D. SLOPAK APPRAISALS LLC

Uniform Residential Appraisal Report

File No. 19363048

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 7 Crescent Ave | City Niantic | State CT | Zip Code 06357

Borrower Mary Catherine & Clifton English Kew | Owner of Public Record Richard Pettit Trustee | County New London

Legal Description See attached legal description

Assessor's Parcel # Map 11.4 Lot 25 | Tax Year 2024 | R.E. Taxes $ 11,037

Neighborhood Name Niantic section of East Lyme | Map Reference SMSA#5520 | Census Tract 7162

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [ ] PUD | HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [X] Purchase Transaction [ ] Refinance Transaction [ ] Other (describe)

Lender/Client Bank of America | Address 7105 Corporate Dr, Plano, TX 75024

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? [X] Yes [ ] No

Report data source(s) used, offering price(s), and date(s). DOM 7;Smartmls Listed as 24102905 for $950,000 on 06/10/2025

CONTRACT

I [X] 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.

Arms length sale;Typical contract with no financial assistance.

Contract Price $ 910,000 | Date of Contract 06/19/2025 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Assessor Record

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 [X] No

If Yes, report the total dollar amount and describe the items to be paid. $0;;No financial assistance provided.

NEIGHBORHOOD

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

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	[ ] Urban [X] Suburban [ ] Rural	Property Values	[ ] Increasing [X] Stable [ ] Declining	PRICE	AGE	One-Unit	85 %
Built-Up	[ ] Over 75% [X] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage [X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid [X] Stable [ ] Slow	Marketing Time	[ ] Under 3 mths [X] 3-6 mths [ ] Over 6 mths	200 Low	10	Multi-Family	5 %
Neighborhood Boundaries	The area is bounded by Main St north, Long Island Sound south, Niantic			3,000 High	175	Commercial	5 %
Bay east, and Pattagansett west.				1,200 Pred.	100	Other	0 %

Neighborhood Description This area is similar in character to most residential neighborhoods in the town. There is a compatible mixture of architectural styles in the neighborhood. No conditions were observed that would either tend to impede or accelerate marketing time in the area.

Market Conditions (including support for the above conclusions) Marketing conditions in the neighborhood mirror those of the community and region as a whole. Marketing time is moderate and supply and demand tend to be in balance. Seller financing, interest buy downs are not common at this time.

SITE

Dimensions See attached legal description | Area 4792 sf | Shape Irregular | View B;Wtr;

Specific Zoning Classification R-12 | Zoning Description RESIDENTIAL, 12,000 SF REQUIRED

Zoning Compliance [ ] Legal [X] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe) Subject exists prior to zoning

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe. It is residential zoning so legally permissible,since it exists it is physically possible, it is financially feasible and also most productive use.

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

FEMA Special Flood Hazard Area [X] Yes [ ] No | FEMA Flood Zone AE | FEMA Map # 09011C04793 | FEMA Map Date 08/05/2013

Are the utilities and 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.)? [ ] Yes [X] No If Yes, describe. Though site is smaller than permitted by current zoning it is a legal pre-existing use. If destroyed the subject may be rebuilt to the current footprint per planning and zoning regulations. No adverse effect on marketing. There are positve external influences as it is a beach area.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials/condition		INTERIOR materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/Good	Floors	Hdwd,Crpt,Peppl
# of Stories	2	[X] Full Basement	[ ] Partial Basement	Exterior Walls	Hardieboard/Good	Walls	Drywall/Good
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	315 sq. ft.	Roof Surface	Asphalt Shingle/G	Trim/Finish	Detailed/Good
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	100 %	Gutters & Downspouts	Aluminum/Avg	Bath Floor	Ctile/Good
Design (Style)	Colonial	[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dbl.Hung/Good	Bath Wainscot	Fiberglass/Good
Year Built	1890	Evidence of [ ] Infestation		Storm Sash/Insulated	Thermo/Good	Car Storage	[ ] None
Effective Age (Yrs)	5	[ ] Dampness	[ ] Settlement	Screens	Full/Avg	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [ ] FWA [ ] HWBB [ ] Radiant		Amenities	[ ] WoodStove(s) # 0	Driveway Surface	Gravel
[ ] Drop Stair	[X] Stairs	[X] Other Electric	Fuel Electric	[X] Fireplace(s) # 3	[X] Fence Chain Li	[X] Garage	# of Cars 2
[X] Floor	[ ] Scuttle	Cooling [ ] Central Air Conditioning		[X] Patio/Deck Deck	[X] Porch CovP	[ ] Carport	# of Cars 0
[X] Finished	[X] Heated	[ ] Individual	[X] Other Wall,Spl	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [P] Refrigerator [P] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [P] Washer/Dryer [X] Other (describe) trash Compactor

Finished area above grade contains: 10 Rooms | 4 Bedrooms | 2.1 Bath(s) | 2,523 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Solar Panels leased. Finished attic area heated,50sf living area. A large hot tub that is personal property and not valued. Electric heating is typical and accepted in the area. The subject was built prior to central heating was used as

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-six to ten years ago;Bathrooms-updated-six to ten years ago;Overall Good condition.

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

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

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There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 1,779,000 to $ 3,800,000 .

