MAINE SUPREME JUDICIAL COURT SITTING AS THE LAW COURT

Law Court Docket No. Som-24-48

Kathi Plante

v.

Sue LeHay, et al.

On Appeal from the Superior Court (Somerset County)

APPENDIX

WALTER F. MCKEE
Maine Bar No. 7848
Attorney for Appellant
McKee Morgan, LLC, P.A.
133 State Street
Augusta, Maine 04330
(207) 620-8294
wmckee@mckeemorgan.com

TABLE OF CONTENTS

	<u>Page</u>
Docket Record	1-10
Trial Court Written Decision	11-14
Complaint	15-19
Pl.'s Exhibit 28 [Appraisal of Vurle Jones]	20-55
Pl.'s Exhibit 29 [Appraisal of Vurle Jones]	56-92
Trial Tr. Excerpt 5-8	93-94
Trial Tr. Excerpt 213-239	95-102

KATHI PLANTE - PLAINTIFF

Attorney for: KATHI PLANTE

DANIEL BERNIER - RETAINED 10/25/2021
LAW OFFICE OF DANIEL J BERNIER LLC
179 MAIN STREET STE 304
WATERVILLE ME 04901

SUPERIOR COURT
SOMERSET, ss.
Docket No SKOSC-RE-2021-00015

DOCKET RECORD

٧.

SUE LEHAY - DEFENDANT

Attorney for: SUE LEHAY
WALTER MCKEE - RETAINED
MCKEE MORGAN, LLC, PA
133 STATE STREET

AUGUSTA ME 04330

MICHAEL LEHAY - DEFENDANT

Attorney for: MICHAEL LEHAY
PAUL MILLS - RETAINED
MILLS & MILLS
55 MAIN ST
PO BOX 608
FARMINGTON ME 04938-0608

SCOTT LEHAY - DEFENDANT

Filing Document: COMPLAINT Minor Case Type: PARTITION

Filing Date: 10/25/2021

Docket Events:

10/26/2021 FILING DOCUMENT - COMPLAINT FILED ON 10/25/2021

10/27/2021 Party(s): MICHAEL LEHAY

RESPONSIVE PLEADING - ANSWER & COUNTERCLAIM FILED ON 10/20/2021

Defendant's Attorney: PAUL MILLS

AND CROSSCLAIM

10/27/2021 Party(s): KATHI PLANTE

ATTORNEY - RETAINED ENTERED ON 10/25/2021

Plaintiff's Attorney: DANIEL BERNIER

10/27/2021 Party(s): MICHAEL LEHAY

ATTORNEY - RETAINED ENTERED ON 10/20/2021

Defendant's Attorney: PAUL MILLS

RE-200 Page 1 of 10 Printed on: 04/16/2024

- 10/27/2021 Party(s): SUE LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS FILED ON 10/25/2021
- 10/27/2021 Party(s): SUE LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS SERVED ON 10/04/2021
- 10/27/2021 Party(s): SCOTT LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS FILED ON 10/25/2021
- 10/27/2021 Party(s): SCOTT LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS SERVED ON 09/29/2021
- 10/27/2021 Party(s): MICHAEL LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS FILED ON 10/25/2021
- 10/27/2021 Party(s): MICHAEL LEHAY
 SUMMONS/SERVICE CIVIL SUMMONS SERVED ON 09/29/2021
- 10/27/2021 Party(s): SUE LEHAY
 RESPONSIVE PLEADING ANSWER FILED ON 10/25/2021
- Defendant's Attorney: WALTER MCKEE
- 10/27/2021 Party(s): SUE LEHAY
 ATTORNEY RETAINED ENTERED ON 10/25/2021

Defendant's Attorney: WALTER MCKEE

10/28/2021 ORDER - SCHEDULING ORDER ENTERED ON 10/28/2021

ROBERT E MULLEN , JUSTICE ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. COPIES TO PARTIES/COUNSEL

- 10/28/2021 DISCOVERY FILING DISCOVERY DEADLINE ENTERED ON 06/27/2022
- 10/28/2021 ASSIGNMENT SINGLE JUDGE/JUSTICE ASSIGNED TO JUSTICE ON 10/28/2021
 ROBERT E MULLEN , JUSTICE
- 11/04/2021 Party(s): KATHI PLANTE

 RESPONSIVE PLEADING REPLY/ANSWER TO COUNTERCLAIM FILED ON 11/03/2021

Plaintiff's Attorney: DANIEL BERNIER

RE-200 Page 2 of 10 Printed on: 04/16/2024

12/20/2021 Party(s): SCOTT LEHAY

RESPONSIVE PLEADING - ANSWER FILED ON 12/13/2021

12/20/2021 Party(s): KATHI PLANTE

ADR - NOTICE OF ADR PROCESS/NEUTRAL FILED ON 12/20/2021

Plaintiff's Attorney: DANIEL BERNIER
PARTIES AGREED TO MEDIATION, BUT NOT LIKELY UNTIL JANUARY OR
FEBRUARY.

01/20/2022 Party(s): KATHI PLANTE
OTHER FILING - DESIGNATION OF EXPERT WITNESS FILED ON 01/20/2022
Plaintiff's Attorney: DANIEL BERNIER

01/31/2022 Party(s): KATHI PLANTE

ADR - NOTICE OF ADR PROCESS/NEUTRAL FILED ON 01/31/2022

Plaintiff's Attorney: DANIEL BERNIER
MEDIATION WITH GREG CLAYTON LIKELY IN MAY 2022.

02/07/2022 Party(s): SUE LEHAY

ADR - NOTICE OF ADR PROCESS/NEUTRAL FILED ON 02/07/2022

Defendant's Attorney: WALTER MCKEE
MEDIATION HAS BEEN SCHEDULED ON MAY 19, 2022. ATTORNEY GREG
CLAYTON WILL BE THE MEDIATOR.

04/04/2022 Party(s): MICHAEL LEHAY
OTHER FILING - DESIGNATION OF EXPERT WITNESS FILED ON 04/04/2022
Defendant's Attorney: PAUL MILLS

04/04/2022 Party(s): MICHAEL LEHAY

MOTION - MOTION FOR ENLARGEMENT OF TIME MADE ORALLY ON 04/04/2022

Defendant's Attorney: PAUL MILLS
WITHIN WHICH TO DESIGNATE EXPERT WITNESSES WITH DRAFT ORDER

04/27/2022 Party(s): MICHAEL LEHAY

MOTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 04/25/2022

ROBERT E MULLEN , JUSTICE COPIES TO PARTIES/COUNSEL

06/06/2022 ORDER - REPORT OF ADR CONF/ORDER ENTERED ON 06/03/2022

ROBERT E MULLEN , JUSTICE ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. COPIES TO PARTIES/COUNSEL

06/06/2022 ORDER - REPORT OF ADR CONF/ORDER FILED ON 05/27/2022 RE-200 Page 3 of 10

Printed on: 04/16/2024

06/06/2022 ORDER - REPORT OF ADR CONF/ORDER UNRESOLVED ON 05/19/2022

06/21/2022 Party(s): KATHI PLANTE

MOTION - MOTION FOR ENLARGEMENT OF TIME FILED ON 06/13/2022

Plaintiff's Attorney: DANIEL BERNIER

TO EXTEND DISCOVERY DEADLINE AND CERTIFICATE OF SERVICE

06/28/2022 Party(s): KATHI PLANTE

MCTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 06/28/2022

ROBERT E MULLEN , JUSTICE

COPIES TO PARTIES/COUNSEL

DISCOVERY EXTENDED TO 8/1/22.

06/28/2022 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 08/01/2022

07/05/2022 Party(s): KATHI PLANTE

MOTION - MOTION FOR ENLARGEMENT OF TIME FILED ON 07/01/2022

Plaintiff's Attorney: DANIEL BERNIER

TO EXTEND DISCOVERY DEADLINE WITH DRAFT ORDER AND AMENDED

CERTIFICATE OF SERVICE

07/26/2022 Party(s): KATHI PLANTE

MOTION - MOTION FOR ENLARGEMENT OF TIME GRANTED ON 07/25/2022

ROBERT E MULLEN , JUSTICE

COPIES TO PARTIES/COUNSEL

DISCOVERY DEADLINE EXTENDED TO 9/1/22

07/26/2022 DISCOVERY FILING - DISCOVERY DEADLINE ENTERED ON 09/01/2022

09/07/2022 HEARING - TRIAL MANAGEMENT CONFERENCE SCHEDULED FOR 10/26/2022 at 03:45 p.m.

NOTICE TO PARTIES/COUNSEL

09/29/2022 Party(s): KATHI PLANTE

OTHER FILING - WITNESS & EXHIBIT LIST FILED ON 09/28/2022

Plaintiff's Attorney: DANIEL BERNIER

09/29/2022 OTHER FILING - STATEMENT OF TIME FOR TRIAL FILED ON 09/28/2022

Plaintiff's Attorney: DANIEL BERNIER

INCORPORATED IN THE WITNESS & EXHIBIT LIST

10/05/2022 HEARING - TRIAL MANAGEMENT CONFERENCE NOTICE SENT ON 10/06/2022

RE-200 Page 4 of 10 Printed on: 04/16/2024

SKOSC-RE-2021-00015

DOCKET RECORD

10/28/2022 HEARING - TRIAL MANAGEMENT CONFERENCE HELD ON 10/26/2022

ROBERT E MULLEN , JUSTICE
Defendant's Attorney: WALTER MCKEE
Plaintiff's Attorney: DANIEL BERNIER
PAUL MILLS, ESQ. FOR DEFENDANT BY TELEPHONE

10/28/2022 ORDER - CONFERENCE REPORT & ORDER ENTERED ON 10/26/2022

ROBERT E MULLEN , JUSTICE
ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF
THE COURT. COPIES TO PARTIES/COUNSEL

TRIAL TBA - COUNSEL WILL PROVIDE COURT WITH FOSSIBLE TRIAL DATES FOR THE MONTHS OF JAN, FEB, MARCH 2023

11/09/2022 Party(s): SUE LEHAY
OTHER FILING - WITNESS & EXHIBIT LIST FILED ON 11/09/2022

11/30/2022 Party(s): MICHAEL LEHAY
OTHER FILING - DESIGNATION OF EXPERT WITNESS FILED ON 11/23/2022

Defendant's Attorney: PAUL MILLS

Defendant's Attorney: WALTER MCKEE

04/20/2023 HEARING - TRIAL MANAGEMENT CONFERENCE SCHEDULED FOR 05/12/2023 at 09:00 a.m.
NOTICE TO PARTIES/COUNSEL

04/20/2023 TRIAL - TRAILING LIST SCHEDULED FOR 06/12/2023 at 08:30 a.m.

AS BACK UP TO THE CRIMINAL TRIAL LIST 6/12/23-6/30/23.

04/20/2023 HEARING - TRIAL MANAGEMENT CONFERENCE NOTICE SENT ON 04/20/2023

04/20/2023 TRIAL - TRAILING LIST NOTICE SENT ON 04/20/2023

04/28/2023 Party(s): SUE LEHAY

MOTION - MOTION TO CONTINUE FILED ON 04/27/2023

Defendant's Attorney: WALTER MCKEE

05/08/2023 Party(s): SUE LEHAY

MOTION - MOTION TO CONTINUE GRANTED ON 05/08/2023

ROBERT E MULLEN , JUSTICE COPIES TO PARTIES/COUNSEL

RE-200 Page 5 of 10 Printed on: 04/16/2024

05/08/2023 HEARING - TRIAL MANAGEMENT CONFERENCE CONTINUED ON 05/08/2023

ROBERT E MULLEN , JUSTICE

06/09/2023 Party(s): KATHI PLANTE

OTHER FILING - TRIAL BRIEF FILED ON 06/09/2023

Plaintiff's Attorney: DANIEL BERNIER WITH CERTIFICATE OF SERVICE

08/01/2023 TRIAL - TRAILING LIST NOT REACHED ON 06/12/2023

08/02/2023 TRIAL - TRAILING LIST SCHEDULED FOR 09/11/2023

ON A TRAILING LIST AS BACK UP TO THE CRIMINAL TRIAL LIST WHICH RUNS 9/11-15, 18-22, 25-29, 2023

08/18/2023 TRIAL - TRAILING LIST NOTICE SENT ON 08/18/2023

08/18/2023 HEARING - TRIAL MANAGEMENT CONFERENCE SCHEDULED FOR 09/06/2023 at 11:20 a.m.

NOTICE TO PARTIES/COUNSEL

08/18/2023 HEARING - TRIAL MANAGEMENT CONFERENCE NOTICE SENT ON 08/18/2023

09/01/2023 Party(s): KATHI PLANTE

LETTER - FROM PARTY FILED ON 08/30/2023

Plaintiff's Attorney: DANIEL BERNIER
NOTIFYING THE COURT THAT THIS CASE SHOULD ONLY TAKE ONE DAY AND
PLAINTIFF RESIDES IN FLORIDA AND WOULD NEED NOTICE TO APPEAR FOR
TRIAL

09/11/2023 HEARING - TRIAL MANAGEMENT CONFERENCE HELD ON 09/06/2023

WILLIAM STOKES , JUSTICE
Defendant's Attorney: WALTER MCKEE
Plaintiff's Attorney: DANIEL BERNIER

09/25/2023 TRIAL - TRAILING LIST NOT REACHED ON 09/25/2023

09/25/2023 Party(s): MICHAEL LEHAY

MOTION - MOTION FOR SPECIAL ASSIGNMENT FILED ON 09/20/2023

Defendant's Attorney: PAUL MILLS

AND DATE CERTAIN FOR TRIAL AMONG OCTOBER DATES WITH DRAFT ORDER

09/25/2023 Party(s): SUE LEHAY

OTHER FILING - OPPOSING MEMORANDUM FILED ON 09/25/2023

RE-200 Page 6 of 10

Printed on: 04/16/2024

SKOSC-RE-2021-00015

DOCKET RECORD

Defendant's Attorney: WALTER MCKEE DEFENDANT SUE LEHAY'S RESPONSE TO MOTION FOR SPECIFIC ASSIGNMENT OF A DATE CERTAIN FOR TRIAL

09/29/2023 Party(s): KATHI PLANTE
OTHER FILING - OPPOSING MEMORANDUM FILED ON 09/29/2023

Plaintiff's Attorney: DANIEL BERNIER
PLAINTIFF'S RESPONSE TO THE MOTION FOR SPECIFIC ASSIGNMENT OF A
DATE CERTAIN FOR TRIAL

10/03/2023 Party(s): MICHAEL LEHAY

MOTION - MOTION FOR SPECIAL ASSIGNMENT GRANTED ON 09/29/2023

WILLIAM STOKES, JUSTICE COPIES TO PARTIES/COUNSEL

HOWEVER IT IS NOT POSSIBLE TO SET THIS FOR TRIAL IN OCTOBER BECAUSE OF UNAVAILABILITY AND OTHER DATES HAVE BEEN TAKEN. BUT CASE WILL BE SPECIALLY SET FOR NOV OR DECEMBER 2023.

10/03/2023 Party(s): MICHAEL LEHAY
OTHER FILING - OTHER DOCUMENT FILED ON 10/02/2023

Defendant's Attorney: PAUL MILLS
DEF'S LEHAY'S REBUTTAL TO SUSAN LEHAY'S SEPTEMBER 21, 2023 MOTION
FOR SPECIFIC ASSIGNMENT OF A DATE CERTAIN FOR TRIAL

10/12/2023 TRIAL - BENCH SCHEDULE OTHER COURT ON 11/27/2023 at 08:30 a.m. in Room No. 1

SKODC

10/12/2023 TRIAL - BENCH NOTICE SENT ON 10/12/2023

11/27/2023 TRIAL - BENCH HELD ON 11/27/2023

WILLIAM STOKES, JUSTICE

Defendant's Attorney: WALTER MCKEE

Plaintiff's Attorney: DANIEL BERNIER

PAUL MILLS PRESENT FOR MICHAEL LEHAY. SCOTT LEHAY PRO SE. HELD

IN DISTRICT COURT, COURTROOM 2, 9:01 - 1:42 PM

PLT'S OPENINGS, DEF'S OPENINGS, SEVERAL

WITNESSES TESTIFIED, EXHIBITS ADMITTED. CLOSINGS, CASE TAKEN

UNDER ADVISEMENT

11/27/2023 CASE STATUS - DECISION UNDER ADVISEMENT ON 11/27/2023

WILLIAM STOKES , JUSTICE HAS FILE

11/27/2023 CASE STATUS - CASE FILE LOCATION ON 11/27/2023

RE-200 Page 7 of 10 Printed on: 04/16/2024

WITH JUDGE STOKES

STILL HAS FILE ON 12/15/23

01/12/2024 FINDING - JUDGMENT DETERMINATION ENTERED ON 01/12/2024

WILLIAM STOKES, JUSTICE
ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF
THE COURT. COPIES TO PARTIES/COUNSEL

01/12/2024 ORDER - COURT JUDGMENT ENTERED ON 01/12/2024

WILLIAM STOKES , JUSTICE

ORDERED INCORPORATED BY REFERENCE AT THE SPECIFIC DIRECTION OF THE COURT. COPIES TO PARTIES/COUNSEL
Judgment entered for SCOTT LEHAY, SUE LEHAY, MICHAEL LEHAY and against KATHI PLANTE. SEE ORDER FOR FURTHER DETAILS. COURT ORDERS THE PREMISES SHALL BE SOLD AND THE PARTIES SHALL ACCEPT ANY OFFER FOR THE PREMISES

SHALL BE SOLD AND THE PARTIES SHALL ACCEPT ANY OFFER FOR THE PREMISES OF \$420,000.00 OR MORE. IN THE EVENT THE PREMISES DOES NOT SELL WITHIN 90 DAYS OF THIS ORDER BECOMING FINAL, THEN IN SUCH INSTANCE THE SALES PRICE SHALL BE REDUCED TO \$400,000.00. AFTER THIS ORDER THE PARTIES SHALL SUBMIT BILLS OF COSTS AS APPROPRIATE UNDER 14 MRSA CHAPTER 311. ANY SUCH COSTS THAT ARE AWARDED SHALL BE PAID OUT OF THE SALE PROCEEDS PRIOR TO ANY FURTHER MONIES BEING DIVIDED AMONG THE PARTIES.

01/12/2024 FINDING - FINAL JUDGMENT CASE CLOSED ON 01/12/2024

01/16/2024 CASE STATUS - CASE FILE RETURNED ON 01/16/2024

01/22/2024 Party(s): MICHAEL LEHAY
OTHER FILING - BILL OF COSTS FILED ON 01/22/2024

Defendant's Attorney: PAUL MILLS

01/24/2024 Party(s): KATHI PLANTE
OTHER FILING - BILL OF COSTS FILED ON 01/24/2024

Plaintiff's Attorney: DANIEL BERNIER WITH CERTIFICATE OF SERVICE

01/30/2024 Party(s): SUE LEHAY

APPEAL - NOTICE OF APPEAL FILED ON 01/30/2024

Defendant's Attorney: WALTER MCKEE \$175 FILING FEE PAID

01/30/2024 Party(s): SUE LEHAY
APPEAL - NOTICE OF APPEAL SENT TO LAW COURT ON 01/30/2024

RE-200 Page 8 of 10 Printed on: 04/16/2024

SKOSC-RE-2021-00015

DOCKET RECORD

ALONG WITH DOCKET ENTRIES

01/30/2024 Party(s): SUE LEHAY

APPEAL - NOTICE OF APPEAL SENT TO REPORTER/ER ON 01/30/2024

SCANNED TO OFFICE OF TRANCRIPT OPERATIONS

01/30/2024 Party(s): SUE LEHAY

APPEAL - TRANSCRIPT ORDER FORM FILED ON 01/30/2024

Defendant's Attorney: WALTER MCKEE

01/30/2024 Party(s): SUE LERAY

APPEAL - TRANSCRIPT ORDER FORM SENT TO REPORTER/ER ON 01/30/2024

ALONG WITH DOCKET ENTRIES

01/31/2024 Party(s): SUE LEHAY

OTHER FILING - OPPOSING MEMORANDUM FILED ON 01/31/2024

Defendant's Attorney: WALTER MCKEE

DEFENDANT SUE LEHAY'S OBJECTION TO DEFENDANT MICHAEL LEHAY'S BILL

OF COSTS

01/31/2024 Party(s): SUE LEHAY

OTHER FILING - OPPOSING MEMORANDUM FILED ON 01/31/2024

Defendant's Attorney: WALTER MCKEE

DEFENDANT SUE LEHAY'S OBJECTION TO PLAINTIFF'S BILL OF COSTS

02/01/2024 Party(s): KATHI PLANTE

OTHER FILING - OPPOSING MEMORANDUM FILED ON 02/01/2024

Plaintiff's Attorney: DANIEL BERNIER

OBJECTION TO BILL OF COSTS WITH CERTIFICATE OF SERVICE

02/09/2024 Party(s): KATHI PLANTE

OTHER FILING - AFFIDAVIT FILED ON 02/08/2024

Plaintiff's Attorney: DANIEL BERNIER

CERTIFICATE OF SERVICE

02/09/2024 Party(s): MICHAEL LEHAY

OTHER FILING - OPPOSING MEMORANDUM FILED ON 02/08/2024

Defendant's Attorney: PAUL MILLS

RESPONSE TO OBJECTION TO BILL OF COSTS SUBMITTED BY MICHAEL LEHAY

DEFENDANT CROSS-CLAIM PLAINTIFF COUNTER-CLAIM PLAINTIFF AND

PROPOSED ORDER THEREON

02/12/2024 APPEAL - RECORD ON APPEAL DUE IN LAW COURT ON 03/05/2024

LAW# SOM-24-48

RE-200 Page 9 of 10 Printed on: 04/16/2024

02/28/2024 APPEAL - RECORD ON APPEAL SENT TO LAW COURT ON 02/28/2024

TRACKING NUMBER: 12 6F1 A90 03 9652 4659

Receipts

10/26/2021	Misc Fee	Payments	\$25.00	paid.
10/26/2021	Misc Fee	Payments	\$150.00	paid.
01/30/2024	Misc Fee	Payments	\$25.00	paid.
01/30/2024	Misc Fee	Payments	\$150.00	paid.

ATTEST	:	Clerk	
A TRUE			

Printed on: 04/16/2024

SUPERIOR COURT CIVIL ACTION DOCKET NO.RE-21-15

KATHI PLANTE, f/k/a KATHI IRVINE)
Plaintiff)
SUE LEHAY, of Norridgewock, Countyof Somerset, State of Maine,	ORDER))
SCOTT LEHAY of Embden, County of Somerset, State of Maine,	(
MICHAEL LEHAY of North Anson, County of Somerset, State of Maine,)
Defendants	}a=M ::: 12-71

After a trial on November 27, 2023, the Court finds and orders as follows:

1. The names and addresses, of all parties in this action and their counsel of record are identified as follows:

Plaintiff:

Kathi Plante f/k/a Kathi Irvine

Counsel for Plaintiff:

Daniel J. Bernier, Esquire

The Law Office of Daniel J. Bernier, LLC

179 Main Street, Suite 304 Waterville, Maine 04901

Defendant:

Scott LeHay

Counsel for Defendant:

None appeared

Page 1 of 4

Defendant:

Sue LeHay

Counsel for Sue LeHay:

Walter McKee, Esq. 133 State Street

Augusta, Maine 04330

Defendant

Michael LeHay

Counsel for Michael LeHay:

Paul Mills, Esq. 163 Main Street

Farmington, Maine 04938

- 2. All parties received notice of the proceedings in accordance with Maine Rule of Civil Procedure and all parties and their counsel were present at the trial in this matter.
- 3. The parties were gifted, by their parents, two parcels of real estate. The first being described in a deed recorded in Book 2590, Page 79 of the Somerset County Registry of Deeds and the second being described in a deed recorded in Book 3420, Page 69 of the Somerset County Registry of Deeds. As these are abutting parcels for purposes of this order they shall be treated as a single parcel and referred to as "the premises". The address of the premises is 327 Kennebec River Road Embden, Maine 04958.
- 4. The parties' parents kept a life estate on the premises in a deed recorded in Book 2590, Page 79 of the Somerset County Registry of Deeds; however, said life estate was released in the deed recorded in Book 3404, Page 191 of the Somerset County Registry of Deeds. Therefore, since 2004 the parties have owned the premises as tenants in common in fee simple absolute.
- 5. There are three (3) out conveyances from the premises, one is recorded in Book 3895, Page 56 of the Somerset County Registry of Deeds, the other two are recorded in Book 1445, Page 124 of the Somerset County Registry of Deeds and Book 4742, Page 261 of the Somerset County Registry of Deeds. These out conveyances are not part of the premises. One of the out conveyances was to Scott LeHay a party to this proceeding, but that is Scott LeHay's home and not subject to this proceeding and order. References to the premises shall not include these out conveyances and this order shall have no effect on the title or otherwise on the aforementioned out conveyances.
- The home on the premises is currently occupied by Brandon Grant his girlfriend and three children. Brandon Grant does not pay any rent to reside in the premises and at least Scott LeHay and Kathi Plante f/k/a Kathi Irvine have not consented to Brandon Grant occupying the home on the premises. Brandon Grant is the son of Sue LeHay.

- 7. Kathi Plante f/k/a Kathi Irvine has brought a complaint in Somerset Superior Court pursuant to 14 M.R.S.A. §6051 sub-section 7 asking for equitable partition of the premises by sale.
- 8. At trial the only expert witness or person other than the parties to testify was Vurle Jones, a certified appraiser, who testified that the building and all of the land thereon which constitute the premises had a fair market value of four hundred and twenty thousand dollars (\$420,000.00). He further testified that just the buildings and the two (2) acres which they sit upon would have a fair market value of two hundred thousand dollars (\$200,000.00). Vurle Jones also testified that the parcel could not be divided into four (4) parcels of equal value.
- 9. Kathi Plante f/k/a Kathi Irvine, Scott LeHay and Michael LeHay all agree that the property should be sold and the proceeds of sale should be divided. They all also testified that Brandon Grant presence would be a hindrance to selling the property and that they did not feel safe going to the property while Brandon Grant lived there.

Now and therefore, the Court orders as follows:

- 1. The premises shall be sold and the parties shall accept any offer for the premises of four hundred and twenty thousand dollars (\$420,000.00) or more. In the event that the premises does not sell within ninety (90) days of this order becoming final, then in such instance the sales price shall be reduced to four hundred thousand dollars (\$400,000.00) and the parties shall accept any offer of four hundred thousand dollars or more. If the property does not sell within one hundred and eighty days (180) of the date of this order becoming final, then the sales price shall reduce to three hundred and eighty thousand dollars (\$380,000.00) and the parties shall accept any offer of three hundred and eighty thousand dollars or more.
- 2. Having a tenant in the premises who does not pay any rent would be a hinderance to sale and would likely cause the property to sell for less money or not at all. Therefore, the parties shall all cooperate in taking any and all actions necessary to engage in a lawful eviction of any tenant or occupant of the premises. Any party failing to cooperate with such actions may be held in contempt of this Court order.
- 3. The reasonable cost of any eviction action shall be paid out of the sale price of the premises before the parties shall divide any sale proceeds.
- 4. After this order, the parties shall submit bills of costs as appropriate under 14 M.R.S.A. Chapter 311. Any such costs that are awarded shall be paid out of the sale proceeds prior to any further monies being divided among the parties.
- 5. After deducting the aforementioned bill of costs and any such costs of evictions which may arise including costs of sale, the parties shall divide the net proceeds of sale equally among Kathi Plant f/k/a Kathi Irvine, Scott LeHay, Michael LeHay and Sue LeHay.
- 6. Under this Courts equitable powers this Court shall maintain continuing jurisdiction over this matter and any party that fails to cooperate or is

unreasonably hindering the Sale of the premises may be held in Contempt of Court.

- 7. It is the expectation of the Court that all parties shall cooperate with selling this property for fair market value as expeditiously as possible.
- 8. The parties may attempt to sell the premises without the assistance of a real estate broker for thirty (30) days following this order becoming final. However, if there is not an offer of fair market value for the premises within that thirty (30) day period evidenced by a Purchase and Sale Agreement signed by the potential buyer then the parties shall list the premises with a Maine Licensed Real Estate Agent for sale. In the event the parties cannot agree on a real estate agent any party may file a motion with the Court to resolve any such dispute as to who the real estate agent is that should be listing the premises.
- 9. The Court expects all parties to work together in good faith to have the premises sold expeditiously as possible. It further proceedings are required in this matter and the Court finds that a party acts in bad faith, the Court may use its equitable jurisdiction to remedy the situation including financial penalties against those who are hindering the sale of the premises.
- 10. If any party, their guests or invitees engages in damages to the premises or waste upon the premises after November 27, 2023, any other party may by motion seek to have that party's share of the sale proceeds adjusted to equitably compensate the non-damaging parties for said damages or waste.

Dated:

, 2023

Superior Court Judge, // C.J

William R. STOKES

STATE OF MAINE SOMERSET, SS.

SUPERIOR COURT CIVIL ACTION

KATHI PLANTE, f/k/a KATHI IRVINE)
Plaintiff) COMPLAINT)
SUE LEHAY, f/k/a SUE LEHAY of Norridgewock, County of Somerset, State of Maine,)))
SCOTT LEHAYof Embden, County of) TITLE TO REAL ESTATE IS
Somerset, State of Maine,) INVOLVED
MICHAEL LEHAY of North Anson,)
County of Somerset, State of Maine,)
Defendants)

NOW COME the Plaintiff, Kathi Plante, by and through counsel, Daniel J. Bernier, Esq., and complains as follows:

Background

- 1. Plaintiff, Kathi Plante, f/k/a Kathi Irvine, is an individual who resides in Zephyrhills, Florida.
- 2. Defendant, Sue LeHay, f/k/a Sue Grant, is an individual who resides in Norridgewock, Maine.
- Defendant, Scott LeHay, is an individual who resides in Embden, Maine.
- 4. Defendant, Michael LeHay, is an individual who resides in North Anson, Maine
- 5. Kathi Plante, Sue LeHay, Scott LeHay and Michael LeHay jointly own real estate and the buildings thereon located in Embden, Maine (hereinafter "the property") more particularly described as follows:

PARCEL 1

A certain parcel of land and buildings thereon in Embden, Maine, and being situated on the easterly side of highway route 201A and more particularly described in warranty deed from Doris Trasker from Donald Whithee, her power of attorney, to F. Louise LeHay and Alex W. LeHay. Said deed is dated October 23, 2001, and recorded in Book 2866, page 180 at the Somerset County Registry of Deeds. Reference is also made to a survey plan prepared by Scott Smith-surveyor, dated September 6, 2001, and entitled "Survey of land for Doris E. Trasker".

PARCEL 2

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of the state highway or county road in Embden in said County and State, known as the Henry Treat farm, bounded and described as follows, to wit:

Bounded on the north by land formerly of G.G. Palmer, now or formerly owned by Ralph Farley; on the east by the Kennebec River; on the south by land now or formerly of Joseph Guerette, later owned and occupied by Will F. Tasker and his wife; and on the west by said highway and containing one hundred ten (110) acres, more or less.

Being the same premises conveyed to Alex W LeHay by warranty deed from Clarence A. Keene, dated April 22, 1947 and recorded in the Somerset County Registry of Deeds in Book 502, Page 140.

Also, a certain lot or parcel of land situated in said Embden, on the easterly side of Route 201A, so-called, and being more particularly bounded and described as follows, to wit:

Beginning at the southwest corner of land of Alex W. LeHay and F. Louise LeHay, lying on the easterly side of Routh 201A, so-called; thence

in a southerly direction following the easterly line of Route 201A, so called, thence in a southerly direction following the easterly line of Route 201A, thirty-three (33) rods, more or less, to another iron pin set in the ground at or near the easterly line of said Roure 201A; thence in an easterly direction to another iron pin set on the bank of the Kennebec River and thence continuing in the same direction to the Kennebec River; thence in a northerly direction following the course of said River to the southerly line of land of said LeHays; thence in a westerly direction following the southerly line of said LeHays; thence in a westerly direction

Being the same premises conveyed to Alex W. LeHay and F. Louise LeHay by joint tenancy warranty deed from Doris E. Tasker, dated May 18, 1982 and recorded in said Registry in Book 1033, Page 55.

Reference is made to a warranty deed from Doris E. Tasker to Alex LeHay, dated May 17, 1968, and recorded in said Registry in Book 779, Page 523, concerning the right to take water from a spring situated upon land of Doris E. Tasker in said Embden, and with the further right to lay and maintain a water line from the said spring to the land of Alex LeHay.

6. The deeds for the property in Embden, Maine are recorded in Book 2590, Page 79 and in Book 3420, Page 69 of the Somerset County Registry of Deeds, a true and accurate copies of which are attached hereto as Exhibits A and B.

Count I

Equitable Partition of Real Estate Pursuant to 14 M.R.S.A. § 6051

- 7. Plaintiff repeats and realleges the allegations in paragraphs 1 through 6 as though fully set forth herein.
- Disputes over the use and maintenance of the property have arisen.
- Some of the Defendants are using the property to the exclusion of Plaintiff.

- An injustice exists which can only be remedied by the court partitioning the property described in paragraph 5.
- 11. Kathi Plante is entitled to partition of the property, but because the property cannot equitably be partitioned in kind, the property should be sold and proceeds divided between plaintiff and defendants.

Wherefore, Plaintiff prays that this honorable Court order partition of the property, including the buildings thereon, of this complaint including partition by sale and that the court grant plaintiff such other and further relief as the court deems just and appropriate including costs and reasonable attorney's fees.

Count II

Partition of Real Estate Pursuant to 14 M.R.S.A. § 6501

- 12. Plaintiff repeats and realleges paragraphs 1 through 11 of this complaint as though fully set forth herein.
- 13. Disputes have arisen between plaintiff and some of the defendants as to the use of the property described in paragraph 5 of this complaint.
- The Plaintiff and Defendants hold title to the property in fee simple.

Wherefore, Plaintiff requests this honorable Court order a partition of the property including buildings thereon, and grants plaintiff such other and further relief as the court deems just and appropriate including costs and reasonable attorney's fees and an apportionment of expenses pursuant to 14 M.R.S.A. § 6516.

Count III

Unjust Enrichment

- 15. Plaintiff repeats and realleges paragraphs 1 through 14 of this complaint as though fully set forth herein.
- 16. It would be unjust for the court to allow some of the Defendants to retain all the benefits of the property to the exclusion of Plaintiff.

Wherefore, Plaintiff requests this honorable Court to grant judgment for the Plaintiff as is reasonable in the premises and for such other and further relief as the court deems just and appropriate including costs and reasonable attorney's fees.

Count IV

Action for Rent and Profits

- 17. Plaintiff repeats and realleges paragraphs 1 through 16 of this complaint as though fully set forth herein.
- 18. Some of the Defendants have been using the property to the exclusion of Plaintiff.
- 19. Defendants have not paid rent to Plaintiff for the use of said property.
- 20. Defendants owe Plaintiff rent and profits for the use of said property and buildings thereon.

Wherefore plaintiffs request that this honorable court grant judgment for the plaintiff as is reasonable in the premises and such other and further relief as the court deems just and appropriate including costs and reasonable attorney's fees.

Count V

Contribution

- 21. Plaintiff repeats and reallege paragraphs 1 through 20 of this complaint as though fully set forth herein.
- Plaintiff has been paying for maintaining the property without contribution from all defendants.
- 23. Plaintiff is entitled to contributions for the expenses of maintaining the property from the defendants.

Wherefore Plaintiff requests that this honorable Court grant judgment for the Plaintiff as is reasonable in the premises and such other and further relief as the court deems just and appropriate including costs and reasonable attorney's fees.

Dated this 24th day of September, 2021

Daniel J. Berner Esq. Bar No. 7747

Attorney for Plaintiff

179 Main Street, Suite 304 Waterville, Maine 04901

207.877.8969

SUMMARY APPRAISAL REPORT OF THE PROPERTY LOCATED AT

327 Kennebec River Road

Embden, ME 04958



n.... . .en

as of

02/25/2022

for

Attorney Paul Mills 163 Main Street Farmington, ME 04938

by 🦷

Vurle Jones Appraisal, LLC

905 Waterville Road Skowhegan, ME 04976 Vurle Jones Appraisal, LLC 905 Waterville Road Skowhegan, ME 04976 207-474-4360

May 17, 2022

Attorney Paul Mills 163 Main Street Farmington, ME 04938

Property -

327 Kennebec River Road

Embden, ME 04958

Client -

File No. -

Suc, Scott & Michael Lehay&Kathi Plant

Case No. -

Y211221

Dear Mr. Mills:

In accordance with your request, I have prepared an appraisal of the real property located at 327 Kennebec River Road, Embden, ME.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 02/25/2022 is:

\$420,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

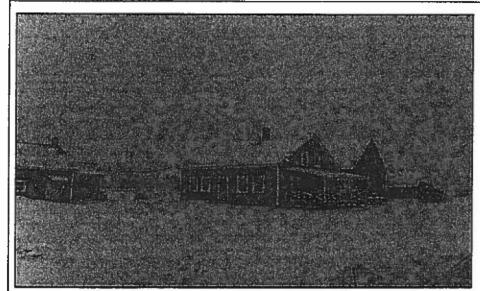
Respectfully submitted,

Vurle Jones Appraisal, LLC

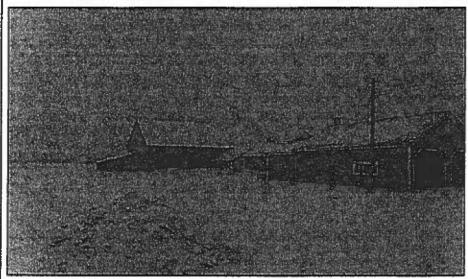
Vurle C. Jones

ME Certification #CR000000000683

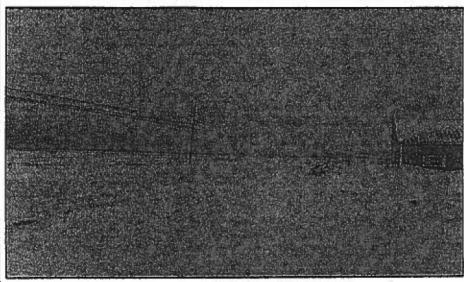
ME Certification #CR 683



FRONT VIEW OF SUBJECT PROPERTY



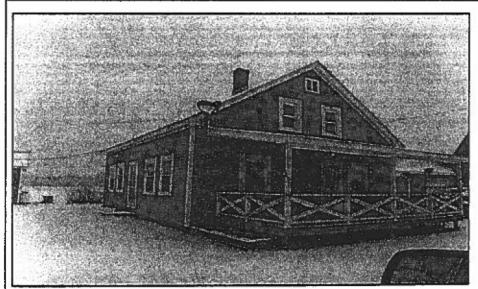
REAR VIEW OF SUBJECT PROPERTY



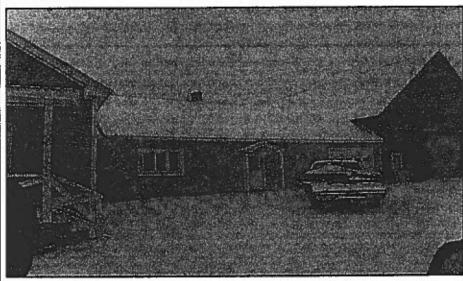
STREET SCENE OF SUBJECT PROPERTY

File No. Y211221

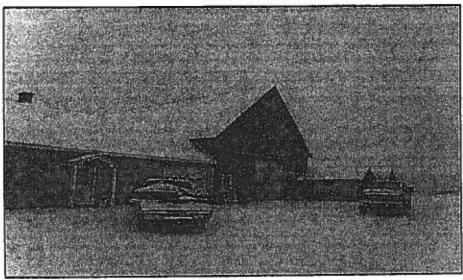
इ	PHOTOGR	APH ADDENDUM	
intended User	Sue, Scott & Michael Lehay&Kathi Plant		
Property Address	327 Kennebec River Road		
City Embden	County Somerset	State ME	Zip Code04958
Client	Attorney Paul Mills		



Right Of Subject



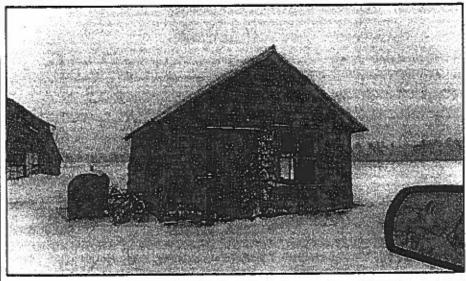
Right Of Subject



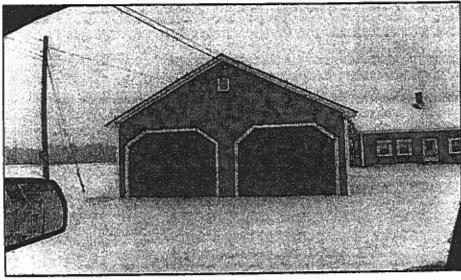
Right Of Subject



Right Of Subject

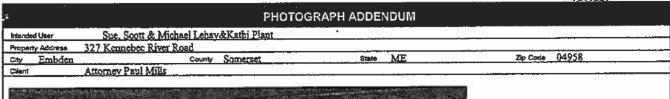


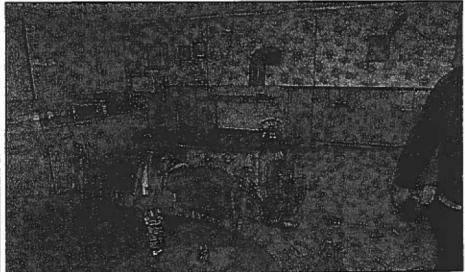
Shed



Detached Garage

File No. Y211221

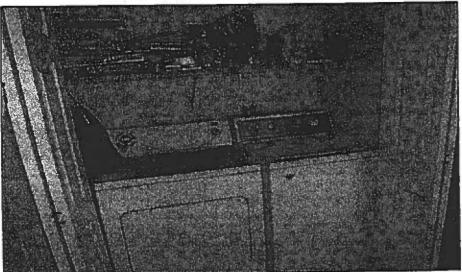




Kitchen View-2

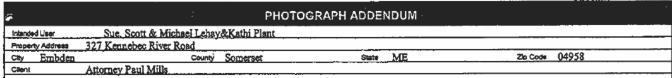


Dining Room



Laundry Area

File No. Y211221

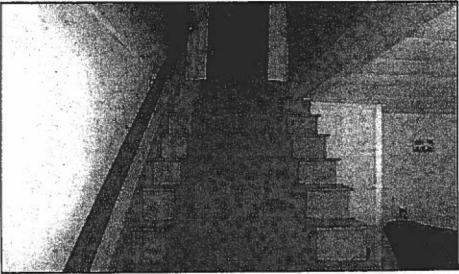




Hall Way

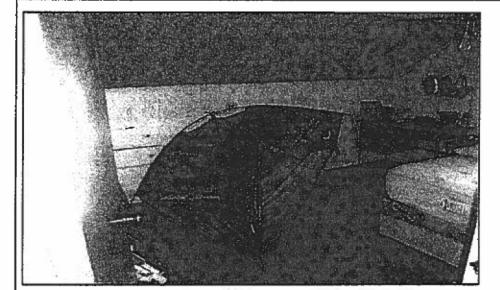


Bedroom-1

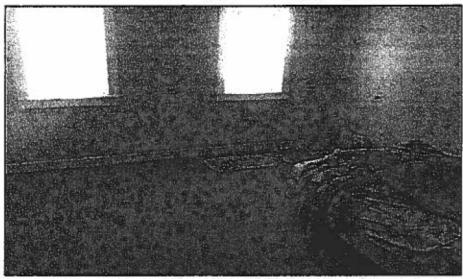


To 2nd Floor

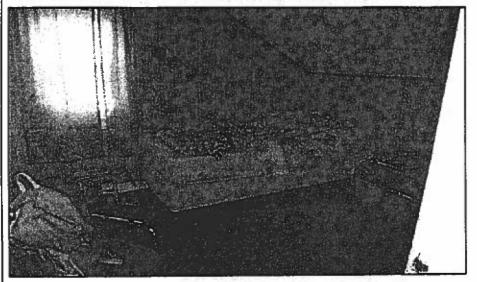
PHOTOGRAPH ADDENDUM Intended User Sue, Scott & Michael Lehav&Kathi Plant Property Address 327, Kennebec River Road Chy Embden County Somerset State ME Zip Code 04958 Citent Attorney Paul Mills



Bedroom-2

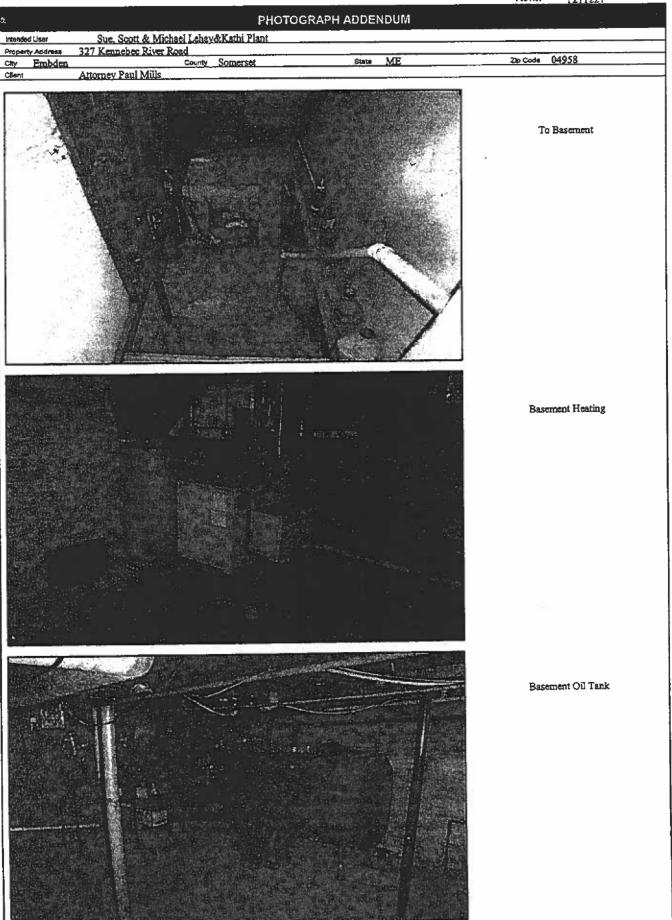


Bedroom-3



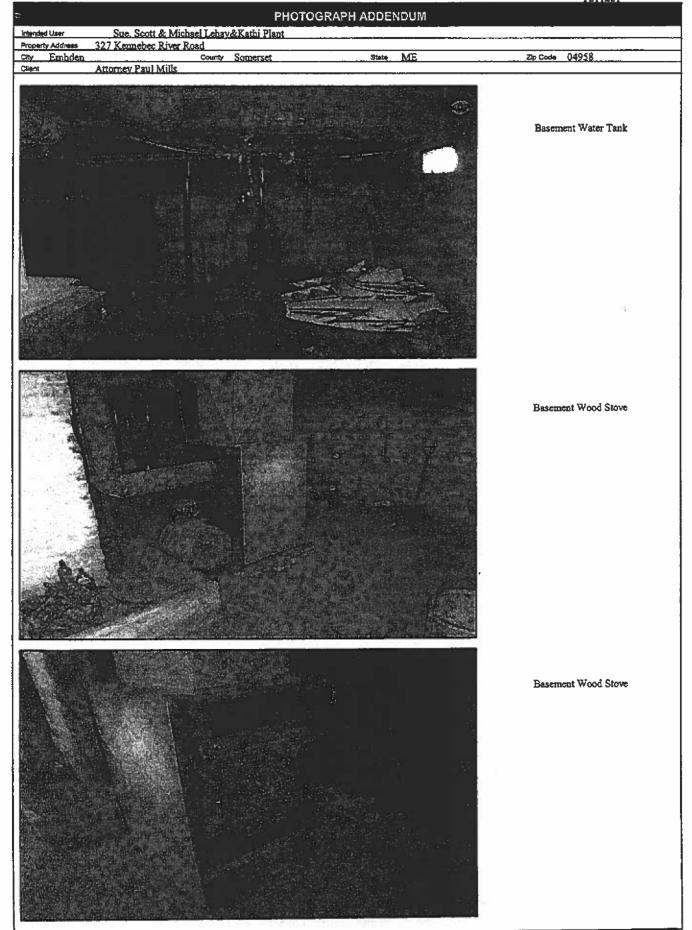
Bedroom-4

File No. Y211221

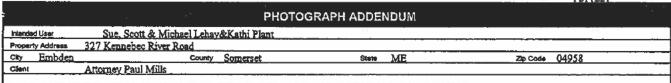


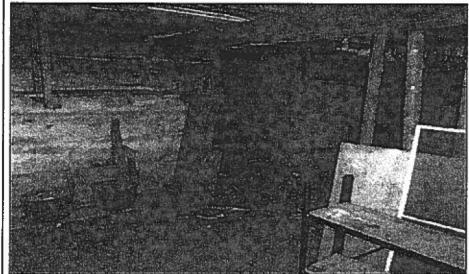
Verte Tomes Apprisa 135.

