

2030 OLD RIVER RD  
537450

COUNTY TAX (100), RESIDENTIAL FEE (1), CMPGRD  
SITE FEE (20), CAMPGROUND FEE (1)  
Reval Year: 2021 Tax Year: 2027 20-OR-4340-SCARRY BR  
Appraised By 07 on 02/10/2021 25200 DEEP CREEK EAST

PLAT: 00000/00000 UNIQ ID 12951  
GRUMPY OLD BEAR CAMPGROUND ID NO:

CARD NO. 1 of 4  
2.9430 AC  
TW-20 CI- FR-T

SPLIT FROM ID

SRC= Estimated  
AT- LAST ACTION 20251010

| CONSTRUCTION DETAIL               |        |                                                         |      | MARKET VALUE |      |           |                               |      |             | DEPRECIATION |           |                                 | CORRELATION OF VALUE        |  |  |                          |        |  |  |         |
|-----------------------------------|--------|---------------------------------------------------------|------|--------------|------|-----------|-------------------------------|------|-------------|--------------|-----------|---------------------------------|-----------------------------|--|--|--------------------------|--------|--|--|---------|
| Foundation                        | 3      | USE                                                     | MOD  | Eff. Area    | QUAL | BASE RATE | RCN                           | EYB  | AYB         |              | NORM      | 0.36000                         | CREDENCE TO                 |  |  |                          | MARKET |  |  |         |
| Continuous/Footing                | 5.00   | 01                                                      | 01   | 1,286        | 106  | 96.46     | 124048                        | 1985 | 1950        | % GOOD       |           | 64.0                            | DEPR. BUILDING VALUE - CARD |  |  |                          | 79,390 |  |  |         |
| Sub Floor System                  | 4      | TYPE: SINGLE FAMILY RESIDENTIAL<br>STYLE: 1 - 1.0 STORY |      |              |      |           |                               |      |             |              |           | Single Family Residential       |                             |  |  | DEPR. OB/XF VALUE - CARD |        |  |  | 267,380 |
| Plywood                           | 8.00   |                                                         |      |              |      |           |                               |      |             |              |           | MARKET LAND VALUE - CARD        |                             |  |  | 659,970                  |        |  |  |         |
| Exterior Walls                    | 06     | TOTAL MARKET VALUE - CARD                               |      |              |      | 1,006,740 | TOTAL APPRAISED VALUE - CARD  |      |             |              | 1,006,740 | TOTAL APPRAISED VALUE - PARCEL  |                             |  |  | 1,006,740                |        |  |  |         |
| Board & Batten/Plywood/T-111      | 16.00  | TOTAL PRESENT USE VALUE - LAND                          |      |              |      | 0         | TOTAL VALUE DEFERRED - PARCEL |      |             |              | 0         | TOTAL TAXABLE VALUE - PARCEL \$ |                             |  |  | 1,006,740                |        |  |  |         |
| Roofing Structure                 | 03     | PRIOR APPRAISAL                                         |      |              |      |           | PERMIT                        |      |             |              |           | BUILDING VALUE                  |                             |  |  | 193,370                  |        |  |  |         |
| Gable                             | 7.00   | OBXF VALUE                                              |      |              |      | 290,830   | LAND VALUE                    |      |             |              | 659,970   | PRESENT USE VALUE               |                             |  |  | 0                        |        |  |  |         |
| Roofing Cover                     | 12     | DEFERRED VALUE                                          |      |              |      | 0         | ROUT: WTRSHD:                 |      |             |              |           | TOTAL VALUE                     |                             |  |  | 1,144,170                |        |  |  |         |
| Metal, Pre-Finish                 | 14.00  | SALES DATA                                              |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Interior Wall Construction        | 5      | OFF. RECORD                                             |      | DATE         |      | DEED      |                               | V/I  |             | INDICATE     |           |                                 |                             |  |  |                          |        |  |  |         |
| Drywall/Sheetrock                 | 23.00  | BOOK                                                    | PAGE | MO           | YR   | TYPE      | Q/U                           | V/I  | SALES PRICE |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Interior Floor Cover              | 12     | 0402                                                    | 0068 | 6            | 2012 | WD        | Q                             | I    | 170,000     |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Hardwood                          | 10.00  | 0439                                                    | 0781 | 6            | 2016 | WD        | B                             | I    | 230,000     |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Heating Fuel                      | 04     | 0439                                                    | 0778 | 6            | 2016 | QC        | C                             | I    | 0           |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Electric                          | 2.00   | 0260                                                    | 0889 | 8            | 2002 |           | X                             | V    | 60,000      |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Heating Type                      | 10     | HEATED AREA 994                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Heat Pump                         | 4.00   | NOTES                                                   |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Air Conditioning Type             | 03     | 2022 CORRECTED BPP & CON DETAILS FOR TAX YEAR 2023      |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Central                           | 5.00   |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Bedrooms/Bathrooms/Half-Bathrooms | 1/1/0  |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Bedrooms                          |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| BAS - 1 FUS - 0 LL - 0            |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Bathrooms                         |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| BAS - 1 FUS - 0 LL - 0            |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Half-Bathrooms                    |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| BAS - 0 FUS - 0 LL - 0            |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Office                            |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| BAS - 0 FUS - 0 LL - 0            | 0      |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| TOTAL POINT VALUE                 | 98.000 |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| BUILDING ADJUSTMENTS              |        |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Quality                           | 2      | BELOW AVERAGE                                           |      | 0.90         |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Shape/Design                      | 3      | Slight Irregular                                        |      | 1.05         |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| Size                              | Size   | Size                                                    |      | 1.14         |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| TOTAL ADJUSTMENT FACTOR           | 1.080  |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |
| TOTAL QUALITY INDEX               | 106    |                                                         |      |              |      |           |                               |      |             |              |           |                                 |                             |  |  |                          |        |  |  |         |

