FLEX APPRAISAL REPORT

File No.: 14197145
Loan No.:

Intended Purpose: ☐ Portfolio Evaluation ☐ Purchase ☐ Junior Lien ☐ Refinance ☒ Other: HEL
Data/Verification Source(s) Used: ☒ Tax Record ☐ Appraiser Files ☒ MLS ☐ Other: Aerial Maps
Interest: ☒ Fee Simple ☐ Leasehold

CLIENT AND PROPERTY IDENTIFICATION

Client/Lender: Bank of America
Address: 70 Batterson Park Rd, Farmington, CT 06032
Borrower/Applicant: Samuel Zullo
Owner of Public Record: Samuel Zullo & Caylene Zullo
Property Address: 21 Stonewall Drive
City: West Granby State: CT ZIP: 06090
Legal Description: Book & Page : 457 & 824
APN: GRAN M:H-30 B:0082 Census Tract: 4681.01 County: Hartford
Property Type: ☒ SFR ☐ Condo ☐ Attached/SFR ☐ Vacant Lot ☐ Other: ☐ PUD HOA $ ☐ per year ☐ per month
Specific Zoning Classification: Farmington, CT 06032
Zoning Description: Res

MARKET AREA AND COMPARABLES

Market Value Trend: ☐ Increasing ☒ Stable ☐ Declining
Typical Market Price Range: $ 225,000 to $ 975,000
Market Predominant Occupancy: ☐ Tenant ☒ Owner
Typical Market Property Age: 1 yrs. to 123 yrs.
Location: ☐ Urban ☒ Suburban ☐ Rural
Estimated marketing time for the subject property: ☒ Under 3 months ☐ 3-6 months ☐ Over 6 months
Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use? ☒ Yes ☐ No
Summarize HBU Analysis: See Attached Addendum

FEATURE	SUBJECT	COMPARABLE #1		COMPARABLE #2		COMPARABLE #3	
Address	21 Stonewall Drive West Granby, CT 06090	12 Holcomb Ridge West Granby, CT 06090		29 Holcomb Hill Road West Granby, CT 06090		3 Scarborough Road Simsbury, CT 06070	
Proximity to Subject		0.42 miles NE		0.59 miles NE		2.18 miles SE	
Sales Price	$ 0	$ 950,000		$ 825,000		$ 1,000,000	
Price/Gross Liv. Area	$/SF $ 0.00	$/SF $ 249.02		$/SF $ 215.18		$/SF $ 222.02	
Data Sources	CTMLS / PR	CTMLS / PR		CTMLS / PR		CTMLS / PR	
Sales/Fin. Concessions	N/A	Arms-Length/None		Arms-Length/None		Arms-Length/None	
Date of Sale (mm/dd/yy)	N/A	11/30/2022		04/14/2023		01/06/2023	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site	244,807 sf	87,991 sf	18,000	89,734 sf	17,800	44,431 sf	23,000
View	N;Res;	N;Mtn;	-47,500	N;Res;		N;Res;	
Design (Style)	DT2;Contemp	DT2;Col		DT2;Col		DT2;Col	
Quality (UAD)	Q4	Q4		Q4		Q4	
Actual Age	21	18		17		28	
Condition (UAD)	C3	C3		C4	65,000	C3	
Above Grade Room Count (Total / Bdrms / Baths)	8 / 4 / 4.1	9 / 4 / 3.1	10,000	9 / 4 / 3.1	10,000	11 / 5 / 4.2	-15,000
Gross Living Area (GLA)	3,989 Sq. Ft.	3,815 Sq. Ft.	17,400	3,834 Sq. Ft.	15,500	4,504 Sq. Ft.	-51,500
Basement & Finished	2053sf2053sfwo	1793sf0sfin	41,100	1826sf1355sfwo	14,000	2245sf1053sfin	20,000
Rooms Below Grade	1rr1br1.0ba0o	None	10,000	1rr1br1.0ba0o	0	1rr0br1.0ba1o	5,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FHA / CAC	HWBB / CAC		FHA / CAC		FHA / CAC	
Garage/Carport	3ga	3ga		3ga		3ga	
Amenities	None	I.G. Pool	-35,000	None		I.G. Pool	-35,000
Net Adjustment (Total)		☒ + ☐ − $	14,000	☒ + ☐ − $	122,500	☐ + ☒ − $	53,500
Adjusted Sale Price of Comparables		Net Adj. 1.5 % Grs. Adj. 18.8 % $	964,000	Net Adj. 14.8 % Grs. Adj. 14.8 % $	947,500	Net Adj. -5.3 % Grs. Adj. 14.9 % $	946,500

EVALUATION SUMMARY

Analysis of Prior Sale or Transfer History of the Subject Property or Comparable Sales: The subject last transferred on 11/01/2022 for $950,000 (mls #170484370; listed 04/26/2022; original list $950,000). No prior sales of the comparables were noted or reported within the 12 months preceding the effective date of this appraisal.