Fle No. Y211221

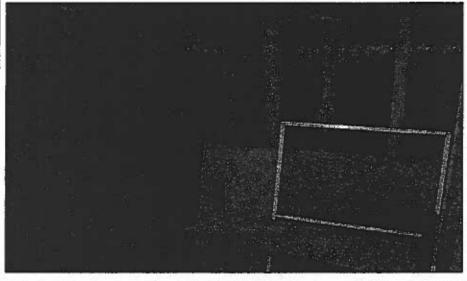


File No. Y211221

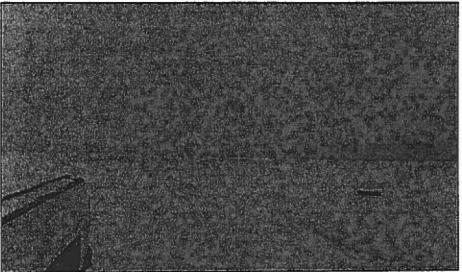




Basement



Basement



View From Property

Uniform Residential Appraisal Report File# Y211221

	The purpose of this summary appraisal is	mont is to remide the client	with an annured	a and adequately support	rted, opinion of the mi	rket value	of the subject on	openy. I
100			411 8000181				Zlp Code 0495	
	Property Address 327 Kennebec River			City Embden	State N		гр Соов 049.	/
	Owner Sue Scott & Michael Lebay&Ka			Paul Mills&Michael Le	Hay County S	omerset		
	Legal Description Recorded in the Some	erset County Registry Book.	3404&3420 E	Page:0191&0069				
s	Assessor's Parcel # Embden Tax Map:00	06 Lot:033&034		Tax Year 2021		ms \$29,755		
u	Neighborhood Name Embden			Map Reference Del 20	A-4	Census Trec	23-025-9663	
В	Occupent X Owner Tenant	Vacent Special Asses	sments \$N/A	XP	UD HOA SN/A		per year	per month
2	Property Rights Appraised X Fee Simple		Other (describe	1				
č	Intended Use: Determine fair market va		Value (04444151		ry on the owner.			
Ť			162 16	de Charat Tamainatan	ME 04029			
	Client Attorney Paul Mills			ain Street, Farmington,			Yes X No	
=	is the subject property currently offered for	sale or has it been offered for	sole in the two	elve months prior to the	effective date of the ap-	oraisal7		
	Report data source(s) used, offering price	(a), and date(s). The subje-	ct has not b	seen listed for sale	in the past year a	ind has n	ot sold in the	
	past 3 years per deed and MLS a	s of inspection date.						
100	i did X did not analyze the con-	tract for sale for the subject pure	hase transactio	n. Explain the results of	the analysis of the contr	act for sale	or why the analys	is was not
C	performed. This is being done for cou							
O N								
н	Contract Price \$ N/A Date of Contra	ct N/A is the prope	rty seller the ov	vner of public record?	Yes No De	ta Source(s)	N/A	
R	In there any financial assistance (loan the	roes, sale concessions, cift or	downpayment	assistance, etc.) to be p	eld by any party on be	shalf of the	client? Yes	No.
A	If Yes, report the total dollar amount and				- 19			
C	II Tes, report the das doser established	describe the Remarks to the party.	140					
Ш								
-								
	Note: Race and the racial compos				Que-Unit	Jamel	Percent Lan	d the M
	Neighborhood Characteristics		One-Unit Hot	the same of the same of the same of				
P	Location Urban X Suburban	Rural Property Values			Ining PRICE	AGE	One-Unit	60.0
7	Bulli-Up Over 75% X 25-75%	Under25% Demand/Supply			Supply \$(000)	(htt)	2-4 Unit	5.0 %
Ġ	Growth Repld X Stable	Slow Marketing Time	Under 3 mithe	X 3-5 mths Ove	16 mths 30+/- Lov	v New	Multi-Family	5.0 %
H	Neighborhood Boundaries Kennebec R	iver-east; Jackin Brook-	west: Stati	on Rd- north;	500+ Hig	h 250+	Commercial	5.0 %
팃	Weeks Dr-south See mans for m	ore details.			175 Pre		Other	25.0 %
R	Neighborhood Description The neighbo	rhood consists of a mix	ture of hor	nes ranging both in	style and price.	Ranches	, capes.	
H	mobile homes, colonials, and old	lar Nam England style h	omes with	garages and/or bar	ns are common to	this nei	ghborhood.	
0	*** See Additional Comments **	*	OZNOS WICE	Principle and an area				A.S.
0	Market Conditions (including support for the	a share madualous). Dame	and and any	anly for the subject	neighborhood is	based or	the balance	
P	between the number of homes so	ne above conductors) Delli	and and su	hames evailable of	n the market ##	See Ad	ditional	
100		id the comparison to the	number of	Hottles avertable o	o the market	0.00		
-	Comments ***		··· 122 424	/ names Shar	• lrr shaped-Typ	View F	ields&Woods	
3	Dimensions See Deed & Plat Map		Area 132,43+		tr snapou-1yp	71011	TO COURSE TO COURS	
33	Specific Zoning Classification No Zoning		ng Description		Blanck (describe)		Name of the last	
	Zoning Compilence Legal	Legal Nonconforming (Grandfath	ered Use)	A No Zoning	illegal (describe)	If No, descri		
	is the highest and bestuse of the subject prope	rrty as improved (or as proposed pe	er plans and spec	dications) the presentuse?	Y 98 NO	II NO, OBJECTI		
8	*The appraiser notes the the highest an		operty is as a	single family residenti	al home.			Duta
s	Utilities Public Other (describe)	Pub	lic Other (c		Off-site Improvem	ents-Typ		Private
1	Electricity X	Water		1962	Street Asphalt		X	
Ī	Gas None	Senitary Sewer	X Se		Alley None			24/2006
E	FEMA Special Flood Hazard Area Y	es X No FEMA Flood Z	one Zone X	FEMA Map No. 23	0359-0009 B		MA Map Date 09/	04/1985
Ħ		teries for the market area?	X Ye	- No White elected	se See Additio	nal Comm	ents ***	
	Are the utilities and off-site improvements to	Change of mid timestory didner.						
301	Are the utilities and off-site improvements to	edamal factors (exsements, end	roachments, en		nd uses, etc.)7	es X No	If Yes, describe	
	Are the utilities and off-site improvements to Are there any adverse site conditions or e	edamal factors (easements, end	roachments, en		nd uses, etc.)?	es X No		
	Are the utilities and off-site improvements to	edernal factors (easements, end	roschments, en		nd uses, etc.)7	es X No		
	Are the utilities and off-site improvements to Are there any adverse site conditions or e	edernal fedors (easements, end	roachments, en		nd uses, etc.)7	es X No		
TO SERVICE STATE OF	Are the utilities and off-site improvements to Are there any adverse site conditions or e None Noted	poternal factors (easements, end	roachments, en		materials (condition		If Yes, describe	Islacindilifon
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description	edamai factora (assementa, enc Fopndation		vironmental conditions, la Exterior Description	meterfals/condition		If Yes, describe	
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Units	Ropndation Congrete Sieb X C	rawl Spece	Mironmental conditions, la Baterior Resoription Foundation Watts Co	meterly/s/condition	Interior	If Yes, describe	vg
	Are the utilities and off-site improvements to Are there any adverse site conditions or element Noted. General Description Units X One One with Accessory United of Stories 1.50	Forndation Concrete Sieb X C Full Basement X F	rawl Spece	Exterior Description Foundation Watts Co	metertula/condition ncrete/Avg Average	lotedor Ploors Walls	restorts Crot&Inid/P	vVAvg
	Are the utilities and off-site improvements to there any adverse site conditions or element Noted. General Description Units X One One with Accessory United Stories 1.50 Type X Det Au, S-Det/End United Stories Au, S-	Fopndation R Concrete Sieb X C Full Sasement X F	cravil Space rattel Basemen 952 aq. ft.	Exterior Description Foundation Watts Co Excerior Walts Vinyl/ Roof Surface Metal/	metertuts/condition ncrete/Avg Average Average	lotestor Floors Walls Trim/Fini	material Crot&Inid/A Pistr&Dryv en Wood	vl/Avg /Avg
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Unit of Stories 1.50 Type X Det Att S-Det/End Unit X Existing Proposed Under Con	Fopndation Concrete Sieb X C Full Basement X F It Basement Area S Basement Finish	Partial Basement 952 sq. ft. None %	Exterior Description Foundation Walts Co Exterior Walts Vimy/ Roof Surface Meta/ Gutters & Downspourts	materials/condition ncrete/Avg Average Average None	lotedor Ploors Walls	material Crot&Inid/A Pistr&Dryv sh Wood or Inlaid	V/AVR V/AVR /AVR
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Unit of Stories 1.50 Type X Det Att S-Det/End Unit X Existing Proposed Under Conditions (Style) Cape	Fopndation Concrete Siab X C Full Basement X F It Basement Area S Basement Finish Cutside Entry/Exit X	Partial Basement 952 sq. ft. None %	Exterior Description Foundation Watts Co Exterior Watts Vinty/ Roof Surface Metal/ Gutters & Downspouts Window Type Dbl Hz	materium condition ncrete/Avg Average Average None ng-Replc/Avg	Interior Floors Walls Trim/Fini Bath Flo	resterio	VY VI/AVZ VAVZ VAVZ S/AVZ
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted General Description Units X One One with Accessory Unit of Stories 1.50 Type X Det Art, S-Det/End Unit X Existing Proposed Under Core Design (Style) Capc Year Built 1800+/-	Formation Concrete Siab X C Full Basement X F It Basement Area Seement Finish Coulded Entry/Edit X Evidence of Infestation	ravil Space varilat Basemen 952 sq. ft. None % Sump Pump	Exterior Description Foundation Walls Exterior Walls Exterior Walls Exterior Walls Gutters & Downsports Window Type Dbi Hs Storm Sash/Insulated	meter total condition ncrete/Avg Average Average None ng-Reple/Avg Thrml-Rple/Avg	Interior Floors Walls Trim/Fini Bath Flo Bath We Car Stor	resterts Crot&Inid/A Pistr&Dryv sh Wood or Inlaid inscot Fingl:	AVR VI/AVR VAVR VAVR
	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted General Description Units X One One with Accessory Unit Are Stories 1.50 Type X Det Art, S-Det/End Unit X Edisting Proposed Under Core Design (6tyle) Cape Year Built 1800+/- Effective Age (Yrs) 15	Formation Concrete Siab X C Full Basement X F It Basement Area Besement Finish Cutaide Entry/Edit X Evidence of Infestation X Dampness X Settlem	ravid Space ravital Bassimen 952 sq. ft. Noge % Sump Pump	Exterior Description Foundation Walls Excertor Walls Gutters & Downsports Window Type Storm Sash/Insulated Screens Yos/A	materiats/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg	Interior Floors Wells Trim/Fini Bath Flo Bath We Car Stor	materia Crot&Inid/A Pistr&Dryv en Wood or Iniaid insoot First age Nonv vewey # of Care	AVR vI/AVR /AVR /AVR s/AVR
	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Noted General Description Units X One One with Accessory Units Accessory Units X One Art. S-Det/End Units X Det Art. S-Det/End Units X Existing Proposed Under Conditions (See Built 1800+/-Effective Age (Vrs) 15 Attie None	Foundation R Concrete State X C Full Basement X P It Basement Area Seasement Finish Cutative Entry/Exit X Evidence of Infestration X Dempness X Settlem Heating FWA X HWE	Partial Basemen 952 sq. ft. None % Sump Pump ent 100 Rediant	Exterior Description Foundation Walls Co Exterior Walls Vinty/ Roof Surface Metal/ Gutters & Downspourts Window Type Storm Sash/Insulated Screens Yes/A Amenities	metertats/condition n.crete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg	leterior Floors Walls Yrirn/Fini Bath Flo Bath We Car Stor X Drivewa	materia Crot&Inid/ Pistr&Dryn sh Wood or Inlaid insoot Forgit age None sweet # of Cara y Surface Grave	AVR VI/AVR VAVR VAVR K/AVR 6+
	Are the utilities and off-site improvements to there any adverse site conditions or elements. Noted. General Description Units X One One with Accessory Unit in the Constant of the Constant	Fopndation R Concrete Sieb X C Full Basement X F It Basement Finish Cutaide Senty/Edit X Evidence of Infestation X Demonas X Settlem Heating FWA X HVVE Cother Puel	zawi Spece ardel Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radiani	Exterior Description Foundation Watts Co Excerior Watts Viny// Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hs Storm Sash/Insulated Screens Yos/A Amenities	metertuts/condition ncrete/Avg Average Average None ag-Replc/Avg Thrml-Rplc/Avg Vg X WoodStove(a)# 1	leterior Floors Walls Trim/Fin Bath Flo Bath We Car Stor X Onteres X Onteres	materia Crot&Inid/ Pistr&Dryv eh Wood or Iniaid insoot Florgi: newsy # of Care y Surface Grave	AVE /AVE /AVE 6+ 1-AVE 3
M	Are the utilities and off-site improvements to the Are there any adverse site conditions or elements. Note of Stories 1.50 Type X Det Au S-Det/End Under Company (1946) Year Built 1800+/- Effective Age (Vrs.) 15 Attic None Drop Steir Stairs.	Fopndation R Concrete Sieb X C Full Basement X F It Basement Area Basement Finish Cutaide Ensyritett X Evidence of Infestation X Dampness X Settlem Heating FVA X HVVE Cooling Central Air Conc	Cravil Space artial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil	Exterior Description Foundation Watts Co Excertor Watts Viny// Roof Surface Metal/ Qutters & Downspourts Window Type Db Hr Storm Sash/Insulated Screenit S Fireplace(8) # Patio/Deck	matertuls/condition ncrete/Avg Average Average None se.Replc/Avg Thrml-Rplc/Avg ye X WoodStove(s)# 1 Fence X Porch Open	Interior Floors Wells Trim/Fini Bath Flo Bath We Car Stor X Drh Drhwws X Ga	material Crot&Inid/ Pistr&Dryv sh Wood or Inlaid insoot Fhrgis spe Norm www. # of Cars y Surface Grave rage # of Cars y for Cars	AVE AVE AVE AVE 6+ I-AVE 3
MP	Are the utilities and off-site improvements to the Are there any adverse site conditions or elements. Noted General Description Units X One One with Accessory Units Are to the total of	Fopndation R Concrete Slab X C Full Basement X F It Basement Area Basement Finish Cutaide Empylicat X Evidence of Infestation X Dampness X Settlem Heating FVA X HVVE Cooling Central Air Conc Individual	cravit Space rartial Bazameni 952 sq. ft. Noge % Sump Pump ent bit Radiani Oil	Exterior Resorbtion Foundation Walts Co Exterior Walts Viny/ Roof Surface Metal/ Gutters & Downspouts Window Type Dbj Hr Storm Sastvinsulated Screens Yes/A Amenites Fireplace(8) # Patto/Deck	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg Ye X WoodStove(s)#] Fence X Porch Open X Other Shds/firm	leterior Floors Walls Trim/Fin Bath Flo Bath We Car Stor X Onteres X Onteres	material Crot&Inid/ Pistr&Dryv sh Wood or Inlaid insoot Fhrgis spe Norm www. # of Cars y Surface Grave rage # of Cars y for Cars	AVE /AVE /AVE 6+ 1-AVE 3
MP	Are the utilities and off-site improvements to the Are there any adverse site conditions or elements. Noted General Description Units X One One with Accessory Units Are to the total of	Fopndation R Concrete Slab X C Full Basement X F It Basement Area Basement Finish Cutaide Empylicat X Evidence of Infestation X Dampness X Settlem Heating FVA X HVVE Cooling Central Air Conc Individual	cravit Space rartial Bazameni 952 sq. ft. Noge % Sump Pump ent bit Radiani Oil	Exterior Description Foundation Watts Co Excertor Watts Vimyl/ Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hi Storm Sast/Insulated Screens Yos/A Amenides Fireplace(s) # Petal/Pock Pool	matertats/condition ncrete/Avg Average Average None ng-Reple/Avg Thrml-Reple/Avg WoodStove(s)# 3 Fence X Porch Open X Other Shdr/Brn Other (describe)	Intestor Floors Walls Trim/Fini Bath Flo Bath We Car Stor X Den Drivewa X Ga X At.	materia Crot&Inid/A Pistr&Dryv sh Wood or Inlaid insoot Fbrgs sps Norw vewey # of Care y Surface Grave rage # of Care X Det.	VYR VI/AVR V/AVR V/AVR V/AVR 6+ 1-AVR 3
M	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are adversed to the conditions or elements. Are the conditions or elements. Are the conditions of the conditions. Are the conditions of the cond	Fognisation R Concrete Slab X C Full Basement X F It Basement Area Seasement Finish Gutaide Ensyribide X Evidence of Infestration X Dampness X Settlem Hearing FWA X HWE Other Puel Cooling Central Air Conc Individual Dishwasher Dispo	Partial Basement 952 sq. ft. None % Sump Pump ent 100 Radiant Oil Identification of the Partial Microw 4 Bedrooms	Exterior Description Foundation Walls Foundation Walls Food Surface Metal/ Gutters & Downspourts Window Type Storm Sach/Insulated Screens Fireplace(s) # Patio/Deck Pool ave P Washer/Dryer 1,00 Beth(s)	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shds/Bm Other (dasorbe) 1,752 Square Faset of	Interior Floors Walls Trim/Fini Bath Flo Bath We Car Stor X Drh Drhwwa X Ga Ca X Att	materia Crot&Inid/A Pistr&Dryv eh Wood or Iniaid inscot Fhreli age Nonv vewey # of Cers y Surface Grave age # of Cers X Det. Area Above Grave	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
MPROVE	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are adversed to the conditions or elements. Are the conditions or elements. Are the conditions of the conditions. Are the conditions of the cond	Fognisation R Concrete Slab X C Full Basement X F It Basement Area Seasement Finish Gutaide Ensyribide X Evidence of Infestration X Dampness X Settlem Hearing FWA X HWE Other Puel Cooling Central Air Conc Individual Dishwasher Dispo	Partial Basement 952 sq. ft. None % Sump Pump ent 100 Radiant Oil Identification of the Partial Microw 4 Bedrooms	Exterior Description Foundation Walls Foundation Walls Food Surface Metal/ Gutters & Downspourts Window Type Storm Sach/Insulated Screens Fireplace(s) # Patio/Deck Pool ave P Washer/Dryer 1,00 Beth(s)	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shds/Bm Other (dasorbe) 1,752 Square Faset of	Interior Floors Walls Trim/Fini Bath Flo Bath We Car Stor X Drh Drhwwa X Ga Ca X Att	materia Crot&Inid/A Pistr&Dryv eh Wood or Iniaid inscot Fingli age Nonv vewey # of Cers y Surface Grave age # of Cers X Det. Area Above Grave	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
MPROVE M	Are the utilities and off-site improvements to the Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are site conditions or elements. Are there are shown as a site conditions or elements. Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients)	Fopndation R Concrete Sieb X C Full Seasement X F It Basement Area Seasement Finish Cutaide Entryfieldt X Evidence of Infestation X Dempness X Settlem Hesting FWA X HAVE Cooling Central Air Conc Individual Concern Dishwasher Dispo 7 Rooms out Items, etc.) The kitche	Park Space Partial Basemen 952 sq. ft. None % Sump Pump ent 18 Radian Oil sittening blue Microw 4 Bedrooms n is noted	Exterior Description Foundation Watts Co Excerior Watts Co Excerior Watts Viny// Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hr Storm Sashr/Insulated Screens Yes/A Amenities Fireplace(8) # Patto/Deck Pool ave P Washer/Dryer 1.00 Beth(s)	metertuts/condition ncrete/Avg Average Average None ag-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shdyfim Other (dazenbe) 1,752 Square Faet of nets made of aver	Interior Floors Walls Trim/Fini Bath Flo Bath Flo Bath Wa Car Stor X Drh Drhwar X Ga Ca X At. Gross Living	meteria Crot&Inid/ Pistr&Dryn eh Wood or Inlaid insoot Flygli age None ewey # of Care y Surface Grave rage # of Care X Det Area Above Gri ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
NE RONESE	Are the utilities and off-site improvements to the Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are site conditions or elements. Are there are shown as a site conditions or elements. Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients of the area shown grade contains: Additional features (appelle energy efficients)	Fopndation R Concrete Sieb X C Full Seasement X F It Basement Area Seasement Finish Cutaide Entryfieldt X Evidence of Infestation X Dempness X Settlem Hesting FWA X HAVE Cooling Central Air Conc Individual Concern Dishwasher Dispo 7 Rooms out Items, etc.) The kitche	Park Space Partial Basemen 952 sq. ft. None % Sump Pump ent 18 Radian Oil sittening blue Microw 4 Bedrooms n is noted	Exterior Description Foundation Watts Co Excerior Watts Co Excerior Watts Viny// Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hr Storm Sashr/Insulated Screens Yes/A Amenities Fireplace(8) # Patto/Deck Pool ave P Washer/Dryer 1.00 Beth(s)	metertuts/condition ncrete/Avg Average Average None ag-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shdyfim Other (dazenbe) 1,752 Square Faet of nets made of aver	Interior Floors Walls Trim/Fini Bath Flo Bath Flo Bath Wa Car Stor X Drh Drhwar X Ga Ca X At. Gross Living	meteria Crot&Inid/ Pistr&Dryn eh Wood or Iniaid insoot Flygli age None ewey # of Care y Surface Grave rage # of Care X Det Area Above Gri ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
MPROVE M	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. And the conditions of elements are site conditions or elements. And the conditions of the conditions of the conditions of the conditions of the condition of the property of the property of the property of the condition of the property of the property of the condition of the property of the condition of the property of the property of the condition of the property of the p	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seament Finish Cutaide Engylidet X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Cooling Central Air Conc Individual Oven Diahwasher Dispo 7 Rooms Int Bens, etc.) The kitche	Cravid Space Partial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning Other sail Microw 4 Bedrooms in is noted	Exterior Description Foundation Watts Co Excertor Watts Viny// Roof Surface Metal/ Qutters & Downspourts Window Type Db) Hr Storm Sash/Insulated Screenit Sys/A Amenities Fireplace(8) # Pater/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi	metertulation dition norete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg Vs X WoodStove(a)# 1 Fence X Porch Open X Other Shdv/Bm Other (describe) 1,752 Square Feet of nets made of aver	Intector Floors Wells Trim/Fin Bath Flo Bath We Car Stor X Drh Drhwws X Ga Ca X At. Gross Living	materia Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: severy \$vof Care y Surface Grave rage # of Care X Det. Area Above On ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
NE RONESE	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adversed to the conditions or elements. And the conditions of the property of age-life method. Some curable discountered to the condition of the property of age-life method. Some curable discountered to the condition of the property of age-life method. Some curable discountered to the property of age-life method. Some curable discountered to the property of the condition of the property of age-life method. Some curable discountered to the property of the condition of of the property of the condition of the	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seament Finish Cutaide Engylidet X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Cooling Central Air Conc Individual Oven Diahwasher Dispo 7 Rooms Int Bens, etc.) The kitche	Cravid Space Partial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning Other sail Microw 4 Bedrooms in is noted	Exterior Description Foundation Watts Co Excertor Watts Viny// Roof Surface Metal/ Qutters & Downspourts Window Type Db) Hr Storm Sash/Insulated Screenit Sys/A Amenities Fireplace(8) # Pater/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi	metertulation dition norete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg Vs X WoodStove(a)# 1 Fence X Porch Open X Other Shdv/Bm Other (describe) 1,752 Square Feet of nets made of aver	Intector Floors Wells Trim/Fin Bath Flo Bath We Car Stor X Drh Drhwws X Ga Ca X At. Gross Living	materia Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: severy \$vof Care y Surface Grave rage # of Care X Det. Area Above On ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. And the conditions of elements are site conditions or elements. And the conditions of the conditions of the conditions of the conditions of the condition of the property of the property of the property of the condition of the property of the property of the condition of the property of the condition of the property of the property of the condition of the property of the p	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seament Finish Cutaide Engylidet X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Cooling Central Air Conc Individual Oven Diahwasher Dispo 7 Rooms Int Bens, etc.) The kitche	Cravid Space Partial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning Other sail Microw 4 Bedrooms in is noted	Exterior Description Foundation Watts Co Excertor Watts Viny// Roof Surface Metal/ Qutters & Downspourts Window Type Db) Hr Storm Sash/Insulated Screenit Sys/A Amenities Fireplace(8) # Pater/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi	metertulation dition norete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg Vs X WoodStove(a)# 1 Fence X Porch Open X Other Shdv/Bm Other (describe) 1,752 Square Feet of nets made of aver	Intector Floors Wells Trim/Fin Bath Flo Bath We Car Stor X Drh Drhwws X Ga Ca X At. Gross Living	materia Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: severy \$vof Care y Surface Grave rage # of Care X Det. Area Above On ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adversed to the conditions or elements. And the conditions of the property of age-life method. Some curable discountered to the condition of the property of age-life method. Some curable discountered to the condition of the property of age-life method. Some curable discountered to the property of age-life method. Some curable discountered to the property of the condition of the property of age-life method. Some curable discountered to the property of the condition of of the property of the condition of the	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seament Finish Cutaide Engylidet X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Cooling Central Air Conc Individual Oven Diahwasher Dispo 7 Rooms Int Bens, etc.) The kitche	Cravid Space Partial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning Other sail Microw 4 Bedrooms in is noted	Exterior Description Foundation Watts Co Excertor Watts Viny// Roof Surface Metal/ Qutters & Downspourts Window Type Db) Hr Storm Sash/Insulated Screenit Sys/A Amenities Fireplace(8) # Pater/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi	metertulation dition norete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg Vs X WoodStove(a)# 1 Fence X Porch Open X Other Shdv/Bm Other (describe) 1,752 Square Feet of nets made of aver	Intector Floors Wells Trim/Fin Bath Flo Bath We Car Stor X Drh Drhwws X Ga Ca X At. Gross Living	materia Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: severy \$vof Care y Surface Grave rage # of Care X Det. Area Above On ty materials	AVE VI/AVE VAVE VAVE AVE 6+ -AVE 3
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there are adverse site conditions or elements. Are there are adversed to the conditions of elements. And the conditions of the property (in age-life method, Some curable disadditional comments	Fognitation R Concrete Stab X C Full Basement X Full Basement Area at Basement Area at Basement Finish Cutaire Entry/Edit X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Cooling Central Air Conc Individual Concentration T Rooms ant Roma, etc.) The kitche comments * & * noluding needed repairs, deterde	Previ Spece Partial Bazemen 952 sq. ft. None % Sump Pump ent BB Radian Oil itioning Other saa Microw 4 Bedroome n is noted intenence t	Exterior Description Foundation Walts Co Exterior Walts Co Exterio	metertats/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other (dascribe) 1,752 Square Fact of nets made of aver Depreciation is es	Interior Floors Walls Trim/Fini Bath Flo Bath We Car Stor X Drivews X Ga X At. Gross Living age qual	materia Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: severy \$vof Care y Surface Grave rage # of Care X Det. Area Above On ty materials	AVE VI/AVE V/AVE V/AVE V/AVE AVE 6+ I-AVE 3
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any physical deficiencies or adverse any physical deficiency and proposed and physical deficiencies or adverse any physical deficiency and proposed and physical deficiencies or adverse any physical deficiency and proposed and physical deficiency and physical deficien	Fopndation R Concrete Sieb X C Full Seasment X F It Basement Area Seasment Finish Cutaide Entryfieldt X Evidence of Infestation X Dempness X Settlem Hesting FWA X HVVE Coting Central Air Conc Individual Concent Individual Comments Tomments *** conding reeded repairs, deterice	rawi Space artial Basemen 952 sq. ft. None % Sump Pump ent 18 Radian Oil sittoning bluer sal Microw 4 Gedrooms n is noted intenance to	Exterior Description Foundation Watts Co Excertor Vest Amenities Fireplace(8) # PattorDeck Pool Eve P Washer/Dryer 1.00 Beth(s) to have ample cabi Lone, remodeling, etc.) was noted for the s	metertuts/condition ncrete/Avg Average Average None ag-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shdy/fim Other (dazer Fact of nets made of aver Depreciation is es	Interior Floors Walls Trim/Fin Bath Flo Bath We Car Stor X Drh Drhwws X Ga Ca X At. Gross Living age qual	meterial Crot&Inid/ Pistr&Dryn sh Wood or Inlaid insoot Fbrgit age None rewey # of Cara y Surface Grave rage # of Cara X Det Area Above Grave Area Above Grave Ty materials Using the Ction. See	AVE VI/AVE V/AVE V/AVE V/AVE AVE 6+ I-AVE 3
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Units of Stories 1.50 Type X Det Att. S-Det/End Units X Existing Proposed Under Combesign (Byle) Cape Year Built 1800+/- Effective Aga (Vrs) 15 Artic None Drop Steir Stairs Floor X Scuttle Finished Heasted Appliances P Refrigerator X Range/C Finished area above grade contains: Additional features (special energy efficie and finish *** See Additional C Describe the condition of the property (if age-life method. Some curable d additional comments	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seament Finish Cutaide Empriliati X Evidence of Infestation X Dampness X Settlem Heating FWA X HVVE Other Puel Cooling Central Air Conc Individual Oven Diahwasher Dispo 7 Rooms Int Bons, etc.) The kitche comments *** houlding needed repairs, detecte epreciation/deferred ms	crawl Space artial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning bluer sal Microw 4 Bedrooms n is noted onston, renovation renovation for the paradous	Exterior Description Foundation Walts Co Excertor Walts Co Excertor Walts Viny// Roof Surface Metal/ Gutters & Downspourts Window Type Db] Hr Storm Sash/Insulated Amenites Fireplace(8) # Pate/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi tons, remodeling, etc.). was noted for the services, or structural integrits material. Which m	materials/condition ncrete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shd/Rm Other (describe) 1,752 Square Fact of nets made of aver Depreciation is es ubject at the time	Intector Floors Wells Trim/Fini Bath Flo Bath We Car Stor X On Drivews X Ga Ca X At: Gross Living age qual	material Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: age Noov rage # of Care y Surface Grave rage # of Care IX Det. Area Above On ity materials using the ction. See	VIE
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any physical deficiencies or adverse and finish.	Fopndation R Concrete Siab X C Full Basement X F It Basement Aves Seement Finish Cutaide Ensyritett X Evidence of Infestation X Dampness X Settlem Heating FWA X HAVE Cooling Central Air Conc Individual Control TRooms TRooms TRooms TRooms The kitche Comments *** conditions that effect the infestation / deferred ma	crawl Space artial Basemen 952 sq. ft. Noge % Sump Pump ent 18 Radian Oil ditioning bluer sal Microw 4 Bedrooms n is noted onston, renovation renovation for the paradous	Exterior Description Foundation Walts Co Excertor Walts Co Excertor Walts Viny// Roof Surface Metal/ Gutters & Downspourts Window Type Db] Hr Storm Sash/Insulated Amenites Fireplace(8) # Pate/Deck Pool ave P Washer/Dryer 1,00 Beth(e) to have ample cabi tons, remodeling, etc.). was noted for the services, or structural integrits material. Which m	materials/condition ncrete/Avg Average Average None as Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open X Other Shd/Rm Other (describe) 1,752 Square Fact of nets made of aver Depreciation is es ubject at the time	Intector Floors Wells Trim/Fini Bath Flo Bath We Car Stor X On Drivews X Ga Ca X At: Gross Living age qual	material Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: age Noov rage # of Care y Surface Grave rage # of Care IX Det. Area Above On ity materials using the ction. See	VIE
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Units X One	Fognisation R Concrete Stab X C Full Basement X F It Basement Area Sasement Finish Cutaide Ensyritat X Evidence of Infestration X Dampness X Settlem Heating FWA X HAVE Cooling Central Air Conc Individual Owen Dishwasher Dispo 7 Rooms ent Items, etc.) The kitche Comments *** conditions that effect the interpret, the existence of the appraiser. The approments ***	Previ Space Partial Basement 952 sq. ft. None % Sump Pump ent 100 Radiant Oil Stitioning Other sal Microw 4 Bedroome in is noted preton, renover intenance to the base of the base of	Exterior Description Foundation Walts Foundation Walts Go Exterior Walts Foundation Walts Go Exterior Walts Vinyl/ Roof Surface Metal/ Guttars & Downspourts Window Type Storm Sach/Insulated Screens Yes/A Amenites Fireplace(s) # Pate/Deck Pool ave P Washer/Dryer 1,00 Betri(e) to have ample cabi lons, remodeling, etc.). was noted for the services, or structural imagin	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open Other (dasorbe) 1,752 Square Fact of nets made of aver Depreciation is es ubject at the time	Interior Ploors Walle Trim/Fini Bath Flo Bath We Car Stor N Only Drivews X Ga X Att. Gross Living age qual timated of inspec	meteria Crot&Inid// Pistr&Dryven who Wood or Inlaid insoot Fbrgh spe Norwey & of Care y Surface Grave age # of Care X Det. Area Above On ity materials using the ction. See No Hyes, descent	WR WI/AVR W/AVR W/AVR W/AVR W/AVR AVR 6+ -AVR 3 Bulti-in
NERO>ENERH	Are the utilities and off-site improvements to Are there any adverse site conditions or a None Noted. General Description Units X One One with Accessory Unit is of Stories 1.50 Type X Det Art, S-Det/End Unit X Existing Proposed Under Combesign (Style) Cape Design (Style) Cape Veer Built 1800+/- Effective Age (Vrs) 15 Attic None Drop Steir Stairs. Ploor X Scuttle Finished None Heated Appliances P Refrigerator X Range/CFinished area shows grade contains: Additional features (apecial energy efficie and finish. *** See Additional Coescibe the condition of the property (in age-life method. Some curable disditional comments Are there any physical defolencies or sch. Unless otherwise stated in this property. Was not observed by tiproperty. *** See Additional Cooss the property generally conform	Foundation R Concrete State X C Full Basement X P It Basement Area Sasement Frish Cutaide Ensyritate X Evidence of Infestration X Dempness X Settlem Heating FWA X HAVE Cooling Central Air Conc Individual Dishwasher Dispo 7 Rooms ent Roma, etc.) The kitche Comments *** counding needed repairs, deteric epreciation/deferred ma rense conditions that effect the incention of the appraiser. The appro	Previ Space Partial Basement 952 sq. ft. None % Sump Pump ent 105 Radian Oil littoning Other sal Microw 4 Bedrooms in is noted preton, renovation intenance to littoning oneton, renovation intenance to littoning oneton is noted oneton renovation intenance to littoning oneton renovation littoning oneton renovat	Exterior Description Foundation Waits Co Excertor Waits Vinyl/ Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hr Storm Sach/Insulated Screens Yes/A Amenites Fireplace(s) # Pate/Deck Pool ave P Washer/Dryer 1,00 Best/(e) to have ample cabi tons, remodeling, etc.). was noted for the s mess, or structural imagin material, which m knowledge of the	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open Other (dasorbe) 1,752 Square Fact of nets made of aver Depreciation is es ubject at the time	Interior Ploors Walle Trim/Fini Bath Flo Bath We Car Stor N Only Drivews X Ga X Att. Gross Living age qual timated of inspec	material Crot&Inid/ Pistr&Dryv en Wood or Inlaid insoot Fings: age Noov rage # of Care y Surface Grave rage # of Care IX Det. Area Above On ity materials using the ction. See	WR WI/AVR W/AVR W/AVR W/AVR W/AVR AVR 6+ -AVR 3 Bulti-in
SPRO>ESEXH	Are the utilities and off-site improvements to Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any adverse site conditions or elements. Are there any physical deficiencies or adverse and finish.	Foundation R Concrete State X C Full Basement X P It Basement Area Sasement Frish Cutaide Ensyritate X Evidence of Infestration X Dempness X Settlem Heating FWA X HAVE Cooling Central Air Conc Individual Dishwasher Dispo 7 Rooms ent Roma, etc.) The kitche Comments *** counding needed repairs, deteric epreciation/deferred ma rense conditions that effect the incention of the appraiser. The appro	Previ Space Partial Basement 952 sq. ft. None % Sump Pump ent 105 Radian Oil littoning Other sal Microw 4 Bedrooms in is noted preton, renovation intenance to littoning oneton, renovation intenance to littoning oneton is noted oneton renovation intenance to littoning oneton renovation littoning oneton renovat	Exterior Description Foundation Waits Co Excertor Waits Vinyl/ Roof Surface Metal/ Gutters & Downspourts Window Type Dbl Hr Storm Sach/Insulated Screens Yes/A Amenites Fireplace(s) # Pate/Deck Pool ave P Washer/Dryer 1,00 Best/(e) to have ample cabi tons, remodeling, etc.). was noted for the s mess, or structural imagin material, which m knowledge of the	materials/condition ncrete/Avg Average Average None ng-Replc/Avg Thrml-Rplc/Avg X WoodStove(s)# 1 Fence X Porch Open Other (dasorbe) 1,752 Square Fact of nets made of aver Depreciation is es ubject at the time	Interior Ploors Walle Trim/Fini Bath Flo Bath We Car Stor N Only Drivews X Ga X Att. Gross Living age qual timated of inspec	meteria Crot&Inid// Pistr&Dryven who Wood or Inlaid insoot Fbrgh spe Norwey & of Care y Surface Grave age # of Care X Det. Area Above On ity materials using the ction. See No Hyes, descent	WR WI/AVR W/AVR W/AVR W/AVR W/AVR AVR 6+ -AVR 3 Bulti-in