| SUBAREA           |         |               |        | CODE | QUALITY | DESCRIPTION      | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | ---  | AYB  | EYB  | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|-------------------|---------|---------------|--------|------|---------|------------------|-------|-----|-----|-------|------------|-------------|--------|------|------|------|---------|-----|--------|-------------------|
| TYPE              | GS AREA | PCT           | RPL CS |      |         |                  |       |     |     |       |            |             |        |      |      |      |         |     |        |                   |
| BAS               | 906     | 100           | 87393  | 03L  | C       | CARPORT-LC       |       | 20  | 18  | 360   | 5.00       | 100.00      | —      | 0.00 | 1975 | 1975 | S3      |     | 20     | 360               |
| FEP               | 88      | 070           | 5981   | 11   | C       | PORCH            |       | 10  | 20  | 200   | 20.00      | 100.00      | —      | 0.00 | 2017 | 2017 | S5      |     | 80     | 3200              |
| FOP               | 140     | 035           | 4727   |      |         |                  |       |     |     |       |            |             |        |      |      |      |         |     |        |                   |
| MOP               | 104     | 040           | 4051   |      |         |                  |       |     |     |       |            |             |        |      |      |      |         |     |        |                   |
| UBM               | 906     | 025           | 21896  | 60   | B       | BATH HOUSE       |       | 30  | 23  | 690   | 142.00     | 100.00      | —      | 0.00 | 2016 | 2016 | S5      |     | 75     | 73485             |
| SUBAREA TOTALS    |         | 2,144 124,048 |        | 86   | A       | CAMPSITE         |       | 0   | 0   | 11    | 6,000.00   | 0.00        | —      | 0.00 | 2019 | 2019 | S0      |     | 100    | 66000             |
|                   |         |               |        | 88   | D       | DECK             | 5.000 | 20  | 20  | 400   | 12.00      | 0.00        | —      | 0.00 | 2019 | 2019 | S5      |     | 90     | 21600             |
|                   |         |               |        | 01   | C       | UTILSHED/STORAGE |       | 16  | 8   | 128   | 24.20      | 0.00        | —      | 0.00 | 2019 | 2019 | S3      |     | 94     | 2912              |
|                   |         |               |        | 86   | B       | CAMPSITE         |       | 0   | 0   | 16    | 5,500.00   | 0.00        | —      | 0.00 | 2019 | 2019 | S0      |     | 100    | 88000             |
|                   |         |               |        | 02M  | C       | DETGAR-MT        |       | 20  | 12  | 240   | 19.00      | 0.00        | —      | 0.00 | 2022 | 2022 | S3      |     | 100    | 4560              |
|                   |         |               |        | B4   | C       | REST ROOM        |       | 12  | 10  | 120   | 60.55      | 0.00        | —      | 0.00 | 2025 | 2025 | S3      |     | 100    | 7266              |
| TOTAL OB/XF VALUE |         |               |        |      |         |                  |       |     |     |       |            |             |        |      |      |      |         |     | 267380 |                   |

