

**APPRAISAL REPORT of:
Uinta County Memorial Hospital Building at
1237 Uinta Street
Evanston, WY 82930**



Prepared for:
Uinta County
ATTN: Loretta Howieson Kallas
225 9th Street
Evanston, WY 82930

Prepared by:
Uinta Appraisal Company
Alex Moscinski, Certified General Appraiser
59 Walker Rd.
Evanston, Wyoming 82930

Date of Appraisal: December 10, 2025

Uinta Appraisal Company



Southwest Wyoming Experts

Appraiser: Alex Moscinski

59 Walker Road

Evanston, Wyoming 82930

Office: (307) 789-7815

Cell: (307) 679-8503

Email: alexmo4040@gmail.com

Letter of Transmittal

January 5, 2025

Uinta County
ATTN: Loretta Howieson Kallas
225 9th Street
Evanston, WY 82930

Re: Uinta County Memorial Hospital Building at
1237 Uinta Street
Evanston, WY 82930

File #26-001

Dear Client,

Included herewith, in accordance with your request, is the appraisal report in which I have estimated the market value of the above captioned property. This appraisal is prepared in conformance with the standards of the Appraisal Foundation, USPAP, and the Appraisal Institute. In accordance with your request for an appraisal of the market value of the above captioned property, appraiser Alex Moscinski has personally inspected the Subject property and has made a careful and detailed analysis of the factors pertinent to the estimate of value.

In this appraisal, the FEE SIMPLE interest in the Subject property is appraised, subject to any easements of record and without regard to any other encumbrances that might exist. Fee Simple simply means that it is absolute ownership in property without limitations to any

particular class or heirs or restrictions except for those associated with governmental powers such as eminent domain, taxation, etc.

The property is the old Uinta County Memorial Hospital. The Subject is located at 1237 Uinta Street. The Subject lot is newly created. It was previously part of a much larger complex that consisted of 3 buildings on 2 lots. The owner is Uinta County. The building is 2 stories totaling 22,398 square feet. Measurements were taken from the assessor's office estimate as to the building's square footage. Due to the layout of the building and it being connected to other structures, a formal survey needs to be done in order to obtain the exact dimensions of the structure. It is a 2-story masonry framed building. The building was at one time the local hospital. It was most recently used in the 90's. The building has only been used as storage space for the last 20+ years. The property will be valued based on its current layout and condition. The land associated with the building is .38 acres, 16,681 square feet zoned P, Public.

PROPERTY TYPE AND USE: The Subject is an existing medical office building. However, the building has not been used in many years and is now considered storage space. The instructions from my client are to value the property as-is. The building has had little use since the 1980's and early 1990's. Most components I have been told would need to be replaced before the property could be used for any type of commercial or residential use. This will be discussed in greater detail later in the report.

INTENDED USE OF THE APPRAISAL: The Client is Uinta County. This report is intended to benefit the client and be used as an aid in, or in support of, decisions related to a negotiation for a potential sale/purchase of the Subject property.

INTENDED USERS: This report will be used by the Client (including employees, agents, and assigns) and the borrower. Uinta Appraisal Company and the appraiser, Alex Moscinski, accept no liability or responsibility to unintended users who may be furnished a copy of this report.

CONDITIONS OF APPRAISAL: I have been instructed to appraise the current as-is value of the Subject property. The building has not been used other than as dry storage space for many years. Utilities have not been on for many years. These conditions will be considered in the valuation of the property. The date of inspection and effective date of the report is December 10, 2025.

Extraordinary Assumptions - The definition of an Extraordinary Assumption is: an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinion of conclusion. Due to the fact that I was unable to inspect the entire Subject building, I must operate under an

extraordinary assumption. Due to the size of the Subject and various areas having doors locked during the inspection, I was not able to gain access to every room in the building. I was able to inspect a good portion of the building. Those areas that were not inspected I was informed have a similar finish to the remainder of the building. I will therefore operate under the extraordinary assumption that those areas are similar. Should it be discovered they differ from what I was told, it could potentially alter my final estimate of value.

Details as to the specifics of the construction have been provided to me. It is assumed that many of the mechanical components of the building are not up to modern standards and would need replacing. The appraisal will be based heavily off those assumptions. Were it found areas were in lesser or better condition than assumed, it could have an effect on value. Due to the uncertainty with the current condition, an Extraordinary Assumption will be used for the analysis.

This report will be used by the Client (including employees, agents, and assigns) and the borrower, and may be used by another supervised lender or financial institution as a basis of long-term mortgage financing of the Subject. Uinta Appraisal Company and the appraiser, Alex Moscinski, accept no liability or responsibility to unintended users who may be furnished a copy of this report.

Based on the data presented in the report, additional file data, and my general working knowledge of the local real estate market, I am of the opinion that the market value of the Subject property, as of December 10, 2025, is:

1237 Uinta Street, Uinta County Memorial Hospital
Final Estimate of Value - \$330,000
THREE HUNDRED THIRTY THOUSAND - DOLLARS

The value estimate is allocated as \$50,000 for the land and \$280,000, for the building and site improvements. The value estimate assumes the building is in reasonable condition for storage purposes. I was told the roof needs replacement. The remaining life of the roof is not known. I was informed that a new roof would cost around \$100,000. The value estimate does not account for a roof that than no remaining life. There were minimal leaks visible inside the building. Due to the unknown nature of the roof, the roof covering was considered adequate for the building for the time being.

The value estimate is based on a 24 month or less market exposure time per analysis of the comparable sales used in the valuation and my analysis of local market conditions. The supporting data, analysis and conclusions upon which the estimate of value is based are

contained in the accompanying report. I trust you will find it complete and to your satisfaction. Please do not hesitate to call if additional information is required.

Respectfully Submitted,



Alex Moscinski
Certified General Real Estate Appraiser
Wyoming Permit No. AP-1407 (expires 3/31/27)

Uinta Appraisal Company
**MULTI PURPOSE SUPPLEMENTAL ADDENDUM
 FOR FEDERALLY RELATED TRANSACTIONS**

File No. 26-001
 Case No.

Borrower/Client Uinta County Memorial Hospital Building
 Property Address 1237 Uinta Street
 City Evanston County Uinta State Wy Zip Code 82930
 Lender Uinta County Address 225 9th Street, Evanston, Wy 82930

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Controller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplement Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is present first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on Marshall & Swift supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. The knowledge is based on prior/or current analysis of site sales and/or abstractions of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

- According to the owner and the Uinta County MLS the subject property:
- has not been offered for sale in the past 30 days.
 - is currently offered for sale for \$ _____.
 - was offered for sale within the past 30 days for \$ _____.
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALE HISTORY OF SUBJECT PROPERTY

- According to The owner, the Uinta County MLS, and public records the subject property:
- has not transferred in the past twelve months. has not transferred in the past 36 months.
 - has transferred in the past twelve months. has transferred in the past 36 months.
 - All prior sales which have occurred in the past months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.

Date	Sales Price	Document #	Seller	Buyer

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel# | Map Date | Name of Community |
|------|-----------------|----------|-------------------|
| X | 56041C 0705C | 2/15/10 | Evanston |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

CURRENT SALES CONTRACT

- The subject property is **currently not under contract**.
- The contract and/or escrow instructions **were not available for review**. The unavailability of the contract is explained later in the addenda section.
- The contract and/or escrow instructions **were reviewed**. The following summarizes the contract:

Contract Date	Amendment Date	Contract Price	Seller

- The contract indicated that personal property **was not included** in the sale.
- The contract indicated that personal property **was included**. It consisted of _____ Estimated contributory value is \$ _____.
- Personal property **was not included** in the final value estimate.
- Personal property **was included** in the final value estimate.
- The contract indicated **no financing concessions** or other incentives.
- The contract indicated **the following concessions** or incentives: _____
- If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.

MARKET OVERVIEW include an explanation of current market conditions and trends.