Uniform Residential Appraisal Report File# Y211221

- NT//										
			offered for sale in the su				N/A		to \$	N/A
There are 4 com	parable sales	in the subject	neighborhood within the	past twelve months	renging in sale	price from	s 359,000	.00	to S	425,000.00
FEATURE		SJECT	COMPARABL				SALE#2		COMPARAB	E CALE # 1
							. GPLE IF 2			
327 Kennebec River l			59 Stickney Hill Ros	ad	748 Middle	Road			Aosher Hill Re	
Address Embden	ME 04958	8	Athens, ME 04912		New Portlan	d. ME 0	4961	Farm	ington, ME 04	1938
Proximity to Subject			11.06 miles E		11.18 miles	W			miles SW	
Sale Price				200 000			200.000			- 435 000
			S	389,000		s	380,000			s 425,000
Sale Price/Gross Liv. Are	a \$	eq. ft.	5 324.17 sq. ft.		s 237.50	eq. ft.		\$ 7	91.96 sq. ft.	
Data Source(s)	100		MLS#1497807:DOI	M 125	MLS#14970	89:DOM	1 59	MLS	#1486993:DO	M 105
Vertilication Source(s)			Town Tax Records		Town Tax R				Tax Records	
VALUE ADJUSTMENTS	0500			1			·			
	Desc	RIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIP	TION	+(-)\$ Adjustment		ESCRIPTION	+(-)\$ Adjustment
Sale or Financing			Private Finance	i	Cash Sale			Conv.	Finance	
Concessions			Fair Sale	1	Fair Sale			Fair S	ale	
Date of Sale/Time			01/26/2022		09/17/2021		ľ		/2021	
Location	AG/River	Cont	Average	T10 000	Average		+10,000			+10,000
				710,000			+10,000			710,000
Lessahold/Fee Simple	Fee Simpl	ė	Fee Simple		Fee Simple			Fee S	mple	
Site	132.43 Ac	res	196.00 Acres	-47,677	100.00 Acres	S	+24,323	66.00	Acres	+49,822
View	Fields&W	oods	Pstrl&Woods		Pstrl&Mntns				Mntns	-2,500
Design (Style)	Саре	4449					-2,500		CIVALINA	-4,000
		_	Cape	-	Cape			Cape		-
Cluality of Construction	Average		Average		Average			Avera		1
Actual Age	A 222 / E	15	A 122 / E 20	+5,000	A 192 / E 15		<u> </u>	A 121	/E 10	-5,000
Condition	Average		Average		Average			Avg-C		-5.000
Above Grade	Total Schm		Total Borns, Baths	 	Total Bdrms.	Bathe			Bdrms. Beths	-21000
	7 4									1
Room Count		1.0	5 2 1,0		7 3	1.0		9	5 1.1	-1.000
Gross Living Area	1,752		1,200 sq. ft.	+8,280	1,600	sq.ft.	+2,280	2	,214 sq. f	-6.930
Basement & Finished	FullBasem	nent	Part Basement	+2,500	FullBasemen	t			asement	
Rooms Below Grade	Unfinished		Unfinished		Unfinished			Unfin		
										+ -
Functional Utility	Average		Average		Average			Avera		-
Heating/Cooling	FHW/Non		FHA/None		FHW/None			FHA/	None	
Energy Efficient Items	WdFurnac	ze i	None	1	None			None		1
Gerage/Carport	2CrDet&1C		3Car Det/Gar		2Car Det/Gar	r	+5 000		rAtt/Gr-Bm	
Porch/Patio/Deck	OpnPrch/		2LgBarns	0.000		<u> </u>				12.600
· · · · · · · · · · · · · · · · · · ·					OpenPorch		-1,000			+7,500
Amenines	LgBam/A		Sheds/WS		2FP/Bam/Hr	<u>th</u>		CvrdI	intry/WS	
Amenities	2Sheds-Fa	uir I	FarmPond		LgAttShed			PoleB	am	
Extras	None		None		None			2LgS		
Net Adjustment (Total)	TVOLE		1+ X1-		XIII	-				46.005
							\$ 38,103		X1+ -	\$ 46.892
Adjusted Sale Price of Comparables			Net Adj. 7.94 %			0.03 %		Net Ac	n. 11.03 s	4
			Gross Adj. 21.20 %	358,103	Gross Adj. 11	1.87 %	s 418,103	Gross	Adl. 20.65 9	6 3 471.892
I X die die n										
	ot research th	le sale or tren	afer history of the subjec	t property and comp	erebie sales. If	not expla	m The subjec	t has	not been lis	sted
1 V 1 010 010 L				rears. The comp						
for sale in the past	vear and									
for sale in the past	vear and	has not s	old in the past 3	vears. The com	parable sal	es have	not sold 1 ve	ar di	ior to the d	
for sale in the past indicated in this ar My research die	vear and praisal.	has not se	prior sales or transfers	vears. The com	parable sal	es have	not sold 1 ve	ar di	ior to the d	
for sale in the past indicated in this ar My research die Data Source(s) Be	year and praisal. X did no prower Dee	has not se	old in the past 3	vears. The com	parable sal	es have	not sold 1 ve	ar di	ior to the d	
for sale in the past indicated in this ar My research die	year and praisal. X did representations	has not se not reveal any d.MLS and	prior sales or transfers	vears. The com	y for the three y	eers prior	to the effective date	of this	for to the d	
for sale in the past indicated in this ar My research di Data Source(s) My research X di	year and praisal. X did n prower Dee	has not send any d.MLS and not reveal any	prior sales or transfers or town records	vears. The com	y for the three y	eers prior	to the effective date	of this	for to the d	
for sale in the past indicated in this are My research is Data Source(s) But My research X dis Data Source(s) M	year and praisal. X did prower Dee	has not several any od, MLS and not reveal any own records	old in the past 3 prior sales or transfers or town records prior sales or transfers of	years. The com of the subject propert of the comparable sa	y for the three y	eers prior	not sold I ve to the effective date a date of sale of the	of this	for to the d	ate
for sale in the past indicated in this are My research is Data Source(s) But My research IX did Data Source(s) My Report the results of the	year and praisal. X did prower Dee	has not several any od, MLS and not reveal any own records	prior sales or transfers or town records prior sales or transfers of transfers of the prior sales or transfers of the prior sale or transfers	years. The com of the subject propert of the comparable sal	y for the three y	ears prior	to the effective deta date of sale of the parable spics (repo	of this	or to the d appraisal. sonal prior sale.	ate
for sale in the past indicated in this ar My research Islam Source(s) But My research IX oil Data Source(s) My Report the results of the FEM	vear and praisal. X did r prower Dee did r LS and/or to	has not send any d.MIS and not reveal any own records d analysis of	old in the past 3 prior sales or transfers or town records prior sales or transfers of	years. The com of the subject propert of the comparable sa	y for the three y	ears prior	not sold I ve to the effective date a date of sale of the	of this	or to the d appraisal. sonal prior sale.	ate
for sale in the past indicated in this are My research is Data Source(s) But My research IX did Data Source(s) My Report the results of the	vear and praisal. X did r prower Dee did r LS and/or to	has not several any od, MLS and not reveal any own records	prior sales or transfers or town records prior sales or transfers of transfers of the prior sales or transfers of the prior sale or transfers	years. The com of the subject propert of the comparable sal	y for the three y	ears prior	to the effective deta date of sale of the parable spics (repo	of this	or to the d appraisal. sonal prior sale.	ate
for sale in the past indicated in this ar My research Islam Source(s) But My research IX oil Data Source(s) My Report the results of the FEM	year and praisal. X did r prower Dee	has not so d.MIS and not reveal any own records d analysis of None	prior sales or transfers or town records prior sales or transfers of transfers of the prior sales or transfers of the prior sale or transfers	years. The com of the subject propert of the comparable sal	y for the three y	ears prior	to the effective deta date of sale of the parable spics (repo	of this	or to the d appraisal. sonal prior sale.	ate
for sale in the past indicated in this ar My research did Data Source(s) Be My research X did Data Source(s) M Report the results of the TEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe	year and praisal. X did r prower Dee	has not so d.MIS and not reveal any pown records d analysis of None	prior seles or transfers of trown records prior seles or transfers of transfers of transfers of the prior seles or transfer	of the subject properts of the comparable salider history of the st COMPARABLE	parable sally for the three y less for the prior property	ears prior	c not sold 1 version of the effective data of sale of the carebie sales (reposers)	of this	eppraisal. rable sale. Sonal prior sale: COMPAS	ate on page 3). ABLESALE#3
for sale in the past indicated in this ar My research did Date Source(s) But My research X did Date Source(s) M Report the results of the TEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s)	year and praisal. X did r X orower Dee	has not seed any dights and hot reveal any pown records of analysis of None None Deed Town	prior seles or transfers of town records prior seles or transfers of the prior seles or transfers of the prior seles or transsers. Subsuccy Born MLS	years. The com of the subject propert of the comparable sal fer history of the st COMPARABLE MLS &/or Town	parable sal y for the three y les for the prior blect property ESALE#1 Rods	ears prior year to the and come	to the effective date a date of sale of the parable sales (repo MPARASLESALES /or Town Rcds	of this	eppraises. Sonal prior sales COMPAS MLS &/or Te	ate on page 3). ABLESALE#3
for sale in the past indicated in this are My research and indicated in the Indicated in Indi	year and praisal. X did X did	has not since the contract of	prior seles or transfers of town records prior seles or transfers of town records. The prior seles or transfers of the prior seles or trans SUBJECT	of the subject propert of the comparable sal fer history of the st COMPARABLE MLS &/or Town 05/17/2022	parable sal y for the three y lee for the prior bleet property ESALE#1 Rods	ears prior year to the and come co MIS & 05/17/2	to the effective date a date of sale of the carable sales (repo MPARASLESALES /or Town Rcds 022	of this compare rt addit	eppraises. Sonal prior sales COMPAS MLS &/or To 05/17/2022	e on page 3). ABLESALE#3
for sale in the past indicated in this ar My research dispersion of the past My research dispersion of the Cartes Source(s) My Report the results of the CARTES OF Price of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Date Source(s)	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this are My research and indicated in the Indicated in Indi	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the past My research dispersion of the Cartes Source(s) My Report the results of the CARTES OF Price of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Date Source(s)	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the past My research dispersion of the Cartes Source(s) My Report the results of the CARTES OF Price of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Date Source(s)	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the past My research dispersion of the Cartes Source(s) My Report the results of the CARTES OF Price of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Date Source(s)	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the past My research dispersion of the Cartes Source(s) My Report the results of the CARTES OF Price of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Date Source(s)	year and ppraisal. X did r prover Dece did sider LS and/or to research an	has not several any of MIS and of reveal any own records of analysis of None None Deed Town 15/11/2/02/ony of the su	prior sales or transfers of or town records prior sales or transfers of the prior sale or transfers of the prior sale or transsers. SUBJECT Borr.MLS blect property and communication of the prior sale or trans	of the subject properts of the comparable sale for history of the st COMPARABLE MLS &/or Town 05/17/2022 persible sales The	parable sal y for the three y lee for the prior bleet properly ESALE#1 Rods subject ha	ears prior year to the and come CO MIS & 05/17/2 as not b	to the effective data a date of sale of the carebie sales (repo MPARASLESALES /or Town Rcds 022 veen listed for	of this compare rt additi	eppraisel. sole sale. compas MLS &/or Te 05/17/2022 in the past	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research did Date Source(s) Br. My research X did Date Source(s) M. Report the results of the MY research TEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Date Source(s) Effective Date of Oeta Source(s) and has not sold in	year and ppraisal. X did r prover December 1 Global Stand/or to preserve an reserve an transfer histo the past	has not several any of MIS and of reveal any own records of analysis of None Deed Town 15/11/2022 ory of the sur 3 years.	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers of the prior sale or transsuspect	of the subject properts of the comparable sales for history of the st COMPARABLE MLS &/or Town 05/17/2022 persole sales The allos have not s	parable sal y for the three y lee for the prior bleet properly ESALE#1 Reds a subject ha	ears prior year to the and come co MIS & 05/17/2 as not t prior to	to the effective data a date of sale of the carable sales (repo mparaslesal es /or Town Reds 022 -een listed for o the date indi	of this compare re addition 2 Sale cated	eppraisel. The ble sale. The ble s	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the Data Source(s) My research X dispersion of the Control of the Control of the Control of the Control of Prior Sale/Transfer Data Source(s) Effective Data of Oata Source(s) Effective Data of Oata Source(s) Effective Data of Oata Source(s) Summary of Sales Company	year and ppraisal. X did r Glorina and Glorina and research and rese	has not several any of MIS and out reveal any own records of analysis of None None Town of the sun 3 years.	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers of the prior sale or transsuspect	of the subject propert of the comparable sales for history of the st COMPARABLE MLS &/or Town 05/17/2022 persole sales The alcs have not sales HTED WITH	parable sal	ears prior year to the and comp CO MIS & 05/17/2 as not b prior to	to the effective data a date of sale of the barable sales (repo mparaslesales /or Town Reds 022 been listed for the date indi	of this compare sale cated	eppraises. Sonal prior sales. COMPAS MLS &/or Tr 05/17/2022. in the past in this app	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this ar My research dispersion of the Data Source(s) My research X dispersion of the Control of the Control of the Control of the Control of Prior Sale/Transfer Data Source(s) Effective Data of Oata Source(s) Effective Data of Oata Source(s) Effective Data of Oata Source(s) Summary of Sales Company	year and ppraisal. X did r Glorina and Glorina and research and rese	has not several any of MIS and out reveal any own records of analysis of None None Town of the sun 3 years.	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers of the prior sale or transsuspect	of the subject propert of the comparable sales for history of the st COMPARABLE MLS &/or Town 05/17/2022 persole sales The alcs have not sales HTED WITH	parable sal	ears prior year to the and comp CO MIS & 05/17/2 as not b prior to	to the effective data a date of sale of the barable sales (repo mparaslesales /or Town Reds 022 been listed for the date indi	of this compare sale cated	eppraises. Sonal prior sales. COMPAS MLS &/or Tr 05/17/2022. in the past in this app	s on page 3). RABLESALE#3 DWn Reds
for sale in the past indicated in this are My research and indicated in the sale of Prior Sale/Transfer Price of Prior Sale/Transfer Prior Sale/Transf	year and ppraisal. X did r X	has not several any of MIS and of reveal any own records of analysis of None None None Toylor of the sure of the s	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers of the prior sale or transsursursursursursursursursursursursursur	of the subject propert of the comparable sales for history of the st COMPARABLE MIS &/or Town 05/17/2022 persole sales The ales have not sales interperson of the sales have not sales have not sales have not sales the sales have not	parable sal	ears prior year to the and comp CO MIS & DS/17/2 05/17/2 prior to	to the effective data a date of sale of the bareble sales (repo mparaslesales for Town Rods 022 been listed for the date indi RECONCILLA port. The 4 co	of this compare address sale cated	eppraises. Sonal prior sales. COMPAS MLS &/or Tr 05/17/2022. in the past in this app	ate s on page 3). ABLESALE#3 DWN Reds year raisal.
for sale in the past indicated in this as My research discource(s) But My research X discource(s) My research X discource(s) My Report the results of the Frice of Prior Sale/Transfe Price of Prior Sale/Transfe Prior Sale/Trans	year and ppraisal. X did r yrower Dee d did r LS and/or tr research and r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly are p	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersion of the same of	year and praisal. X did r yrower Dee d did r research an r research an r research an r research an r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly are p	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this as My research discource(s) But My research X discource(s) My research X discource(s) My Report the results of the Frice of Prior Sale/Transfe Price of Prior Sale/Transfe Prior Sale/Trans	year and praisal. X did r yrower Dee d did r research an r research an r research an r research an r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly are p	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersion of the same of	year and praisal. X did r yrower Dee d did r research an r research an r research an r research an r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly and comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly and comparable sales are properly are	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersion of the same of	year and praisal. X did r yrower Dee d did r research an r research an r research an r research an r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly and comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly and comparable sales are properly are	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersion of the same of	year and praisal. X did r yrower Dee d did r research an r research an r research an r research an r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of prior sales or transfers of the prior sales or transsuspect and the prior sales or transsuspect and the prior sales or transsuspect and the comparable sales are properly and comparable sales are properly are properly and comparable sales are properly and comparable sales are properly and comparable sales are properly are properly and comparable sales are properly are properly are properly and comparable sales are properly are	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
For sale in the past indicated in this ap My research discource(s) But My research X discource(s) My research X discource(s) My Report the results of the Frice of Prior Sale/Transfe Price of Prior Sale of Prior S	year and ppraisal. X did r X did	has not several any of MIS and and MIS and and reveal any own records of analysis of None None None 105/17/2022 ory of the au 3 years.	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers of the prior sales or transfers of the prior sale or transfers of the prior sale or transfers of the prior sale or transfers	of the subject property of the comparable sales COMPARABLE COMPARABLE SALES AND TOWN DS/17/222 parable sales The ales have not sales have not	parable sal y for the three y lee for the prior; below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra	ears prior year to the and corne CO MIS & 105/17/2 as not b prior to	to the effective data a date of sale of the carebie sales (repo mPARASLESALES for Town Reds 022 ceen listed for the date indi care and th	company of this company of additional company of additional company of additional company of the	eppraises. Sonal prior sales. COMPAF MIS &/or To 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). MABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this are My research dispersion of the sale My research dispersion of the sale Source(s) But Source(s) My research dispersion of the results of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Sale Source(s) Effective Date of Deta Source(s) Effective Da	year and praisal. X did r yrower Dee I did r yrower bear I sand/or to research and r r r r r r r r r r r r r r r r r r r	has not several any d. MIS and d.	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transsursurs. BornMLS bleet property and complete property and comparable sexamined for the representative and in the Final Records.	of the subject property of the comparable sales COMPARABLE MIS &/or Town 05/17/022 persole sales The ales have not sales have not sales to be the besinciliation of Value of the sales inciliation of Value of t	parable sal y for the three y lee for the prior solect property scale#1 Rods e subject ha old 1 year IN THE F f the appra t indicators alue becaus	ears prior year to the and corne CO MIS & D5/17/2 as not b prior to INAL isal rer of value e they	to the effective data a date of sale of the careble sales (repo mparaslesales for Town Rods 022 cen listed for the date indi care the date indi ca	sale cated	eppraises. Sonal prior sales. COMPAR MLS &/or Tr 05/17/2022 in the past in this app N OF able sales biect proper	ate s on page 3). PABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this are My research dispersion of the sale My research dispersion of the sale Source(s) But Source(s) My research dispersion of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Source(s) Effective Date of Deta Source(s) Summary of Sales Company VALUE: Many corroffered are conside All comparables we size, etc. See additional indicated Value by Sale Indicated Value by Sale Indicated Value by Sale	year and ppraisal. X did r yrrower Dee I did r LS and/or ts research and r research and r research and r research and r r research and r r research and r r r r r r r r r r r r r r r r r r r	has not several any did MIS and did MIS an	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transsurgery BornMLS Chiest property and comparable s ARABLES WEIG examined for the representative and in the Final Records the Final Records s420,000 s420,000	of the subject properts of the comparable sales for history of the st COMPARABLE MIS &/or Town	parable sal y for the three y lee for the prior below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra indicators alue becaus developed) \$4	ears prior year to the and corre CO IMIS & INAL ISAL rep of value they 86.200	to the effective data to the effective data a data of sale of the carebie sales (repo MPARASLESALES for Town Reds 022 ceen listed for the data indi RECONCILI, cort. The 4 co ac regarding t bracket locati theoms Ap	compared to the compared to th	ior to the d appraise. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect proper esign, age.	ate s on page 3). RABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this are My research dispersion of the sale My research dispersion of the sale Source(s) But Source(s) My research dispersion of the results of the results of the results of Prior Sale/Transfe Price of Prior Sale/Transfe Source(s) Effective Date of Deta Source(s) Summary of Sales Company VALUE: Many corroffered are conside All comparables we size, etc. See additional indicated Value by Sale Indicated Value by Sale Indicated Value by Sale	year and ppraisal. X did r yrrower Dee I did r LS and/or ts research and r research and r research and r research and r r research and r r research and r r r r r r r r r r r r r r r r r r r	has not several any did MIS and did MIS an	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transsurgery BornMLS Chiest property and comparable s ARABLES WEIG examined for the representative and in the Final Records the Final Records s420,000 s420,000	of the subject properts of the comparable sales for history of the st COMPARABLE MIS &/or Town	parable sal y for the three y lee for the prior below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra indicators alue becaus developed) \$4	ears prior year to the and corre CO IMIS & INAL ISAL rep of value they 86.200	to the effective data to the effective data a data of sale of the carebie sales (repo MPARASLESALES for Town Reds 022 ceen listed for the data indi RECONCILI, cort. The 4 co ac regarding t bracket locati theoms Ap	compared to the compared to th	ior to the d appraise. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect proper csign, age.	ate s on page 3). RABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersional development of the past indicated in this army research dispersion of the past Source(s). But Source(s) dispersion of Prior Sale/Transfer Price of Prior Sale/Transfer Source(s) Effective Date of Deta Source(s) Effect	year and praisal. X did r yrower Dee did r research and r r research and r r r r r r r r r r r r r r r r r r r	has not several any diministration of reveal any own records of analysis of None None None (None 105/17/202) of the sure of the sure of the most records the most record within nexts	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or trans SUBJECT BOTHMLS bleet property and complete or transfers of the comparable sexamined for the representative and in the Final Record s420,000 secret for the sales	wears. The comparation of the subject property of the comparable satisfies history of the successful that the comparable satisfies history of the successful that the comparation of the comparation of the comparison approach (F comparison approach of the comparison	parable sal y for the three y lee for the prior bleet property ESALE#1 Reds e subject ha cold 1 year IN THE F f the appra t indicators alue becaus developed \$4 proach. Ti	ears prior year to the and corre CO MLS & 05/17/2 as not t prior to INAL isal rep of value c they	to the effective data a date of sale of the barable sales (repo MPARASLESALES for Town Reds 022 been listed for the date indi RECONCILI, BOOT. The 4 co the regarding the bracket locati bracket locati bracket locati	companies address and control of the sale cated ATIO	ior to the d appraise. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect proper esign, age. (F developed) onsidered t	ate s on page 3). RABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this army research dispersion of the past indicated in this army research Some search Some	year and praisal. X did r yrower Dee did r research and r r research and r r r r r r r r r r r r r r r r r r r	has not several any diministration of reveal any own records of analysis of None None None (None 105/17/202) of the sure of the sure of the most records the most record within nexts	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or trans SUBJECT BOTHMLS bleet property and complete or transfers of the comparable sexamined for the representative and in the Final Record s420,000 secret for the sales	wears. The comparation of the subject property of the comparable satisfies history of the successful that the comparable satisfies history of the successful that the comparation of the comparation of the comparison approach (F comparison approach of the comparison	parable sal y for the three y lee for the prior bleet property ESALE#1 Reds e subject ha cold 1 year IN THE F f the appra t indicators alue becaus developed \$4 proach. Ti	ears prior year to the and corre CO MLS & 05/17/2 as not t prior to INAL isal rep of value c they	to the effective data a date of sale of the barable sales (repo MPARASLESALES for Town Reds 022 been listed for the date indi RECONCILI, BOOT. The 4 co the regarding the bracket locati bracket locati bracket locati	companies address and control of the sale cated ATIO	ior to the d appraise. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect proper esign, age. (F developed) onsidered t	ate s on page 3). RABLESALE#3 DWN Rods year traisal.
for sale in the past indicated in this ar My research did Date Source(s) Brown of the Source(s) Brown of Prior Sele/Transference of Prior Sele/Transfe	year and poraisal. X did r Two December of did r Growth of the research and rese	has not several any of mercan and the several any own records of analysis of the several and t	prior sales or transfers of or town records prior sales or transfers of the prior sales or transfers or transfers. ARABLES WEICE examined for the examined for the examined for the examined for the sales sales and balance ecks and balance or transfers or transfers or the sales ecks and balance or transfers or tr	of the subject property of the comparable saider history of the subject property of the comparable saider history of the standard property of the saider history of the saider h	parable sal y for the three y lee for the prior bleet properly ESALE#1 Reds a subject ha cold I year IN THE F f the appra indicators alue becaus developed s4 properly sappraisal.	ears prior year to the and come CO INAL isal rep of value s they 86.200 he appr	to the effective data a date of sale of the carebie sales (repo MPARASLESALES for Town Rcds 022 cen listed for the date indi RECONCILI, cort. The 4 co cregarding the bracket locati heome Ap aiser utilized the Additional (reports of the Additional)	sale cated	eppraised. Sonal prior sales. COMPAF MIS &/or Te 05/17/2022. in the past in this app N OF able sales biect proper sales biect proper sales biect proper cales onsidered thems.	ate s on page 3). PABLESALE#3 DWN Reds year traisal. sty. site
For sale in the past indicated in this ap My research disparation of the Data Source(s) Be My research X on Data Source(s) My research X on Data Source(s) My Report the results of the Frice of Prior Sale/Transfe Price of Prior	year and ppraisal. X did rower. Decent of the did rower. Its and/or to research and	has not several any of MIS and and MIS and and MIS and and reveal any own records of analysis of None None None None 105/17/2022 ory of the au 3 years. COMP/ isles were the most rered within nents	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transfers of the prior sale or transfers of the prior sale or transfers. Both MLS Comparable sales or transfers or transfers or transfers or transfers. ARABLES WEIG examined for the sales or transfers or the prior to the sales ocks and balance subject to completion sales.	of the subject propert of the comparable sales for history of the si COMPARABLE MIS &/or Town 05/17/2022 persole sales The ales have not s HHTED WITH the preparation of I to be the besi nciliation of Value Cost Approach (F Comparison appropriate sales are displayed) s for a credible per plans and speciper plans and specipers.	parable sal y for the three y lee for the prior solet property scale#1 Reds subject he old 1 year IN THE F f the appra t indicators alue becaus developed \$4 pragach. The suppraisal.	ears prior year to the and comp co MIS & 05/17/2 as not t prior to lisal rer of vali te they 86.200 he appir *** Se	to the effective data a date of sale of the carebie sales (repo mparaslesales for Town Rods 022 cen listed for the date indi cort. The 4 core regarding to bracket locati bracket locati a hypothatical co	sale cated ATIO	eppraises. Sonal prior sales. COMPAS MIS &/or Tr 05/17/2022 in the past in this app N OF able sales biect proper csign, age. (F developed) onside ***	ate s on page 3). PABLESALE#3 DWN Reds Year Traisal. sty. site sN/A he the
for sale in the past indicated in this ar My research did Date Source(s) Brown of the Source(s) Brown of Prior Sele/Transference of Prior Sele/Transfe	year and ppraisal. X did rower. Decent of the did rower. Its and/or to research and	has not several any of MIS and and MIS and and MIS and and reveal any own records of analysis of None None None None 105/17/2022 ory of the au 3 years. COMP/ isles were the most rered within nents	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transfers of the prior sale or transfers of the prior sale or transfers. Both MLS Comparable sales or transfers or transfers or transfers or transfers. ARABLES WEIG examined for the sales or transfers or the prior to the sales ocks and balance subject to completion sales.	of the subject propert of the comparable sales for history of the si COMPARABLE MIS &/or Town 05/17/2022 persole sales The ales have not s HHTED WITH the preparation of I to be the besi nciliation of Value Cost Approach (F Comparison appropriate sales are displayed) s for a credible per plans and speciper plans and specipers.	parable sal y for the three y lee for the prior solet property scale#1 Reds subject he old 1 year IN THE F f the appra t indicators alue becaus developed \$4 pragach. The suppraisal.	ears prior year to the and comp co MIS & 05/17/2 as not t prior to lisal rer of vali te they 86.200 he appir *** Se	to the effective data a date of sale of the carebie sales (repo mparaslesales for Town Rods 022 cen listed for the date indi cort. The 4 core regarding to bracket locati bracket locati a hypothatical co	sale cated ATIO	eppraises. Sonal prior sales. COMPAS MIS &/or Tr 05/17/2022 in the past in this app N OF able sales biect proper csign, age. (F developed) onside ***	ate s on page 3). PABLESALE#3 DWN Reds Year Traisal. sty. site sN/A he the
For sale in the past indicated in this ap My research did Data Source(s) Be My research X did Data Source(s) Effective Data of Ortor Sale/Transft Data Source(s) Effective Data of Ortor Sale/Transft Data Source(s) Effective Data of Ortor Sale of Prior Sale of Prior Sale of Prior Sale of Analysis of prior sale or and has not sold in Summary of Sales Company VALUE; Many conferred are conside All comparables we size, etc. See addit Indicated Value by Sale Indicated Value by	year and ppraisal. X did romover. December of the color	has not several any of reveal any own records of analysis of None None None None Town of the au 3 years. COMP/Isles were the most rered within nents	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or transfers of the prior sale or transfers of the prior sale or transfers. BornMLS Comparable sales or transfers	of the subject property of the subject property of the comparable sales for history of the standard property of the sales have not sales have	parable sal y for the three y lee for the prior solet property scale#1 Reds subject he old 1 year IN THE F f the appra t indicators alue becaus developed 34 proach. Ti e appraisal.	ears prior to the end compared to the end comp	to the effective data a date of sale of the careble sales (repo mparaslesales for Town Rods 022 peen listed for the date indi care regarding the bracket locati bracket locati a hypothatical co- or alterations have	sale cated ATIO	ior to the d eppraise. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect proper esign, age. (F developed) onsidered themse were that the improvement of the proper completed, or	ate s on page 3). PABLESALE#3 DWN Reds year traisal. sty. site sN/A he the subject to the
for sale in the past indicated in this are My research dispersion of the sale source(s) But My research X dispersion of the same of the mean of the sale source(s). Effective Date of Oeta Source(s) Effective Date of Deta Source(s) Effective Date of Deta Source(s) Effective Date of Oeta Source(s) Effective Date of O	year and ppraisal. X did r yrrower Dee A did r yr	has not several any did MIS and did MIS an	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sale or transfers of the prior sale or trans SUBJECT Diser MIS ARABLES WEIGER SUBJECT ARABLES WEIGER SUBJECT EXAMINED FOR THE SUBJECT ARABLES WEIGER SUBJECT EXAMINED FOR THE SUBJECT SALES WEIGER SUBJECT CONTROL THE SALES SUBJECT TO COMPLETE THE SALES SUBJECT	of the subject properts of the comparable sales in a comparable sales in the condition or desired	parable sal y for the three y lee for the prior below property ESALE#1 Rods e subject ha old 1 year IN THE F f the appra i indicators alue becaus developed) \$4 proach. Til appraisal. Meations on the condition that to ficiency does r	ears prior year to the and corre CO MIS & 105/17/2 as not b prior to INAL isal rep of value to they 86.200 the appr *** Se to basis of the repairs not require	to the effective date a date of sale of the carebie sales (repo MPARASLESALES for Town Reds 022 cen listed for the date indi are regarding the bracket locati bracket locati a hypothetical con or attentions have a affection or repr	compared to the superior of this compared to the superior of t	ior to the d appraisal. sole sale. compass mis &/or Te com/PAS in the pass in this app N OF able sales biect propes esign, age. (F developed) onsidered thems ***	ate s on page 3). PABLESALE#3 DWN Reds year traisal. sty. site sN/A he the subject to the
for sale in the past indicated in this are My research dispersional di	year and ppraisal. X did praisal. X did year and year a	has not several any did MIS and did MIS an	prior sales or transfers of or town records prior sales or transfers of or town records. The prior sales or transfers of the prior sales or transsurgery Description of the sales of transfers of the comparable sales or transfers of the comparable sales or transfers of the comparable sales or transfers of the ferresentative and in the Final Record sales of the sales	of the subject properts of the comparable sales in a condition or detime of inspection of inspection of inspection of inspection of inspection of inspection in the condition or detime of inspection of the condition or detime of inspection or detime or	parable sal y for the three y lee for the prior below property ESALE#1 Rods e subject has old 1 year IN THE F f the appra indicators alue becaus developed) \$4 proach. Ti appraisal. Meations on the condition that to diclency does r ion. *** S	ears prior year to the and corre CO MIS & 105/17/2 as not t prior to INAL isal rep of vali c they 86.200 he appr *** Se a basis of he repairs not require ce Add	to the effective date a date of sale of the carebie sales (repo MPARASLESALES for Town Reds 022 cen listed for the date indi are regarding to bracket locati bracket locati a hypothetical co- or attentions have a afteration or repo itional Commi	companies and companies and companies and common distance and comm	ior to the d appraisal. sole sale. compas MIS &/or Te 05/17/2022 in the past in this app N OF able sales biect propet csign, age. (F developed) onsidered thems that the improve completed, or the appraisales	ate s on page 3). ABLESALE#3 DWN Reds year traisal. sty. site sN/A he the ments have been subject to the has
for sale in the past indicated in this ar My research dispersion of the past indicated in this ar My research X dispersion of the Price Source(s) But My research X dispersion of the Price of Price Sale/Transfe Price of Price S	year and poraisal. X did r praisal. X did r did r did r did r research an re	has not several any displayed and MIS and displayed and more reveal any own records of analysis of None Deed Town 105/17/2022 or of the sus 3 years. COMP / sales were the most reveal withing repairs or a propers or a the extraor as subjects stoon of the subjects	prior sales or transfers of town records prior sales or transfers of town records prior sales or transfers of the prior sales or transfers of the prior sale or transfers of the comparable sales of the comparable sales of the Final Record of the Final Record sales of the prior to the the prior	wears. The com of the subject propert of the comparable sale for history of the st COMPARABLE MIS &/or Town 05/17/2022 perspic sales The ales have not s HTED WITH the preparation of to be the best neciliation of Vi Cost Approach (F comparison ap s for a credible per plans and species of a hypothetical the condition or de time of inspect areas of the eu	parable sal y for the three y lee for the prior below property ESALE#1 Rods subject property ESALE#1 IN THE F f the appra indicators alue becaus developed 34 proach. Ti subpraisal. Incations on the condition that to ficiency does r ion. *** S below property,	eers prior year to the and come co in the co i	e not sold I ve to the effective data dete of sale of the edete of sale of the carable sales (repo MPARASLESALES OF Town Reds O22 Deen listed for the date indi RECONCILI, cort. The 4 co are regarding to bracket locati Income Ap aiser utilized the Additional of	sale cated ATIO mparhe su mondition dilion been statement	ior to the d appraisal. The bis sale. The bis sale. The bis sales of a sal	s on page 3). RABLESALESS DWN Rcds year traisal. sty. site sN/A he the subject to the has thous and limiting
for sale in the past indicated in this are My research dispersional di	year and poraisal. X did r praisal. X did r did r did r did r research an re	has not several any displayed and MIS and displayed and more reveal any own records of analysis of None Deed Town 105/17/2022 or of the sus 3 years. COMP / sales were the most reveal withing repairs or a propers or a the extraor as subjects stoon of the subjects	prior sales or transfers of town records prior sales or transfers of town records prior sales or transfers of the prior sales or transfers of the prior sale or transfers of the comparable sales of the comparable sales of the Final Record of the Final Record sales of the prior to the the prior	wears. The com of the subject propert of the comparable sale for history of the st COMPARABLE MIS &/or Town 05/17/2022 perspic sales The ales have not s HTED WITH the preparation of to be the best neciliation of Vi Cost Approach (F comparison ap s for a credible per plans and species of a hypothetical the condition or de time of inspect areas of the eu	parable sal y for the three y lee for the prior below property ESALE#1 Rods subject property ESALE#1 IN THE F f the appra indicators alue becaus developed 34 proach. Ti subpraisal. Incations on the condition that to ficiency does r ion. *** S below property,	eers prior year to the and come co in the co i	e not sold I ve to the effective data dete of sale of the edete of sale of the carable sales (repo MPARASLESALES OF Town Reds O22 Deen listed for the date indi RECONCILI, cort. The 4 co are regarding to bracket locati Income Ap aiser utilized the Additional of	sale cated ATIO mparhe su mondition dilion been statement	ior to the d appraisal. The bis sale. The bis sale. The bis sales of a sal	s on page 3). RABLESALESS DWN Rcds year traisal. sty. site sN/A he the subject to the has thous and limiting

RMPF Form 1004 May 2007

File No. Y211221

Intended User	Sue Scott	& Mich	hael	Lehav&Ka	thi Plant	t		ARABLES										
	епперес		_															
City Embden				inty Some	rset			State ME			Zīp C	ode ()4	958					
Clent	Attorney	Paul Mil JBJECT	l s		DARARI		E NO. 4	001	M PARIE C	ZALE NO. 5		COMPAC	ADI S. O	ALE NO 4				
327 Kennebec River Ro		JEJECT		451 North			LE NU. 4	COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6							
Address Embden		8		Skowhega			i											
Proximity to Subject				10.91 mile		_												
44-4-1-44	\$			\$ 359,000 .t. \$ 176.85 =q.t.			5		s		S							
Sale Price/Gross Liv. Area Data Source(s)	\$	*q. ft. (\$ 176.85 *q. ft.) MLS#1505465;DOM 0			s	sq. ft.		15		, ft.								
Verification Source(s)				Town Tax			·				\vdash							
VALUE ADJUSTMENTS	DESCRIPTION		DESCRIPTION		DESCRIPTION		ESCRIPTION		NOTTE	$\overline{}$	+(-)\$ Adjustment	DESCR	PTION	+(-)\$ Adjustment	0	ESCRIPTI	ON	+(-)\$ Adjustment
Sale or Financing				Conv.Fina	nce													
Concessions	-			Pair Sale	1	+												
Date of Sale/Time	AG/Rive	r Broat		11/05/202 AG/StrmFr		+	+7,500			 	\vdash							
	Fee Simp			Fee Simple		\neg												
Site	132.43 A	cres		52.00 Acre	es		+60,322											
	Fields&V	Voods		Fields&We	oods	-					<u> </u>		\rightarrow					
Design (Style)	Cape			NECape				-		-	 							
Quality of Construction Actual Ace	Average A 222 / I	15		Average A 190 / E	15	+		-		 								
Condition	Average	- 		Average	111	-												
Above Grade	Total Bd		the	Total Bdm				Total Barre	s. Baths		Total	Bdrms.	Beths					
Room Count	=		.0	9 3	2.0	$\overline{}$	-2,000			 -								
Gross Living Area Basement & Finished	1,75 FullBase		iq. ft.	2,030 FullBasem		n.	-4,170	-	aq. ft.	 	\vdash		sq. ft.					
Roome Below Grade	Unfinish			Unfinished		-												
Functional Littity	Average		_	Average	·													
	FHW/No			FHA/None		_						N						
	WdFurns			None	200	+	+5,000			1	\vdash							
	2CrDet&1C OpnPrch			2Car Det/C Encisd&Oce		\dashv	-3,000			1	\vdash							
	LeBarn/			Patio/2Hrt			-2,000											
Amenities	2Sheds-I			2WStv/Plt	Stv	\Box												
Extras	None			2Sheds/FP		-	CO .CC			-	1		1.	•				
Net Adjustment (Total) Adjusted Sale Price				Net Adl.		% S	63,652	Net Adj.	- - %	1	Net Ac		%	•				
				· 100 / 10].	11.13	49 1		A THE PROPERTY.	- 79	1								
of Comparables				Gross Adj.	22.84	% 5	422,652	Gross Adj.	%	\$	Gross	Adj.	%	\$				
1 '				Gross Adj. SUBJECT	22.84	0	OMPARABLE				Gross #5		_	SALE #6				
of Comparables ITEM Date of Prior Sale/Transfer		None				02/I	I/2022						_	S SALE #6				
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer		None		SUBJECT		02/I 255,	I/2022 000	SALE #4					_	SALE #6				
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s)	e(s)	None Deed.T	own	Borr,MLS		02/I 255.0 MLS	OMPARABLE 1/2022 000 8 &/or Town R	SALE #4					_	S SALE #6				
of Comparables ITEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Sourc Comment on Sales Comparisor	n	None Deed T 05/17/2 Compa	own 2022	Borr.MLS	was ad	02/I 255.0 MLS 05/I	I/2022 000 S &/or Town F 7/2022 to give add	SALE #4 Rods itional sur	COMP	this appraisal	#5	COMP	_	SALE #6				
of Comparables ITEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comment on Sales Comparables, sales	over one	None Deed.T 05/17/2 Compa	own 2022 arab	Borr.MLS	was ad	02/I 255.0 MLS 05/I ided	OMPARABLE 1/2022 000 6 &/or Town R 7/2022 to give add they are th	SALE #4 Rods itional sur e best ava	Deport to	this appraisal	repor	COMP.	ARABLE					
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comparables sales Expanding the search	over one	None Deed.T 05/17/2 Compa mile	own 2022 arab awa reat	Borr.MLS le sale 4 y were us er than or	was ad	02/I 255.0 MLS 05/I ided ause	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the	SALE #4 Rods itional sur e best ava s that are	Deport to	this appraisal	repor	COMP.	ARABLE					
of Comparables ITEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comment on Sales Comparable Expanding the search are the best comparables	over one h to a ra sales to th	None Deed T 05/17/2 Compa mile mile dius gr e subject	own 2022 arab awa reat	Borr.MLS le sale 4 y were us er than or	was ad ed bec ne mile are there	02/I 255.0 MLS 05/I 1ded ause dev	OMPARABLE 1/2022 000 S &/or Town R 7/2022 To give add they are the veloped sale: used in this re	SALE #4 Cods itional sur e best ava s that are port.	pport to still with	this appraisal this suburbar	repor	t.	arable					
of Comparables ITEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(x) Effective Data of Data Source Comment on Sales Comparable Expanding the search are the best comparable s AGE ADJUSTMENT	over one to a ra sales to th	None Deed T 05/17/2 Compa mile mile dius gr e subjection of	lown 2022 arab awa reat ct pro	Borr.MIS ple sale 4 y were us er than or operty and	was ad sed bec ne mile are there	02/I 255.0 MLS 05/I ided ause dev	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add a they are the reloped sales used in this re rated into e	SALE #4 Cods itional sur e best ava s that are port. urable and	pport to still with	this appraisal this suburbar hin the same n	repor	t. area.	arable sale					
of Comparables ITEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in	over one to a ra sales to th Condi	None Deed T 05/17/2 Comparing mile dius green tion of	own 2022 arab awa reat ct pro	Borr.MI.S le sale 4 y were us er than or operty and tructure con will be	was ad sed become miles are there	02/I 255.0 MLS 05/I Ided ause dev efore	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sales used in this re rated into c d under iten	SALE #4 Cods itional sur e best ava s that are port. urable and	pport to illable in still with	this appraisal this suburbar hin the same n	repor	t. t. t. Thes	ARABLE se sale bit s and	\$				
of Comparables TEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comment on Sales Comparables Expanding the search are the best comparable s AGE ADJUSTMENT any confusion, all in effective age of the s	over one to a ra sales to th Condi	None Deed T 05/17/2 Compare mile a dius grade subjection of deprecent	own 2022 arab awa reat ct pro	Born.MLS le sale 4 y were us er than or prerty and : tructure to on will be	was ad ed bec ne mile are there can be:	02/I 255.0 MLS 05/I Ided ause dev fore	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The conditi	SALE #4 Rods itional sur e best ava s that are port. urable and n noted as on adjust	pport to illable in still with d incurals age, wh	this appraisal this suburbar hin the same n ble depreciationich will indicationich will indicate will indicate with the same of t	report type narke	t. tarea. t. Thes	ARABLE ic sale bit] and ered in	S				
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comparables sales Expanding the search are the best comparable sales AGE ADJUSTMENT any confusion, all im- effective age of the s the indicated effective	over one to a ra sales to th Condi	None Deed T 05/17/2 Compare mile a mile a dius gue subject tion of deprecent compare the second compare the	lown 2022 arab awa reat ct pro f a s piati mpa	Borr.MLS le sale 4 y were us er than of operty and fructure con will be gable sale ect or con	was ad led become mile are there can be : c consis s utiliz	02/I 255.0 MLS 05/I ided ause deverore sepa derected.	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add to give add to long a selection reloped sales used in this re rated into e d under iten The condition	sale #4 cods itional sur e best ava s that are port. urable and n noted as ion adjust; sh the effe	pport to nilable in still with i incural age, who	this appraisal this suburban hin the same n ble depreciation hich will indicent is been determ	report type narke the spot that ined it	t. Thes	bit) and ered ir	S				
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT any confusion, all im- effective age of the s the indicated effective the appraiser was un	over one to a ra sales to th Condi curable ubject a re age fo	None Deed.T los/17/2 Compose mile a dius gree subjection of deprecent compose transport the s inspections.	own 2022 arab awa reat ct pro f a s ciati npa subj t the	Borr.MLS le sale 4 y were us er than or operty and i tructure con will be rable sale ect or con e interior	was ad ed become mile are there can be : consider surilization	02/I 255.0 MLS 05/I ided ause develore scpa derected. le sa	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sales used in this re rated into e d under iten The conduit sle. Althour parable sales	sale #4 cods itional sur e best ava s that are port. urable and n noted as on adjust; the effe s. The eff	pport to silable in still with d incural age, wh ment is i	this appraisal this suburban hin the same n ble depreciation ich will indication is been determ are noted for t	report the state of the state o	t. Thes	bit) and ered it subject of a	S				
of Comparables ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comparables sales Expanding the search are the best comparable sales AGE ADJUSTMENT any confusion, all im- effective age of the s the indicated effective	over one to a ra sales to th Condi curable ubject a re age fo	None Deed.T los/17/2 Compose mile a dius gree subjection of deprecent compose transport the s inspections.	own 2022 arab awa reat ct pro f a s ciati npa subj t the	Borr.MLS le sale 4 y were us er than or operty and i tructure con will be rable sale ect or con e interior	was ad ed become mile are there can be : consider surilization	02/I 255.0 MLS 05/I ided ause develore scpa derected. le sa	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sales used in this re rated into e d under iten The conduit sle. Althour parable sales	sale #4 cods itional sur e best ava s that are port. urable and n noted as on adjust; the effe s. The eff	pport to silable in still with d incural age, wh ment is i	this appraisal this suburban hin the same n ble depreciation ich will indication is been determ are noted for t	report the state of the state o	t. Thes	bit) and ered it subject of a	S				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in- effective age of the s the indicated effective the appraiser was un reflection of their co- comparable.	over one to a ra sales to th Condi curable ubject a ce age fo able to mpariso	None Deed T 05/17/2 Compare mile of diving grade subjection of depreced meteors of the state of	Cown 2022 arab awa reat ct pro f a s ciati mpa subi t the	Born.MI.S ole sale 4 y were us er than or operty and i tructure c on will be rable sale ect or con e interior abject bas	was ad sed become mile are there can be reconsidered to the consideration of the sed on i	02/I 255.1 MLS 05/I Ided ause deverore scpa derected. le sa com-	OMPARABLE 1/2022 000 S. &/or Town R 7/2022 to give add they are the reloped sales used in this re rated into c d under item The condition le. Althour parable sales mation take	sale #4 Rods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effects from the same statement of the same statement of the same same same same same same same sam	pport to illable in still with a see, when is is active has fective a e source	this appraisal this suburbar hin the same noted to item as been determine noted for the and verificati	report type narket the is not ined ined in so	t. t. t. Thes o prohi e actua consid for the s more urce of	bit I and ered in subject of a	s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for	over one to a ra curable curable ubject a ve age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arat awa reat ct pro f a s ciati mpa it the ie sr	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma	was ad ed bec ne mile are there can be c consider s utiliz nparab of the ed on i	COUNTY OF THE PROPERTY OF THE	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate co	pport to illable in still with age, when is i active hafective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold with the same noted for the same recognitions.	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject tion of deprecend con or the sinspect n to th	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(z) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraisar was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was added become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(z) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraisar was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraiser was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				
of Comparables TIEM Data of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(z) Effective Data of Data Source Comparables sales Expanding the search are the best comparable s AGE ADJUSTMENT: any confusion, all in effective age of the s the indicated effective the appraisar was un reflection of their co- comparable. A thorough search for appraisal date were s	over one to a ra sales to th Condi curable ubject a se age fo able to mpariso	None Deed T 05/17/2 Compact of the subject of the s	own 2022 arab awa reat ct pre f a s ciati mpa t the s sale	Born.MI.S le sale 4 y were us er than or operty and i tructure c on will be rable sale ect or cor e interior abject bas s was ma ent in loc	was ad sed become mile are there consider the consideration the consideration.	c 02/I 255.1 MIS 05/I 1ded ause coma derected. le sa coma infor	OMPARABLE 1/2022 000 S &/or Town R 7/2022 to give add they are the reloped sale: used in this re rated into e d under item The condition ale. Althour parable sale mation take market area. physical c	cods itional sure best ava s that are port. urable and n noted as on adjusting the effects. The effect from the comparate haracteris:	pport to illable in still with age, when tis is ective has fective a e source	this appraisal this suburbar hin the same noted to item seen determine noted for the and verifications that sold will condition, et	report the state of the state o	t. Thes o prohii e actua consid for the s more urce of	bit) and ered it subject of a the softh	s s				

