

APPRAISAL OF



LOCATED AT:

Lakeside View
Edinboro, PA 16412

CLIENT:

Washington Township
11800 Edinboro Road
Edinboro, PA 16412

AS OF:

August 28, 2025

BY:

Jennifer L. Bolla, SRA
Pennsylvania Certified Residential Real Estate Appraiser

August 29, 2025

Norman Willow
Washington Township
11800 Edinboro Road
Edinboro, PA 16412

File Number: Lakeside View

Dear Client,

In accordance with your request, I have appraised the real property at:

Lakeside View
Edinboro, PA 16412


The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of August 28, 2025 is:

\$21,000
Twenty-One Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,


Jennifer L. Bolla, SRA
Pennsylvania Certified Residential Real Estate Appraiser
State Certification #RL139836 / Expiration Date 06/30/2027

Designated Member Appraisal Institute

BAER APPRAISAL
Land Appraisal Report

File No. Lakeside View

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User	Washington Township	E-mail	manager@washington-township.info				
Client Address	11800 Edinboro Road	City	Edinboro	State	PA	Zip	16412
Additional Intended User(s) None							

Intended Use Determining the market value of the property to assist in asset management purposes related to a possible sale.

SUBJECT

Property Address	Lakeside View	City	Edinboro	State	PA	Zip	16412
Owner of Public Record	Washington Township			County	Erie		
Legal Description Record Book 0286; Page 1692; Dated 08/19/1993 - LAKESIDE VIEW L46-47 105X60X							
Assessor's Parcel #	45-015-022.0-160.00	Tax Year	Tax Exempt	R.E. Taxes \$ 0			
Neighborhood Name	Washington Township	Map Reference	45-015-022.0-160.00	Census Tract 0122.02			
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						

SALES HISTORY

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.

Prior Sale/Transfer: Date Price Source(s) County Records & GEBOR MLS

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) According to the GEBOR MLS and county records, no sales of the subject property have occurred within three years of the effective date of this appraisal and the comparable sales have had no prior sales within one year of their most recent sales date.

Offerings, options and contracts as of the effective date of the appraisal According to the Greater Erie Board of Realtors MLS, the subject property has not been listed for sale. The appraiser is unaware of any current contracts to purchase the subject property.

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	45 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	100 Low	0	Multi-Family	0 %
Neighborhood Boundaries	Crane Road to the north, Route 6N to the south, Route 99 to the east and Fry Road to the west.			800 High	165	Commercial	15 %
Neighborhood Description	Refer to the attached text addendum for a description of the neighborhood.			200-400 Pred.	45-95	Other VcntLnd	25 %

Market Conditions (including support for the above conclusions) There has been a lack of recent sales data over the last year which is expected since much of the neighborhood is developed. However, older sales data, conversations with Listing and Selling Agents and the appraiser's professional experience within the market area has determined that overall property values are stable. Marketing times are less than three months. Supply and demand is balanced.

SITE

Dimensions	Refer to Attached Site Map Exhibit	Area	0.2686	Shape	Rectangular	View	Neutral Residential
Specific Zoning Classification	R-3 Residential		Zoning Description Residential Zoning				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Highest and best use of the subject property Residential Development							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Will Require	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		FEMA Flood Zone	AE		FEMA Map #	421372-0369D	
FEMA Map Date	02/19/2014							
Site Comments The subject site is vacant, 0.2686 acre parcel that is mostly cleared and level in topography. There is frontage along Lakeview Drive which is a paved, public road maintained by the township. There is public water and sewer available. The subject size located in a flood plain. Refer to the attached flood map								

