



HRC PROPERTY MGMT & APPRAISALS

MARK PROKAY - OWNER
350 N MAIN STREET - BUTLER, PA 16001
OFFICE: 724-822-7400
MARKPROKAY@ZOOMINTERNET.NET

11 -August - 2025

In accordance with your request, I have personally inspected and appraised the property located at:

**250 N. Boundry Street
Butler, Pa. 16001
Butler Township/Butler County**



The Subject Improvements Consist of:

- Ranch Style Residential Home
- 3 Bedroom 2 1/2 Baths
- Full Basement
- 1 1/2 Story 2 Stall Garage
- .48 Tenth of an Acre
- Public Water & Sewer

As of 7 - August - 2025 it is my opinion that the appraised value of the land and all improvements is:

\$266,200. (Two Hundred & Sixty Six Thousand Two Hundred Dollars)

The scope of this appraisal includes, but is not limited to:

1. A physical inspection of the Property
2. The collection and analysis of relevant data
3. Highest and best use of the land
4. The consideration of the sales comparison - cost and income approaches to value
5. The final opinion of market value

Appraiser *Mark Prokay*
 Pennsylvania Certified Appraiser
 BA002744L



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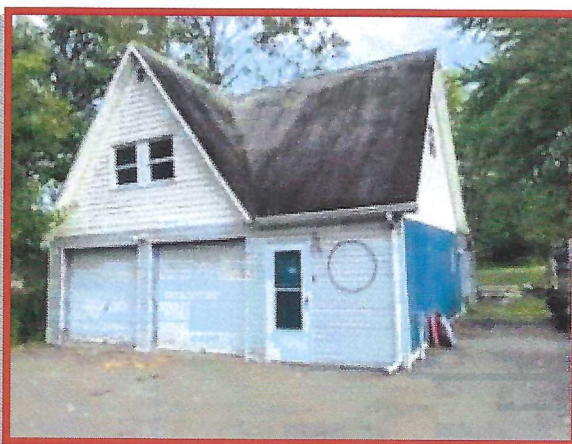
MARK PROKAY - OWNER
350 N MAIN STREET - BUTLER, PA 16001
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11 - AUGUST - 2025
Client: C. J. Counts Properties

Appraisal of: **250 N. Boundry Street**
Butler, Pa. 16001
Instrument 202108230024054



Rear view



Garage

The .48 tenth of an acre (72'x 290'x 72'x 290') of land is level, cleared and accessed by paved driveway. The post world war 2 built 3 bedroom 2 1/2 bath home is 2,304 square feet and in average good condition including a 27' x 36' addition added to the rear in 1998. The original walk out unfinished basement is typical while used mainly for storage & utilities noting crawl space beneath the said addition. Maintenance and semi newer updates have been applied through the years including but not limited to kitchen, baths, windows furnace, electrical service box & wiring. The 1 1/2 story 2 stall detached garage measures 26' x 20' noting a tastefully finished upper level office with stairway access. Utilities available are Public water, sewer and natural gas.

No factors detrimental to marketability were noted on day of inspection.

The immediate neighborhood consists of older & newer homes equally.

The highest & best use of the location and dwelling is as residential.

The area is considered suburban, not in a flood zone and within the Butler Area School District.

The value conclusion was influenced by the sales comparison approach while the income and cost approach was not applicable.

Appraiser *Mark Prokay*
Pennsylvania Certified Appraiser
BA002744L

RESTRICTED APPRAISAL REPORT

File No.

Restriction of Use of this Appraisal: This is a restricted Appraisal Report as defined and permitted by the Uniform Standards of Professional Practice (USPAP). This Restricted Appraisal Report is intended for use only by the client for the stated use. The client understands the limited utility of the Restricted Appraisal Report and its limited application to only the specified use. This report cannot be properly understood without additional information contained in the appraiser's work file. Use by anyone other than the client is prohibited.