Uniform Residential	Appraisal	Report	FI	le # Y211221	
The appraiser certifies and agrees that this appraisal was prepare	d in accordance	with the re	guirements of	Title XI of the	
Financial Institutions, Reform, Recovery, and Enforcement Act (F	IRREA) of 198	9. as amend	ed (12 U.S.C.	3331 et seq.).	
and any applicable implementing regulations in effect at the time the appraiser	signs the appraisa	l certification,			
		-			
	•			•	
Ď					
D					
it					
			~~~		
N		·			
A			·		
C					
M					
M					
N					
Š					
. 41					
		-			-
			-		
	ICH TO VALUE				
Support for the opinion of site value (summary of comparable land sales or other methods	for estimating site v	alue)			
Support for the opinion of site value (summery of comparable land sales or other methods.  The site value is based on extractions from comparable sales used.	for estimating site v	as well as al	ostractions do	ne currently, an	d
Support for the opinion of site value (summary of comparable land sales or other methods.  The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is	for estimating site v	as well as al	ostractions do perties marke	ne currently, and	d
Support for the opinion of site value (summary of comparable land sales or other methods.  The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is	for estimating site v	as well as al	ostractions do perties marke	ne currently, and	d
Support for the opinion of site value (summery of comparable land sales or other methods.  The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is	for estimating site win this report. and sales in the	as well as al subject pro	perties marke	t arca.	
Support for the opinion of site value (summery of comparable land sales or other methods.  The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past.	in this report.  and sales in the	as well as al subject pro	perties marke	ne currently, and area.	100,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at c	in this report.  and sales in the	as well as al	perties marke  160.00	t arca.	100,000 280,320
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is to be past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is	for estimating also win this report.  and sales in the  OPINION OF SIT  DWSHING I  BSMT  Amenities	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50	t arca.	100,000 280,320 19,516 125,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is a summary of comparable is the past. The appraiser also looks at current MLS comparable is a summary of comparable is a summary of comparable in the past. The cost date of cost	for estimating also win this report.  and sales in the opinion of sm  Desting I  BSMT  Amenities  Garage/Carport I	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50	1 arca.	100,000 280,320 19,516 125,000 53,217
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is also looks at current MLS comparable is also used. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The appraiser also looks at current MLS comparable is also used in the past. The past looks at current MLS comparable is also used in the past. The past looks at current MLS comparable is also used in the past. The past looks at current MLS comparable is also used in the past. The past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the past looks at current MLS comparable is also used in the pas	for estimating alto win this report. and sales in the opinion of sm  Dennion of s	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	1 arca.	100,000 280,320 19,516 125,000 53,217
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The past looks at current MLS comparable is the past. The past looks at current MLS comparable is the past. The past looks at current MLS comparable is the past looks at current MLS comparable is the past. The past looks at current MLS comparable is the past lo	for estimating alto vin this report.  and sales in the opinion of smalling I BSMT Amenities.  Garage/Carport I Total Estimate of Columns	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	1 arca.	100,000 280,320 19,516 125,000 53,217 478,053
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is a summarized by the sales of cost of cost data. The appraiser also looks at current MLS comparable is a summarized by the sales of cost of cost data. The source of cost data. Marshall & Swift Handbook.  Comments on Cost Approach (gross thing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on construction. The site value is based on extractions on comparables utilized in this report and abstractions done.	for estimating alto vin this report.  Ind sales in the opinion of smoothing I beauting I	E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	1 arca.	100,000 280,320 19,516 125,000 53,217 478,053
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is to see that the past. The appraiser also looks at current MLS comparable is to see that the past. The appraiser also looks at current MLS comparable is to see that the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The approach is approach to past. The approach is approached to past. The approach is approached to past. The approach is approached to past. The approached the past. The approach is approached to past. The approached the past. The	for estimating alto vin this report.  and sales in the opinion of smalling I BSMT Amenities.  Garage/Carport I Total Estimate of Columns	E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	1 arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past of cost data. Marshall & Swift Handbook.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  Replacements on Cost Approach (gross living area calculations, depreciation, etc.)  Replacements on Cost Approach (gross living area calculations, depreciation, etc.)  Replacements on Cost Approach (gross living area calculations, depreciation, etc.)  Replacements on Cost Approach (gross living area calculations, depreciation, etc.)  Replacements on Cost Approach (gross living area calculations, depreciation, etc.)  Replacement of Cost Approach (gross living area calculations, depreciation, etc.)  Replacement of Cost Approach (gross living area calculations, depreciation, etc.)  Replacement of Cost Approach (gross living area calculations, depreciation, etc.)  Replacement of Cost Approach (gross living area calculations, depreciation, etc.)  Replacement of Cost Approach (gross living area calculations, depreciation, etc.)	for estimating alto vin this report.  and sales in the open of the open open of the open of the open open of the open open open open open open open ope	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past data. Marshall & Swift Handbook.  Country rating from cost service Avg. Effective data of cost data. 06/2021  Comments on Cost Approach (gross thing area calcutations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 40 Years.	for estimating alto vin this report.  In this report.  and sales in the operation of small properties.  Generally properties.  Generally properties.  Generally properties.  Depreciation 106  Depreciation 206  And Value of Section 106  Indicated Value	as well as all subject pro E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	1 arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past data. Marshall & Swift Handbook.  Cuality rating from cost service Avg. Effective data of cost data. 06/2021.  Comments on Cost Approach (gross thing area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables, utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 40 Years.	for estimating alto vin this report.  In this report.  and sales in the operation of small properties.  Generally properties.  Generally properties.  Generally properties.  Depreciation 106  Depreciation 206  And Value of Section 106  Indicated Value	as well as all subject pro  E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past data. Marshall & Swift Handbook.  Cuality rating from cost service Avg. Effective data of cost data. 06/2021.  Comments on Cost Approach (gross thing area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables, utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 40 Years.	for estimating alto vin this report.  and sales in the operation of sales of control operation of sales o	as well as all subject pro  E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past of cost data. Marshall & Swift Handbook.  Quality rating from cost service Avg. Effective data of cost data. 06/2021  Comments on Cost Approach (gross thing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 4() Years.  Estimated Monthly Market Rent \$ N/A x Gross Rent Multiplier.  Summary of Income Approach (Including support for market rent and GRM) *** Sec	for estimating alto vin this report.  In	as well as all subject pro  E VALUE	\$ 160.00 \$ 20.50 \$ 36.50	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past and past landbook.  A past grading from cost service Avg. Effective date of cost date. (67/2021)  Comments on Cost Approach (gross thing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average.  Construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Eastmeted Remaining Conomic Life (HUD and VA only). 40 Years.  Eastmeted Monthly Market Rent S. N/A X Gross Rent Multipler summary of Income Approach (Including support for market rent and GRM). **** See	for estimating alto vin this report.  and sales in the operation of small sales in the operation of small sales in the operation of small sales of small sal	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the cost estate. The appraiser also acts to the past approach (gross thing area culturations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Sconomic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler	in this report. In this report	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the case of cost data. Marshall & Swift Handbook.  A Custify rating from cost service Avg. Effective data of cost data 06/2021.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average.  Construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Sconomic Life (HUD and VA orby). 40 Years  Summerly of Income Approach (Including support for market rent and GRM). **** Sce.  PROJECT INFORMATION INCOME.	in this report. In this report	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the source of cost data. Marshall & Swift Handbook.  Comments on Cost data. Marshall & Swift Handbook.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average.  Construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Mutippler  Summary of Income Approach (Including support for market rent and GRM) **** See  PROJECT INFORMATION (Including support for market rent and GRM) **** See  PROJECT INFORMATION (Including support for market rent and GRM) **** See  PROJECT INFORMATION (Including Information for PUDS ONLY if the developer/builder is in control to the lumber of phases.  Total number of phases.	in this report. In this report	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External	arca.	100,000 280,320 19,516 125,000 53,217
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the source of cost data. Marshall & Swift Handbook.  Comparable string from cost service Avg. Effective data of cost data. 06/2021  Comments on Cost Approach (gross thing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average.  Construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Connomic Life (HUD and VA only). 4() years.  Estimated Monthly Market Rent \$ N/A x Gross Rent Multiplier.  Summary of income Approach (Including support for market rent and GRM). *** Sec.  PROJECT REPORDATION   Years.  PROJECT REPORDATION   Years.  Provide the following information for PUDs ONLY if the developerbuilder is in control Legal name of project. N/A  Total number of units for sale.	in this report.  In thi	as well as all subject pro  E VALUE	s 160.00  \$ 20,50  \$ 36.50  External  bach  adicated Value bying  attached [ Anach  are of units sold	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in ESTIMATED. REPRODUCTION OR [X] REPLACEMENT COST NEW Source of cost date. Marshall & Swift Handbook.  Quality rating from cost service Avg. Effective date of cost date. 06/2021.  Comments on Cost Approach (gross tiving area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA orisy). 40 Years.  Estimated Monthly Market Rent S. N/A X Gross Rent Multipfer Summary of Income Approach (Including support for market rent and GRM). *** See  Provide the following Information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)? Years Total number of units for sale.  Wes the project created by the conversion of existing building(s) into a PUD? Years.	in this report.  In thi	as well as all subject pro  E VALUE	s 160.00  \$ 20,50  \$ 36.50  External  bach  adicated Value bying  attached [ Anach  are of units sold	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in Estimated Total number of units for sale was the project created by the conversion of existing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Mutiplier Summary of Income Approach (Including support for market rent and GRM) Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Mutiplier Section of Income Approach (Including support for market rent and GRM) Years  Froviet the following Information for PUDs ONLY if the developer/builder is in control of the Homeowners' Association (HOA)? Years  Total number of units for sale  Was the project created by the conversion of endsting building(s) into a PUD? Yes Oods the project created by the conversion of endsting building(s) into a PUD? Yes Oods the project created by the conversion of endsting building(s) into a PUD? Yes Oods the project created by the conversion of endsting building(s) into a PUD? Yes Oods the project created by the conversion of endsting building(s) into a PUD? Yes Oods the project contain any muti-dwelling units?	in this report.  In thi	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External  bach	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the cost data. Marshall & Swift Handbook.  Comparable property and approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Multiples Section of Income Approach (Including suspent for market rent and GRM) *** Section of Income Approach (Including suspent for market rent and GRM) *** Section of Income Approach (Including suspent for market rent and GRM) *** Section number of phases Total number of units for sale was the project created by the conversion of easting building(s) into a PUD? Yes Doos the project created by the conversion of easting building(s) into a PUD? Yes Doos the project contain any multi-dwelling units? Yes No Da Are the units, common elements, and recreation facilities complete?	in this report.  In thi	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External  bach	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is comparable is the past. The appraiser also looks at current MLS comparable is comparable is the past. The appraiser also looks at current MLS comparable is comparable is comparable is marked to comparable is comparable is marked to comparable is marked to constitution of cost data. Marshall & Swift Handbook.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 40 Years success approach (Including support for market rent and GRM) **** See  Estimated Monthly Market Rent \$ N/A X Gross Rent Mutippler  Summary of Income Approach (Including support for market rent and GRM) **** See  PROJECT REPORTMENTION (Provide the following information for PUDs ONLY if the developer/builder is in control to the Homeowners' Association (HOA)? Years to developer/builder in control of the Homeowners' Association (HOA)? Years Total number of units for sale.  Total number of project mits rented Total number of units for sale.  Was the project created by the conversion of editing building(s) into a PUD? Year Are the units common elements, and recreation facilities complete? Year No. Development and the units of the content and recreation facilities complete? Year No. Development in the past is a current and part of the project contain any muti-dwelling units? Year No. Development is in control to the units of the past is an approach facilities complete?	in this report.  In thi	as well as all subject pro  E VALUE	s 160.00 \$ 20.50 \$ 36.50  External  bach	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of sits value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past of cost data. Marshall & Swift Handbook.  Comments on Cost Approach (gross thing area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipler  Summary of Income Approach (Including support for market rent and GRM) *** Sec  PROJECT INFORMATION*  Is the developer/builder in control of the Homeowners' Association (HOA)? Years  Provide the following information for PUDs ONLY if the developer/builder is in control to control of the Homeowners' Association (HOA)? Years  Total number of units rented Total number of units for sale  Was the project created by the conversion of eduting building(s) into a PUD? Year Are the units, common elements, and recreation facilities complete? Year Are the common elements, and recreation facilities complete?  Are the common elements leased to or by the Homeowners' Association? Year No. Developed to the common elements and recreation facilities complete?	in this report. In the sales in	as well as all subject pro  E VALUE	s 160.00  \$ 20.50  \$ 36.50  External  bach.  bach.  croperty is an atta	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past. The appraiser also looks at current MLS comparable is in the past date. Marshall & Swift Handbook.  Cuality rating from cost service Avg. Effective date of cost date. 06/2021  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 4() Years  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Estimated Monthly Market Rent S. N/A X Gross Rent Multiplier.  Provide the following information for PUDS ONLY if the developer/builder is in control to the developer/builder in control of the Homeowners' Association (HOA)? Yes Total number of units for sale.  Wes the project created by the conversion of editing building(s) into a PUD? Yes No Death project contain any multi-dwelling units? Yes No Death Public Comments and Public Rent Rent Rent Rent Rent Rent Rent Rent	in this report. In the sales in	as well as all subject pro  E VALUE	s 160.00  \$ 20.50  \$ 36.50  External  bach.  bach.  croperty is an atta	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000
Support for the opinion of site value (summary of comparable land sales or other methods. The site value is based on extractions from comparable sales used in the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the past. The appraiser also looks at current MLS comparable is the control of cost date. Marshall & Swift Handbook.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only) 40 Years  Estimated Monthly Market Rent \$ N/A X Gross Rent Multipleor  Summary of Income Approach (Including support for market rent and GRIM) *** See  Provide the following information for PUDs ONLY if the developer/builder is in control to the Income of project N/A Total number of units  Total number of phases Total number of units for sale  Was the project created by the conversion of editing building(s) into a PUD? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units? Yes No Does the project contain any multi-dwelling units?	in this report. In the sales in	as well as all subject pro  E VALUE	s 160.00  \$ 20.50  \$ 36.50  External  bach.  bach.  croperty is an atta	arca.	100,000 280,320 19,516 125,000 53,217 478,053 106,838) 371,215 15,000

Vurle Jones Appraisal, LLC

#### Uniform Residential Appraisal Report

File# Y211221

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraisar must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the streat, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus, implicit in this definition is the consummation of a sale 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 each acting in what he or she considers his or her own best interest; (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.

"Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appreciaer's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraise. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraisar is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraisor will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise atted in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

RMPF Form 1004 May 2007

# APPRAISER'S CERTIFICATION: The Appreiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livebility, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I varified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am swere of, and have socies to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the Information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, market status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisat or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 18, I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

- 20. I identified the olient in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

#### SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report compiles with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgeted by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state taws (excluding audio and video recordings), or a facalmile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

#### SUPERVISORY APPRAISER (ONLY IF REQUIRED) APPRAISER Signature Signature Name Vurle C. Jones Name Vurle Jones Appraisal, LLC Company Name Company Name Company Address Company Address 905 Waterville Road Skowhegan, ME 04976 207-474-4360 Telephone Number Telephone Number Email Address Email Address viones@vurlejonesappraisal.com Date of Signature and Report 05/17/2022 Date of Signature State Certification # Effective Date of Appraisat 02/25/2022 State Certification # CR0000000000683 or State License # State or State License # Expiration Date of Certification or License or Other State ME SUBJECT PROPERTY Expiration Date of Cartification or License 12/31/2022 Did not inspect subject property ADDRESS OF PROPERTY APPRAISED 327 Kennebec River Road Did Inspect exterior of subject property from street Date of inspection Embden, ME 04958 APPRAISED VALUE OF SUBJECT PROPERTY \$ 420,000 Old inspect interior and exterior of subject property Data of Inspection CLIENT Name Mr. Paul Mills COMPARABLE SALES Company Name Attorney Paul Mills Did not inspect exterior of comparable sales from street Company Address 163 Main Street Did inspect exterior of comparable sales from street. Farmington, ME 04938 Date of Inspection Email Address

RMPF Form 1004 May 2007

Page 6 of 6

			AD	DITIONAL COMMENT	s	
intend	led User	Sue, Scott & Michael Lehay	&Kathi Plant			
Prope	rty Address	327 Kennebec River Road				
City	Embden	County	Somerset	State	ME	Zip Code 04958
Client		Attorney Paul Mills				

#### SCOPE OF APPRAISAL

*The scope of this assignment is specific to the needs of the client/ intended user Attorney Paul Mills and his client Michael LeHay. The appraiser notes the intended use is to assist Attorney Paul Mills and his client Michael Lehay in determining fair market value for the subject property for court proceedings. No other intended user has been identified by the appraiser. No parties should rely upon this report as a home inspection or an insurance valuation. Other parties may choose to rely upon this report, but the appraiser is not responsible for it's use by parties other than the client/intended user(s).

*The scope of the analysis is the depth of the research that went into the identifying and the subject property. The scope of work includes an inspection of the subject site and all improvements to the site if applicable. This includes an inspection of the interior and exterior of all structures on the subject property. In addition to gathering information on the subject property the appraiser researches all sales and listings and selects the best comparable sales. The appraiser verifies and analyzes the comparable sales data, in developing the sales comparison approach to value. (The appraiser has not utilized the cost & income approaches to value, due to the limited nature of this report.) The scope of the work is partially based on the use of the report, the guidelines provide by the lender/client, and the guidelines of the secondary market (if applicable). The agreed upon fee has a direct correlation to the time and depth of the research that was agreed on by the client and appraiser. Its important to note that all though there are written guidelines, there is some confusion as to interpretation of these guidelines. It is the practice of this appraisal firm to refer to the FHA/HUD Manual 4000.1 and "Harrison's Illustrated Guide" for interpretation of these guidelines and contact the lender whenever there is a question regarding interpretation..

- * The appraiser is not a professional building inspector and does not hold himself out to the public as such. The inspection includes readily observable items and observations. This report does not include activation or testing of mechanical systems or non readily observable items. The term "inspection" as used in the report, is not the same level of inspection that is required by a "professional home inspection". The appraiser is not qualified to fully inspect the electrical system, plumbing system, foundation system, floor structure, subflooring, or any other mechanical systems that are present. The appraiser is not an expert in construction materials and the only purpose of this appraisal is to make an economic evaluation of the subject property. If the client wants a more detailed inspection, the appraiser recommends having a home inspection done by a professional home inspector.
- * The discovery of potentially adverse neighborhood influences such as but not limited to criminal activity, interim rehabilitation facilities, half way houses, registered sex offenders, is outside the scope of this assignment.
- *The appraiser notes that he does not fully inspect attic & crawl spaces. Inspections of these area's are only completed when there is proper access.
- *I have performed no other 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 assignment.

#### LEGAL DESCRIPTION

The appraiser has given the appropriate census track number. It should be noted that the first set of digits "23" identify the state of Maine, the second digits "025" identify the county of Somerset, and the last digits "9663" identify the town of Embden where the subject is located.

The indicated taxes for the subject and 2nd lot have been combined and appear to be adequate and typical of homes with the same physical characteristics and in the same municipality.

١		ADDITIONAL COMMENTS		
١	Intended User Sue, Scott & Michael Lehav&Kathi	Plant		
ı	Property Address 327 Kennebec River Road	30		
١	City Embden County Somerse	State ME	Zip Code 04958	
1	Clear Attorney Paul Mills			

#### NEIGHBORHOOD BOUNDARIES

The boundaries of the subject neighborhood comprise of a large area. Some neighborhoods comprise of the whole towns. This is typical of a neighborhoods like that of the subject's that are suburban in nature. The subjects neighborhood is considered the town of Embden, and bordering towns which are: Concord; North, Anson; South, Solon; East, and New Portland; West.

The neighborhood consist of a mixture of homes ranging both in style and price range. Ranches, capes colonials, and older New England style homes with garages and or barns are common to this neighborhood.

#### NEIGHBORHOOD DESCRIPTION

Major employers for the area are SAPPI Paper Mill, Redington Fairview General Hospital, New Balance Shoe, Backyard Farms to name a few. The employment centers for the area are Madison, Skowhegan, Waterville, Farmington. Embden is also located within 30 miles from a major highway, Interstate 95, which gives it easy commuting to other major cities, and employment centers such as Bangor, and Augusta. The subject property is not located in an area where amenities, such as schools, shopping centers, fire, and police protection are readily available, but is located within 15 miles of major employment centers that do provide these amenities.

#### MARKET CONDITIONS

Marketing time is the period between the date a property is offered for sale to the date it actually sold. Multiple listing information reviewed typically gives the period of time from the date listed to the date under contract. The appraiser has considered this information and information derived from local realtors, when confirming the comparable sales used in this report. This appraiser feels based on conversations with realtors and review of local MLS that marketing time of 3 to 6+/- months best describes the current marketing time.

Homes in this and competing neighborhoods are typically being financed with the buyer borrowing 80 % to 90 % of the purchase price. Interest rates are typically noted as being between 3 % and 9 % with the seller or buyer paying 2 to 3 points for loan discounts or interest buy downs. Since these sales concessions are noted in virtually all property sales the appraiser does not consider these concessions to have a direct effect on the selling price of a property in the specific market noted for the subject property.

Based upon the analysis detailed in this report, the appraiser estimated a reasonable exposure time to be about 3 to 6+/- months for the subject property at the opinion of market value reported herein.

#### ZONING COMPLIANCE

* The town that the subject property is located in does not have a local zoning ordinance. The subject property therefore is not covered by a local zoning ordinance. This is typical of the neighborhood and does not have an adverse effect on marketability.

#### HIGHEST AND BEST USE

*The subject properties current use is as a seasonal single family residential home and it's highest and best use is as a seasonal single family residential home, because that is it's greatest conformity and will bring the highest return. The appraiser used the highest and best use tests described in USPAP in developing the subject's highest and best use.

# ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

The subject property does not have access to public water and sewer lines, so there is a private well and septic located on the subject property. On the day of inspection there were no visible signs of contamination or

ļ			ADDITION	AL COMMENT Page 3	s				
ı	Intende	d User	Sue, Scott & Michael Lehay&Kathi Plant						
	Propert	y Address	327 Kennebec River Road						
-	Çity	Embden	County Somerset	State	ME	100	Zip Code	04958	
- 1		Otton	Attament Paul Müle						

seepage. This is typical of the area and does not have adverse effect on marketability.

#### ADDITIONAL FEATURES

Under the subject's improvements, in the kitchen area, the appraiser has considered only those items which are fixtures. Items which are considered fixtures are noted with an X and those which are considered personal property are indicated with a P. Only those items with an X are considered in the valuation.

The subject has a full foundation under the main house and a crawl space under the addition. Therefore, the foundation of the subject property is not technically a full basement. However, the market would consider the foundation functionally a full basement.

- * There is evidence of dampness in the basement. Its source could not be determined by the appraiser upon inspection. The dampness is minimal and should be noted that it is typical for homes such as the subject's to have some seasonal seepage into the basement. This type of dampness is typical of older homes and does not have an adverse effect on the subject's marketability.
- * The appraiser notes that some settlement has occurred with the subject property. A deduction from value may be made for the evidence of settlement. This adjustment will be made by the appraiser considering this factor in the subjects effective age. Any adjustments involving the settlement will be made when adjusting the condition section of the market & cost approach. The appraiser does not believe it is necessary to have a qualified structural engineer inspect the subject home. This type of settlement is typical of older homes and does not have an adverse effect on the subject's marketability

#### PROPERTY CONDITION

Economic life is the period over which improvements to real estate contribute to property value. Remaining economic life is the estimated period over which improvements continue to contribute to property value. Actual age is the number of years that have elapsed since an original structure was built. Effective age is the age indicated by the condition and utility of a structure.

The subject properties chronological age is 222+/- years old. The appraiser estimates the effective age based on the condition and maintenance of the subject property at the time of inspection. Deferred mantenance was noted in the form of some repairs such as some cosmetic and general repairs and updating where needed. These items have been considered and adjusted for within the determined effective age of the subject property. The remaining incurable physical depreciation is typical and normal for a home of the subject's age. The appraiser has considered the subject to be adequately maintained and in average repair. The appraiser estimates the effective age to be 15 years old after considering and adjusting for the deferred maintenance. No functional obsolescence was noted at the time of inspection and no external depreciation noted that would not be reflected in the determined typical economic life noted for the area.

# PHYSICAL DEFICIENCIES AND / OR ADVERSE CONDITIONS

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect these substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, PCBS, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material in or on the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge to discover them.

			ADD	OTTONAL COMMENTS Page 4		
Į	Intende	Intended User Sue, Scott & Michael Lehay&Kathi Plant				
[	Proper	ty Address	327 Kennebec River Road			
[	City	Embden	County Somerset	State ME	Zip Code 04958	
- [		Client	Attorney Paul Mille			

* The appraiser notes due to the age of the structure lead based paint may or may not be present. If lead paint is present, improvements completed on the subject property requires a lead smart renovator on any work that may disturb paint surfaces. If any of these area's are going to be disturbed, further evaluation by a licensed professional may be needed.

#### SALES COMPARISON APPROACH

Comparables sales over one mile away were used because they are the best available in this suburban type area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparable sales to the subject property and are therefore used in this report.

AGE ADJUSTMENT: Condition of a structure can be separated into curable and incurable depreciation. To prohibit any confusion, all incurable depreciation will be considered under item noted as age, which will indicate the actual and effective age of the subject and comparable sales utilized. The condition adjustment is limited to items not considered in the indicated effective age for the subject or comparable sale. Although the effective has been determined for the subject, the appraiser was unable to inspect the interior of the comparable sales. The effective age noted for them is more of a reflection of their comparison to the subject based on information taken from the source and verification source of the comparable.

A thorough search for comparable sales was made in this market area. Comparable sales that sold within 6 months of the appraisal date were significantly different in location, size, physical characteristics, age, condition, etc. In the appraiser's judgement, the comparable sales selected are a better indication of the subject's value than more recent sales.

#### RECONCILIATION

The appraiser has utilized an adjustment of \$15.00 per square foot which is typical and well supported by the market.

Ample sales provides the strongest support for the sales comparison approach. The appraiser utilized and considered the cost approach to provide additional checks and balances for a credible appraisal. The appraiser considered the income approach, but could not find sufficient enough rental data on single family housing, in this market, to utilize the income approach.

The appraiser notes that licensed appraiser Todd D. Jones Sr. (AP00000002412) provided assistance in all aspects of the appraisal process utilized in this report under the supervision of certified appraiser Vurle Jones except for the inspection.

#### CONDITIONS OF APPRAISAL

The appraisal has been completed "as is" on the subjects condition at the time of inspection.

- *Per request of the client the appraiser was asked to provide the timber value within the addendum of this report based on a foresters report provided by licensed forrester Scott L. Nelson LLC. The value of the Timber located on site is \$152,913 per this report.
- *Per request of the client the appraiser was also asked to provide the borrow/gravel resource evaluation within the addendum of this report based on a engineering report provided by the Haley Ward engineering firm. Per this report the calculated sand borrow volume is 543,000 cubic yards. Per the town of Famington highway director Phillip Hutchins the going rate for unscreeneed sand is approximately \$4.50 per yard.

		FIRE 190. \ \\ \( \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \) \( \)
	ADDITIONAL COMMENTS Page 5	
Intended User	Sue, Scott & Michael Lehay&Kathi Plant	
Property Address	327 Kennebec River Road	

Embden County Somerset State ME Zp Code 04958

#### SUPPORT FOR OPINION OF SITE VALUE

The site value is based on extractions from comparable sales used in this report, as well as abstractions done currently, and in the past. The appraiser also looks at current MLS comparable land sales in the subject properties market area.

#### COMMENTS ON COST APPROACH

The estimated cost is based on replacement cost not to be confused with reproduction cost. This approach is based on the principle of substitution of building a property of similar utility and considering the loss in value due to depreciation. Even though depreciation does consider some loss in value, this depreciation is determined by the effective age and may not reflect an accurate value in the cost approach to value. For this reason the appraiser has placed all weight on the market approach, and has only included the cost approach for additional checks and balances.

#### COMMENTS ON INCOME APPROACH

The income approach was not considered applicable because not enough sales of single family homes similar to the subject in the past year were available to provide data to derive a GRM (gross rent multiplier). There is also a lack of sources for rental data on rented single family homes within this area.

^{*}The appraiser has valued the property residentially within this report and has simply noted these commercial aspects of the subject property per request of the client/owner. Both the forresters report and engineering report is part of the appraiser case file and can be provided upon request.

File No. Y21[22] F.I.R.R.E.A. ADDENDUM Sue. Scott & Michael Lehav&Kathi Plant Intended User 327 Kennebec River Road Property Address State ME Zip Code 04958 County Somerset Attorney Paul Mills Purpose of the Appraisal The purpose of this appraisal is to identify and evaluate the subject within the restrictions and guidelines of the client. The appraiser has completed an interior and exterior inspection to properly identify the subject and note any obvious structural problems. The appraiser is not a building inspector and does not hold himself out to the public as such. The appraiser reviewed accessible information that was available at the time the appraisal was completed in order to collect enough information to support the indicated fair market value for the subject. Report of the prior year sales history for the subject property Yes X No List Price: \$ N/A is the subject property currently fisted? Yes X No Has the property sold during the prior year? If yes, describe below Per the deed provided by the lender, a conversation with the borrower who provided access to the property and a review of the local multiple listing, the subject has not been listed for sale in the past year. The subject has not sold in the past 3 years and the comparable sales have not sold I year prior to the date indicated in this appraisal unless indicated, Marketing Time What is your estimate of marketing time for the subject property? 3 to 6 months +/months Marketing time is the accumulated period of time from the date the seller is willing to sell to the date the title is transferred from seller to buyer. The estimated marketing time for the subject property is from current listings, sales of competing properties and the disclosed period of time from which the properties were first introduced to the market, to the date of the closing Non-real property transfers Does the transaction implies the transfer of personal property, fixtures, or intengibles that are not real property? Yes X No. If yes, provide description and valuation below No personal property has been included within the valuation of the subject property. The appraiser has valued real estate which does not include chattel. Regarding adjusting for points: There are several interpretations on how points paid by the seller should be addressed. Some lenders wish for the cash equivalent of points be deducted from the price. Others wish for the appraisal to reflect the market's reaction. Of these particular lenders, the following will apply: If the appraiser can support that there is a direct correlation between points paid and the selling price, a cash equivalent adjustment will be made. If the appraiser can substantiate an adjustment less than the cash equivalent, then that adjustment will be made. If no adjustment can be substantiated, then po specific adjustment will be made. However, the fact that points were paid by the seller will be considered in the final reconciliation of the approach. Additional Certification 1. The acceptance of this appraisal assignment by the appraisar was not based on a requested minimum valuation, a specified valuation, or an approval of the loan. 2. The appraiser certifies that the compensation for this appraisal is not contingent upon the reporting of a predetermined value or direction in value that fevers the cause of the ofers, the amount of the value estimate, the attainment of a stipulated result of the occurrence of a suba 3. This appraisal has been prepared to conform with the Uniform Standards of Professional Appraisal practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal foundation, except the Departure Provision, unless otherwise stated below. 4. The appraiser has disclosed within this appraisal report, or below, all steps taken that were necessary or appropriate to comply with the Competency provision of the USPAP. U.S.P.A.P. Requirement: My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of my client, the amount of the value estimated , the attainment or a stipulated result, or the occurrence of a subsequent event. My analysis, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation (Standards Rule 2-3). When C. Jones

Form 953

Date: 05/17/2022

Vurle C. Jones

Review Apprelser(s):

	SQUARE FOOTAGE CALCULATION ADDENDUM			
Intended User	Sue, Scott & Michael Lehay&Kathi Plant			
Property Address	327 Kennebec River Road			
City Embden	County Somerset	State ME	Zip Code 04958	
Clent	Attorney Paul Mills			

GROSS AREA (GLA/GBA) 1752			
