

Client	Stephen Hall	File No.	260410-B
Property Address	4118 Freret St		
City	New Orleans	County	Orleans
		State	LA
Owner	Hall Thomas Stephenson	Zip Code	70115

TABLE OF CONTENTS



Table of Contents 1

Letter of Transmittal 2

GP Residential 3

Additional Comparables 4-6 6

General Text Addendum 7

GP Residential Certifications Addendum 9

USPAP Identification 11

Building Sketch (Page - 1) 12

Building Sketch (Page - 2) 13

Subject Photos 14

Photograph Addendum 15

Photograph Addendum 16

Photograph Addendum 17

Photograph Addendum 18

Comparable Photos 1-3 19

Comparable Photos 4-6 20

Public Records - Page 1 21

Public Records - Page 2 22

Aerial Map 23

Location Map 24

Certification 25

Orleans Appraisal And Consulting, LLC
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New Orleans, LA 70115
(504) 300-9714
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04/15/2026

Lauren Rosendahl
Stephen Hall
Po Box 15285
New Orleans, LA 70115

Re: Property: 4118 Freret St
New Orleans, LA 70115
Borrower: N/A
File No.: 260410-B

Opinion of Value: \$ 1,250,000
Effective Date: 04/15/2026

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

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

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

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

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

Sincerely,  esign.alamode.com/verify Serial:B8D40680



Otis G Shipman
Louisiana State Certified Residential Appraiser
License or Certification #: 3734
State: LA Expires: 12/31/2027
otis@orleansappraisal.com

RESIDENTIAL APPRAISAL REPORT

File No.: 260410-B

SUBJECT	Property Address: 4118 Freret St	City: New Orleans	State: LA	Zip Code: 70115
	County: Orleans	Legal Description: SQ 587 LOT 24 FRERET 30X150 S-W FILE #92015 12/06 SUCN		
	Assessor's Parcel #: 614325109			
	Tax Year: 2025	R.E. Taxes: \$ 7,663	Special Assessments: \$ 0	Borrower (if applicable): N/A

ASSIGNMENT	Current Owner of Record: Hall Thomas Stephenson				Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)				HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month			
	Market Area Name: Freret				Map Reference: 35380		Census Tract: 0102.00	
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)							

MARKET AREA DESCRIPTION	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date)				<input type="checkbox"/> Retrospective	<input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)					
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)					
	Intended Use: The Use is to evaluate the property that is the subject of this appraisal for current market value, subject to the Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market.					

MARKET AREA DESCRIPTION	Client: Stephen Hall						Address: Po Box 15285, New Orleans, LA 70115					
	Appraiser: Otis G Shipman						Address: 5500 Prytania St., #212, New Orleans, LA 70115					
	Location: <input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing		Present Land Use		Change in Land Use			
	Built up: <input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner	PRICE	AGE	One-Unit	70 %	<input checked="" type="checkbox"/> Not Likely		
Growth rate: <input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	\$ (000)			(yrs)	2-4 Unit	20 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *			
Property values: <input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant		104	Low	0	Multi-Unit	5 %			

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is bounded by S. Claiborne Ave to the North, Louisiana Ave to the East, St Charles Ave to the South and Tulane Univ. to the West. The subject is located in an established area in Orleans Parish. Most of the dwelling in the area are older, raised, single and two family homes in good and average condition. Employment in the area is stable and residential amenities are located nearby. Mortgage money is currently available at competitive rates. Conventional, FHA and VA financing is available. The market appears to be stable. **Other in land use represents vacant land and parks and does not have a negative impact on marketability.**

SITE DESCRIPTION	Dimensions: 30x150	Site Area: 4500 sf
	Zoning Classification: HU-RD2	Description: Historic Urban Two-Family Residential District
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	

DESCRIPTION OF THE IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement	Heating
	# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Cp,Cs/Gd	Slab: Conc	Area Sq. Ft.:	Type: FWA
	# of Stories: 3.0	Exterior Walls: Wd,CncSid/Gd	Crawl Space: Cpiers	% Finished:	Fuel: Gas
	Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface: Asphalt/Gd	Basement: None	Ceiling:	Cooling

DESCRIPTION OF THE IMPROVEMENTS	Interior Description	Appliances	Attic	Amenities	Car Storage
	Floors: Wd,Ct/Gd	Refrigerator: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) #: 0	Woodstove(s) #: 0
	Walls: SR,Plstr/G-A	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	None	
	Trim/Finish: Wd,Pt/Gd	Disposal: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Deck: Wd w/ Fire Pit	

Finished area above grade contains: 10 Rooms, 4 Bedrooms, 4.1 Bath(s), 3,105 Square Feet of Gross Living Area Above Grade

Additional features: See attached addenda.

Describe the condition of the property (including physical, functional and external obsolescence): At the time of physical overview the subject appeared to be in good condition. The subject featured little to no deferred maintenance and has been well maintained. As per the agent, the subject was extensively renovated in the past 5 years with most building components repaired or replaced and large addition to the rear. The subject was constructed using high quality materials and craftsmanship. **The utilities were on at the time of the inspection.**

RESIDENTIAL APPRAISAL REPORT

File No.: 260410-B

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): **GSREINMLS, Realist, Tax Assessor**

1st Prior Subject Sale/Transfer	Date:	Analysis of sale/transfer history and/or any current agreement of sale/listing: As per Realist, No transfers of the subject in the past 36 months or any comparable in the past 12 months.
	Price:	
	Source(s):	
2nd Prior Subject Sale/Transfer	Date:	
	Price:	
	Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	4118 Freret St New Orleans, LA 70115	2109 General Pershing St New Orleans, LA 70115			1934 Peniston St New Orleans, LA 70115			3020 Esplanade Ave New Orleans, LA 70119		
Proximity to Subject		0.25 miles S			0.38 miles SE			3.19 miles NE		
Sale Price	\$	\$ 1,187,500			\$ 1,200,000			\$ 1,260,000		
Sale Price/GLA	\$ /sq.ft.	\$ 372.02 /sq.ft.			\$ 426.89 /sq.ft.			\$ 410.69 /sq.ft.		
Data Source(s)	Inspection	GSREINMLS#2487687 59DOM			GSREINMLS#2537508 8DOM			GSREINMLS#2495805 28DOM		
Verification Source(s)	Assessor	Assessor			Assessor			Appraiser Files		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Conventional SalesConc;0		Cash SalesConc;2000	-2,000	Cash SalesConc;19284	-19,284			
Date of Sale/Time		s2025-06-27		s2026-02-24		s2025-06-30				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Residential	Residential		Residential		Residential				
Site	4500 sf	3960		6600	-31,500	8672	-62,580			
View	Res/Skyline	Res/Skyline		Residential	+60,000	Res/CitySt	0			
Design (Style)	DT3;CamelBack	DT3;Victorian	0	DT2;Victorian	0	DT1;Cottage				
Quality of Construction	Good	Good		Good		Good				
Age	86	~128	0	~115	0	~116				
Condition	Good	Good		Good		Good				
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	10 4 4.1	10 5 3.1	+10,000	9 5 4.1	0	8 4 3.1	+10,000			
Gross Living Area	3,105 sq.ft.	3,192 sq.ft.	-13,100	2,811 sq.ft.	+44,100	3,068 sq.ft.				
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf				
Functional Utility	Typical	Typical		Typical		Typical				
Heating/Cooling	FWA CAC	FWA CAC		FWA CAC		FWA CAC				
Energy Efficient Items	Typical	Typical		Typical		Typical				
Garage/Carport	Driveway	Driveway		2cp1dw	-10,000	Driveway				
Porch/Patio/Deck	Prch/Dck/Prch	Prch/Balc/Prch	0	Prch/Prch	+5,000	Prch/Prch/Prch	0			
Amenities	Fence	Fence/Storage	-2,000	Fence		Fence/Storage	-2,000			
Add'l	RoofDck/2ndKit	None	+80,000	PuttGrn/BnsRm	0	ADU/ZenGrdn	0			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 74,900	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 65,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -73,864			
Adjusted Sale Price of Comparables			\$ 1,262,400		\$ 1,265,600		\$ 1,186,136			