CLIENT AND PROPERTY IDENTIFICATION

Client C.J. Counts Properties

Client's Address 250 N. Boundry Street Butler, Pa. 16001

Identification of Property being Appraised

Address 250 N. Boundry Street City: Butler, St. Pa. Zip 16001

Legal Description Instrument 202108230024054

Property Sketch

Statement of the Real Property Interest being Appraised

Other ☐ Fee Simple ☒

APPRAISAL APPROACH

Statement of Purpose of Appraisal

To estimate the market value of the subject property

To estimate

Statement of Intended Use of Appraisal

Selling Considerations

Statement of the Appraisal Procedures followed

This is a Complete Appraisal assignment. All of the procedures of the Valuation Process are required by Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. This Restricted Appraisal Report is made based on client instructions

This is a Limited Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed except for those departures permitted by USPAP and requested by the client. The client understands the limitations of this appraisal and agrees that the performance of this Limited Appraisal is appropriate. Departures from the USPAP specific guidelines are identified and explained in this Restricted Appraisal Report or in the addenda of this report.

Statement of All Assumptions and Limiting Conditions that Affect the Analyses, Opinion, and Conclusion

A statement of typical or ordinary assumptions and limiting conditions is attached to this report.

Extraordinary assumptions or limiting conditions are disclosed with statements of each opinion and value conclusion that is affected.

Description of the Extent of the Process of Collecting, Confirmation, and Reporting Data

Estimated market exposure time is 30 to 90 days

Evidence confirms the property has not been sold in the last 3 years.

I have not performed similar services on the subject property within the last 3 years preceding the agreement to perform this assignment.

Statement of the Exclusion of any of the Usual Approaches to Value N/A

VALUE CONCLUSIONS

Statement of the Appraiser's Opinion of the Highest and Best Use of Subject Property

Present Use ☒ Other ☐

Statement of Value Conclusions

Cost Approach \$ N/A

Income Approach \$ N/A

Sales Comparison Approach \$ 266,200.

Reconciliation

Estimated Value as of the Date of Appraisal 7- August - 2025 is \$ 266,200.

Supporting Documentation

Supporting documentation for this appraisal is maintained on file by the appraiser. The file is available for inspection by the client, such third parties as may be authorized by due process of law, and as required by USPAP Guidelines.

Report Attachments

Sales Comp. Approach	Limited Appraisal Disclosure	Comparable Photos	Property Survey
Cost Approach	Definition of Value & Cert.	Location Map	Environment
Income Approach	Subject Photos	Property Sketch	

The analyses, opinions, and conclusions used to prepare this Restricted Appraisal Report were developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Standards Committee of the Appraisal Foundation.

APPRAISER

Signature [Signature]

Name Mark Prokay

Date Report Signed 11 - August - 2025

Did ☐ Did not inspect subject property.

Cert./Lic.# BA002744L

St. PA Exp: 6/30/27

SUPERVISORY APPRAISER

Signature _____

Name _____

Date Report Signed

☐ Did ☐ Did not inspect subject property.

Cert./Lic.#

St. Exp:

RESTRICTED APPRAISAL REPORT File No.

Definition of Market Value Ordinary Assumptions and Limiting Conditions Certification

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 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 considers his own best interest; (3) a reasonable time is allowed for exposure in the open market;

(4) payment is made in terms of 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.

ORDINARY 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. 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.
2. If the appraiser has provided a sketch in the appraisal report, the sketch shows approximate dimensions and is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. If 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 that the subject site is or is not located in an identified special flood hazard area as a appraiser is not a surveyor and 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 required to do so by a court.
5. The appraiser has noted in the appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous waste, toxic substances, etc.) observed during the inspection of the property 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 the presence of hazardous waste, 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.
6. 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.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The appraiser has based his or her appraisal report in valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. I have agreed to enter into this assignment as requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of the USPAP. The client has agreed that the performance of this limited appraisal is appropriate for their intended use.

