developed) \$

The Estimated Market Value is based on the Sales Comparison Approach and well supported by the Cost Approach

RECONCILIATION

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 \$ **569,000**, as of **01/03/2025**, which is the date of inspection and the effective date of this appraisal.

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See Addendums

ADDITIONAL COMMENTS

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) **Land sales in the subject neighborhood were researched to determine Estimated Site Value. The Estimated Economic Life was determined by the subject's condition and actual age compared to other homes in the subject neighborhood.**

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 50,000
Source of cost data Marshal & Swift	DWELLING 2,794 Sq.Ft. @ \$ 185.45 = \$ 518,147
Quality rating from cost service Good Effective date of cost data 12/2024	0 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Porches = \$ 25,350
The Economic age is considered to be 5 years.	Garage/Carport 506 Sq.Ft. @ \$ 40.00 = \$ 20,240
	Total Estimate of Cost-New = \$ 563,737
The depreciation is on an Economic life of 60 years.	Less Physical Functional External
	Depreciation 43,351 = \$(43,351)
The methodology for determining the Cost Approach value is the Age-Life method	Depreciated Cost of Improvements = \$ 520,386
	"As-is" Value of Site Improvements = \$ 25,000
Estimated Remaining Economic Life (HUD and VA only) 60 Years	INDICATED VALUE BY COST APPROACH = \$ 595,386

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$	Indicated Value by Income Approach
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Summary of Income Approach (including support for market rent and GRM)

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.

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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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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 *Ricky D. Roberts*
 Name Ricky Roberts NC-SCR #A-4960
 Company Name Cornerstone Appraisals
 Company Address 2109 Avery Rd
Boonville, NC 27011
 Telephone Number (336) 468-1500
 Email Address cornerstone@yadtel.net
 Date of Signature and Report 01/10/2025
 Effective Date of Appraisal 01/03/2025
 State Certification # A4960
 or State License # _____
 or Other (describe) _____ State # _____
 State NC
 Expiration Date of Certification or License 06/30/2025

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
 Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED
2000 Walnut Crossing Run
Yadkinville, NC 27055
APPRAISED VALUE OF SUBJECT PROPERTY \$ 569,000

LENDER/CLIENT
 Name No AMC
 Company Name Yadkinville United Methodist Church
 Company Address 2000 Walnut Crossing Run Yadkinville, NC
27055
 Email Address _____

SUBJECT PROPERTY
 Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES
 Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # T-3465