|                                                                                                                                                       |          |              |          |       |              |         |           |                                   |           |                 |                  |           |             |                     |            |                       |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------|----------|-------|--------------|---------|-----------|-----------------------------------|-----------|-----------------|------------------|-----------|-------------|---------------------|------------|-----------------------|------------|
| BLDG DIMENSIONS BAS=E20S9E13S15W12S11W21N35Area:906;FEP=E8N11W8S11Area:88;MOP=N8W13S8E13Area:104;FOP=N10E14S10W14Area:140;UBM=Area:906;TotalArea:2144 |          |              |          |       |              |         |           |                                   |           |                 |                  |           |             |                     |            |                       |            |
| LAND INFORMATION                                                                                                                                      |          |              |          |       |              |         |           |                                   |           |                 |                  |           |             |                     |            |                       |            |
| HIGHEST AND BEST USE                                                                                                                                  | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES<br>RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE        | LAND NOTES |
| RETREAT/RESORT                                                                                                                                        | 7720     |              | 0        | 0     | 1.0000       | 4       | 2.9900    | +00 +15 +200 +00 +00<br>LOCATION  | PS        | 75,000.00       | 2.943            | AC        | 2.990       | 224,250.00          | 659968     | 0                     |            |
| TOTAL MARKET LAND DATA                                                                                                                                |          |              |          |       |              |         |           |                                   |           |                 | 2.943            |           |             |                     | 659968     |                       |            |
| TOTAL PRESENT USE DATA                                                                                                                                |          |              |          |       |              |         |           |                                   |           |                 |                  |           |             |                     |            |                       |            |
| 6684-19-51-2518-                                                                                                                                      |          |              |          |       |              |         |           |                                   |           |                 |                  |           |             |                     |            | 8/30/2026 3:56:28 AM. |            |

CIULLO JERRY & CIULLO KAREN

2030 OLD RIVER RD  
537450

PLAT: 00000/00000 UNIQ ID 12951  
ID NO:

