Rivers Appraisal Services
1754 Woodruff Rd #223
Greenville, SC 29607
864-232-0405

August 29, 2025

Estate of Genevieve F Holcombe
305 E Faris Rd
Greenville, SC 29605

Property -	305 E Faris Rd Greenville, SC 29605
Borrower -	Estate of Genevieve F Holcombe
File No. -	R2508020
Case No. -	Zone 72

Dear Estate of Genevieve F Holcombe:

In accordance with your request, I have prepared an appraisal of the real property located at 305 E Faris Rd, Greenville, SC.

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

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

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 08/25/2025 is :

$950,000

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

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

Respectfully submitted,

Rivers Appraisal Services

W. D. Rivers CR-1725
William D. Rivers
SC Certification #1725

USPAP Compliance Addendum

Zone 72
File No. R2508020

Borrower/Client	Estate of Genevieve F Holcombe				
Property Address	305 E Faris Rd				
City	Greenville	County	Greenville	State SC	Zip Code 29605
Lender/Client	Estate of Genevieve F Holcombe				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

[X] I have **NOT** performed services, as an appraiser or in any other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.

[ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

[ ] I have **NOT** made a personal inspection of the property that is the subject of this report.

[X] I **HAVE** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 1 - 84 day(s) utilizing market conditions pertinent to the appraisal assignment.

[ ] A reasonable exposure time for the subject property is day(s).

APPRAISER		SUPERVISORY APPRAISER (ONLY IF REQUIRED)	
Signature	W.D. Rivers CR-1725	Signature	
Name	William D. Rivers	Name	
Date of Signature	August 29, 2025	Date of Signature	
State Certification #	1725	State Certification #	
or State License #		or State License #	
State	SC	State	
Expiration Date of Certification or License	06/30/2026	Expiration Date of Certification or License	
		Supervisory Appraiser Inspection of Subject Property:	
Effective Date of Appraisal	08/25/2025	[ ] Did Not [ ] Exterior-only from Street	[ ] Interior and Exterior

Rivers Appraisal Services

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 W.D. Rivers CR-1725
Name William D. Rivers
Company Name Rivers Appraisal Services
Company Address 1754 Woodruff Rd #223
Greenville, SC 29607
Telephone Number 864-232-0405
Email Address riversappraisal@charter.net
Date of Signature and Report August 29, 2025
Effective Date of Appraisal 08/25/2025
State Certification # 1725
or State License #
or Other
State SC
Expiration Date of Certification or License 06/30/2026

ADDRESS OF PROPERTY APPRAISED
305 E Faris Rd
Greenville, SC 29605
APPRAISED VALUE OF SUBJECT PROPERTY $ 950,000
CLIENT
Name
Company Name Estate of Genevieve F Holcombe
Company Address 305 E Faris Rd
Greenville, SC 29605
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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