APPRAISAL OF REAL PROPERTY



LOCATED AT

185 Wilbraham Rd
Springfield, MA 01109
Hampden County Registry of Deeds Book 22387 Page 294 recorded 10/03/2018

FOR

PNC Bank, National Association
2650 Warrenville Rd
Downers Grove, IL 60515

OPINION OF VALUE

300,000

AS OF

06/06/2024

BY

William R. Whitney, Jr.
Whitney & Co. Appraisal Services
PO Box 423
East Longmeadow, MA 01028-0423
(413) 525-3300
4135253300@charter.net

Borrower	Joan A Perkins				File No.	7577202.1	
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						

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USPAP ADDENDUM

8200802094
File No. 7577202.1

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender	PNC Bank, National Association						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 0-90 Days.

Refined definition from the 2012-2013 USPAP: Exposure time: estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.Reasonable exposure period for the subject property (subject as defined in the subject section of this report): Term of 0-90 days.

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed 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.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

N/A

APPRAISER:

Signature: William R. Whitney, Jr.
Name: William R. Whitney, Jr.
Date Signed: 06/18/2024
State Certification #:
or State License #: MASL # 5461
State: MA
Expiration Date of Certification or License: 10/11/2024
Effective Date of Appraisal: 06/06/2024

SUPERVISORY APPRAISER: (only if required)

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Small Residential Income Property Appraisal Report

8200802094
File # 7577202.1

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 185 Wilbraham Rd | City Springfield | State MA | Zip Code 01109
Borrower Joan A Perkins | Owner of Public Record Joan A Perkins | County Hampden
Legal Description Hampden County Registry of Deeds Book 22387 Page 294 recorded 10/03/2018
Assessor's Parcel # 12282-0985 | Tax Year 2024 | R.E. Taxes $ 3,267
Neighborhood Name Hill/McKnight/Bay | Map Reference MSA #44140 | Census Tract 8017.00
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ N/A [ ] PUD HOA $ N/A [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [X] Refinance Transaction [ ] Other (describe)
Lender/Client PNC Bank, National Association | Address 2650 Warrenville Rd, Downers Grove, IL 60515
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). Per MLSPin, the subject property is not currently listed for sale, and has not been listed for sale within the preceding 12 months.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				2–4 Unit Housing Trends				2–4 Unit Housing			Present Land Use %	
Location	[X] Urban	[ ] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE		AGE	One-Unit	40 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$ (000)		(yrs)	2-4 Unit	35 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	80	Low	10	Multi-Family	5 %
Neighborhood Boundaries	Roosevelt Ave-East; Mill River/Watershops Pond-South; the Connecticut							450	High	200	Commercial	10 %
River-West; the Railroad Tracks-North.								310	Pred.	100	Other	10 %

Neighborhood Description See Supplemental Addendum for neighborhood description. 2-4 Unit Housing price range is based on MLS information and includes all 2-4 unit sales within the entire 01109 zip code. 5% Other in Present Land Use pertains to schools, municipal properties, etc.

Market Conditions (including support for the above conclusions) Based on sales from the preceding 12 months (75), MLS statistics states that the current avg. 2-4 unit sale price in the 01109 zip code is $308,477, median sale price is $315,000 & that after following a period of increasing values, that the avg. 2-4 unit sales price has stabilized over the past several months. REO listings/sales are not a factor. Conventional & FHA financing are predominate.

SITE

Dimensions 50.11' Frntg x 113.67' x 50' x 110.72' | Area 5611 sf | Shape Mostly Rectangular | View Neutral/Avg.
Specific Zoning Classification Residence B | Zoning Description Residential Uses/Current Mins for 2 units: 8,000 SF/50' Frontage
Zoning Compliance [ ] Legal [X] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements – Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Paved	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 25013C0406E | FEMA Map Date 7/16/2013
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [X] Yes [ ] No If Yes, describe
External Factors: The subject property is situated on a main road. This is market accepted in the subject area and not considered to be adverse to marketability. See comparable 3 which is also situated on a main road.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[ ] Two [X] Three [ ] Four	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Brick/Avg.	Floors	Wd/Vinyl/Avg.
[ ] Accessory Unit (describe below)		[X] Full Basement	[ ] Partial Basement	Exterior Walls	Clapboard/Avg.	Walls	Plstr/Drywll/Avg.
# of Stories 2.5	# of bldgs. 1	Basement Area	1,356 sq.ft.	Roof Surface	Asphalt/Avg.	Trim/Finish	Wood/Avg.
Type [X] Det.	[ ] Att. [ ] S-Det./End Unit	Basement Finish	0 %	Gutters & Downspouts	Aluminum/Avg.	Bath Floor	Vinyl/Tile/Avg.
[X] Existing	[ ] Proposed [ ] Under Const.	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dbl Hung/Avg.	Bath Wainscot	Fbrglss/Avg.
Design (Style)	3 Family	Evidence of	[ ] Infestation	Storm Sash/Insulated	Vinyl/Yes/Avg.	**Car Storage**	
Year Built	1926	[ ] Dampness	[ ] Settlement	Screens	Mesh/Avg.	[ ] None	
Effective Age (Yrs)	18	**Heating/Cooling**		**Amenities**		[X] Driveway	# of Cars 2
Attic	[ ] None	[ ] FWA	[X] HWBB [ ] Radiant	[X] Fireplace(s) # 2	[ ] Woodstove(s) # 0	Driveway Surface	Paved
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[ ] Patio/Deck None	[X] Fence Yes	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling	[ ] Central Air Conditioning	[ ] Pool None	[X] Porch Enc.	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other None	[ ] Other None		[ ] Att.	[X] Det. [ ] Built-in

# of Appliances	Refrigerator 3	Range/Oven 3	Dishwasher 0	Disposal 0	Microwave 0	Washer/Dryer 0	Other (describe)

Unit # 1 contains:	6	Rooms	3	Bedrooms	1.0	Bath(s)	1,356 Square Feet of Gross Living Area
Unit # 2 contains:	6	Rooms	3	Bedrooms	1.0	Bath(s)	1,355 Square Feet of Gross Living Area
Unit # 3 contains:	4	Rooms	2	Bedrooms	1.0	Bath(s)	617 Square Feet of Gross Living Area
Unit # 4 contains:		Rooms		Bedrooms		Bath(s)	Square Feet of Gross Living Area

Additional features (special energy efficient items, etc.). All units have separate utilities and 2 private & sufficient means of egress. The 1st & 2nd levels have individual FHW/gas heat systems. The 3rd unit has a gas floor unit. There is an 18' x 18' detached garage. No value or consideration given to items of personal property.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property was judged to be in overall average condition at the time of inspection. All utilities and appliances were on and functioning at the time of inspection. According to the owner, the roof was replaced in 2022. See Supplemental Addendum re: items of deferred maintenance.

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Small Residential Income Property Appraisal Report

IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe.

Is the property subject to rent control? ☐ Yes ☒ No If Yes, describe

COMPARABLE RENTAL DATA

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1	COMPARABLE RENTAL # 2	COMPARABLE RENTAL # 3
Address	185 Wilbraham Rd Springfield, MA 01109	221 Quincy St Springfield, MA 01109	179 Westminster St Springfield, MA 01109	80 Florida St Springfield, MA 01109
Proximity to Subject		0.49 miles SW	0.76 miles W	0.87 miles W
Current Monthly Rent	$ 0	$ 3,950	$ 1,700	$ 1,500
Rent/Gross Bldg. Area	$ 0 sq.ft.	$ 1.46 sq.ft.	$ 0.43 sq.ft.	$ 0.49 sq.ft.
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Data Source(s)	Inspection	MLS #73201923/Assessor	MLS #73182727/Assessor	MLS #73182102/Assessor
Date of Lease(s)	N/A	1 Lease-Dates N/Av/Monthly	02/2024	1 Lease-Dates N/Av
Location	Neutral/BusyRd	Neutral/Res	Neutral/Res	Neutral/Avg.
Actual Age	98	126	133	124
Condition	Average	Average	Avg-Gd	Avg-Gd
Gross Building Area	3,328	2,703	3,940	3,058

Unit Breakdown	Rm Count			Size Sq. Ft.	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent
	Tot	Br	Ba	3,328	Tot	Br	Ba	2,703	3,950	Tot	Br	Ba	3,940	1,700	Tot	Br	Ba	3,058	1,500
Unit # 1	6	3	1.0	1,356	5	2	1.0	901	$ 1,450	10	7	2.0	2,395	$ 0	4	2	1.0	1,476	$ 0
Unit # 2	6	3	1.0	1,355	5	2	1.0	901	$ 1,300	5	3	1.0	1,545	$ 1,700	8	3	1.0	1,582	$ 1,500
Unit # 3	4	2	1.0	617	5	3	1.0	901	$ 1,200					$					$
Unit # 4									$					$					$
Utilities Included	Water/Sewer				Water/Sewer					Water/Sewer					Water/Sewer				
Other	None				None					None					None				
Other	None				None					None					None				

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) All rental comparables are similar in most respects to the subject and considered to be good indicators of rent for the subject.