Other:

CERTIFICATION:

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by reported assumptions and limiting conditions, and are personal, unbiased professional analyses, opinions, and conclusions.
3. I have no (or the specified) present or prospective interest in this property that is the subject of this report, and I have no (or the specified) personal interest or bias with respect to the parties involved.
4. My comprehension is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Practice.
6. I have (or have not) as indicated on the report made a personal inspection of the property that is the subject of this report. If more than one person has signed the report, each person has indicated on the report whether they did or did not make an inspection of the appraisal property.
7. Unless otherwise indicated below, no one provided me with significant professional assistance in the completion of this appraisal assignment.

SUPERVISORY APPRAISAL CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraisers certifications, and am taking full responsibility for the appraisal and the appraisal report.

APPRAISER

Signature

Name Mark Prokay

Date Report Signed 11 - August- 2025

☒ Did ☐ Did Not Inspect Property

Cert./Lic. # BA002744L St: Pa Exp: 6/30/27

SUPERVISORY APPRAISER

Signature

Name

Date Report Signed

☐ Did

☐ Did Not Inspect Property

Cert./Lic. #

St.

Exp.



USER ...

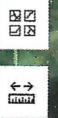
Locate by a...

Layers

Legend

▶ Parcels and Boundaries

▶ Roadways



055-27-E96-0000
HOLT TIMOTHY N

055-27-E95-0000
COUNTS
CHARLES E JR

055-27-E94-0000
WENTWORTH
THEODORE O III &

CARDEN AVE

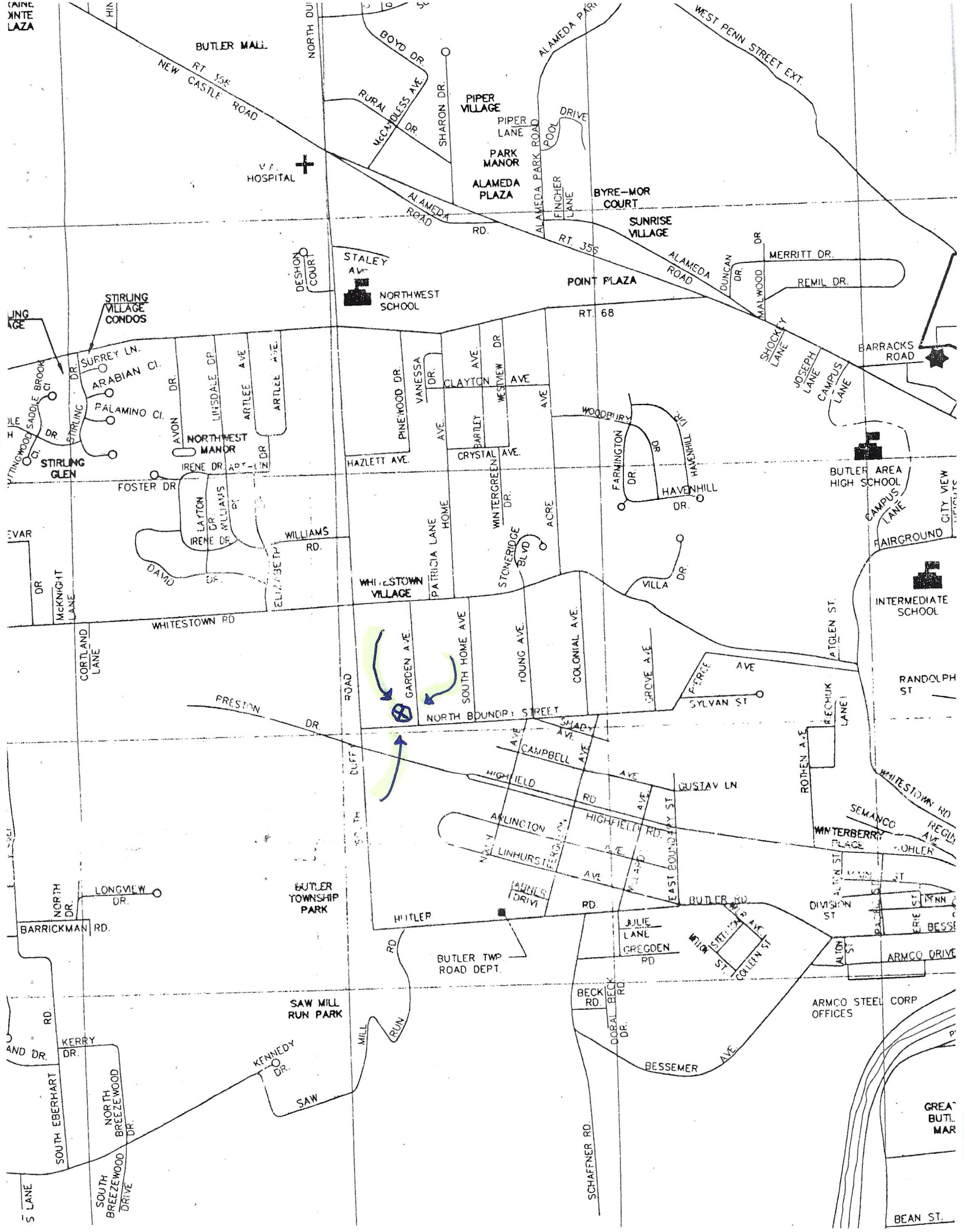
The information provided on this web viewer is a combination of mapping & assessment and is not to be used for legal, engineering or surveying purposes.