General Comments: See Attached Addendum

The Appraiser has researched the transfer and listing history of the subject property for the past 3 years and the comparable sales for the past 12 months.

Subject Property Is Currently Listed For Sale? ☐ Yes ☒ No Data Source: CTMLS / PR

Current Listing History	List Date	List Price	Days on Market	Data Source
		$		

Subject Property has been Listed within the last 12 Months? ☐ Yes ☒ No Data Source: CMLS

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		$		
		$		

Transfer History (If more than two, use comments section)	Subject in past 36 months:		Comp 1 in past 12 months:		Comp 2 in past 12 months:		Comp 3 in past 12 months:	
	$ 950000	11/01/2022	$		$		$	
	$		$		$		$	

As Is Opinion of Market Value: $ 950,000 As of: 05/17/2023

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ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE #4	COMPARABLE #5	COMPARABLE #6
Address	21 Stonewall Drive West Granby, CT 06090			
Proximity to Subject				
Sales Price	$ 0	$	$	$
Price/Gross Liv. Area	$/SF $ 0.00	$/SF $	$/SF $	$/SF $
Data Sources	CTMLS / PR			
Sales/Fin. Concessions	N/A			
Date of Sale (mm/dd/yy)	N/A			
Location	N;Res;			
Site	244,807 sf			
View	N;Res;			
Design (Style)	DT2;Contemp			
Quality (UAD)	Q4			
Actual Age	21			
Condition (UAD)	C3			
Above Grade	Total / Bdrms / Baths	Total / Bdrms / Baths	Total / Bdrms / Baths	Total / Bdrms / Baths
Room Count	8 / 4 / 4.1			
Gross Living Area (GLA)	3,989 Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
Basement & Finished	2053sf2053sfwo			
Rooms Below Grade	1rr1br1.0ba0o			
Functional Utility	Average			
Heating/Cooling	FHA / CAC			
Garage/Carport	3ga			
Amenities	None			
Net Adjustment (Total)		☐ + ☐ − $	☐ + ☐ − $	☐ + ☐ − $
Adjusted Sale Price of Comparables		Net Adj. % Grs. Adj. % $	Net Adj. % Grs. Adj. % $	Net Adj. % Grs. Adj. % $

SALE / TRANSFER HISTORY

Transfer History (If more than two, use comments section)	Subject in past 36 months:		Comp 4 in past 12 months:		Comp 5 in past 12 months:		Comp 6 in past 12 months:	
	$ 950000	11/01/2022	$		$		$	
	$		$		$		$	

Analysis of Prior Sale or Transfer History of the Comparable Sales:

COMPARABLE SALES ANALYSIS

Analysis/Comments: N/A

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CONDITION INSPECTION

[X] No inspection required per assignment
[ ] I performed a visual inspection of the exterior only of the subject from at least the street
[ ] I performed a visual inspection of the readily available exterior and interior areas of the subject property
[ ] FLEX Lite: I did not perform a visual inspection of the exterior or interior areas of the subject property. The appraiser obtained the information in the below Exterior Condition Inspection section (and interior, if indicated below) from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties. The below third party inspection information was provided by:

[ ] Company: _____ [ ] Agent/Inspector: _____ License No. (If Applicable): _____
[ ] Other: _____ Please specify: _____

EXTERIOR CONDITION INSPECTION

The subject could be sufficiently viewed to complete this Inspection report [ ] Yes [ ] No

Property Damage
[ ] No Visible Damage
[ ] Doors [ ] Siding [ ] Foundation [ ] Roof [ ] Windows
[ ] Driveway [ ] Other: _____

Damage Type (If applicable)
[ ] Fire [ ] Wind [ ] Water [ ] Deferred Maintenance
[ ] Other: _____
Damage Description: _____