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2000 Walnut Crossing Run Yadkinville, NC 27055	4924 Bent Tree Way Yadkinville, NC 27055			5337 Howell School Rd Jonesville, NC 28642			2150 Walnut Crossing Run Yadkinville, NC 27055		
Proximity to Subject		0.82 miles SE			17.05 miles W			0.19 miles NE		
Sale Price	\$	\$ 369,500			\$ 650,000			\$ 956,000		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 195.40 sq.ft.			\$ 229.44 sq.ft.			\$ 206.48 sq.ft.		
Data Source(s)		MLS#1153759;DOM 13			MLS#1111554;DOM 11			MLS#1125572;DOM 101		
Verification Source(s)		Yadkin Tax Records			Yadkin County Tax Office			Yadkin County Tax Office		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0		ArmLth	0		ArmLth	0	
Concessions		VA;2000	0		Conv;0	0		Conv;0	0	
Date of Sale/Time		s10/24;c09/24	0		s08/23;c07/23	0		s04/24;c02/24	0	
Location	N;Res;	N;Res;			N;Res;			N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	35284 sf	29621 sf	0		1.88 ac	-10,800		1.35 ac	-6,480	
View	N;Res;	N;Res;			N;Res;			N;Res;		
Design (Style)	DT1.5;Traditiona	DT1.5;Transit	0		DT1.3;Traditiona	0		DT2.0;Transition	0	
Quality of Construction	Q2	Q2			Q2			Q2		
Actual Age	17	17			6	-13,000		4	-19,120	
Condition	C2	C2			C2			C2		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 4 2.1	8 3 2.0	+3,500		8 3 2.1	+1,000		14 4 4.0	-7,500	
Gross Living Area	2,794 sq.ft.	1,891 sq.ft.	+45,150		2,833 sq.ft.	-1,950		4,630 sq.ft.	-91,800	
Basement & Finished Rooms Below Grade	Osf	Osf			1240sf0sfwo	-6,200		Osf		
Functional Utility	Adequate	Adequate			Adequate			Adequate		
Heating/Cooling	EHP/Central	EHP/Central			EHP/Central			GFWA/Central	0	
Energy Efficient Items	Adequate	Adequate			Adequate			Adequate		
Garage/Carport	2ga3dw	2ga2dw	0		2ga3dw	+5,000		2ga2dw	+5,000	
Porch/Patio/Deck	Porches	Porch/Deck	0		Porches/Deck	0		Porches		
Fireplace	Fireplace	Fireplace			Fireplace			Fireplace		
Buildings	None	None			Storage	-500		None		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 48,650		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -26,450		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -119,900	
Adjusted Sale Price of Comparables		Net Adj. 13.2 % Gross Adj. 13.2 %	\$ 418,150		Net Adj. 4.1 % Gross Adj. 5.9 %	\$ 623,550		Net Adj. 12.5 % Gross Adj. 13.6 %	\$ 836,100	
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										
Price of Prior Sale/Transfer										
Data Source(s)	Yadkin County Tax Office	Yadkin County Tax Office	Yadkin County Tax Office	Yadkin County Tax Office						
Effective Date of Data Source(s)	01/03/2025	01/03/2025	01/03/2025	01/03/2025						
Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not transferred in the past 36 months No other sales were noted of the comparables in the previous 12 months										
Analysis/Comments										

Uniform Residential Appraisal Report

File # T-3465

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address	2000 Walnut Crossing Run Yadkinville, NC 27055	5828 Jordan Gate Dr East Bend, NC 27018								
Proximity to Subject		6.06 miles E								
Sale Price	\$	\$ 595,000			\$			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 184.78 sq.ft.			\$ sq.ft.			\$ sq.ft.		
Data Source(s)		MLS#1152904;DOM 3								
Verification Source(s)		Yadkin County Tax Office								
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		ArmLth	0							
Concessions		Cash;0	0							
Date of Sale/Time		s09/24;c08/24	0							
Location	N;Res;	N;Res;								
Leasehold/Fee Simple	Fee Simple	Fee Simple								
Site	35284 sf	1.00 ac	0							
View	N;Res;	N;Res;								
Design (Style)	DT1.5;Traditiona	DT1.3;Transition	0							
Quality of Construction	Q2	Q2								
Actual Age	17	16	0							
Condition	C2	C2								
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	7 4 2.1	12 4 3.1	-5,000							
Gross Living Area	2,794 sq.ft.	3,220 sq.ft.	-21,300		sq.ft.			sq.ft.		
Basement & Finished Rooms Below Grade	Osf	Osf								
Functional Utility	Adequate	Adequate								
Heating/Cooling	EHP/Central	EHP/Central								
Energy Efficient Items	Adequate	Adequate								
Garage/Carport	2qa3dw	2qa2dw	0							
Porch/Patio/Deck	Porches	Porches								
Fireplace	Fireplace	None	+1,000							
Buildings	None	None								
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,300		<input type="checkbox"/> + <input type="checkbox"/> -	\$		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 4.3 %			Net Adj. %			Net Adj. %		
		Gross Adj. 4.6 %	\$ 569,700		Gross Adj. %	\$		Gross Adj. %	\$	

SALES COMPARISON APPROACH

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 # 7		COMPARABLE SALE # 8		COMPARABLE SALE # 9	
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Yadkin County Tax Office	Yadkin County Tax Office					
Effective Date of Data Source(s)	01/03/2025	01/03/2025					