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	Lakeside View, Edinboro	5221 Lakeview Ave		Decker Drive, Edinboro		Decker Drive, Edinboro	
Tax ID	45-015-022.0-160.00	Tax ID 45-015-022.0-146.00		Tax ID 45-016-026.0-013.00		Tax ID 45-016-026.0-014.00	
Proximity to subject		0.10 miles NE		0.47 miles SE		0.47 miles SE	
Sales Price	\$		\$ 20,000		\$ 22,500		\$ 25,000
Price \$/ acre	0		68,965.52		93,750.00		96,153.85
Data Source		Tax Records		MLS 169764, List Agent, Tax Rec		MLS 169765, List Agent, Tax Rec	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Location	Neutral Residential	Neutral Residential	0	Neutral Residential	0	Neutral Residential	0
Site/View	0.27 acre / Res	0.29 acres / Res	0	0.24 acres / Res	0	0.26 acres / Res	0
RdFrontage/Shape	222'/Rectangular	77.32'/Rectangular	0	86.77'/Rectangular	0	65.04'/Rectangular	0
Description	Mostly Cleared	Mostly Cleared		Mostly Cleared		Mostly Cleared	
Zoning/Easements	R-3/None/FloodPlain	R-3/None/FloodPlain		R-3/None/None	-15,600	R-3/None/None	-15,600
Utilities	Elec/Water/Sewer	Elec/Water/Sewer	0	Elec/Gas/Sewer	0	Elec/Gas/Sewer	0
Sales or Financing Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 15,600
Indicated Value of Subject		Net Adj. 0.0%		Net Adj. -16.6%		Net Adj. -16.2%	
		Gross Adj. 0.0%	\$ 68,966	Gross Adj. 16.6%	\$ 78,150	Gross Adj. 16.2%	\$ 80,554
Summary of Sales Comparrison Approach The sales comparison approach utilized three closed sales of similar size parcels from the subject's neighborhood. Although it is the oldest sale, the 'per acre' value Comparable Sale 1 is given first consideration since it is located in the same flood plain. However, some upward adjustment is made to reflect higher adjusted 'per acre' values of Comparable Sales 2 & 3 that are the most recent sales. Reconciled 'per acre' value is \$77,000.							
\$77,000 / acre x 0.27 acre = \$20,790 or \$21,000 rounded. Refer to the text addendum for additional comments referring to the lack of time adjustment and flood plain adjustment.							

RECONCILIATION

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 08/28/2025 , which is the effective date of this appraisal, is:

☒ Single point \$ 21,000 ☐ Range \$ to \$ ☐ Greater than ☐ Less than \$

This appraisal is made ☒ "as is," ☐ subject to the following:

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

SCOPE OF APPRAISAL

The scope of appraisal includes the inspection of the subject site, an analysis of the subject area and market trends, the collection of pertinent comparable data and the verification of all that data through appropriate sources, a highest and best use analysis, and the valuation of the subject property using the appropriate approach(s) to value. All three approaches to value were considered; however the sales comparison approach is the only approach implemented since it is the most appropriate and reliable approach for measuring the market value of a vacant parcel of land. There are no site improvements to consider and most residential lots are not leased, which eliminates the use of the cost and income approaches. Not implementing the cost and income approach will still result in a credible and reliable opinion of market value.

Furthermore, in accordance with prior agreement between the client and the appraiser, this report will be an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of USPAP for an appraisal report. As such, it might not include full discussions of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

EXTRAORDINARY ASSUMPTIONS & HYPOTHETICAL CONDITIONS: None

NOTE: The appraiser has had no formal training in determining the value of mineral rights, gas rights or commercial timber. If the client desires to have these items valued, an expert in that field should be consulted.

GEOGRAPHIC/MARKET COMPETENCY

The subject property is located approximately 19 miles from the office. The assignment requires geographic/market competency as part of the Scope of Work. I am confirming that I have spent sufficient time to gain adequate knowledge, experience and resources to communicate a credible opinion of market value for the subject property. The necessary understanding of local market conditions provides the connection between a sale and a comparable sale or a rental and a comparable rental. This opinion is based on the appraiser's full time, working knowledge of the subject's specific marketing area, including local supply and demand factors which relate to the subject's property type and its' specific location. Additionally, the appraiser's credentials include on-going formal education, analysis of current market-driven statistics, subscriptions and review of published real estate periodicals and cost manuals, and regularly networking with individuals involved in real estate transactions.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's 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 the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
None

Additional Certifications:

10. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute.
11. For purpose of notification required by USPAP Ethics Rule regarding Conduct the Certified Appraiser is required to disclose to the client any prior services performed on the subject property as an appraiser within the last three years. 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 agreement.

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: Title XI of FIRREA act of 1989, and regulations promulgated by relevant regulatory agencies pursuant to that act.


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 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.

Estimated Exposure Time is a retrospective estimate based on analysis of past events; assuming a competitive and open market . Based on the available market data, the appraiser estimates the subject's exposure time, prior to the hypothetical consummation of a sale under normal marketing conditions, to be three months or less.