Property Condition
[ ] C1 [ ] C2 [ ] C3 [ ] C4 [ ] C5 [ ] C6 [ ] N/A

Neighborhood Condition
[ ] Improving [ ] Declining [ ] Stable [ ] Unknown
Describe Above: _____

Adverse Neighborhood Attributes
[ ] No Adverse Attributes
[ ] High Tension Power Lines [ ] Boarded/Condemned Homes
[ ] Suspicious Odors [ ] Vacant Lots [ ] Highway
[ ] Airport/Flight Path [ ] Railroad Tracks [ ] Streets in Disrepair
[ ] Commercial/Industrial Presence
[ ] Other: _____
Describe Attributes: _____

Beneficial Neighborhood Attributes
[ ] No Beneficial Attributes
[ ] Golf Course Community [ ] Community Amenities (parks, pools,
[ ] Waterfront bike paths, etc.)
[ ] Other: _____
Describe Attributes: _____

Property Type
[ ] Detached SFR [ ] Attached SFR/Townhouse [ ] Condo [ ] Duplex
[ ] Manufactured/Modular Home [ ] Triplex [ ] Quadplex [ ] Vacant Lot
[ ] Other: _____
For sale sign visible on the subject property [ ] Yes [ ] No

Construction Design
[ ] 1 Story [ ] 1.5 Story [ ] 2 Story [ ] 3 Story [ ] Split Level
[ ] Other: _____

Exterior Sheathing
[ ] Stucco [ ] Vinyl/Wood/Aluminum [ ] Brick/Veneers
[ ] Other:

Garage Indicate Type and Number of Bays
[ ] None [ ] Attached [ ] Detached [ ] Carport
[ ] 1 Car [ ] 2 Car [ ] 3 Car
[ ] Other: _____

Parking:
[ ] Driveway [ ] Street
[ ] Other: _____

Interior Inspection Performed [ ] Yes [ ] No — INTERIOR CONDITION INSPECTION

Interior Features
Window Type: [ ] Insulated [ ] DblHung [ ] Other: _____
Flooring: [ ] Hardwood [ ] Carpet [ ] Tile [ ] Vinyl/Laminate
[ ] Other: _____
Walls: [ ] Dry Wall [ ] Plaster [ ] Other: _____
Trim/Finish: [ ] Wood [ ] Other: _____
Add'l Features: _____

Kitchen
Floor: [ ] Tile [ ] Hardwood [ ] Vinyl/Lam. [ ] Other: _____
Counter: [ ] Granite/Stone [ ] Laminate [ ] Other: _____
Appliances: [ ] Dishwasher [ ] Disposal [ ] Refrigerator
[ ] Oven/Range [ ] Microwave [ ] Other: _____
Add'l Features: _____

Bath(s)
Floor: [ ] Tile [ ] Hardwood [ ] Vinyl/Lam. [ ] Other: _____
Bath Wainscot: [ ] Tile [ ] Fiberglass [ ] Other: _____
Add'l Features: _____

Foundation / Basement
Type: [ ] Full [ ] Partial [ ] Slab [ ] Crawl [ ] Other: _____
Walls: [ ] Poured [ ] Conc. Block [ ] Other: _____
Basement Entry/Exit: [ ] Walk Out [ ] Walk Up [ ] Interior Only
Evidence of: [ ] Infestation [ ] Dampness [ ] Settlement
Other: _____
Add'l Features: _____

Mechanicals
Heat: [ ] FWA [ ] HWBB [ ] Elect. BB [ ] Radiant [ ] Other: _____
Fuel: [ ] Gas [ ] Electric [ ] Oil [ ] Other: _____
Cooling: [ ] Central Air [ ] Individual [ ] Other: _____
Electricity: [ ] Public [ ] Private Water: [ ] Public [ ] Private
Gas: [ ] Public [ ] Private Sewer: [ ] Public [ ] Private
Add'l Features: _____

Presence of deferred maintenance or conditions that affect the livability, soundness or structural integrity of the property?
[ ] Yes [ ] No Describe: _____