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

ANALYSIS / COMMENTS

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				



Subject Front

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				



Subject Front

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



Garage Interior



Laundry

Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				

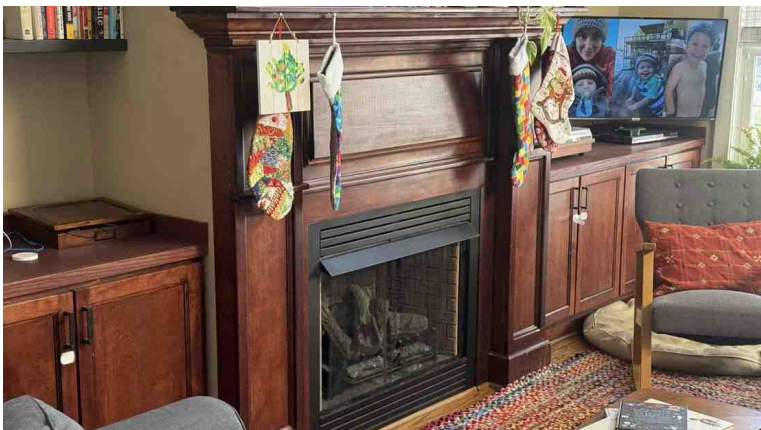


Kitchen

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



Rear Entrance



Fireplace

Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				



Custom Ceiling

2000 Walnut Crossing Run	
Sales Price	
Gross Living Area	2,794
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	35284 sf
Quality	Q2
Age	17



Living Room



Bathroom

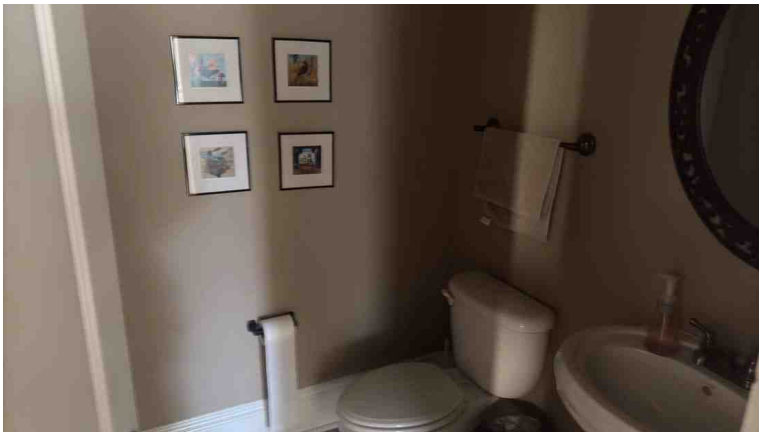
Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				