24 month(s) is considered a reasonable marketing period for the subject property based on my appraisal experience and the review of the sold comparables and analysis of the local MLS

ADDITIONAL CERTIFICATION

- The Appraiser certifies and agrees that:
- (1) Their analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP").
 - (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
 - (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

ADDITIONAL COMMENTS

I Alex Moscinski am competent to perform this appraisal based on my formal appraisal education and my 15 years
experience appraising similar properties.

APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Appraiser's Signature  Effective Date Dec. 10, 2025 Date Prepared Jan. 5, 2026
Appraiser's Name (print) Alex Moscinski Phone # (307) 789-7815
State Wy License Certification # AP-1407 Tax ID # _____

CO-SIGNING APPRAISER'S CERTIFICATION

- The co-signing appraiser has **personally inspected** the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusion and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser.
- the co-signing appraiser has **not personally inspected** the interior of the subject property and:
 - has not inspected** the exterior of the subject property and all comparable sales listed in the report.
 - has inspected** the exterior of the subject property and all comparable sales listed in the report.
- The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser.
- The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.

CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION

Co-Signing
Appraiser's Signature _____ Effective Date Dec. 10, 2025 Date Prepared _____
Co-Signing Appraiser's Name (print) _____ Phone # (_____) _____
State License Certification # _____ Trainee Tax ID # _____

Uinta Appraisal Company
Environmental Issues & Concerns

File No. 26-001
Case No.

Borrower Uinta County Memorial Hospital Building

Property Address 1237 Uinta Street

City Evanston County Uinta State Wy Zip Code 82930

Lender/Client Uinta County Address 225 9th Street, Evanston, Wy 82930

ENVIRONMENTAL ISSUES OR CONCERNS SUPPLEMENT

This supplement is designed to address environmental factors that may or may not influence the value of the Subject property.

Supplement to the Appraisal of: Land and improvements known as the Uinta County Memorial Hospital Building, located at 1237 Uinta Street, Evanston, Uinta County, Wyoming.

Client: Uinta County

Appraiser: Alex Moscinski

Date of Appraisal: December 10, 2025

Item #1 - Cleanliness / orderliness of operations: Subject property was clean and orderly at the time of inspection.

Item #2 - Standpipes, vents, ground subsidence or other indication of underground storage tanks: None noted.

Item #3 - Denuded or dead vegetation indicating spills or dumping: None noted.

Item #4 - Discoloration of soil indicating spill or dumping: None noted.

Item #5 - Standing water or leaking pipes, valves, or containers indicating defective storage facilities: None noted.

Item #6 - Unusual smells or noxious odors inside or outside any building: None noted.

Item #7 - Signs of explosion or chemical spills: None noted.

Item #8 - Storage barrels, drums or containers filled with liquid or chemicals: None noted.

Item #9 - Refuse piles, incinerators, dump areas, or abandoned vehicles: None noted.

Item #10 - Wetlands, bogs or lakes on or near the property: None noted.

Item #11 - Surrounding uses or property; The Subject neighborhood is in the established part of town. The immediate area of the Subject is made up of commercial and residential improved parcels. The old Lincoln Highway sits just to the south of the site. The area is one of the original parts of town. Properties to the south along Harrison Drive are primarily commercial. There is an elementary school in the neighborhood. Most properties are residential with some multi-family properties. To the north is the intersection of 13th Street and Uinta Street, followed by a single-family house and park. To the east is Uinta Street followed by single-family houses. To the south is 12th Street followed by single-family houses and eventually Harrison Drive. To the west is a parking lot for the property followed by residential neighborhood.

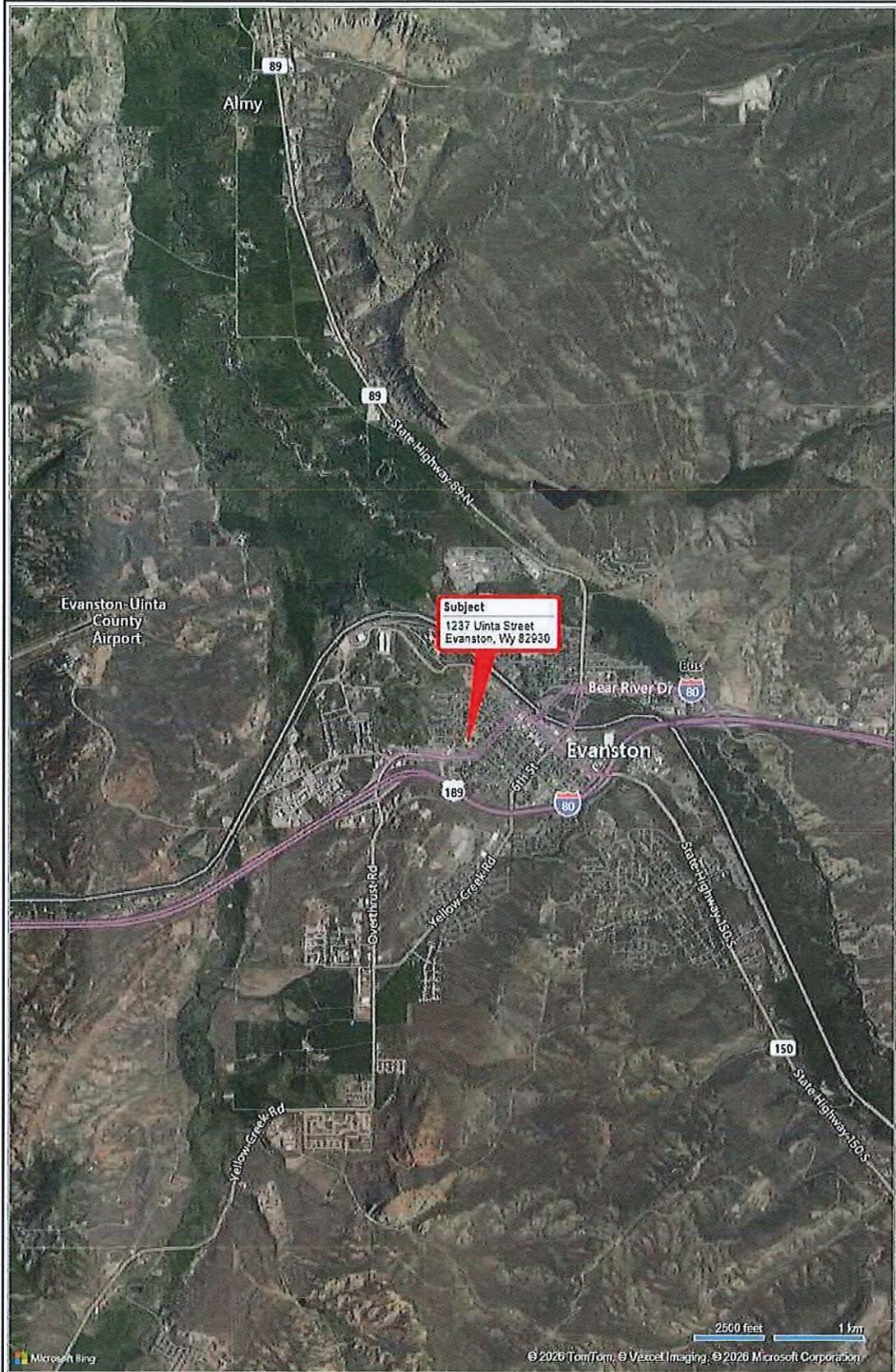
Item #12 - General topography of the site: The Subject site has a slight slope to the north towards Uinta Street. The area slopes in the northerly direction. The site appears to have adequate drainage in that direction. The site slope allows for a daylight lower level. On the west side of the building the lower level is below grade. On the eastern side it is above grade.

Item #13 - Indications of asbestos: None noted

Uinta Appraisal Company
LOCATION MAP ADDENDUM

File No. 26-001
Case No.