Summary of Sales Comparison Approach See attached addenda

Indicated Value by Sales Comparison Approach \$ **1,250,000**

ADDITIONAL COMPARABLE SALES

File No.: 260410-B

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	4118 Freret St New Orleans, LA 70115	1824 Jefferson Ave New Orleans, LA 70115		2024 General Pershing St New Orleans, LA 70115		1308 Henriette Delille St New Orleans, LA 70116	
Proximity to Subject		0.81 miles SW		0.30 miles S		2.99 miles NE	
Sale Price	\$	\$ 1,300,000		\$ 975,000		\$ 1,100,000	
Sale Price/GLA	\$ /sq.ft.	\$ 317.46 /sq.ft.		\$ 336.21 /sq.ft.		\$ 398.98 /sq.ft.	
Data Source(s)	Inspection	GSREINMLS#2511352 39DOM		GSREINMLS#2506764 2DOM		GSREINMLS#2545488 0DOM	
Verification Source(s)	Assessor	Assessor		Assessor		Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		Cash SalesConc;2000	-2,000	Cash SalesConc;0		Listing sp/lp100%;0	
Date of Sale/Time		s2025-12-11		s2025-07-31		Active	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	4500 sf	5280		5280		3255	+18,675
View	Res/Skyline	Res/CitySt	0	Residential	+34,000	Residential	+55,000
Design (Style)	DT3;CamelBack	DT2;Modern	0	DT2;Victorian	0	DT2;Cottage	0
Quality of Construction	Good	Good		Good		Good	
Age	86	~45	0	~122	0	~192	0
Condition	Good	Good/Average	+82,000	Good/Average	+58,000	Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	10 4 4.1	11 5 5.0	-5,000	9 3 3.1	+10,000	10 3 3.0	+15,000
Gross Living Area	3,105 sq.ft.	4,095 sq.ft.	-148,500	2,900 sq.ft.	+30,800	2,757 sq.ft.	+52,200
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA CAC	FWA CAC		FWA CAC		FWA CAC	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	Driveway	2ga2dw	-15,000	Driveway		Driveway	
Porch/Patio/Deck	Prch/Dck/Prch	CvEntry	+15,000	Prch/Dck	+5,000	Patio	+10,000
Amenities	Fence	Fence		Fence/Storage	-2,000	Fence	
Add'l	RoofDck/2ndKit	CrtYrd/OutKit	0	None	+80,000	InPool/2ndKit	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -73,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 215,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 150,875
Adjusted Sale Price of Comparables			\$ 1,226,500		\$ 1,190,800		\$ 1,250,875
Summary of Sales Comparison Approach		See attached addenda.					

SALES COMPARISON APPROACH



Supplemental Addendum

File No. 260410-B

Client	Stephen Hall						
Property Address	4118 Freret St						
City	New Orleans	County	Orleans	State	LA	Zip Code	70115
Owner	Hall Thomas Stephenson						

Additional Comments

The subject property varies from the predominant neighborhood value by more than 20%. The market value of the subject is within the neighborhood price range for homes in similar condition and is not considered to be over or under improved. The subject variance from the predominant value does not have a negative impact on its marketability. The subject does not suffer functional obsolescence. The subject is sufficiently appealing to the typical buyer in this market area and price range.

The subject's GLA, room and bedroom count conform to the larger homes in the area. The subject's features two meters, kitchens and living areas, as well as a rooftop deck. These characteristics are unique to most homes in the area. Of the sales in the past 2 years in subject's neighborhood, the appraiser was not able to find a comparable sale with similar characteristics. This does not appear to have a negative impact on its marketability.

Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 Compliance:

The appraiser has prepared this appraisal in full compliance with the Dodd-Frank Act of 2010 following the Appraisal Independence Requirements from Fannie Mae's Announcement SEL-2010-14, Freddie Mac's Announcement Number 2010, and following the updated Interagency Appraisal Evaluation Guidelines.

No value has been given to non-realty items.

Louisiana is a non-disclosure state and assessor's info regarding the subject's GLA is not public info, therefore, appraiser is unable to comment on any discrepancies between the assessor's GLA and the GLA provided in the report.

This appraisal inspection is not a home inspection, structural inspection or pest inspection. By preparing this report, the appraiser is not acting as a home inspector, structural engineer or pest control specialist. In performing the limited inspection of this property, areas that were readily accessible were visually observed and the review is superficial only. This inspection is not technically exhaustive and does not offer warranties or guarantees of any kind. It is advised to have the structure inspected by an inspector that offers such warranted or guaranteed inspection if there is any concern regarding adverse or negative conditions.

• **GP Residential: Description of the Improvements - Additional Features**

Additional features include covered porches, wood deck w/ fire pit, central heat and air, wood and ceramic flooring, high quality finishes and fixtures, rooftop deck and a fenced yard. The subject features 2 meters, kitchens and primary living areas but is connect by a conditioned/finished space. The subject is considered and appraised as a SFR based on ANSI and HBU.

• **GP Residential : Sales Comparison Analysis - Summary of Sales Comparison Approach**

The comparables used within this report represent the most similar recent sales or active listings in the subject's neighborhood or competing markets in the past 12 months. Due to the scarcity of comparables in similar size with similar amenities, search parameters were extended to the previous 12 months, to competing markets and beyond 1.0 mile from the subject. All comps are located in the subject's neighborhood or competing markets. Location adjustments were not warranted for comps exceeding 0.50 mile from the subject or for competing markets. Comparables 2&5 were adjusted at ~5% of its sales price for inferior views. All sales comparables have a date of sale within 12 months of the effective date of the appraisal with Comps 2&4 within the prior 5 months. Comp 6 is a listing, no sp/lp% adjustment was necessary. **Market values have remained stable based on Median comparable sales price therefore a time adjustment was not warranted for comps exceeding 3 months from the effective date of the appraisal.** All comparable concessions have been verified with MLS and the listing agents. Based on market reaction a concession adjustment warranted.

Site value adjustments have been made based on market value of similar vacant lots, and contributory value of variances.

The market does not respond to age but rather the level of renovation completed to a property. All comps are viewed to have similar effective ages as the subject.

The market does not respond to style or bedroom count differences therefore adjustments have not been made for variances between the subject and the sales/listing comparables. The GLA adjustment is sufficient to account for these. Bathroom count was adjusted at \$5,000 per half bath and at \$10,000 per full bath.

Square footage was adjusted at \$150.00 p.s.f..

Comps 4&5 were inferior in condition. They feature less recent updates and more physical depreciation than the subject. Based on market observation, condition adjustments were made at approx \$20.00 p.s.f. of the comp.

Other adjustments were made through market abstraction. Additional sales have occurred in the area but would require equal or greater adjustments than the comparables employed. All sales are considered reliable indicators of value.

Comp Search Data:

The comparable active listings within 2300-3900 sf GLA noted to be in very good, excellent or new condition in the MLS. These comparables are considered to be in the same market area as the subject property. The comparables selected for this report are considered the best available indicators of the subject's value at the time of this assignment. The closed sales were carefully selected and are considered to be the most comparable and best indicators of value for the subject property.

Sales Reconciliation:

The most consideration was applied to Comp 1 due to the similar condition, GLA and proximity to the subject. Least consideration was given to Comps 4&5 due to the condition. Comp 6 is a listing. Listing comparables are used in establishing the upper limit of probable value in the final reconciliation.

The comparable sales chosen were the most similar to the subject property and best available in the current market. The appraiser has knowledge and experience in appraising this type of property in this market area. The appraiser is aware of, and has 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.