Parcel ID: 6684-19-51-2518-

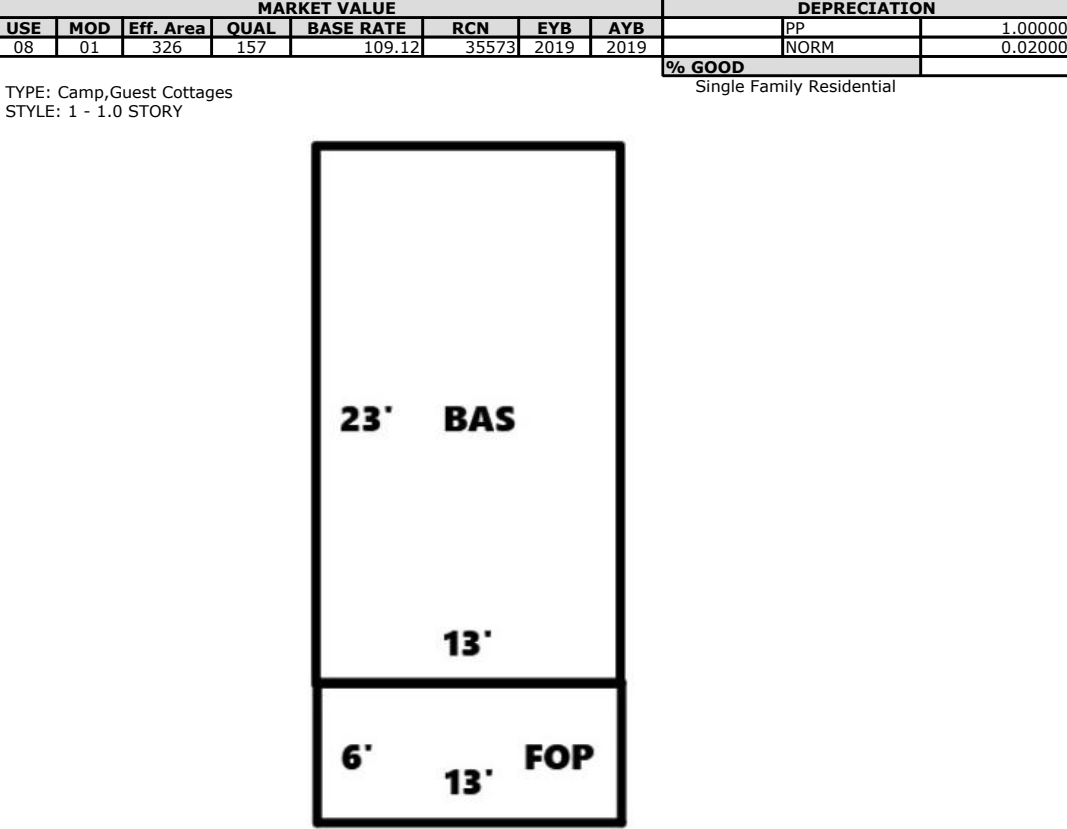
SPLIT FROM ID

COUNTY TAX (100), RESIDENTIAL FEE (1), CMPGRD  
SITE FEE (20), CAMPGROUND FEE (1)  
Reval Year: 2021 Tax Year: 2027 20-OR-4340-SCARRY BR  
Appraised By 07 on 02/10/2021 25200 DEEP CREEK EAST

CARD NO. 2 of 4  
2.9430 AC  
TW-20 CI- FR-TK

SRC= Estimated  
AT- LAST ACTION 20251010

| CONSTRUCTION DETAIL               |       | 2                  |
|-----------------------------------|-------|--------------------|
| Foundation                        |       | 2.00               |
| Piers                             |       | 4                  |
| Sub Floor System                  |       | 8.00               |
| Plywood                           |       | 17                 |
| Exterior Walls                    |       | 25.00              |
| Cedar,Redwood or D-Log Siding     |       | 14                 |
| Roofing Structure                 |       | 12.00              |
| VAULT/TREY                        |       | 12                 |
| Roofing Cover                     |       | 14.00              |
| Metal, Pre-Finish                 |       | 7                  |
| Interior Wall Construction        |       | 30.00              |
| Wood/T&G                          |       | 12                 |
| Interior Floor Cover              |       | 10.00              |
| Hardwood                          |       | 04                 |
| Heating Fuel                      |       | 2.00               |
| Electric                          |       | 13                 |
| Heating Type                      |       | 3.00               |
| Mini Split/HP W/Unit              |       | 06                 |
| Air Conditioning Type             |       | 4.00               |
| Mini-Split                        |       |                    |
| Bedrooms/Bathrooms/Half-Bathrooms | 1/0/0 | 0.000              |
| Bedrooms                          |       |                    |
| BAS - 1 FUS - 0 LL - 0            |       |                    |
| Half-Bathrooms                    |       |                    |
| BAS - 0 FUS - 0 LL - 0            |       |                    |
| Office                            |       |                    |
| BAS - 0 FUS - 0 LL - 0            |       | 0                  |
| TOTAL POINT VALUE                 |       | 110.000            |
| BUILDING ADJUSTMENTS              |       |                    |
| Quality                           | 4     | ABOVE AVERAGE 1.10 |
| Shape/Design                      | 2     | Rectangle 1.00     |
| Size                              | Size  | Size 1.30          |
| TOTAL ADJUSTMENT FACTOR           |       | 1.430              |
| TOTAL QUALITY INDEX               |       | 157                |



| DEPRECIATION              |         |
|---------------------------|---------|
| PP                        | 1.00000 |
| NORM                      | 0.02000 |
| % GOOD                    |         |
| Single Family Residential |         |