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents			Opinion of Market Rent		
	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents
Unit #	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Monthly	Monthly	$ 1,400	$	$ 1,400	$ 1,400	$	$ 1,400
2	Owner	Owner	0		0	1,400		1,400
3	Owner	Owner	0		0	1,200		1,200
4								
Comment on lease data	See comments below.		Total Actual Monthly Rent		$ 1,400	Total Gross Monthly Rent		$ 4,000
			Other Monthly Income (itemize)		$ 0	Other Monthly Income (itemize)		$ 0
			Total Actual Monthly Income		$ 1,400	Total Estimated Monthly Income		$ 4,000

Utilities included in estimated rents ☐ Electric ☒ Water ☒ Sewer ☐ Gas ☐ Oil ☐ Trash collection ☐ Cable ☐ Other

Comments on actual or estimated rents and other monthly income (including personal property) The rent amount for unit 1 was based on conversation with the owner. No lease, if any, was viewed. Units 2 and 3 were owner occupied. Water/sewer are typically included in rents.Water/sewer are typically included in rents.

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Online Hampden County Registry of Deeds.

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Online public records provided by the Warren Group via MLS.

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).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Online Public Records	Black Knight	CoreLogic	CoreLogic
Effective Date of Data Source(s)	06/17/2024	06/17/2024	06/17/2024	06/17/2024

Analysis of prior sale or transfer history of the subject property and comparable sales Per online registry of deeds records, the subject property has not sold or transferred within the 36 months preceding the effective date of this appraisal.

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 319,000 to $ 339,000 .
There are 14 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 260,000 to $ 350,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	185 Wilbraham Rd Springfield, MA 01109	221 Quincy St Springfield, MA 01109		95 Middlesex St Springfield, MA 01109		120 Orange St Springfield, MA 01108	
Proximity to Subject		0.49 miles SW		0.27 miles SE		1.40 miles SW	
Sale Price	$		$ 317,500		$ 320,000		$ 265,000
Sale Price/Gross Bldg. Area	$ sq.ft.	$ 117.46 sq.ft.		$ 98.52 sq.ft.		$ 89.56 sq.ft.	
Gross Monthly Rent	$ 4,000	$ 3,950		$ 3,350		$ 4,000-Est	
Gross Rent Multiplier		80.38		95.52		66.25	
Price per Unit	$	$ 105,833		$ 106,667		$ 88,333	
Price per Room	$	$ 21,167		$ 21,333		$ 17,667	
Price per Bedroom	$	$ 45,357		$ 40,000		$ 33,125	
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☒ No		☐ Yes ☒ No	
Data Source(s)		MLS PIN#73201923;DOM 22		MLS PIN#73184941;DOM 24		MLS PIN#73031490;DOM 68	
Verification Source(s)		Doc#13836		Doc#25323-468		Doc#25092-342	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment
Sale or Financing Concessions		ArmLth Conv;5,000	-5,000	ArmLth Conv;0		ArmLth FHA;1,000	-1,000
Date of Sale/Time		s04/24;c02/24		s02/24;c12/23		s07/23;c07/23	
Location	Neutral/BusyRd	Neutral/Avg.	-5,000	Neutral/Avg.	-5,000	Neutral/BusyRd	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5611 sf	8189 sf		5105 sf		5384 sf	
View	Neutral/Avg.	Neutral/Avg.		Neutral/Avg.		Neutral/Avg.	
Design (Style)	3 Family	3 Family		3 Family		3 Family	
Quality of Construction	Average	Average		Average		Average	
Actual Age	98	126		110		101	
Condition	Average	Avg-Gd	-15,000	Average		Average	
Gross Building Area	3,328	2,703	+15,625	3,248		2,959	+9,225
Unit Breakdown	Total / Bdrms / Baths	Total / Bdrms / Baths		Total / Bdrms / Baths		Total / Bdrms / Baths	
Unit # 1	6 / 3 / 1.0	5 / 2 / 1.0		5 / 3 / 1.0		5 / 3 / 1.0	
Unit # 2	6 / 3 / 1.0	5 / 2 / 1.0		5 / 2 / 1.0		5 / 3 / 1.0	
Unit # 3	4 / 2 / 1.0	5 / 3 / 1.0		5 / 3 / 1.0		5 / 2 / 1.0	
Unit # 4							
Basement Description	Full	Full		Full		Full	
Basement Finished Rooms	Unfinished	Unfinished		Unfinished		Unfinished	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FHW/None	FWA/None		Steam/None		Steam/None	
Energy Efficient Items	None	None		None		None	
Parking On/Off Site	2 Car Garage	On Site/Driveway	+2,000	On Site/Driveway	+2,000	On Site/Driveway	+2,000
Porch/Patio/Deck	EPorches	Similar		Similar		Similar	
# Fireplaces	2 FP	None	+1,000	None	+1,000	2 FP	
Other	None	None		None		None	
Other	None	None		None		None	
Net Adjustment (Total)		☐ + ☒ –	$ -6,375	☐ + ☒ –	$ -2,000	☒ + ☐ –	$ 10,225
Adjusted Sale Price of Comparables		Net Adj. 2.0 % Gross Adj. 13.7 %	$ 311,125	Net Adj. 0.6 % Gross Adj. 2.5 %	$ 318,000	Net Adj. 3.9 % Gross Adj. 4.6 %	$ 275,225
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		$ 103,708		$ 106,000		$ 91,742	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		$ 20,742		$ 21,200		$ 18,348	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		$ 44,446		$ 39,750		$ 34,403	

Value per Unit $ 100,000 X 3 Units = $ 300,000 | Value per GBA $ 95 X 3,328 GBA = $ 316,160
Value per Rm. $ 19,000 X 16 Rooms = $ 304,000 | Value per Bdrms. $ 37,000 X 8 Bdrms. = $ 296,000

Summary of Sales Comparison Approach including reconciliation of the above indicators of value. All comparables are arms-length, MLS transactions.

Comparables 1-3 are closed/settled sales as of the effective date of this appraisal. Comparable 4 is a current Active Listing. Adjustments made based on market reactions, paired sales and appraisers experience. GBA adjusted @ $25/SF. Comparable 1 is indicated as having two recently renovated units, judged to be in overall avg-g condition and adjusted accordingly. All comparable sales considered with more weight given to comparables 2 and 3 due to their overall similarity to the subject. Less weight given to comparable 1 due to it's superior condition. Comparable 4 is supportive of the comparable sales but given no weight as it is not closed/settled. See Supplemental Addendum for additional comments.

Indicated Value by Sales Comparison Approach $ 300,000

INCOME

Total gross monthly rent $ 4,000 X gross rent multiplier (GRM) 75 = $ 300,000 Indicated value by the Income Approach
Comments on income approach including reconciliation of the GRM The GRM is based on present and prior market surveys.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 300,000 **Income Approach $** 300,000 **Cost Approach (if developed) $** 300,191

Greatest weight is given to the Sales Comparison Approach as it most accurately reflects current market trends. The Cost Approach is given less weight due to the age of the subject. The Income Approach was also given less weight due to the lack of relevant data in this predominantly owner occupied area.

This appraisal is made ☐ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☒ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is made "Subject To" satisfactory repair of the areas of defective paint on the house exterior and detached garage plus repair of the 2nd level bath.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 300,000 **, as of** 06/06/2024 **, which is the date of inspection and the effective date of this appraisal.**

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ADDITIONAL COMMENTS

INSPECTION:

This appraisal is not a home inspection. The appraiser has performed a visual inspection of the accessible areas of the improvements only, and this appraisal cannot be relied upon to disclose any hidden or unapparent conditions and/or defects in the property. In addition, this appraiser is not responsible for any zoning or code violations, if any. The client is encouraged to retain the services of a qualified home inspector or licensed building contractor in the event that defects and/or zoning issues are suspected.