Supplemental Addendum

File No. 260410-B

Client	Stephen Hall			
Property Address	4118 Freret St			
City	New Orleans	County	Orleans	State LA Zip Code 70115
Owner	Hall Thomas Stephenson			

Appraisal is not a survey: It is assumed that the utilization of the land and improvements is within the boundaries of the property lines of the property described herein are correct and that there are no encroachments or trespass unless noted in the report. The appraisers have made no survey of the property and no responsibility is assumed in connection with such matters. Any maps, plats, legal descriptions or drawings reproduced and included in this report are intended only for the purpose of showing spatial relationships or giving a general idea of the property description. The reliability of information contained in any such map, description or drawing is assumed by the appraisers and cannot be guaranteed to be correct. A surveyor should be consulted if there is any concern on boundaries, setbacks, encroachments, legal description or other survey matters.

ADVERSE SITE CONDITIONS AND/OR EXTERNAL FACTORS: The appraiser makes no warranty as to the accuracy of the flood zone information, zoning, or site dimensions. Subject to legal and current survey

LEGAL DESCRIPTION: The legal Description was taken from the public records, and appears accurate per recorded plats or tax maps. A survey was not provided the appraiser, and appraiser makes no warranty as the accuracy or applicability to the subject property. In the absence of a survey, one is always recommended.

LOT DIMENSIONS: Lot dimensions are based upon a recorded plat, public records, or tax maps and are not reliant on a survey as none was provided. Lot dimensions should be considered approximate in the absence of a survey

ZONING: Zoning category reported in the appraisal report is based upon online or verbal communication from the Parish Zoning Authority, or as reported in public records. NO WARRANTY IS MADE REGARDING REPORTED CATEGORY.

COST APPROACH: The cost approach has NOT been developed. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained.

INCOME APPROACH: The income approach is typically utilized when sufficient investor owned properties exist within the subject's immediate market or neighborhood and when investors regularly acquire such properties for the express purpose of the investment income they provide. While rental properties may exist in the subject's neighborhood, their existence alone should not be considered evidence of a viable rental or investor marketplace. As such, areas dominated by "owner occupied" units it may not be appropriate to present or employ the income approach, unless the approach clearly represents the motivations and actions of investors in the marketplace as it relates to the subject property and immediate area. The income approach was excluded in this report. The typical purchaser in the subject's neighborhood is an owner occupant and it was the appraiser's opinion that the data was insufficient to provide a useful and meaningful conclusion.

Final Reconciliation: All weight was given to the market approach due to its direct reflection of market activity. The market approach to value is considered to be the most reliable source in estimating the value of the subject property due to its direct reflection of what buyers and sellers do in the market place. The cost approach to value tends to set the upper limit of value, and is not a very reliable source for estimating physical depreciation. The cost approach is most reliable for estimating cost "new" of improvements and is best utilized in estimating the value of homes which are one year and under in age. The income approach tends to set the lower limit of value due to inconsistencies of rental units. Vacancy takes away from income resulting in a lower gross annual income, which decreases the property value when using this approach. The income approach is inapplicable in this setting due to the fact that most single family homes in this neighborhood are purchased for primary residences, and not for income purposes. All consideration was given to the market approach in estimating the subject property's value.

DIGITAL / SECURITY: This appraisal complies with USPAP and, when applicable, to Federal Housing Administration or Department of Veterans Affairs standards and requirements. The software utilized by Appraiser to generate the appraisal protects signature security by means of a digital signature security feature for each appraiser signing the report, and each appraiser maintains sole control of their related signature through a password, hardware device, or other means. Appraiser is fully responsible for the integrity and authenticity of data and signatures transmitted electronically and will hold lender harmless from and against any breach or failure of data integrity, signature authenticity, or breach of data security

Adobe's Distiller software or equivalent is utilized by Appraiser to transmit this encrypted PDF formatted appraisal.

At a minimum, the software contains the following security measures:

Identifies transmission errors during the transmission process, and Confirms date, time and quantity of data transmitted by Appraiser And confirms the transmission was received by lender, and Secures data from editing by means of a password, hardware device, or other means that remains in the sole control of the transmitting appraiser.

All such transmissions shall be routed only to lender at the email address provided in the assignment request at the time the order was placed, unless subsequently directed otherwise by lender.

No duplicate transmission of this report will be made and no delivery of a hard copy of this report will be made, until Appraiser has received clients written instructions thereto.

Appraiser is fully aware that inexpensive technologies exist to "crack" a locked PDF file. Appraiser will warrant only those reports that exactly match the file copy.

Assumptions, Limiting Conditions & Scope of Work

File No.: 260410-B

Property Address: 4118 Freret St City: New Orleans State: LA Zip Code: 70115

Client: Stephen Hall Address: Po Box 15285, New Orleans, LA 70115

Appraiser: Otis G Shipman Address: 5500 Prytania St., #212, New Orleans, LA 70115

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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 normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 260410-B

Property Address: 4118 Freret St	City: New Orleans	State: LA	Zip Code: 70115
Client: Stephen Hall	Address: Po Box 15285, New Orleans, LA 70115		
Appraiser: Otis G Shipman	Address: 5500 Prytania St., #212, New Orleans, LA 70115		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no 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 to 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 that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:


DEFINITION OF MARKET VALUE *:

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

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

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Lauren Rosendahl	Client Name: Stephen Hall
E-Mail: laurenmrosendahl@gmail.com	Address: Po Box 15285, New Orleans, LA 70115

<p>APPRAISER esign.alamode.com/verify Serial:B8D40680</p>  <p>Appraiser Name: Otis G Shipman Company: Orleans Appraisal And Consulting, LLC Phone: (504) 300-9714 Fax: _____ E-Mail: otis@orleansappraisal.com Date Report Signed: 04/15/2026 License or Certification #: 3734 State: LA Designation: Louisiana State Certified Residential Appraiser Expiration Date of License or Certification: 12/31/2027 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 04/15/2026</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES

Client Stephen Hall File No. 260410-B
Property Address 4118 Freret St
City New Orleans County Orleans State LA Zip Code 70115
Owner Hall Thomas Stephenson

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a)...)
Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b)...)
Inspection of Subject: None [X] Interior and Exterior [] Exterior-Only

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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 three-year period immediately preceding acceptance of this assignment.
- 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 that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

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

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

Estimated to be less than 90 days and was derived using the DOM of the comps utilized in the report and supported by data from the 1004MC.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

No employee, director, officer, or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I represent and warrant that, as of the date of this Report, I have had no contact with anyone that would in any way be construed as a violation of the Appraiser Independence Requirements; the only individuals with whom I have had any contact regarding my preparation of this Report have been limited to representatives of the lender, and the individuals required for entry into the subject property for purposes of inspection. No agent or representative of lender/client whose name appears on the first page of this Report has contacted me directly.

esign.alamode.com/verify Serial:B8D40680

APPRAISER:

