



Indian Valley Appraisal Company

Providing All Aspects of Real Estate Valuation

October 15, 2025

Mr. David G. Kraynik
Township Manager
Towamencin Township
1090 Troxel Road
Lansdale, PA 19446
Email: dcarney@towamencin.org.

Re: Orvilla/Welsh Roads ROW Project
Strip, before and after, and full take appraisals

Dear Mr. Kraynik:

Please accept this letter as our proposal to complete appraisals for the above-referenced assignment. It is my understanding there are eleven (11) impacted parcels in this project. Our fee for each type of appraisal is outlined as follows:

- Strip appraisals – The fees will vary from \$1,000 to \$1,700 per site and are dependent upon the complexity of the land to be valued. The properties along Welsh and West Orvilla Road vary with only the residential parcels appearing to offer some economies of scale.
- Before and after appraisals – The fees range from \$3,000 to \$7,500 per property and are dependent upon the complexity of the assignment. Please note, the fee does not include the cost of machinery and equipment appraisals.
- Total take appraisals – The fees range from \$1,700 to \$7,500 and are dependent upon the complexity of the assignment. Please note, the fee does not include the cost of machinery and equipment appraisals. It does not appear that there are any total takes within these projects.

The fee quoted represent a general fee range. Specialty properties such as cemeteries would need to be quoted on a case-by-case basis and are not included in the proposed fee structure presented above.

Mr. David G. Kraynik
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Please note fees do not include update fees. The update fee is dependent upon the time lapse between the initial appraisal and the effective date of the taking.

If you have any questions or concerns, please do not hesitate to contact our office. We have recently completed appraisals for Montgomery County Transportation Authority, the Pennsylvania Department of Transportation, the Pennsylvania Turnpike Commission, numerous municipalities, and Montgomery County. Attached to this letter are the qualifications for all three partners in our firm. Additionally, please note that Mark Abissi is still with Indian Valley Appraisal Company, acting as a senior advisor and continues to be active in this type of appraisal work.

Thank you for the opportunity to be of service. We look forward to hearing from you soon.

Sincerely,

INDIAN VALLEY APPRAISAL COMPANY



Anne Marie Gorman
October 15, 2025
Date

David G. Kraynik, Township Manager

Date

QUALIFICATIONS

David A. Arnoldi, MAI
Indian Valley Appraisal Company
120 East Broad Street, Suite 1
Souderton, PA 18964
david@ivappraisal.com

Education

The Pennsylvania State University, University Park, PA
Bachelor of Arts, Economic with Business Minor, 1991

Continuing Education Past Five Years

Has completed the necessary requirements for Continuing Education

Professional Licenses and Certifications

Pennsylvania State Certified General Real Estate Appraiser, Certificate GA001533L
Appraisal Institute – MAI Member, MAI Certificate Number 13,049; Certificate Date August 2011
Approved for Pennsylvania Department of Transportation

Professional Experience

Indian Valley Appraisal Company, Souderton, PA **2011-Present**
Partner/President

Specializing in real estate valuation of commercial, industrial and institutional properties

Valuation & Information Group, Treose, PA **2008-2011**
Vice President

Responsible for appraising healthcare properties including skilled nursing and assisted living facilities on a national basis; co-managed east coast operations

Valuation Counselors/CBIZ Valuation Group, Lawrenceville, NJ **1996-2008**
Manager

Initially responsible for appraising health care real estate. Final years responsible for appraising multiple real estate property types for litigation support and financial reporting promulgated under the Financial Accounting Standards Board (FASB).

Dale James & Associates **1992-1996**
Assistant Appraiser

Appraiser of commercial and residential properties. Responsible for all phases of the appraisal.

Testimony

Appeared before the Orphan's Court in Philadelphia

Appeared before The Superior Court of Delaware

Appeared before the Board of Assessment Appeals in Montgomery, Bucks and Chester Counties, Pennsylvania and various municipalities in New Jersey

Appraisal Experience

Assisted Care Facilities

Industrial Facilities

Life Care Facilities

Office Buildings

Restaurants

Shopping Centers

Hotels/Motels

Land

Multi-Family

Retirement Communities

RV Campground

Skilled Nursing Facilities

QUALIFICATIONS

Anne Marie Gorman
Indian Valley Appraisal Company
120 East Broad Street, Suite 1
Souderton, PA 18964
anne@ivappraisal.com

Education

Temple University, Philadelphia, PA
Bachelor of Business Administration Degree (Concentration in Real Estate), 1999

Continuing Education

Has completed the necessary requirements for Continuing Education including Appraisal Institute Valuation of Conservation Easements in November 2022 and several cycles of Appraising to UASFLA (Yellowbook) Standards from various educational institutions.

Professional Licenses and Certifications

Pennsylvania State Certified General Real Estate Appraiser, Certificate GA-001808L
Approved for Pennsylvania Department of Transportation

Professional Experience

Indian Valley Appraisal Company, Souderton, PA **1995-Present**

Partner

Responsible for appraising residential, commercial and industrial properties with an emphasis on residential land, farms and conservation easements

Bearoff & Company, King of Prussia, PA **1984-1994**

Staff Appraiser

Responsible for appraising residential real estate

Appraisal Experience

Boarding/Rooming House
Condominium -residential, industrial, office
Contractor Facilities
Farm
Manufacturing Facilities
Office Buildings
Restaurants
Strip Shopping Centers

Condemnation
Conservation Easement
Equestrian Facilities
Funeral Home
Multi-Family Housing including Apartments
Residential Subdivisions
Service Stations
Vacant Land (all property types)

Conservation Easement Appraisal Experience

I complete an average of 25 conservation easement appraisals per year for various conservation groups and governmental agencies as well as for property owners for income tax purposes. A large number of these appraisals are also compliant with the Uniform Appraisal Standards for Federal Land Acquisitions (UASFLA).

QUALIFICATIONS

Tina M. Sabatini
Indian Valley Appraisal Company
120 East Broad Street, Suite 1
Souderton, PA 18964
tina@ivappraisal.com

Education

Temple University, Philadelphia, PA
Bachelor of Science with a Concentration in Real Estate and Marketing, 1995

Professional Licenses and Certifications

Pennsylvania State Certified General Real Estate Appraiser, Certificate GA 004657

Professional Experience

Indian Valley Appraisal Company, Souderton, PA **2018-Present**
Partner

Specializing in real estate valuation of commercial, industrial, institutional, and residential properties

J.T. Bankers Saloon & Eatery, Sellersville, PA **1996-2018**
Principal

Owner/operator of a growing restaurant

Third Federal Bank, Newtown, PA **2002-2006**
Loan Officer

Responsible for funding loans totaling \$1,500,000 to \$2,000,000 monthly

Willow Grove Bank, Maple Glen, PA **1991-1996**
Loan Officer

Responsible for funding loans totaling \$1,000,000 to \$1,500,000 monthly; previously worked as mortgage processor; responsible for all aspects of loan processing

Appraisal Experience

Boarding/Rooming House	Condemnation
Condominium -residential, industrial, office	Contractor Facilities
Land	Manufacturing Facilities
Multi-Family Housing including Apartments	Office Buildings
Restaurants	Residential Dwellings
Service Stations	Strip Shopping Centers
Vacant Land (all property types)	