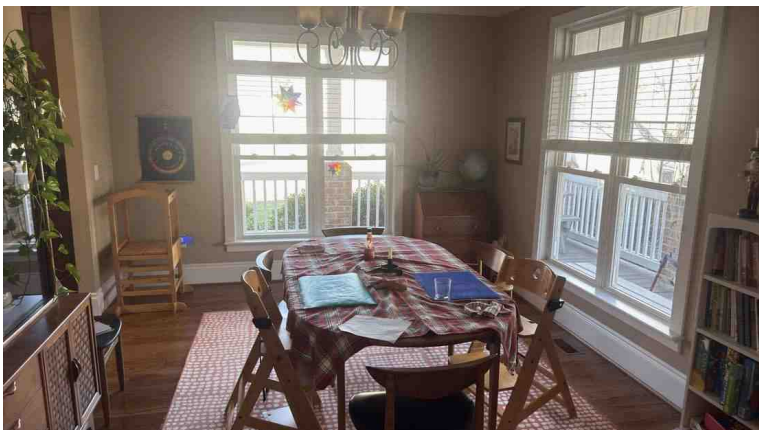


Bedroom

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



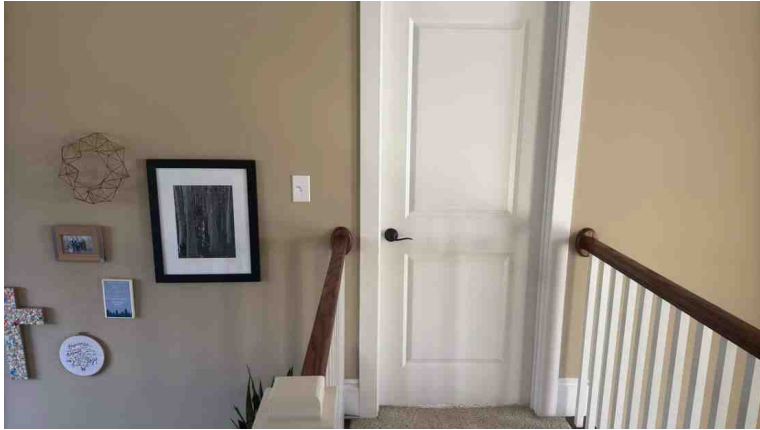
Half Bathroom



Dining

Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				

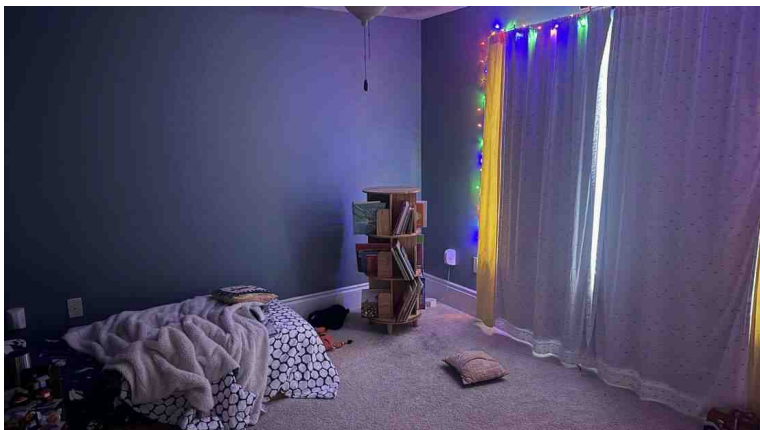


Bedroom (No Access)

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



Living Room from Upper Floor



Bedroom

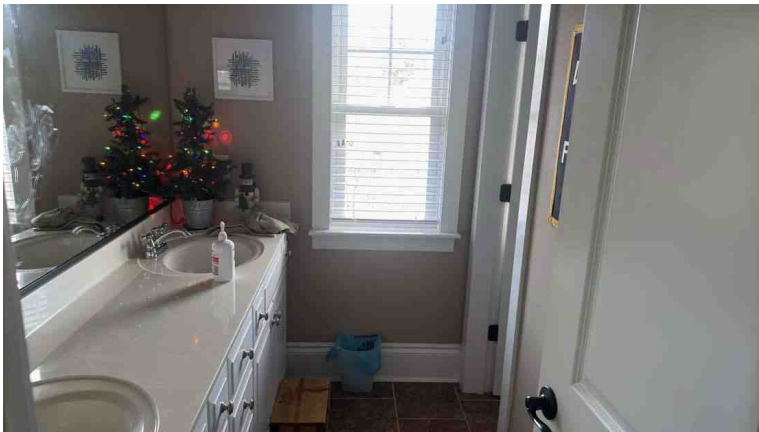
Subject Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC Zip Code 27055
Lender/Client	Yadkinville United Methodist Church				



Bathroom

2000 Walnut Crossing Run
Sales Price
Gross Living Area 2,794
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 35284 sf
Quality Q2
Age 17



Bathroom

Comparable Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC
Lender/Client	Yadkinville United Methodist Church				
				Zip Code	27055



Comparable 1

4934 Bent Tree Way	
Prox. to Subject	0.80 miles SE
Sale Price	600,000
Gross Living Area	2,996
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	30928 sf
Quality	Q2
Age	2



Comparable 2

2517 Country Club Rd	
Prox. to Subject	6.40 miles NW
Sale Price	480,000
Gross Living Area	2,297
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	1.65 ac
Quality	Q2
Age	25



Comparable 3

2125 Walnut Crossing Run	
Prox. to Subject	0.15 miles N
Sale Price	485,000
Gross Living Area	2,166
Total Rooms	8
Total Bedrooms	3
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	30492 sf
Quality	Q2
Age	5