See Supplemental Addendum for additional comments.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The opinion of site value is based on a review of recent land sales and listings.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Local builders

Quality rating from cost service Avg. Effective date of cost data 06/06/2024

Comments on Cost Approach (gross building area calculations, depreciation, etc.)

Cost estimates are based on information from local builders.

Physical depreciation is derived using the age/life method.

Estimated Remaining Economic Life (HUD and VA only) 50 Years

OPINION OF SITE VALUE				=$	55,000
DWELLING	3,328 Sq.Ft. @ $	155.00		=$	515,840
Bsmnt	1,356 Sq.Ft. @ $	15.00		=$	20,340
FP's/EPorches				=$	25,000
Garage/Carport	324 Sq.Ft. @ $	65.00		=$	21,060
Total Estimate of Cost-New				=$	582,240
Less Depreciation	Physical 338,049	Functional	External	=$(	338,049)
Depreciated Cost of Improvements				=$	244,191
"As-is" Value of Site Improvements				=$	1,000
INDICATED VALUE BY COST APPROACH				**=$**	300,191

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

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 appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas 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.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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 appraiser'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 appraisal. 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, including each of the units. 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 appraiser 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 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.

APPRAISER'S CERTIFICATION: The Appraiser 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 complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, 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 and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, 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, marital 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 (such as approval of a pending mortgage loan application).

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.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/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.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. 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.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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.

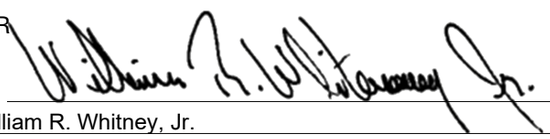
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 complies 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

Signature 

Name William R. Whitney, Jr.
Company Name Whitney & Co. Appraisal Services
Company Address PO Box 423, East Longmeadow, MA 01028-0423
Telephone Number (413) 525-3300
Email Address 4135253300@charter.net
Date of Signature and Report 06/18/2024
Effective Date of Appraisal 06/06/2024
State Certification #
or State License # MASL # 5461
or Other (describe) State #
State MA
Expiration Date of Certification or License 10/11/2024

ADDRESS OF PROPERTY APPRAISED

185 Wilbraham Rd
Springfield, MA 01109

APPRAISED VALUE OF SUBJECT PROPERTY $ 300,000

LENDER/CLIENT

Name Valuation Connect
Company Name PNC Bank, National Association
Company Address 2650 Warrenville Rd, Downers Grove, IL 60515
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Small Residential Income Property Appraisal Report

8200802094
File # 7577202.1

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	185 Wilbraham Rd Springfield, MA 01109	29 Warriner Ave Springfield, MA 01108					
Proximity to Subject		1.75 miles SW					
Sale Price	$		$ 339,000		$		$
Sale Price/Gross Bldg. Area	$ sq.ft.	$ 120.51 sq.ft.		$ sq.ft.		$ sq.ft.	
Gross Monthly Rent	$ 4,000	$ 3,850		$		$	
Gross Rent Multiplier		88.05					
Price per Unit	$	$ 113,000		$		$	
Price per Room	$	$ 24,214		$		$	
Price per Bedroom	$	$ 42,375		$		$	
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No		☐ Yes ☐ No		☐ Yes ☐ No	
Data Source(s)		MLS PIN#72961789;DOM 362					
Verification Source(s)		Assessor/Public Records					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment	DESCRIPTION	+(–) Adjustment
Sale or Financing Concessions		Listing					
Date of Sale/Time		Active					
Location	Neutral/BusyRd	Neutral/Avg.	-5,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	5611 sf	3389 sf					
View	Neutral/Avg.	Neutral/Avg.					
Design (Style)	3 Family	3 Family					
Quality of Construction	Average	Average					
Actual Age	98	127					
Condition	Average	Average					
Gross Building Area	3,328	2,813	+12,875				
Unit Breakdown	Total / Bdrms / Baths	Total / Bdrms / Baths		Total / Bdrms / Baths		Total / Bdrms / Baths	
Unit # 1	6 / 3 / 1.0	5 / 3 / 1.0					
Unit # 2	6 / 3 / 1.0	5 / 3 / 1.0					
Unit # 3	4 / 2 / 1.0	4 / 2 / 1.0					
Unit # 4							
Basement Description	Full	Full					
Basement Finished Rooms	Unfinished	Unfinished					
Functional Utility	Average	Average					
Heating/Cooling	FHW/None	FWA/None					
Energy Efficient Items	None	None					
Parking On/Off Site	2 Car Garage	On Site/Driveway	+2,000				
Porch/Patio/Deck	EPorches	Similar					
# Fireplaces	2 FP	None	+1,000				
Other	None	None					
Other	None	None					
Net Adjustment (Total)		☒ + ☐ –	$ 10,875	☐ + ☐ –	$	☐ + ☐ –	$
Adjusted Sale Price of Comparables		Net Adj. 3.2 % Gross Adj. 6.2 %	$ 349,875	Net Adj. % Gross Adj. %	$	Net Adj. % Gross Adj. %	$
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		$ 116,625		$		$	
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		$ 24,991		$		$	
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		$ 43,734		$		$	

SALE HISTORY

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).

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Online Public Records	CoreLogic		
Effective Date of Data Source(s)	06/17/2024	06/17/2024		

Analysis of prior sale or transfer history of the subject property and comparable sales N/A

ANALYSIS / COMMENTS

Analysis/Comments Comparable 4 is a current Active Listing. This comparable was Not adjusted down for Listing as there is currently a typical 100+% List to Sold price ratio in the subject area.

Comparable 4 was originally listed on 04/04/2022 @ $275,900. The price was changed to $290,000 on 12/14/2022 and to $339,000 on 02/28/2023. The status changed to Under Agreement on 03/01/2024 and to Back on Market on 02/21/2024. The extended DOM of this comparable is likely due to price increases and time Under Agreement.

Supplemental Addendum

File No. 7577202.1

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						

REPORT:
This appraisal was prepared in accordance with the requirements of title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331 et seq.), and any implementing regulations.

NEIGHBORHOOD DESCRIPTION:
The subject property is located on a main road (market accepted, non-adverse to marketability-see comparable 3 which is also situated on a main road) in the Upper Hill neighborhood of the city of Springfield, MA. 10% "Other" under Present Land Use above pertains to municipal properties, schools, etc. Highway access, shops, schools, etc. are all generally within a 2+- drive. Springfield, MA population: 155,929 at the 2020 census.

HIGHEST AND BEST USE:
The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

SUBJECT PROPERTY/NUMBER OF UNITS:
The town assessor's classifies the subject property as a two family property. It has been verified with the city planning/building department, however, that the subject is in fact a legal three family property. The approval was granted on 05/24/1943-see attached document. Thus, although city assessor information has not been updated and indicates the subject as a two family, it is appraiseed in this report as a three family as that is it's legal use.

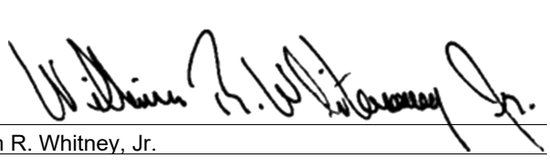
ZONING CLASSIFICATION:
The subject property falls under the legal, non-conforming classification because it was built prior to current zoning requirements. According to Massachusetts General Law Section 40A, section 6, the subject improvements may be 100% rebuilt to original footprints if destroyed. This legal, non-conforming classification is quite common for the area and not a detriment to value or marketability.

SUBJECT PROPERTY/CONDITION:
At the time of the inspection, there were no observed items of deferred maintenance or repairs needed with the exception of the following: The subject property had several areas of defective paint: Some areas of the exterior siding on the house as well as the entire exterior of the detached garage, estimated cost to cure: $1,000.00. In addition, the 2nd level bath was not useable at the time of inspection as it was in the process of undergoing plumbing repairs, estimated cost to cure: $2,000.00. Total estimated cost to cure: $3,000.00.
Note: This appraiser is not a contractor or home improvement professional. No repair estimates were provided to this appraiser. The cost to cure estimates are approximate estimates only. This appraiser is not responsible for actual repair costs which may differ significantly from these provided in the report and/or for hidden or unknown repairs other than indicated above.