ADDRESS OF THE PROPERTY APPRAISED:
Lakeside View
Edinboro, PA 16412
EFFECTIVE DATE OF THE APPRAISAL: 08/28/2025
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 21,000

APPRAISER

Signature: 
Name: Jennifer L. Bolla, SRA
Company Name: Baer Appraisal LLC
Company Address: 1611 Peach Street Suite 450
Erie, PA 16501
Telephone Number: 814-455-5885
Email Address: jlb@baerappraisal.com
State Certification # RL139836
or License #
or Other (describe): State #:
State: PA
Expiration Date of Certification or License: 06/30/2027
Date of Signature and Report: 08/29/2025
Date of Property Viewing: 08/28/2025
Degree of property viewing:
☒ Did personally view ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
Company Name: _____
Company Address: _____
Telephone Number: _____
Email Address: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
☐ Did personally view ☐ Did not personally view

ADDENDUM

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412

NEIGHBORHOOD DESCRIPTION

The subject is located in a suburban neighborhood of Washington Township, which is located in the south sector of Erie County. The subject's neighborhood is located centrally within the township; just outside the Edinboro borough limits; and is delineated by Crane Road to the north, Route 6N to the south, Route 99 to the east and Fry Road to the west. This area is mostly residential in nature, except for some commercial properties along Routes 6N & 99. The neighborhood has a more rural-feel at the north end where there is some vacant, agricultural land. Homes vary in age, size, quality and design; from farm houses that are original to the area to some good quality, new constructions; however, most homes are average quality, 1 and 2 story style homes built over the last 70+/- years. The area is less than two miles to all supporting facilities, which are mostly located in, and around, the Edinboro borough.

ENVIRONMENTAL CONDITIONS & PROPERTY INSPECTION ADDENDUM

On the inspection date, negative environmental conditions in the immediate vicinity of the subject site; including above or below ground heating fuel oil tanks, were neither apparent nor observed. However, the appraiser is not a home inspector or environmental specialist and has had no formal investigative training relative to environmental problems caused by the presence of lead based paint, radon gas, toxic wastes, land fills, airborne pollutants, mold and/or other environmental concerns. It is suggested that if the client has concerns relative to environmental matters and how they might impact the subject property, an appropriate, third-party, professional be retained to inspect the site, determine if environmental problems exist and if they do, prepare a remedial action plan; including an opinion of the remedial cost. Any negative environmental conditions found by a third-party professional that are not already known to the appraiser may impact the appraiser's opinion of market value. The appraiser visually observed the property. The appraiser is not required to disturb or move anything that obstructs access or visibility. The appraisal inspection does not offer warranties or guarantees of any kind. Necessary recommendations found by a third-party professional that are not already known to the appraiser may impact the appraiser's opinion of market value.

HIGHEST & BEST USE COMMENTS

Considering the mostly residential nature of the neighborhood, that single-family dwellings are a permitted use in an R - 3 District, that the shape, size, topography and available public utilities make it physically possible for residential development, and that the land would not be worth more vacant than improved, improving the site with a single-family dwelling is considered its Highest & Best Use.