Comparable Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC
Lender/Client	Yadkinville United Methodist Church				
				Zip Code	27055



Comparable4

4924 Bent Tree Way
 Prox. to Subject 0.82 miles SE
 Sale Price 369,500
 Gross Living Area 1,891
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 29621 sf
 Quality Q2
 Age 17



Comparable5

5337 Howell School Rd
 Prox. to Subject 17.05 miles W
 Sale Price 650,000
 Gross Living Area 2,833
 Total Rooms 8
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 1.88 ac
 Quality Q2
 Age 6



Comparable6

2150 Walnut Crossing Run
 Prox. to Subject 0.19 miles NE
 Sale Price 956,000
 Gross Living Area 4,630
 Total Rooms 14
 Total Bedrooms 4
 Total Bathrooms 4.0
 Location N;Res;
 View N;Res;
 Site 1.35 ac
 Quality Q2
 Age 4

Comparable Photo Page

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC
Lender/Client	Yadkinville United Methodist Church				
				Zip Code	27055



Comparable 7

5828 Jordan Gate Dr
 Prox. to Subject 6.06 miles E
 Sale Price 595,000
 Gross Living Area 3,220
 Total Rooms 12
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 1.00 ac
 Quality Q2
 Age 16

Comparable 8

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

Comparable 9

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

Supplemental Addendum

File No. T-3465

Borrower	N/A						
Property Address	2000 Walnut Crossing Run						
City	Yadkinville	County	Yadkin	State	NC	Zip Code	27055
Lender/Client	Yadkinville United Methodist Church						

The net and gross adjustments may be greater than the desired guidelines for some of the sales comparables. This is typical in rural areas where the sales comparables are limited. Proximities also may exceed the desired distance guidelines. In most areas of the county, distance is not a negative factor since the desirability is very similar.

Any age adjustments are made based on effective age. Effective age is determined by researching MLS information and photos. Any adjustments have been made at 1% for each years difference in effective age.

"A reasonable exposure time for the subject property developed independently from the stated marketing time is 100-180 days

The well and septic are functioning properly at the time of inspection

The subject has a septic system which is typical for the subject area. Public sewer is NOT available to the subject property.

The subject has a well which is typical for the subject area. Public water is NOT available to the subject property.

Supplemental Addendum

File No. T-3465

Borrower	N/A						
Property Address	2000 Walnut Crossing Run						
City	Yadkinville	County	Yadkin	State	NC	Zip Code	27055
Lender/Client	Yadkinville United Methodist Church						

• **URAR : Additional Comments**

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

The concessions listed are typical concessions as stated on the attached "Statements of Limiting Conditions". No adjustments have been made as these concessions are considered to be typical costs.

The final value estimate for the subject property does not represent the predominant value for residential properties in this market area, as shown on page 1 of the report. The subject property is within the stated price range for homes in this area; and the fact that the subject property does not represent the predominant value has no adverse effect on the subject's value or marketability as other properties of similar value are available in the neighborhood.

It is the intention of the appraiser to bracket the subject and the comparables in sales price, adjusted value, square footage, adjusted value, etc. This is not always possible in today's market and the subject neighborhood. It is not always typical due to the variety of types of housing which may vary from single wide manufactured to site built housing that may be in the range of one million dollars. As is obvious with this variation, not all sales can be considered comparable. Though there may be sales in the area, the previous statement shows that bracketing in a rural area may not always be possible. Again, the Triad MLS has been researched in an attempt to locate the best sales available for this report. .

The 25% in the land use section represents vacant land.

The most reasonable market exposure time is considered to be 100-180 days.

The net and gross adjustments may exceed the desired guidelines for some of the comparable sales. The proximities may also exceed the desired guidelines. The search for comparable sales was begun at 90 days and 1 mile. When insufficient sales were found the search was extended to 12 months and 15 miles.