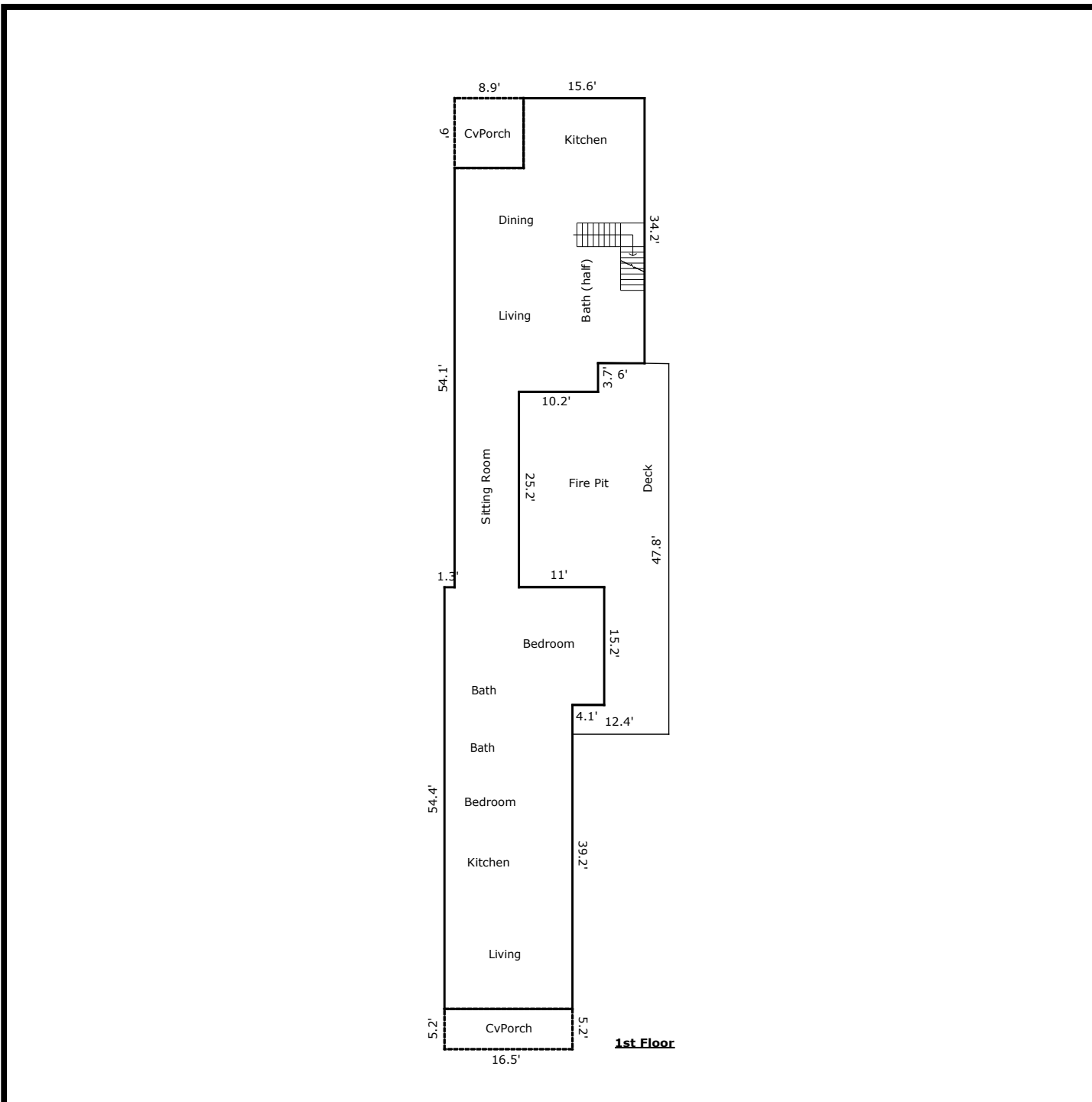
Signature: [Signature]
Name: Otis G Shipman
Louisiana State Certified Residential Appraiser
State Certification #: 3734
or State License #:
State: LA Expiration Date of Certification or License: 12/31/2027
Date of Signature and Report: 04/15/2026
Effective Date of Appraisal: 04/15/2026
Inspection of Subject: [] None [X] Interior and Exterior [] Exterior-Only
Date of Inspection (if applicable): 04/15/2026

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:
Name:
State Certification #:
or State License #:
State: Expiration Date of Certification or License:
Date of Signature:
Inspection of Subject: [] None [] Inter [] Exterior-Only
Date of Inspection (if applicable):

Building Sketch

Client	Stephen Hall			
Property Address	4118 Freret St			
City	New Orleans	County	Orleans	State LA Zip Code 70115
Owner	Hall Thomas Stephenson			



TOTAL Sketch by a la mode

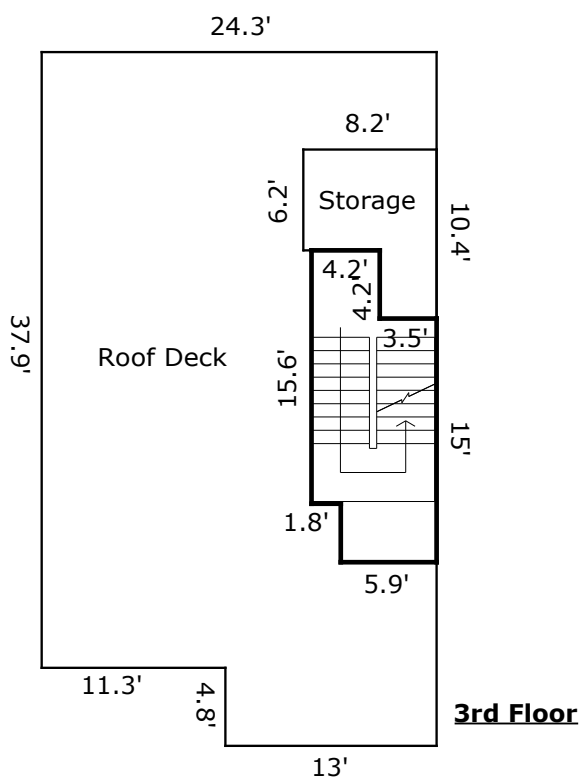
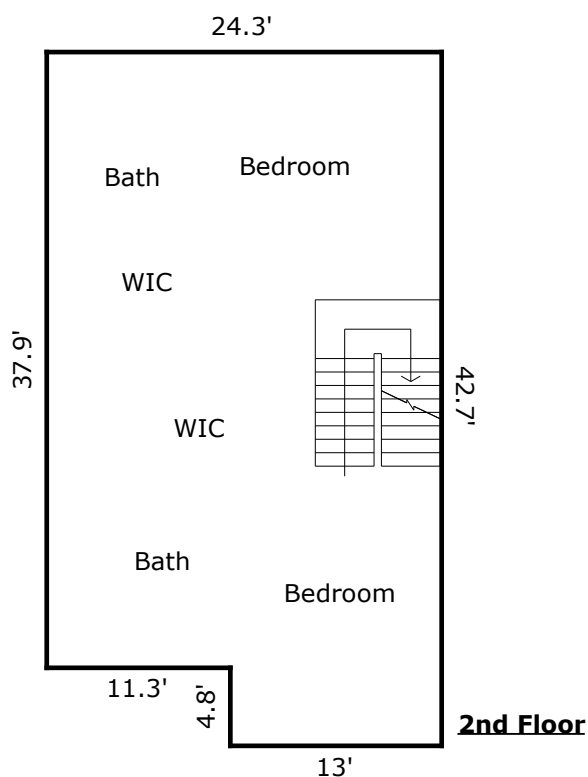
Area Calculations Summary

Living Area		Calculation Details
First Floor	1995.3 Sq ft	$15.6 \times 9 = 140.4$ $24.5 \times 25.2 = 617.4$ $16.5 \times 39.2 = 646.8$ $20.6 \times 15.2 = 313.1$ $3.7 \times 10.2 = 37.7$ $8.3 \times 28.9 = 239.9$
Total Living Area (Rounded):	1995 Sq ft	
Non-living Area		
CvPorch	80.1 Sq ft	$9 \times 8.9 = 80.1$
Deck	694.7 Sq ft	$12.4 \times 3.9 = 47.9$ $8.3 \times 15.2 = 126.6$ $19.3 \times 25.2 = 487.1$ $9.1 \times 3.5 = 32.3$ $0.5 \times 9.1 \times 0.2 = 0.7$
CvPorch	85.8 Sq ft	$16.5 \times 5.2 = 85.8$

CTD/Kgn

Building Sketch

Client	Stephen Hall		
Property Address	4118 Freret St		
City	New Orleans	County	Orleans
State	LA	Zip Code	70115
Owner	Hall Thomas Stephenson		



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
Second Floor	983.4 Sq ft	24.3 × 37.9 = 921 13 × 4.8 = 62.4
Third Floor	126.7 Sq ft	4.2 × 4.2 = 17.6 7.7 × 11.4 = 87.8 3.6 × 5.9 = 21.2
Total Living Area (Rounded):	1110 Sq ft	
Non-living Area		
Storage	65.5 Sq ft	3.5 × 4.2 = 14.7 6.2 × 8.2 = 50.8
Roof Deck	983.4 Sq ft	24.3 × 37.9 = 921 13 × 4.8 = 62.4