Area(s)	Square Foots	ige .	
Sasament	952	sf	
Level 1	1276	sf	
Level 2	476	sf sf	
Level 3		sf sf	
Car Stg	1458	sf	
Other	2320	sf	
	1		

Area Measure	ements				Are	a		
Measurements	Factor	Total	Besement	1	2	3	Car Stg	Other
28.00 × 34.00 28.00 × 34.00 18.00 × 18.00 28.00 × 34.00 28.00 × 34.00 24.00 × 36.00 22.00 × 27.00 40.00 × 58.00	x 1.00 x	952.00 952.00 324.00 476.00 864.00 594.00 2320.00						

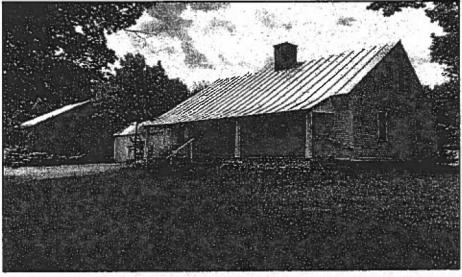
	PHOTOGRAPH ADDENDUM				
L	Interded User Sue, Scott & Michael Lehay&Kathi Plant				
Ĺ	Property Address	327 Kennebec River Road			
	Cty Embden	County Somerset	State ME	Zip Code	04958
Г	Client	Attorney Paul Mills			



# COMPARABLE #1

59 Stickney Hill Road Athens, ME 04912

Price	\$389,000
Price/SF	324.17
Date	01/26/2022
Age	A 122 / E 20
Room Count	5-2-1.0
Living Area	1,200
77	****
Value Indication	\$358,103



# COMPARABLE #2

748 Middle Road New Portland, ME 04961

Price Price/SF Date Age Room Count	\$380,000 237.50 09/17/2021 A 192 / E 15 7-3-1.0
Living Area	1,600
Value Indication	\$418,103



## COMPARABLE #3

427 Mosher Hill Road Farmington, ME 04938

Price	\$425,000
Price/SF	191.96
Date	10/29/2021
Age	A 121 / E 10
Room Count	9-5-1.1
Living Area	2,214
Value Indication	\$471,892

		PHOTOGRAPH ADDENDUM	
L	Intended User	Suc. Scott & Michael Lehay&Kathi Plant	
L	Property Address	327 Kennebec River Road	
	c≋y Embden	County Somerset State ME	Zip Code 04958
Æ	Client	Attorney Paul Mills	



## COMPARABLE #4

451 North Avenue Skownegan, ME 04976

 Price
 \$359,000

 Price/SF
 176.85

 Date
 11/05/2021

 Age
 A 190 / E 15

 Room Count
 9-3-2.0

 Living Area
 2,030

Value Indication \$422,652

# COMPARABLE #5

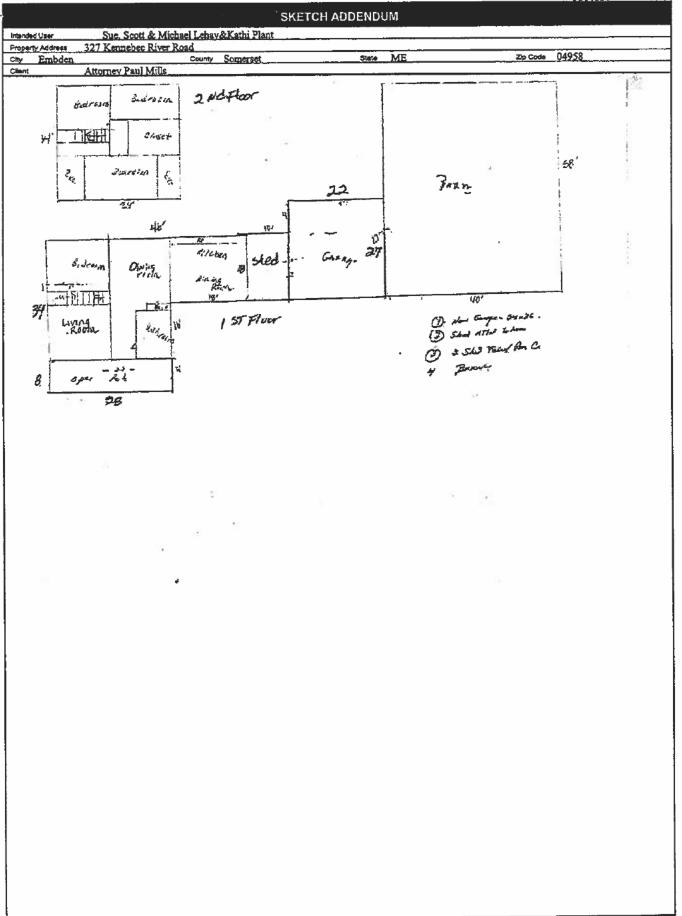
Price \$
Price/SF
Date
Age
Room Count
Living Area

Value Indication \$

COMPARABLE #6

Price \$
Price/SF
Date
Age
Room Count
Living Area

Value Indication \$

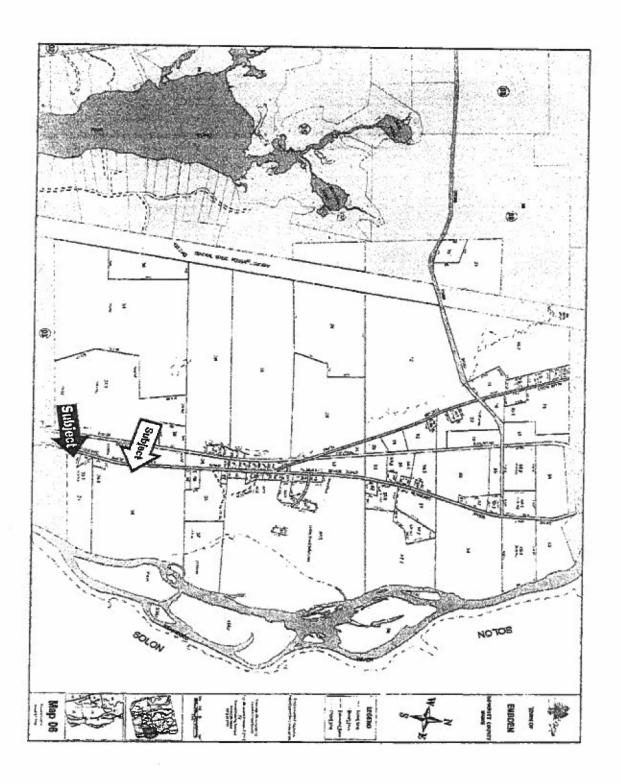


				-0-				File No.	Y21
						Legal Descr	rintion		
		00		Gabaal Tahas	. P.V -ahi Diana				
Intende	ty Address	327 Kenne			&Kathi Plant				
City	Embden	32 / Kemi	enec 1dv	County	Somerset		State ME	Zip Code	04958
Client		Attorney F	aul Mill	s					
		Francisco Company Company Company Company	NO TRANSFER TAX	<b>X</b>	inelo all	WARRANT Persons	ry deed 1 dy these P	doc 31 12501 65 Eki 3120 Pri 65	
		)	201		53				li li
		H	\$	That	we, Alex W		F. Louise Lehay		H
		7	O I	consideration of	f valuable		Somereet	, ,Mı	Line,
		j	2   1	id by Kathii	Irvine, Su	Lehay, Scot	tt Leday, and Mi	chacl Lebay	II
			ll w	केर इस्लेकिस क्वरत	densis 327) Embelo	Ronnebec Rive	er Road	-	i i
		AND THE REAL PROPERTY.	đ.	44 mil	of is bereby sokac Expine, Sus and seeigns force	swiedynd, do herchy • Laikay, Scot	Somerset gir, grant, targein, s it Lehay, and Ri	om veirs ins ilst on veirs ins ilst veirs Lead	ine, spid
		A THE PARTY OF THE PROPERTY OF		and mo Traske Lohay and ro Rogist	re particular by Donald and Alex w. corded in E	arly describ Whithee, he Lehay, Said Nonk 2865, ya	rearry side or him of in warrantee in power of attor deed is dated of the Science	october 23, 2001, mersat County a survey plan	ic .
		TOWEND TO	1	To hai	s and the said Ka	thi Irvine,	and burgained premis Sue relieve Scott use and behad largem.	cs with all the privileges Lehay, and Wich Leha	and
		479		STATE AND THE	ද්ය ආක්ර	ment with the said G s premises, that they	mantes, their are free of all encountrances	hain and satigme, it	hes
			17 24	iberrani and	d Grantee to hold a belank the same t and demands of all p	that a signeralid; and that the said Grantes, sersons.	We and come	eve good cight to sell and con holes shall beins and assigns forever, ags	and
			11 250	<b>Strik</b> Source		3090	PARTICIONAL PROPERTO DE LA CONTRACTOR DE	acalional in interpretation is	ÉNG
			have	Fix William to the comber Signed,	our hand 20 per 20 ( Sealed and B	(s) and scal(s) this (		Deeds &SA	of le
				Raul.	l Gami	and a	day W. Lebay	Lie Hay	
		1				***************************************	**************************************	**************************************	
		7	2800		f Maine, Cons	dy al Somerse	t # Decemb	ber 6th	. !!
		4	-		outly appeared the	abovemmed Alex	W. Lehay and F.	. Louise Lehay	1
			and	scknowledged t	the foregoing instru	mmatabe their	रिक्ट स्टा सक्ते वेटाई.		11
		ď		S	EAL	Before	me, P	16 C	ij

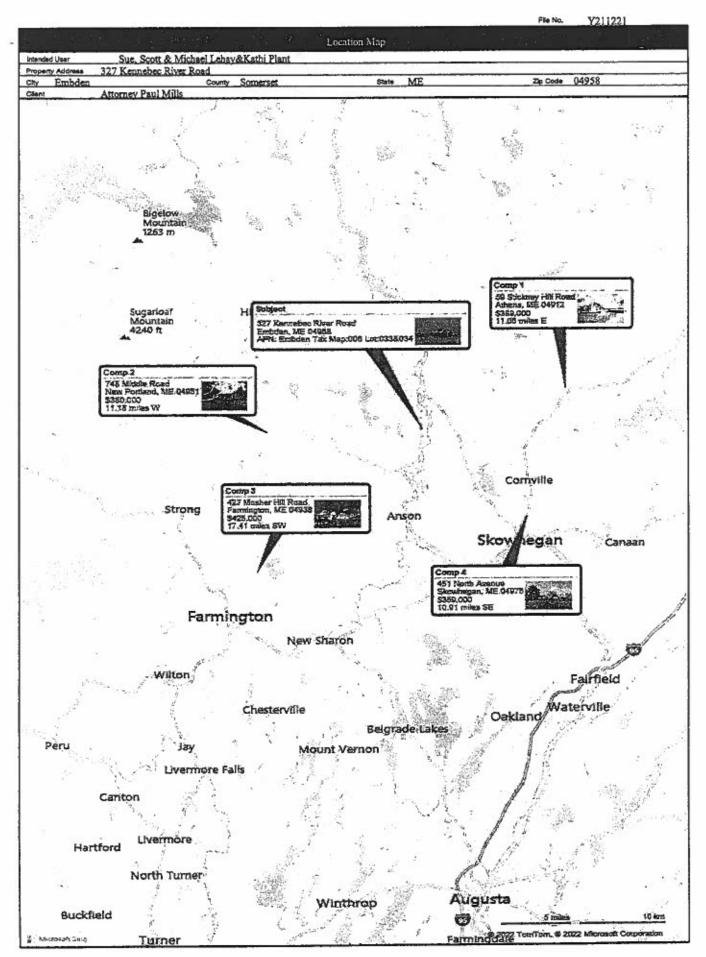
	File No.
	Legal Description
Intended User	Sue, Scott & Michael Lehay&Kathi Plant
Property Address Onv Embden	327 Kenneber River Road County Somerset State ME Zp Code
Cient	Attorney Paul Mills
	Doc 81 16977 Bet 3404 PRF 171
	Control and the superior covenant (excessed beed)  King all Men by these Bresents,  Ohnt
	Unit We Alex W. Lefrsy and F. Louise Lobry
	of Embded County of Somersot State of Maine
	heing manuscriek, for consideration paid, releases. Quanti Levine, She Lebay, Scott Lebay and Michael Leba
	of Embles , County of Someriset , State of Maine.
	whose mailing address is  127 Kennebec River Road
	Embdon, Maint 94958
	the land in Embden Commy of Connerset
	State of Maina, described as follows:
	A certain lot of land with buildings thecean in Embden, Maint, as described in a Wastanty Deed from
	Alex W. Lehry and F. Louise Lehry to Kathi Irvine, Sno Grant, Scott Lehry and Michael Lehry dated
	August 10, 1999 and recorded in the Semanset County Registry of Deeds in Book 2590, Page 979 and 080.
	Angust 10, 1999 and recorded in the Semicraet County Registry of Deeds in Seek 2330, Page 479 and 080.  Specifically, we release, vold, and discharge the Life Estate as shown in said Warmaty Deed dated \$/10/99, thence the said Life Estate shall no longer be valid not offective.
	thence the said Life Evan shall no longer be valid nor offective.
	Recorded cost Star of Gasts Nov 08 2204 Carotanor Special Control
	Tank & God la
	AND THE PROPERTY OF THE PROPER
	Enterpres Their hand and sent this 2 dd day of the mounts of
	November . 19 2004
	Signed, Graied and Helburra
	Dream to the second
	Deck Comment of Marketing
	Description of The House
	State of States, County of Southered Ms. November 223 , 19 2004 S
	7 mm - 1 2004

F8e No. Y211221_

		SITE PLAN	**		
Intended User	Sue, Scott & Michael Lehav&Kathi Plant				
Property Address	327 Kennebec River Road				
city Embden	County Somerset	State	ME	Zip Code 04958	
Client	Attorney Paul Mills				



Y211221 File No. FLOOD MAP Sue, Scott & Michael Lehay&Kathi Plant Intended User Property Address 327 Kennebec River Road Zip Code 04958 City Attorney Paul Mills 00 edesal amergency management agency TOWN OF EMBDEN, HE (SOMERSET CO.) COMMUNITY NUMBER 230359 B FLOOD INSURANCE RATE MAP EFFECTIVE DATE SEPTEMBER 4, 198



		License			
Intended User	Sue, Scott & Michael Lehav&Kathi Plant				
Property Address	327 Kennebec River Road				
chy Embden	County Somerset	State	ME	Zip Code	04958
Officer	Attana and David A (70) a				



# State of Maine

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS

# License Number CR683

Be it known that

Be it known that VURLE C. JONES

has qualified as required by Title 32 MRS Chapter 123 and is licensed as: CERTIFIED RESIDENTIAL APPRAISER 

ISSUE DATE December 10, 2021 Aruse L. Head.
Commissioner







STATE OF MAINE
DEPARTMENT OF INCIDENCE SON LAND FRA
OFFICE OF REAL ENFARE APPRAISERS
SOARD OF REAL ENFARE APPRAISERS

License Number CR583 VURLE C, JORES CERTIFIED RESIDENTIAL APPRAISER

ISSUED 12/10/2021

EXPIRES 12/51/2022

STATE OF MAINE
DEFARMMENT OF PROFESSIONAL AND CHURCAL PROJUCTION
35 Stem House States
Augusts, Marke pass, 1995
(2015 624-8603

		<u>}</u>	E&O Insurance			
Intended User	Sue, Scott & Michael Lehavé	Kathi Plant				
Property Address	327 Kennebec River Road	-				
Chy Embden	County	Somerset	State	ME	Zip Code	04958
Client	Attorney Paul Mills				•	



W

# LIA Administrators & Insurence Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

**DECLARATIONS** 

## Aspen American Insurance Company

(Released to below as the "Company") 590 Madison Avenue, Thi Floor New York, No. 10022 577-245-3510

n,ca	Funct Policy Namber	Previous Policy Number
1.72/	/2022 AA1003297.07	AA1675257-46
GLAIN TO TI TIUS COMM	S.A. CHAIMS MADE AND REPORTED POLICY, COVERAGE IS LIMITED THAT ARE FIRST MADE AGAINST THE INSURED DATE OF THAT ARE FIRST MADE AGAINST THE INSURED DATE HIS COMPANY IN WRITING NO LATER THAN SISTY (40 POLICY, OR DURING THE EXTENDED REPORTING FUTURE) ON OR AFTER THE RETROACTIVE DATE AND READ THE POLICY CAREFULLY,	RING THE POLICY PERIOD AND THEN REPORTED  ) DAYS AFTER EXPRATION OF TERMINATION OF BERFOR, IF APPLICABLE, FOR A TRONGSUL ACT
L	Costoger (D: 130809 Named Insured: JONES, VIELE APPRAISAL, ILC Vinds C. Jones 911 Waterville Road Skowbepen, NIE 04976	
2.	Pollary Periods Fusion 102/16/2022 Tec 02/16/2023 12:01 A.M. Standard Tupe at the address stated in 1 above.	ψ
э.	Deductibler 51000 Each Claim	
4.	Retroactive Date: 02/06/1998	
5,	Inception Date: 92/06/2016	
6.	Limits of Liabillay: A. 5500,000 Each China B. \$500,500 Aggregies	
	6ubpoena Bespunser 55,000 Supplemental Payment Coverage Pre-Claim Assistance: 55,000 Supplemental Payment Coverage 57,500 Supplemental Payment Coverage 57,500 Supplemental Payment Coverage 5500 per day Supplemental Payment Coverage	
7-	Covered Professional Services (as defined in the Policy and/or by E	endorsement's
	Real Estate Appeared and Valuation:  Residential Property.  Commercial Property:  Bodily Injury and Property Damage Caused  During Appeals al Inspection (\$100,000 Sub-Limit):  Right of Way Agent and Relocation:  Machinery and Equipment Valuation  Personal Property Appealsal  Real Estate Sales/Reobesage:	Yes X No X Yes No X Ye

August American Insurance Company LLACOL (51/16)

Page i of 2



P--- 1 . 57/

# SUMMARY APPRAISAL REPORT OF THE PROPERTY LOCATED AT

327 Kennebec River Road

Embden, ME 04958

as of

02/25/2022

for

Attorney Paul Mills 163 Main Street Farmington, ME 04938

bу

Vurle Jones Appraisal, LLC

905 Waterville Road Skowhegan, ME 04976 Vurle Jones Appraisal, LLC 905 Waterville Road Skowhegan, ME 04976 207-474-4360

June 1, 2022

Attorney Paul Mills 163 Main Street Farmington, ME 04938

Property -

327 Kennebec River Road

Embden, ME 04958

Client -

Sue, Scott & Michael Lehay&Kathi Plant

File No. -

Y211221A

Case No. -

Dear Mr. Mills:

In accordance with your request, I have prepared an appraisal of the real property located at 327 Kennebec River Road, Embden, ME.

The purpose of the appraisal is to provide an opinion of the market value of the property described in the body of this report.

Enclosed, please find the report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 02/25/2022 is:

#### \$200,000

The opinion of value expressed in this report is contingent upon the Limiting Conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

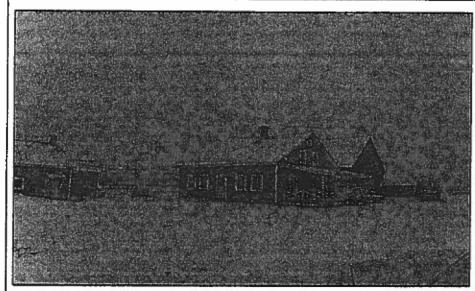
Respectfully submitted,

Vurle Jones Appraisal, LLC

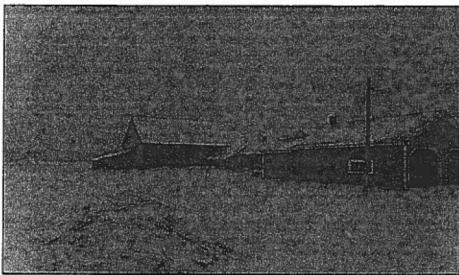
Vurle C. Jones

ME Certification #CR000000000683

ME Certification #CR 683



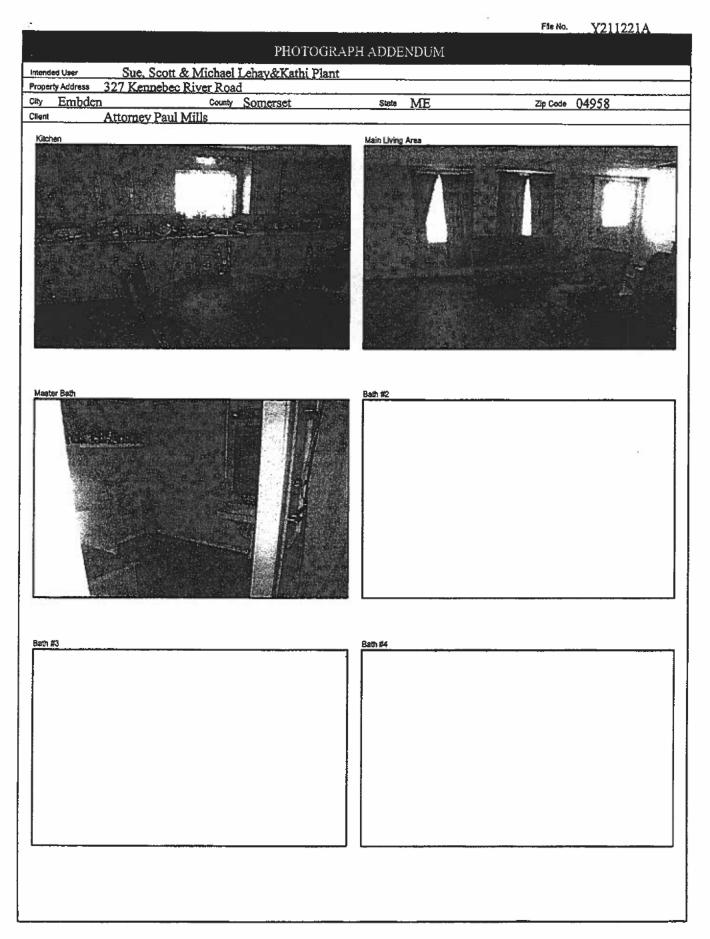
FRONT VIEW OF SUBJECT PROPERTY



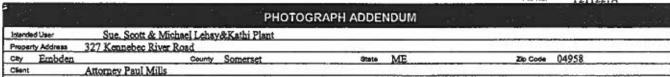
REAR VIEW OF SUBJECT PROPERTY.



STREET SCENE OF SUBJECT PROPERTY

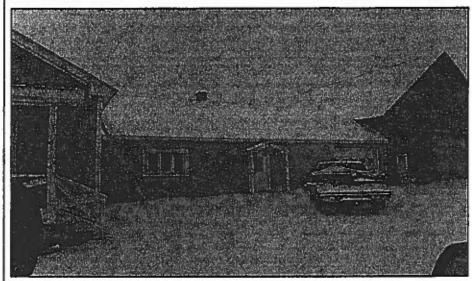


File No. Y211221A

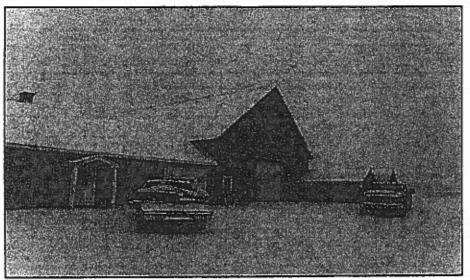




Right Of Subject

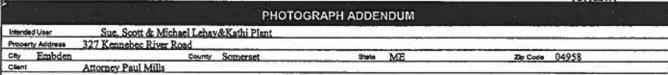


Right Of Subject



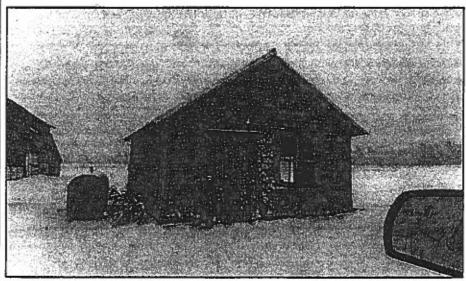
Right Of Subject

Fle No. Y211221A

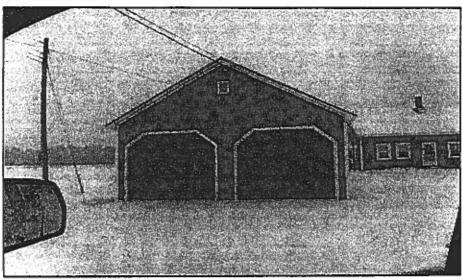




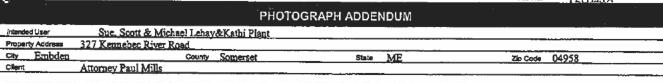
Right Of Subject

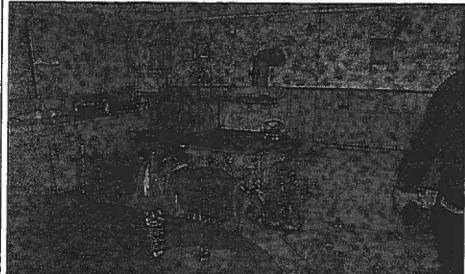


Shed



Detached Garage

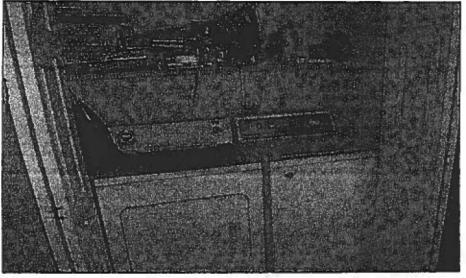




Kitchen View-2



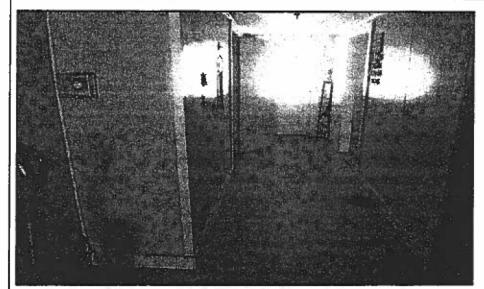
Dining Room



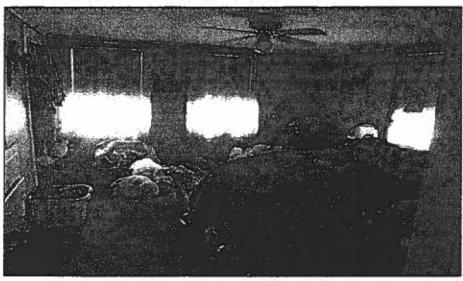
Laundry Area

File No. \$211221 A

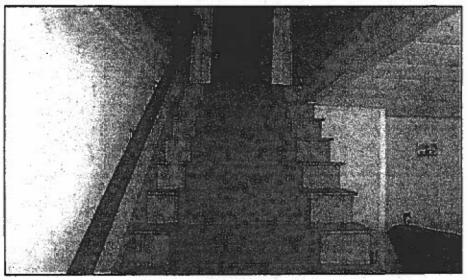
_		 	12112217
	PHOTOGRAPH ADDENDUM		
Intended User	Sue, Scott & Michael Lehav&Kathi Plant	 	
Property Address	327 Kennebec River Road	•	
chy Embden	County Somerset State ME	 lp Code {	04958
Client	Attorney Paul Mills	 	



Hall Way

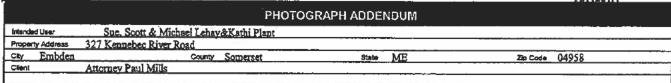


Bedroom-1



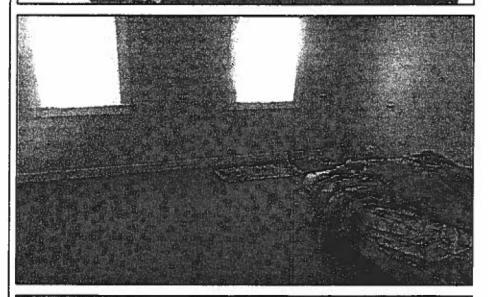
To 2nd Floor

File No. Y211221A

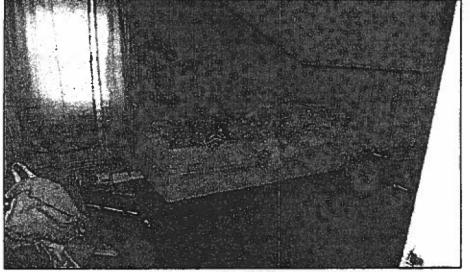




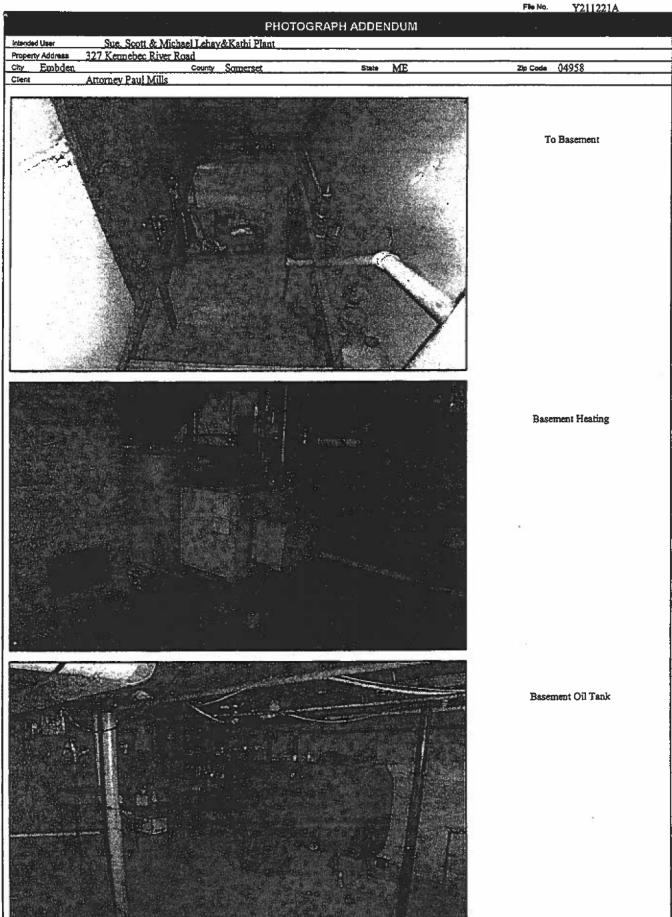
Bedroom-2

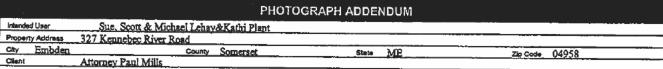


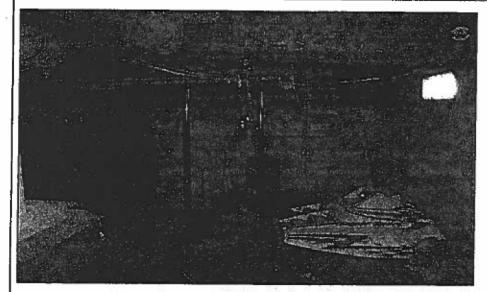
Bedroom-3



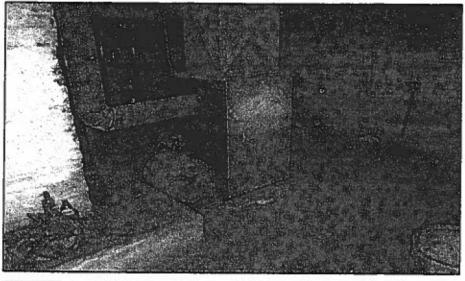
Bedroom-4







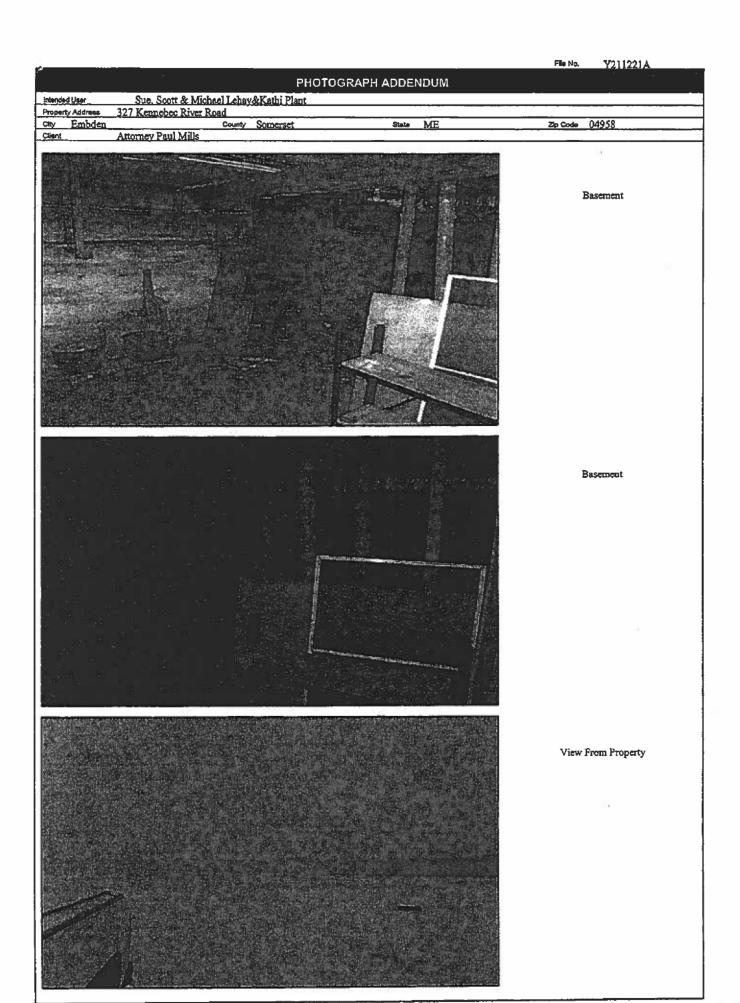
Basement Water Tank



Basement Wood Stove



Basement Wood Stove



Uniform Residential Appraisal Report File # Y211221A

L												
	Тъв ригроз	of this aur	nmary appraisal	report is to	provide the clien	it with an accum	ate, and adequa	tely supported, o	pinion of the ma	ricet velue	of the subject p	roperty.
	Property Artri	083 327 K	ennebec River	Road		71.126	City Emb	den	State M	E	Zlp Code 049	58
						. 4. 412						
			ichael Lehay&K			ended User At	ty Paul Mills&M	lichael LeHay	County So	merset		
	Legal Descrip	don Recor	ded in the Som	erset Cour	ty Registry Boo	k:3404&3420	Page:0191&00	069				
s	Assessor's D	enet & Emb	den Tax Map:0	06 T at-02	2.0.024	10.10.10.10.10.10.10.10.10.10.10.10.10.1	Tex Year 20		D E Year	s \$29,755	44	
ı,				VO 148.V3	700,034							
H	Neighborhoo		mbden				Map Referen	Del 20 A-4		ensus Trac	23-025-9663	_
١,	Occupant	X Owner	Tenant	Vacent	Special Ast	sessments \$N/A		X PUD	HOA SN/A	100	per year	per month
E	Property Rich	ts Appraisad	X Fee Simp	40	Leasehold	Other (describ-						
٦												
۱¥				time for co	art proceedings.					2.000		
м	Ctient A	ttorney Pau	l Mills			Address 163 N	fain Street, Far	mington, ME	04938			
				sale or he	s it been affered					-lear2	Yes X No	
30												
	Report data	source(s) us	ed, offering prior	(s), and da	te(s). The sub	ject has not	been listed f	or sale in th	e past year a	nd has n	ot sold in th	16
	past 3 year	s per dee	d and MLS	as of inst	ection date.							
	1 did	X did no	t analyze the cor	tract for sale	for the subject p	urchase transacti	on. Exotein the	results of the ana	lysis of the contra	ct for sale	or why the analy	rsis was not
C			_						,, ,			
0	pengrines.	This is be	ng done for co	art process	ings and there v	was no sales co	ntract.	*1				
NT	-							400000000000000000000000000000000000000	1000			
T	Contract Prior	s N/A	Date of Contr	ot N/A	is the gro	perty seller the o	wher of public re	cord? Yes	No Date	Source(s)	N/A	
R	is there any	financial acc			concessions, gift				any narty on hal	all of the	client? Ye	s No
A								y to be bein by	eny perty on ser		Gildrift, Think	
C	If Yes, report	the total do	lar amount and	describe the	Items to be paid	: N/A						
T			TO A DESTRUCTION OF	Arrive Lie		441-141-1				DVI C		
	Note: 5	and the	nalet	Mes -4-	he neishbook	aad	manufact to a					
					he neighborh			ore.				
	Nedg	boorhood	Characteristic	\$ 70		Oze-Unit No	essing Trands		One-Unit H	odsing	Percent Lar	nd Use %
N	Location	Urban	X Suburban	Rural	Property Values	Increasing	X Stable	Declining	PRICE	AGE	One-Unit	60.0 %
E			THE RESERVE TO SERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAME		The second	The second secon	X InBalance	Marie Control				
1	Sult-Up	Over 75%			Demand/Supply		-	-		(yrs)	2-4 Unit	5.0 %
G	Growth	Repid	X Stable	Slow	Marketing Time	Under 3 mth	X 3-6 mths	Over6 mths	30+/- Low	New	Multi-Family	5.0 %
н	Neighborhood	Boundaries	Kennehec R	iver-east	Jackin Broo	k-west- Stat	ion Rd- nort	h:	500+ High	250+	Commercial	5.0 %
Б						A-MUSIC DIEC	100 100- 0011		175 Pred.			25.0.
0			maps for n						A Company of the Comp			23.0.74
R					maists of a m							
변	mobile hor	nes, color	ials, and old	er New	England style	homes with	garages and	for barns are	common to	this neis	ghborhood.	
•			Comments *									
0							1 6 1				41 - 1 - 1	
					onclusions) Det							
	between th	e number	of homes so	ld in con	nparison to th	e number of	homes avai	lable on the	market. ***	See Add	litional	
	Comments							and the state of t	TO COMPANY OF THE PARTY OF THE			
-			Diet Men			A 02.00 L		Brance 4 Ct.	-1 %-	Ven. E	-14. 0. Weade	
	Dimensions S					Area 02,00 +		Shape 4 Sig	160 - 1VD	Alem L	ields&Woods	
	Spedific Zonin	g Classification	No Zoning		20	rning Description	N/A					
	Zoning Compi	ance	Legal	Legal Nonce	onforming (Grandts	rthered Use)	X No Zoning	1 Megal	(describe)			
					ed (or as proposed					No, describ		
										140, Describ		
				d best use	for the subject ;	property is as a	single family					
s	Utilities P	ublic Oth	er (describe)		Pt	iblic Other (	describe)	Off-eit	e improveme:	ntsType	e Public	Private
п	Electricity	X	1		Neter	X D	rilled Well	Street	Asphalt		X	
T	Gas		None		Sanitary Sewer	X Se		Alley	None		-	
E			The same of	F-50-7								24/2005
	FEMA Specis	Flood Haza	rd Area Y	B AN	o FEMA Flood	Zone Zone X		p No. 230359-0			VA Map Date 09/	04/1985
	Arm the edition	s and off-site		ypical for the	e market area?	X Y	s No. If	No, describe *1	** See Addition	al Comme	ents ***	
	At the build		improvements (						12 V	V		
					ers (experments, er	ngroegnments, er	rvironmental con	ditions, land uses		A INC	If Yes, describe	
	Are there are				ers (exsernents, e	noroecnments, er	rvironmental con	ditions, land uses	, each Tea	A No	If Yes, describe	
					ers (essements, e	ndroednments, er	nvironmental con	ditions, land uses	, 440,1	ANO	If Yes, describe	
	Are there are				ors (essements, e	norosonments, er	nvironmental con	ditions, land uses	, 6007 1 100	A No	If Yes, describe	
197-1940	Are there are				ors (experments, ex	narosarinaliss, er	nvironmental con	ditions, land uses	, 440.77	AINO	If Yes, describe	
10000	Are there an None Noted	adverse sit	e conditions or e			ndrosidriments, er						ts/condition
	Are there an None Noted	adverse sit	e conditions or e	oternal facto	Foundation		Extedor Descrip	ion to	sterists/ogndition	Interior	meteria	fs/opndition
STATES STATES	None Noted  Ge Units X Or	adverse alt	e conditions or e	chemal facto	Foundation Crete Slab X	Crewl Space	Extedor Descrip	too m	eterlets/condition	Interior Floors	restorte Crpt&[nk]/	VVR.
STATE OF THE STATE	Are there any None Noted  Ge Units X Or	neral Description	e conditions or e	chemal facto	Foundation	Crewl Space	Extedor Descrip	ion to	eterlets/condition	Interior	meteria	VVR.
STATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN	None Noted  Ge Units X Or	neral Description	e conditions or e	Con-	Foundation X Basement X	Crawl Space Partial Basemen	Extedor Descrip	tion miles Concreted	eterlets/oprolition Avg	Interior Floors	rostoria Crpt&Ink// Plstr&Dryv	vi/Avg
	Are there are None Noted  Ge Units X Or # of Stories Type X De	e One w	e conditions or e	t Con-	Foundation Crete Siab X Basement X	Crewl Space Partial Basemen 952 sq. t.	Extedor Descript Foundation Wa Exterior Walls Roof Surface	ties Concrete/ Vinyl/Averag Metal/Averag	eterlete/condition Avg	Interior Floors Walls TrinvFinis	meteria Crpt&Inid/ Plstr&Drys sh Wood	AVE NI/AVE /AVE
	Are there are None Noted  Geounts X Or # of Stories  Type X De X Edeting	e Crew	e conditions or e	Con-Full Basemen	Foundation crete Slate X Basement X I Area	Crewl Space Partial Basemen 952 aq. s. None %	Exterior Descript Foundation We Exterior Walls Roof Surface Gutters & Down	too m S Concrete/ Vinyl/Averag Metal/Averag spoots None	esertes/condition Avg	Interior Floors Walls Trim/Finis Bath Floo	rneteria Crpt&/Inld/A Plstr&Dryo th Wood	Avg wl/Avg /Avg
	Are there any None Noted  Geometric X On # of Stories  Type X De X Edering  Design (Style)	adverse alt	e conditions or e	Con-Full Basemen Sasemen Outs	Foundation crete Slab X Basement X I Area I Finish	Crewl Space Partial Gasemen 952 sq. s. None %	Extedor Description of the Exterior Walls Roof Surface Gutters & Dever Window Type	See man Concrete/ Vinyl/Average Metal/Average specific None Dbl Hng-Reple	eterlete/ogndition Avg c c	Interior Floors Walls Trim/Finis Bath Floo Bath Wall	resteria Crpt&Inid/A Plstr&Dryo th Wood Inlaid	Ave //Ave //Ave //Ave
	Are there any None Noted  Ge Units X Or  W of Stories  Type X De  X Exering  Design (Style)  Year Built	adverse att	e conditions or e	Con-Full Basemen Guts Basemen Guts Gutsenoa	Foundation  Prote Slate X  Basement X  Area  I Finish  Ide EntyrEdt X  of Infestation	Crewi Space Partial Basemen 952 sq. s. None %	Exterior Descript Foundation We Exterior Walls Roof Surface Gutters & Down	See man Concrete/ Vinyl/Average Metal/Average specific None Dbl Hng-Reple	esertes/condition Avg	Inserior Floors Walls TrimvPinis Bath Floo 8ath Wair Cer Stora	Crpt&Inid/ Plstr&Dryv h Wood in Inlaid nscot Fbrgls	Ave »VAve /Ave /Ave »/Ave
	Are there any None Noted  Geometric X On # of Stories  Type X De X Edering  Design (Style)	adverse att	e conditions or e	Con-Full Basemen Guts Basemen Guts Gutsenoa	Foundation crete Slab X Basement X I Area I Finish	Crewi Space Partial Basemen 952 sq. s. None %	Extedor Description of the Exterior Walls Roof Surface Gutters & Dever Window Type	See man Concrete/ Vinyl/Average Metal/Average specific None Dbl Hng-Reple	eterlete/ogndition Avg c c	Inserior Floors Walls TrimvPinis Bath Floo 8ath Wair Cer Stora	resteria Crpt&Inid/A Plstr&Dryo th Wood Inlaid	Ave »VAve /Ave /Ave »/Ave
	Are there any None Noted  Ge Units X Or # of Stories  Type X De  X Edeling  Design (Style)  Year Built  Effective Age	adverse att	se conditions or e	Con  Con  Full  Basemen  Sasemen  Cuta  Cytidence  X Den	Foundation  Prote Slate X  Basement X  Areas  ( Finish  idde Entryfilled X  of Infestation  pness X Settler	Crew Space Partial Basemen 952 sq. t. None % Sump Pump n	Exterior Descript Foundation Wa Exterior Walls Roof Surface Gutters & Down Window Type Storm Sashvina Screens	Concrete/ Viny/Averag Metal/Averag poorts None Dbl Hag-Reple Usted Thrn Yes/Avg	steriste/condition Avg c c c /Avg	Interior Floors Walls Trim/Flois Beth Floo Bath Wall Car Stors X Drive	Crpt&Ind// Plstr&Dryv h Wood f Inlaid nscot Fbrgls ge Norw	Avg W/Avg /Avg 5/Avg 6+
	Are there any None Noted  Get Units X Or # of Stories  Type X De X Exercip  Design (Syle)  Year Built  Effective Age  Attic	eral Description Cree w 1.50 Att. Propose: Cape 1800+/- Yrs) 15	S-Det/End Under Cont	Con Full Basemen Sasemen Cuts Evidence X Darr Heating	Foundation  Prote State  Resement X  Avea  I Finish  Idde Entry/Ent  of Infestation  pness X Settler  FWA X HW	Crew Space Partial Basemen 952 aq. ft. None % Sump Pump n ment /88 Radiani	Exterior Description of the Control of Surface Surface Gutters & Down Window Type Storm Sash/Inst Screens Amenides	Concrete/ Viny/Averag Metal/Averag species Notes Dbl Hag-Reple Jested Thru Yes/Ave	Avg c c c c c c c c c c c c c c c c c c c	Interior Floors Walls TrimvFlinis Bath Floo Bath Wall Cer Stors X Drive Driveway	Crpt&[nid/A Plstr&Drych Wood fr Inlaid nscot Fbrgl: ge None sway # of Cara Surface Grave	Avg AVg /Avg /Avg 6+ I-Avg
	Are there any None Noted  Get Units X Or # of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Antic  Drop Sta	exal Description  Increase Service Ser	S-Det/End Under Cons	Con-Full Basemen Sasemen Cuta Evidence X Dam Heating Other	Foundatios crete Siab X Basement X t Area t Finish ide Entry@dt 7 infestatio pness X Settler FWA X HW x Fuel	Crewi Space Partial Basemen 952 aq. it. None % Sump Pump n ment 798 Radian	Extedor Description of the Control of Surface Gutters & Down Window Type Storm Sashina Screens Amenidas Fireplace(	Metal/Average Metal/Average Metal/Average Money Del Hag-Reple Ves/Ave  yes/Ave	etertete/condition Avg C c c l Avg ll-Rpic/Avg	Interior Floors Walls Trim/Flois Beth Floor Bath Weil Cer Stors X Drive Driveway X Gant	restartia Crpt&[nid/ Plstr&Dry th Wood r Inlaid rescot Fbrg! ge Nom way # of Cara Surface Crave	Avg AV/Avg //Avg //Avg 6+ I-Avg 3
- M	Are there any None Noted  Get Units X Or # of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Antic  Drop Sta	eral Description Cree w 1.50 Att. Propose: Cape 1800+/- Yrs) 15	S-Det/End Under Cons None Steirs Southe	Con Full Basemen Sasemen Cuba Syldence X Dam Heating Cohing	Foundation  From State  Basement X  I Area  I Finish  Ide Entry/Edit  Of Infestatio  FWA X HW  FWA Puel  Central Air Co	Crewi Space Partial Basemen 952 aq. it. None % Sump Pump n ment 798 Radian	Exterior Description of the Control of Surface Surface Gutters & Down Window Type Storm Sash/Inst Screens Amenides	Motal/Average Motal/Average Motal/Average Motal/Average Spouts None Dbl Hng-Replo Versed Thrm Yes/Ave X V E) # X P	Avg c c d Avg c c d Avg c c d Avg c c d Avg c d Avg c d d Avg c d d Avg c d d d d d d d d d d d d d d d d d d	interior Floors Walls TrinvFinis Beth Floo Bath Wein Cer Store X Dorw Driveway X Gard Carry	rneteria Crpt&Inid/ Plstr&Dryc th Wood or Inlaid necot Fbrgl: ge None sway # of Cars sort # of Cars ort # of Cars	Ave Av/Ave //Ave //Ave 6+ I-Ave 3
- M	Are there any None Noted  Get Units X Or # of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Antic  Drop Sta	exal Description  Increase Service Ser	S-Det/End Under Cons	Con Full Basemen Sasemen Cuba Syldence X Dam Heating Cohing	Foundation crete Sint X Basement X I Area I Finish Ide Entry/Edit 7 Infestatio companies X Settler FWA HW r Fuel Central Air Co	Crewi Space Partial Basemen 952 aq. it. None % Sump Pump n ment 798 Radian	Extedor Description of the Control of Surface Gutters & Down Window Type Storm Sashina Screens Amenidas Fireplace(	Motal/Average Motal/Average Motal/Average Motal/Average Motal/Average Motal/Average Motal/Average Motal/Average Nome Motal/Average Motal/Avera	Avg c c d Avg c c d Avg c c d Avg c c d Avg c d Avg c d d Avg c d d Avg c d d d d d d d d d d d d d d d d d d	Interior Floors Walls Trim/Flois Beth Floor Bath Weil Cer Stors X Drive Driveway X Gant	restartia Crpt&[nid/ Plstr&Dry th Wood r Inlaid rescot Fbrg! ge Nom way # of Cara Surface Crave	Ave Av/Ave //Ave //Ave 6+ I-Ave 3
- M	Are there any None Noted  Geometric X Or Are Stories  Type X Decign (Style)  Year Built  Effective Age  Attle  Drop Stal  Floor  Finished	neral Description  Topic Cape  1,50  Process: Cape 1800+/- Yve) 15	S-Det/End Under Cond None Steins Southle	Contact Contac	Foundation crete Slab X Basement X I Area I Finish ide Entry/Edt 7 of Infestatio gness X Setter FWA X HV ir Fuel Central Air Gor	Crewl Space Partial Basemen 952 aq. 8. None % Sump Pump n ment 088 Redlani Oil nditioning	Extedor Description of the Control o	See miles Concrete/ Vinyl/Average Metal/Average Seports Nome Dbl Hng-Replacieted Thirm Yes/Ave X v s) # X P	Avg c c d Avg c c d Avg c c d Avg c c d Avg c d Avg c d d Avg c d d d d d d d d d d d d d d d d d d	interior Floors Walls TrinvFinis Beth Floo Bath Wein Cer Store X Dorw Driveway X Gard Carry	rneteria Crpt&Inid/ Plstr&Dryc th Wood or Inlaid necot Fbrgl: ge None sway # of Cars sort # of Cars ort # of Cars	AVE AV/AVE //AVE //AVE //AVE 6+ I-AVE 3
-MPRO	Are there any None Noted  Geometric X Or Are Stories  Type X Decign (Style) Year Built Effective Age Attle Drop Stal Floor Finished Appliances	neral Description    Cone w   1,50     Propose   1800+/-   Yve)   15     Refrigeration   X	S-Det/End Under Cons  None Stairs South Heatad	Con- Basemen Basemen Basemen Cuts Cvidence X Dam Heating Othe Cooling Individen	Foundation  Foundation  Basement X  I Area  I Finish  Ide Entry/Exit  of Infestatio  Ipness X Setter  FWA X HW  or Puel  Central Air Got  Idual	Crewl Space Partial Gasemen 952 sq. s. None % Sump Pump n ment 68 Radian Oil nditioning Other	Extedor Descript Foundation Wal Exterior Walls Roof Surface Gutters & Dever Window Type Storm Sash/ins Screens Amenides Fireplace(: Patto/Decl	Motal Average Metal Average Spouts None Dbl Hing-Reple Ustred Thrm Yes/Ave X v x x x x x x x x x x x x x x x x x x	Avg  c  /Avg  /Avg  /Avg  /Avg  /Avg  /Avg  /oodStove(s)# 1  ence  orch Open  fiver ShdvRm  r (describe)	Interior Floors Walls TrimvFinis Bath Wair Cer Stors X Drivv Driveway X Carr X Att.	material Crpt&Inid/ Pistr&Dryn th Wood of Iniaid resoot Fbrois ge None sway # of Cara Surface Crave age # of Cars oort # of Cars X Det.	AVE AVE AVE AVE 6+ 1-AVE 3
- M	Are there any None Noted  Geometric Stories Type X De X Edering Design (Style) Year Built Effective Age Attic Drop Stail Floor Finished Appliances Finished area	adverse shi	S-Det/End Under Cont None Steirs Souttle Heatted or X Range(Ode conteins:	Con  Full Basemen Sasemen Cuts Evidence X Dann Heating Othe Cooling Individen	Foundation  Prote Slab  Basement X  Basement X  Area  Finish  Ide Entry@dt  of Infestatio  pness X Settler  FWA X HW  r Puel  Central Air Co	Crewl Space Partial Basemen 952 sq. 8. None % Sump Pump n ment /68 Radiant Oil nditioning Other year 4 Bedrooms	Extedor Descript Foundation Wal Exterior Walls Exterior Walls God Surface Gutters & Down Window Type Storm Sash/ins Screens Amenides Fireplace( Patio/Decl	Metal/Average Metal/Average Metal/Average Metal/Average Dbl Hng-Reple Weted Thrm Yes/Ave  X v  X v  X v  X C  DDyer Other	Avg  c c c c c c c c c c c c c c c c c c	Interior Floors Walls Bath Floo Bath Wain Cer Stors X Drive Drive X Garr X Att.	Plstr&Dryn	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEM	Are there any None Noted  Get Units X Or # of Stories  Type X De X Exercip  Design (Style  Effective Age  Attle  Drop State  Floor  Finished  Appliances  Additional fee	adverse shifted a control of the con	S-Det/End Under Cons  None Steirs Souttie Hearted For X Range/O de contains:	Con- Basemen Sasemen Sasemen Sudence Ruffence Ru	Foundation  Prote Slab  Basement X  Basement X  Area  I Finish  Ide Entry@dt  Infestatio  Infestatio  FWA X HW  FWA Central Air Co  Idual  Inwasher Disponse  Disponse  The kitch	Crewl Space Partial Basemen 952 sq. 8. None % Sump Pump n ment /68 Radiant Oil nditioning Other year 4 Bedrooms	Extedor Descript Foundation Wal Exterior Walls Exterior Walls God Surface Gutters & Down Window Type Storm Sash/ins Screens Amenides Fireplace( Patio/Decl	Metal/Average Metal/Average Metal/Average Metal/Average Dbl Hng-Reple Weted Thrm Yes/Ave  X v  X v  X v  X C  DDyer Other	Avg  c  /Avg  /Avg  /Avg  /Avg  /Avg  /Avg  /oodStove(s)# 1  ence  orch Open  fiver ShdvRm  r (describe)	Interior Floors Walls Bath Floo Bath Wain Cer Stors X Drive Drive X Garr X Att.	Plstr&Dryn	AVE AVE AVE AVE 6+ 1-AVE 3
-MPRO>EM	Are there any None Noted  Get Units X Or # of Stories  Type X De X Exercip  Design (Style  Effective Age  Attle  Drop State  Floor  Finished  Appliances  Additional fee	adverse shifted a control of the con	S-Det/End Under Cont None Steirs Souttle Heatted or X Range(Ode conteins:	Con- Basemen Sasemen Sasemen Sudence Ruffence Ru	Foundation  Prote Slab  Basement X  Basement X  Area  I Finish  Ide Entry@dt  Infestatio  Infestatio  FWA X HW  FWA Central Air Co  Idual  Inwasher Disponse  Disponse  The kitch	Crewl Space Partial Basemen 952 sq. 8. None % Sump Pump n ment /68 Radiant Oil nditioning Other year 4 Bedrooms	Extedor Descript Foundation Wal Exterior Walls Exterior Walls God Surface Gutters & Down Window Type Storm Sash/ins Screens Amenides Fireplace( Patio/Decl	Metal/Average Metal/Average Metal/Average Metal/Average Dbl Hng-Reple Weted Thrm Yes/Ave  X v  X v  X v  X C  DDyer Other	Avg  c c c c c c c c c c c c c c c c c c	Interior Floors Walls Bath Floo Bath Wain Cer Stors X Drive Drive X Garr X Att.	Plstr&Dryn	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEME	Are there any None Noted  Get Units X Or # of Stories  Type X De X Edesing Design (Style)  Year Built Effective Age Attic  Drop State Floor  Finished area Additional featingth.	eral Description Cone vi 1.50 LAtt. Propose: Cape 1800+/- yve 15 Refrigerat above gratures (specis	S-Det/End Un S-Det/End Un Under Cons None Stairs Souths Hearts The X-Range/Order Controls I energy efficient Additional C	Con- Bassemen Sassemen Sassemen Subsemen Cooling Individence Tothe Cooling Individence Tothe Cooling Individence Tothe T	Foundation crete Siab X Basement X t Area (Finish ide Entry@dt 2 infestatio pness X Settler FWA X HW x Fuel Central Air Co tidual hwasher Disp pooms 5) The kitch	Crew Space Partial Basemen 952 aq. 8. None % Sump Pump n ment //98 Radian Oil nditioning Other cossi Microw 4 Bedrooms en is noted t	Extedor Description Foundation Well Exterior Wells Roof Surface Gutters & Down Window Type Storm Sash/ins Screens Amenides Fireplace(: Patio/Ded Pool ave P Washer 1,00 Bath(s)	Mote Concrete/ Vinyi/Average Metal/Average Seports None Dbl Hag-Replouted Thrm Yes/Ave  X P X C Dyer Other 1,752 see cabinets m	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	Interior Floors Walls Trinn/Finis Bath Floo Bath Wain Car Stors X Drive Driveway X Gard Carg X Att,	meterial Crpt&[n]dd/ Plstr&Dryc th Wood r Inlaid nscot Fbrg! ge Nom sway # of Cara Surface Grave to a of Cara X Det.  Area Above Grav y materials	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEMEN	Are there any None Noted  Get Units X or a of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished  Appliances  Finished area  Additional fee and finish.  Describe the	Retrigerations (specification of	None Steirs Souttle Heatted or X Ranger Heatted or X Ranger Heatted The property (In	Con Full Basemen Sasemen Outs Evidence X Derr Heating Cothe Cooling Individual Dis 7 Rut Berns, et comments studing ness s	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edit X  Of Infestatio  Of Infestatio  FWA HW  FUE  Central Air Co- Idual  Inwasher Dispons  Inwasher D	Crew Space Partial Basemon 952 aq. R. None % Sump Pump n ment 08 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted to	Extedor Description of the content o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls TrinvFlnts Bath Floo Bath Wein Cer 300s X Gari Carp X Att.  oes Living ge qualif	meterial Crpt&[nid]/ Plstr&Dryc th Wood r Inlaid nscot Fbrgls ge Nom sway Wor Cara Surface Grave ige # of Cara out # of Cara X Det.  Area Above Gra y materials sing the	AVE AVE AVE AVE 6+ 1-AVE 3
-Maroy manta	Are there an None Noted  Ge Units X Or # of Stories Type X De X Edeting Design (Style) Year Built Effective Age Attic Drop Stal Floor Finished Appliances Finished area Additional fer Additional fer Additional fer Age-Life me	Refrigeration of thod. Son	None Steirs Soutie Heetsd ro X Rangero de conteins: I enarry efficie the property (in	Con Full Basemen Sasemen Outs Evidence X Derr Heating Cothe Cooling Individual Dis 7 Rut Berns, et comments studing ness s	Foundation crete Siab X Basement X t Area (Finish ide Entry@dt 2 infestatio pness X Settler FWA X HW x Fuel Central Air Co tidual hwasher Disp pooms 5) The kitch	Crew Space Partial Basemon 952 aq. R. None % Sump Pump n ment 08 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted to	Extedor Description of the content o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls TrinvFlnts Bath Floo Bath Wein Cer 300s X Gari Carp X Att.  oes Living ge qualif	meterial Crpt&[nid]/ Plstr&Dryc th Wood r Inlaid nscot Fbrgls ge Nom sway Wor Cara Surface Grave ige # of Cara out # of Cara X Det.  Area Above Gra y materials sing the	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEMENT	Are there any None Noted  Get Units X or a of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished  Appliances  Finished area  Additional fee and finish.  Describe the	Refrigeration of thod. Son	None Steirs Soutie Heetsd ro X Rangero de conteins: I enarry efficie the property (in	Con Full Basemen Sasemen Outs Evidence X Derr Heating Cothe Cooling Individual Dis 7 Rut Berns, et comments studing ness s	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edit X  Of Infestatio  Of Infestatio  FWA HW  FUE  Central Air Co- Idual  Inwasher Dispons  Inwasher D	Crew Space Partial Basemon 952 aq. R. None % Sump Pump n ment 08 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted to	Extedor Description of the content o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls TrinvFlnts Bath Floo Bath Wein Cer 300s X Gari Carp X Att.  oes Living ge qualif	meterial Crpt&[nid]/ Plstr&Dryc th Wood r Inlaid nscot Fbrgls ge Nom sway Wor Cara Surface Grave ige # of Cara out # of Cara X Det.  Area Above Gra y materials sing the	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEMENT	Are there an None Noted  Ge Units X Or # of Stories Type X De X Edeting Design (Style) Year Built Effective Age Attic Drop Stal Floor Finished Appliances Finished area Additional fer Additional fer Additional fer Age-Life me	Refrigeration of thod. Son	None Steirs Soutie Heetsd ro X Rangero de conteins: I enarry efficie the property (in	Con Full Basemen Sasemen Outs Evidence X Derr Heating Cothe Cooling Individual Dis 7 Rut Berns, et comments studing ness s	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edit X  Of Infestatio  Of Infestatio  FWA HW  FUE  Central Air Co- Idual  Inwasher Dispons  Inwasher D	Crew Space Partial Basemon 952 aq. R. None % Sump Pump n ment 08 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted to	Extedor Description of the content o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls TrinvFlnts Bath Floo Bath Wein Cer 300s X Gari Carp X Att.  oes Living ge qualif	meterial Crpt&[nid]/ Plstr&Dryc th Wood r Inlaid nscot Fbrgls ge Nom sway Wor Cara Surface Grave ige # of Cara out # of Cara X Det.  Area Above Gra y materials sing the	AVE AVE AVE AVE 6+ 1-AVE 3
-MPROVEMENT	Are there an None Noted  Ge Units X Or # of Stories Type X De X Edeting Design (Style) Year Built Effective Age Attic Drop Stal Floor Finished Appliances Finished area Additional fer Additional fer Additional fer Age-Life me	Refrigeration of thod. Son	None Steirs Soutie Heetsd ro X RangeO de conteins: Additional de difficient conteins: Additional de curable di	Con Full Basemen Sasemen Outs Evidence X Derr Heating Cothe Cooling Individual Dis 7 Rut Berns, et comments studing ness s	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edit X  Of Infestatio  Of Infestatio  FWA HW  FUE  Central Air Co- Idual  Inwasher Dispons  Inwasher D	Crew Space Partial Basemon 952 aq. R. None % Sump Pump n ment 08 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted to	Extedor Description of the content o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls Trinn/Flnis Bath Floo Bath Wein Cer 300s X Gari Carp X Att.  oes Living ge qualif	meterial Crpt&[nid]/ Plstr&Dryc th Wood r Inlaid nscot Fbrgls ge Nom sway Wor Cara Surface Grave ige # of Cara out # of Cara X Det.  Area Above Gra y materials sing the	AVE AVE AVE AVE 6+ 1-AVE 3
-Maroy manta	Are there any None Noted  Ge Units X Or # of Stories  Type X De X Existing Design (Style) Year Built Effective Age Attle Drop Stale Floor Finished Appliances Additional fea	adverse ships a serial Description of the discountries of the disc	S-Det/End Under Cons  None Steirs Souttle Hearts Hearts I energy efficie Additional C	Con- Full Bessemen Sassemen Sudence X Dam Heating Othe Cooling Indiver Indiver Trans. et	Foundation crete Sists X Basement X I Area I Finish ide Entry/Ent 2 of Infestatio spness X Settler FWA X HW or FWA Contral Air Co- Idual finwasher Disponse Contral Air Co- Idual	Crewl Space Partial Gasemen 952 sq. s. None % Sump Pump ment //BB Redian Oil nditioning Other cosal Microw 4 Bedrooms en is noted i	Exterior Descript Foundation Wal Exterior Walle Exterior Walle Exterior Walle Exterior Walle Gutters & Down Window Type Storm Sash/ins Screens Amenides Fireplase( Patto/Decl Pool ave P Wesher 1,00 Seth(s to have amp)  Jons, remodeling Was noted for	Metal Average Metal Average Spouts None Dbl Hng-Reple Useted Thrm Yes/Ave X V X V X C X C X C X C X C X C X C X C	Avg c c c /Avg /Avg /Avg /Avg /Avg /Avg /Avg /Avg	Interior Floors Walls TrinvFinis Bath Floo Bath Wain Car Stors X Driverway X Garn Carry X Att.  ose Living ce qualifit mated u f inspec	meterial Crpt&[n]dd/ Plstr&Dryc th Wood r Inlaid nscot Fbrg! ge Nom way # of Care Surface Grave to a of Care X Det.  Area Above Grav y materials sing the tion. See	AVE AVE //AVE //AVE //AVE 6+ -/AVE 3
-Maroy manta	Are there any None Noted  Get Units X Or # of Stories  Type X De X Existing Design (Style) Year Built Effective Age  Attic Drop State Floor Finished area Additional feating the get-life meted additional Are there any	eral Description  One vi 1.50  Att.  Propose: Cape 1800+/- yve) 15  Refrigerat above gratures (special *** See condition of thod, Son comments	S-Det/End Un S-Det/End Un Under Cons None Stairs Souttle Hexted or X Range/O de contains: al energy efficie Additional C tre property (in	Con- Full Bassemen Sassemen Sussemen Code Suddenos Sussemen Cooling Indivien Diss It items, et	Foundation crete Sieb X Basement X t Area (Finish ide EntrytEdt ) or Infestatio opness X Settler FWA X HW X Fuel Central Air Co- tidual Disposoma  D) The kitch ide air dod repairs, deter- on/deferred m	Crew Space Partial Basemen 952 aq. R. None % Sump Pump n ment //98 Radian Oil nditioning Other cosal Microw 4 Bedrooms en is noted to foretion, renovati	Extedor Description of the control o	Mote Concrete/ Vinyi/Average Metal/Average Metal/Average Motel Thrust Ves/Ave Si X P X Concrete/ Double Concrete/ None None None None None None None None	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	Interior Floors Walls TrinvFinis Beth Floo Bath Wein Cer Stors X Drive Driveway X Garr Carr X Att, oses Living ge qualif	meterial Crpt&[n]d/ Plstr&Dry th Wood Inlaid recot Forgle ge Nom sway # of Cara Surface Grave to a of Cara X Det.  Area Above Grav y materials sing the tion. See	AVE AVE //AVE //AVE //AVE 6+ -/AVE 3
-Maroy manta	Are there any None Noted  Get Units X Or # of Stories  Type X De X Existing Design (Style) Year Built Effective Age  Attic Drop State Floor Finished area Additional feating the get-life meted additional Are there any	eral Description  One vi 1.50  Att.  Propose: Cape 1800+/- yve) 15  Refrigerat above gratures (special *** See condition of thod, Son comments	S-Det/End Un S-Det/End Un Under Cons None Stairs Souttle Hexted or X Range/O de contains: al energy efficie Additional C tre property (in	Con- Full Bassemen Sassemen Sussemen Code Suddenos Sussemen Cooling Indivien Diss It items, et	Foundation crete Sists X Basement X I Area I Finish ide Entry/Ent 2 of Infestatio spness X Settler FWA X HW or FWA Contral Air Co- Idual finwasher Disponse Contral Air Co- Idual	Crew Space Partial Basemen 952 aq. R. None % Sump Pump n ment //98 Radian Oil nditioning Other cosal Microw 4 Bedrooms en is noted to foretion, renovati	Extedor Description of the control o	Mote Concrete/ Vinyi/Average Metal/Average Metal/Average Motel Thrust Ves/Ave Si X P X Concrete/ Double Concrete/ None None None None None None None None	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	Interior Floors Walls TrinvFinis Beth Floo Bath Wein Cer Stors X Drive Driveway X Garr Carr X Att, oses Living ge qualif	meterial Crpt&[n]d/ Plstr&Dry th Wood Inlaid recot Forgle ge Nom sway # of Cara Surface Grave to a of Cara X Det.  Area Above Grav y materials sing the tion. See	AVE AVE //AVE //AVE //AVE 6+ -/AVE 3
-Merovements	Are there any None Noted  Get Units X Or A of Stories  Type X De X Edesing Design (Style) Year Built Effective Age Antic Drop State Floor Finished Appliances Additional fee and finish Describe the age-life me additional  Are there any Unless of	Refrigerat above grat	None Steirs South Heated or X Range/O the property (in the property (in the curable d	Con- Full Bassemen Sassemen Cuta Evidence X Den Heating Coning Indivien Indivien It items, et omments duding nee- epreciation	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edit X  FIVA X  FIVA Puel  Central Air Contours  Invester Disposes  On The kitch  at a set of the contours  Air Contours  FIVA X  FIVA	Crew Space Partial Basemen 952 aq. R. None % Sump Pump n ment //88 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted i	Extedor Description of the control o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls Trinn/Flnis Bath Floo Bath Wein Cer Stors X Gari Carr X Att.  oes Living ge qualif mated u f inspec	meterial Crpt&[nid]/ Plstr&Dryn th Wood r Inlaid nscot Fbrgis ge Nom sway Wor Cara Surface Grave ige # of Cara Surface Grave ige # of Cara X Det.  Area Above Gra y materials sing the tion. See	AVE AVE AVE //AVE //AVE //AVE 6+ -/AVE 3  Built-In ade