"The appraiser represents the client (the lender). The valuation is based on an independent, impartial, objective analysis of your property for the lender's security of the mortgage note that you will obtain. The borrower is not the client but will be provided a copy of the appraisal by law from the lender. However, if there is a controversy based on the value derived, the borrower should contact local realtors that could provide additional comparables to the lender for the appraiser to analyze. This is called "Value Appeal Process".

It should be noted that all sales and listings have been inspected from the exterior by your appraiser. Some sales have been used for other reports and the photos may have been taken at earlier dates. Again, all comparable properties have been inspected from the exterior and photos taken. The photos may have been taken from previous appraisal files

The Net and Gross adjustments may exceed the desired guidelines. This is caused by the lower sales prices as well as the limited number of sales of similar properties.

No evidence of termite infestation was noted by your appraiser at the time of inspection.

The utilities were on and functioning properly at the time of inspection.

Supplemental Addendum

File No. T-3465

Borrower	N/A						
Property Address	2000 Walnut Crossing Run						
City	Yadkinville	County	Yadkin	State	NC	Zip Code	27055
Lender/Client	Yadkinville United Methodist Church						

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3 year period immediately preceding acceptance of this assignment.

The subject is located in rural Yadkin County. While farming is typical in Yadkin County, the subject has no farming on the property. The size of the subject site is not good for any income producing farming.

The net and gross adjustments may be greater than the desired guidelines for some of the sales comparables. This is typical in rural areas where the sales comparables are limited. Proximities also may exceed the desired distance guidelines. In most areas of the county, distance is not a negative factor since the desirability is very similar.

"The purpose of the appraisal is to determine the market value.

The intended users of this appraisal is the client

2025 Pocket Card

			NORTH CAROLINA APPRAISAL BOARD		
APPRAISER QUALIFICATION CARD					
REGISTRATION / LICENSE / CERTIFICATE HOLDER					
RICKY DAVID ROBERTS					
24	A4960	C	Y	25	
APPRAISER NUMBER		TYPE	NATIONAL REGISTRY		
					
Appraiser's Signature			Executive Director		
EXPIRES JUNE 30, 2025					

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

**REAL ESTATE PROFESSIONAL
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS**

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRE40PL101568-00

Renewal of: New

1. **Named Insured:** Double R Ventures, LLC DBA Cornerstone Realty and Appraisal

2. **Address:** 2109 Avery Road
BOONVILLE, NC 27011

3. **Policy Period:** **From: October 19, 2024** **To: October 19, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item 2. Above.

4. **Limit of Liability:**
 - A. Each **Claim** Limit of Liability **\$ 1,000,000**
 - B. Policy Aggregate Limit of Liability **\$ 1,000,000**

5. **Deductible:** **\$ 5,000** Each **Claim**

6. **Policy Premium:** **\$ 562**

7. **Retroactive Date:** **October 19, 2005**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sent to:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – info@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