There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 635,000 to $ 2,050,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	7 Crescent Ave Niantic, CT 06357	29 S Washington Ave Niantic, CT 06357		29 Terrace Ave Niantic, CT 06357		35 Bellaire Rd Niantic, CT 06357	
Proximity to Subject		0.09 miles SW		0.31 miles SW		1.07 miles SW	
Sale Price	$ 910,000		$ 1,150,000		$ 945,000		$ 1,100,000
Sale Price/Gross Liv. Area	$ 360.68 sq. ft.	$ 456.53 sq. ft.		$ 369.72 sq. ft.		$ 288.11 sq. ft.	
Data Source(s)		Smartmls #24032959;DOM 2		Smartmls #24046726;DOM 4		Smartmls #24028022;DOM 15	
Verification Source(s)		Assessor Records		Assessor Records		Assessor Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s09/24;c07/24		s11/24;c10/24		s02/25;c11/24	
Location	B;Water influence	B;Water influenc		B;Water influenc		B;Water influenc	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	4792 sf	5227 sf	0	19166 sf	-700	8276 sf	-200
View	B;Wtr;	N;Wtr;	5,000	N;Wtr;	5,000	N;Wtr;	5,000
Design (Style)	DT2;Colonial	DT2;Colonial		DT2;Colonial		DT2;Colonial	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	135	13	0	21	0	91	0
Condition	C3	C2	-10,000	C2	-10,000	C2	-10,000
Above Grade Room Count (Total / Bdrms. / Baths)	10 / 4 / 2.1	9 / 4 / 2.1	0	7 / 3 / 2.1	0	8 / 5 / 3.0	-10,000
Gross Living Area 50	2,523 sq. ft.	2,519 sq. ft.	200	2,556 sq. ft.	-1,650	3,818 sq. ft.	-64,750
Basement & Finished Rooms Below Grade	315sf315sfin 1rr0br0.0ba0o	1024sf0sfin	6,300 0	1178sf0sfwu	6,300 0	528sf0sfin	6,300 0
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Electric/Wall,Split	Hwbb/Cac	-5,000	Fwa/Cac	-5,000	Fwa/Cac	-5,000
Energy Efficient Items	Leased Solar	None Noted	0	None Noted	0	None Noted	0
Garage/Carport	2ga2dw	2dw	10,000	2ga2dw		4ga2dw	5,000
Porch/Patio/Deck	LgDeck,LgCovP	LgDeck,LgCovP		3 Decks,CovP	0	CovP,EP,Patio	0
F/P	3 F/P	1 FP	8,000	1 FP	8,000	1 FP	8,000
	None	None		None		None	
	Fence	Stone Wall	0	None	1,000	Fence	
Net Adjustment (Total)		[X] + [ ] -	$ 14,500	[X] + [ ] -	$ 2,950	[ ] + [X] -	$ 65,650
Adjusted Sale Price of Comparables		Net Adj. 1.3% Gross Adj. 3.9%	$ 1,164,500	Net Adj. 0.3% Gross Adj. 4.0%	$ 947,950	Net Adj. -6.0% Gross Adj. 10.4%	$ 1,034,350

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain The subject has not sold or transferred in the past 3 years. None of the comps have sold within the past year of the dates closed.

My research [ ] did [X] 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) Assessor's Records

My research [ ] did [X] 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) Assessor's Records

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 NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Assessor's Records	Assessor Records	Assessor's Records	Assessor's Records
Effective Date of Data Source(s)	06/29/2025	07/02/2025	07/02/2025	07/02/2025

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not sold or transfered in the past three years. None of the comps have sold in the year prior to the dates listed on grid.

Summary of Sales Comparison Approach. Indicated value is derived by the weighted average method. See attached document for methodology. All comps are adjusted for condition because They have all been totally updated but the second floor of the older portion of the subject have not been updated. No other sales manifested this condition. All of the original sales were discarded and the sales found by the reviewer were used. These did not appear in my search of the MLS which is sometimes erradic in the mls.. There were no sales of land with similar situs in the past 4 years, therefore, the site value was abstracted and this appraiser's memories of over 40 years in this area.

Indicated Value by Sales Comparison Approach $ 1,052,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,052,000 Cost Approach (if developed) $ 1,184,200 Income Approach (if developed) $ 0

The sales comparison approach best reflects buyer and seller expectations and is given the most weight. The cost approach is generally supportive. The income approach is not developed due to lack of rental data for single family homes.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been 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: _____

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 $ 1,052,000 as of 07/02/2025 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Clarification of intended use and intended user:

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

All photos have been taken by the appraiser. Should seasonal differences appear in the photos it is due to the property being photographed at an earlier time and being retained in the appraiser's database. Mls photos are not used. If clarity is not available in the appraiser's photo, an mls photo is used in addition to the appraiser's photo in order to amplify detail.

About my comparable search...
The search is made in the entire community using all sales within the past year which show similar style, gla, and age range to the subject. Next a one mile radius is selected of all comps discovered in the community. Should this radius not yield sufficient data it is expanded to two miles and then if still not sufficient, to the entire community. No value range is used for the the search itself. The results of the search yield the value range shown on page two of the report, and this value range is also that used for the mcs addendum. In the rare cases where this expanded search yields insufficient data, neighboring communities with similar patterns of value and appeal are used.

Utilities were on and working at the time of inspection.

USPAP 3 Year Disclosure: 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

"Opinion of reasonable exposure time" A reasonable exposure time for the subject property developed independently from the stated marketing time is 30-60 days

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) Site values are derived from sales data or by abstraction if necessary.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall and Swift

Quality rating from cost service Good/VyG Effective date of cost data 03/2025

Comments on Cost Approach (gross living area calculations, depreciation, etc.)
Estimated total economic life is based on 100 years. All measurements are according to ANSI Z765-2021. standards.