-Merovements	Are there any None Noted  Get Units X or at of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished  Apoliances  Additional research finish  Describe the age-life me additional  Are there any Unless of property. We	Retrigerate above grass See condition of thod. Son on the service serv	None Steirs Soutie Hertad or X Ranger de coursins: Additional or the property (in the curable di	Con Full Basement Basement Basement Basement Cothe Cotherose Transmit Basement Cotherose Transmit Basement Cotherose Transmit Basement Bas	Foundation  Posterior  Basement X  I Area  I Finish  Ide Entry/Edit V  I FWA X HW  FWA X HW  Central Air Co- Idual  Inwasher Dispose  On The kitch  We by  ded repairs, deter  on/deferred m  ons that affect the  he existence (  ser. The app)	Crew Space Partial Basemen 952 aq. R. None % Sump Pump n ment //88 Radian Oil nditioning Other social Microw 4 Bedrooms en is noted i	Extedor Description of the control o	Metal/Average Me	Avg  Avg  Avg  Avg  Avg  Avg  Avg  Avg	interior Floors Walls Trinn/Flnis Bath Floo Bath Wein Cer Stors X Gari Carr X Att.  oes Living ge qualif mated u f inspec	meterial Crpt&[nid]/ Plstr&Dryn th Wood r Inlaid nscot Fbrgis ge Nom sway Wor Cara Surface Grave ige # of Cara Surface Grave ige # of Cara X Det.  Area Above Gra y materials sing the tion. See	AVE AVE AVE //AVE //AVE //AVE 6+ -/AVE 3  Built-In ade
-Merovements	Are there any None Noted  Get Units X Or A of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished Area  Additional  Additional  Are there any  Unless of property.	Refrigerat above gratures (special Description of thod. Somments above gratures (special special speci	None Steirs Soutie Heeted re Additional Co	Con Full Basemen Basemen Gute Syldence Syldence Syldence Syldence Syldence Cooling Individual District Items, et Comments Sudding resecondition report, of apprais	Foundation  Possession X  Basement X  I Area  I Finish  Ide Entry/Edt X  of Infestatio  genes X Settle  FWA X HW  FWA Central Air Co-  Idual  finession  The kitch  with a determine the commonstration  The kitch  with a determine the commonstration  The kitch  with a determine the commonstration  FWA THE REPLICATION  FWA Puell  FWA Puell  FWA Central Air Co-  Idual  FWA Central Air Co-  Idual  FWA Central Air Co-  Idual  FWA Puell  FWA P	Crew Space Partial Basemen 952 aq. 8. None % Sump Pump n ment //88 Radian Oil nditioning Other seal Microw 4 Bedrooms en is noted i foration, renovati aintenance y livebility, soundr	Extedor Description Foundation We Exterior Wells Roof Surface Gutters & Dever Window Type Storm Sash/ins Screens Amenides Preplace( Proof ave P Wesher 1,00 Seth(s to have ampli	Motel Average Metal Meta	Avg  Avg  e  Avg  a  Avg  e  a  Avg  e  a  Avg  c  a  Avg  c  a  Avg  c  c  c  a  a  c  c  c  c  c  c  c  c	interior Floors Walls Floors Walls Bath Floo Bath Wall Car Stors X Drive Drivenwey X Garr Carr X Att.  one Living Ce qualif mated u of inspec	meterial Crpt&Inid/ Plstr&Dryn th Wood r Inlaid nscot Fbrgl; ge None sway WorCars Surface Grave inge *of Cars out *of Cars [X Det.] Area Above Grave y materials sing the tion. See	Avg  Avg  /Avg  /Avg  /Avg  6+  -Avg  3  Built-In  ade
-Merovements	Are there any None Noted  Get Units X Or Are Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished Area  Additional  Additional  Are there any  Unless of property.	Refrigerat above gratures (special Description of thod. Somments above gratures (special special speci	None Steirs Soutie Heeted re Additional Co	Con Full Basemen Basemen Gute Syldence Syldence Syldence Syldence Syldence Cooling Individual District Items, et Comments Sudding resecondition report, of apprais	Foundation  Posterior  Basement X  I Area  I Finish  Ide Entry/Edit V  I FWA X HW  FWA X HW  Central Air Co- Idual  Inwasher Dispose  On The kitch  We by  ded repairs, deter  on/deferred m  ons that affect the  he existence (  ser. The app)	Crew Space Partial Basemen 952 aq. 8. None % Sump Pump n ment //88 Radian Oil nditioning Other seal Microw 4 Bedrooms en is noted i foration, renovati aintenance y livebility, soundr	Extedor Description Foundation We Exterior Wells Roof Surface Gutters & Dever Window Type Storm Sash/ins Screens Amenides Preplace( Proof ave P Wesher 1,00 Seth(s to have ampli	Motel Average Metal Meta	Avg  Avg  e  Avg  e  Avg  al-Rplc/Avg  /oodStove(e)# 1  ence  orch Open  ther ShdrFim  r (describe)  icuare Feet of G, ade of avera  ciation is esti- at the time of  may not be p  nce of such r	interior Floors Walls Floors Walls Bath Floo Bath Wall Car Stors X Drive Drivenwey X Garr Carr X Att.  one Living Ce qualif mated u of inspec	meterial Crpt&[nid]/ Plstr&Dryn th Wood r Inlaid nscot Fbrgis ge Nom sway Wor Cara Surface Grave ige # of Cara Surface Grave ige # of Cara X Det.  Area Above Gra y materials sing the tion. See	Avg  Avg  /Avg  /Avg  /Avg  6+  -Avg  3  Built-In  ade
-Maroy EMENTS	Are there an None Noted  Getonits X or work of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished area  Additional  Additional  Are there any  Unless of property.  Does the property.	Refrigerat above gra tabove gra t	None Steirs Soutie Hested or X Range/O de conteins: Il endarry efficiencies or adviserable di ficiencies di ficiencies di ficiencies	Con Full Basemen Basemen Gute Evidence X Dem Heating Coning Individual Track Control Individual	Foundation  Foundation  From X  Basement X  I Area  I Finish  Ide Entry/Edt X  of Infestatio  Infestatio  FWA X HW  FWA Central Air Contidual  finwasher Disponent  The kitch  with a ded repairs, deter  on/deferred m  ons that affect the  fine existence (functions)	Crew Space Partial Basemen 952 aq. 8. None % Sump Pump n ment //88 Radian Oil nditioning Other rossel Microw 4 Bedrooms en is noted i foration, renovati aintenance y livebility, soundr of hazardous raiser has no	Extedor Description Foundation Walls Exterior Walls Roof Surface Gutters & Dever Window Type Storm Sash/ins Screens Amenides Freplace( Patio/Decl Pool ave P Washer 1,00 Bath(s) to have ampli cons, remodaling was noted fo	Motel Average Metal Meta	Avg  Avg  e  Avg  e  Avg  al-Rplc/Avg  /oodStove(e)# 1  ence  orch Open  ther ShdrFim  r (describe)  icuare Feet of G, ade of avera  ciation is esti- at the time of  may not be p  nce of such r	interior Floors Walls Floors Walls Bath Floo Bath Wall Car Stors X Drive Drivenwey X Garr Carr X Att.  one Living Ce qualif mated u of inspec	meterial Crpt&Inid/ Plstr&Dryn th Wood r Inlaid nscot Fbrgl; ge None sway WorCars Surface Grave inge *of Cars out *of Cars [X Det.] Area Above Grave y materials sing the tion. See	Avg  Avg  /Avg  /Avg  /Avg  6+  -Avg  3  Built-In  ade
-Maroy EMENTS	Are there an None Noted  Getonits X or work of Stories  Type X De X Edeting  Design (Style)  Year Built  Effective Age  Attic  Drop State  Floor  Finished area  Additional  Additional  Are there any  Unless of property.  Does the property.	Refrigerat above gra tabove gra t	None Steirs Soutie Hested or X Range/O de conteins: Il endarry efficiencies or adviserable di ficiencies di ficiencies di ficiencies	Con Full Basemen Basemen Gute Evidence X Dem Heating Coning Individual Track Control Individual	Foundation  Possession X  Basement X  I Area  I Finish  Ide Entry/Edt X  of Infestatio  genes X Settle  FWA X HW  FWA Central Air Co-  Idual  finession  The kitch  with a determine the commonstration  The kitch  with a determine the commonstration  The kitch  with a determine the commonstration  FWA THE REPLICATION  FWA Puell  FWA Puell  FWA Central Air Co-  Idual  FWA Central Air Co-  Idual  FWA Central Air Co-  Idual  FWA Puell  FWA P	Crew Space Partial Basemen 952 aq. 8. None % Sump Pump n ment //88 Radian Oil nditioning Other rossel Microw 4 Bedrooms en is noted i foration, renovati aintenance y livebility, soundr of hazardous raiser has no	Extedor Description Foundation Walls Exterior Walls Roof Surface Gutters & Dever Window Type Storm Sash/ins Screens Amenides Freplace( Patio/Decl Pool ave P Washer 1,00 Bath(s) to have ampli cons, remodaling was noted fo	Motel Average Metal Meta	Avg  Avg  e  Avg  e  Avg  al-Rplc/Avg  /oodStove(e)# 1  ence  orch Open  ther ShdrFim  r (describe)  icuare Feet of G, ade of avera  ciation is esti- at the time of  may not be p  nce of such r	interior Floors Walls Floors Walls Bath Floo Bath Wall Car Stors X Drive Drivenwey X Garr Carr X Att.  one Living Ce qualif mated u of inspec	meterial Crpt&Inid/ Plstr&Dryn th Wood r Inlaid nscot Fbrgl; ge None sway WorCars Surface Grave inge *of Cars out *of Cars [X Det.] Area Above Grave y materials sing the tion. See	Avg  Avg  /Avg  /Avg  /Avg  6+  -Avg  3  Built-In  ade

Uniform Residential Appraisal Report File# Y211221A There are N/A comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ N/A to \$ comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ There are 177,000,00 225,000.00 to \$ PEATURE SUBJECT COMPARABLE SALE #1 COMPARABLE SALE # 2 COMPARABLE SALE#3 327 Kennebec River Road 53 Fahi Pond Road 4 New Portland Road 38 Drury Road Address Embden, ME 04958 North Anson, ME 04911 Anson, ME 04958 Solon, ME 04979 Proximity to Subject 3.35 miles S 4.15 miles S 5.52 miles NE 225,000 177,000 199,000 Sale Price 102.74 sq. ft. eq. ft | \$ 122,92 eq. ft 121,64 aq. ft. Sale Price/Gross Liv. Area \$ Data Source(s) MLS#1498404:DOM 0 MLS#1503707.DOM 14 MLS#1519147:DOM 51 Verification Source(s) Insp/Prev.Appraisers Files Town Tax Records Town Tax Records VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION +(-)\$ Adjustment DESCRIPTION +(-)\$ Adjustment DESCRIPTION Sale or Financino FHA Finance Conv.Finance Conv. Finance Concessions Fair Sale Fair Sale SellerPd\$10000 Date of Sale/Time 06/25/2021 10/08/2021 05/18/2022 Location N/A AG/RiverFint 10,000 Average N/A Average Average Leasehold/Fee Simple Fee Simple Fee Simple Fee Simple Fee Simple +1.060 01.06 Acres +940 04,70 Acres 2,700 Site 02.00 Acres 00.94 Acres View -2.500 Woods Fields& Woods Woods&Pstr N/A River & Woods N/A Design (Style) Cape Colonial Cape Cape Quality of Construction Average Average Average Average A 97 / E 10 5.000 A 122 / E 15 N/A A 222 / E 15 5,000 A 221 / E 10 Actual Age Condition Average Average Average Average Above Grade Total Borms, Batha Total Bdrms. Bethe Total Borms, Baths Yotal Barns. Baths 4. 1.00 6 3 1.00 -1,000 6 3 2.00 Room Count N/A 10 3 -2.000Gross Living Area 1,752 1,440 2,190 -6,570 1,636 +1,740eq. ft. +4.680 **FullB**ásement FullBasement Basement & Finished N/A FullBasement N/APart Basement +2,500 Rooms Below Grade Unfinished Unfinished Unfinished Unfinished Functional Utility Average Average Average Average Heating/Cooling FHW/None FHW/None N/AFHW/None N/A Monitor/None +1.000Energy Efficient Items WdFurnace Monitor N/AlNone +500 None +500 45,000 1+CrAt&2+CrDt/Gr 2CarAtt/Gar -2,000 None +15,000 Garage/Carport 2CrDet&1CrAtt/Ger Porch/Patio/Deck OpenPrch/WS EnclsdPorch +11,500 EnclsdPorch +6,500 SmBern/LgShed +7.000LgBarn/AttShed LgDeck OpenPorch PoleShed/Deck Amenities 2Sheds-Fair None LgShed/FP Amenities None None X • Extras None None None - X -Net Adjustment (Total) 17,240 -19,130 23.040 9.74 8.50 11.58 Adjusted Sale Price Net Adl. Net Adi. Net AdL 15.56 222,040 15.39 % 3 205,870 Gross Adl. of Comparables Gross Adl. 94.240 Gross Adl. 76 3 16.30_% 1 X did did not research the sale or transfer history of the subject property and comparable sales. If not, explain The subject has not been listed for sale in the past year and has not sold in the past 3 years. The comparable sales have not sold 1 year prior to the date Ċ indicated in this appraisal.

My research did X did not revisel any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal. Borrower Deed MLS and or town records My research did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale. MLS and/or town records. Data Source(s) Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3). CEM SUBJECT COMPARABLESALE#1 COMPARABLE SALE#2 COMPARABLE SALE#3 Date of Prior Sale/Transfer None None None None Price of Prior Sale/Transfer None None None None Data Source(s) Deed, Town, Borr, MLS MLS &/or City Rods MLS &/or Town Rods MLS &/or Town Rods 05/30/2022 05/30/2022 05/30/2022 05/30/2022 Effective Date of Data Source(s) Analysis of prior asie or transfer history of the subject property and comparable sales. The subject has not been listed for sale in the past year and has not sold in the past 3 years. The comparable sales have not sold I year prior to the date indicated in this appraisal Summery of Sales Comparison Approach COMPARABLES WEIGHTED WITHIN THE FINAL RECONCILIATION OF VALUE: Many comparable sales were examined for the preparation of the appraisal report. The 6 comparable sales offered are considered to be the most representative and to be the best indicators of value regarding the subject property. All comparables were considered within the Final Reconciliation of Value because they bracket location, design, age, site size, etc. See additional comments. Indicated Value by Sales Compenson Approach \$200,000 Indicated Value by: Sales Comparison Approach \$200,000 Cost Approach (if developed) \$390,500 Income Approach (if devoloped) \$N/A Ample sales provide the strongest support for the sales comparison approach. The appraiser utilized and considered the the cost approach to provide additional checks and balances for a credible appraisal. *** See Additional Comments * Ó This appraisal is made X "as is." subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. The appraisal has

Page 2 of 6

Based on a complete visual inspection of the inserior and exterior areas of the subject property, defined acope of work, statement of assumptions and Rmiting

which is the effective date of this appraisal.

conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the autijout of this report is

been completed "as is" on the subjects condition at the time of inspection. *** See Additional Comments ***

0

\$ 200,000

RMPF Form 1004 May 2007

02/25/2022

File No. Y211221A

		& Michael		av&Ka	thi Plant		ARABLES					
Property Address 327 K City Embden	Cennebec	River Road Co	unty	Some	rset		State ME			ZIp Co	de 04958	
Client		Paul Mills										
FEATURE 327 Kennebec River Re		JBJECT	18	COMI Union S		SALE NO. 4	101 North		SALE NO. 5		COMPARABLE S ngham Road	ALE NO. 8
Address Embden.		18	Ans	son, MI	3 04911		Solon, ME	04979		Bingha	m. ME 04920	
Proximity to Subject Sale Price	3		4.14	4 miles		\$ 189,500	3.29 miles	N_s	179,900	8.07 m	iles N	225,000
	\$	sq. ft.			4 sq. ft.		\$ 104.9	0 sq. ft.		s 14	4.23 sq. ft.	
Data Source(s) Verification Source(s)	- 1				2550:DO Records	M 6	MLS#1481 Town Tax		124		513123:DOM Fax Records	66
VALUE ADJUSTMENTS	DESC	RIPTION	100	DESCR		+(-)\$ Adjustment	DESCR		+(-)\$ Adjustment		SCRIPTION	+(-)S Adjustment
Sale or Financing				v.Finar	100		Estate Sale	;		Cash S		
Concessions Data of Sale/Time			_	Sale 24/2021	l		Fair Salc 05/14/2021	l		Fair Sa 02/02/2		
	Average			rage			Average			Averag	e	
	Fee Simp 02.00 Ac			Simple 57 Acre		+330	Fee Simple 02.00 Acre		N/A	Fee Sin 02.00 /		N/A
View	Fields&V		Ngl	ibrs&S			Rsdntl&Ps			Woods	_	1,77
Design (Style)	Cape		Cap				Cape			Cape	_	
Quality of Construction Actual Age	Average A 222 / I	15	_	rage 70 / E I	0	-5.000	Average A 71 / E 15	5	N/A	Average A 122		-5,000
Condition	Average		Ave	rage			Average			Average	e	
Above Grade Room Count	Total Bar	ms. Batha 4 1,00	Tota 8		3.00	4,000	Total Borne	s. Baths 1,00	N/A	Yotal E	2 1.00	. N/A
Gross Living Area	1,75			2,200	3,00 aq. f			eq. ft.	+555	1.5	60 sq. ft.	+2,880
Basement & Finished	PullBase			Basen			FullBasem			FullBas		N/A
Rooms Below Grade Functional Utility	Unfinishe Average	*4		inished rage		N/A	Part Finish Average	ed	-2,500	Unfinis Average		N/A
Heating/Cooling	FHW/No		THY	W/None	;		PHW/FCA			Monito		+1,000
	WdFurns 2CrDet&1C		Non	e arAtt/C	- Bro		None 1C-At&1+Crl	0+/0-		None	CrDt/Gr	+500 -10,000
	OpenPrcl			nPorch			EnclsdPorc				onPorch	+5,500
Amenities	LgBarn/A	ttShed		Stv/Lg5	Shed		Hrth/Fnce			LgDcck		
	2Sheds-F None	<u>aır</u>	Non			· · · · · · · · · · · · · · · · · · ·	None None			3LgShe OD-Ge		
Net Adjustment (Total)					Χ.	s -1,890	X +		s 13,055			-5,120
Adjusted Sale Price of Comparables			Net.		1.00 1	1	Net Adj.	7.26 % 11.15 %	102 055	Net Adj. Gross A	2.28 % dj. 11.06 %	219,880
			SIG	as Adj.	13.37 7		GITOSS AG.		I <b>⇒</b> 172.733			
MEM			SUBJ			COMPARABLE :		COMP	ARABLE SALE	<b>#</b> 5	COMPARABLE	
Date of Prior Sale/Transfer		None				COMPARABLE :		COMP None		#5 No	COMPARABLE	
MEM			SUBJ	ECT		COMPARABLE :	SALE #4	COMP. None None		N( N( M	COMPARABLE One One LS &/or Town	SALE #6
TEM  Date of Prior Sale/Transfer  Price of Prior Sale/Transfer  Date Source(s)  Effective Date of Data Source	)(B)	None None Deed Town 05/30/2022	Воп	r.MI.S		COMPARABLE : None None MLS &/orTynRem 15/30/2022	SALE #4	None None None MLS &/o 05/30/20	or Town Rods	NO M	COMPARABLE one LS &/or Town /30/2022	SALE #6
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s)	)(B)	None None Deed Town 05/30/2022	Воп	r.MI.S		COMPARABLE : None None MLS &/orTwnRcre	SALE #4	None None None MLS &/o 05/30/20	or Town Rods	NO M	COMPARABLE one LS &/or Town /30/2022	SALE #6
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Price of Prior Sele/Transfer Date Source(s) Effective Date of Data Source Comment on Seles Comperson Comparables sales on	(et one i	None None Deed Town 05/30/2022 Comparab nile away	Bon le s	r.MLS ale 4.	5 & 6 v	COMPARABLE  None  None  VLS &/orTwnRcm  15/30/2022  were added to g  se they are the	ds ive additi	None None MLS &/o 05/30/20 onal sup	or Town Rods 22 aport to this ap	No No M O5 praisa	COMPARABLE one one LS &/or Town /30/2022 I report. ca. Expand	SALE #6 Rods
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Date Source(s) Effective Date of Date Source Comment on Seles Compensor Comparables sales on the search to a radius	(e) (er one i	None None Deed Town 05/30/2022 Comparat nile away than one	Bon le s wer	r.MI.S. ale 4.	5 & 6	COMPARABLE  None  None  VLS &/orTwnRem  15/30/2022  were added to g  se they are the  ales that are st	ds ive additi	None None MLS &/o 05/30/20 onal sup	or Town Rods 22 aport to this ap	No No M O5 praisa	COMPARABLE one one LS &/or Town /30/2022 I report. ca. Expand	SALE #6 Rods
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Data Source Comment on Sales Comperison Comparables sales of the search to a radius comparable sales to the st	e(s) (er one i	None None Deed Town 05/30/2022 Comparab nile away than one perty and a	Bon ble s wer mile	ale 4. e used e deve	5 & 6 vi becau	COMPARABLE : None None MLS &/orTwnRom 5/30/2022 were added to g se they are the ales that are st his report.	Is ive additi	COMP None None MLS &/o 05/30/20 onal sup able in t	or Town Reds 22 aport to this ay his suburban to market. The	MONO OS SECUENTES SECUENTE	comparable one LS &/or Town /30/2022 I report. ca. Expand ss are the be	Reds
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Date Source Comment on Sales Comparison Comparables sales of the search to a radius comparable sales to the st AGE ADJUSTMENT:	er one regression of the conditions of the condi	None None Deed Town 05/30/2022 Comparab nile away than one perty and a	Bon wer mile re the	r.MIS ale 4. e used e deve	5 & 6 vi becau	COMPARABLE : None None MLS &/orTwnRom 5/30/2022 were added to g se they are the ales that are st his report.	Is ive additi	None None None MIS &/c 05/30/20 onal sup able in t the same	or Town Reds 22 uport to this ay his suburban e market. The	No N	comparable one LS &/or Town /30/2022 I report. ca. Expand s are the be	Reds
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Date Source(s) Effective Date of Date Source Comment on Seles Comparison Comparables sales on the search to a radius comparable sales to the st  AGE ADJUSTMENT: confusion, all incurating age of the subject and	er one rigreater	None None Deed Town 05/30/2022 Comparat mile away than one perty and a ion of a s eciation w	Bon wer mile true true	ale 4. e used e deve exerciore	5 & 6 vi becau laped sused in tean be seidered The c	COMPARABLE  None  None  MLS &/orTwnRer  15/30/2022  were added to g  se they are the ales that are st his report.  eparated into co under item not condition adjust	ive additi best avail ill within arable and ed as age, ment is li	None None None MIS &/c 05/30/20 onal sup able in t the same which we	arable sale of Town Reds 22 uport to this ap his suburban e market. The old depreciatio will indicate the	No N	comparable one Dis &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect in the indic	Rods  Rods  ing st
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Price of Prior Sele/Transfer Date Source(s) Effective Date of Date Source Comment on Seles Comparison Comparables sales on the search to a radius comparable sales to the si AGE ADJUSTMENT: confusion, all incurate age of the subject and effective age for the si	er one respectively compa	None None Deed Town 05/30/2022 Comparat mile away than one perty and a cion of a s cciation w rable sale or compara	Bon wer mile true true still b	ale 4. e used e deve erefore ture con ilized. sale.	i becau loped s used in t an be s sidered The c	COMPARABLE None None VLS &/orTwnRcm 15/30/2022 were added to g se they are the ales that are st his report.  eparated into co under item not ondition adjust gh the effective	ive additi best avail ill within trable and ed as age, ment is lit	COMP. None None None MLS &/o 05/30/20 onal sup able in t the same incurab which v mited to	araste sale or Town Reds 22 aport to this ap his suburban or market. The cole depreciation will indicate the items not com- ined for the su	NO N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect in the indic the appraise	Rods  Rods  ing st
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Price of Prior Sele/Transfer Date Source(s) Effective Date of Date Source Comment on Sales Comparison Comparables sales oy the search to a radius comparable sales to the si AGE ADJUSTMENT: confusion, all incurs age of the subject and effective age for the si was unable to inspect	er one rigitation of the companies of th	None None Deed Town 05/30/2022 Comparat mile away than one perty and a ion of a s ciation w rable sale or comparator of the	Bonn  Bonn	ale 4, e used e deve erefore ture or ilized, sale, mpars	i becau loped s used in t an be s sidered The c Althou	None None None VLS & JorTwnRen 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oundition adjust gh the effectives. The effectives.	ds  ive additi best avail ill within  rable and ed as age, ed as beer to has beer ve age not	None None None None MLS &/c 05/30/20 onal sup able in t the same incurab which v mited to t determi	arable sale or Town Reds 22 port to this ap his suburban or market. The cle depreciation will indicate the items not com- ined for the su mem is more or	NO N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect in the indic the appraise	Rods  Rods  ing st
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Data Source Commercian Sales Comparison Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: conflusion, all incurati age of the subject and effective age for the si was unable to inspect comparison to the subject	cer one rigidate procession de la compania del compania del compania de la compania del compania	None None Deed Town 05/30/2022 Comparab nile away than one perty and a ion of a s eciation w rable sale or compar- erior of the information	Bon wer mile true true true true true true true tru	ale 4. e used e deve erefore ture conditized sale.	5 & 6 villaged sused in the sale Although the sale when	None None None MLS & forTwnRen 15/30/2022 were added to g se they are the ales that are st his report. eparated into counder item not oudition adjust gh the effective se. The effective ce and verification	ds  live additi best avail ill within  arable and ed as age, ment is live has been a source of the	None None None None MIS &/c 05/30/20 onal sup able in t the same incurab which v mited to i determited for th the compa-	or Town Reds 22 poort to this ap his suburban e market. The cle depreciation will indicate the items not con- ined for the su- mem is more or rable.	No N	comparable one LS &/or Town /30/2022 I report.  ca. Expand s are the be prohibit any al and effect in the indic the appraise ection of the	Rods Rods ing st
Date of Prior Sele/Transfer Price of Prior Sele/Transfer Price of Prior Sele/Transfer Cate Source(s) Effective Date of Data Source Comment on Seles Comparison Comparables sales on the search to a radius comparable sales to the si AGE ADJUSTMENT: confusion, all incurat age of the subject and effective age for the s was unable to inspect comparison to the subject A thorough search for	(cr one riggester block production of the introduction of the intr	None None Deed Town 05/30/2022 Comparab mile away than one nerty and a sion of a s eciation w rable sale or compara- erior of the information rable sale	Bonnole s wer milere the true cill b s utilities con take	ale 4.  e used e deve erefore  ture con- ilized. sale. empara- en from	5 & 6 · i becausioped sused in the control of the c	COMPARABLE None None VLS &/orTwnRen 15/30/2022 were added to g se they are the ales that are st his report.  eparated into co under item not oudition adjust gh the effective es. The effective cand verification is market area.	ds  ive additi best avail ill within  arable and ed as age, ment is line, has been ve age non a source of	None None None None None None None None	or Town Reds 22 aport to this ap his suburban e market. The cle depreciatio will indicate th items not com- ined for the su hem is more of rable.  that sold with	No N	comparable one De LS &/or Town /30/2022 I report. ca. Expand is are the be- prohibit any al and effect in the indic the appraise ection of the	Reds Reds ing st
Date of Prior Sale/Transfer Price of Prior Sale/Transfer Price of Prior Sale/Transfer Date Source(s) Effective Date of Data Source Commercian Sales Comparison Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: conflusion, all incurati age of the subject and effective age for the si was unable to inspect comparison to the subject	e(e)  (er one r greater biect pro  Condition i compa subject ( the int based on r compa ignifica	None None Deed Town 05/30/2022 Comparat mile away than one perty and a cion of a s eciation w rable sale or compara- erior of th information rable sale antly differ	Bonnole s wer milere the true cill b s utilities con take s was ent	r.MIS ale 4, e used e deve erefore ture consilized, sale, empara en from	5 & 6 · i becau- iloped s used in t an be s- sidered The c Aithou- ible sal i the sour	COMPARABLE None None VLS &/orTwnRcro 15/30/2022 were added to g se they are the ales that are st his report.  eparated into co under item not condition adjust gh the effective es. The effective es and verification is market area. ize, physical ch	ive additi best avail ill within urable and ed as age, ment is lit e has been ve age not a source of:  Compara aracterist	None None None None None None None None	or Town Reds 22 aport to this ap his suburban e market. The sole depreciation will indicate the items not con- ined for the su hem is more of rable. s that sold wit condition, etc.	No N	comparable one De LS &/or Town /30/2022 I report. ca. Expand is are the be- prohibit any al and effect in the indic the appraise ection of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales comparison Comparable sales to the si AGE ADJUSTMENT: confusion, all incurate age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si judgement, the comparab	er one i greater greater Condition Condition i compa ubject of the introduced or compa	None None None Deed Town 05/30/2022 Comparat mile away than one perty and a cion of a s eciation w rable sale or compar- erior of th information rable sale ntly differ	Bon ble s wer milere the cill best able e coon take	r.MIS ale 4, e used e deve erefore ture or ilized, sale, ompars en from	i becaudiaped sused in the can be saidered The can be saidered an the sound in the	None None None None MLS &/orTwnRen 15/30/2022 were added to g se they are the ales that are st his report.  Deparated into counder item not condition adjust; gh the effective es. The effective es and verification is market area. ize, physical ch he subjects value	ive additi best avail ill within rable and ed as age, ment is libe has beer ve age not a source of t  Compara aracterist than more r	None None None None None None None None	or Town Reds 22 poort to this ap his suburban to market. The cle depreciation will indicate the items not com- ined for the su mem is more or rable.  s that sold with condition, etc.	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comment on Seles Comperison Comparables sales of the search to a radius comparable sales to the si AGE ADJUSTMENT: confusion, all incurat age of the subject and effective age for the s was unable to inspect comparison to the subject A thorough search for	cr one is greater bleet probled deprior to compa ignification of compa ignifications. The sales see the compa ignification of the compa ignification	None None None Deed Town 05/30/2022 Comparab nile away than one perty and a ion of a s ciation w rable sale or comparab rior of th information rable sale antity differ elected are a	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of a  Compara aracterist than more of	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior to compa ignification of compa ignifications. The sales see the compa ignification of the compa ignification	None None None Deed Town 05/30/2022 Comparab nile away than one perty and a ion of a s ciation w rable sale or comparab rior of th information rable sale antity differ elected are a	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of a  Compara aracterist than more of	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st ive sated r.
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bondle s  Wer  mile  true  cill b  s util  able  con tak  s wa  ent  bette  r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize. physical ch he subjects value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st ive sated r.
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bon ble s wer mile true cill b s util be see con take s was ent better r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize physical ch he subject's value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st ive sated r.
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bon ble s wer mile true cill b s util be see con take s was ent better r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize physical ch he subject's value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st ive sated r.
Date of Prior Seles/Transfer Price of Prior Seles/Transfer Price of Prior Seles/Transfer Date Source(s) Effective Date of Date Source Comparables sales or the search to a radius comparable sales to the si AGE ADJUSTMENT: age of the subject and effective age for the si was unable to inspect comparison to the subject A thorough search for appraisal date were si indgement, the comparable DESIGN AND APPE	cr one is greater bleet probled deprior compa ignification is sales see AL: The	None None Deed Town 05/30/2022 Comparab mile away than one perty and a ion of a s ciation w rable sale or comparab comparabile sale information rable sale antity differ appraise	Bon ble s wer mile true cill b s util be see con take s was ent better r ha:	ale 4.  e used e deve exerciore  ture on electric sale.  smparsen from as madin locier indices utilized sutilized su	i becaudioped sused in the can be suidered The can be suidered The can be suidered The can be suidered to the salion of the salio	None None None None VLS &/orTwnRem 15/30/2022 were added to g se they are the ales that are st his report.  Paparated into co under item not oudition adjust; gh the effective es. The effective es. The effective is market area. ize physical ch he subject's value uparable sales y	ive additi best avail ill within  rable and ed as age, ment is line has been ve age non a source of the comparation of the comp	None None None None None None None None	pr Town Reds 22 port to this ap his suburban to market. The cle depreciation will indicate the items not commined for the suburban state of the suburban s	No N	comparable one one LS &/or Town /30/2022 I report. ca. Expand s are the be- prohibit any al and effect i in the indic the appraise ection of the nonths of the	Reds Reds ing st ive sated r.

_	Uniform Residential				# Y211221A	
	The appraiser certifies and agrees that this appraisal was prepo	red in accordance w	ith the req	uirements of	litle XI of the	
	Financial Institutions, Reform, Recovery, and Enforcement Act	(FIRREA) of 1989.	as amende	d (12 U.S.C. :	3331 et seq.).	
	and any applicable implementing regulations in effect at the time the apprais	er signs the appraisal cer	tification.			
				<del> </del>		
A		<del></del>				
D	<u> </u>					
1						
T						
0					_	
N A						
L						
c						
О						
M					-	
EZ						
T S						
S						
						•
			<u> </u>			
· ;						
		KOACH YO VALUE				
	Support for the opinion of site value (summary of comparable land sales or other meth	ods for estimating site value	)	tractions don	e currently ar	d
	Support for the opinion of site value (summary of comparable land sales or other metit.  The site value is based on extractions from comparable sales us	ods for estimating site value	well as abs	tractions don	e currently, an	d
C	Support for the opinion of site value (summary of comparable land sales or other meth	ods for estimating site value	well as abs	tractions don	e currently, an	d .
c o s	Support for the opinion of site value (summary of comparable land sales or other meth.  The site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable.	ods for estimating alta value ad in this report, as land sales in the su	well as abs	erties market	area.	
C	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated.   REPRODUCTION OR   X   REPLACEMENT COST NEW	ods for estimating alta value ad in this report, as land sales in the su  OPINION OF SITE	well as abs biect prop-	erties market	area.	28,000
c o s	Support for the opinion of sits value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated   REPRODUCTION OR   X   REPLACEMENT COST NEW Source of cost data   Marshall & Swift Handbook	ods for estimating alto value and in this report, as land sales in the su  OPINION OF SITE 1  Dwelling 1.75	well as abs biect prop- /ALUE	erties market	8[68. 8.000.000.000.000.000.=\$	28,000 280,320
c o s	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated.   REPRODUCTION OR   X   REPLACEMENT COST NEW	ode for estimating alte value ad in this report, as land sales in the su  OPINION OF SITE 1  Dwelling 1.75  BSMT 95	well as abs biect prop-	erties market	area.	28,000 280,320 19,516
COST APPR	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraise on Cost data Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data 06/2021.  Comments on Cost Approach (gross living area establishers, depreciation, etc.)  The cost estimate information is based on the Marshall &	ods for estimating alto value and in this report, as land sales in the su  OPINION OF SITE 1  Dwelling 1.75	Well as abs biect prop- VALUE	160.00 20,50	8[68. 8.000.000.000.000.000.=\$	28,000 280,320 19,516 125,000 53,217
COST APPRO	Support for the opinion of site value (summary of comparable land sales or other metric to the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraiser also looks at current MLS comparable in the past. The appraise also looks at current MLS comparable in the Marshall & Swift Handbook.  Guellty rating from cost service Avg. Effective date of cost data 06/2021.  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average.	ode for estimating alto value ad in this report, as and sales in the su  OPINION OF SITE 1  Owelling 1.75: BSMT 95: Amenities	Well as abs biect proposed ALUE	160.00 20.50 36.50	-5 	28,000 280,320 19,516 125,000
COST APPROAC	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated. Reproduction on X Replacement cost new Source of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021. Comments on Cost Approach (gross living area salculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on	ode for estimating alto value ad in this report, as land sales in the su  OPINION OF SITE 1  Dwelling 1.75  BSMT 95  Amenities Garaga/Carport 1.45  Total Estimate of Cost-N  Less Physical	Well as abs biect prop- /ALUE	160.00 20.50 36.50	3703	28,000 280,320 19,516 125,000 53,217 478,053
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated. Reproduction on X Replacement cost new Source of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021. Comments on Cost Approach (gross living area salculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done.	ode for estimating alto value and in this report, as and sales in the su  OPINION OF SITE 1  Dwelling 1.75  BSMT 95  Amenities  Garage/Carport 1.45  Total Estimate of Cost-N  Less Physical  Depreciation 130,508	Well as abs biect prop- /ALUE	160.00 20,50 36,50	3 (C3.	28,000 280,320 19,516 125,000 53,217 478,053 (130,508)
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated. Reproduction or X replacement cost new Source of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021. Comments on Cost Approach (gross living area estimations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes	OPINION OF SITE \ OPINION OF SITE \ Dwelling 1.75 BSMT 95 Amenities Gerege/Carport 1.45 Total Estimate of Cost-N Less Physical Depreciation 130,508 Depreciated Cost of	ALUE  ALUE  Sq. Ft. @ S  WW  Functional E	160.00 20,50 36,50	3 CC 3	28,000 280,320 19,516 125,000 53,217 478,053 ( 130,508 ) 347,545
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated. Reproduction on X Replacement cost new Source of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021. Comments on Cost Approach (gross living area salculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done.	ode for estimating alto value and in this report, as and sales in the su  OPINION OF SITE 1  Dwelling 1.75  BSMT 95  Amenities  Garage/Carport 1.45  Total Estimate of Cost-N  Less Physical  Depreciation 130,508	ALUE  ALUE  Sq. Ft. @ S  WW  Functional E	160.00 20,50 36,50	3 (C3.	28,000 280,320 19,516 125,000 53,217 478,053 (130,508)
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable estimated. Reproduction or X replacement cost new Source of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021. Comments on Cost Approach (gross living area estimations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes	ode for estimating alte value and in this report, as and sales in the su  OPINION OF SITTE V  Description 1,75; BSMT 95; Amenities Gerege/Carport 1,45; Total Estimate of Cost. N  Less Physical Depreciation 130,508 Depreciated Cost of 'As-is' Value of Site	Well as abs biect prop- VALUE	160.00 20,50 36.50	3 CC 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH	Support for the opinion of site value, (summary of comparable land sales or other method. The site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also so comparable sales us so constitution of the sales of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective data of cost data. 06/2021.  Comments on Cost Approach (gross living area calculations, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only).	ode for estimating alto value and in this report, as and sales in the su  OPINION OF SITTE V  Overling 1,75; BSMT 95; Amenities Garage/Carport 1,45; Total Estimate of Cost N  Less Physical Depreciation 130,508  Depreciation Cost of 'As-is' Value of Site	Well as abs biect prop- VALUE	160.00 20,50 36.50	-5 -5 -5 -5 -5 -5 -5	28,000 280,320 19,516 125,000 53,217 478,053 ( 130,508 ) 347,545