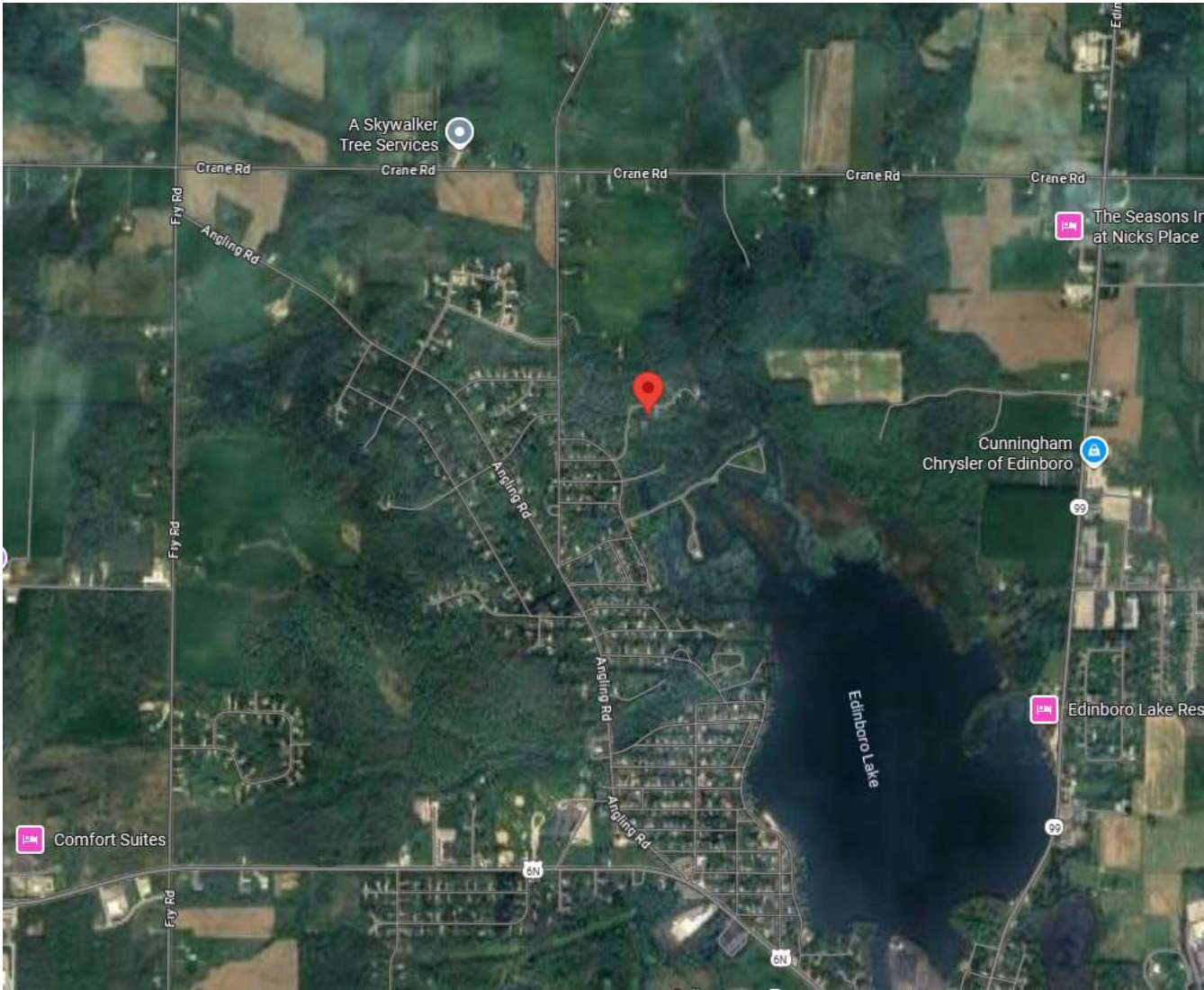
ADJUSTMENT COMMENTS

As the graph depicts, similar size land sales in Erie County dropped in value from 2017 - 2019. However, land values then increased in 2020 and have remained relatively stable since then. Therefore, no time adjustment is made to Comparable Sale 1.

The subject and Comparable Sale 1 are both located in a flood plain. According to the Consumer Affairs website, the average U.S homeowner stays in their home for 11.9 years. The average cost of flood insurance in Pennsylvania is \$1,261 / year. The adjustment for the location outside the flood plain (Comparables 2 & 3) is based on the following... 12 years (average holding period) X \$1,300 (per year average for flood insurance) = \$15,600.

AERIAL VIEW OF NEIGHBORHOOD & SUBJECT

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



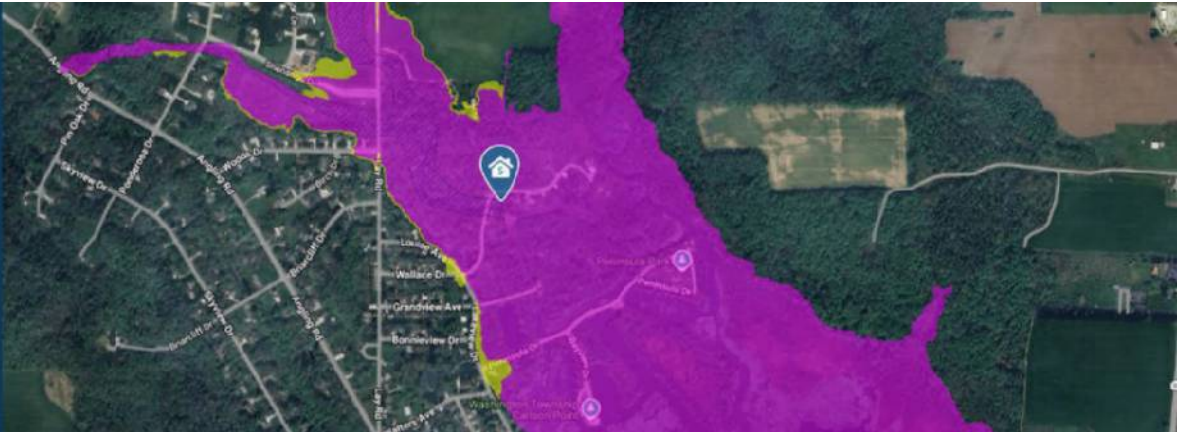
Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412