OPINION OF SITE VALUE			= $ 750,000
Dwelling	2,523 Sq. Ft. @ $	150	= $ 378,450
Bsmt:315	Sq. Ft. @ $	70	= $ 22,050
Garage/Carport	592 Sq. Ft. @ $	60	= $ 35,520
Total Estimate of Cost-New			= $ 436,020
Less Depreciation	100 Physical: 21,801	Functional	External = $ (21,801)
Depreciated Cost of Improvements			= $ 414,219
"As-is" Value of Site Improvements			= $ 20,000
INDICATED VALUE BY COST APPROACH			= $ 1,184,200

Estimated Remaining Economic Life (HUD and VA only) 95 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent $ 0 X Gross Rent Multiplier 0 = $ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is not developed due to lack of rental data.

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 an 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(s)

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

This appraisal report is subject to the 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. 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. 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 approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, 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).

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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 Dennis Slopak
Company Name D. SLOPAK APPRAISALS
Company Address 8 N 2nd Ave
Taftville, CT 06380
Telephone Number (860)884-5968
Email Address office@dslopak.com
Date of Signature and Report 07/02/2025
Effective Date of Appraisal 07/02/2025
State Certification # RCR.0000497
or State License # _____
or Other (describe) _____ State # _____
State CT
Expiration Date of Certification or License 04/30/2026

ADDRESS OF PROPERTY APPRAISED
7 Crescent Ave
Niantic, CT 06357

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,052,000

LENDER/CLIENT
Name Servicelink
Company Name Bank of America
Company Address 7105 Corporate Dr
Plano, TX 75024
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 _____

Uniform Appraisal Dataset Definitions

File No. 19363048

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.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

Uniform Appraisal Dataset Definitions

File No. 19363048

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design(Style)
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
BsyRd	Busy Road	Location
cp	Carport	Garage/Carport
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
cv	Covered	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
DT	Detached Structure	Design(Style)
dw	Driveway	Garage/Carport
Estate	Estate Sale	Sale or Financing Concessions
e	Expiration Date	Date of Sale/Time
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Garage - Attached	Garage/Carport
gbi	Garage - Built-in	Garage/Carport
gd	Garage - Detached	Garage/Carport
GR	Garden Structure	Design(Style)
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
HR	High Rise Structure	Design(Style)
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
MR	Mid-Rise Structure	Design(Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
op	Open	Garage/Carport
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design(Style)
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RT	Row or Townhouse	Design(Style)
RH	Rural Housing - USDA	Sale or Financing Concessions
SD	Semi-detached Structure	Design(Style)
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
w	Withdrawn Date	Date of Sale/Time
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbrev.	Full Name	Appropriate Fields
CP	Covered Porch	porch/patio/deck
Pto	Patio	porch/patio/deck
Cac	Central Air Conditioni	Heating/Cooling
Ep	Enclosed Porch	porch/patio/deck
Sp	Screen Porch	porch/patio/deck
Op	Open Porch	porch/patio/deck
CovP	Covered Porch	porch/patio/deck

D. SLOPAK APPRAISALS LLC

Appraiser Independence Certification

File No.: 19363048

Borrower: Mary Catherine & Clifton English Kew
Property Address: 7 Crescent Ave
City: Niantic County: New London State: CT Zip Code: 06357
Lender/Client: Bank of America

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:		SUPERVISORY APPRAISER (only if required):	
Signature:		Signature:	
Name:	Dennis Slopak	Name:	
Date Signed:	07/02/2025	Date Signed:	
State Certification #:	RCR.0000497	State Certification #:	
or State License #:		or State License #:	
or Other (describe):	State #:	State:	
State:	CT	Expiration Date of Certification or License:	
Expiration Date of Certification or License:	04/30/2026		

LEGAL DESCRIPTION

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		

VOL: 1006 PG: 778
INST: 00000051

EXHIBIT "A"
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF NEW LONDON, STATE OF CONNECTICUT, TO WIT:

ALL THOSE CERTAIN PIECES OR PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED AT CRESCENT BEACH, IN THE TOWN OF EAST LYME, COUNTY OF NEW LONDON AND STATE OF CONNECTICUT, BOUNDED AND DESCRIBED AS FOLLOWS:

FIRST TRACT: BEGINNING AT THE CENTER OF A MERESTONE IN THE NORTH LINE OF CRESCENT AVENUE AND AT THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY OF MARY B. HEDGES, THENCE NORTHERLY AND ALONG THE EAST LINE OF SAID HEDGE'S LAND SEVENTY-NINE AND ONE-HALF (79 1/2) FEET TO THE CENTER OF A MERESTONE; THENCE EASTERLY FORTY (40) FEET TO THE CENTER OF A MERESTONE ON THE WEST LINE OF A TEN (10) FOOT WIDE SIDEWALK; THENCE SOUTHERLY AND ALONG THE WEST LINE OF SAID SIDEWALK NINETY-FIVE (5) FEET TO THE CENTER OF A MERESTONE IN THE NORTH LINE OF CRESCENT AVENUE; THENCE NORTHWESTERLY AND ALONG THE NORTH LINE OF CRESCENT AVENUE FORTY-THREE (43) FEET TO THE PLACE OF BEGINNING; TOGETHER WITH THE PRIVILEGE TO PASS ON FOOT OVER SAID SIDEWALK AND CRESCENT AVENUE.