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also sales of cost data (16/2021) someone of cost data (16/2021) someone or cost approach (gross living area saleulations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only)  40 Year sections Multiplier	OPINION OF SITE V DWelling 1.75: BSMT 95: Amenities Gerege/Carport 1.45: Total Estimate of Cost-N Less Physical Depreciation 130.508 Depreciation 130.508 District Value of Site Indicated Value By ROACH TO VALUE N/A = \$	ALUE	160.00 20,50 36.50	3 (C3.)  3 (C3.)  3 (C3.)  3 (C3.)  4 (	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also sales of cost data (16/2021) someone of cost data (16/2021) someone or cost approach (gross living area saleulations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only)  40 Year sections Multiplier	Opinion of site value  Opinion of site in the su  Opinion of site in the su  Opinion of site in the su  Dwelling 1.75'  BSMT 95'  Amenities  Garage/Carport 1.45'  Total Estimate of Cost-N  Less Physical  Depreciation 130,508  Depreciation 130,508  Depreciation 5 Site  Indicated Value By  ROACH TO VALUE	ALUE	160.00 20.50 36.50	3 (C3.)  3 (C3.)  3 (C3.)  3 (C3.)  4 (	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH - ZOOS	Support for the opinion of site value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable source of cost data. Marshall & Swift Handbook.  Guestly reting from cost service Avg. Effective date of cost data. 06/2021.  Comments on Cost Approach (gross living area establishms, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 40 Year Sections of Comparables utilized in this report and sales and sales to develop site values.  Estimated Monthly Market Rent S. N/A. X Gross Rent Multiplier. Summary of income Approach (including support for market rent and GRM).	Opinion of site value of site value of in this report, as and sales in the su opinion of site in the su opinion opin	ALUE  ALUE  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Functional Ellimprovements Improvements Improvem	160.00 20.50 36.50	3 (C3.)  3 (C3.)  3 (C3.)  3 (C3.)  4 (	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable source of cost data. Marshall & Swift Handbook.  Guestly reting from cost service Avg. Effective date of cost data. 06/2021.  Comments on Cost Approach (gross living area establishms, depreciation, etc.).  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (HUD and VA only). 40 Year Sections of Comparables utilized in this report and sales and sales to develop site values.  Estimated Monthly Market Rent S. N/A. X Gross Rent Multiplier. Summary of income Approach (including support for market rent and GRM).	code for estimating alto value and in this report, as a land sales in the su land sales in the sulless land land land land land land land land	ALUE  ALUE  Sq. Pt. @ 5  Sq. Pt. @ 5  Sq. Pt. @ 5  Functional E  Improvements improvements improvements improvements  N/A indi	160.00 20.50 36.50	-5 -5 -5 -5 -5 -7 -7 -7 -7 -7	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH LZCOSE D.D	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past and sales of cost data. Marshall & Swift Handbook.  Guality rating from cost service Avg. Effective date of cost data. 06/2021  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only). 40 Year Summary of income Approach (including support for market rent and GRM). *** Summary of income Approach (including support for market rent and GRM). *** Summary of income Approach (including support for market rent and GRM). *** PROJECT REFORMANCE is the developer/builder in control of the Homeowners Association (HOA)? Provide the following Information for PUDs ONLY if the developer/builder is in control of the Homeowners.	ode for estimating alto value and in this report, as a land sales in the su land sales	ALUE  ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional E  Functional E  March Approach  N/A indi  \$ ***	160.00 20,50 36.50 Sidemai	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH - ZCOSE PU	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. Marshall & Swift Handbook  Guality rating from cost service Avg	ode for estimating alto value and in this report, as all and sales in the sure and sales are all sales and sales are all sales and sales are sales a	ALUE  ALUE  Sq. Ft. @ \$  Sq. Ft. @ \$  Functional E  Functional E  March Approach  N/A indi  \$ ***	160.00 20,50 36.50 Sidemai	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH - ZUOSE PUD -	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past sales sales sales at current MLS comparable.  Estimated Region cost service Avg Effective date of cost data (16/2021)  Comments on Cost Approach (gross living area establishers, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year sections done for past land sales to develop site values  Estimated Monthly Merket Rent 3 N/A X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION OF PUDE ONLY if the developer/builder is in college name of project N/A  Total number of units	OPINION OF SITE A DEPORT OF SITE AND SAIRS IN THE SITE OF SITE AND SAIRS OF SITE AND SAIRS OF SITE AND SAIRS OF	ALUE  ALUE  Sq. Pt. @ S  Sq. Pt. @ S  W  Functional E  Improvements  Improvements  N/A indi  ###  Improvements  N/A indi  ###  Improvements  N/A indi  ###  Improvements  N/A indi  ###  Improvements	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an ettache of units sold	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH LEGOSE P.DO	Support for the opinion of site value (summary of comparable land sales or other methods in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable.  ESTIMATED REPRODUCTION OR X REPLACEMENT COST NEW  Source of cost data Marshall & Swift Handbook  Quality rating from cost service Avg Effective date of cost data (06/2021)  Comments on Cost Approach (gross living area establishms, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year Success Approach (including support for market rent and GRM) *** Summary of income Approach (including support for market rent and GRM) *** Summary of income Approach (including support for market rent and GRM) *** Summary of the tollowing information for PUDs ONLY if the developmentation is in a Legal name of project N/A  Total number of units for sale	Obe for estimating site value and in this report, as and sales in the sure and sales are are and sales are and sales are and sales are and sales are and s	ALUE  ALUE  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Morrovements  Improvements  MA indi  ***  (e) Deta  s subject prop  Total number  Deta Source(s	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an ettache of units sold	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH - NOSE P.DO	Support for the opinion of sits value (summary of comparable land sales or other methods the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past sales sales sales at current MLS comparable.  Estimated Region cost service Avg Effective date of cost data (16/2021)  Comments on Cost Approach (gross living area establishers, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year sections done for past land sales to develop site values  Estimated Monthly Merket Rent 3 N/A X Gross Rent Multiplier Summary of Income Approach (including support for market rent and GRM)  PROJECT INFORMATION OF PUDE ONLY if the developer/builder is in college name of project N/A  Total number of units	ode for estimating site value and in this report, as and sales in the su property of the supplemental comments of the supplemental property of supplemental property of the supplementa	ALUE  ALUE  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Morrovements  Improvements  MA indi  ***  (e) Deta  s subject prop  Total number  Deta Source(s	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an ettache of units sold	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH LICOSE SUD TEOR	Support for the opinion of site value (summary of comparable land sales or other methods in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser occurrent occurrents on cost service Avg. Effective date of cost data (16/2021)  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year SCOME APPROVED the following information for PUDs only if the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?	code for estimating alto value and in this report, as and sales in the su control of the su control of the su control of the HOA and the su control of the H	ALUE  ALUE  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Sq. Ft. @3  Morrovements  Improvements  MA indi  ***  (e) Deta  s subject prop  Total number  Deta Source(s	160.00 20,50 36.50 Stemel	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH LEGOSE PUD TEOR	Support for the opinion of site value (summary of comparable land sales or other methods in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser occurrent occurrents on cost service Avg. Effective date of cost data (16/2021)  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year SCOME APPROVED the following information for PUDs only if the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?	code for estimating alto value and in this report, as and sales in the su control of the su control of the su control of the HOA and the su control of the H	ALUE	160.00 20,50 36.50 Stemel	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH PROSE SUO NEORWAL	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past sales sales are constructed as the sales of cost data (16/2021). The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (MUD and VA only) 40 Year success approach (including support for market rent and GRM) *** Summary of Income Approach (including support for market rent and GRM) **** Summary of Income Approach (including support for market rent and GRM) **** Total number of units for sale units for sale units for sale units for sale units for one the project constant by the convention of existing building(s) into a PUD? Year Does the project constant any multi-dwelling units?  Are the units, common elements, and recreation facilities complete?	OPINION OF SITE AND SALES IN THE SECOND OF SITE AND SALES IN THE SECOND OF SITE AND SALES OF	ALUE  ALUE  Sq. Pt. @ \$  Sq. Pt. @ \$  Sq. Pt. @ \$  Functional E  Functional E  Functional E  My A indi  \$ ###  Cast Approar  N/A indi  \$ ###  Total number  Data Source(s  priversion  oribe the status	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an attache of units sold  of completion.	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH COST APPROACH	Support for the opinion of site value (summary of comparable land sales or other methods in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser occurrent occurrents on cost service Avg. Effective date of cost data (16/2021)  Comments on Cost Approach (gross living area calculations, depreciation, etc.)  The cost estimate information is based on the Marshall & Swift Residential Handbook and based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values  Estimated Remaining Economic Life (HUD and VA only) 40 Year SCOME APPROVED the following information for PUDs only if the developer/builder in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?  Provide the following Information for PUDs Only if the developer/builder is in control of the Homeowners' Association (HOA)?	code for estimating alto value and in this report, as and sales in the su control of the su control of the su control of the HOA and the su control of the H	ALUE  ALUE  Sq. Pt. @ \$  Sq. Pt. @ \$  Sq. Pt. @ \$  Functional E  Functional E  Functional E  My A indi  \$ ###  Cast Approar  N/A indi  \$ ###  Total number  Data Source(s  priversion  oribe the status	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an attache of units sold  of completion.	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000
COST APPROACH   FOSE   PUD NEOR ACT	Support for the opinion of site value (summary of comparable land sales or other method the site value is based on extractions from comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past. The appraiser also looks at current MLS comparable sales us in the past sales sales are constructed as the sales of cost data (16/2021). The cost estimate information is based on the Marshall & Swift Residential Handbook and based on average construction. The site value is based on extractions on comparables utilized in this report and abstractions done currently and in the past. The appraiser also analyzes current & past land sales to develop site values.  Estimated Remaining Economic Life (MUD and VA only) 40 Year success approach (including support for market rent and GRM) *** Summary of Income Approach (including support for market rent and GRM) **** Summary of Income Approach (including support for market rent and GRM) **** Total number of units for sale units for sale units for sale units for sale units for one the project constant by the convention of existing building(s) into a PUD? Year Does the project constant any multi-dwelling units?  Are the units, common elements, and recreation facilities complete?	OPINION OF SITE AND SALES IN THE SECOND OF SITE AND SALES IN THE SECOND OF SITE AND SALES OF	ALUE  ALUE  Sq. Pt. @ \$  Sq. Pt. @ \$  Sq. Pt. @ \$  Functional E  Functional E  Functional E  My A indi  \$ ###  Cast Approar  N/A indi  \$ ###  Total number  Data Source(s  priversion  oribe the status	160.00 20,50 36,50  idental  cated Value by incorrected Attaches perty is an attache of units sold  of completion.	= 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3 = 3	28,000 280,320 19,516 125,000 53,217 478,053 (130,508) 347,545 15,000

RMPF Form 1004 May 2007

Page 3 of 6

#### Uniform Residential Appraisal Report

File # Y211221A

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal apalgrament.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraisar must, at a minimum: (1) perform a visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale 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 each acting in what he or she considers his or her own best interest; (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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be imade to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the markets reaction to the financing or concessions based on the appraisar's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appreliser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and markotable and will not render any opinions about the title.
- The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements.The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraisar is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraisar will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraisar is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to setisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner,

RMPF Form 1004 May 2007

# APPRAISER'S CERTIFICATION: The Apprelser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livebility, soundness, or structural integrity of the property,
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report,
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value, I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, market status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report. I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

# Uniform Residential Appraisal Report

File# Y211221A

- 20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

# SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's enalysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the approximation), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report compiles with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

#### APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED) Week C. Jones Signature Signature Name Vurle C. Jones Name Company Name Vurle Jones Appraisal, LLC Company Name Company Address 905 Waterville Road Company Address Skowhegan, ME 04976 Telephone Number 207-474-4360 Telephone Number Email Address viones@vurlejonesappraisal.com Email Address Date of Signature and Report 06/01/2022 Date of Signature Effective Oate of Appraisal 02/25/2022 State Certification # State Certification # CR000000000683 or State License # or State License # State or Other Expiration Date of Certification or License State ME Expiration Date of Certification or License 12/31/2022 SUBJECT PROPERTY ADDRESS OF PROPERTY APPRAISED Did not inspect subject property 327 Kennebec River Road Did inspect exterior of subject property from street Embden, ME 04958 Date of Inspection APPRAISED VALUE OF SUBJECT PROPERTY \$ 200,000 Did Inspect interior and exterior of subject property CLIENT Date of inspection Name Mr. Paul Mills COMPARABLE SALES Company Name Attorney Paul Milk Company Address 163 Main Street Did not inspect exterior of comparable sales from atreet Farmington, ME 04938 Did inspect exterior of comparable sales from street Email Address Date of Inspection

RMPF Form 1004 May 2007

Page 6 of 6

and the second		TO THE WAY IN THE	File No.	Y211221A
	ADDITI	ONAL COMMENTS		
Intended User Suc. S	cott & Michael Lehay&Kathi Plant		1000100	
	ec River Road			
cay Embden	County Somerset	State ME	ZIo Code	04958
Client Attorn	ev Paul Mills			

#### SCOPE OF APPRAISAL

*The scope of this assignment is specific to the needs of the client/ intended user Attorney Paul Mills and his client Michael LeHay. The appraiser notes the intended use is to assist Attorney Paul Mills and his client Michael Lehay in determining fair market value for the subject property for court proceedings. No other intended user has been identified by the appraiser. No parties should rely upon this report as a home inspection or an insurance valuation. Other parties may choose to rely upon this report, but the appraiser is not responsible for it's use by parties other than the client/intended user(s).

*The scope of the analysis is the depth of the research that went into the identifying and the subject property. The scope of work includes an inspection of the subject site and all improvements to the site if applicable. This includes an inspection of the interior and exterior of all structures on the subject property. In addition to gathering information on the subject property the appraiser researches all sales and listings and selects the best comparable sales. The appraiser verifies and analyzes the comparable sales data, in developing the sales comparison approach to value. (The appraiser has not utilized the cost & income approaches to value, due to the limited nature of this report.) The scope of the work is partially based on the use of the report, the guidelines provide by the lender/client, and the guidelines of the secondary market (if applicable). The agreed upon fee has a direct correlation to the time and depth of the research that was agreed on by the client and appraiser. Its important to note that all though there are written guidelines, there is some confusion as to interpretation of these guidelines. It is the practice of this appraisal firm to refer to the FHA/HUD Manual 4000.1 and "Harrison's Illustrated Guide" for interpretation of these guidelines and contact the lender whenever there is a question regarding interpretation...

- * The appraiser is not a professional building inspector and does not hold himself out to the public as such. The inspection includes readily observable items and observations. This report does not include activation or testing of mechanical systems or non readily observable items. The term "inspection" as used in the report, is not the same level of inspection that is required by a "professional home inspection". The appraiser is not qualified to fully inspect the electrical system, plumbing system, foundation system, floor structure, subflooring, or any other mechanical systems that are present. The appraiser is not an expert in construction materials and the only purpose of this appraisal is to make an economic evaluation of the subject property. If the client wants a more detailed inspection, the appraiser recommends having a home inspection done by a professional home inspector.
- * The discovery of potentially adverse neighborhood influences such as but not limited to criminal activity, interim rehabilitation facilities, half way houses, registered sex offenders, is outside the scope of this assignment.
- *The appraiser notes that he does not fully inspect attic & crawl spaces. Inspections of these area's are only completed when there is proper access.
- *I have performed no other 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 assignment.

#### LEGAL DESCRIPTION

The appraiser has given the appropriate census track number. It should be noted that the first set of digits "23" identify the state of Maine, the second digits "025" identify the county of Somerset, and the last digits "9663" identify the town of Embden where the subject is located.

The indicated taxes for the subject appear to be adequate and typical of homes with the same physical characteristics and in the same municipality.

		- 121(24)A
ADDITIO	ONAL COMMENTS	
· · · · · · · · · · · · · · · · · · ·	Page 2	
Intended User Sue, Scott & Michael Lehav&Kathi Plant		
Property Address 327 Kennebec River Road		
City Embden County Somerset		
	State ME	Zip Code 04958
Client Attorney Paul Mills		

# NEIGHBORHOOD BOUNDARIES

The boundaries of the subject neighborhood comprise of a large area. Some neighborhoods comprise of the whole towns. This is typical of a neighborhoods like that of the subject's that are suburban in nature. The subjects neighborhood is considered the town of Embden, and bordering towns which are: Concord; North, Anson; South, Solon; East, and New Portland; West.

The neighborhood consist of a mixture of homes ranging both in style and price range. Ranches, capes colonials, and older New England style homes with garages and or barns are common to this neighborhood.

# NEIGHBORHOOD DESCRIPTION

Major employers for the area are SAPPI Paper Mill, Redington Fairview General Hospital, New Balance Shoe, Backyard Farms to name a few. The employment centers for the area are Madison, Skowhegan, Waterville, Farmington. Embden is also located within 30 miles from a major highway, Interstate 95, which gives it easy commuting to other major cities, and employment centers such as Bangor, and Augusta. The subject property is not located in an area where amenities, such as schools, shopping centers, fire, and police protection are readily available, but is located within 15 miles of major employment centers that do provide these amenities.

# MARKET CONDITIONS

Marketing time is the period between the date a property is offered for sale to the date it actually sold. Multiple listing information reviewed typically gives the period of time from the date listed to the date under contract. The appraiser has considered this information and information derived from local realtors, when confirming the comparable sales used in this report. This appraiser feels based on conversations with realtors and review of local MLS that marketing time of 3 to 6+/- months best describes the current marketing time.

Homes in this and competing neighborhoods are typically being financed with the buyer borrowing 80 % to 90 % of the purchase price. Interest rates are typically noted as being between 3 % and 9 % with the seller or buyer paying 2 to 3 points for loan discounts or interest buy downs. Since these sales concessions are noted in virtually all property sales the appraiser does not consider these concessions to have a direct effect on the selling price of a property in the specific market noted for the subject property.

Based upon the analysis detailed in this report, the appraiser estimated a reasonable exposure time to be about 3 to 6+/- months for the subject property at the opinion of market value reported herein.

# ZONING COMPLIANCE

* The town that the subject property is located in does not have a local zoning ordinance. The subject property therefore is not covered by a local zoning ordinance. This is typical of the neighborhood and does not have an adverse effect on marketability.

## HIGHEST AND BEST USE

*The subject properties current use is as a seasonal single family residential home and it's highest and best use is as a seasonal single family residential home, because that is it's greatest conformity and will bring the highest return. The appraiser used the highest and best use tests described in USPAP in developing the subject's highest and best use.

# ARE UTILITIES / OFF-SITE IMPROVEMENTS TYPICAL

The subject property does not have access to public water and sewer lines, so there is a private well and septic located on the subject property. On the day of inspection there were no visible signs of contamination or

seepage. This is typical of the area and does not have adverse effect on marketability.

#### ADDITIONAL FEATURES

Under the subject's improvements, in the kitchen area, the appraiser has considered only those items which are fixtures. Items which are considered fixtures are noted with an X and those which are considered personal property are indicated with a P. Only those items with an X are considered in the valuation.

The subject has a full foundation under the main house and a crawl space under the addition. Therefore, the foundation of the subject property is not technically a full basement. However, the market would consider the foundation functionally a full basement.

- * There is evidence of dampness in the basement. Its source could not be determined by the appraiser upon inspection. The dampness is minimal and should be noted that it is typical for homes such as the subject's to have some seasonal seepage into the basement. This type of dampness is typical of older homes and does not have an adverse effect on the subject's marketability.
- * The appraiser notes that some settlement has occurred with the subject property. A deduction from value may be made for the evidence of settlement. This adjustment will be made by the appraiser considering this factor in the subjects effective age. Any adjustments involving the settlement will be made when adjusting the condition section of the market & cost approach. The appraiser does not believe it is necessary to have a qualified structural engineer inspect the subject home. This type of settlement is typical of older homes and does not have an adverse effect on the subject's marketability

# PROPERTY CONDITION

Economic life is the period over which improvements to real estate contribute to property value. Remaining economic life is the estimated period over which improvements continue to contribute to property value. Actual age is the number of years that have elapsed since an original structure was built. Effective age is the age indicated by the condition and utility of a structure.

The subject properties chronological age is 222+/- years old. The appraiser estimates the effective age based on the condition and maintenance of the subject property at the time of inspection. Deferred mantenance was noted in the form of some repairs such as some cosmetic and general repairs and updating where needed. These items have been considered and adjusted for within the determined effective age of the subject property. The remaining incurable physical depreciation is typical and normal for a home of the subject's age. The appraiser has considered the subject to be adequately maintained and in average repair. The appraiser estimates the effective age to be 15 years old after considering and adjusting for the deferred maintenance. No functional obsolescence was noted at the time of inspection and no external depreciation noted that would not be reflected in the determined typical economic life noted for the area.

# PHYSICAL DEFICIENCIES AND / OR ADVERSE CONDITIONS

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect these substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, PCBS, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material in or on the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge to discover them.

File No. Y211221A

ē		ADDITIO	NAL COMMENT	s			
Intended	User	Sue, Scott & Michael Lehay&Kathi Plant					
Property	Address	327 Kennebec River Road					
City	Embden	County Somerset	State	ME_	Zip Code	04958	
	Client	Attorney Paul Mills					

* The appraiser notes due to the age of the structure lead based paint may or may not be present. If lead paint is present, improvements completed on the subject property requires a lead smart renovator on any work that may disturb paint surfaces. If any of these area's are going to be disturbed, further evaluation by a licensed professional may be needed.

# SALES COMPARISON APPROACH

Comparables sales over one mile away were used because they are the best available in this suburban type area. Expanding the search to a radius greater than one mile developed sales that are still within the same market. These sales are the best comparable sales to the subject property and are therefore used in this report.

AGE ADJUSTMENT: Condition of a structure can be separated into curable and incurable depreciation. To prohibit any confusion, all incurable depreciation will be considered under item noted as age, which will indicate the actual and effective age of the subject and comparable sales utilized. The condition adjustment is limited to items not considered in the indicated effective age for the subject or comparable sale. Although the effective has been determined for the subject, the appraiser was unable to inspect the interior of the comparable sales. The effective age noted for them is more of a reflection of their comparison to the subject based on information taken from the source and verification source of the comparable.

DESIGN AND APPEAL: The appraiser has utilized comparable sales which are different in structural design. However, the comparable sales are considered competing properties by evidence found within the market.

A thorough search for comparable sales was made in this market area. Comparable sales that sold within 6 months of the appraisal date were significantly different in location, size, physical characteristics, age, condition, etc. In the appraiser's judgement, the comparable sales selected are a better indication of the subject's value than more recent sales.

After a thorough search in the subjects neighborhood, the appraiser was unable to find any comparable sales in the town of Embden. The comparable sales utilized in this report were considered to be the most similar to subject.

- * The appraiser has combined all the amenities for the subject and sales and adjusted for them in one line in the comparable sales section of this report.
- *The appraiser notes the site adjustments for the comparable sales are \$1000.00 an acre. The bathroom adjustments for the comparable sales are \$2000.00 for a full bathroom and \$1000.00 for a half bathroom. The age adjustments for the comparable sales are \$1000.00 per year for effective age.
- *This appraiser does not make an adjustment for seller concessions because of the following reasons: First, the concessions the seller pays are sometimes added to or negotiated into the final sales price prior to the signing of the final sales contract. Most of the time the seller knows the type of financing the buyer is getting and knows what they are going to have to pay in sellers concessions before the final contract price is negotiated. Sometimes, the seller negotiates all, part, or none of the concessions into the final contract price. There is no way of finding this out and the brokers usually will not not disclose the negotiations to the appraiser, because they are not supposed to add the concessions into the contract price through programs like FHA, RD, and MSHA. Second, The appraiser finds it all most impossible to find out if the concessions were added, due to defects in the home and/or improvements, updating of improvements/appliances, personal property they may be getting, and many other factors that might off set the sellers concessions within the final contract price. The appraiser is finding more and more that the concessions are being added/negotiated into the final contract price especially on MSHA, FHA, and RD loans.

7			12112216
	ADDIT	IONAL COMMENTS	
Intended User	Sue, Scott & Michael Lehay&Kathi Plant		
Property Address	327 Kennebec River Road		
cky Embden	County Somerset	State ME	Zlp Code 04958
Client	Attorney Paul Mills		

#### RECONCILIATION

The appraiser has utilized an adjustment of \$15.00 per square foot which is typical and well supported by the market.

Ample sales provides the strongest support for the sales comparison approach. The appraiser utilized and considered the cost approach to provide additional checks and balances for a credible appraisal. The appraiser considered the income approach, but could not find sufficient enough rental data on single family housing, in this market, to utilize the income approach.

The appraiser notes that licensed appraiser Todd D. Jones Sr. (AP00000002412) provided assistance in all aspects of the appraisal process utilized in this report under the supervision of certified appraiser Vurle Jones except for the inspection.

#### CONDITIONS OF APPRAISAL

The appraisal has been completed "as is" on the subjects condition at the time of inspection.

- *Per request of the client the appraiser was asked to provide the timber value within the addendum of this report based on a foresters report provided by licensed forrester Scott L. Nelson LLC. The value of the Timber located on site is \$152,913 per this report.
- *Per request of the client the appraiser was also asked to provide the borrow/gravel resource evaluation within the addendum of this report based on a engineering report provided by the Haley Ward engineering firm. Per this report the calculated sand borrow volume is 543,000 cubic yards. Per the town of Famington highway director Phillip Hutchins the going rate for unscreeneed sand is approximately \$4.50 per yard.
- *The appraiser has valued the property residentially within this report and has simply noted these commercial aspects of the subject property per request of the client/owner. Both the forresters report and engineering report is part of the appraiser case file and can be provided upon request.

#### SUPPORT FOR OPINION OF SITE VALUE

The site value is based on extractions from comparable sales used in this report, as well as abstractions done currently, and in the past. The appraiser also looks at current MLS comparable land sales in the subject properties market area.

#### COMMENTS ON COST APPROACH

The estimated cost is based on replacement cost not to be confused with reproduction cost. This approach is based on the principle of substitution of building a property of similar utility and considering the loss in value due to depreciation. Even though depreciation does consider some loss in value, this depreciation is determined by the effective age and may not reflect an accurate value in the cost approach to value. For this reason the appraiser has placed all weight on the market approach, and has only included the cost approach for additional checks and balances.

#### COMMENTS ON INCOME APPROACH

The income approach was not considered applicable because not enough sales of single family homes similar to the subject in the past year were available to provide data to derive a GRM (gross rent multiplier). There is also a lack of sources for rental data on rented single family homes within this area.

			F.I.R.R.E.A.	ADDENDUM	Pile No. Y211221A
Intended User	Sue, Scott	& Michael Lehay&	Kathi Plant		
Property Address	327 Kennebec	River Road			
City Embder	Attorney l	County So	merset	State ME	Zip Code 04958
Purpose of th	ic Appraisal		S	OST VIDEO DE	
The purpose of	f this appraisal is t	to identify and evalua	ate the subject within	the restrictions and guideline	s of the client
					V. 514 40393
Scope of Wor	k		1000		
reviewed acc	essible informs	tion that was av		the appropriate was not to t	te subject and note any obvious structural the public as such. The appraiser leted in order to collect enough
Papart of the					
is the subject proper	prior year sales i	nistory for the subj			
Has the property so Per the deed local multiple the comparab	d during the prior year provided by the e listing, the su ble sales have n	Yes X e lender, a conver		e below	cess to the property and a review of the ject has not sold in the past 3 years and unless indicated.
Marketing Tim		A 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		-X1 [X 3] - 2	
from seller to	ne is the accum buyer. The es	ulated period of		the seller is willing to	the basis (retionale) for your estimate? sell to the date the title is transferred trent listings, sales of competing used to the market, to the date of the
Walter Commence					
Non-real prope			3.6	Charles Taylor	The second secon
No personal p	otion and valuation belo	w. en included withi	n the valuation of		is X No he appraiser has valued real estate
Additional Com	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW				
	The state of the s	T1.			
reaction. Of t between point adjustment les specific adjust	hese particular s paid and the s than the cash	lenders, the folloselling price, a ca equivalent, then ade. However, the	wing will apply: sh equivalent adi	If the appraiser can sup- assiment will be made. If	the seller should be addressed. Some for the appraisal to reflect the market's port that there is a direct correlation if the appraiser can substantiate an structure of the spraiser can substantiated. Then no will be considered in the final
Additional Certi				- TV	
client, the amount of 3. This appraisal has t Appraisal foundation	of the value estimate, the peem prepared to conform, except the Departure	e ettainment of a stipulated m with the Uniform Stands Provision, unless otherwis	is not contingent upon I result of the occurrence of ards of Professional Apprais se stated below.	f a subsequent event. sal practice ("USPAP") adopted by the	value or direction in value that favors the cause of the Appraisal Standards Board of the
value that favo	rs the cause of	my client, the am	not contingent up	on the reporting of a pre	to comply with the Competency provision of the USPAP.  Idetermined value or direction in  Ent or a stipulated result, or the
n conformity v	with the Unifor		rofessionel Appre		d and this report has been prepared
73 100 2 10 2 10					
ate: 06/01/2022					
		_ Appraiser(a):	Vurle C. Jones	2/we C	? Jones
ete:	-	Appraiser(s):  Roviow Appraiser(s):	Vurle C. Jones	Z/we C	?. Jones

Form 953

			File No. Y211221A
	SQUARE FOOTAGE CALCULA	ATION ADDEND	DUM
Intended User	Sue, Scott & Michael Lehay&Kathi Plant		
Property Address	327 Kennebec River Road		
City Embden	County Somerset Sta	ite_ME	Zip Code 04958
Client	Attorney Paul Mills		
ı			

	A (GLA/GBA	1752	
Ares(s)	Square Fo	otage	
Basement	952	sf	
Level 1	1276	sf	
Level 2	476	sf.	
Level 3		ef	
Car Stg	1458	sf	
Other	2320	sf.	

Area Measur	ements		1		Āre	9.8	·	
Measurements	Factor	Total	Basement	1	2	3	Car Stg	Other
28.00	x 1.00	332100						

# PHOTOGRAPH ADDENDUM Internded User Suc. Scott & Michael Lehay & Kathi Plant Property Address 327 Kennebec River Road City Embden County Somerset State ME Ze Code 04958 Citerat Attorney Paul Mills



#### COMPARABLE #1

53 Fahi Pond Road North Anson, ME 04911

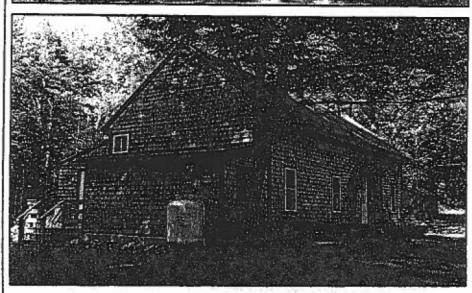
Price	\$177,000
Price/SF	122.92
Date	06/25/2021
Age	A 97 / E 10
Room Count	6-3-1.00
Living Area	1,440
Value Indication	\$194,240



#### COMPARABLE #2

4 New Portland Road Anson, ME 04958

Price	\$225,000
Price/SF	102.74
Date	10/08/2021
Age	A 221 / E 10
Room Count	10-3-1.2
Living Area	2,190
Value Indication	\$205,870

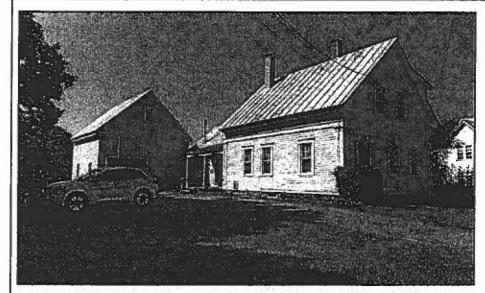


#### COMPARABLE #3

38 Drury Road Solon, ME 04979

Price	\$199,000
Price/SF	121.64
Date	05/18/2022
Age	A 122 / E 15
Room Count	6-3-2.00
Living Area	1,636
Malac Indicator	\$222.040

	РНОТОС	RAPH ADDENDUM	12.112.10
Intended User	Sue, Scott & Michael Lehav&Kathi Plant		
Property Address	327 Kennebec River Road		
cay Embden	County Somerset	State ME	Zip Code 04958
Client	Attorney Paul Mills		



## COMPARABLE #4

18 Union Street Anson, ME 04911

Price	\$189,500
Price/SF	86.14
Date	09/24/2021
Age	A 170 / B 10
Room Count	8-3-3.00
Living Area	2,200
Value Yadlessien	\$187.610



## COMPARABLE #5

101 North Main Street Solon, ME 04979

Price	\$179,900
Price/SF	104.90
Date	05/14/2021
Age	A71/E15
Room Count	9-5-1.00
Living Area	1,715
Value Indication	\$192,955



# COMPARABLE#6

685 Bingham Road Bingham, ME 04920

Price	\$225,000
Price/SF	144.23
Date	02/02/2022
Age	A 122 / E 10
Room Count	7-2-1.00
Living Area	1,560
Value Indication	\$219.880

Vitrle Tones Appris 085

20 . 227

Y211221A

Dog \$1 16977 Bk1 3604 PLI 191

Maine

QUITCLAIM DEED WITHOUT COVENANT (RELEASE DEED)
Mains Schmory Short Form

Know all Men by these Presents,

We Alex W. Leiny and F. Louise Leiny

of Embdea , County of Somerser State of

being manueried, for consideration paid, referese, to Eathi Irvine, Sue Lebny, Scott Lebny and Michael Lebny

, County of Somernet Embden

. State of Maino.

whose malthy address is

327 Kennebee River Road Embden, Maine 04958

the land in Embden

.. Conny of Othersel

State of Makin, described as follows:

A certain lot of land with buildings thereon in Embden, Maine, as described in a Warranty Dead from Alex W. Lehry and F. Louise Lehry to Kathi Irvino, Suo Grant, Scott Lehry and Michael Lehry dated August 10, 1999 and recorded in the Somerson County Registry of Doeds in Book 2590, Page 079 and 680. Specifically, we release, void, and discharge the Life Estate as thown in said Warranty Doed dated \$/1059, thence the said Life Estate shall no longer be valid nor effective.

**MAZIN** 

And the second common designation of the second common sec

Wilness Their

hand and seaf this

2 12

day of the mouth of

November , 19 2004

Signed, Besled und Bellveren

State of Maine, County of Somersel

Than personally appeared the above unimed Alex Lohay and F. Louise Lohay

Montebay

F. Louiso Lebay

F. Louiso Lebay

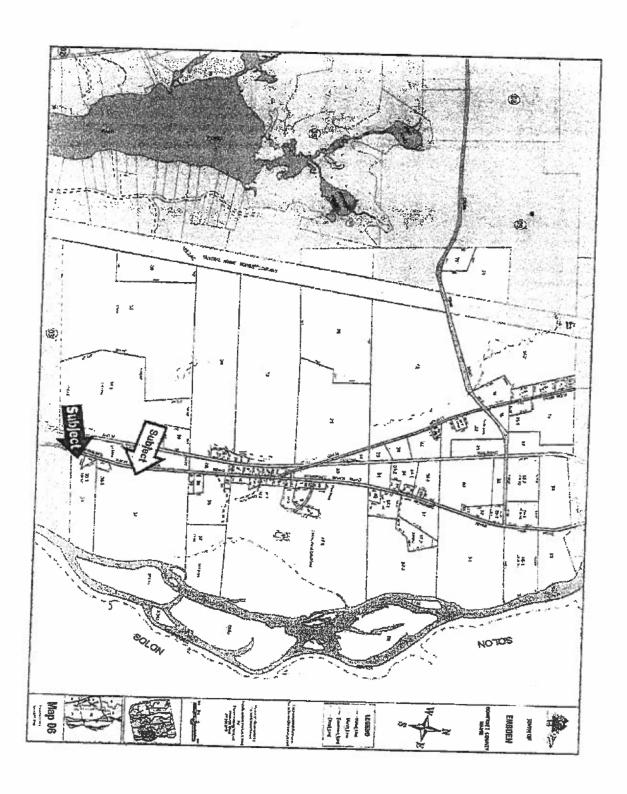
E. November 3 dd 19 2004

and acknowledged the foregoing instrument to be

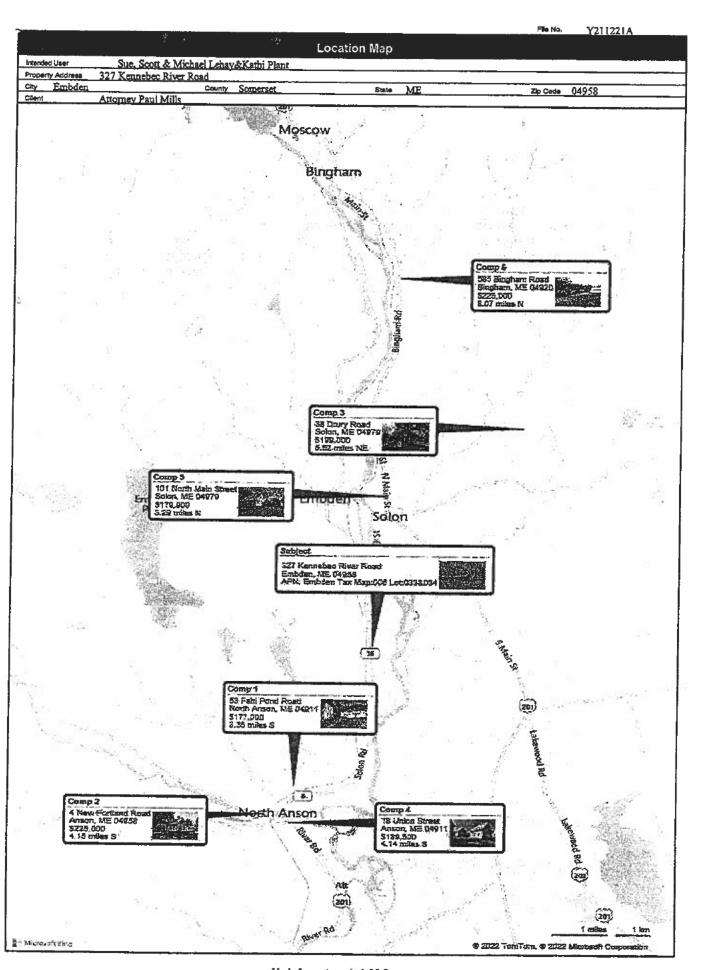
Printed Name

File No. Y211221A

_		7211221A
	SITE PLAN	
1	httended User Sue, Scott & Michael Lehay&Kathi Plant	
1	Property Address 327 Kennebec River Road	
	City Embden County Somerset State ME Client Attorney Paul Mills	Zlp Code 04958
1	CSent Attorney Paul Mills	



Y211221A FLOOD MAP Intended Uzer Sue. Scott & Michael Lehav&Kathi Plant 327 Kennebec River Road Property Address cay Embden Zip Code 04958 ME State Attorney Paul Mills ladarat emergency management agency TOWN OF EMBDEN, ME (SOMERSET CO.) 0.000 COMMUNITY NUMBER 230369 B FLOOD INSURANCE RATE MAP SEPTEMBER 4, 198





# State of Maine DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS Lice

# License Number CR683

Be it known that

# VURLE C. JONES

has qualified as required by Title 32 MRS Chapter 123 and is licensed as: CERTIFIED RESIDENTIAL APPRAISER 

ISSUE DATE December 10, 2021

EXPIRATION DATE December 31, 2022

>< Detach



STATE OF MAINE

License Nomber CR683 GERTHAED RESIDENTIAL APPRAISER

ISSUED 12/10/2021

EXPIRES 12/31/2022

	File No.	Y211221A	
E&O Insurance			
Intended User Sue, Scott & Michael Lehav & Kathi Plant	<u></u>	Ĺ	4.5
Property Address 327 Kennebec River Road			
Chy Embden County Company			
Client Attorney Paul Mills State ME	Zip Code	04958	
- ANNATOR LEAD IN THE STATE OF	_		



& insurance Services



# APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Dav Issued

# Aspen American Insurance Company

(Referred to below ut the "Company")
590 Machines Avenue, 7th From New York, NY 10022 677-245-3310

Policy Number

Previous Policy Number 1/26/2022 A-MOVEST AT AAJ005297-66 THIS IS A CLAIMS MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SEXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF COMMITTED ON OR AFTER THE RETROAGRIVE DATE AND BEFORE THE END OF THE POLICY PERIOD PLEASE READ THE POLICY CAREFULLY, Customer ID: 130809 Named Immeet JONES, VURLE APPRAISAL, LLC Varle C. Jones 911 Waterville Road 5kowiwgau, ME 04976 Policy Period: Frame 02/06/2022 Tre 02/06/2023 12:01 A.M. Stundard Time at the address stated in 1 above. 3. Deductible: \$1000 Retroactive Darp: 4, 02/06/1998 5. Inception Date: 92/06/2016 Limits of Liability: A \$500,000 Fach Claim B. \$500,009 Agereeste Subpoena Response: \$3,000 Supplemental Payment Coverage Pre-Claim Assistance: 55,000 Supplemental Psyment Coverage Disciplinary Proceedings \$7,500 Supplemented Payment Coverage Loss of Earnings: 3500 per day Supplemental Payment Coverage Covered Professional Services (as defined in the Policy and/or by Endorsement): Real Estate Appearal and Valuation: Residential Property: Commental Property: Bodily Injury and Property Damage Carned During Appealed Inspection (\$100,000 Sub-Limit): ት'દક X No (If "yes", added by endossement) Right of Way Agent and Relocation Хех No Machinery and Equipment Valuation: Yes No X Personal Property Appraisal: X (If "yes", added by andorsement) X (If "yes", added by andorsement) No Real Estate Sales/Benkerage:

Aspen American Insurance Company LLA001 (4/19)

Page 1 or 2

Vurle Jones Appraisal, LLC 905 Waterville Road Skowhegan, ME 04976 207-474-4360 47-2135541 INVOICE 06/01/2022 Y211221A
DATE FILE NUMBER CASE NUMBER

Client

Attorney Paul Mills 163 Main Street Farmington, ME 04938

Attention: Mr. Paul Mills

Total

\$

APPRAISAL FEE FOR SERVICES RENDERED

650.00

Intended User: Atty Paul Mills&Michael LeHay 327 Kennebec River Road Embden, ME 04958 Recorded in the Somerset County Registry Book:3404&3420 Page:0191&0069

Please detach and include the bottom portion with your payment... Thank You!

Yotal:

650.00

Inv Date Insp Date	Appraiser	Client Case #	File #	Client Phone #
06/01/2022 02/25/2022	Vurie C. Jones		Y211221A	
Attorney Paul Mills 163 Main Street Farmington, ME 04938	1	PPERTY: intended User: Atty Paul Mills&Mic 127 Kennebec River Road imbden, ME 04958 Paid check# 3412	chael LeHay	Amount Due
Attention:  Vurle Jones Appraisal, LLC 905 Waterville Road Skowhegan, ME 04976				Amount Enclosed
	Please return this	Due upon receipt of Invoice portion with your payment, Thank	(You!	

Su	e Lehay			November 27, 202
		Page 2		Page 3
1	INDEX		:	1 Plaintiff's 1 9 9
2	WITNESS DIRECT CROSS REDIRECT	RECROSS		2 (Deed)
3	FOR THE PLAINTIFF:		1:	3 Plaintiff's 2 9 9
4	Vurle Jones 20 25,29,63 38,66	38,69		4 (Deed)
5	Kathi Plante 43	210,46		5 Plaintiff's 3 9 9
6	Scott Lehay 70 83,84 88,90	89	10	6 (Deed)
7	Kathi Plante (Rebuttal) 206		1 :	7 Plaintiff's 4 9 9
8				8 (Deed)
9	FOR THE DEFENDANT M.L.:		5	9 Plaintiff's 30 9 9
0.	Michael Lehay 92 135,137 151	152	10	0 (Deed)
1	Scott Lehay (Rebuttal) 153		11	l Plaintiff's 31 9 9
2	Michael Lehay (Rebuttal) 163		12	
3	Sue Lehay 170 186,188,189		13	3 Plaintiff's 5 9 10
4	Sue Lehay (Rebuttal) 204,209,210		14	(Tax map for subject property)
5			1.5	
6	MISCELLANEOUS	PAGE	16	(Appraisal from Vurle Jones of entirety
7	Plaintiff's Opening Statement	11	17	~
8	Defendant H.L.'s Opening Statement	13	18	
9	Defendant S.L.'s Opening Statement	16	19	
0	Plaintiff Rests	91	20	
1	Defendant M.L. Rests	169	21	
2	Defendant S.L. Rests	205	22	
3	Plaintiff's Closing Statement	21.3	23	Defendant M.L.'s 10 28 37
4			24	-
5	EXHIBIT MARKED OFFERED	ADMITTED	25	Defendant M.L.'s 12 28 37
		Page 4		Page 5
1	(Timber cruise report)		1	(This matter came for hearing before The Honorable William
2	Defendant M.L.'s 7 119 119			Stokes of the Somerset County Superior Court, Skowhegan,
3	(Rental information)			Maine, on November 27, 2023 at 9:00 a.m.)
4	Defendant M.L.'s 11 122 122	127	4	THE COURT: On the record in open court in the matter of
5	(Timber cruise bill)		5	Kathi Plante v. Sue Lehay and others. This is Somerset docket
5	Defendant M.L.'s 13 127 127	128		number RE-21-15.
,	(Forester bill)		7	And my understanding I've had a chance to look at the
1	Defendant M.L.'s 5 129 130	130	8	file. My understanding, this is an action for equitable
)	(Photograph)		9	partition.
)	Defendant M.L.'s 6 130 131	132	10	MR. BERNIER: Yes.
	(Photopgraphs)		11	THE COURT: And my understanding is, also, it's expected
2	Defendant M.L.'s 9 133 134	134	12	to take a day. Are we still on target for a day?