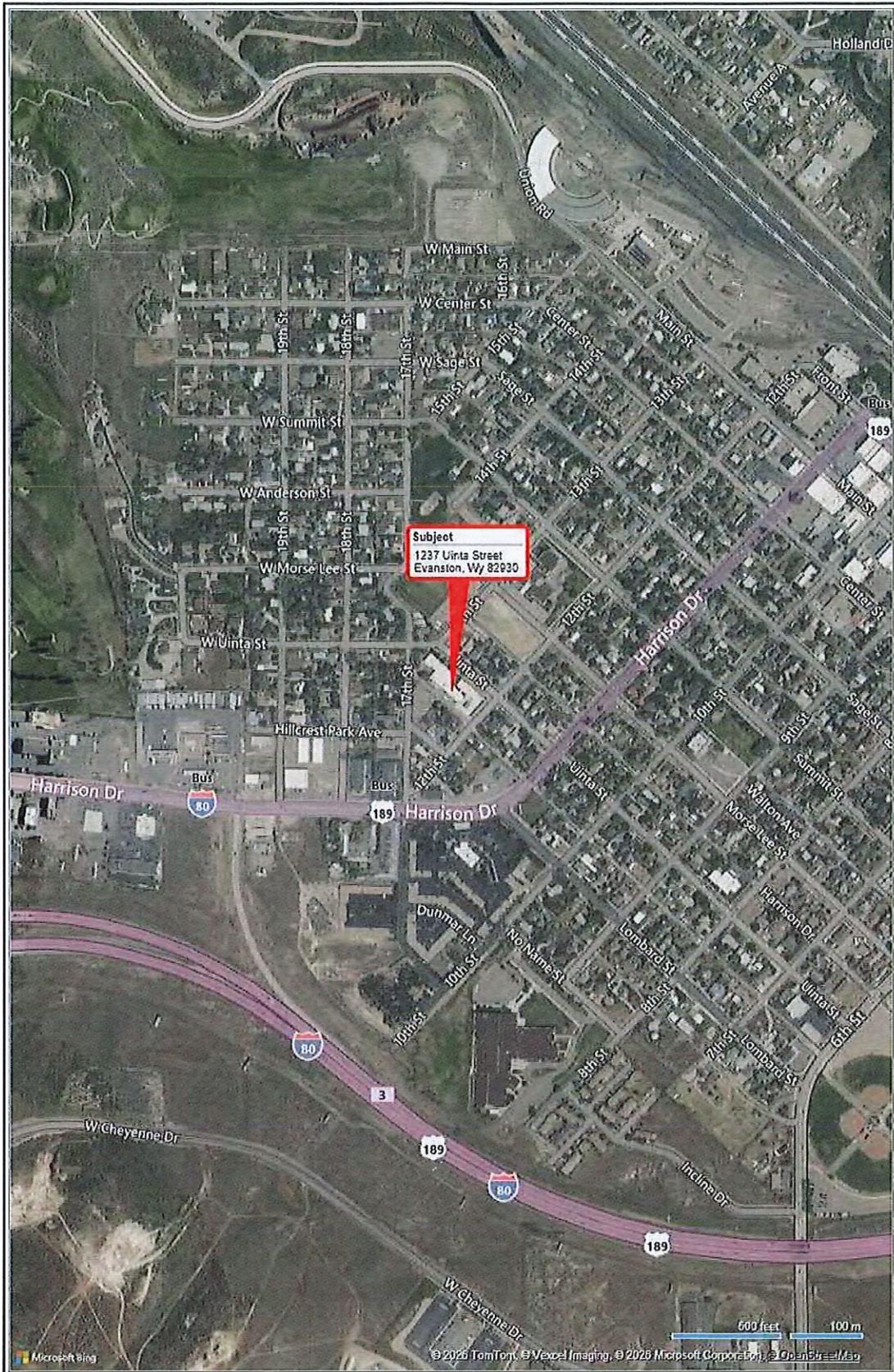
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Uinta Appraisal Company
LOCATION MAP ADDENDUM

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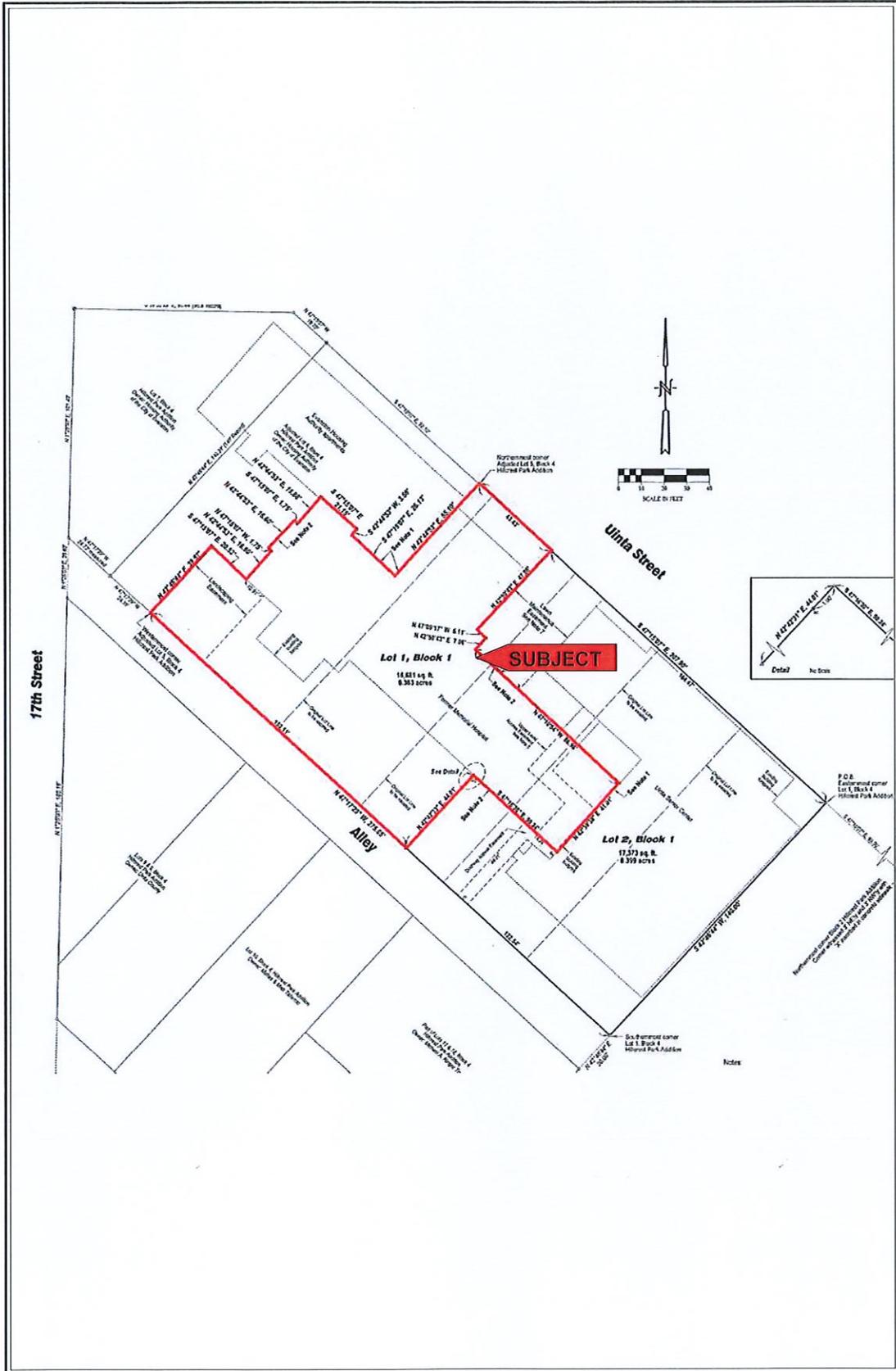
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Uinta Appraisal Company
PLAT MAP