SECOND TRACT: BEGINNING AT THE CENTER OF A MERESTONE AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MARY B. HEDGES BY DEED DATED SEPTEMBER 27, 1900, THENCE EASTERLY TWENTY-TWO AND ONE-HALF (22 1/2) FEET TO THE CENTER OF A MERESTONE ON THE WEST LINE OF A SIDEWALK; THENCE SOUTHERLY AND ALONG THE WEST LINE OF SAID SIDEWALK FIFTY (50) FEET TO THE CENTER OF A MERESTONE; THENCE WESTERLY AND ALONG THE LINE OF LAND NOW OR FORMERLY OF ONE STOW TWENTY-TWO AND ONE HALF (22 1/2) FEET TO THE CENTER OF A MERESTONE; THENCE NORTHERLY ALONG SAID HEDGE'S LAND FIFTY (50) FEET TO THE PLACE OF BEGINNING; TOGETHER WITH THE RIGHT TO PASS ON FOOT OVER THE SAID SIDEWALK; ALL THE TITLE OF WHICH REMAINS IN AND TO THE CRESCENT BEACH LAND COMPANY.

EXCEPTING THEREFROM: BEGINNING AT THE CENTER OF A MERESTONE AT THE NORTHEAST CORNER OF THE LAND CONVEYED TO MARY B. HEDGES BY DEED DATED SEPTEMBER 27, 1900; THENCE EASTERLY TWENTY-TWO AND ONE-HALF (22 1/2) FEET TO THE CENTER OF A MERESTONE ON THE WEST LINE OF A SIDEWALK; THENCE SOUTHERLY AND ALONG THE WEST LINE OF SAID SIDEWALK TWENTY-FIVE (25) FEET TO A POINT; THENCE WESTERLY ALONG REMAINING LAND OF THE GRANTORS HEREIN TWENTY-TWO AND ONE-HALF (22 1/2) FEET TO THE POINT; THENCE NORTHERLY ALONG SAID HEDGES LAND TWENTY-FIVE (25) FEET TO THE PLACE OF BEGINNING.

THIRD TRACT: BEGINNING AT A POINT WHICH POINT IS DISTANT 25 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF LAND CONVEYED TO JAMES A. BARONE AND MADELINE M. BARONE HEREIN BY QUIT CLAIM DEED OF THE CRESCENT BEACH LAND COMPANY DATED MARCH 30, 1966 AND RECORDED IN VOLUME 109, PAGE 183 OF THE EAST LYME LAND RECORDS; THENCE RUNNING EASTERLY ALONG REMAINING LAND OF JAMES A. BARONE AND MADELINE H. BARONE HEREIN A DISTANCE OF 22.5 FEET, MORE OR LESS, TO A POINT; THENCE SOUTHERLY ALONG LAND NOW OR FORMERLY OF ANTHONY AND EMILY GALLAGHER A DISTANCE OF 25 FEET TO A POINT; THENCE WESTERLY ALONG SAID GALLAGHER LAND AND ALONG LAND CONVEYED TO MADELINE AND MARSHALL SHORT (BY DEED RECORDED IN VOLUME 58, PAGE 606 OF THE EAST LYME LAND RECORDS), TO A POINT; THENCE RUNNING NORTHERLY ALONG SAID LAND CONVEYED TO SHORT 25 FEET, MORE OR LESS, TO THE POINT OR PLACE OF BEGINNING.

RECEIVED FOR RECORD
Jan 07,2019 12:38:07P
Karen Miller Galbo
TOWN CLERK
EAST LYME, CT