| CORRELATION OF VALUE                               |               |
|----------------------------------------------------|---------------|
| CREDENCE TO                                        | MARKET        |
| DEPR. BUILDING VALUE - CARD                        | 0             |
| DEPR. OB/XF VALUE - CARD                           | 0             |
| MARKET LAND VALUE - CARD                           | 0             |
| TOTAL MARKET VALUE - CARD                          | 0             |
| TOTAL APPRAISED VALUE - CARD                       | 0             |
| TOTAL APPRAISED VALUE - PARCEL                     | 1,006,740     |
| TOTAL PRESENT USE VALUE - LAND                     | 0             |
| TOTAL VALUE DEFERRED - PARCEL                      | 0             |
| TOTAL TAXABLE VALUE - PARCEL \$                    | 1,006,740     |
| PRIOR APPRAISAL                                    | PERMIT        |
| BUILDING VALUE 193,370                             | CODE DATE NO. |
| OBXF VALUE 290,830                                 |               |
| LAND VALUE 659,970                                 |               |
| PRESENT USE VALUE 0                                |               |
| DEFERRED VALUE 0                                   | ROUT: WTRSHD: |
| TOTAL VALUE 1,144,170                              |               |
| SALES DATA                                         |               |
| OFF. RECORD                                        | DATE          |
| BOOK PAGE                                          | MO YR         |
| 0402 0068                                          | 6 2012        |
| 0439 0781                                          | 6 2016        |
| 0439 0778                                          | 6 2016        |
| 0260 0889                                          | 8 2002        |
| DEED TYPE                                          | Q/U V/I       |
| WD                                                 | Q I           |
| WD                                                 | B I           |
| OC                                                 | C I           |
|                                                    | X V           |
| INDICATE SALES PRICE                               |               |
|                                                    | 170,000       |
|                                                    | 230,000       |
|                                                    | 0             |
|                                                    | 60,000        |
| HEATED AREA 299                                    |               |
| NOTES                                              |               |
| 2022 CORRECTED BPP & CON DETAILS FOR TAX YEAR 2023 |               |

| SUBAREA         |         |                                                              |        | CODE              | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |   |
|-----------------|---------|--------------------------------------------------------------|--------|-------------------|---------|-------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|---|
| TYPE            | GS AREA | PCT                                                          | RPL CS |                   |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| BAS             | 299     | 100                                                          | 32627  | TOTAL OB/XF VALUE |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   | 0 |
| FOP             | 78      | 035                                                          | 2946   |                   |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| SUBAREA TOTALS  |         | 377 35,573                                                   |        |                   |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| BLDG DIMENSIONS |         | BAS=S23E13N23W13Area:299;FOP=S6W13N6E13Area:78;TotalArea:377 |        |                   |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |

LAND INFORMATION

| HIGHEST AND BEST USE   | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|------------------------|----------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|------------------|-----------|--------------|---------------------|------------|----------------|------------|
| TOTAL MARKET LAND DATA |          |              |          |       |              |         |           |                                |           |                 |                  |           |              |                     |            |                |            |
| TOTAL PRESENT USE DATA |          |              |          |       |              |         |           |                                |           |                 |                  |           |              |                     |            |                |            |

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CIULLO JERRY & CIULLO KAREN

2030 OLD RIVER RD  
537450

PLAT: 00000/00000 UNIQ ID 12951  
ID NO:

Parcel ID: 6684-19-51-2518-

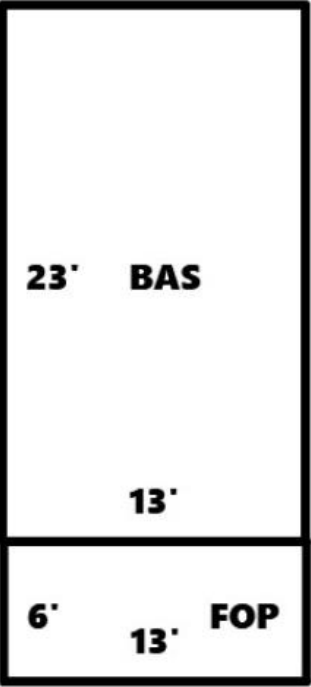
SPLIT FROM ID

COUNTY TAX (100), RESIDENTIAL FEE (1), CMPGRD  
SITE FEE (20), CAMPGROUND FEE (1)  
Reval Year: 2021 Tax Year: 2027 20-OR-4340-SCARRY BR  
Appraised By 07 on 02/10/2021 25200 DEEP CREEK EAST