FLOOD MAP

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412

Flood Zone Determination
IN

- Flood Zone Legend ⓘ
- X500 or B Zone
 - A Zone
 - V Zone
 - D Zone
 - Roadway
 - Coastal Barrier Resource Area
 - Subject Property



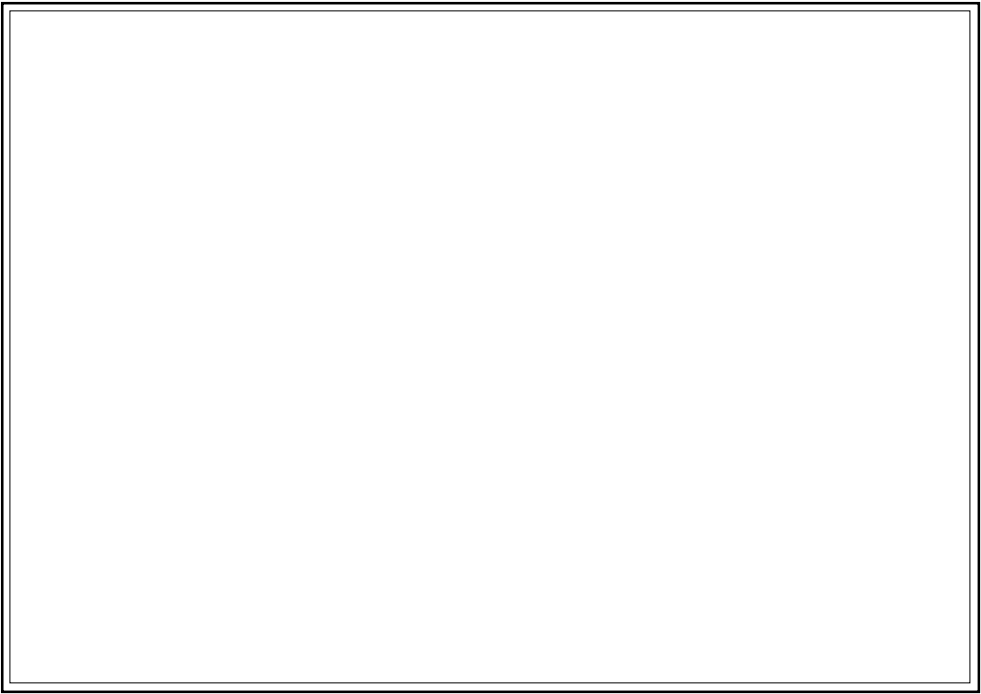
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: August 28, 2025
Appraised Value: \$ 21,000