Printed with pdfFactory Pro trial version - purchase at pdffactory.com

LOCATION MAP

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



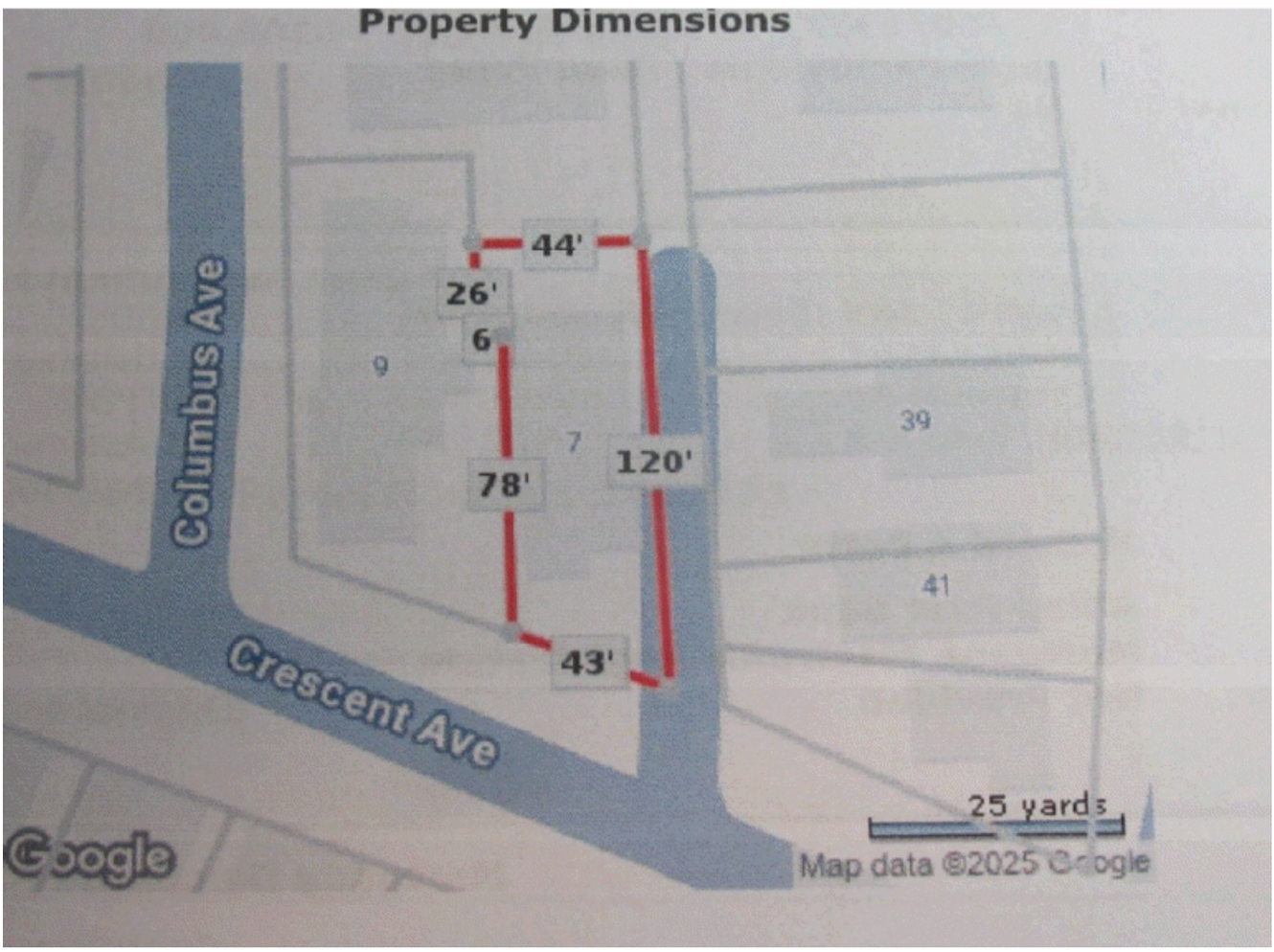
AERIAL MAP

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



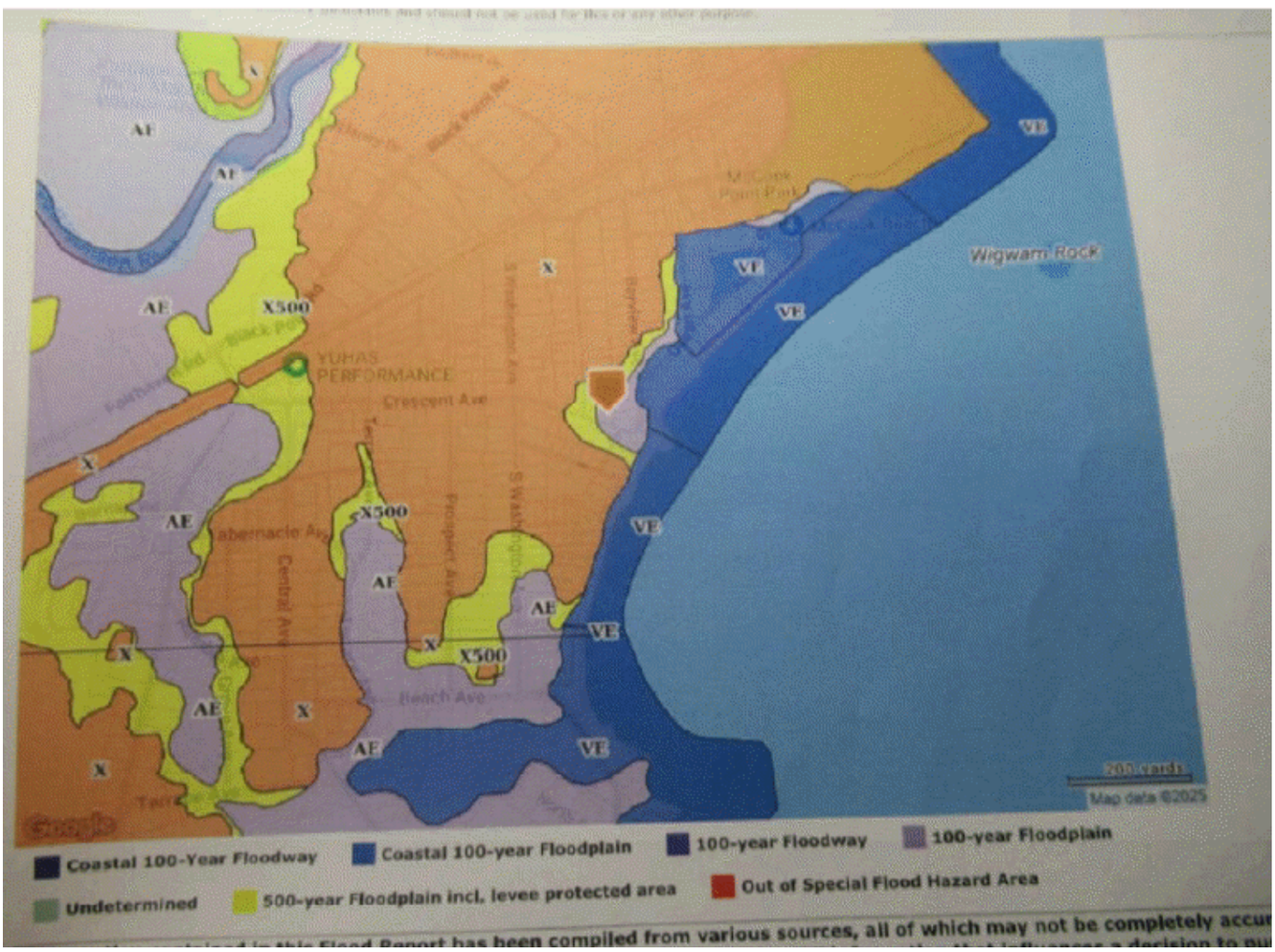
PLAT MAP

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



FLOOD MAP