CARD NO. 3 of 4  
2.9430 AC  
TW-20 CI- FR-TK

SRC= Estimated  
AT- LAST ACTION 20251010

| CONSTRUCTION DETAIL               |       | 2                  |
|-----------------------------------|-------|--------------------|
| Foundation                        |       | 2                  |
| Piers                             |       | 2.00               |
| Sub Floor System                  |       | 4                  |
| Plywood                           |       | 8.00               |
| Exterior Walls                    |       | 17                 |
| Cedar,Redwood or D-Log Siding     |       | 25.00              |
| Roofing Structure                 |       | 14                 |
| VAULT/TREY                        |       | 12.00              |
| Roofing Cover                     |       | 12                 |
| Metal, Pre-Finish                 |       | 14.00              |
| Interior Wall Construction        |       | 7                  |
| Wood/T&G                          |       | 30.00              |
| Interior Floor Cover              |       | 12                 |
| Hardwood                          |       | 10.00              |
| Heating Fuel                      |       | 04                 |
| Electric                          |       | 2.00               |
| Heating Type                      |       | 13                 |
| Mini Split/HP W/Unit              |       | 3.00               |
| Air Conditioning Type             |       | 06                 |
| Mini-Split                        |       | 4.00               |
| Bedrooms/Bathrooms/Half-Bathrooms | 1/0/0 | 0.000              |
| Bedrooms                          |       |                    |
| BAS - 1 FUS - 0 LL - 0            |       |                    |
| Half-Bathrooms                    |       |                    |
| BAS - 0 FUS - 0 LL - 0            |       |                    |
| Office                            |       |                    |
| BAS - 0 FUS - 0 LL - 0            |       | 0                  |
| TOTAL POINT VALUE                 |       | 110.000            |
| BUILDING ADJUSTMENTS              |       |                    |
| Quality                           | 4     | ABOVE AVERAGE 1.10 |
| Shape/Design                      | 2     | Rectangle 1.00     |
| Size                              | Size  | Size 1.30          |
| TOTAL ADJUSTMENT FACTOR           |       | 1.430              |
| TOTAL QUALITY INDEX               |       | 157                |



| DEPRECIATION              |         |
|---------------------------|---------|
| PP                        | 1.00000 |
| NORM                      | 0.02000 |
| % GOOD                    |         |
| Single Family Residential |         |

| CORRELATION OF VALUE                               |      |           |      |               |      |              |                      |
|----------------------------------------------------|------|-----------|------|---------------|------|--------------|----------------------|
| CREDENCE TO                                        |      |           |      |               |      | MARKET       |                      |
| DEPR. BUILDING VALUE - CARD                        |      |           |      |               |      |              |                      |
| DEPR. OB/XF VALUE - CARD                           |      |           |      |               |      |              |                      |
| MARKET LAND VALUE - CARD                           |      |           |      |               |      |              |                      |
| TOTAL MARKET VALUE - CARD                          |      |           |      |               |      |              |                      |
| TOTAL APPRAISED VALUE - CARD                       |      |           |      |               |      |              |                      |
| TOTAL APPRAISED VALUE - PARCEL                     |      |           |      |               |      | 1,006,740    |                      |
| TOTAL PRESENT USE VALUE - LAND                     |      |           |      |               |      |              |                      |
| TOTAL VALUE DEFERRED - PARCEL                      |      |           |      |               |      |              |                      |
| TOTAL TAXABLE VALUE - PARCEL                       |      |           |      |               |      | \$ 1,006,740 |                      |
| PRIOR APPRAISAL                                    |      |           |      | PERMIT        |      |              |                      |
| BUILDING VALUE                                     |      | 193,370   |      | CODE          | DATE | NO.          |                      |
| OBXF VALUE                                         |      | 290,830   |      | ROUT: WTRSHD: |      |              |                      |
| LAND VALUE                                         |      | 659,970   |      |               |      |              |                      |
| PRESENT USE VALUE                                  |      | 0         |      |               |      |              |                      |
| DEFERRED VALUE                                     |      | 0         |      |               |      |              |                      |
| TOTAL VALUE                                        |      | 1,144,170 |      |               |      |              |                      |
| SALES DATA                                         |      |           |      |               |      |              |                      |
| OFF. RECORD                                        |      | DATE      |      | DEED TYPE     | Q/U  | V/I          | INDICATE SALES PRICE |
| BOOK                                               | PAGE | MO        | YR   |               |      |              |                      |
| 0402                                               | 0068 | 6         | 2012 | WD            | Q    | I            | 170,000              |
| 0439                                               | 0781 | 6         | 2016 | WD            | B    | I            | 230,000              |
| 0439                                               | 0778 | 6         | 2016 | QC            | C    | I            | 0                    |
| 0260                                               | 0889 | 8         | 2002 |               | X    | V            | 60,000               |
| HEATED AREA 299                                    |      |           |      |               |      |              |                      |
| NOTES                                              |      |           |      |               |      |              |                      |
| 2022 CORRECTED BPP & CON DETAILS FOR TAX YEAR 2023 |      |           |      |               |      |              |                      |