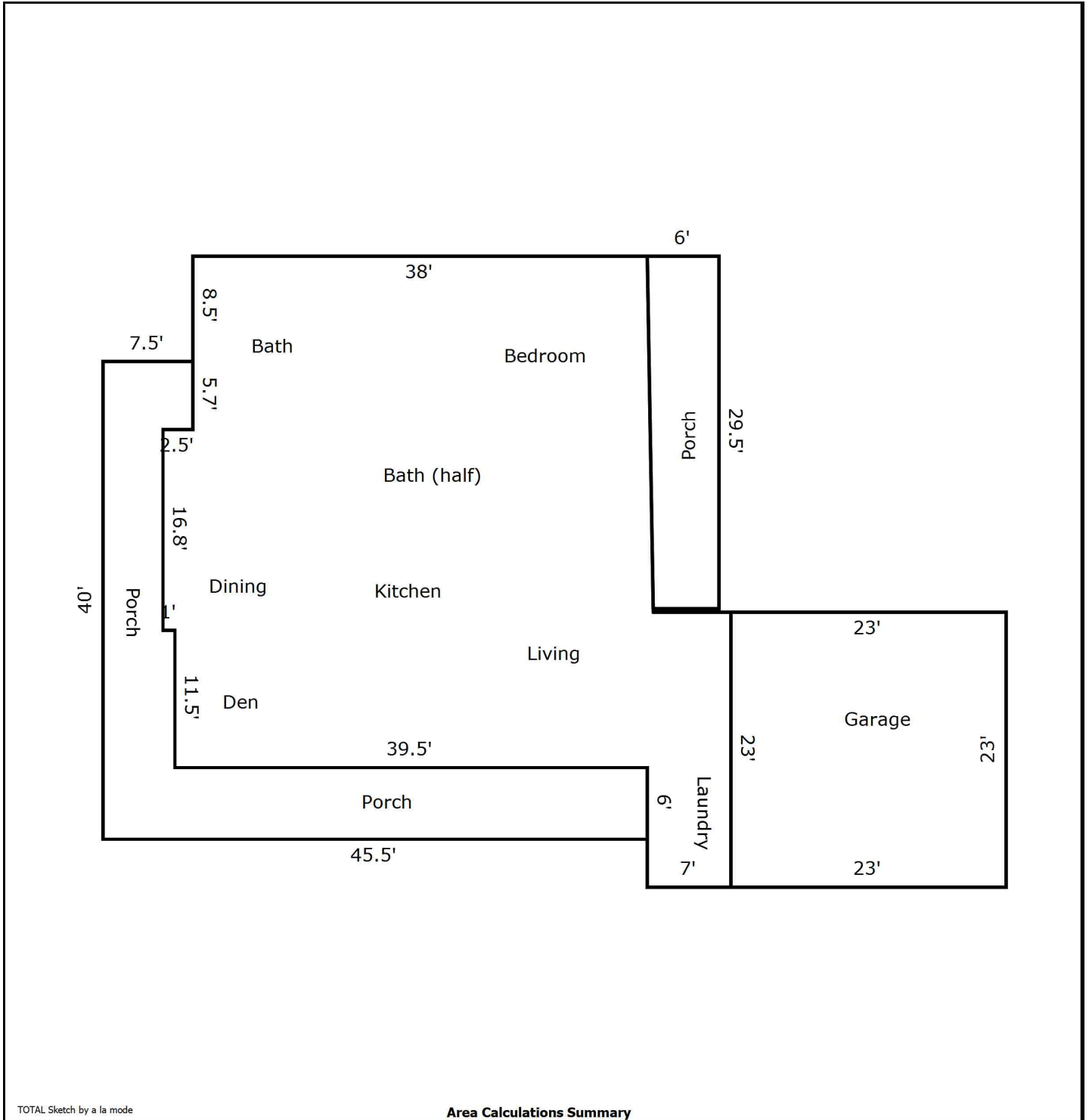
If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: October 14, 2024

By: Isaac Peck
Authorized Representative

Building Sketch (Page - 1)

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC
Lender/Client	Yadkinville United Methodist Church				
				Zip Code	27055