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		

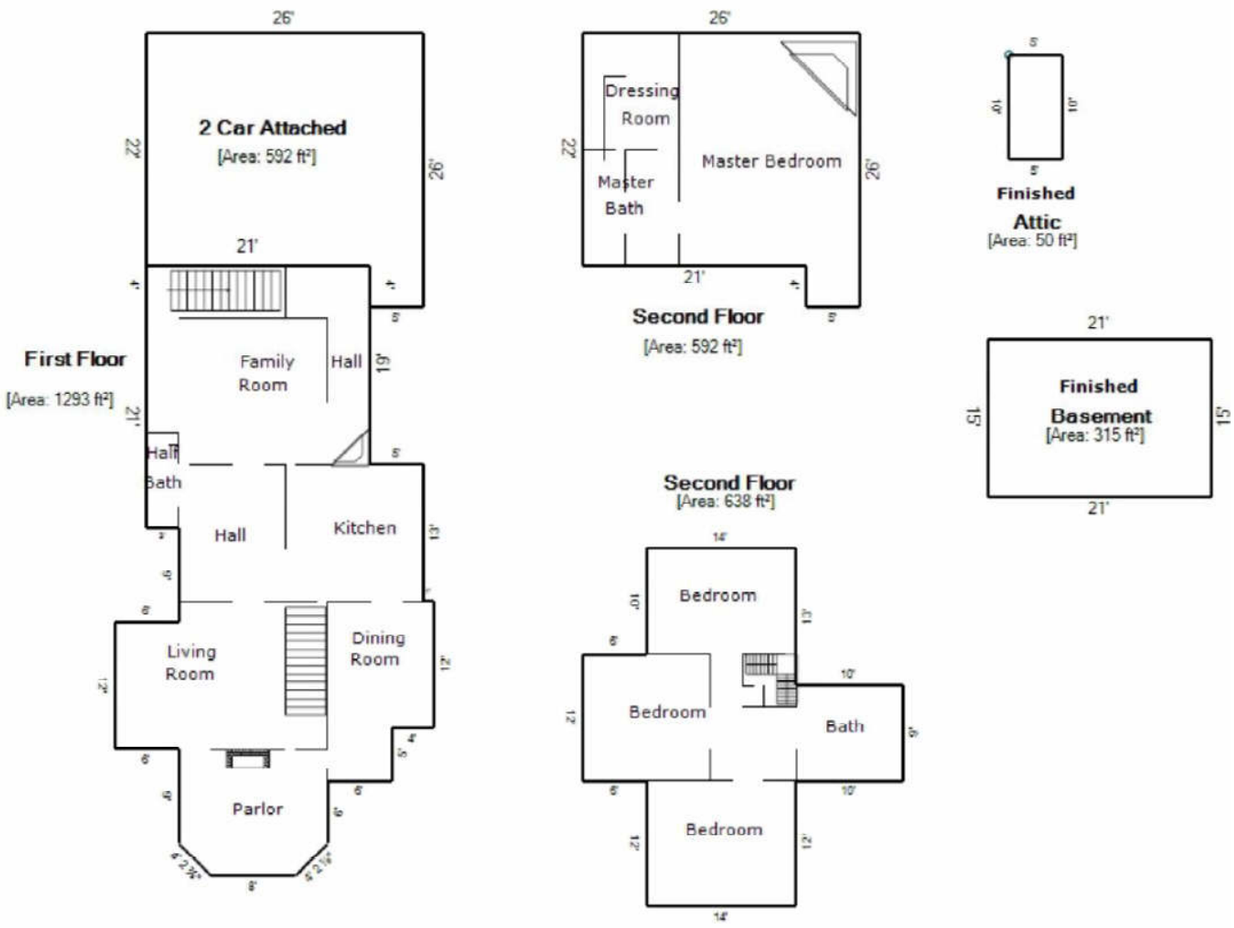


has been compiled from various sources, all of which may not be completely accu

FLOORPLAN SKETCH

Borrower: Mary Catherine & Clifton English Kew	File No.: 19363048	
Property Address: 7 Crescent Ave	Case No.:	
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		