GENERAL INSPECTION COMMENTS

MARKETABILITY STATEMENTS

Subject's style conforms to neighborhood	[ ] Yes	[ ] No	
Subject's current use conforms to the neighborhood	[ ] Yes	[ ] No	
Adverse easements and encroachments	[ ] Yes	[ ] No	[ ] Unknown
Commercial activity occurring on subject property	[ ] Yes	[ ] No	
Subject property is occupied	[ ] Yes	[ ] No	[ ] Unknown
Visible signs of construction or remodeling of subject	[ ] Yes	[ ] No	
Damages affect the subject's safety or habitability	[ ] Yes	[ ] No	
Presence of security bars on windows	[ ] Yes	[ ] No	
Presence of outbuildings other than common shed or detatched garage	[ ] Yes	[ ] No	[ ] Unknown
Subject located in a current designated natural disaster area	[ ] Yes	[ ] No	[ ] Unknown

MARKETABILITY COMMENTS

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS

Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements, updated 1/2014)
For full UAD Definitions Data Set please visit:
https://www.fanniemae.com/singlefamily/uniform-appraisal-dataset#

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

*Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

*Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

*Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

*Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

*Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated
Little or no updating or modernization. This description includes, but is not limited to, new homes.
Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated
The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.
An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled
Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.
A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

FLEX APPRAISAL REPORT

File No.: 14197145
Loan No.:

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an "as is" opinion of the market value of the real property that is the subject of this report based upon a quantitative sales comparison analysis for use in the mortgage finance transaction.

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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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.

INTENDED USE: This appraisal report is intended for use only by the client. The function of this appraisal is to help the client analyze the risk associated with making a loan on the subject property.

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

SCOPE OF THE APPRAISAL: The scope of this appraisal consists of identifying the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, as previously addressed. For the subject, this is accomplished by reviewing public record data, prior appraisal files and/or other documentation from a disinterested source and which is considered reliable from the appraiser's perspective. The data sources for the comparable sales may include public record data services, multiple listing services, automated valuation models and/or other data sources that become available and are deemed to be reliable by the appraiser. The confirmation of comparable sale data (i.e., closed sale documentation and property characteristics) is via public data sources and multiple listing services, as appropriate. The appraiser has not viewed the sales in the field. The data is collected, verified and analyzed in accordance with set parameters as defined within this Scope and the Intended Use of the appraisal. Atypical variances of comparable sales in relation to the subject will be accounted for and detailed in this report.

In developing this appraisal report, the appraiser has incorporated only the Sales Comparison Approach unless otherwise noted in the addenda attached hereto. The appraiser has determined that the scope of this assignment does produce credible assignment results. The client agrees that the limited scope and presentation of the analysis is appropriate given the intended use.

If no inspection of the property is completed, the appraiser has made some basic assumptions, including the following:

- The subject property is assumed to be in average overall condition and generally conforms to the neighborhood in terms of style, condition, construction materials and in external and economic factors.
- There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.
- There are no significant discrepancies between the public record information or other data source and the existing site or improvements.

ANALYSIS OF ANY CURRENT AGREEMENT OF SALE, PRIOR SALE WITHIN THREE YEARS AND RECONCILIATION: Unless otherwise noted, the appraiser has no knowledge of any current agreement of sale or any current or past listing agreement. Prior sales of the subject property within three years of the effective date of this appraisal have been researched and reported on the appraisal report (in the Transfer History section) if available from MLS or public record sources. The appraiser has reconciled the quality and quantity of data available into an indication of Market Value, in accordance with the Intended Use and Scope of the Appraisal.

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS: The Appraiser's Certification that appears in this report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property.
2. The appraiser assumes the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
3. The appraiser will not give testimony or appear in court because he or she performed this appraisal unless specific arrangements to do so have been made beforehand.
4. The appraiser assumes that there are no adverse conditions associated with the improvements or the subject site. Unless otherwise stated in this report, the appraiser has no knowledge of any hidden or apparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity that would make the property more or less valuable, and has assumed that there are no such conditions. The appraiser makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report may not be considered an environmental assessment of the property.
5. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
6. The appraiser will not disclose the content of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
7. Unless otherwise noted in this report, the appraiser has assumed that the subject real estate's zoning classification complies with local zoning code.
8. Unless otherwise noted in this report, the appraiser's opinion of reasonable exposure time at the market value stated in this report is equal to the indicated marketing time noted on page 1 of this report.