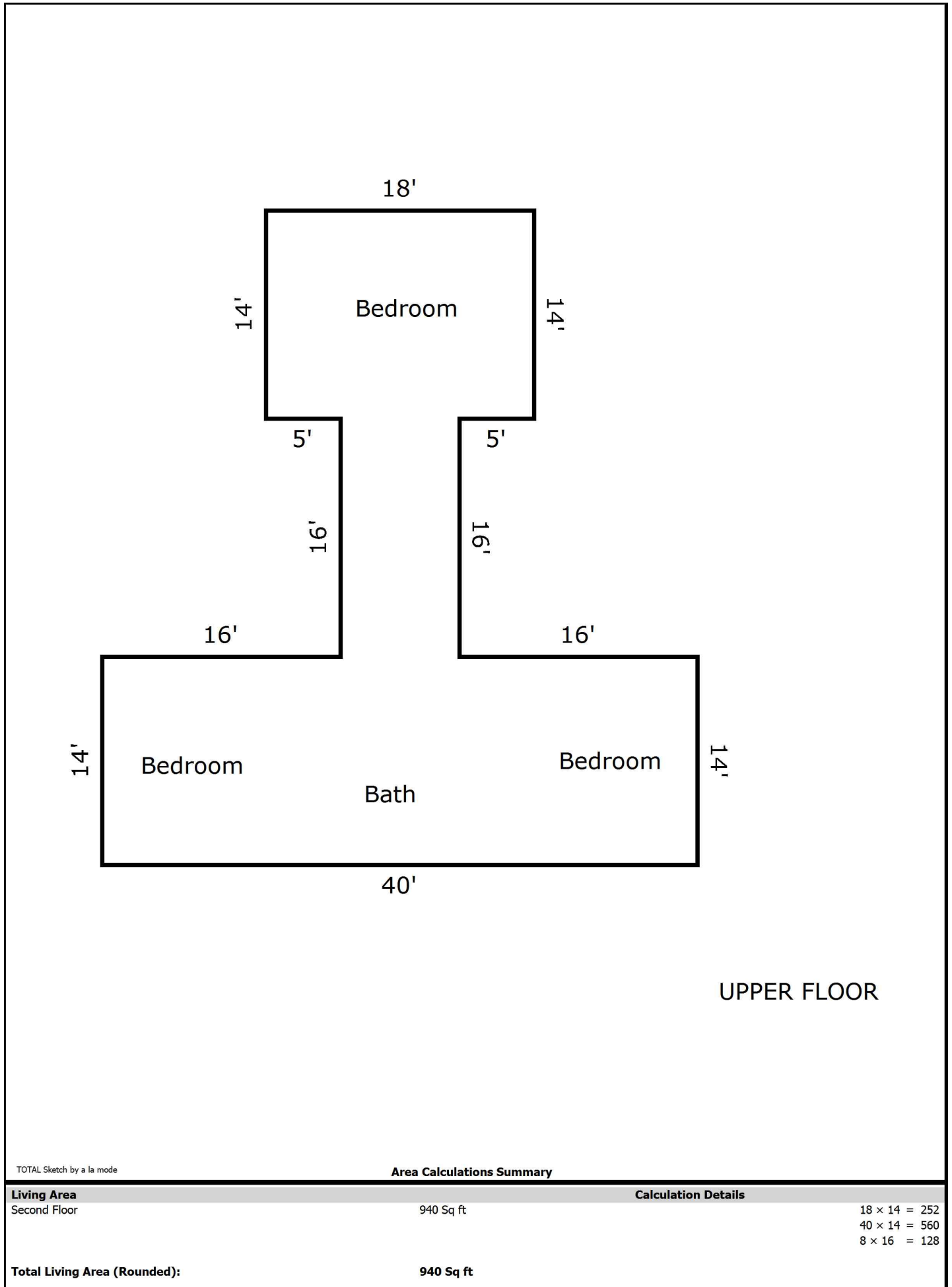
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	1854.1 Sq ft		
		16.8×1	= 16.8
		28.3×1.5	= 42.45
		42.8×38	= 1626.4
		$0.5 \times 0.5 \times 29.8$	= 7.45
		23×0.5	= 11.5
		23×6.5	= 149.5
Total Living Area (Rounded):	1854 Sq ft		
Non-living Area			
Concrete Patio	529 Sq ft	23×23	= 529
Open Porch	468.75 Sq ft	7.5×5.7	= 42.75
		5×16.8	= 84
		6×11.5	= 69
		6×45.5	= 273
Open Porch	169.7 Sq ft	29.5×5.5	= 162.4
		$0.5 \times 29.5 \times 0.5$	= 7.3

Building Sketch (Page - 2)

Borrower	N/A				
Property Address	2000 Walnut Crossing Run				
City	Yadkinville	County	Yadkin	State	NC
Lender/Client	Yadkinville United Methodist Church				
				Zip Code	27055



Location Map

Borrower	N/A						
Property Address	2000 Walnut Crossing Run						
City	Yadkinville	County	Yadkin	State	NC	Zip Code	27055
Lender/Client	Yadkinville United Methodist Church						