Sketch



14 ft

Living Area		Area Calculation				
First Floor	1293 ft²	First Floor				x 1.00 = 1293
Second Floor	592 ft²	☐	19' x	21' x	1.00 =	399
Second Floor	638 ft²	☐	1' x	12' x	1.00 =	12
Nonliving Area		☐	6' x	12' x	1.00 =	72
2 Car Attached	592 ft²	☐	3' x	6' x	1.00 =	18
Attic	50 ft²	☐	23' x	25' x	1.00 =	575
Basement	315 ft²	☐	6' x	5' x	1.00 =	30
		☐	14' x	11' x	1.00 =	154
		△	4' 2 7/8" x	3' x	0.35 =	4.5
		☐	8' x	3' x	1.00 =	24
		△	3' x	4' 2 7/8" x	0.35 =	4.5
		Second Floor				x 1.00 = 592
		☐	4' x	5' x	1.00 =	20
		☐	22' x	26' x	1.00 =	572
		Second Floor				x 1.00 = 638
		☐	6' x	12' x	1.00 =	72
		☐	10' x	9' x	1.00 =	90
Total Living Area (rounded):	**2523 ft²**	☐	34' x	14' x	1.00 =	476

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date:
Appraised Value: $



REAR VIEW OF
SUBJECT PROPERTY

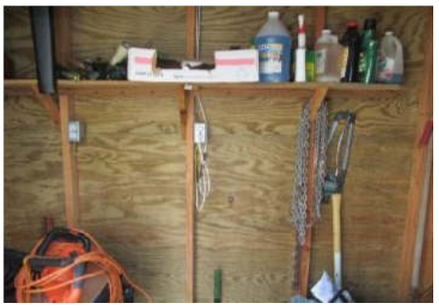


STREET SCENE

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



Street scene alternate view



Shed Interior



Side View



Side View



Parlor
First Floor



Parlor
First Floor



Dining Room
First Floor



Dining Room with Wet Bar
First Floor



Dining Room inlaid wood flooring
First Floor



Kitchen
First Floor



Kitchen additional view
First Floor



Half Bath / Laundry
First Floor



Half Bath / Laundry
First Floor



Family Room
First Floor



Family Room
First Floor

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Garage Interior



Garage Interior



Finished Basement



Sump Pump
Finished Basement



Electric Service Panel
Finished Basement



Master Bedroom
Second Floor



Master Bath
Second Floor



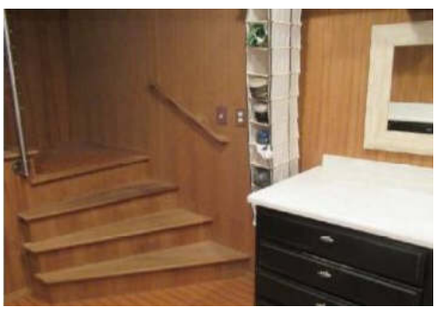
Master Bath
Second Floor



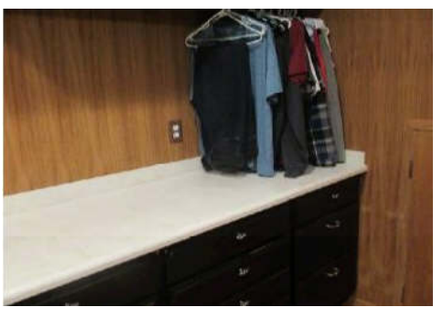
Master Bath
Second Floor



Master Bath
Second Floor



Dressing Rm in Master Suite
Second Floor



Dressing Rm in Master Suite
Second Floor



Office Area Third level

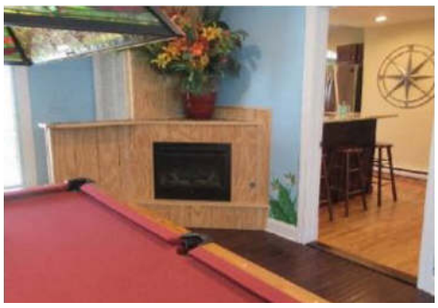


Office Area Third level



Office Area with beds and closet Third level

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



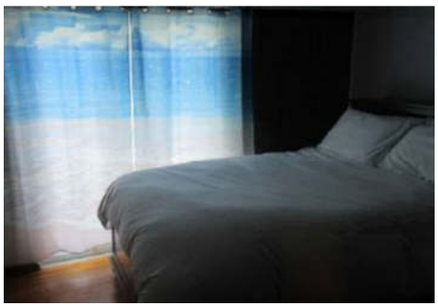
Rec Room
First Floor



Bathroom
Second Floor



Bathroom Alternate View
Second Floor



Bedroom
Second Floor



Bedroom
Second Floor



Bedroom alternate view
Second Floor



Bedroom
Second Floor



Bedroom Alternate view
Second Floor



Attic Unfinished



Living Room
First Floor

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



COMPARABLE SALE #1

29 S Washington Ave
Niantic, CT 06357
Sale Date: s09/24;c07/24
Sale Price: $ 1,150,000



COMPARABLE SALE #2

29 Terrace Ave
Niantic, CT 06357
Sale Date: s11/24;c10/24
Sale Price: $ 945,000



COMPARABLE SALE #3

35 Bellaire Rd
Niantic, CT 06357
Sale Date: s02/25;c11/24
Sale Price: $ 1,100,000

D. SLOPAK APPRAISALS LLC

USPAP ADDENDUM

File No. 19363048

Borrower: Mary Catherine & Clifton English Kew
Property Address: 7 Crescent Ave
City: Niantic County: New London State: CT Zip Code: 06357
Lender: Bank of America

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- [X] Appraisal Report — A written report prepared under Standards Rule 2-2(a).
- [ ] Restricted Appraisal Report — A written report prepared under 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: 30-60 Days

A reasonable exposure time for the subject property developed independently from the stated marketing time is 30-60 days.

Additional Certifications

- [X] 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.
- [ ] 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.