Subject Photo Page

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				

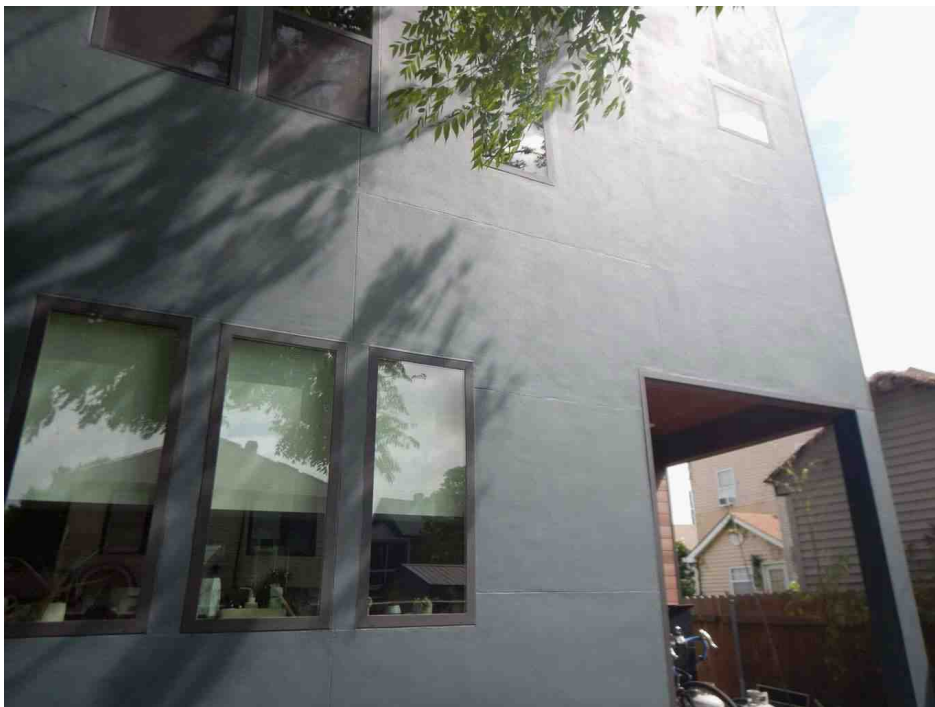


Subject Front

4118 Freret St
 Sales Price
 Gross Living Area 3,105
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location Residential
 View Res/Skyline
 Site 4500 sf
 Quality Good
 Age 86



Subject Street



Subject Rear

Photograph Addendum

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA
Owner	Hall Thomas Stephenson				