ADDITIONAL COMMENTS REGARDING THE SALES COMPARISON APPROACH:
RE: Garage Adjustments: Across the board adjustments were made for garage as the comparables differ from the subject in this respect. It should be noted that 3 unit houses with garages do exist in the area, however such comparables were too disimilar in other respects or their sales dates made them unacceptable as comparables and therefore not utilized in this report. The Garage adjustments were made based on market reaction and analysis of historical data.

In performing a search for comparables, the search involved searching for similar three unit comparables within a one mile radius within the city of Springfield, MA. The initial search was limited to comparables which occurred within the last 6 months and which were similar in most major respects such as # of units, location, GBA, age, room count, etc. Particular emphasis was placed on searching for similar comparables which occurred within the preceding 90 days. Given the lack of comparables within the immediate subject vicinity which met the above criteria, it was unavoidable to use comparables which were over one mile (comparables 3 and 4) and over 6 months (comparable 3). All other comparable were not found to be similar to the subject in most respects, or were too far from the subject area. The comparables utilized are considered to be good, reliable indicators of value for the subject.

COST APPROACH:
Development of the cost approach has been attempted by the appraiser as an analysis to support their opinion of the property's market value. Because there is insufficient market evidence to credibly support the site value/derivation of total depreciation, the cost approach is not given any consideration in the appraiser's final analysis. Use of this data, in whole or in part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the subject property being fully insured for any loss that may be sustained. The appraiser recommends that an insurance professional be consulted. Further, the cost aproach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of this appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements. END OF COMMENTS.

Signature		Signature	
Name	William R. Whitney, Jr.	Name	
Date Signed	06/18/2024	Date Signed	
State Certification #		State	State Certification #	State
Or State License #	MASL # 5461	State MA	Or State License #	State

Operating Income Statement

7577202.1

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

Property Address

185 Wilbraham Rd	Springfield	MA	01109
Street	City	State	Zip Code

General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.

	Currently Rented	Expiration Date	Current Rent Per Month	Market Rent Per Month	Utility Expense	Paid By Owner	Paid By Tenant
Unit No. 1	Yes ☒ No ☐		$ 1,400	$ 1,400	Electricity	☐	☒
Unit No. 2	Yes ☐ No ☒		$ 0	$ 1,400	Gas	☐	☒
Unit No. 3	Yes ☐ No ☒		$ 0	$ 1,200	Fuel Oil	☐	☐
Unit No. 4	Yes ☐ No ☐		$	$	Fuel (Other)	☐	☐
Total			$ 1,400	$ 4,000	Water/Sewer	☒	☐
					Trash Removal	☒	☐

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g. Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item) Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months

Income (Do not include income for owner-occupied units)		By Applicant/Appraiser	Adjustments by Lender's Underwriter
Gross Annual Rental (from unit(s) to be rented)	(Current)	$ 16,800	$
Other Income (include sources)		+	+
Total		$ 16,800	$
Less Vacancy/Rent Loss		− 336 (2 %)	− (%)
Effective Gross Income		$ 16,464	$

Expenses (Do not include expenses for owner-occupied units)	By Applicant/Appraiser	Adjustments by Lender's Underwriter
Electricity	Tenant	
Gas	Tenant	
Fuel Oil		
Fuel (Type -)		
Water/Sewer	1,200	
Trash Removal	By City	
Pest Control		
Other Taxes or Licenses		
Casual Labor	100	
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.		
Interior Paint/Decorating	100	
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.		
General Repairs/Maintenance	100	
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.		
Management Expenses		
These are the customer expenses that a professional management company would charge to manage the property.		
Supplies		
This includes the costs of items like light bulbs, janitorial supplies, etc.		
Total Replacement Reserves - See Schedule on Pg. 2	600	
Miscellaneous		
Total Operating Expenses	$ 2,100	$

Whitney Appraisal
Form INC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life			By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ $ 800 ea.	÷ 15 Yrs.	x 1	Units =	$ 53	$
Refrigerators	@ $ 1,000 ea.	÷ 15 Yrs.	x 1	Units =	$ 67	$
Dishwashers	@ $ ea.	÷ Yrs.	x	Units =	$	$
A/C Units	@ $ ea.	÷ Yrs.	x	Units =	$	$
C. Washer/Dryers	@ $ ea.	÷ Yrs.	x	Units =	$	$
HW Heaters	@ $ ea.	÷ Yrs.	x	Units =	$	$
Furnace(s)	@ $ ea.	÷ Yrs.	x	Units =	$	$
(Other)	@ $ ea.	÷ Yrs.	x	Units =	$	$
Roof	@ $ 12,000	÷ 25 Yrs.	x One Bldg. =		$ 480	$

Carpeting (Wall to Wall)			Remaining Life			
(Units)	Total Sq. Yds.	@ $ Per Sq. Yd.	÷ Yrs.	=	$	$
(Public Areas)	Total Sq. Yds.	@ $ Per Sq. Yd.	÷ Yrs.	=	$	$

Total Replacement Reserves. (Enter on Pg. 1) $ 600 $

Operating Income Reconciliation

$ 16,464 (Effective Gross Income) − $ 2,100 (Total Operating Expenses) = $ 14,364 (Operating Income) ÷ 12 = $ 1,197 (Monthly Operating Income)

$ 1,197 (Monthly Operating Income) − $ 0 (Monthly Housing Expense) = $ 1,197 (Net Cash Flow)

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

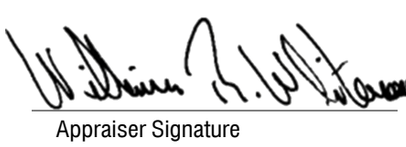
Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections)

Actual income utilized. Expenses have been estimated. Only income and estimated expenses for the tenant occupied unit has been included.

William R. Whitney, Jr. — Appraiser Name



Appraiser Signature — 06/18/2024 — Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name — Underwriter Signature — Date

Form INC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Market Conditions Addendum to the Appraisal Report

8200802094
File No. 7577202.1

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 185 Wilbraham Rd City Springfield State MA ZIP Code 01109

Borrower Joan A Perkins

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	8	3	3	☐ Increasing ☒ Stable ☐ Declining
Absorption Rate (Total Sales/Months)	1.33	1.00	1.00	☐ Increasing ☒ Stable ☐ Declining
Total # of Comparable Active Listings	2	3	2	☐ Declining ☒ Stable ☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.5	3.0	2.0	☐ Declining ☒ Stable ☐ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Median Comparable Sale Price	305,000	320,000	345,000	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Sales Days on Market	36.5	24	22	☐ Declining ☒ Stable ☐ Increasing
Median Comparable List Price	332,000	339,000	329,000	☐ Increasing ☒ Stable ☐ Declining
Median Comparable Listings Days on Market	413	204	413	☐ Declining ☒ Stable ☐ Increasing
Median Sale Price as % of List Price	99.38	106.7	105.87	☐ Increasing ☒ Stable ☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining ☒ Stable ☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). MLS PIN indicates there were 14 closed sales during the past 12 months and 7 of those sales contained seller concessions which is 50% of the total transactions in this market area. Prior Months 7-12: 8 Sales; 5 with concessions; 63% of sales for this period. 4-6: 3 Sales; 1 with concessions; 33% of sales for this period. 0-3: 3 Sales; 1 with concessions; 33% of sales for this period. The concessions ranged between $1,000 and $10,000. The median concession amount is $5,000.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. MLS PIN was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Note: The above data does not include Contingent or Under Contract Listings.
Note: The higher median sale price in the current time frame above is due to the low number of data within the each time frame. Other MLS statistical data indicate a current stable market. Therefore, stable has been checked.
Effective Date: Thursday, June 06, 2024

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project , complete the following: **Project Name:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				☐ Increasing ☐ Stable ☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing ☐ Stable ☐ Declining
Total # of Active Comparable Listings				☐ Declining ☐ Stable ☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining ☐ Stable ☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

Signature	Signature
Appraiser Name William R. Whitney, Jr.	Supervisory Appraiser Name
Company Name Whitney & Co. Appraisal Services	Company Name
Company Address PO Box 423, East Longmeadow, MA 01028-0423	Company Address
State License/Certification # MASL # 5461 State MA	State License/Certification # State
Email Address 4135253300@charter.net	Email Address

Form 1004MC2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Certificate of Approval for 3 Units

P. B. Form 108 4-30-42 2M

TO OCCUPY STREET, APPLY AT OFFICE OF THE SUPERINTENDENT OF STREETS

Plans filed 5/24/42 Block Plan No. 816

Type VI Zone Res. B Lot No.