| SUBAREA         |         |            |        | CODE                                                         | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |   |
|-----------------|---------|------------|--------|--------------------------------------------------------------|---------|-------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|-----|---------|-----|--------|-------------------|---|
| TYPE            | GS AREA | PCT        | RPL CS |                                                              |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| BAS             | 299     | 100        | 32627  | TOTAL OB/XF VALUE                                            |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   | 0 |
| FOP             | 78      | 035        | 2946   |                                                              |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| SUBAREA TOTALS  |         | 377 35,573 |        |                                                              |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |
| BLDG DIMENSIONS |         |            |        | BAS=S23E13N23W13Area:299;FOP=S6W13N6E13Area:78;TotalArea:377 |         |             |       |     |     |       |            |             |        |     |     |     |         |     |        |                   |   |

LAND INFORMATION

| HIGHEST AND BEST USE   | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJUST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|------------------------|----------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|------------------|-----------|--------------|---------------------|------------|----------------|------------|
| TOTAL MARKET LAND DATA |          |              |          |       |              |         |           |                                |           |                 |                  |           |              |                     |            |                |            |
| TOTAL PRESENT USE DATA |          |              |          |       |              |         |           |                                |           |                 |                  |           |              |                     |            |                |            |

6684-19-51-2518-

8/30/2026 3:56:28 AM.

CIULLO JERRY & CIULLO KAREN

2030 OLD RIVER RD  
537450

PLAT: 00000/00000 UNIQ ID 12951  
ID NO:

Parcel ID: 6684-19-51-2518-

SPLIT FROM ID

COUNTY TAX (100), RESIDENTIAL FEE (1), CMPGRD  
SITE FEE (20), CAMPGROUND FEE (1)  
Reval Year: 2021 Tax Year: 2027 20-OR-4340-SCARRY BR  
Appraised By 07 on 02/10/2021 25200 DEEP CREEK EAST

CARD NO. 4 of 4  
2.9430 AC  
TW-20 CI- FR-TK

SRC= Estimated  
AT- LAST ACTION 20251010

| CONSTRUCTION DETAIL               |         | MARKET VALUE                                                                                   |         |                   |       |           |       |       |            | DEPRECIATION |        | CORRELATION OF VALUE |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
|-----------------------------------|---------|------------------------------------------------------------------------------------------------|---------|-------------------|-------|-----------|-------|-------|------------|--------------|--------|----------------------|---------|-------------|---------|---------------------------|--------|-------------------|--|--|--|--|--|--|--|--|
| Foundation                        | 2       | USE                                                                                            | MOD     | Eff. Area         | QUAL  | BASE RATE | RCN   | EYB   | AYB        |              | PP     |                      | 1.00000 | CREDENCE TO | MARKET  |                           |        |                   |  |  |  |  |  |  |  |  |
| Piers                             | 2.00    | 08                                                                                             | 01      | 326               | 157   | 109.12    | 35573 | 2020  | 2020       |              | NORM   |                      | 0.01000 |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Sub Floor System                  | 4       | TYPE: Camp,Guest Cottages<br>STYLE: 1 - 1.0 STORY                                              |         |                   |       |           |       |       |            | % GOOD       |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Plywood                           | 8.00    |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         | Single Family Residential |        |                   |  |  |  |  |  |  |  |  |
| Exterior Walls                    | 17      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Cedar,Redwood or D-Log Siding     | 25.00   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Roofing Structure                 | 14      | <div><div>13'</div><div>23'</div><div>BAS</div><div>FOP</div><div>6'</div><div>13'</div></div> |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| VAULT/TREY                        | 12.00   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Roofing Cover                     | 12      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Metal, Pre-Finish                 | 14.00   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Interior Wall Construction        | 7       |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Wood/T&G                          | 30.00   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Interior Floor Cover              | 12      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Hardwood                          | 10.00   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Heating Fuel                      | 04      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Electric                          | 2.00    |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Heating Type                      | 13      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Mini Split/HP W/Unit              | 3.00    |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Air Conditioning Type             | 06      |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Mini-Split                        | 4.00    |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Bedrooms/Bathrooms/Half-Bathrooms | 1/0/0   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Bedrooms                          | 0.000   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BAS - 1 FUS - 0 LL - 0            |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Half-Bathrooms                    |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BAS - 0 FUS - 0 LL - 0            |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Office                            |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BAS - 0 FUS - 0 LL - 0            | 0       |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| TOTAL POINT VALUE                 | 110.000 |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BUILDING ADJUSTMENTS              |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Quality                           | 4       | ABOVE AVERAGE                                                                                  |         | 1.10              |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Shape/Design                      | 2       | Rectangle                                                                                      |         | 1.00              |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| Size                              | Size    | Size                                                                                           |         | 1.30              |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| TOTAL ADJUSTMENT FACTOR           | 1.430   |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| TOTAL QUALITY INDEX               | 157     |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
|                                   |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| SUBAREA                           |         | CODE                                                                                           | QUALITY | DESCRIPTION       | COUNT | LTH       | WTH   | UNITS | UNIT PRICE | ORIG % COND  | BLDG # | ---                  | AYB     | EYB         | DEP SCH | OVR                       | % COND | OB/XF DEPR. VALUE |  |  |  |  |  |  |  |  |
| TYPE                              | GS AREA | PCT                                                                                            | RPL CS  |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BAS                               | 299     | 100                                                                                            | 32627   | TOTAL OB/XF VALUE |       |           |       |       |            |              |        |                      |         |             |         |                           |        | 0                 |  |  |  |  |  |  |  |  |
| FOP                               | 78      | 035                                                                                            | 2946    |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| SUBAREA TOTALS                    |         |                                                                                                |         | 35,573            |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| BLDG DIMENSIONS                   |         | BAS=E13N23W13S23Area:299;FOP=S6E13N6W13Area:78;TotalArea:377                                   |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| LAND INFORMATION                  |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| TOTAL MARKET LAND DATA            |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| TOTAL PRESENT USE DATA            |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |
| 6684-19-51-2518-                  |         |                                                                                                |         |                   |       |           |       |       |            |              |        |                      |         |             |         |                           |        |                   |  |  |  |  |  |  |  |  |