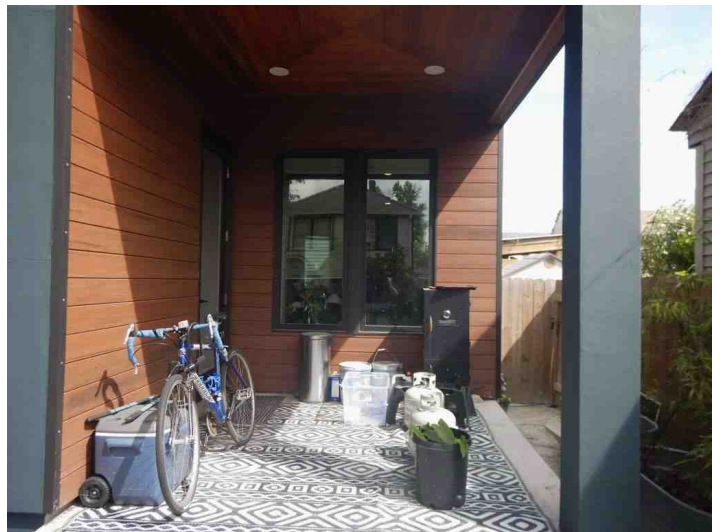
Subject Side



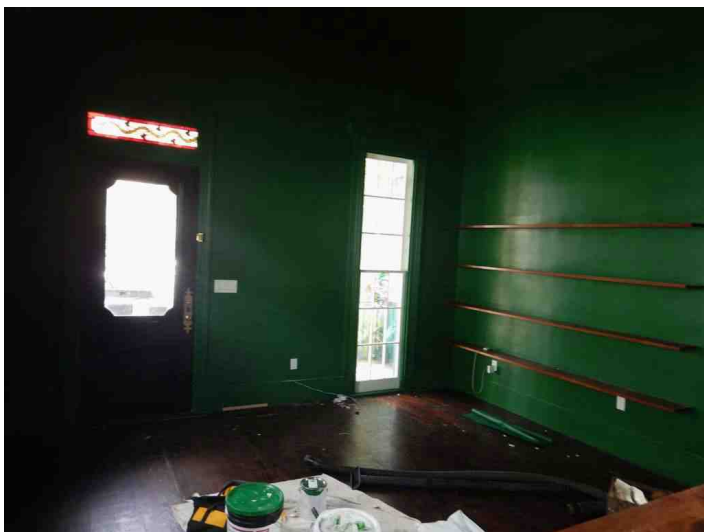
Subject Side



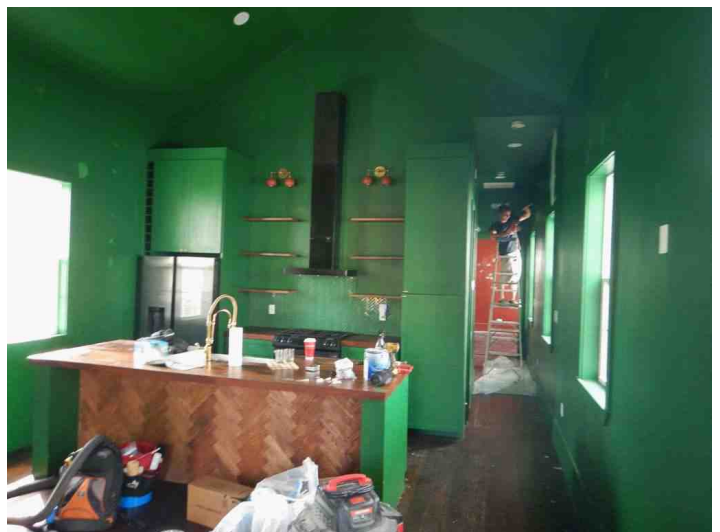
Deck w/ fire pit



Covered Porch



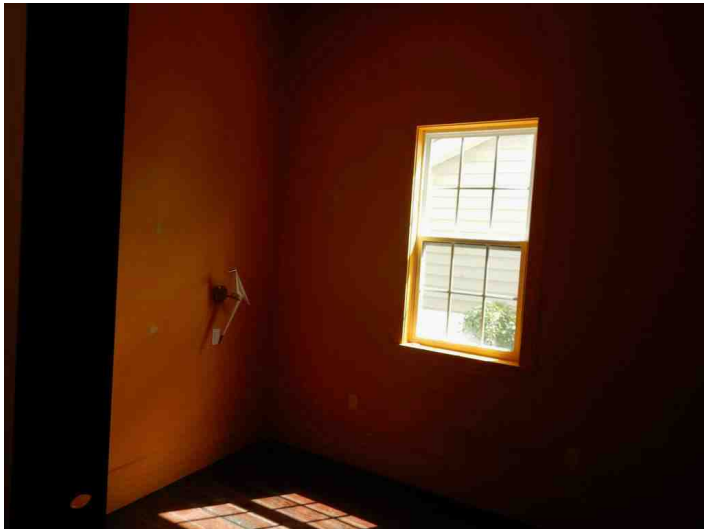
Subject Interior



Subject Interior

Photograph Addendum

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				



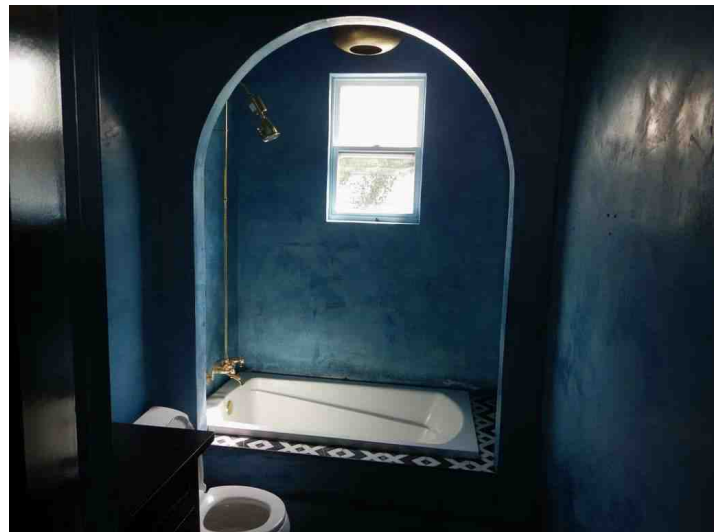
Subject Interior



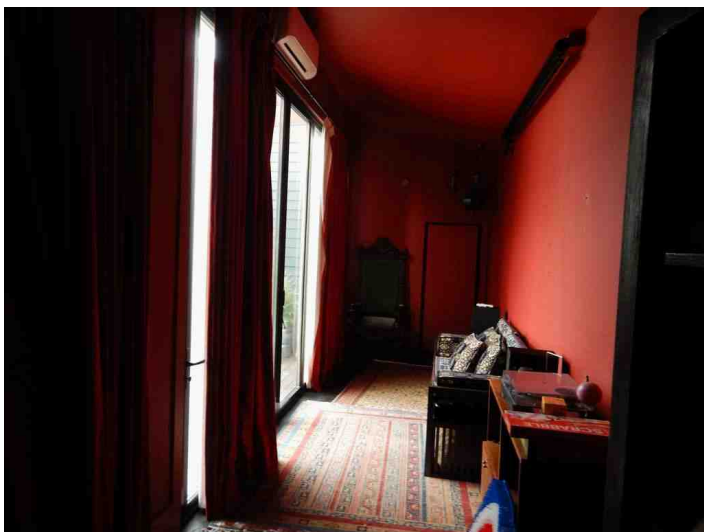
Subject Interior



Subject Interior



Subject Interior



Subject Interior



Subject Interior

Photograph Addendum

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				



Subject Interior



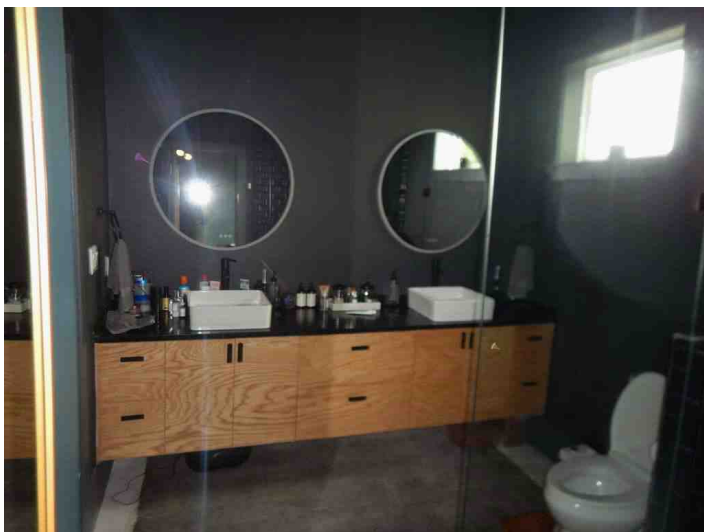
Subject Interior



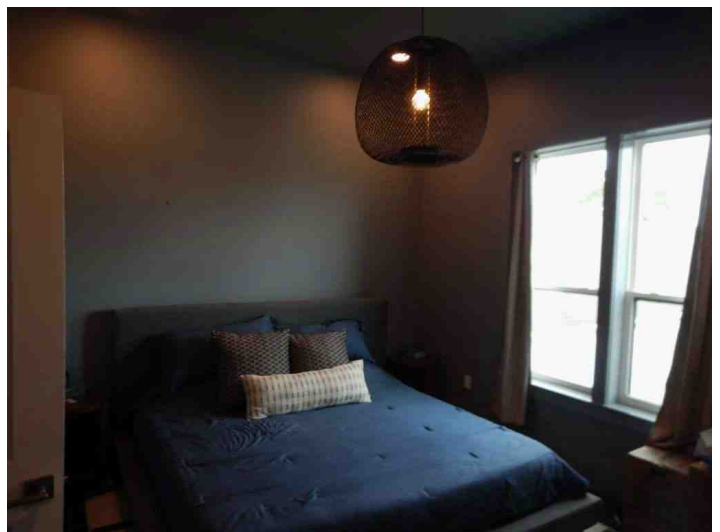
Subject Interior



Subject Interior



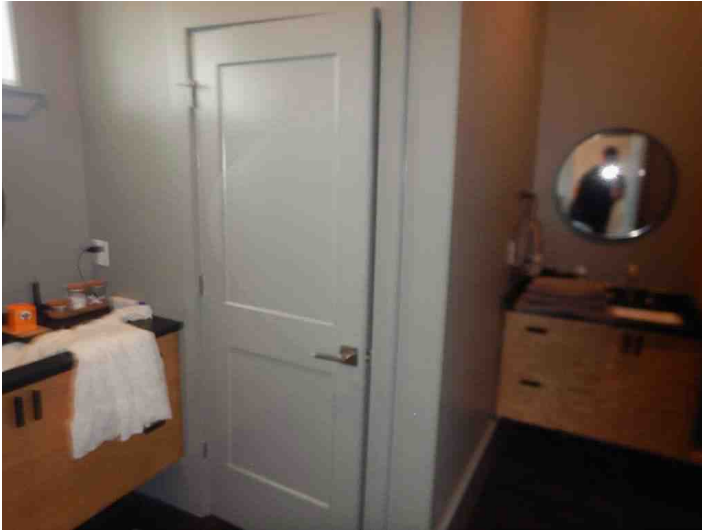
Subject Interior



Subject Interior

Photograph Addendum

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				



Subject Interior



Rooftop Deck

Comparable Photo Page

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				



Comparable 1

2109 General Pershing St
 Prox. to Subject 0.25 miles S
 Sales Price 1,187,500
 Gross Living Area 3,192
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.1
 Location Residential
 View Res/Skyline
 Site 3960
 Quality Good
 Age ~128



Comparable 2

1934 Peniston St
 Prox. to Subject 0.38 miles SE
 Sales Price 1,200,000
 Gross Living Area 2,811
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 4.1
 Location Residential
 View Residential
 Site 6600
 Quality Good
 Age ~115



Comparable 3

3020 Esplanade Ave
 Prox. to Subject 3.19 miles NE
 Sales Price 1,260,000
 Gross Living Area 3,068
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location Residential
 View Res/CitySt
 Site 8672
 Quality Good
 Age ~116

Comparable Photo Page

Client	Stephen Hall				
Property Address	4118 Freret St				
City	New Orleans	County	Orleans	State	LA Zip Code 70115
Owner	Hall Thomas Stephenson				



Comparable 4

1824 Jefferson Ave	
Prox. to Subject	0.81 miles SW
Sales Price	1,300,000
Gross Living Area	4,095
Total Rooms	11
Total Bedrooms	5
Total Bathrooms	5.0
Location	Residential
View	Res/CitySt
Site	5280
Quality	Good
Age	~45



Comparable 5

2024 General Pershing St	
Prox. to Subject	0.30 miles S
Sales Price	975,000
Gross Living Area	2,900
Total Rooms	9
Total Bedrooms	3
Total Bathrooms	3.1
Location	Residential
View	Residential
Site	5280
Quality	Good
Age	~122