;	(Homeowner's insurance)		13	MR. MCKEE: Or less than that, Your Honor,
1	Defendant M.L.'s 2 154		14	THE COURT: Okay.
	(Superior Court Record of Brandon Grant)		15	MR. BERNIER: Yeah.
			16	THE COURT: Can the parties identify themselves for the
1			17	record, please? I'm Justice Stokes.
;			18	MR. MCKEE: Hi. Walt McKee. I'm here with Sue Lehay.
)			19	THE COURT: All right. Thank you, Walt.
)			20	MR. MILLS: Paul Mills here with Michael Lehay.
			21	THE COURT: Thank you, Paul.
			22	MR. BERNIER: Dan Bernier here with my client, Kathi
			23	Plante. And beside her is her brother, Scott Lehay, who is
			24	not represented by counsel but is largely going to be in
,			25	agreement with Kathi through this, so I think we'll be able to
				,,

Page 6

- 1 work through his lack of counsel.
- 2 THE COURT: Great. Nice to see you, Dan. Please be
- з seated.
- 4 MR. MCKEE: So we have one person here --
- 5 THE COURT: Anything we need to address before we -- oh,
- e go ahead.
- 7 MR, MCKEE: We have one person here who's not a party. I
- s don't know why they're here.
- 9 THE COURT: Well, why don't you explain.
- 10 (Simultaneous conversation)
- MR. BERNIER: Oh, it's not (indiscernible) --
- 12 MR. MILLS: She's paralegal assistance to me. She's also
- 13 domestic partner of Mr. Lehay.
- 14 THE COURT: All right. So she's your paralegal
- 15 assistant?
- 16 MR. MILLS: Right.
- 17 THE COURT: Well, in that circumstance, I --
- 18 MR. MCKEE: Understood. It sounds like a --
- 19 THE COURT: Legitimate reason?
- 20 MR. MCKEE: -- a unique situation --
- 21 THE COURT: Yeah.
- 22 MR. MCKEE: -- or whatever it may be. I know -- I know
- 23 Mr. Jones is a witness. That's fine. I don't know this
- 24 person. I gather that person is not a witness in the case?
- 25 THE COURT: I have no idea who they are, obviously.

- 1 MS. LEHAY: That's my daughter. She's just --
- 2 THE COURT: Oh, just observing.
- 3 MS. LEHAY: -- wanted to be --
- THE COURT: Just observing.
- 5 MR. MCKEE: Oh. no. of course.
- MS. LEHAY: She's observing.
- 7 MR. MCKEE: Absolutely.
- 8 MS. LEHAY: Yeah.
- 9 MR. MCKEE: I just didn't know who testifies.
- 10 THE COURT: All right. Anything we need to address
- 11 before we begin the proceedings today -- the trial?
- 12 All right. And I think you are the moving party. You're 13 the plaintiff.
- 14 MR. BERNIER: Plaintiff.
- 15 THE COURT: By the way, I had a -- I did look at the
- 16 complaint. I know there's an equitable partition action.
- 17 There's also a count for a statutory partition, I believe,
- 18 with the commission of system, which is a unique system unto
- 19 itself. Is it -- so I expect we're going to use that process?
- 20 MR. BERNIER: No, not at all.
- 21 THE COURT: I was going to say --
- 22 MR. BERNIER: Most of the time in a partition case, I
- 23 always plead both --
- 24 THE COURT: Yeah.
- 25 MR. BERNIER: -- because you never know what's going to

Page 8

Page 9

- 1 happen through discovery.
- 2 THE COURT: Sure. Sure. Okay.
- 3 MR. BERNIER: But no, this is really an equitable
- 4 partition case.
- 5 THE COURT: All right.
- 6 MR. BERNIER: The -- I do have a set of the original
- 7 exhibits --
- 8 THE COURT: Great.
- 9 MR. BERNIER: -- I'm going to give to the clerk. And
- 10 there's several that are self-authenticating we'll be
- 11 introducing.
- 12 THE COURT: All right.
- MR. BERNIER: You want me to approach the clerk, or --
- 14 THE COURT: Please. And -- and just so the parties know,
- 15 I don't expect to rule from the bench, obviously. I'm going
- 16 to take the matter under advisement. I'll probably try to get
- 17 a decision -- I'm thinking ahead as to what my schedule will
- 18 be -- but probably mid-December.
- MR. MCKEE: Yeah. I anticipate the parties will submit proposed judgments for your review.
- 21 THE COURT: Perfect. That's even more helpful, so.
- MR. BERNIER: And Your Honor, if I may, Exhibits 1 to 4
- 23 and 30 and 31 are attested copies of the deeds for the
- 24 property that are self-authenticating. So I would move
- 25 Exhibits I to 4 and Exhibit 30 and 31 into evidence at this

- 1 time.
- 2 (Plaintiff's Exhibits 1, 2, 3, 4, 30, and 31 Offered)
- 3 THE COURT: Any objection, Mr. Mills?
- 4 MR. MILLS: No.
- 5 THE COURT: Any objection, Walt?
- MR. MCKEE: No. we discussed this before. That's fine.
- 7 THE COURT: Okay. Great. So Plaintiff's Exhibits 1
- s through 4 and 30 to 31 are admitted without objection.
- 9 (Plaintiff's Exhibits 1, 2, 3, 4, 30, and 31 Admitted)
- MR. BERNIER: And then the other exhibit, which is a
- 11 stipulated admissal [sic], is Exhibit 5, is the tax map for
- 12 the property, which the parties stipulate to, to give the
- 13 Court a diagram of the property. I believe we -- we all
- 14 agreed I could admit that without subpoening the tenant.
- 15 (Plaintiff's Exhibit 5 Offered)
- 16 MR. MCKEE: Yes, Your Honor.
- 17 THE COURT: Okay. So -- and by the way, I may sometimes
- 18 drift into first names since we don't have a jury here. I
- 19 know these attorneys. I've known them for many, many years.
- 20 Some, I hate to admit how many decades I've known them, so
- 21 it's possible that I will call the attorneys by their first
- 22 name. I'm not trying to show favoritism. I -- I -- I do that
- 23 routinely when I'm handling a case with just the attorneys.
- 24 So if I drift into that, please don't read anything into it.
- Walt, is there any objection to Plaintiff's 5?

Min-U-Script®

Page 210

- 1 A Scott -- whoever would listen probably at that point.
- 2 I don't know.
- 3 Q You didn't -- you didn't tell that to Sue?
- 4 A Probably not.
- 5 Q Thank you.
- 6 A There's -- there's issues between us. And I will be
- 7 the first to admit it.
- 8 THE COURT: No, I get that. I think we all recognize
- 9 that.
- MR. MCKEE: Judicial notice of that, thank you.
- 11 THE COURT: Any further questions?
- 12 FURTHER RECROSS EXAMINATION BY MR. MILLS:
- 13 Q As you -- as your mother's health care power of
- attorney, do you agree with bringing her home to the
- 15 property?
- 16 A No.
- 17 MR. MILLS: Nothing further.
- 18 THE WITNESS: And if you asked her if she wanted to come,
- 19 she would tell you.
- 20 MR. MCKEE: I object. That's speculation.
- 21 THE COURT: Yeah, well, I'll -- I'll strike that
- 22 question.
- 23 THE WITNESS: Okay. Thank you.
- 24 THE COURT: Anyone else have any follow up to --
- 25 MR. MILLS: No, Your Honor.

- 1 THE COURT: -- Kathi's testimony? I'm trying to keep the
- 2 Plante and the Lehay --
- 3 THE WITNESS: I'm the only Plante.
- 4 THE COURT: -- and who the who the plaintiff is and who
- 5 the defendant is straight.
- 6 THE WITNESS: It's Plante versus Lahay.
- 7 THE COURT: Right.
- 8 THE WITNESS: Am I good?
- 9 THE COURT: Yeah, you are. I just want to finish my 10 notes.
- 11 THE WITNESS: Okay.
- MR. BERNIER: And I'm done with my rebuttal at this
- 13 point, Your Honor. I just think there's no point to call
- 14 Scott as well.
- 15 THE COURT: All right. So does plaintiff rest finally?
- 16 MR. BERNIER: Yes. Yep.
- 17 THE COURT: All right. So how do we want to proceed? Do
- 18 you want argument? Do you want to submit proposed --
- 19 UNIDENTIFIED SPEAKER: Yes.
- 20 THE COURT: I mean, the question has got to be, what do I
- 21 do now? I've heard the evidence. I understand there's four
- 22 of you. I understand -- I will tell you I feel very sorry for
- 23 all of you, the siblings. There are issues between the
- 24 siblings. It's not uncommon. Unfortunately, it happens.
- 25 And -- but it's sad to see because I know that, you know, each

Page 212

Page 213

- 1 of you have your own desires. And no matter what I do,
- 2 someone's going to be probably unhappy. So -- so get used to
- 3 that. And that's just a story of our lives. We have an
- adversarial system.
- 5 But how do you want to -- I'm trying. And what I'm
- 6 trying to do here is obviously make it equitable
- 7 apportionment or an equitable partition. And equitable does
- s not necessarily mean equal. It means fair. What's equitable
- 9 under the circumstances. And I guess I'd like the guidance of
- 10 the -- of the parties, you know, what is it you're asking me
- 11 to do, and how am I supposed to get there? I mean, I can do
- 12 it on my own. And you'll --
- UNIDENTIFIED SPEAKER: Are there proposed orders like the usual Court?
- MR. BERNIER: I mean, I do want to give a brief closing,
- 16 but I think just kind of briefly -- a brief -- I mean, very
- 17 brief, but the -- I mean, then we can also submit proposed
- 18 orders afterwards.
- 19 THE COURT: Sure.
- 20 MR. BERNIER: I mean, I think one -- to me, there's some
- 21 easier questions here then, you know, quite frankly, the
- 22 bigger -- you know, I think there's the more complicated
- 23 issues are the rent and whether Brandon gets evicted.
- 24 THE COURT: Sure, right.
- 25 MR. BERNIER: But I mean, I guess I'd like to do a very

- 1 brief closing now while it's all fresh in everybody's head.
- 2 THE COURT: Sure. And I have some questions for you. I
- 3 mean, you brought up the subject of eviction. Well, you know,
- 4 that may be a question I have. How am I supposed to do that?
- 5 Do I do that in the context of this case?
- 6 MR. BERNIER: I want to do the brief closing because I'd
- 7 like to kind of address that. And I think there is a degree,
- 8 you know, which we got sidetracked where the plaintiff does
- 9 the Court want me to begin?
- 10 THE COURT: Yes, I do. I'm sorry.

# PLAINTIFF'S CLOSING STATEMENT

- MR. BERNIER: Okay. Yeah. I think the big thing here --
- 13 this is not a criminal trial of Brandon. This is merely we're
- 14 putting in evidence that this is not working out. And I think
- 15 it's pretty clear from the evidence. We only need to show
- 16 from -- you know, it's pretty clear from the evidence that
- 17 things are not working out, and this property needs to be
- 18 partitioned.
- 9 The Vurle Jones -- and well, he was the first witness. I
- 20 think we want to get back to what he said. He did an
- 21 appraisal of 420,000 on the whole property, and he did an
- 22 appraisal of \$200,000 on the buildings plus two acres. It
- 23 doesn't -- you don't need an appraiser's degree to figure out
- 24 that after you take the 200,000 out of 420, maybe that value
- 25 just slightly, but there's not enough left to divide the

Min-U-Script®

11

Page 217

Page 214

- 1 remainder three ways. Vurle Jones is the only expert who 2 testified in this case. I would note -- and I would thank my
- 3 fellow counsel -- that his testimony was not terribly
- 4 controversial. There wasn't a long cross-examination or 5 anything.
- So based on Vurle Jones' testimony, I would argue that
- 7 the only option for this Court is to order the property sold
- 8 and then the money to be split. Now, there -- I intend to
- submit a bill of costs to the extent the Court awards a bill
- 10 of costs -- I know Attorney Mills does -- then that would come 11 off the top, and then the Court will have to make a decision
- 12 on this rental division. THE COURT: Uh-huh.
- MR. BERNIER: Our position is -- is just if -- if Scott 14
- 15 has an adjustment for rent then -- for Shannon, then Sue has
- 16 to have a rent adjustment for rent for Brandon. To be very
- frank, my client wants this done sooner rather than later. So
- 18 if the Court is going to take more time to analyze the rent
- question, we'd rather have a faster decision. 19
- THE COURT: You'd rather have a faster decision? 20
- MR. BERNIER: Yeah. That's -- I mean, either way, it's
- 22 going to yield more money for my client, but she's -- being
- 23 done with this is her higher priority. What I see is the big
- 24 issue here is three. Now, three of the four owners testified
- 25 that they are afraid to go to the property or they're nervous

- 1 about going to the property with Brandon there. Three of the
- 2 four testified that you won't be able to sell this property
- 3 with Brandon in it.
- The beauty of the equitable statutes is they give the
- 5 Court a great deal of discretion in adjusting this. It's a
- 6 very old, equitable statute that actually this arises under.
- 7 And so I think the Court needs to fashion an order that says
- e all parties -- I mean, you could specifically name they need
- 9 to go along with evicting Brandon and proceed with a sale. Or
- you could simply say all parties need to go along with what
- needs to be done to sell the property, including having any
- 12 tenants vacate the premises if the Court doesn't want
- specifically named Brandon. But if any party --
- 14 THE COURT: In terms of the sale of the property, let's
- 15 assume Mother Theresa is in there --
- MR. BERNIER: Uh-huh.
- THE COURT: -- and as opposed to Brandon, is the
- 18 difficulty him, or is it simply that you have a tenant
- 19 there --
- 20 MR. BERNIER: Well, it just --
- THE COURT: -- that has to be removed at some point 21
- 22 before the sale of the property?
- 23 MR. BERNIER: You have a tenant there who's going to have
- 24 to be removed. And you know, the reality is, well, there's a
- 25 buyer who would buy this property fairly quickly.

Page 216

- THE COURT: I see. Okay.
- MR. BERNIER: And -- and any buyer is going to want the 2
- 3 property vacant. So they need to be removed. Now,
- 4 technically -- and I think this is a place where I may
- s disagree with some of this. I think Brandon has to get the
- 6 30-day notice and go through the eviction process. Attorney
- 7 Mills might disagree with me a little bit on that. No, where
- 8 I disagree -- I think a disagreement between myself and
- 9 Attorney McKee is -- and I do a lot of evictions in my 10 practice.
- THE COURT: Right. 11

1

- 12 MR. BERNIER: All -- all property owners have to go along
- 13 with an eviction. If one objects, you lose your case in an
- 14 FED in district court. So we cannot evict without all four.
- 15 And I think the issue would be is, if all four don't go along
- 16 with going through the normal eviction process, we should be
- 17 able to come back for contempt of this Court. It's going to
- 18 have -- Brandon is not a party to this proceeding.
- 19 THE COURT: Right.
- MR. BERNIER: But that all four under the Court's 20
- 21 equitable power need to do what it's going to take to sell
- 22 this, which includes evicting Brandon.
- THE COURT: So I take it from what you're proposing,
- 24 then, is that an order would be structured. And again,
- 25 don't -- don't read into anything I say. I'm thinking out

- 1 loud. If -- if I were to craft an order, which basically said
- 2 the property is to be sold and that all siblings are to
- 3 cooperate in that sale, including any eviction action that may
- need to be taken, is that the type of order?
- MR. BERNIER: That's the type of order. I mean, because
- 6 this is -- and I'm not -- it's Sue's son. So I'm not trying
- to be cavalier, but I get she's going to be reluctant to evict
- her own son. But we -- this is the problem that we envision
- addressing is he's going to have to be evicted from the
- premises. Maybe he'll leave after a 30-day notice, and it
- 11 doesn't have to go to court. But he's going to be evicted to
- 12 sell it. Three of the four testified to that. I believe they
- 13 testified to it credibly. And the -- so -- and basically, if
- 14 she does not cooperate, we're coming back here on a motion for
- 15 contempt. And the Court has those broad, equitable powers.
- And basically, all of them have to cooperate with selling it.
- 17 The other thing that I'd be asking is that the Court say
- 18 that we have to accept all prices -- all offers of 420,000 or
- 19 more. In a proposed order, I'm probably going to put
- 20 something in that that price would adjust down if it's not
- 21 sold within 90 days; like, after 90 days, it goes to 400 or
- 22 something. We believe it will sell very quickly for the 420,
- 23 and we believe we're not actually going to even have to hire a
- 24 real estate agent. I tend to think also we should -- if -- if
- 25 it's not sold within 30 days, it should be listed with a real

Min-U-Script®

eScribers, LLC

(54) Pages 214 - 217

Page 218

- 1 estate agent would be something I put in the order, but we
- 2 think we can get it under purchase and sale within 30 days or
- 3 so without a real estate agent.
- THE COURT: Okay.
- 5 MR. BERNIER: From there -- yeah, well, that's -- yeah.
- 6 One thing I'd say with the purchase and sale is we get it
- 7 under purchase sale very quickly if Brandon were not there.
- 8 THE COURT: Now, I heard Kathi and Scott say -- well,
- 9 particularly Kathi -- she's not interested in rent. She's not
- 10 interested in getting rent from Brandon or rent -- rent
- 11 from -- from Sue. I thought Scott was pretty much along the
- 12 same lines. It was not -- it was not their priority. Yeah.
- 13 They just want to move the property along and go on with their 14 lives.
- 15 MR. BERNIER: The one position that I clarified that.
- 16 THE COURT: But I think Paul's client, Michael, may --
- 17 may feel differently about that.
- 18 MR. BERNIER: And if you award the rent then -- because
- 19 he was talking about, well, just giving Michael his rent.
- 20 I -- I mean, if -- if -- his one quarter.
- 21 THE COURT: Right.
- 22 MR. BERNIER: I think the Court's either got to do rent
- 23 in full for Shannon and Brandon --
- 24 THE COURT: Or not.
- 25 MR. BERNIER: -- or none at all. I don't think you can

- 1 say, well, Michael gets his one quarter and ignore the others.
- 2 MR. BERNIER: Right. So -- and that's, you know -- and I
- 3 think Scott's not my client, but he's willing to pay rent for
- 4 Shannon as long as he gets his share of rent for Brandon.
- 5 THE COURT: Uh-huh, right.
- 6 MR. BERNIER: But it's not a priority for him either.
- 7 THE COURT: Okay. I didn't mean to cut you off.
- 8 MR. BERNIER: I -- really -- I think I covered everything
- 9 I wanted to cover, Your Honor.
- 10 THE COURT: All right.
- 11 Paul?
- 12 MR. MILLS: Your Honor --
- 13 THE COURT: Are you going to submit --
- 14 I beg your pardon, Paul. Sorry to do that to you.
- 15 Were you going to submit a proposed --
- 16 MR. BERNIER: I'm going to submit a proposed order.
- 17 THE COURT: -- order? Okay.
- 18 Paul?
- MR. MILLS: Your Honor, I have a proposed order, which I
- 20 prepared prematurely, perhaps presumptuously, yesterday. And
- 21 I've given it to the other parties. I -- I -- it is -- if you
- 22 wonder what has transpired, there are some minor changes in
- 23 it. But I'm ready to submit it probably within 20 minutes
- 24 after I leave this courtroom, but I am not ready to submit it
- 25 at the moment.

Page 220

Page 221

- 1 THE COURT: No.
- 2 MR. MILLS: I have an order. What I'm also ready to
- 3 submit, I tend to disagree slightly with Mr. Bernier on a
- 4 point. I think -- I was always told that the strong arm of
- 5 the law is equity. We've heard that as a familiar lyric --
- 6 THE COURT: That's what I've heard
- 7 MR. MILLS: -- all of our professional lives. I think
- 8 this Court would be remiss if it did not make a direct order
- 9 of removal, yes, upon due notice to the adult occupants of the
- 10 property at this time and after some due course of time, 30
- 11 days. I have prepared a memorandum, which I've circulated to
- 12 the other parties, on that point of the authority of the Court 13 to act directly.
- 14 THE COURT: Have you got this, Dan?
- 15 MR. MILLS: He did.
- 16 MR. BERNIER: Yes. Yes, I did. Yep.
- 17 MR. MILLS: Yes.
- 18 And that --
- 19 THE COURT: Would that order, Paul, be directed at
- 20 Brandon?
- 21 MR. MILLS: It definitely would.
- 22 THE COURT: Okay.
- 23 MR. MILLS: Yes. And those -- and -- and I'm prepared
- 24 to I anticipate the Court's questioning about that, and
- 25 I've tried to respond to that in this memorandum. And it

- 1 would be set forth in a proposed judgment, which I have nearly
- 2 completed. And suffice it to say, our position is the same
- 3 with the other two of the other parties in that we don't feel,
- 4 even though from -- we admire, perhaps, the humanitarian
- 5 gesture, and we do feel that Sue's spirit is probably very
- 6 much willing to have the mother come back into the house and
- 7 make this home. I question whether the body is able. I
- s question the reality of being able to have, given the
- 9 intensive care that the mother would have, to come back in.
- 10 It's -- it's a worthy, noble aspiration. Don't think it's
- 11 doing a reality check that that's just likely to happen.
- 12 Also, unfortunately, even though it might -- her spirit
- and heart goes out to her in some ways about wanting, as all
- 14 of them, not just herself, but I think all the parties here,
- 15 if they'd had their druthers, would be more in harmony if they
- 16 could be and would want to keep the family farm somehow. But
- 17 the capacity does not appear to be there. I also think it's
- 18 unrealistic, given the fact that this is the first time we've
- 19 heard about it, that going without a down payment, reaching --
- 20 I think it's highly speculative that either plan A or plan B
- 21 of Sue is going to be appropriate and that there's a realistic 22 kind of objective of being able to accomplish what she would
- 23 dream to be able to do. But I think it's just that I think
- 24 it's a dream. I don't really think it's reality. And on that
- 25 point, I think the three of us do agree.

Min-U-Script®

- 1 THE COURT: Thank you, Paul.
- Walt? 2
- MR. MCKEE: So I appreciate Paul's comments about the
- 4 dream. And I think that's -- you know, we're talking about a
- 5 house and money and rent and so on. But I don't think there's
- 6 anybody who had a parent who's had to be away somewhere else
- 7 in a nursing home or other facility that doesn't feel like
- a they want to bring them back one last time to that house. She
- 9 was removed from the house. She's in a good place it sounds
- 10 like. She's being taken care of. But I know I would, I
- 11 think. I hesitate to say the mother probably would love to
- 12 come back for one last time to be at the old place. She's in
- 13 Farmington at a -- at a place where she's being looked after,
- 14 but been around those places too often myself these days, and
- 15 they're not places to, unfortunately, die in.
- And I think that Sue's is more than a dream. I think
- 17 it's something that she should have the opportunity to be
- 18 given the reality as difficult as that may be. I talked about
- 19 the plan A and the plan B, and certainly, Sue wants to be able
- 20 to do that as she indicated. It's the first time she talked
- 21 about it because it's the first time it's ever been relevant,
- 22 which was she had to get her granddaughter through high
- school. She's going to get her. She made that commitment,
- 24 going to get her through high school, and then she's going to
- 25 be able to focus on buying this farm herself.

Page 223

- It is farm service, and that -- that operation works in a 2 different way. But I have to have this Court's order to say
- 3 something has to happen before she can put that into motion.
- 4 I'm going to propose that in the order she be allowed that
- 5 opportunity to pursue that process if she can do it within a
- 6 certain period of time, that she should be allowed to do it
- 7 and to make that purchase, and then these folks can get their
- s money and walk away, and then she'll be able to have the farm
- 9 and use it. And that's the plan A, and that's the preferred 10 plan for sure.
- The plan B is just an option. So at least the house will
- 12 be there with some property. I understand there's a
- 13 disagreement about the value of the remaining 112 acres that
- 14 suggests that that value of that acreage is significant and
- 15 more than Mr. Jones has assessed, but he didn't actually
- 16 assess that one way or the other.
- Do I recognize the arguments otherwise? With respect to
- 18 the rent, I think that we spent a tremendous amount of time
- 19 talking about Brandon and rent and so on, that her having him
- 20 in the house there for that period of time when nobody else
- 21 wanted to go in there during that period of time, nobody else
- 22 has to rent it to anybody else. Nobody has to move anybody
- 23 else in there. Nobody else said, we want to move in there.
- 24 was perfectly fair and reasonable. This Court is going to
- 25 make a decision about that, and so be it.

Page 224

Page 225

- But bringing Brandon in as some sort of third-party not 1 2 actually pled in the case, a person that would be materially
- affected by your order, I believe, would be a mistake. The
- 4 process is you make your decision and partition, figure out what to do with the property. Once that's done, it's sold,
- whatever it may be. He's going to get evicted, just like
- 7 everybody else in the free world, just like every other tenant
- 8 in a property owned by somebody else. It gets sold, and they
- get evicted. And as part of that process once it's sold --
- THE COURT: So -- so let me ask you this. Well, so --10
- MR. MCKEE: Yeah. 11
- THE COURT: -- let me just make sure I understand --12
- MR. MCKEE: Yeah. 13
- THE COURT: -- your position. Paul has suggested that --14
- that I could issue an order, apparently directed at Brandon, 15
- 16 to vacate the premises. Now, there was another suggestion
- 17 that my order would direct the four siblings -- I guess I came 18 up with this --
- MR. MCKEE: Um-hum. 19
- THE COURT: -- or Dan, you were headed that way, and I 20
- 21 was just trying to sort of summarize -- that I would issue an
- 22 order directed at the four siblings to cooperate, not only in
- the sale but also in the removal of the tenant. 23
- MR. MCKEE: Right. 24
- THE COURT: And is it that portion that you would even 25

- 1 object to?
- MR. MCKEE: Yeah. I -- I believe --
- THE COURT: Okay. 3
- MR. MCKEE: -- I believe it can be sold with the tenant
- 5 in there. They may not like him one way or the other, but as
- 6 Sue indicated, he'll cooperate if somebody says, fine, come in
- 7 and show the property. They may not get along with him,
- 8 pretty sure about that. If they come over there with the
- 9 agent, sure, probably not going to go really great. But if an
- agent comes in and shows the property, as Sue indicated,
- 11 that's fine. It's just that he's got an issue with these
- 12 folks here for reasons that are the --
- 13 THE COURT: Well --
- MR. MCKEE: -- reasons they've stated. So I -- so I do
- 15 object to that part of it --
- 16 THE COURT: Okay.
- MR. MCKEE: -- the cooperation. But separately, 17
- 18 Brandon --
- THE COURT: Yeah, it probably would be if -- if -- if I
- was to -- if I owned an apartment building in Augusta, and I
- wanted to sell it --
- MR. MCKEE: Um-hum. 22
- 23 THE COURT: -- I don't have to evict all the tenants
- before I actually sell it. I sell the building and the --
- MR. MCKEE: Yeah.

Min-U-Script®

Page 229

#### Page 226

- THE COURT: -- the new landlord comes in and gives the --1
- 2 MR. MCKEE: Kicks them out.
- THE COURT: -- tenant a 30-day -- now assuming --3
- MR. MCKEE: Yeah. 4
- THE COURT: -- there's no lease. 5
- MR. MCKEE: No, there's no lease. Out they go. 6
- THE COURT: Out they go. 7
- MR. MCKEE: Yeah. That's what it is. And -- but just
- 9 even the concept of an order with Brandon, I mean, I can't
- 10 think of 1,000 different ways that you could -- any which way
- 11 you could have an order here against Brandon is what I think.
- THE COURT: Um-hum.
- 13 MR. MCKEE: I just don't think that --
- THE COURT: I don't think I have jurisdiction over it. 14
- 15 MR. MCKEE: No, I -- I -- that -- so that's just a
- 16 problem to start with. The other part, I understand, is more
- 17 nuanced, but Sue believes it can happen, sell the property,
- 18 Brandon gets evicted. And he may well leave at the point
- 19 anyway because, you know, the writing is on the wall. So --
- 20 THE COURT: Okay.
- MR. MCKEE: -- so that's my piece there in terms of --21
- 22 and the rent is just -- and I think most everybody agrees
- 23 except for one party that should just be a wash under the
- 24 circumstances. It's a lot of head space. A lot of discussion
- 25 here about what -- what should happen there. At the end of

- 1 the day, if you decide the option of sell the property, divide 2 it up, that's what should happen. And we're going to skip the
  - 3 rent for everybody.
  - And on the other point, in terms of whether it's Brandon
  - 5 there or somebody else or somebody else individually
  - 6 occupying, you -- you could make an order under these
  - 7 equitable powers and say, well, there are other people. I'll
  - 8 use Kathi -- I'm not trying to pick on her -- was living there
  - 9 for a period of time and didn't pay anything exclusively,
  - 10 right? That -- that -- that's what you do if somebody is just
  - 11 living there, hey, well, you've got to pay us for the value.
  - 12 We're not going in that direction --
  - 13 THE COURT: Um-hum.
  - 14 MR. MILLS: -- nor should we have to in the
  - 15 circumstances. People allow people to be in there. Nobody
  - 16 ever really liked it one way or the other, but nobody should
  - 17 be getting charged for that. And ultimately, if you're going
  - to order the sale, sell the property, divide up the proceeds,
  - 19 and we'll be done with this. Okay.
  - THE COURT: Let me make sure I have the exhibits
  - 21 correctly here.
  - 22 Dan, you gave me a folder.
  - 23 MR. BERNIER: Yeah, I should probably --
  - 24 THE COURT: And --
  - MR. BERNIER: -- take back some, but --

#### Page 228

- MR. MCKEE: No, I didn't.
  - THE COURT: And Paul, I think you had --2
  - MR. MILLS: Yeah.
  - THE COURT: -- correct me if I'm wrong, 5, 6, these are
  - 5 admitted?
  - MR. MILLS: Yes.
  - THE COURT: They may have been over objection. 5, 6, 9,
  - 8 11, and 13 I've admitted.
  - MR. MILLS: And also 10 and -- 10 and 12 came in actually 9 10 first.
  - 11 THE COURT: Yeah. They may have. Let me just --
  - MR. MILLS: Both of them were over objection. But I've 12
  - got a list --13
  - THE COURT: Yeah. Let me just make sure I put them in.
  - 15 And 10 --
  - MR. MILLS: 10 and 12 were the first ones I put in, which
  - 17 was the Haley Ward report, the actual reports were 10 and 12.
  - And then the bills came in, I thought, later, which I think --

  - THE COURT: Right. 19
  - 20 MR. MILLS: -- is 11 and 13.
  - THE COURT: I -- and I let those in for a limited 21
  - 22 purpose.
  - MR. MILLS: Right. I haven't checked. This is a list of
  - THE COURT: Yeah, What I do --

- THE COURT: So I need to -- I guess I need to know what
- 2 exhibits are in and what are out. I know what I've kept out.
- 3 MR. BERNIER: Yeah. I can give you --
- 4 THE COURT: That, I know.
- MR. BERNIER: -- what I checked off that we admitted of 5 6 mine. I -- want me to give you the numbers, and we'll make
- 7 sure you have those separate?
- THE COURT: Yes.
- MR. BERNIER: 1, 2, 3, 4, and 5. 9
- 10 THE COURT: Yeah.
- MR. BERNIER: 12, 20 --11
- 12 MR. MILLS: Without -- 12 without the notes.
- MR. BERNIER: 12 without the notes. You -- yes. 13
- THE COURT: Without notes. No notes. Yeah. 14
- 15 MR. BERNIER; 28, 29, 30, and 31.
- MR. MILLS: Yep. I agree. THE COURT: Did you say 30? 17
- MR. BERNIER: Yeah. 30 and 31. Actually, 28 through 31 18
- 19 and I through 5 plus 12. So it's my last exhibits and my
- 20 first exhibits. So --

16

- THE COURT: All right. Why don't you check this folder? 21
- 22 MR. BERNIER: All right.
- THE COURT: Make sure I pulled out the exhibits for the
- 24 Plaintiff. And then I believe -- Walt, I don't believe you
- 25 had any exhibits.

Page 230

- MR. MILLS: -- I was thinking of doing. And two of them
- 2 were already introduced by Dan's client. So even though
- 3 they're listed here, they weren't proposed to be admitted
- 4 because they came in through --
- 5 THE COURT: Right.
- 6 MR. MILLS: -- his --
- 7 THE COURT: I have 10; I have 12.
- 8 MR. MILLS: In numerical order, what I had were 5, that
- 9 were admitted: 5, 6, 9, 10, 11, 12, 13.
- 10 THE COURT: Did you get 5, 6? Go ahead.
- 11 MR. MILLS: 5, 6, and then we skipped over to 9, 10, 11, 12 12, 13.
- 13 THE COURT: 9, 10, 11, I have -- 12. And where's 13?
- MR. MILLS: 13 is payment for Scott Nelson's -- it's a
- 15 very thin file. I've got an extra copy if the Court's lost
- MR. BERNIER: That's Scott Nelson's bill?
- 18 MR. MILLS: Yes.
- 19 THE COURT: Well, sometimes, what can happen is when
- 20 you're moving around with exhibits in the courtroom, they end
- 21 up back on your desk. I had one case where the witness took
- 22 the photographs, put them in her folder, and headed off back
- 23 to her office, which wouldn't have been a problem except that
- 24 was in Holton at the time. So -- so we had to retrieve the
- 25 documents.

- MR. MILLS: This is what 13 looked like.
- 2 THE COURT: I don't remember seeing it, Paul, but all
- з right, there it is. So --
- 4 MR. MILLS: That got admitted.
- 5 THE COURT: All right. And the ones that I did not
- 6 admit, I believe, are 7 and 1 and 2.
- 7 MR. MILLS: That is --
- THE COURT: They're part of the record, but they're not
- 9 admitted.
- MR. MILLS: I understand. That's correct. That's what I have too.
- THE COURT: Okay. So I think I have all the exhibits.
- 13 All right.
- 14 What do you want to do? Let me tell you, my schedule
- 15 is -- over the last several weeks, I've had six bench trials.Now, a good part of that is that people get their day in
- 16 Now, a good part of that is that people get their day
- 18 MR. BERNIER: Um-hum.
- 19 THE COURT: The bad part is I've got to make decisions.
- 20 And unlike a jury, I just can't come out and say guilty, not
- 21 guilty, you know, verdict for the Plaintiff, verdict for the
- 22 Defendant. I have to write something. And so it is -- it
- 23 takes some time. I've completed four of the six decision.
- 24 I'm going to take a week off next week. Saturday, I'm flying
- 25 out -- out of the country, so I'll be gone for a week.

Page 232

- . . . . . . . . . . . .
- So when I come back, I'll have two matters pending that I
   have to make a decision on. This will be one of them. Now,
- 3 depending on how your -- your proposed orders are, I may be
- 4 able to, obviously, you know, either adopt them in whole or in
- 5 part or in pieces or what have you. So it may take me less
- 6 time since the principles of law really aren't -- you don't
- 7 really disagree with that.
- 8 MR. BERNIER: Right.
- 9 THE COURT: It's really, you know, how you apportion and
- 10 how you -- who your contribution is for if you give any -- the
  11 rental whole issue.
- So I know Kathi wants a quick decision, but I'm not going
- 13 to get it this week, Kathi. You're not going to get a
- 14 decision today or --
- 15 THE PLAINTIFF: I fly out --
- 16 THE COURT: -- or next week. All right.
- 17 THE PLAINTIFF: I fly out the third. Can it be before 18 that?
- 19 THE COURT: I'm thinking that what it will take me is
- 20 probably middle of December. I -- I'm coming back -- I come
- 21 back to the country on the 10th.
- zz MR. MCKEE: Can you give us 14 days to resubmit?
- 23 THE COURT: Yeah.
- MR. MCKEE: I mean, I'm just trying to pick I'm just
- 25 trying to pick a schedule --

Page 233

- THE COURT: And so that would take me, you know, if you give me if if I give you 14 days, is that enough for
- 3 you?
- 4 MR. MILLS: Yes.
- 5 MR. BERNIER: That's fine, Your Honor.
- 6 THE COURT: So 14 days from today, I'll get -- those will
- 7 be available for me when I get back.
- B MR. MCKEE: And can we send those to you in Word as well
- 9 by email, as much as I don't like all the emailing --
- IO THE COURT: Yes.
- 11 MR. MCKEE: -- here?
- 12 THE COURT: Absolutely.
- MR. MCKEE: But my proposed order is helpful.
- 14 THE COURT: Well, and -- and I -- and I actually prefer
- 15 that --
- 16 MR. MCKEE: Yeah.
- 17 THE COURT: Not -- not chitchat between the two of you.
- 18 I understand that. But I -- I use email only because I'm not
- 19 physically -- I'm not physically here. I'm in the Augusta
- 20 area. So I -- I -- Come up here; I'm sitting up here.
- 21 But I don't generally have access to -- sometimes, I don't
- 22 have access to the files.
- 23 MR. BERNIER: Um-hum.
- 24 THE COURT: And --
- 25 MR. MCKEE: We could submit --

Min-U-Script®

Page 237

#### Page 234

- THE COURT: -- or I may not have -- or I'll take -- if
- 2 you submit it to the Court, it's going to take a day, you
- 3 know, for that to get scanned, and then so it -- it -- it
- 4 delays a little bit of time.
- MR. MCKEE: So my thought was I --
- THE COURT: You send it to my email; I can print it off 6 7 at my house.
- MR. MCKEE: -- and then we could separately --
- THE COURT: Because, by the way, I am retired. I'm
- 10 active retired. That's why I'm --
- MR. MCKEE: We can file them with the proposed order for 12 the Court so that they have a court record --
- THE COURT: They have a court record.
- MR. MCKEE: -- but email you the Word copy, so you --14
- 15 THE COURT: Right.
- 16 MR. MCKEE: -- cut and paste as you see fit.
- 17 THE COURT: Right, I'll have the file with me. I'll
- 18 take the file with me. But if you -- it's necessary that they
- 19 docketed by the Court.
- MR. MCKEE: Yes. 20
- THE COURT: And then what I do is, when I get my copy, I
- 22 two-hole punch it and put in the file so that we know, and I
- 23 make a notation as to when I got it so -- but that would save
- 24 some time. I can -- I can print it right off at my home
- 25 computer and then -- and get started on it.

- So 14 days, that would take us to -- today's the 27th?
  - 2 Again, is the 11th okay? I mean, is that too soon? Do you
  - 3 want more time?
  - MR. BERNIER: That's fine, Your Honor. I --
  - THE COURT: All right. And I'll be just back. I think I
  - 6 have some -- I think I have a --
  - MR. MCKEE: Are you doing civil in Kennebec?
  - THE COURT: I'm doing some settlement conferences that
  - 9 week, I think. But whatever it is, that -- that two week,
  - 10 I'll be back.
  - MR. BERNIER: The one thing is, Your Honor, because, you
  - 12 know, we had a lot of discussion and, quite frankly, a lot of
  - 13 this was over bill of costs.
  - 14 THE COURT: Right.
  - MR. BERNIER: Would it be okay if we just submitted our 15
  - 16 bill of costs with a proposed order?
  - 17 THE COURT: Oh, sure.
  - 18 MR. BERNIER: Technically, you don't submit them until --
  - 19 but I just -- it'll just speed things along that --
  - MR. MCKEE: Yeah. But -- but -- so you'll have a
  - 21 judgment. And I'll basically tick ahead 10 days, so I have
  - 22 time to -- I'm not going to object to your bill of costs then
  - in this -- by the 13th -- by the 11th.
  - MR. BERNIER: I mean, I was -- I was just thinking I'd
  - 25 get it in. Be nice if -- because one of the issues that I

#### Page 236

- 1 think was going to be raised in trial was bill of costs. And
- 2 usually, you don't submit those until you have a judgment.
- THE COURT: Right.
- MR. BERNIER: I'm happy to submit mine if Walt wants more
- 5 time to object to the bill of costs; that's fine.
- MR. MCKEE: Well yeah --
- MR. BERNIER: I'd just as soon get mine in so that we get
- 8 the whole ball rolling.
- MR. MCKEE: It's also winners or losers. And it's hard
- 10 in a partition case to figure out who the winner or loser is
- 11 in the bill of costs, so --
- 12 THE COURT: It is.
- MR. MCKEE: So we kind of need to know what -13
- THE COURT: Particularly when you're dealing with --14
- MR. MCKEE: -- value agreement --15
- THE COURT: -- you know, four people --16
- 17 MR. MCKEE: Four people.
- 18 THE COURT: -- you know.
- MR. MCKEE: Everybody wins a little and --19
- 20 MR. BERNIER: But --
- MR. MCKEE: -- everybody loses a little so --
- MR. BERNIER: I can submit it after the Court signs a 22 23 decision --
- 24 MR. MCKEE: Okay.
- MR. MCKEE: -- which is the norm -- which is how the

- 1 statute is worded
- 2 THE COURT: Yeah.
- All right. Anything else we need to address?
- MR. BERNIER: No, thank you.
- \$ MR. MILLS: Your Honor --
- THE COURT: Go ahead.
- MR. MILLS: I would contemplate that what we're
- s submitting are simultaneous proposed orders. Within those
- 9 orders, necessarily, there will be some findings of fact
- 10 conclusions of law --
- 11 THE COURT: Right.
- MR. MILLS: -- which substitute for and would take the
- 13 place for some kind of a brief or lyric --
- THE COURT: Right.
- 15 MR. MILLS: -- kind of presentation.
- THE COURT: Right. 16
- MR. MILLS: Which we've already made anyway. 17
- 18 THE COURT: Right.
- MR. MILLS: That's -- that's all. I'm just wondering --19
- THE COURT: As I said, the legal principle is not
- 21 complicated to me. And I do write out my decisions. I just
- 22 find that that's the way I process information. That's how I
- 23 get to my decision. So even the stuff that you submit to me, 24 I -- I -- I -- it's unlikely I'm just going to crib it in --
- 25 in -- you know, entirely. I'll take pieces of it, and I'll

Min-U-Script®

1 come up with my own decision. I think I'm looking at

2 probably, if we - if you are submitting stuff on the 11th,

and you got the holidays, I don't want to promise you

4 something I can't deliver because I'll have that other matter

5 that I got to deal with to be decided. So it's probably going

6 to be after the first of the year before you get a decision

7 from me on this matter.

I mean, just as I think through and what -- what my

s schedule is and the time it's going to take for me to sort of

o think through the issues, I think you're probably looking at

11 some time shortly after the first of the year. I do have to

12 go to Holton on the 2nd of January for a bench trial up

13 there -- for a two-day trial. So I'm trying to plot out what

14 my timing will be, so I'll have time to deal with this.

15 Anything we need to address other than -- that we haven't 16 talked about?

MR. MCKEE: No, Your Honor. Thank you. (Indiscernible).

18 THE COURT: All right.

19 MR. BERNIER: Thank you, Your Honor.

20 THE COURT: I do want to make a comment, you know. This

21 is not unfamiliar to me. I married into a farm family of

22 potato farmers up north, and they had thousands of acres -- a

23 couple of thousand acres. And it was a difficult process for 24 them to sell the farm. They just went through it just this

25 past year. And four people, three brothers and a daughter. I

Page 240

CERTIFICATION

We HEREBY CERTIFY, that the foregoing, pages 1 through 3 239, is a true transcript of a CD recorded on Monday, November

4 27, 2023, at the Somerset County Superior Court located at

5 Skowhegan, Maine, of the case entitled, KATHI PLANTE VS. SUE

6 LEHAY, ET ALS., to the best of our professional skills and 7 abilities

9 February 22, 2024

10

12 Tabitha L. Jones Deanna Hinchy, CULT-254 Court-Approved Transcriber Court-Approved Transcriber

16
DeAnne Ridge, CDLT-300
17 Court-Approved Transcriber

Selena King, CDLT-ZZB Court-Approved Transcriber

18 19

14

1

20 21 22

23

24 25

Min-U-Script®

Page 239

1 married the daughter, obviously. And so I know it's difficult

2 to do that. And I understand, you know, not just the

3 sentimental value but, you know, giving up the homestead and

4 giving up the farmland and -- and so forth. And they didn't

5 all agree, and they didn't necessarily all agree.

So I understand the emotion that goes with this. My only

7 prayer for all of you is that, at some point, you can

8 reconcile so that you can speak to each other. You know, land

9 is land, property and money and everything else, and I

10 appreciate that. And that's my role. But at some point, I

11 hope that maybe you can all see the light and be able to

12 communicate with each other. You are siblings. You are

13 brothers and sisters --

14 THE PLAINTIFF: Thank you, Your Honor.

15 UNIDENTIFIED SPEAKER: Thank you.

16 THE COURT: So that's -- that's my thought for all of

17 you.

20

22

23

24

18 UNIDENTIFIED SPEAKER: Thank you.

19 THE COURT: Good luck to you all.

THE PLAINTIFF: Thank you.

(Proceedings concluded at 1:42 p.m.)