APPRAISER'S CERTIFICATION: Unless otherwise noted in this report, the appraiser certifies, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. 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.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. 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.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. I have not made a personal inspection of the comparable sales noted in this report.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. I have identified all relied upon sources to develop this appraisal report and appraisal assignment. I have identified any individuals who provided significant assistance in developing the opinion of value, or preparation of the appraisal report, and have disclosed any tasks provided by such individuals on page 2 Condition Inspection page or attached addenda.
10. Unless otherwise noted in this report, I have performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

APPRAISER

Signature: Richard Subrt
Name: Richard Subrt
Company Name: ServiceLink
Company Address: 1355 Cherrington Parkway
Moon Township, PA 15108
Telephone Number: 800-777-8759
Email Address: Richard.Subrt@svclnk.com
Date of Signature and Report: 05/17/2023
Effective Date of Appraisal: 05/17/2023
State Certification #: RCR.0001000
or State License #:
or Other (describe): State #:
State: CT
Expiration Date of Certification or License: 04/30/2024

ADDRESS OF PROPERTY APPRAISED

21 Stonewall Drive
West Granby, CT 06090

APPRAISED VALUE OF SUBJECT PROPERTY $950,000

LENDER/CLIENT

AMC Name: ServiceLink
AMC #: AMC.0000003
Company Name: Bank of America
Company Address: 70 Batterson Park Rd
Farmington, CT 06032
Email Address: N/A

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDENDUM

Borrower: Samuel Zullo		File No.: 14197145
Property Address: 21 Stonewall Drive		Case No.:
City: West Granby	State: CT	Zip: 06090
Lender: Bank of America		

Hightest and Best Use Analysis

Residential-SFR - The subject is a legally permissible use based on its current zoning. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Comparable Sales Comments
SUBJECT DATA:

The subject is a 21 year old contemporary dwelling located in Granby, CT 06090. The subject is not presently listed for sale. The subject last transferred on 11/01/2022 for $950,000 (mls #170484370; listed 04/26/2022; original list $950,000). NO PCR was provided so no current exterior photos were observed. Public records and prior mls listing include photos of the subject which were examined. For purposes of this analysis the property is assumed to be in C3 condition without significant repairs needed. No negative external influences noted.

NEIGHBORHOOD/CURRENT MARKET CONDITIONS:
The subject conforms to the neighborhood with regard to gla, age and amenities. Based on a review of the data, home prices appear to be stable at this time. Reasonable exposure time as a typical arms length transaction within the subject market area ranges between 2 to 3 months. Typical marketing times average at 60-90 days and the homes that best compare to the subject predominate from $800,000 to $1,100,000.

COMPARABLES:

The appraiser applied the sales comparison approach to develop a value range for the subject property. The comps utilized in this analysis are from the subject's same era of construction and they reflect good overall comparability. These comps were considered the best available at the time of this analysis.

ADJUSTMENTS/ANALYSIS:

Due to limited sales data, subject acreage was unable to be bracketed. However, these comps were utilized to bracket the subject's location and will not materially impact the analysis. Comp #3 exceeded one mile. This comp was utilized for design and gla. Comp #2 was adjusted for inferior condition, per mls listing and listing agent. Comp #1 was adjusted for superior mountain views, per mls listing. GLA adjustments calculated at $100/sq.ft. (for differences greater than 100sq.ft). Above grade bedrooms and bathrooms adjusted at $10,000. Finished basement area adjustments calculated at $20/sq.ft. (for differences greater than 100sq.ft). Below grade bedrooms and bathrooms adjusted at $5,000. In-ground pool amenities were adjusted at $35,000. Lot size adjustments were applied at $5,000 per acre. Adjustments are based on sales analysis of market reactions, paired sales analysis, and the appraisers knowledge of the market area.

RECONCILIATION:

The sales selected bracket the subject's major features. All comps were given equal consideration in the final opinion of value. Comps #1 & #2 were given most weight as they were recent sales similar to the subject located in the subject's market area. These sales are good purchase alternatives.

The appraiser did not inspect the subject property. Information about the characteristics of the subject property have been obtained through a combination of data sources, available public record, and other online sources. Data sources are deemed to be reliable, but cannot be guaranteed to be so. If the data sources used are incorrect/inaccurate, that could affect the assignment results.

I have NOT performed any 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.

Satellite/aerial view mapping was used and viewed for the subject as an onsite inspection was not completed.

This report is not for a purchase.