Comparable 6

1308 Henriette Delille St	
Prox. to Subject	2.99 miles NE
Sales Price	1,100,000
Gross Living Area	2,757
Total Rooms	10
Total Bedrooms	3
Total Bathrooms	3.0
Location	Residential
View	Residential
Site	3255
Quality	Good
Age	~192

Public Records - Page 1

4118 Freret St, New Orleans, LA 70115-6202, Orleans County

APN: 6-14-3-251-09 CLIP: 2415186771

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	2	1	1	\$230,000	06/19/2020
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,185	4,500	2006	DUPLEX	

OWNER INFORMATION			
Owner Name	Hall Thomas Stephenson	Tax Billing Zip	70175
Tax Billing Address	Po Box 15285	Tax Billing Zip+4	5285
Tax Billing City & State	New Orleans, LA	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$589,492	School District	ORLEANS PARISH
Median Home Value Rating	8 / 10	Family Friendly Score	5 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	2 / 100	Walkable Score	95 / 100
Total Incidents (1 yr)	187	Q1 Home Price Forecast	\$591,092
Standardized Test Rank	18 / 100	Last 2 Yr Home Appreciation	-1%

LOCATION INFORMATION			
School District Name	Orleans Psb	Township	District 6
Census Tract	102.00	Within 250 Feet of Multiple Flood Zones	Yes (Ae, X500)
Carrier Route	C053		

TAX INFORMATION			
Tax Bill Number	614325109	Lot #	24
% Improved	88%	Block #	587
Tax Area	6	Tax Appraisal Area	6
Legal Description	SQ 587 LOT 24 FRERET 30X150 S-W FILE #92015 12/06 SUCN		

ASSESSMENT & TAX			
Assessment Year	2026	2025	2024
Assessed Value - Total	\$54,410	\$54,410	\$54,410
Assessed Value - Land	\$6,750	\$6,750	\$6,750
Assessed Value - Improved	\$47,660	\$47,660	\$47,660
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$544,100	\$544,100	\$544,100
Market Value - Land	\$67,500	\$67,500	\$67,500
Market Value - Improved	\$476,600	\$476,600	\$476,600
Tax Year	Total Tax	Change (\$)	Change (%)
2024	\$7,690		
2025	\$7,582	-\$109	-1.42%
2026	\$7,663	\$81	1.07%

CHARACTERISTICS			
Land Use - County	Two Family Dwelling Platted L	Total Rooms	4
Land Use - Universal	Tax: Duplex MLS: SFR	Bedrooms	2
Lot Area	4,500	Full Baths	1
Lot Acres	0.1033	Half Baths	1
# of Buildings	1	Total Baths	Tax: 2 MLS: 1
Stories	1	Year Built	Tax: 1930 MLS: 2006
Building Sq Ft	Tax: 816 MLS: 1,185	Basement Type	MLS: Raised

SELL SCORE			
Rating	High	Value As Of	2026-04-12 06:33:10
Sell Score	728		

RENTAL TRENDS			

Public Records - Page 2

Estimated Value	2021	Cap Rate	3.7%
Estimated Value High	2464	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	1578		

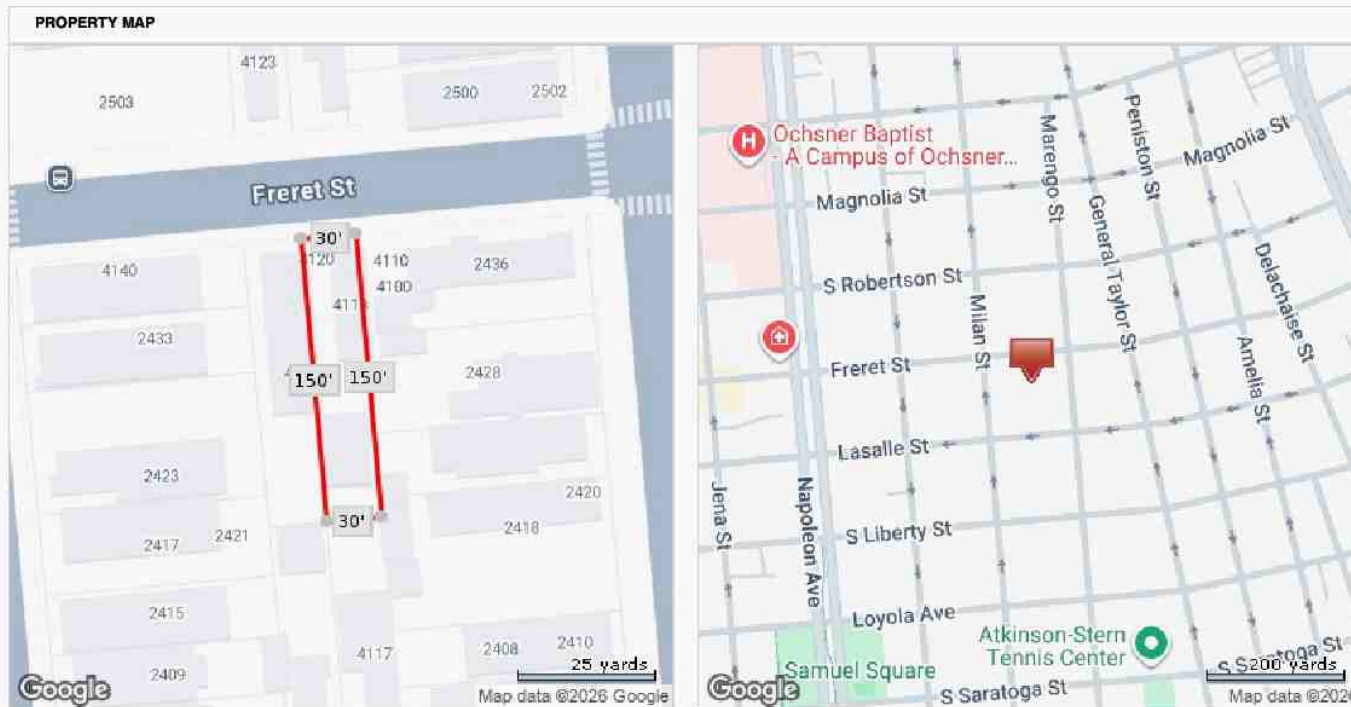
(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	2237638	Pending Date	04/07/2020
MLS Status	Closed	Closing Date	06/19/2020
Days on Market	70	Closing Price	\$230,000
MLS Status Change Date	06/19/2020	Listing Agent Name	Foresten-Neil Forester
Listing Date	01/16/2020	Listing Broker Name	LATTER & BLUM INC/REALTORS
Current Listing Price	\$239,000	Selling Agent Name	Foresten-Neil Forester
Original Listing Price	\$249,000	Selling Broker Name	LATTER & BLUM INC/REALTORS