The parcel boundaries should not

[Contact Us](#)

10 m
40 ft

Selected features:0





Instr: 202108230024054

Fgs: 4 F: \$86.75

8/23/2021 10:15 AM

Michele Mustello

T20210017268

Butler County Recorder PA

TOTAL TAX

\$4,194.00

Instr: 202108230024054

PA TRF TAX

\$2,097.00

BUTLER AREA SD

\$1,048.50

BUTLER TWP

\$1,048.50

TOTAL TAX

\$4,194.00

THIS INDENTURE

MADE this 10th day of August, 2021

BETWEEN

THEODORE O. WENTWORTH, III AND ELIZABETH A. WENTWORTH, (*Hereinafter called "Grantors"*)

AND

CHARLES EDWARD COUNTS, JR., (*Hereinafter called "Grantee"*)

WITNESSETH, That the said Grantors in consideration of Two Hundred Nine Thousand Seven Hundred And No/100 Dollars (\$209,700.00), paid to the Grantors by the Grantee, receipt of which is hereby acknowledged, do grant, bargain, sell and Convey to the said Grantee his heirs and assigns

ALL THAT CERTAIN piece, parcel or tract of land situate in the Township of Butler, County of Butler and Commonwealth of Pennsylvania, bounded and described as follows:

ON the North 72.5 feet by an alley; on the East 290.0 feet by Lot No. 94 in the same plan; on the South 72.5 feet by Main Street; and on the West 290.0 feet by Lot No. 96 in the same plan.

BEING known as Lot No. 95 in the Young Plan of Lots as recorded at Butler County Plan Book 4, Page 35.

PARCEL NO. 055-27-E95-0000

Having erected thereon a dwelling known as 250 N. Boundary Street, Butler PA 16001.

UNDER AND SUBJECT to any and all reservations, restrictions, covenants, conditions, building lines, easements and rights of way of record apparent from an inspection of the property.

Commonwealth of Pennsylvania
Department of State
Bureau of Professional and Occupational Affairs
PO BOX 2649 Harrisburg PA 17105-2649

22 0710528

License Type
Certified Broker Appraiser

License Status
Active

MARK A PROKAY
182 KLEVER RD
WEST SUNBURY, PA 16881

Initial License Date
05/13/1997

License Number
BA002744L

Expiration Date
06/30/2025

Arion R. Claggett

Acting Commissioner Arion R. Claggett

[Signature]
Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 P.S. § 4911