|                                                    |           |               |      |      |     |     |             |
|----------------------------------------------------|-----------|---------------|------|------|-----|-----|-------------|
| DEPR. BUILDING VALUE - CARD                        |           | 0             |      |      |     |     |             |
| DEPR. OB/XF VALUE - CARD                           |           | 0             |      |      |     |     |             |
| MARKET LAND VALUE - CARD                           |           | 0             |      |      |     |     |             |
| TOTAL MARKET VALUE - CARD                          |           | 0             |      |      |     |     |             |
| TOTAL APPRAISED VALUE - CARD                       |           | 0             |      |      |     |     |             |
| TOTAL APPRAISED VALUE - PARCEL                     |           | 1,006,740     |      |      |     |     |             |
| TOTAL PRESENT USE VALUE - LAND                     |           | 0             |      |      |     |     |             |
| TOTAL VALUE DEFERRED - PARCEL                      |           | 0             |      |      |     |     |             |
| TOTAL TAXABLE VALUE - PARCEL \$                    |           | 1,006,740     |      |      |     |     |             |
| PRIOR APPRAISAL                                    |           | PERMIT        |      |      |     |     |             |
| BUILDING VALUE                                     | 193,370   | CODE          | DATE | NO.  |     |     |             |
| OBXF VALUE                                         | 290,830   |               |      |      |     |     |             |
| LAND VALUE                                         | 659,970   |               |      |      |     |     |             |
| PRESENT USE VALUE                                  | 0         |               |      |      |     |     |             |
| DEFERRED VALUE                                     | 0         | ROUT: WTRSHD: |      |      |     |     |             |
| TOTAL VALUE                                        | 1,144,170 |               |      |      |     |     |             |
| SALES DATA                                         |           |               |      |      |     |     |             |
| OFF. RECORD                                        |           | DATE          |      | DEED |     |     | INDICATE    |
| BOOK                                               | PAGE      | MO            | YR   | TYPE | Q/U | V/I | SALES PRICE |
| 0402                                               | 0068      | 6             | 2012 | WD   | Q   | I   | 170,000     |
| 0439                                               | 0781      | 6             | 2016 | WD   | B   | I   | 230,000     |
| 0439                                               | 0778      | 6             | 2016 | QC   | C   | I   | 0           |
| 0260                                               | 0889      | 8             | 2002 |      | X   | V   | 60,000      |
| HEATED AREA 299                                    |           |               |      |      |     |     |             |
| NOTES                                              |           |               |      |      |     |     |             |
| 2022 CORRECTED BPP & CON DETAILS FOR TAX YEAR 2023 |           |               |      |      |     |     |             |