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

Additional Comments

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Dennis Slopak	Name:
Date Signed: 07/02/2025	Date Signed:
State Certification #: RCR.0000497	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: CT	Expiration Date of Certification or License:
Expiration Date of Certification or License: 04/30/2026	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: July 2, 2025	[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

License Page

Borrower: Mary Catherine & Clifton English Kew		File No.: 19363048
Property Address: 7 Crescent Ave		Case No.:
City: Niantic	State: CT	Zip: 06357
Lender: Bank of America		



STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

DENNIS SLOPAK

has been certified by the Department of Consumer Protection as a licensed

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License #: RCR.0000497
Effective Date: 05/01/2025
Expiration Date: 04/30/2026

Bryan T. Cafferelli, Commissioner

Borrower: Mary Catherine & Clifton English Kew		File No.:	19363048
Property Address: 7 Crescent Ave		Case No.:	
City: Niantic	State: CT	Zip:	06357
Lender: Bank of America			

Weighted Value Calculator

File No. 19363048

Indicated Value by Sales Comparison:

The Indicated Value by Sales comparison amount is calculated using the weighted sales method as indicated below:

Weight = (100 - ((Comp Gross % / Total Gross %) x 100)) / (# of Comps -1)
Suggested Value = (Adj Price Comp1 x Weight Comp1) + (Adj Price Comp2 x Weight Comp2) + (Adj Price Comp3 x Weight Comp3)...

Type	Address	Price $	Net Adj $ / %		Gross Adj $ / %		Adj Value $	Weight	Adj Val x Wt
10	7 Crescent Ave	910,000						Reset	
S	29 S Washington Ave	1,150,000	14,500	1.3%	44,850	3.9%	1,164,500	39.3%	457,648
S	29 Terrace Ave	945,000	2,950	0.3%	37,800	4.0%	947,950	39.1%	370,648
S	35 Bellaire Rd	1,100,000	65,650	-6.0%	114,400	10.4%	1,034,350	21.6%	223,420
								Total 99%	

Value Using the Weighted Sales Approach $ 1,052,000

Rating: Pass

Review Master: PAR Logic Review

File No. 19363048

Warnings - These items may be incorrect and require your review.

- CRX - 1004_05UAD - SUBJECT - Assessor's Parcel # - on report (Map 11.4 Lot 25), differs from PUBLIC RECORDS (ELYM M:011 .4 B:00257 L:00000).
- 1004_05UAD - IMPROVEMENTS - Year Built - exceeds 100 years.
- 1004_05UAD - SUBJECT - Above Grade Total Bathroom Count - in the appraisal report is 2.1, and ACI Insights indicates that there are 3.1 bathrooms labeled on the floorplan/sketch. Please review the report data and floorplan regarding this discrepancy.
- 1004_05UAD - REPORT - The keyword "ANSI" was not found in the Additional Features, Condition of the Property, Additional Comments, Sales Comments, or the Beginning or Ending Addendum. The Fannie Mae Selling Guide requires that the ANSI method be used to measure, calculate, and report GLA and non-GLA areas of Subject properties and that all footprint sketches and floor plans must be computer-generated (not hand-drawn) for appraisals with an effective date of April 1, 2022 or later. Please include a comment in the report confirming that the Subject Property was measured according to the ANSI standard.
- 1004_05UAD - SALES COMPARISON APPROACH - High Price range of Comparable Properties Currently Offered for Sale above the Sales Grid - is outside the housing range in the neighborhood section on page 1. Please reconcile.
- 1004_05UAD - SALES COMPARISON APPROACH - Site Size - is not bracketed by the comparables.
- 1004_05UAD - SALES COMPARISON APPROACH - Subject View - is WTR; and ACI Insights indicates that the view is Residential , Water, Ocean. Please review Subject Property data and photos, and verify the Subject Property's view.
- 1004_05UAD - SALES COMPARISON APPROACH - Actual Age - Subject Property's Actual Age is not bracketed by Actual Age values found in Sales Comparables.
- 1004_05UAD - SALES COMPARABLE(S) #1, 2 - Actual Age - differs by more than 54 years from the subject property and no adjustment has been entered.
- 1004_05UAD - SALES COMPARABLE NO. 1 - Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- GSE - SALES COMPARABLE NO. 3 - Condition - C2 rating is indicated, but property age is greater than 25 years. (ref. FNM0486)
- 1004_05UAD - SALES COMPARABLE NO. 3 - Condition - is C2, and ACI Insights indicates that the Condition is C4. Please review the Condition of the Property regarding this discrepancy.
- 1004_05UAD - RECONCILIATION - Estimated Market Value - is below the Neighborhood Predominant Price.
- 1004_05UAD - SUBJECT PROPERTY - Rear View - ACI Insights detected that the Subject Rear photo contains property_exterior, indicating that it might not be a photo of the rear of the Subject Property. Please review photo for accuracy.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_1_1, page contains sign_post_medium_risk, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_1_4, page contains vehicle_present, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the P15_2_4, page contains floor_damage_discoloration, severity_immaterial, indicating possible damage to the Subject Property. Comment, including a description of the observed damage, is required.

Information - These items typically require comment.

- UAD - SUBJECT - Twelve Month Listing History Description - MLS is not in the correct format. MLS should be reported as the abbreviated MLS name, # and Listing identifier. (Ex. XYZMLS #123)
- UAD - IMPROVEMENTS - Interior Floors - Must be 20 characters or less.