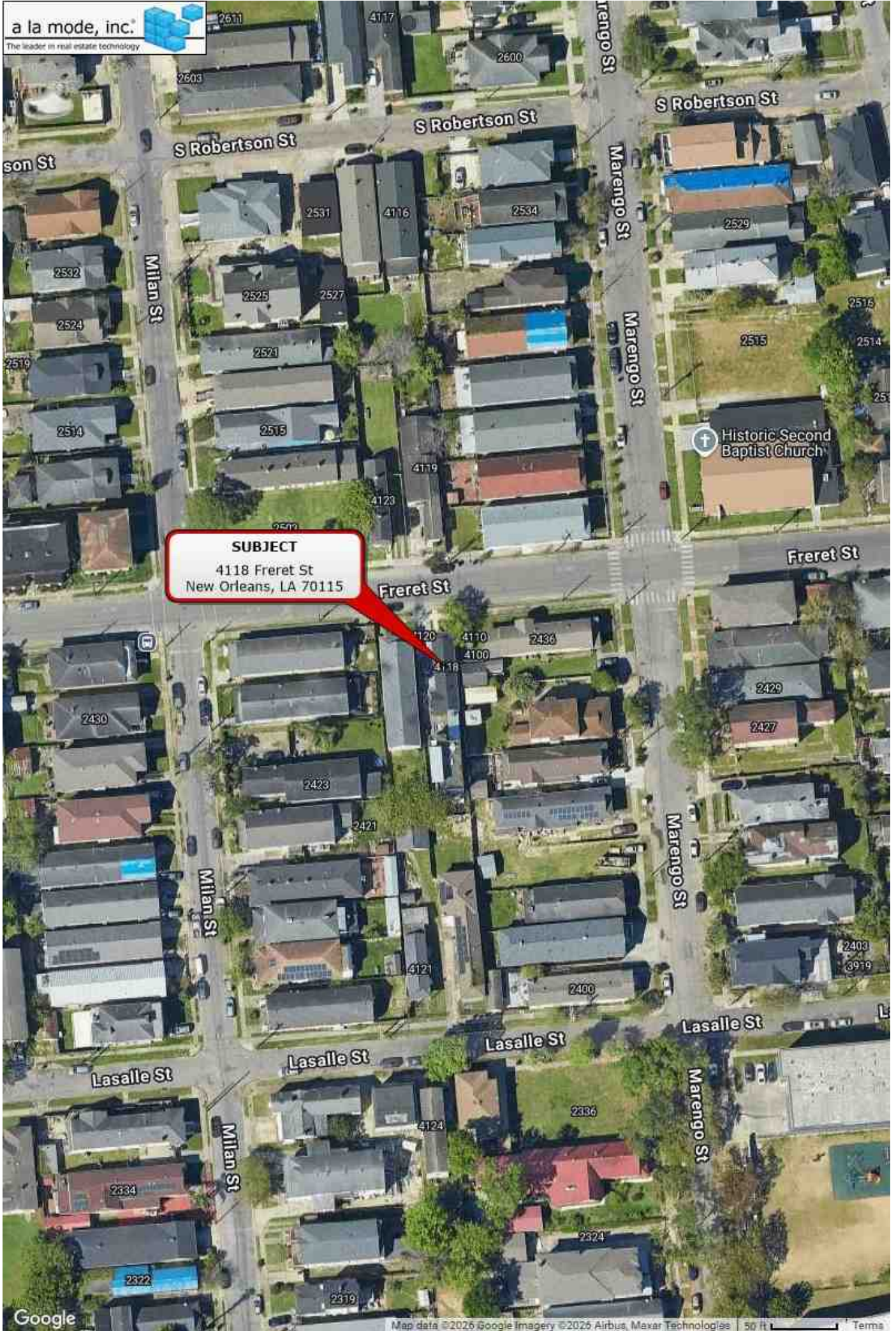
LAST MARKET SALE & SALES HISTORY			
Sale Date	06/19/2020	Seller	Marengo Investments LLC
Recording Date	06/25/2020	Document Number	22209
Sale Price	\$230,000	Deed Type	Deed (Reg)
Owner Name	Hall Thomas Stephenson	Price Per Square Feet	\$281.86

Sale Date	06/19/2020	12/05/2019	06/05/1987
Recording Date	06/25/2020	12/10/2019	
Sale Price	\$230,000	\$125,000	
Buyer Name	Hall Glen W	Marengo Investments LLC	Morrison Rosemary C
Seller Name	Marengo Investments LLC	Morrison Karen L & Clesther G	
Document Number	22209	49387	811-601
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)



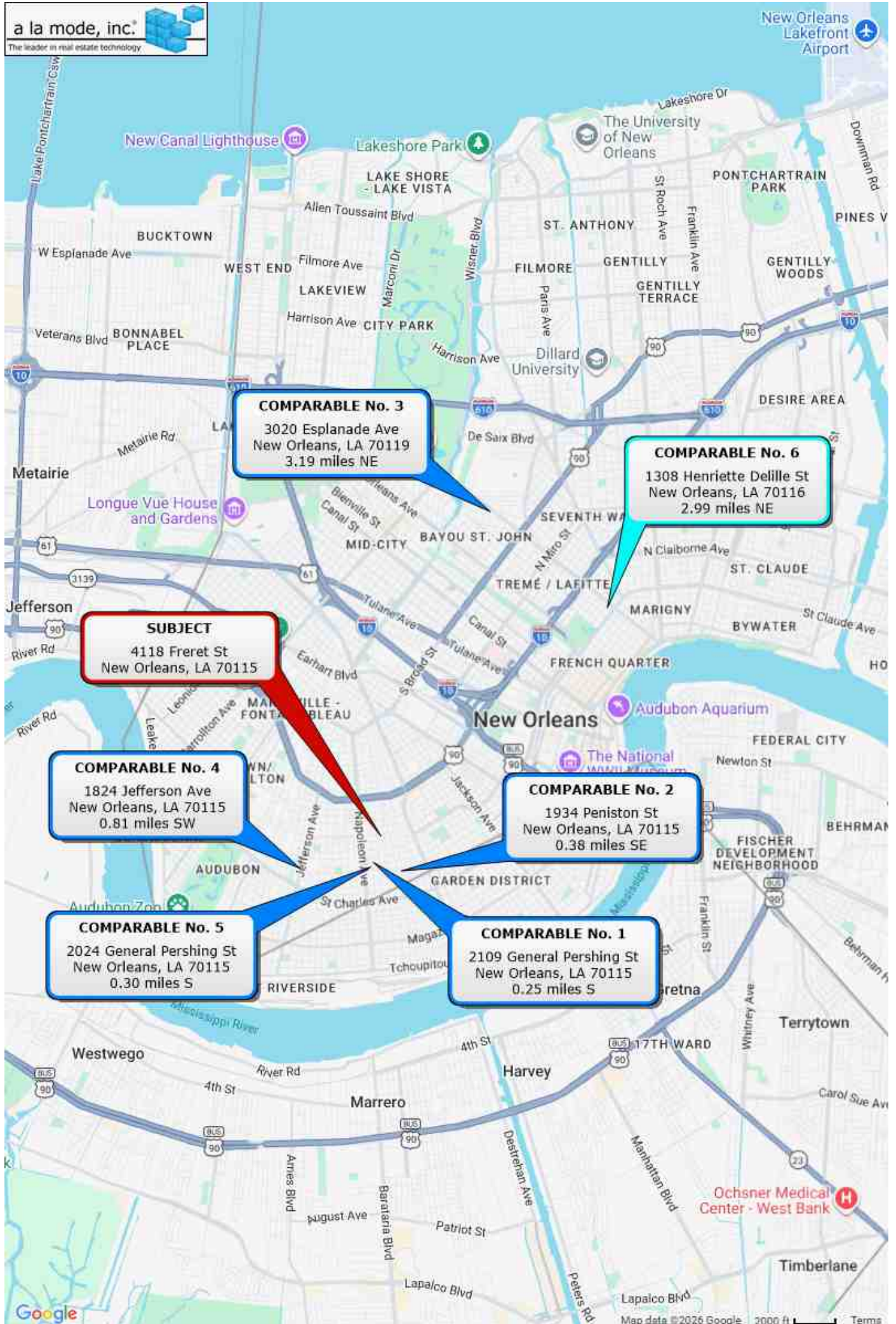
Aerial Map

Client	Stephen Hall			
Property Address	4118 Freret St			
City	New Orleans	County	Orleans	State LA Zip Code 70115
Owner	Hall Thomas Stephenson			



Location Map

Client	Stephen Hall			
Property Address	4118 Freret St			
City	New Orleans	County	Orleans	State LA Zip Code 70115
Owner	Hall Thomas Stephenson			



Certification

Louisiana Real Estate Appraisers Board

Having complied with the requirements of Chapter 51 of Title 37 of the Louisiana Revised Statutes of 1950 and the requirements of the Louisiana Real Estate Appraisers Board,

Certified Residential Appraiser

license is hereby granted to

Otis G. Shipman

License Number - APR.03734-CRA

First Issuance Date - 08/24/2016

Expiration Date - 12/31/2027

Chairperson

Secretary