Building Department
OF THE
City of Springfield
No. 30196

Springfield, Mass., May 24 1943

NEW ☐
ADDITION ☐
ALTERATION ☑
DEMOLITION ☐
COST $325.00

This certifies that permission is granted to Elizabeth Varanka to Alter (2-F) dwelling to 3-Families-BH situated at #185-187 Wilbraham Road (16-Rooms) 26x46 Area 996 Height 35' Board of Appeals Decision 11-22-42

provided he conforms to the terms of the application on file in this office, the Provisions of Law and the Building and Zoning Ordinances of the City of Springfield. Any violation of the above noted terms may cause immediate revocation of this permit. No. of stories 3

Obtain depth of Sewer in street from City Engineer.

Kenneth Coleman
Building Commissioner.

OBTAIN OCCUPANCY PERMIT UPON COMPLETION

IF ANY CHANGE IS MADE IN SAID PLANS OR SPECIFICATIONS, OR IN THE USE FOR WHICH THE BUILDING IS DESIGNED, THE BUILDING COMMISSIONER MUST BE NOTIFIED, AND A NEW PERMIT OBTAINED THEREFOR.

RECEIVED
JUN 07 2024
BUILDING DIVISION
SPRINGFIELD, MA 01104

Subject Photo Page

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						

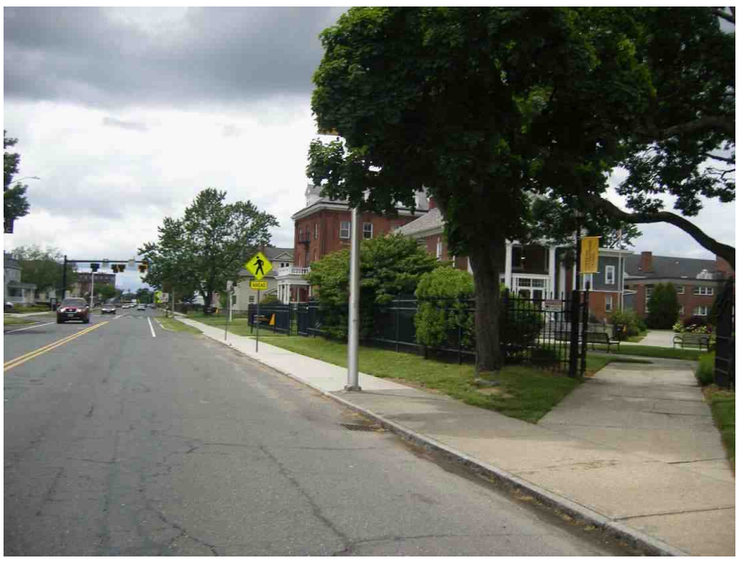


Subject Front

185 Wilbraham Rd
Sales Price
Gross Building Area 3,328
Age 98



Subject Rear



Subject Street

Interior Photos

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



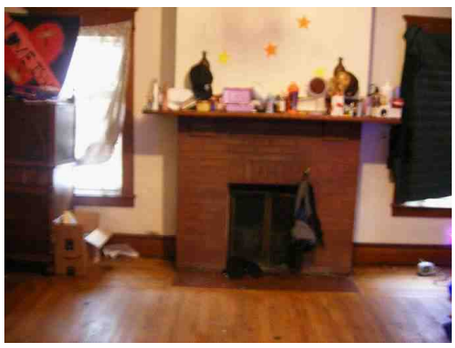
Unit 1/1st Level/Kitchen



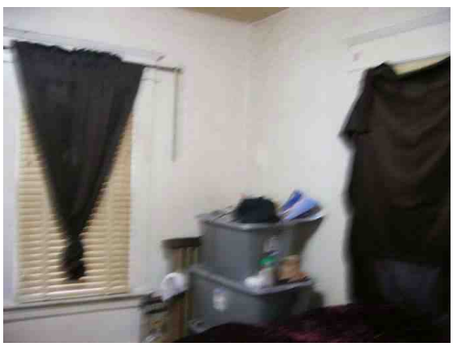
Unit 1 Kitchen



Unit 1 Dining Room



Unit 1 Living Room



Unit 1 Bedroom



Unit 1 Bedroom



Unit 1 Bedroom



Unit 1 Full Bath



Unit 2/2nd Level/Kitchen



Unit 2 Kitchen



Unit 2 Dining Room



Unit 2 Living Room



Unit 2 Full Bath



Unit 2 Full Bath



Unit 2 Bedroom

Photograph Addendum

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Unit 2 Bedroom



Unit 2 Bedroom



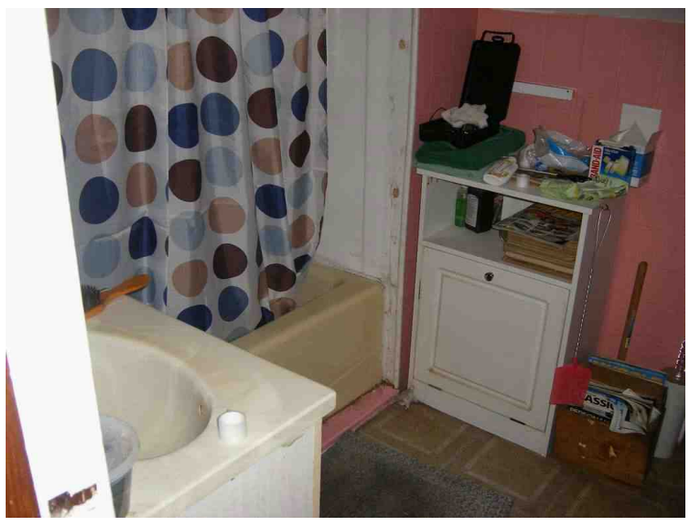
Unit 3/3rd Level/Kitchen



Unit 3 Kitchen



Unit 3 Living Room



Unit 3 Full Bath

Photograph Addendum

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Unit 3 Bedroom



Unit 3 Bedroom



Basement/Utilities



Basement/Utilities



Basement/Utilities



Basement/Utilities

Photograph Addendum

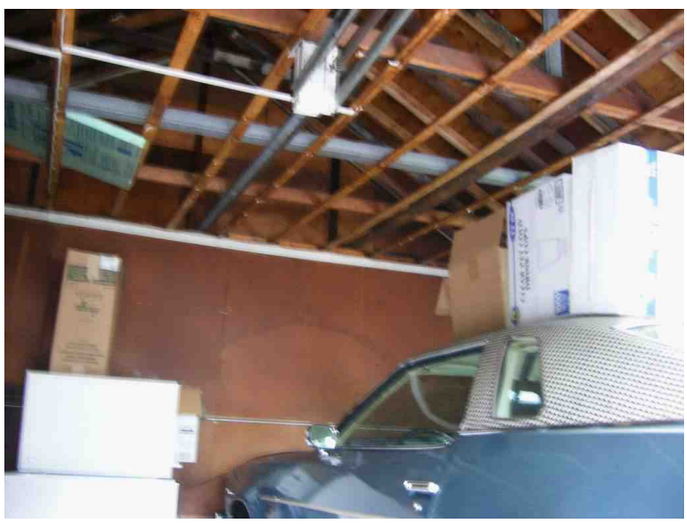
Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Enclosed Porch