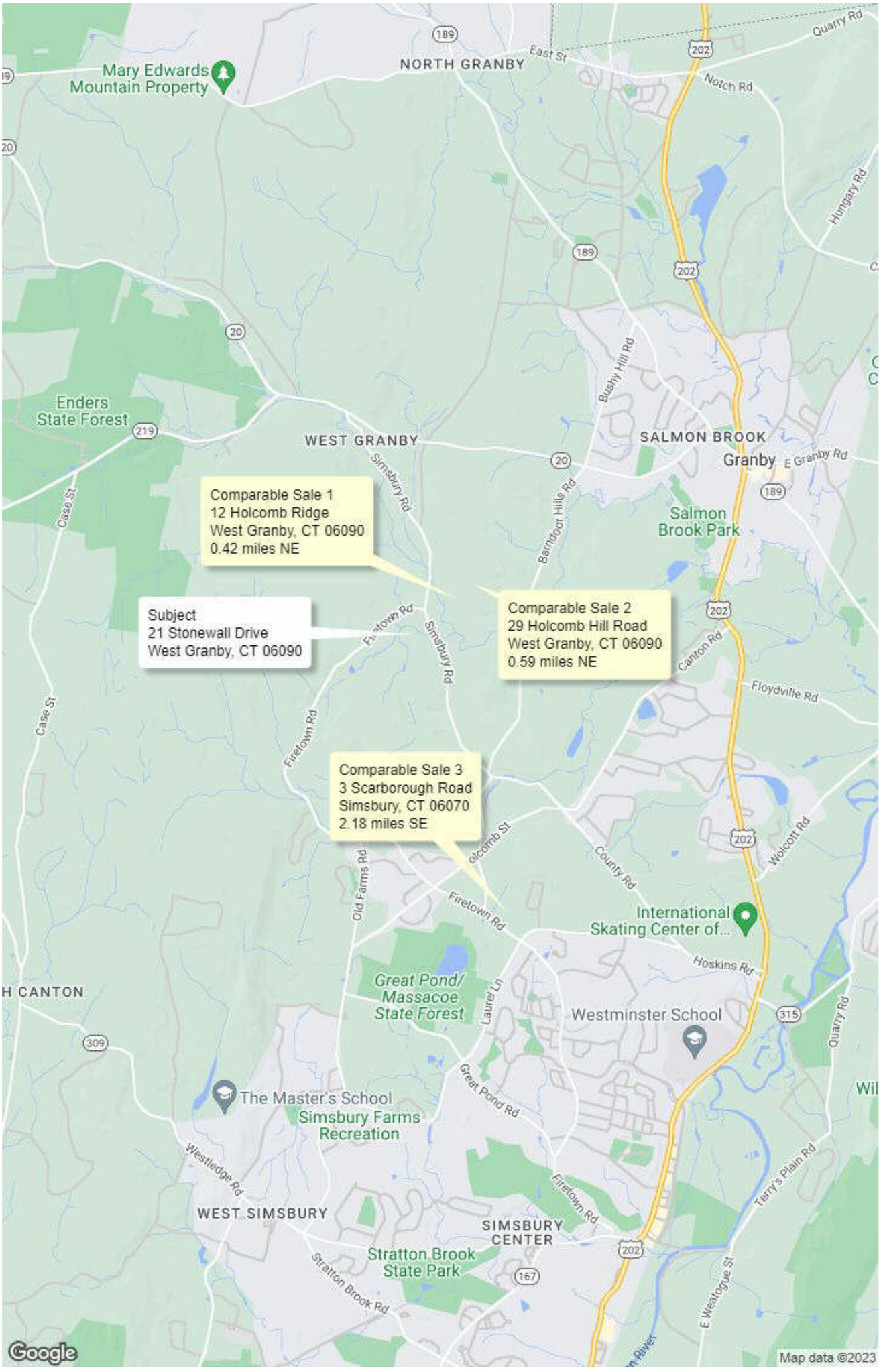
Subject's zoning classification has been verified and not assumed.

APN # GRAN M:H-30 B:0082 L:0046

Research was conducted to support appropriate usage of assumptions stated in Scope of Appraisal and not assumed. 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. The cost and income approaches were considered however were not developed/utilized.

LOCATION MAP

Borrower: Samuel Zullo		File No.: 14197145
Property Address: 21 Stonewall Drive		Case No.:
City: West Granby	State: CT	Zip: 06090
Lender: Bank of America		



AERIAL MAP

Borrower: Samuel Zullo		File No.: 14197145
Property Address: 21 Stonewall Drive		Case No.:
City: West Granby	State: CT	Zip: 06090
Lender: Bank of America		