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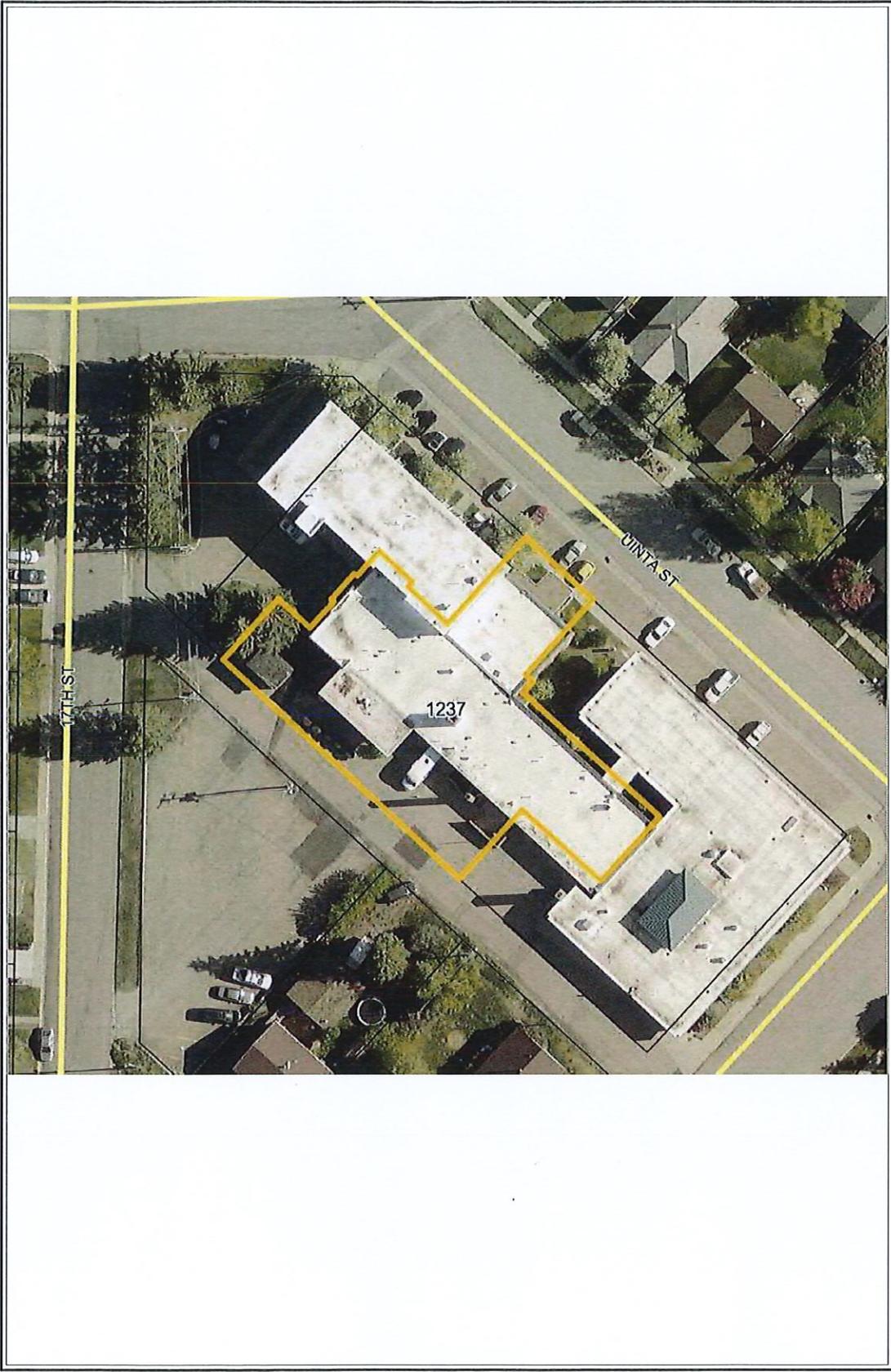
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Uinta Appraisal Company
AERIAL MAP ADDENDUM

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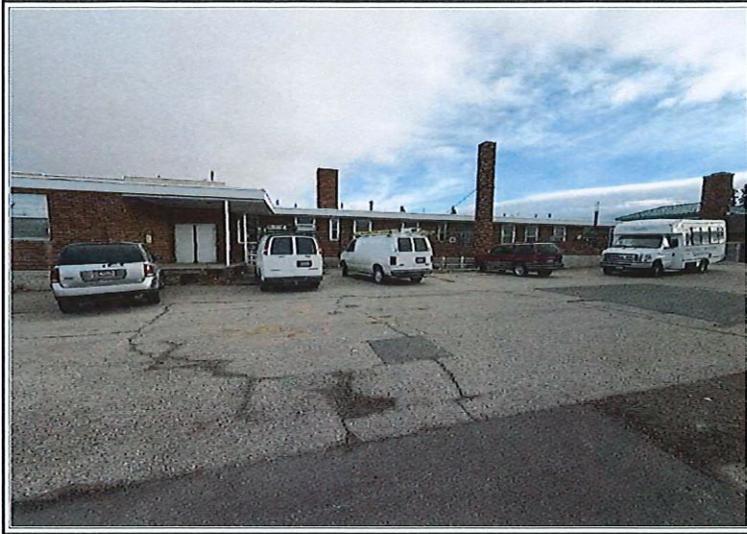
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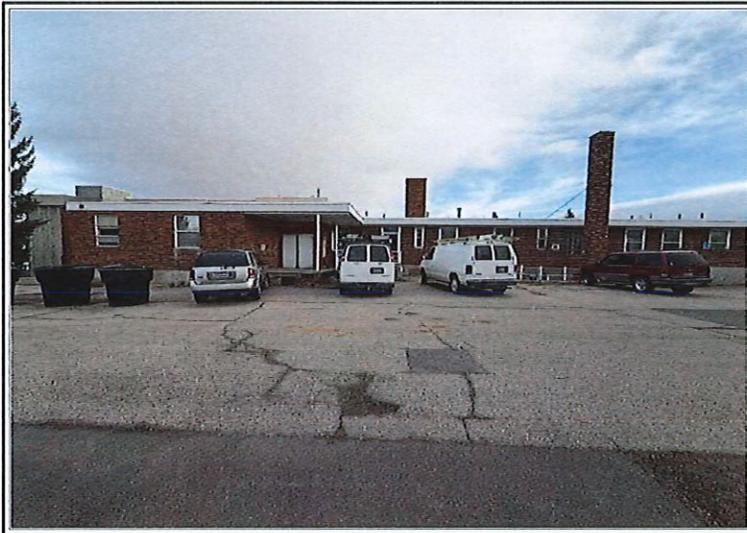
Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

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This is W side of building seen from alleyway lking N.



This is old ambulance and emergency area along N side of building.

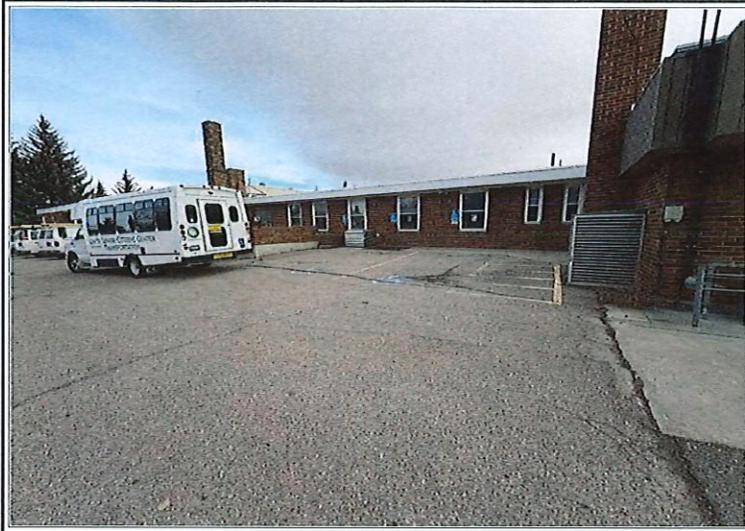


Lking along W side of building.

Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

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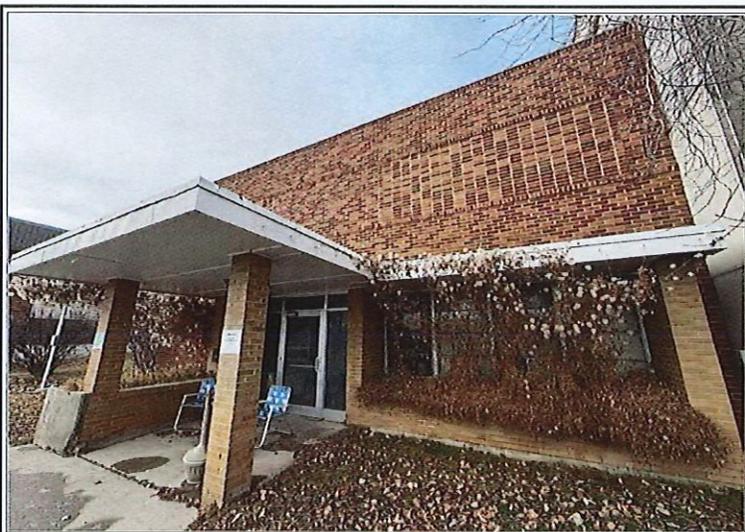
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This is lkng at SW side of building.



Lkng NE along Uinta Street along E side of building.

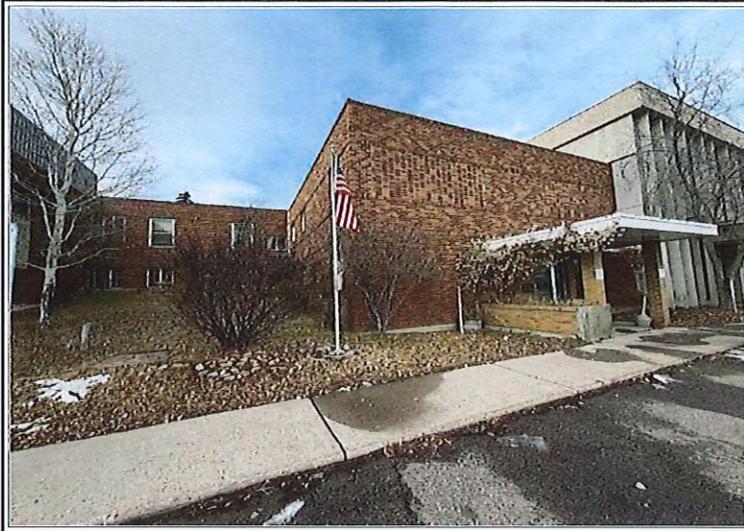


Lkng from Uinta St at E side and front of building.

Uinta Appraisal Company
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This is the main entrance along E side.



This is the NW corner of building.



Lkng along alleyway along W side of building.

Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

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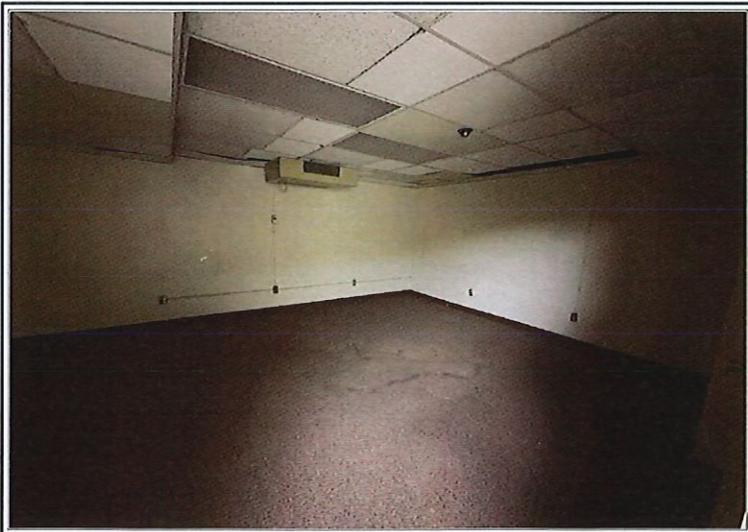
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Lkng along main hallway in lower level.



Mechanical room in basement.

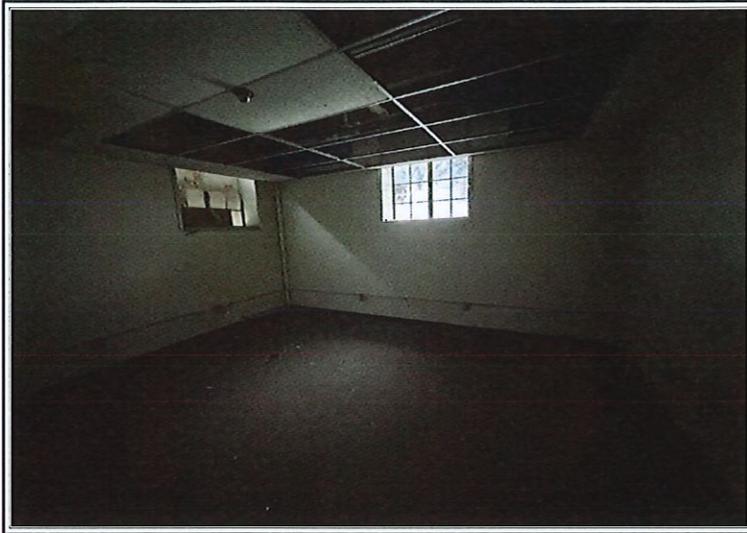


Office

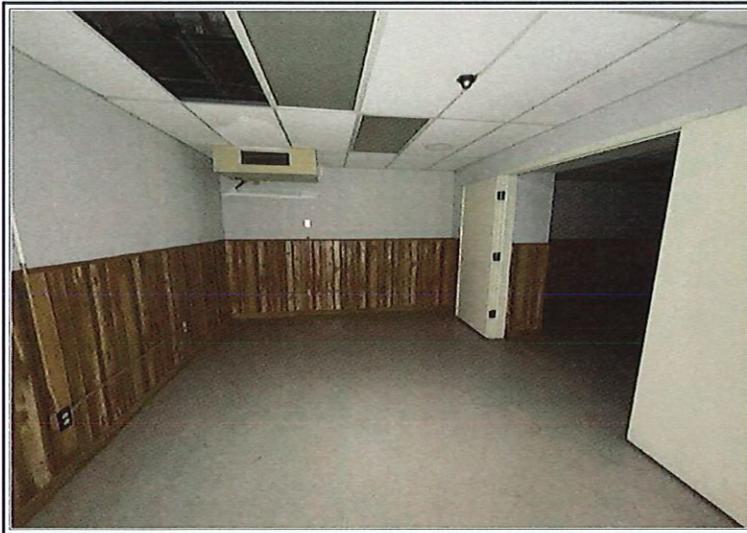
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Office/exam room.



Breakroom area.

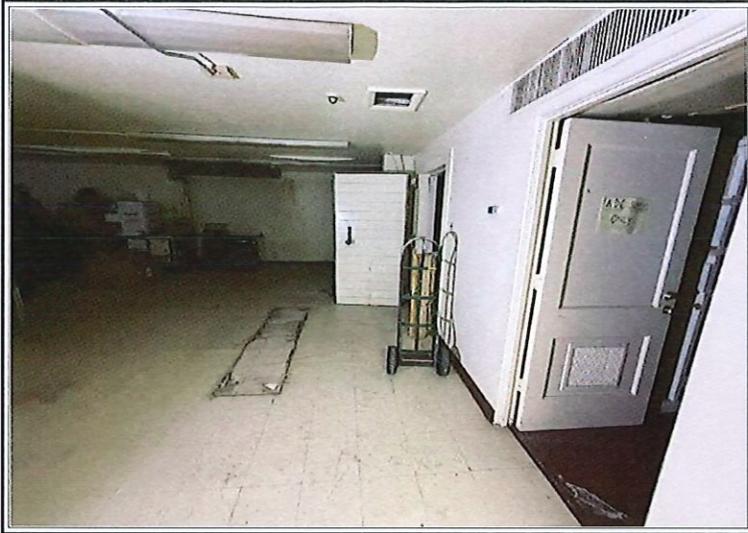


Office/exam room.

Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

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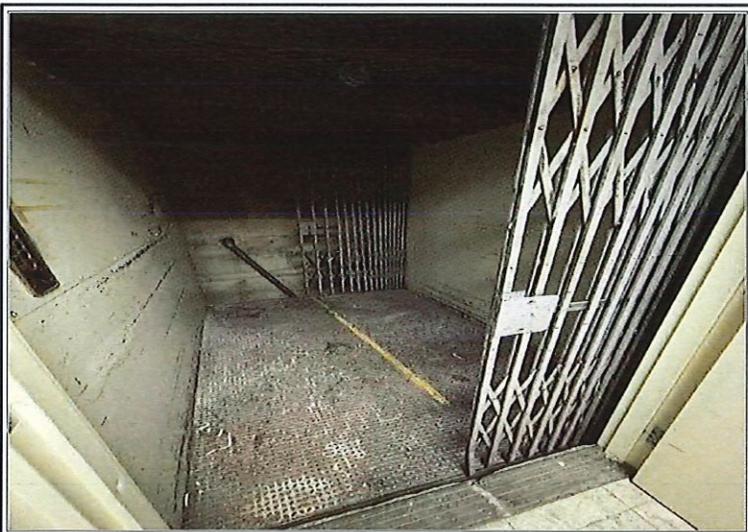
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Cafeteria in basement.



Kitchen in basement.

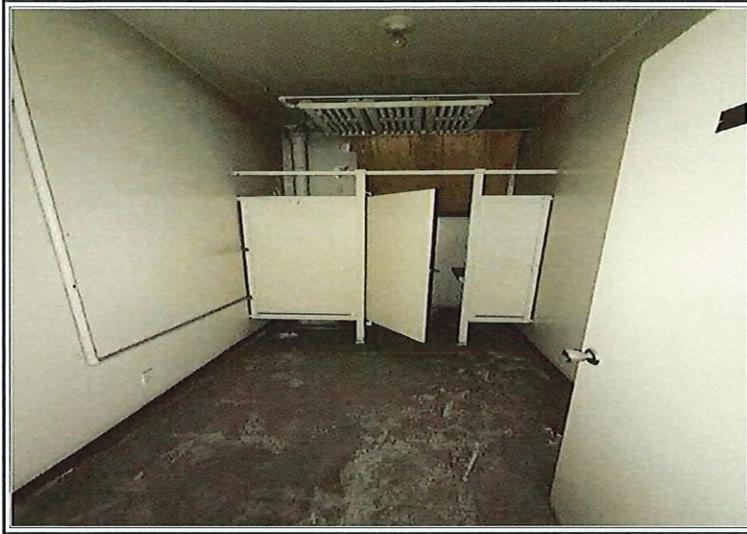


Elevator.

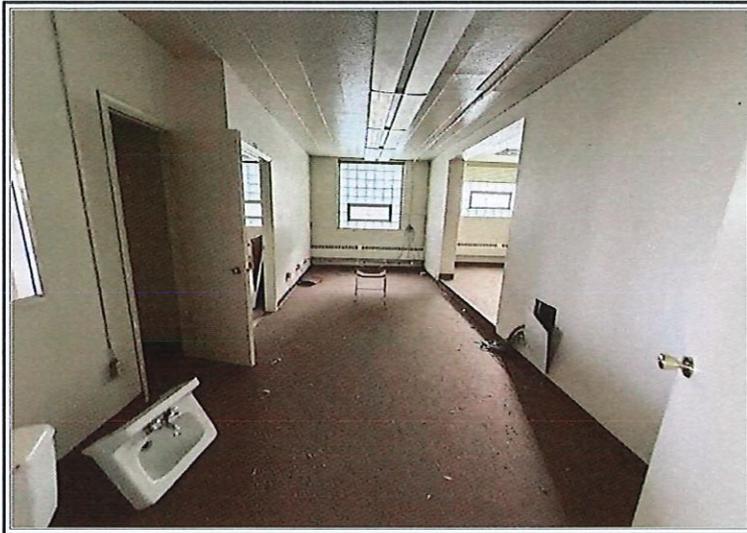
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Bathroom.



Office area off main entrance.



Office area.

Uinta Appraisal Company
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office area in upper level.



Bathroom.



Office room.

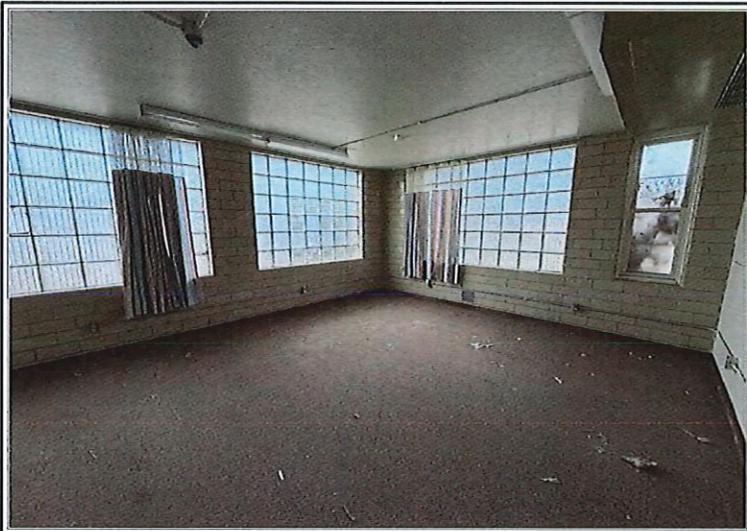
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Entrance to old emergency room area.



Surgical room.



Bathroom.

Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

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Surgical/emergency room.



Hallway leading through middle of upper level.



Laundry room.

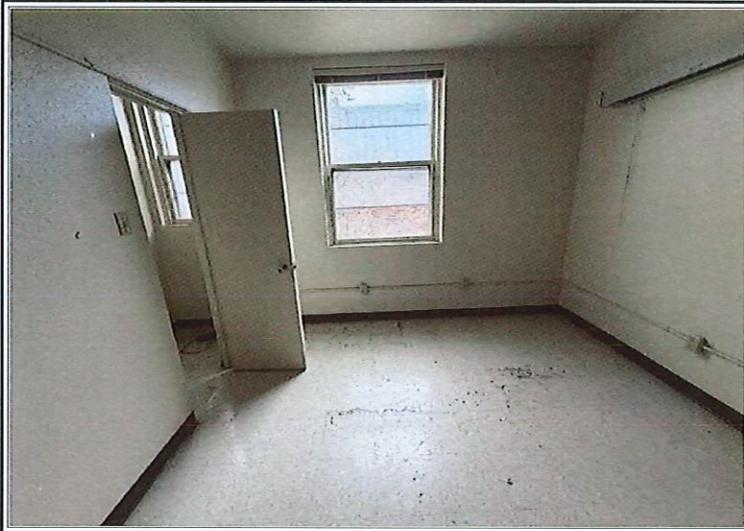
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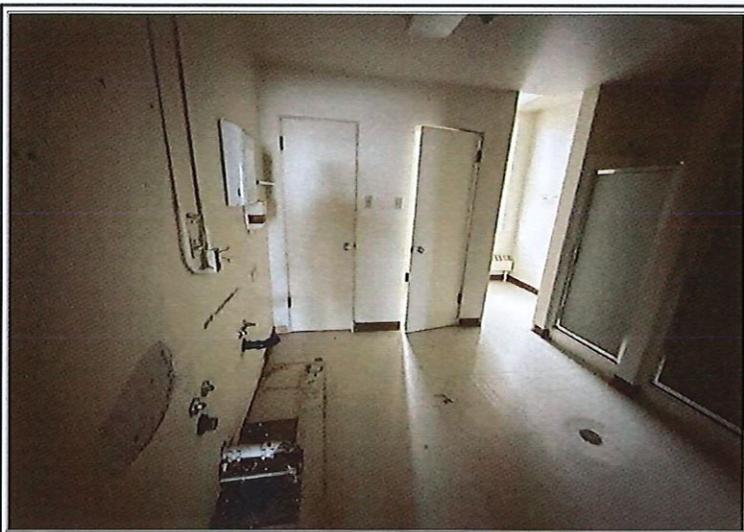
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Office/exam room.



Office.

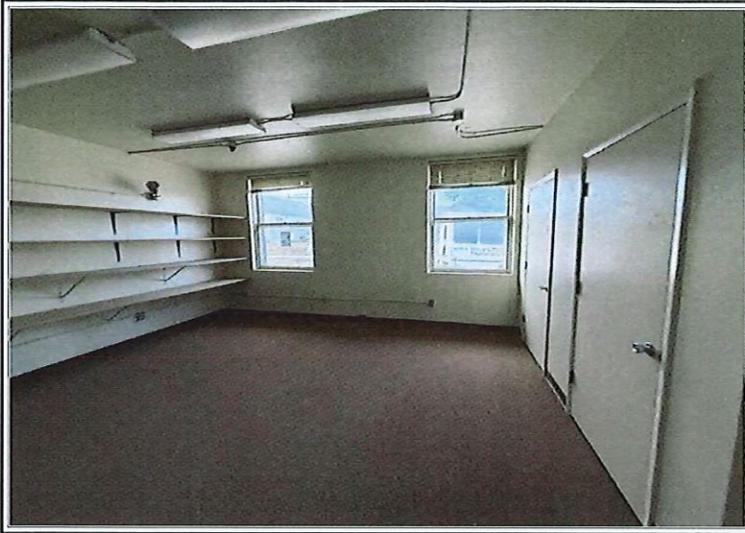


Bathroom.

Uinta Appraisal Company
SUBJECT PHOTO ADDENDUM

File No. 26-001
Case No.

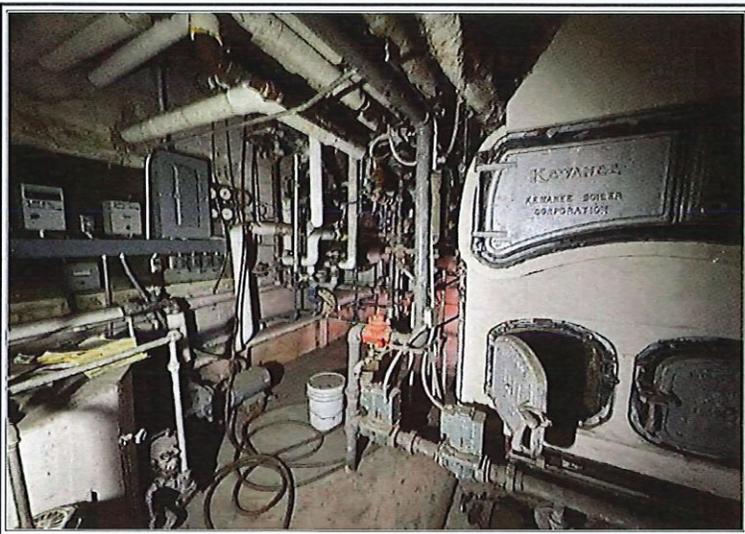
Borrower	Uinta County Memorial Hospital Building						
Property Address	1237 Uinta Street						
City	Evanston	County	Uinta	State	Wy	Zip Code	82930
Lender/Client	Uinta County		Address	225 9th Street, Evanston, Wy 82930			



Office.



Boiler.

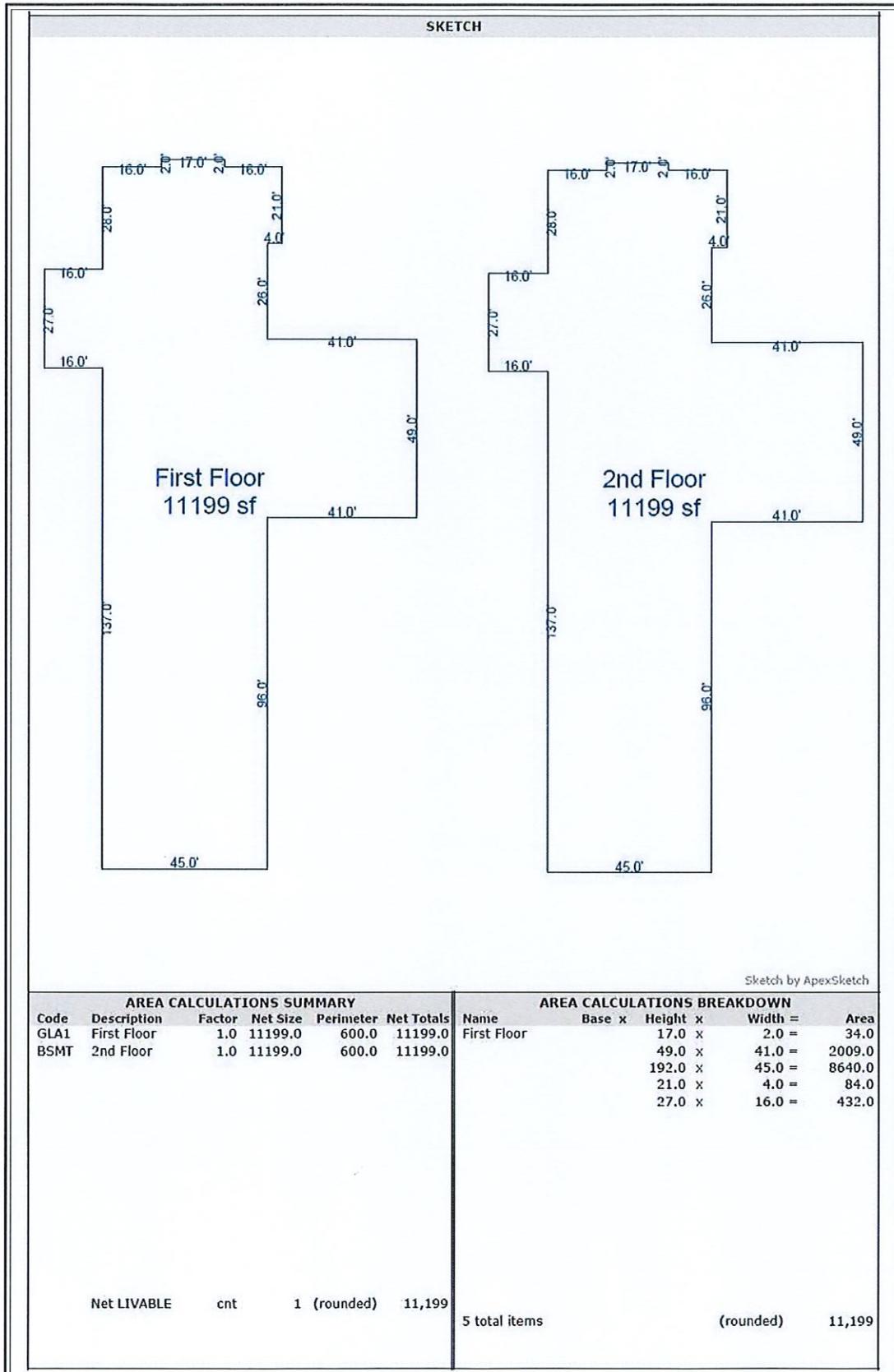


Boiler in mechanical room.

Uinta Appraisal Company
SKETCH ADDENDUM

File No. 26-001
 Case No.