Two Car Detached



Garage Interior



Garage Exterior



Garage Exterior



Rear/Left Side View

Photograph Addendum

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Right Side View



Front/Areas of Defective Paint



Corner of Dunmoreland St
Dunmoreland St Street Scene

Comparable Photo Page

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Comparable 1

221 Quincy St

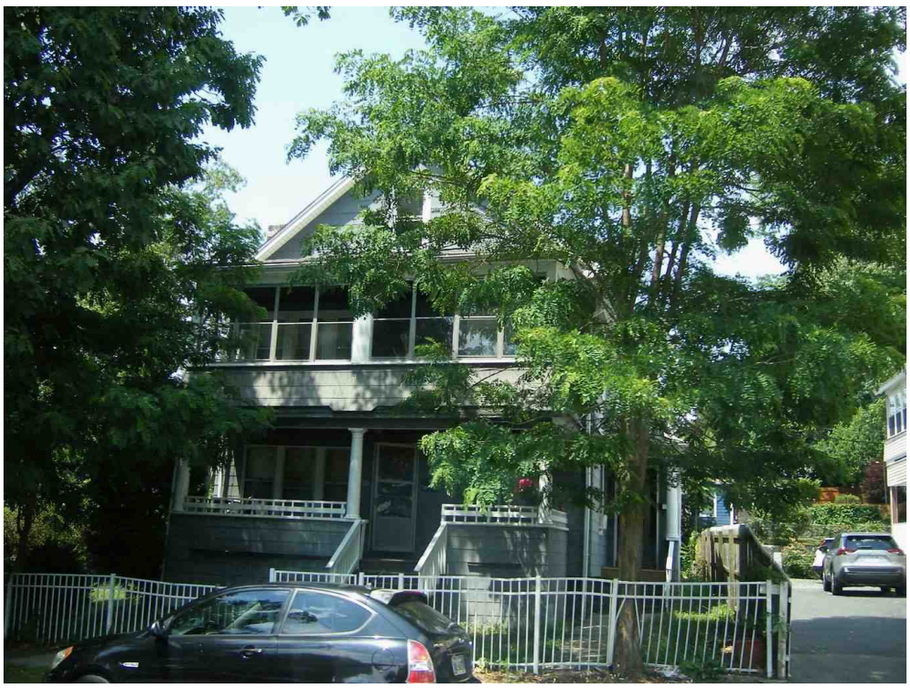
Sales Price	317,500
G.B.A.	2,703
Age/Yr. Blt.	126



Comparable 2

95 Middlesex St

Sales Price	320,000
G.B.A.	3,248
Age/Yr. Blt.	110



Comparable 3

120 Orange St

Sales Price	265,000
G.B.A.	2,959
Age/Yr. Blt.	101

Comparable Photo Page

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Comparable 4

29 Warriner Ave

Sales Price	339,000
G.B.A.	2,813
Age/Yr. Blt.	127

Comparable 5

Sales Price
G.B.A.
Age/Yr. Blt.

Comparable 6

Sales Price
G.B.A.
Age/Yr. Blt.