REAR VIEW OF
SUBJECT PROPERTY



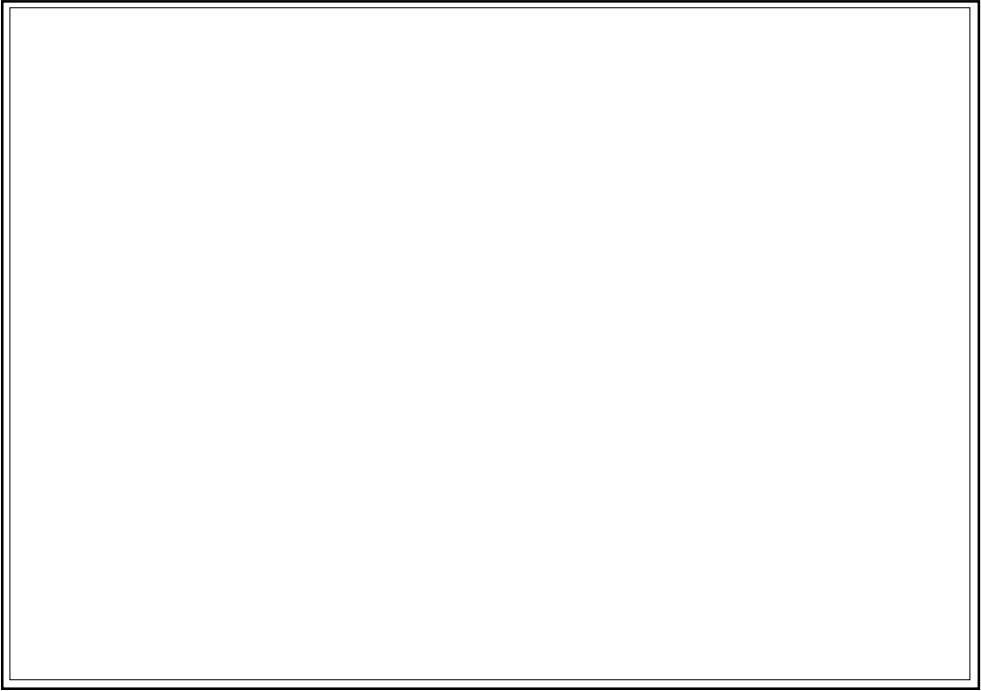
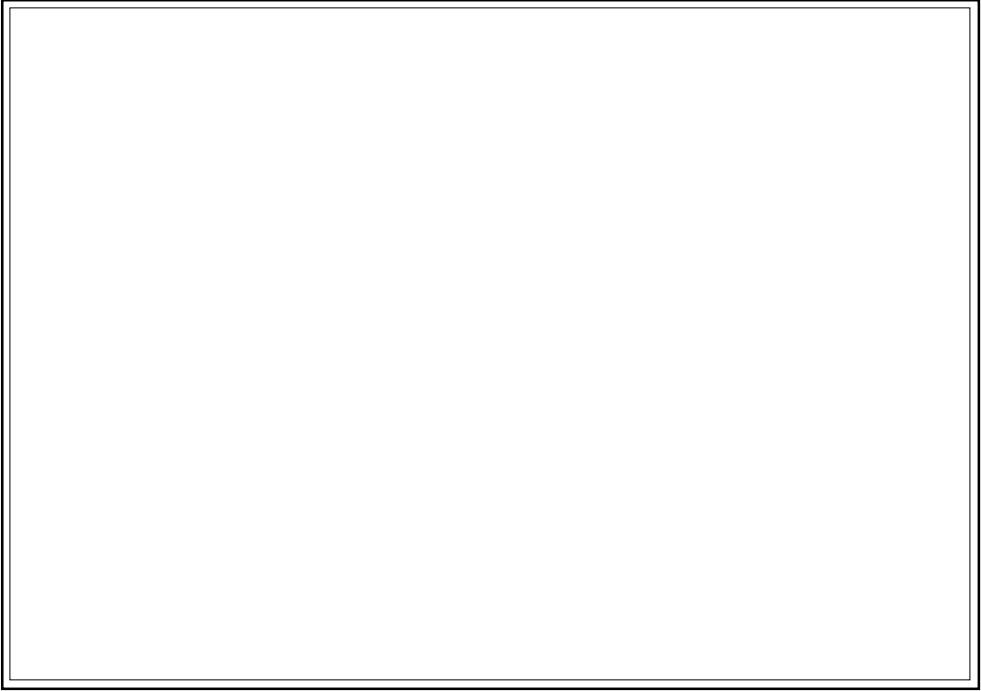
STREET SCENE

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



Other street view



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



COMPARABLE SALE #1

5221 Lakeview Ave
Tax ID 45-015-022.0-146.00
Sale Date: 04/19/2017 - Unkwn
Sale Price: \$ 20,000



COMPARABLE SALE #2

Decker Drive, Edinboro
Tax ID 45-016-026.0-013.00
Sale Date: 08/25/23 - DOM 36
Sale Price: \$ 22,500

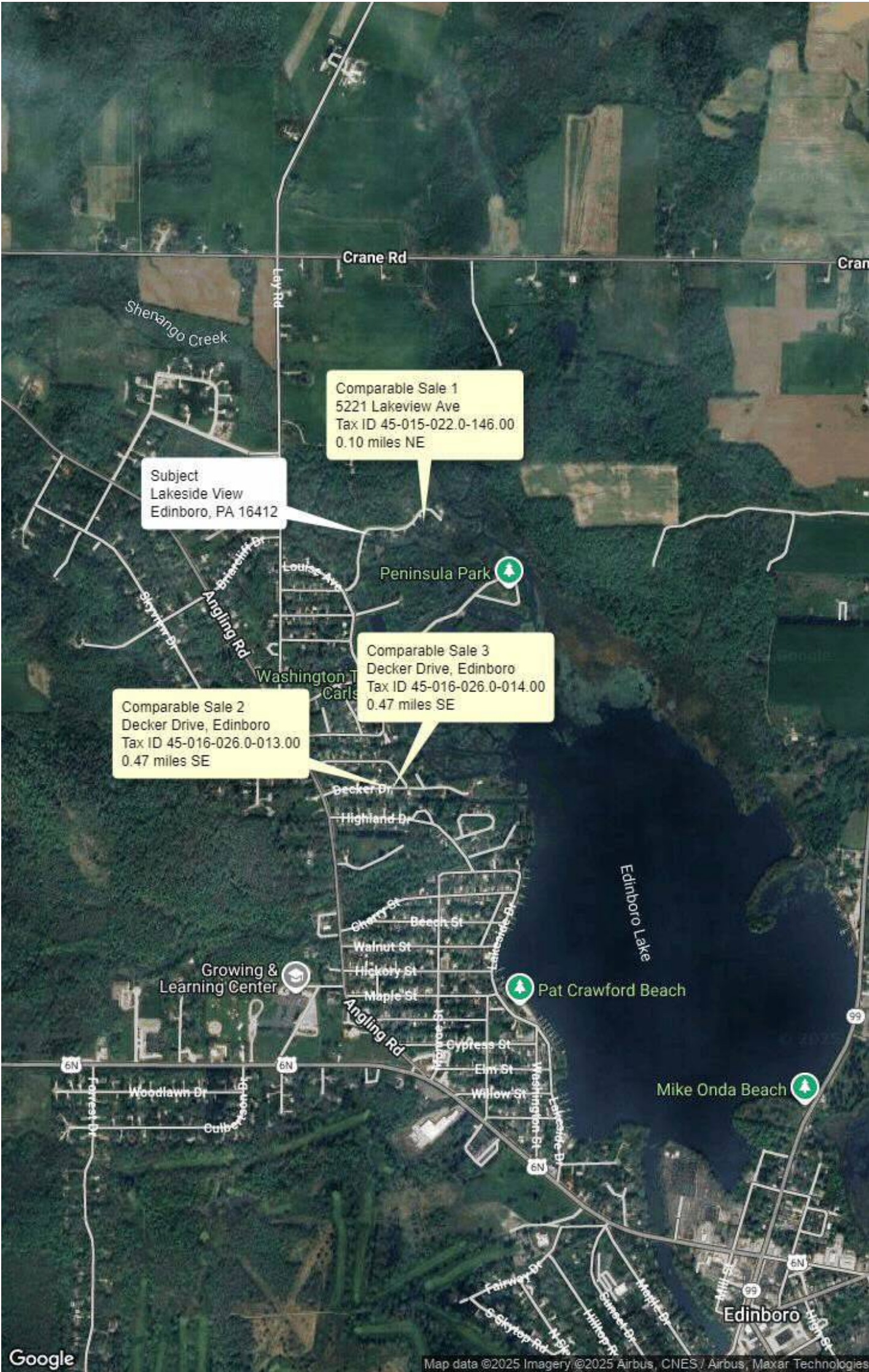


COMPARABLE SALE #3

Decker Drive, Edinboro
Tax ID 45-016-026.0-014.00
Sale Date: 09/22/23 - DOM 66
Sale Price: \$ 25,000