Borrower Uinta County Memorial Hospital Building
 Property Address 1237 Uinta Street
 City Evanston County Uinta State Wy Zip Code 82930
 Lender/Client Uinta County Address 225 9th Street, Evanston, Wy 82930

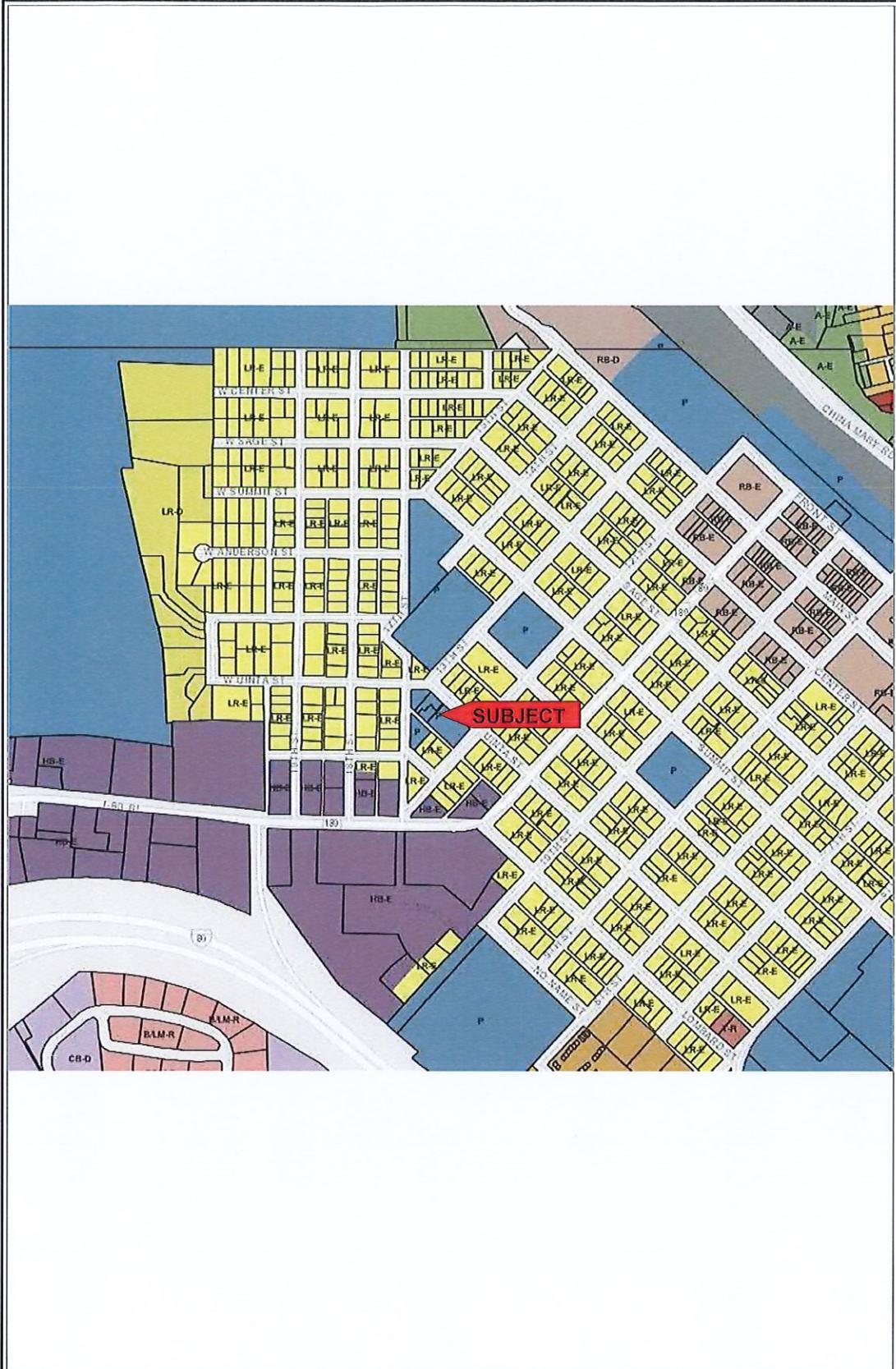




Uinta Appraisal Company
ZONING LOCATION MAP

File No. 26-001
Case No.

Borrower Uinta County Memorial Hospital Building
Property Address 1237 Uinta Street
City Evanston County Uinta State Wy Zip Code 82930
Lender/Cient Uinta County Address 225 9th Street, Evanston, Wy 82930



Uinta Appraisal Company



Southwest Wyoming Experts

Appraiser: Alex Moscinski

59 Walker Road

Evanston, Wyoming 82930

Office: (307) 789-7815

Cell: (307) 679-8503

Email: alexmo4040@gmail.com

QUALIFICATIONS OF APPRAISER

Alex Moscinski

PERSONAL: Age - 37

EDUCATION: Received a BBA (Bachelor of Business Administration) from Edward Waters College in May of 2011.

PROFESSIONAL EDUCATION:

Appraisal Institute Course - Basic Appraisal Principles (exam)

Appraisal Institute Course - Basic Appraisal Procedures (exam)

Appraisal Institute Course - Real Estate Finance Statistics and Valuation Modeling (exam)

Appraisal Institute Course - Supervising Appraisal Trainees

Appraisal Institute Course - Appraising Distressed Commercial Real Estate

Appraisal Institute Course - 2012-2013 15 hour USPAP Class (exam)

McKissock Course - 2020-2021 USPAP Update Class

ASFRMA Course - Appraisals Through the Eyes of the Reviewer

McKissock Course - General Appraiser Sales Comparison Approach (exam)

McKissock Course - General Appraiser Market Analysis Highest and Best Use (exam)

McKissock Course - General Appraiser Site Evaluation and Cost Approach (exam)

McKissock Course - General Appraiser Income Approach part 1 & 2 (exam)

McKissock Course - Report Writing & Case Studies (exam)

McKissock Course - Appraisal of Owner-Occupied Commercial Properties

McKissock Course - Divorce and Estate Appraisals

McKissock Course - Basic Hotel Appraisals

McKissock Course - Appraisal of Self-Storage Facilities

McKissock Course – Residential Report Writing:
More Than Forms

McKissock Course – The FHA Handbook 4000.1

McKissock Course – The Basics of Expert Witness
for Commercial Appraisers

Appraisal Institute Course – Evaluating Commercial
Construction

McKissock Course – Supporting Your Adjustments,
Methods for Residential Appraisers

McKissock Course – Appraising Small Apartment
Properties

McKissock Course – Best Practices for Completing
Bifurcated and Hybrid Appraisals

McKissock Course – 2024-2025 USPAP Update Class

McKissock Course – Intermediate Income Approach
Case Studies for Commercial Appraisers

McKissock Course – Residential Construction and
the Appraiser

Passed National Certified General Appraiser
Examination in 2015

McKissock Course – Uniform Appraisal Standards
for Federal Land Acquisitions (Yellow Book) Course

McKissock Course – Appraisal of Industrial Flex
Buildings

GSE Appraisal Requirements and Guidelines

Green Building Concepts for Appraisers

Appraising 2-4 Unit Residences

Valuation of Residential Solar

PROFESSIONAL EXPERIENCE:

Completed a 2-month internship during the summer of 2010 with Bailey Appraising Services.

January 2011 to April 2015 - Associate Appraiser with Bailey Appraising Services.

Received Wyoming General Real Estate Appraiser Permit #AP-1407 on 04/01/2015, expires 03/31/2025.

Received Utah Certified General Appraiser Permit #11001528-CG00 on 10/10/2019, expires 12/31/2025.

Acquired Bailey Appraising Services in 2015. Currently working through Alex Mo Appraisals, DBA Uinta Appraisal Company.

Thirteen (13) years' experience in appraising all types of Residential, Commercial, Industrial, Agricultural, and Specialty properties in Southwest Wyoming and northeast Utah.

Alex W. Moscinski President/Owner

Alex Mo Appraisals D.B.A. Uinta Appraisal Company

59 Walker Road, Evanston, Wyoming, 82930

Office: (307) 789-7815 Cell: (307) 679-8503

alexmo4040@gmail.com



License Number AP-1407
NON TRANSFERABLE

CERTIFIED REAL ESTATE APPRAISER PERMIT

Issued : 04/01/2015
Expires: 03/31/2027

Alex W. Moscinski

Certified General Appraiser Permit

AS PROVIDED FOR BY THE LAWS OF WYOMING.

59 Walker Road, Evanston WY 82930

AUTHORIZED BY THE WYOMING CERTIFIED REAL ESTATE APPRAISER BOARD WITNESS MY HAND AND THE OFFICIAL SEAL AT CHEYENNE,
WYOMING.

A handwritten signature in black ink, appearing to read "Nicholas A. Barker".

Nicholas A. Barker - Executive Director