Rental Photo Page

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Rental 1

221 Quincy St

Proximity to Subj.	0.49 miles SW
GBA	2,703
Age/Year Built	126



Rental 2

179 Westminster St

Proximity to Subj.	0.76 miles W
GBA	3,940
Age/Year Built	133



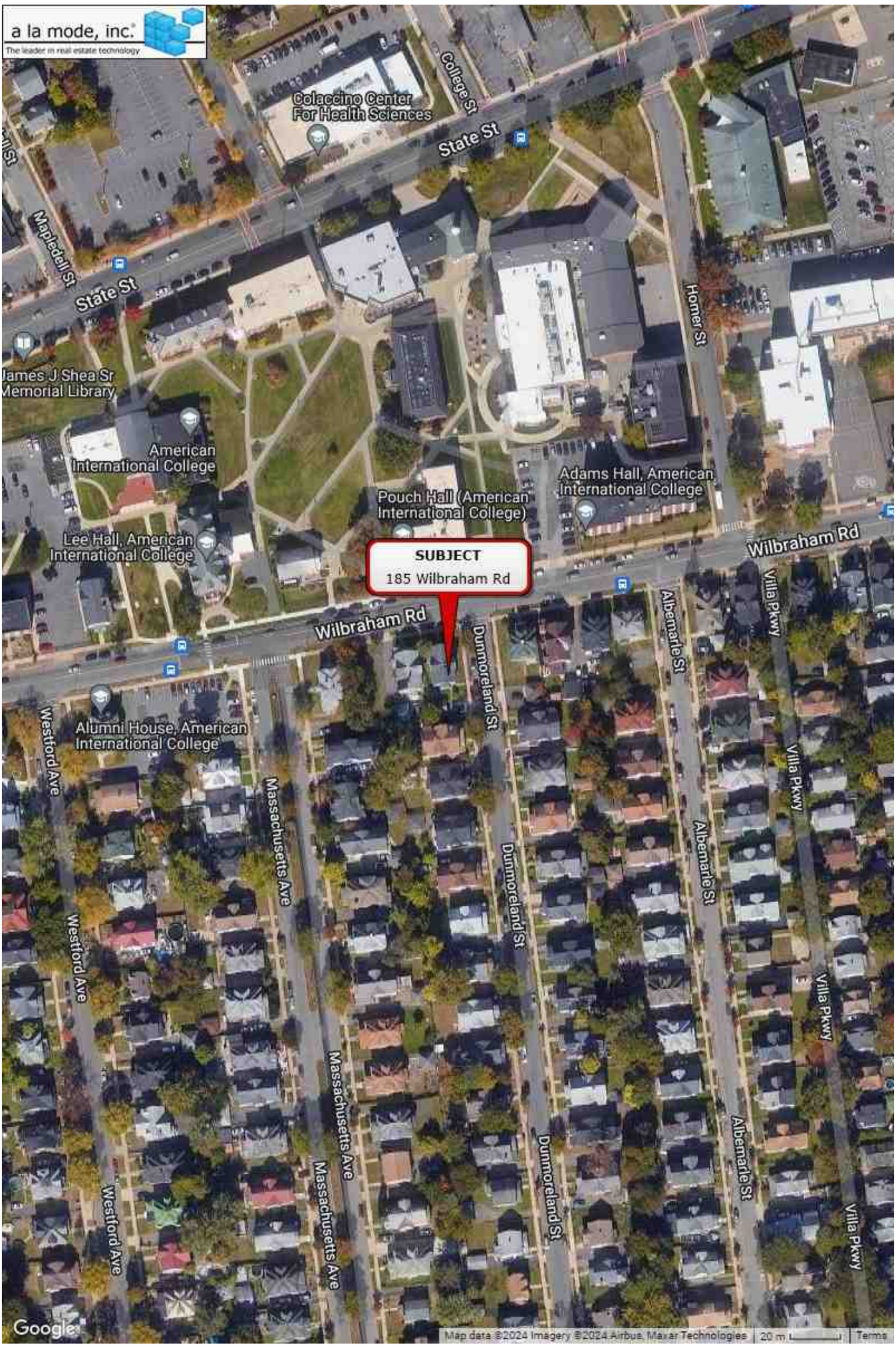
Rental 3

80 Florida St

Proximity to Subj.	0.87 miles W
GBA	3,058
Age/Year Built	124

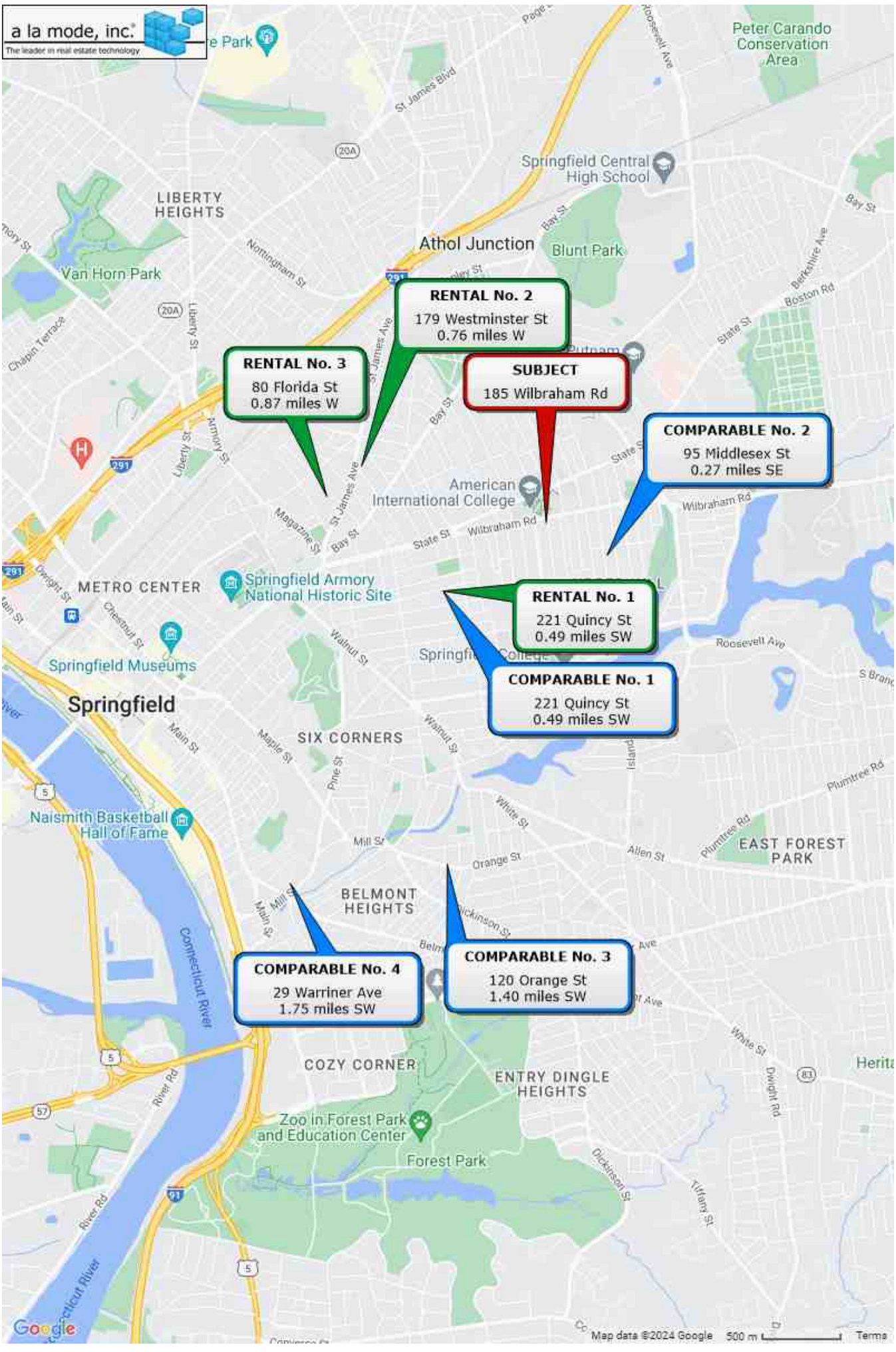
Aerial Map

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



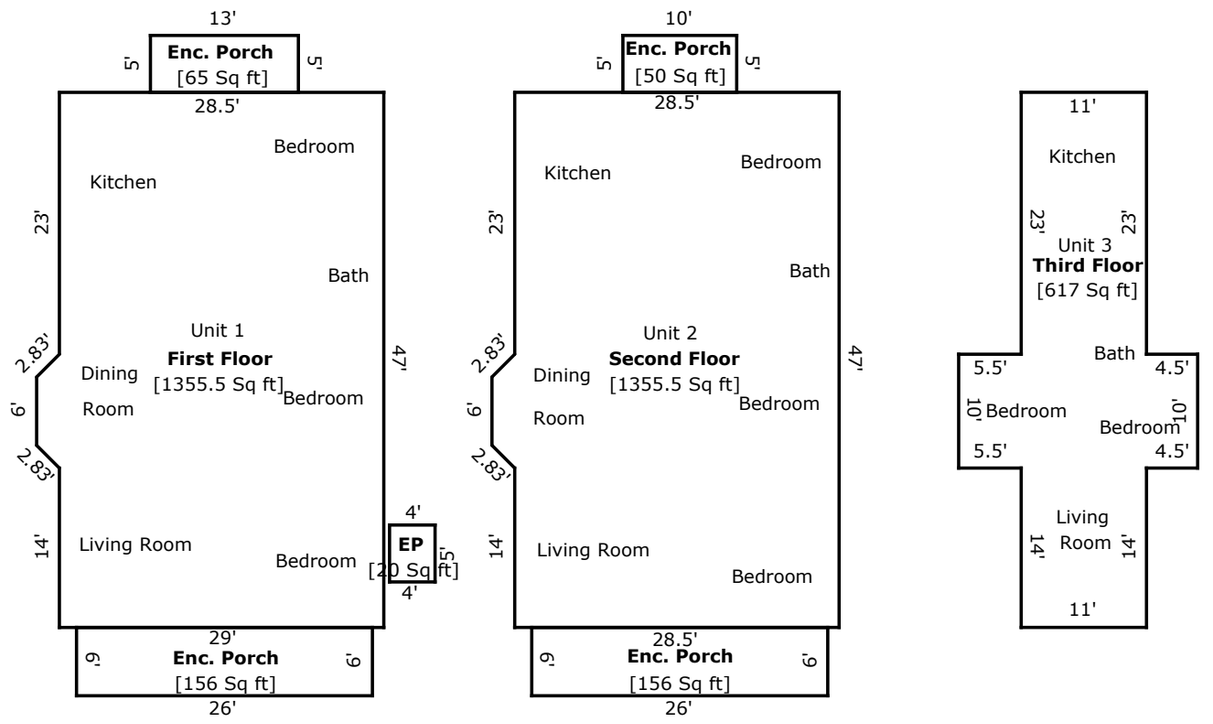
Location Map

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Building Sketch (Page - 1)

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



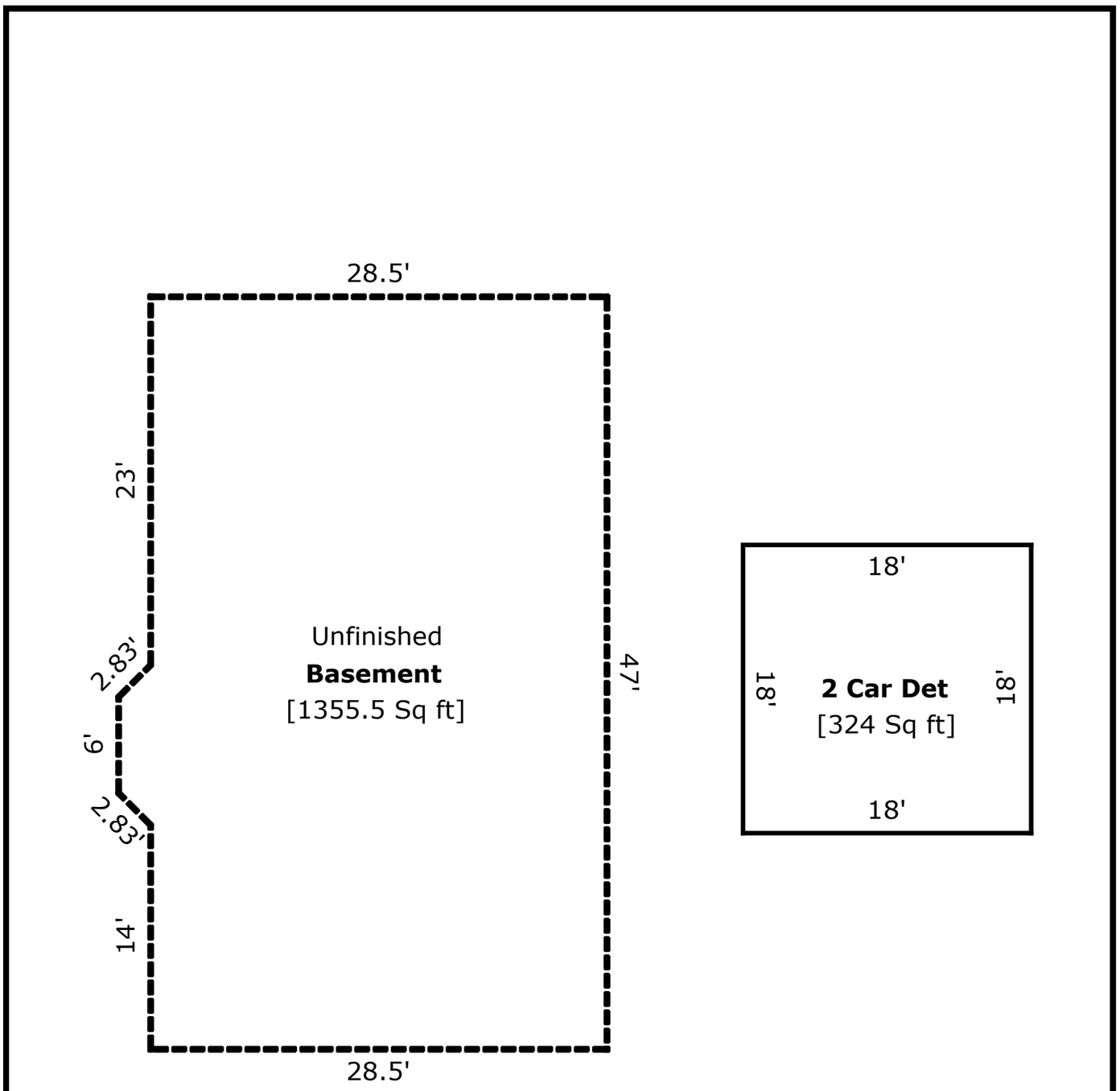
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**		
First Floor	1355.5 Sq ft	47 × 28.5	=	1339.5
		6 × 2	=	12
		0.5 × 2 × 2	=	2
		0.5 × 2 × 2	=	2
Second Floor	1355.5 Sq ft	47 × 28.5	=	1339.5
		6 × 2	=	12
		0.5 × 2 × 2	=	2
		0.5 × 2 × 2	=	2
Third Floor	617 Sq ft	10 × 5.5	=	55
		10 × 4.5	=	45
		11 × 47	=	517
Total Living Area (Rounded):	**3328 Sq ft**			
Non-living Area				
Enc. Porch	156 Sq ft	26 × 6	=	156
Enc. Porch	65 Sq ft	13 × 5	=	65
Enc. Porch	50 Sq ft	10 × 5	=	50
EP	20 Sq ft	5 × 4	=	20
Enc. Porch	156 Sq ft	26 × 6	=	156