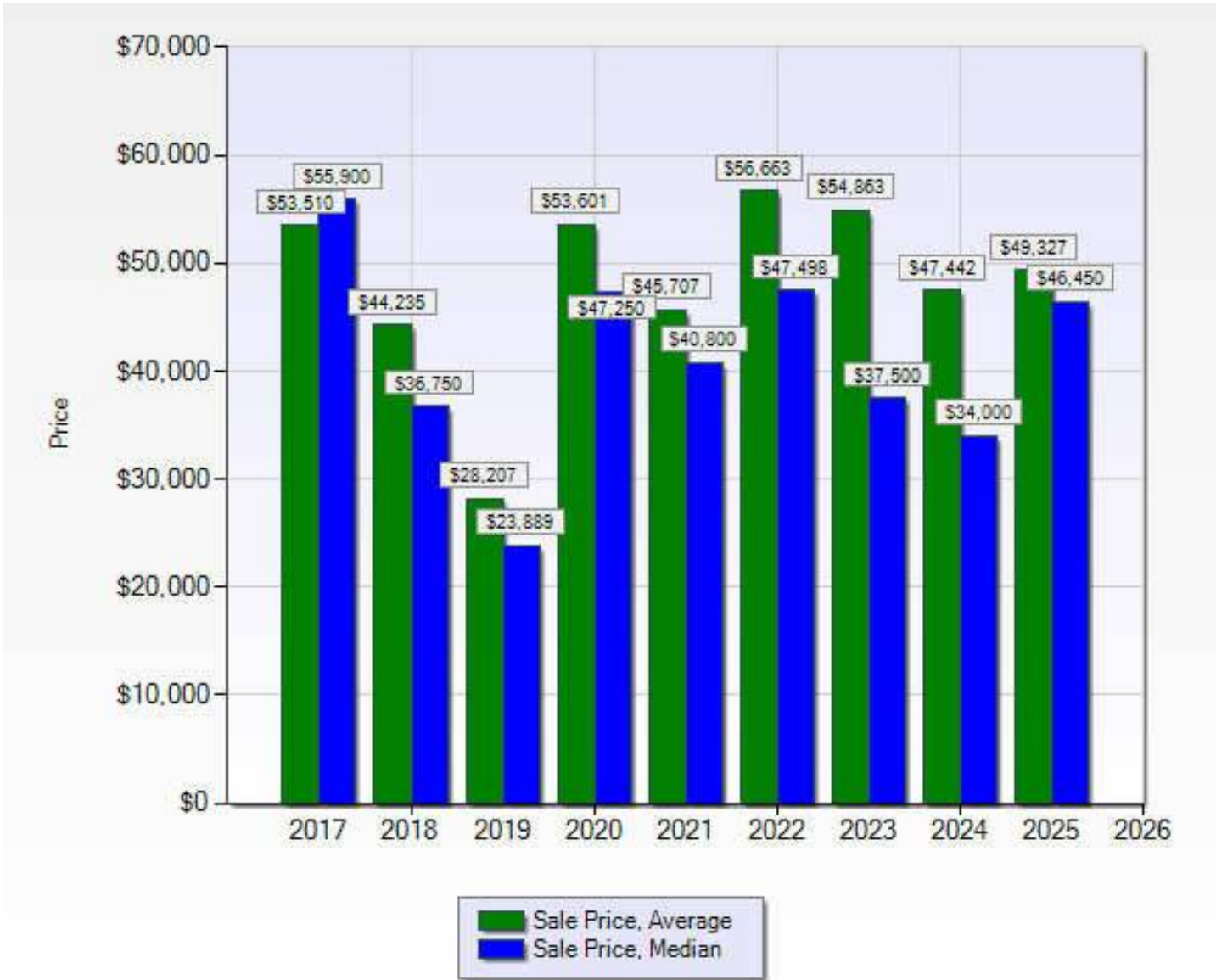
LOCATION MAP

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



VACANT LAND SALES DATA

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



Time frame is from Jan 2017 to Aug 2025
County Or Parish is 'Erie'
Property Type is 'Vacant Land'
Property Sub Type is 'Residential'
Acreage is 0.01 to 1
Results calculated from approximately 410 listings

APPRAISER'S CERTIFICATION

Client: Washington Township	File No.: Lakeside View
Property Address: Lakeside View	Case No.:
City: Edinboro	State: PA Zip: 16412



Commonwealth of Pennsylvania- Department of State
Bureau of Professional and Occupational Affairs



Mailing Address P.O. Box 2649, Harrisburg, PA 17105 Toll Free: 1-833-DOS-BPOA

JENNIFER L BOLLA

License Number : RL139836 Initial License Date : 08/25/2010 Expiration Date : 06/30/2027
License Type : Certified Residential Appraiser License Status as of 6/1/2025 : Active
Issued By : State Board of Certified Real Estate Appraisers
Address : 10601 OLD ROUTE 99, MCKEAN, PA 16426



Arion R. Claggett

Acting Commissioner Arion R. Claggett

Signature of Licensee



Please verify the license by visiting <https://www.pals.pa.gov/verify> or by scanning the QR Code

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