Building Sketch (Page - 2)

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



TOTAL Sketch by a la mode

Area Calculations Summary

Non-living Area			
2 Car Det	324 Sq ft	18 × 18	= 324
Basement	1355.5 Sq ft	47 × 28.5	= 1339.5
		6 × 2	= 12
		0.5 × 2 × 2	= 2
		0.5 × 2 × 2	= 2

GIS Map

Generated from maps.springfield-ma.gov

Copyright City of Springfield, Massachusetts 2021



185 Wilbraham Rd

6/17/2024 2:10:19 PM

Scale: 1"=47'

Scale is approximate

N
W
E
S

SPRINGFIELD ORGANIZED MAY 25 1636 MADE A CITY MAY 14 1636. O.S.

GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

Subject Deed

Bk 22387 Pg294 #59401
10-03-2018 @ 11:15a

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-03-2018 @ 11:15am
Ctl#: 84 Doc#: 59401
Fee: $.00 Cons: $1.00

Return Address:
Jacobi & Chamberlain LLP
4 Militia Drive, #14
Lexington, MA 02421

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, **Kevin Perkins**, of Woburn, Middlesex County, Massachusetts, for consideration of One (S1.00) Dollar,

Grant to **Joan A. Perkins** of 924 Main St., Unit 11, Woburn, MA 01801

with **QUITCLAIM** covenants

the land with the building thereon situated on Wilbraham Road in Springfield, Hampden County, Massachusetts.

Certain real estate situated in Springfield known and designated as Lot #2 on the plan of lots known as Regent Park which said plan is recorded in the Hampden County Registry of Deeds in Book 3 of Plans, Page 86 bounded and described as follows:

NORTHERLY: by Wilbraham Road Fifty (50) feet, thence;

EASTERLY: by Dunmoreland Avenue, One Hundred Thirteen and Seventy-seven One Hundredths (113.77) feet, thence;

SOUTHERLY: by lot number Three (3) on said plan Fifty (50) feet, thence;

WESTERLY: by lot number One (1) on said plan One Hundred Ten and Eighty-Three One Hundredths (110.83) feet.

Being the same premises conveyed to Kevin Perkins by deed of Herma Lemond dated June 14, 2013 and recorded in the Hampden County Registry of Deeds at Book 19871, Page 563.

Witness my hand and seal this 2 day of ~~September~~ October, 2018.

Kevin Perkins

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. ~~September~~ October 2, 2018

On ~~September~~ October 2, 2018, before me, the undersigned notary public, personally appeared **Kevin Perkins**, proved to me through satisfactory evidence of identification, being his Massachusetts driver's license, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

Notary Public
My Commission Expires: May 2, 2025

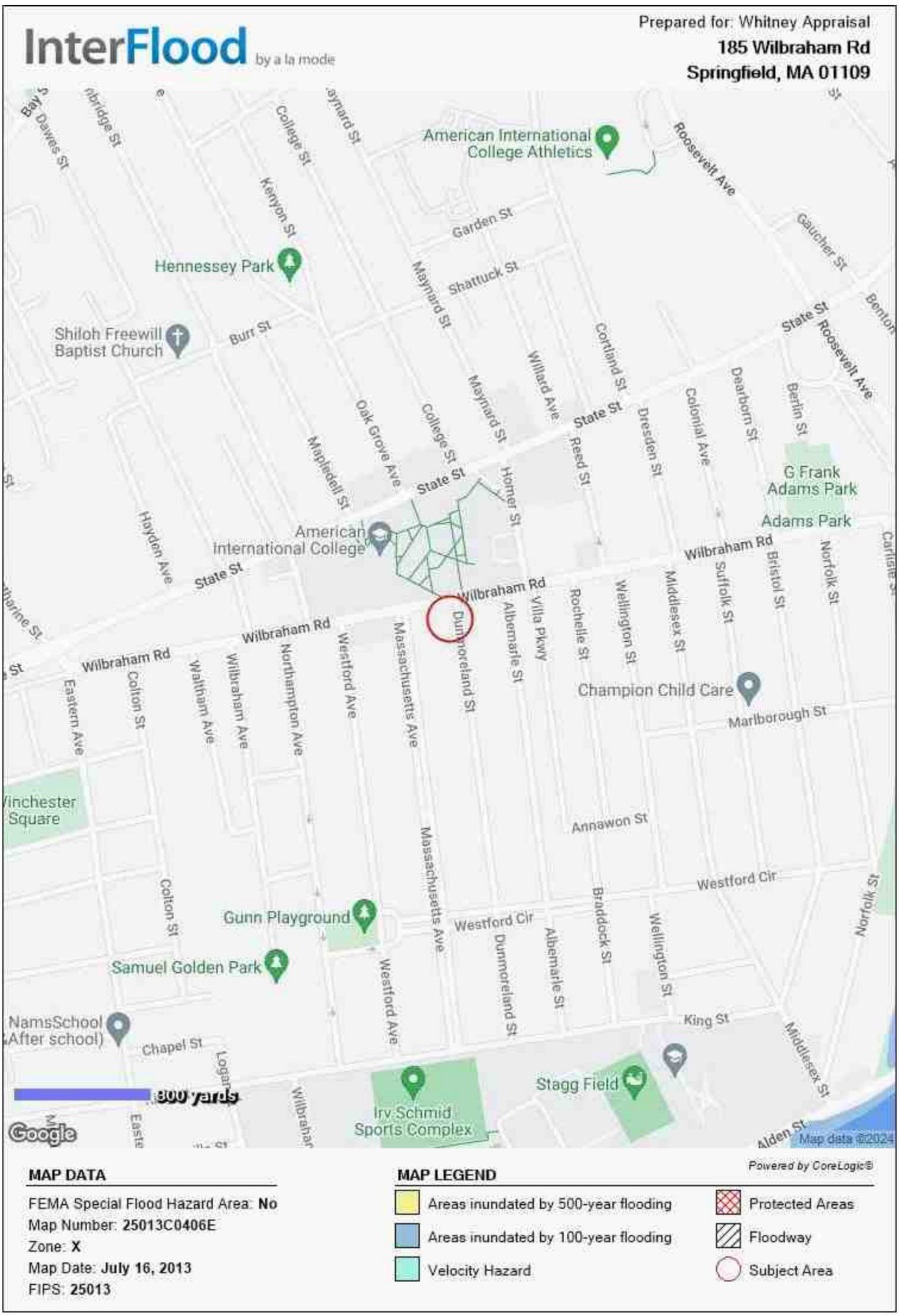
Alexandra Draper
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires May 2, 2025

PROPERTY ADDRESS: 185 Wilbraham Road, Springfield, MA 01103

KELLY CAVANAUGH-KELLY, ACTING REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

Flood Map

Borrower	Joan A Perkins						
Property Address	185 Wilbraham Rd						
City	Springfield	County	Hampden	State	MA	Zip Code	01109
Lender/Client	PNC Bank, National Association						



Powered by CoreLogic®

MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **25013C0406E**
Zone: **X**
Map Date: **July 16, 2013**
FIPS: **25013**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard
- Protected Areas
- Floodway
- Subject Area

License



COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE
BOARD OF
REAL ESTATE APPRAISERS
ISSUES THE FOLLOWING LICENSE
LICENSED REAL ESTATE APPRAISER

WILLIAM R WHITNEY JR
PO BOX 423
E LONGMEADOW, MA 01028-0423

LICENSEE SIGNATURE

5461	10/11/2024	374687
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER