LAURITANO APPRAISAL SERVICES, INC.
REAL ESTATE APPRAISERS AND CONSULTANTS

File No. df01132022

APPRAISAL OF



SINGLE FAMILY RESIDENCE

LOCATED AT:

49 Hartman Hill Rd
Huntington, NY 11743

FOR:

TD BANK

BORROWER:

JO-ANN M. FERRUGIA

AS OF:

January 13, 2022

BY:

MADONNA FUSCO

500 WEST MAIN STREET, STE 107, BABYLON, NY 11702 (888) 317-6957 FAX (631) 422-4605

File No. df01132022

1/13/2022

NOAMC
TD BANK

File Number: df01132022

In accordance with your request, I have appraised the real property at:

49 Hartman Hill Rd
Huntington, NY 11743

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.

In my opinion, the market value of the property as of January 13, 2022 is:

$690,000
Six Hundred Ninety Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

MADONNA FUSCO

LAURITANO APPRAISAL SERVICES, INC.

Uniform Residential Appraisal Report

File No. df01132022

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 49 Hartman Hill Rd | City Huntington | State NY | Zip Code 11743

Borrower JO-ANN M. FERRUGIA | Owner of Public Record JEAN & WALTER QUINONES | County SUFFOLK

Legal Description District: 400 Section: 189.00 Block: 2.00 Lot:83.000

Assessor's Parcel # 0400189000200083000 | Tax Year 2022 | R.E. Taxes $ 14,609

Neighborhood Name AUDUBON WOODS | Map Reference HAG 2 D 3 | Census Tract 1119.00

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 TD BANK | Address

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 88;THE SUBJECT IS LISTED ON MLS LI#3346091, LISTED ON 9/16/2021 FOR $689,000.

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;A COPY OF THE CONTRACT WAS PROVIDED BY THE LENDER TO REVIEW.

Contract Price $ 688,650 | Date of Contract 12/13/2021 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) TAX RECORDS

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	96 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[X] Shortage	[ ] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	%
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	500	Low	1	Multi-Family	%
Neighborhood Boundaries	The neighborhood boundaries are approximately defined as W Rogues Path to the							999	High	100	Commercial	4 %
	north, Round Swamp Rd to the east, Northern State Parkway to the south and Sweet Hollow Rd to the west							679	Pred.	63	Other	%

Neighborhood Description See Attached Addendum - see also Neighborhood scout Report

Market Conditions (including support for the above conclusions) See Attached Addendum - see also MLS Market Generator Report

SITE

Dimensions (Subject to survey) | Area 6970 sf | Shape RECTANGLE | View N;Res;

Specific Zoning Classification R5 | Zoning Description SINGLE FAMILY RESIDENTIAL

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

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.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements? Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[ ]	[ ] NONE	Sanitary Sewer	[ ]	[X] CESSPOOLS	Alley NONE	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 36103C 025H | FEMA Map Date 09/25/2009

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.)? [X] Yes [ ] No If Yes, describe. THERE IS EXTERNAL OBSOLESCENCE OBSERVED BASED ON A PHYSICAL INSPECTION AS WELL AS AN AERIAL VIEW POWERED BY GOOGLE. THE SUBJECT IS ON A RESIDENTIAL THRU STREET.

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/AVG	Floors CPT/WD/CER/GD
# of Stories 2	[X] Full Basement [ ] Partial Basement	Exterior Walls BRK/CEDAR/A-G	Walls DRYWALL/GD
Type [X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area 723 sq. ft.	Roof Surface ASPHALT SH./A-G	Trim/Finish WOOD/GD
[X] Existing [ ] Proposed [ ] Under Const.	Basement Finish 98 %	Gutters & Downspouts ALUMINIUM/A-G	Bath Floor CERAMIC/GD
Design (Style) FARM RANCH	[ ] Outside Entry/Exit [ ] Sump Pump	Window Type DOUBLE HUNG/GD	Bath Wainscot CERAMIC/GD
Year Built 1963	Evidence of [ ] Infestation	Storm Sash/Insulated YES/GD	Car Storage [ ] None
Effective Age (Yrs) 9	[ ] Dampness [ ] Settlement	Screens YES/GD	[X] Driveway # of Cars 2

Attic	[ ] None	Heating [ ] FWA	[X] HWBB [ ] Radiant	Amenities	[ ] WoodStove(s) # 0	Driveway Surface ASPHALT	
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Oil	[X] Fireplace(s) # 1	[X] Fence CHAIN	[X] Garage	# of Cars 2
[ ] Floor	[X] Scuttle	Cooling [ ] Central Air Conditioning		[X] Patio/Deck DK	[ ] Porch None	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[X] Other Ductless	[ ] Pool None	[ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

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

Finished area above grade contains: 8 Rooms | 5 Bedrooms | 2.1 Bath(s) | 2,233 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). THERMOPANE WINDOWS,SKYLITES,DUCTLESS AIR CONDITIONING,DECK,FIREPLACE, FINISHED BASEMENT.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;THE SUBJECT HAS BEEN WELL MAINTAINED WITH AN UPDATED KITCHEN AND BATHROOMS. NO REPAIRS REQUIRED AT THIS TIME.THE SUBJECT HAS AN OIL TANK THAT IS LOCATED IN THE GARAGE. THIS IS COMMON AND CUSTOMARY IN THE AREA AND DOES NOT AFFECT THE VALUE OR MARKETABILITY OF THE SUBJECT.

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. None Apparent

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe. BASED ON OUR ANALYSIS AND EXPERIENCE WITHIN THE SUBJECT'S MARKET AREA IT APPEARS AS THOUGH THE SUBJECT PROPERTY GENERALLY CONFORMS TO THE NEIGHBORHOOD AND REQUIREMENTS OF A COMPETITIVE MARKET IN TERMS OF STYLE, SIZE, CONDITION, USE, CONSTRUCTION AS WELL AS FUNCTIONAL UTILITY AND OTHER MARKETABLE AND APPEALING FEATURES.

Uniform Residential Appraisal Report

File No. df01132022

There are 0 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 600,000 to $ 799,999 .

There are 27 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 600,000 to $ 799,999 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Address	49 Hartman Hill Rd Huntington, NY 11743	28 Sheppard Ln Huntington, NY 11743		47 Kingsley Rd Huntington, NY 11743		39 Sheridan St Huntington, NY 11743	
Proximity to Subject		0.11 miles SW		0.25 miles SW		0.51 miles NE	
Sale Price	$ 688,650		$ 675,000		$ 655,000		$ 680,000
Sale Price/Gross Liv. Area	$ 308.40 sq. ft.	$ 337.50 sq. ft.		$ 385.29 sq. ft.		$ 309.09 sq. ft.	
Data Source(s)		Mls li #3331129;DOM 44		Mls li #3343457;DOM 24		Mls li #3301476;DOM 15	
Verification Source(s)		geodata/lp;sp ratio 3.4		geodata/lp;sp ratio -0.9		geodata/lp;sp ratio -7.1	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth Conv;0		ArmLth FHA;0		ArmLth Unknown;0	
Date of Sale/Time		s11/21;c09/21		s11/21;c10/21		s08/21;c04/21	
Location	A;Thru St;	N;Res;	-20,000	N;Res;	-20,000	N;Res;	-20,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6970 sf	13504 sf	-20,000	7841 sf	0	6098 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;FARM RANCH	DT2;COLONIAL	0	DT1.7;CAPE	0	DT2;COLONIAL	0
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	59	94	0	55	0	23	0
Condition	C3	C3		C3		C3	
Above Grade Room Count (Total / Bdrms. / Baths)	8 / 5 / 2.1	8 / 4 / 2.0	5,000	7 / 4 / 2.0	5,000	8 / 4 / 2.1	0
Gross Living Area 70	2,233 sq. ft.	2,000 sq. ft.	16,500	1,700 sq. ft.	37,500	2,200 sq. ft.	0
Basement & Finished Rooms Below Grade	723sf708sfin 2rr0br1.0ba0o	1000sf0sfin	11,000	800sf700sfin 2rr0br1.0ba0o	-1,500	938sf0sfin	12,500
Functional Utility	1 Family Avg	1 Family Avg		1 Family Avg		1 Family Avg	
Heating/Cooling	HW/Ductless	HW/NOCAC	5,000	HW/NOCAC	5,000	HW/CAC	-5,000
Energy Efficient Items	Thermopanes	Thermopanes		Thermopanes		Thermopanes	
Garage/Carport	2ga2dw	2dw	40,000	1ga2dw	20,000	1ga2dw	20,000
Porch/Patio/Deck	DECK	PAVER PATIO	-10,000	SCR PATIO/DK	-10,000	DECK	
Fireplace(s),etc	1 F/P	NONE	3,500	1 F/P		1 F/P	
IG Pool,etc.	NONE	IG POOL	-30,000	NONE		NONE	
Net Adjustment (Total)		[X] + [ ] -	$ 1,000	[X] + [ ] -	$ 36,000	[X] + [ ] -	$ 7,500
Adjusted Sale Price of Comparables		Net Adj. 0.1% Gross Adj. 23.9%	$ 676,000	Net Adj. 5.5% Gross Adj. 15.1%	$ 691,000	Net Adj. 1.1% Gross Adj. 8.5%	$ 687,500

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain THE EXTENT OF RESEARCH INCLUDES BUT IS NOT EXCLUSIVE TO DISCUSSIONS WITH INTERESTED PARTIES, LOCAL MLS, LOCAL THIRD PARTY PROVIDERS OF TAX ASSESSMENT DATA AND PROVIDERS OF SALE TRANSFER INFORMATION.

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) Comps Inc.

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) Comps Inc.

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)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	01/13/2022	01/13/2022	01/13/2022	01/13/2022

Analysis of prior sale or transfer history of the subject property and comparable sales OUR RESEARCH AND ANALYSIS INTO THE AVAILABLE LOCAL DATA SOURCES AS WELL AS DISCUSSION WITH ONE OR MORE OF THE INDIVIDUALS INVOLVED IN THE LENDING PROCESS HAS NOT REVEALED ANY INDICATION OR VERIFICATION THAT THE SUBJECT PROPERTY HAS TRANSFERRED IN THE PAST 36 MONTHS PRIOR TO THE DATE OF THIS APPRAISAL. ALSO OUR RESEARCH AND ANALYSIS HAS NOT REVEALED ANY PRIOR TRANSFERS OF THE COMPARABLE SALES UTILIZED IN THE 12 MONTHS PRIOR TO THEIR MOST RECENT TRANSFER AS NOTED IN THE SALES COMPARISON APPROACH.

Summary of Sales Comparison Approach. EACH COMPARABLE SALE UTILIZED IN THE SALES COMPARISON APPROACH TO VALUE HAS BEEN ANALYZED FOR DIFFERENCES AND SIMILARITIES BETWEEN IT AND THE SUBJECT PROPERTY. THE APPRAISER HAS BASED THE ANALYSIS AND ANY ADJUSTMENTS TO THE COMPARABLE SALES ON THE MARKET DATA FOR THE DEFINED NEIGHBORHOOD AND FOR COMPETING LOCATIONS. EVERY EFFORT HAS BEEN MADE TO SELECT THE COMPARABLE WHICH PROPERLY BRACKETS THE SUBJECT IN TERMS OF VALUE, GROSS LIVING AREA, PRICE/GLA AND OTHER PERTINENT FEATURES AS NOTED IN THE SALES GRID. SEE ATTACHED ADDENDUM.

Indicated Value by Sales Comparison Approach $ 689,000 *NOTE ADDITIONAL COMPARABLES ATTACHED.

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 689,000 Cost Approach (if developed) $ 689,400 Income Approach (if developed) $ 0

See Attached Addendum

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 $ 690,000 as of 01/13/2022 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File No. df01132022

ADDITIONAL COMMENTS

SCOPE OF WORK:

AT THE REQUEST OF THE CLIENT, THIS APPRAISAL REPORT HAS BEEN PREPARED IN COMPLIANCE WITH THE UNIFORM APPRAISAL DATASET (UAD) FROM FANNIE MAE AND FREDDIE MAC. THE UAD REQUIRES THE APPRAISER TO USE STANDARDIZED RESPONSES THAT INCLUDE SPECIFIC FORMATS, DEFINITIONS, ABBREVIATIONS, AND ACRONYMS.

THE APPRAISER ATTEMPTED TO OBTAIN AN ADEQUATE AMOUNT OF INFORMATION IN THE NORMAL COURSE OF BUSINESS REGARDING THE SUBJECT AND COMPARABLE PROPERTIES. SOME OF THE STANDARDIZED RESPONSES REQUIRED BY THE UAD, ESPECIALLY THOSE IN WHICH THE APPRAISER HAS NOT HAD THE OPPORTUNITY TO VERIFY PERSONALLY OR MEASURE, COULD MISTAKENLY IMPLY GREATER PRECISION AND RELIABILITY IN THE DATA THAN IS FACTUALLY CORRECT OR TYPICAL IN THE NORMAL COURSE OF BUSINESS. EXAMPLES INCLUDE CONDITION AND QUALITY RATINGS AS WELL AS COMPARABLE SALES AND LISTING DATA. NOT EVERY ELEMENT OF THE SUBJECT PROPERTY WAS VIEWABLE AND COMPARABLE PROPERTY DATA WAS GENERALLY OBTAINED FROM THIRD-PARTY SOURCES (MLS, COMPS INC, PUBLIC RECORDS). CONSEQUENTLY, THIS INFORMATION SHOULD BE CONSIDERED AN "ESTIMATE" UNLESS OTHERWISE NOTED BY THE APPRAISER.

SEE ATTACHED USPAP ADDENDUM FOR ADDITIONAL COMMENTS.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) THE SITE VALUE HAS BEEN ESTIMATED BASED ON BUT NOT EXCLUSIVE TO THE FOLLOWING: VACANT LAND SALES, MARKET ABSTRACTED TRANSFERS, KNOCKDOWN RESALES AND TAX ASSESSMENT RATIOS OF RECENT TRANSFERS WHEN ONE OR MORE OF THESE SOURCES ARE PRESENT.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE			= $	200,000
Source of cost data BUILDINGJOURNAL.COM	Dwelling	2,233 Sq. Ft. @ $	220.00	= $	491,260
Quality rating from cost service AVERAGE Effective date of cost data CURRENT	Bsmt: 723	Sq. Ft. @ $	70.00	= $	50,610
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
See Attached Addendum	Garage/Carport	484 Sq. Ft. @ $	70.00	= $	33,880
	Total Estimate of Cost-New			= $	575,750
	Less 60 Physical	Functional	External		
	Depreciation $86,362		$20,000	= $ (	106,362)
	Depreciated Cost of Improvements			= $	469,388
	"As-is" Value of Site Improvements			= $	20,000
Estimated Remaining Economic Life (HUD and VA only) 51 Years	INDICATED VALUE BY COST APPROACH			= $	689,400

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 CONSIDERED APPLICABLE IN THIS PREDOMINANTLY OWNER OCCUPIED MARKET AREA.

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.

Uniform Residential Appraisal Report

File No. df01132022

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).

Uniform Residential Appraisal Report

File No. df01132022

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 MADONNA FUSCO
Company Name LAURITANO APPRAISAL SERVICES, INC.
Company Address 500 WEST MAIN STREET, STE 107
BABYLON, NY 11702
Telephone Number (888) 317-6957
Email Address Appraiser@Lashomevalue.com
Date of Signature and Report 01/14/2022
Effective Date of Appraisal 01/13/2022
State Certification # 45-3063
or State License # _____
or Other (describe) _____ State # _____
State NY
Expiration Date of Certification or License 12/16/2023

ADDRESS OF PROPERTY APPRAISED
49 Hartman Hill Rd
Huntington, NY 11743

APPRAISED VALUE OF SUBJECT PROPERTY $ 690,000

LENDER/CLIENT
Name NOAMC
Company Name TD BANK
Company Address _____

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name THOMAS E. LAURITANO
Company Name LAURITANO APPRAISAL SERVICES, INC
Company Address 500 WEST MAIN STREET, SUITE 107
BABYLON, NY 11702
Telephone Number (888) 317-6957
Email Address Appraiser@Lashomevalue.com
Date of Signature _____
State Certification # 45-3067
or State License # _____
State NY
Expiration Date of Certification or License 10/21/2023

SUBJECT PROPERTY
[X] 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
[X] Did not inspect exterior of comparable sales from street
[ ] Did inspect exterior of comparable sales from street
Date of Inspection _____

LAURITANO APPRAISAL SERVICES, INC.

Uniform Residential Appraisal Report

File No. df01132022

FEATURE	SUBJECT	COMPARABLE SALE NO. 4		COMPARABLE SALE NO. 5		COMPARABLE SALE NO. 6	
Address	49 Hartman Hill Rd Huntington, NY 11743	48 Nimitz St Huntington, NY 11743		22 Downey Ct Huntington, NY 11743			
Proximity to Subject		0.47 miles NE		0.78 miles NE			
Sale Price	$ 688,650		$ 755,000		$ 799,999		$
Sale Price/Gross Liv. Area	$ 308.40 sq. ft.	$ 328.26 sq. ft.		$ 307.69 sq. ft.		$ sq. ft.	
Data Source(s)		MIs LI #3342495;DOM 16		MIs LI #3341272;DOM 83			
Verification Source(s)		geodata/lp;sp ratio -7.9		local broker			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		ArmLth unknown;0		Listing ;0	-32,000		
Date of Sale/Time		s12/21;c09/21		c11/21			
Location	A;Thru St;	N;Res;	-20,000	B;cul de sac;	-40,000		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	6970 sf	13504 sf	-20,000	13504 sf	-20,000		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	DT2;FARM RANCH	DT2;COLONIAL	0	DT2;SPLANCH	0		
Quality of Construction	Q3	Q3		Q3			
Actual Age	59	76	0	49	0		
Condition	C3	C3	-35,000	C3			
Above Grade Room Count	Total 8 / Bdrms. 5 / Baths 2.1	Total 7 / Bdrms. 4 / Baths 3.0	-5,000	Total 9 / Bdrms. 4 / Baths 3.0	-5,000	Total / Bdrms. / Baths	
Gross Living Area 70	2,233 sq. ft.	2,300 sq. ft.	0	2,600 sq. ft.	-25,500	sq. ft.	
Basement & Finished Rooms Below Grade	723sf708sfin 2rr0br1.0ba0o	800sf600sfwu 1rr0br0.0ba0o	1,000	400sf300sfin 1rr0br0.0ba0o	18,500		
Functional Utility	1 Family Avg	1 Family Avg		1 Family Avg			
Heating/Cooling	HW/Ductless	FWA/CAC	-5,000	HW/CAC	-5,000		
Energy Efficient Items	Thermopanes	Thermopanes		Thermopanes			
Garage/Carport	2ga2dw	1ga2dw	20,000	2gbi4dw	0		
Porch/Patio/Deck	DECK	DECK/CV PRCH	-10,000	PATIO	0		
Fireplace(s),etc	1 F/P	1 F/P		1 F/P			
IG Pool,etc.	NONE	NONE		NONE			
Net Adjustment (Total)		☐ + ☒ -	$ 74,000	☐ + ☒ -	$ 109,000	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. -9.8% Gross Adj. 15.4%	$ 681,000	Net Adj. -13.6% Gross Adj. 18.3%	$ 690,999	Net Adj. % Gross Adj. %	$

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARABLE SALE NO. 4	COMPARABLE SALE NO. 5	COMPARABLE SALE NO. 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Public Records	Public Records	Public Records	
Effective Date of Data Source(s)	01/13/2022	01/13/2022	01/13/2022	

Summary of Sales Comparison Approach COMPARABLE #5 A PENDING SALE UTILIZED TO DEMONSTRATE CURRENT MARKET CONDITIONS. AN ADJUSTMENT WAS MADE TO REFLECT THE PROBABLE MARKET DISCOUNT BETWEEN THE LISTING AND THE SALE PRICE. SALES PRICE TO LIST PRICE RATIO IS 96% FOR THE CURRENT SUBJECT MARKET.

Uniform Appraisal Dataset Definitions

File No. df01132022

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. df01132022

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
APN	Assessors Parcel No.	Subject
Hags	Hagstrom (Map)	Subject
Vac	Vacant	Neighborhood
Min	Minimum	Site
Elec	Electric	Site
Col	Colonial	Improvements, Design
Exp	Expanded	Improvements, Design
Contemp	Contemporary	Improvements, Design
Cape	Cape Cod	Improvements, Design
Avg	Average	Improvements
Sh.	Shingles	Improvements
Mrbl	Marble	Improvements/Interior
Cpt	Carpet	Improvements/Interior
Cer	Ceramic	Improvements/Interior
Ig	Inground	Improvements, Extra Line Item
Fpl	Fireplace	Cost, Extra Line Item
Fin	Finished	Cost Approach
Bsmt	Basement	Cost Approach
Pat	Patio	Cost Approach
Por	Porch	Cost Approach
Dk	Deck	Cost Approach
TPW	Thermal Windows	Cost Approach
Bcks	Backs	Location
Cut Thru	Cut through/Feeder St	Location
C/o	Corner of	Location
Apt	Apartment Building	Location & View
Pky	Parkway	Location & View
Bdrm	Bedroom	Utility
CAC	Central Air Conditioning	Heating/Cooling,Cost Approach
HWBB	Hot Water Baseboard	Heating/Cooling, Improvements
FHA	Forced Hot Air	Heating/Cooling, Improvements
Pl	Pool	Extra Line Item
Bch	Beach	Extra Line Item
Rts	Rights	Extra Line Item
Htb	Hot tub	Extra Line Item
Hse	House	Extra Line Item
Cott	Cottage	Extra Line Item
Updt	Updated	Extra Line Item
Remod	Remodeled	Extra Line Item
MLSLI	Multiple Listing Service of Long Island	Data Source (s)
HGMLS	Hudson Gateway MLS	Data Source (s)
N/A	Not Applicable	Cost Approach
STE	Suite	Company Address
USPS	United States Postal Service	Addendum
AMC	Appraisal Management Company	Lender/Client
Ext	Exterior	Improvements
USPAP	Uniform Standards of Professional Appraisal Practice	Addendum

ADDENDUM

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		

Neighborhood Description

THE SUBJECT NEIGHBORHOOD IS A PREDOMINANTLY SUBURBAN RESIDENTIAL MARKET AREA MADE UP OF A VARIETY OF OWNER OCCUPIED SINGLE FAMILY HOMES WITH A LIMITED SAMPLING OF MULTI FAMILY HOMES AS WELL AS COOPERATIVE AND CONDOMINIUM COMPLEXES. COMMERCIAL AND RETAIL SUPPORT SERVICES AND FACILITIES ARE EASILY ACCESSIBLE VIA AUTOMOBILE AND SITUATED ON MAJOR NORTH-SOUTH AND EAST-WEST ROADWAYS. COMMUTATION TO EMPLOYMENT CENTER IS AVAILABLE VIA LIRR OR AUTOMOBILE.

THE ATTACHED NEIGHBORHOOD SCOUT REPORT HAS BEEN SPECIFICALLY GENERATED FOR THE SUBJECT PROPERTY AND DEFINED MARKET. THIS CUSTOM REPORT IS A COMPILATION OF OVER 600 CHARACTERISTICS TO BUILD A NEIGHBORHOOD PROFILE FOR EACH NEIGHBORHOOD WITHIN THEIR RESPECTIVE CENSUS TRACT.

THIS APPRAISAL REPORT INCLUDES A CONDENSED DATASET, IN COLLABORATION WITH NEIGHBORHOOD SCOUT, TO PROVIDE THE LATEST NEIGHBORHOOD STATISTICS AVAILABLE FROM SEVERAL LEADING GOVERNMENT SOURCES, INCLUDING THE U.S. BUREAU OF THE CENSUS, THE U.S. DEPARTMENT OF JUSTICE, THE NATIONAL CENTER FOR EDUCATION STATISTICS, AND THE U.S. GEOLOGICAL SERVICE (HTTPS://WWW.NEIGHBORHOODSCOUT.COM/ABOUT-THE-DATA/REAL-ESTATE).

PLEASE NOTE THAT NEIGHBORHOOD SCOUT REPORTING RESULTS ARE DERIVED FROM THE CENSUS TRACT FOR WHICH THE SUBJECT IS LOCATED ONLY. THE CENSUS TRACT AREA MAY OR MAY NOT BE THE SAME AS THE DEFINED MARKET, MEDIAN VALUES AND NEIGHBORHOOD BORDERS AS NOTED WITHIN THIS APPRAISAL.

Neighborhood Market Conditions

AVAILABLE RESALE DATA AND AN MLS MARKET GENERATED REPORT SPECIFIC TO THE SUBJECT INDICATE A STABLE MARKET OVER THE PAST 12 MONTHS (SEE ATTACHED CHART). GROWTH RATES AND PROPERTY VALUES ARE RELATIVELY STABLE, SUPPLY AND DEMAND ARE IN BALANCE WITH EXPOSURE AND MARKETING TIME FOR COMPETITIVE PROPERTIES TYPICALLY 1 - 3 MONTHS. SALES AND FINANCIAL CONCESSIONS ARE NOT PREVALENT IN THIS MARKET.

BASED UPON MLSLI MARKET REPORT GENERATOR FOR ALL SINGLE FAMILY SALES IN HUNTINGTON ZIP CODE IN SOUTH HUNTINGTON SCHOOL DISTRICT SELLING BETWEEN $655,000 - $699,999: THIS MARKET AREA HAS TYPICAL FLUCUATIONS OVER THE PAST 24 MONTHS (SEE ATTACHED CHART) WHICH REFLECT AN OVERALL STABLE MARKET.

EXPOSURE TIME AS DEFINED USPAP 2020-2022: AN OPINION, BASED ON SUPPORTING MARKET DATA, OF THE LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. EXPOSURE TIME IS A RETROSPECTIVE OPINION BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET.

THE REASONABLE EXPOSURE TIME FOR THE SUBJECT RESIDENCE IN THE VALUE RANGE OF $655,000 TO $755,000 WOULD HAVE BEEN 1 TO 3 MONTHS.

MARKETING TIME AS DEFINED USPAP 2020-2022: AN OPINION OF THE AMOUNT OF TIME IT MIGHT TAKE TO SELL REAL OR PERSONAL PROPERTY INTEREST AT THE CONCLUDED MARKET VALUE LEVEL DURING THE PERIOD IMMEDIATELY AFTER THE EFFECTIVE DATE OF AN APPRAISAL.

THE EXPECTED MARKETING TIME FOR THE SUBJECT RESIDENCE IS 1 TO 3 MONTHS.

THE MARKETING TIME HAS BEEN DEVELOPED INDEPENDENTLY EXPOSURE TIME AND IS BASED UPON AVAILABLE LOCAL DATA SOURCES, (MLSLI, GEODATA AND LOCAL BROKERS);, DISCUSSIONS WITH REALTORS AND CURRENT MARKET CONDITIONS.

Highest and Best Use

THE HIGHEST AND BEST USE OF THE SUBJECT SITE IS THE SUBJECTS CURRENT LEGALLY PERMISSIBLE AND ALLOWABLE USE WITHIN THEIR CURRENT ZONING CODES, THE FINANCIALLY FEASIBLE USE AND COST EFFECTIVE USE AS A RETURN ON THE IMPROVEMENT INVESTMENT AND THE MAXIMALLY PRODUCTIVE USE WHEN ZONING GIVES A CHOICE AS TO THE TYPE OF PROPERTY THAT CAN BE IMPROVED ON THE SUBJECT SITE. BASED ON ALL OF THE FACTORS AND VARIABLES AS NOTED FOR ANALYZING THE HIGHEST AND BEST USE OF THE SUBJECT THE APPRAISER HAS DETERMINED THAT THE SUBJECT'S CURRENT HIGHEST AND BEST USE IS AS THE SUBJECT'S CURRENT USE AND UTILITY AS A SINGLE FAMILY RESIDENCE.

SITE COMMENTS

THE SUBJECT INCURS AN EXTERNAL OBSOLESCENCE DUE TO ITS LOCATION ON A RESIDENTIAL THRU STREET. THIS CONDITION HAS A DIRECT AFFECT ON MARKETABILITY, APPEAL AND OPINION OF MARKET VALUE OF THE SUBJECT, AND HAS BEEN REFLECTED IN THE COST APPROACH AND SALES COMPARISON ANALYSIS.

THE SUBJECT UTILIZES CESSPOOLS FOR DOMESTIC WASTE. THEY ARE FUNCTIONAL AND COMMON TO THE AREA AND HAVE NO ADVERSE AFFECT ON APPEAL OR MARKETABILITY. PUBLIC SEWAGE DISPOSAL IS NOT AVAILABLE IN THE SUBJECT'S AREA.

PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS

THE ACTUAL AGE OF THE SUBJECT IS BASED ONLY ON THE NUMBER OF YEARS SINCE THE SUBJECT RESIDENCE WAS BUILT WHILE THE EFFECTIVE AGE OF THE SUBJECT TAKES SEVERAL VARIABLES INTO ACCOUNT INCLUDING THE SUBJECTS AGE, DEPRECIATION, PERIODIC UPDATES AND RECENT MODERNIZATION. THEREFORE THE SUBJECT'S EFFECTIVE AGE IS TYPICALLY LESS THAN THE ACTUAL AGE WHEN CONSIDERING ALL THE VARIABLES AS NOTED AT THE TIME OF INSPECTION.

Comments on Sales Comparison

AS OF 12/16/2014 FNMA HAS MODIFIED THE ADJUSTMENT GUIDELINES PERTAINING TO THE NET (15%); AND GROSS (25%) THRESHOLD CRITERIA. THE STATEMENT IS AS FOLLOWS: "AS A RESULT OF AN ANALYSIS OF UNIFORM APPRAISAL DATASET DATA SPECIFIC TO COMPARABLE ADJUSTMENTS, FANNIE MAE HAS ELIMINATED, THE 15% NET; AND 25% GROSS ADJUSTMENT GUIDELINES AND HAS PROVIDED CLARIFICATION WITH RESPECT TO FANNIE MAE'S EXPECTATIONS FOR THE APPRAISER TO ANALYZE THE MARKET FOR COMPETITIVE PROPERTIES AND PROVIDE APPROPRIATE MARKET BASED ADJUSTMENTS WITHOUT REGARD TO LIMITS ON THE SIZE OF THE ADJUSTMENTS."

FANNIE MAE AND FREDDIE MAC RECENTLY EXPANDED THEIR COMPARABLE SEARCH CRITERIA TO INCLUDE THOSE COMPARABLE SALES MOST RELEVANT TO THE SUPPORT AND JUSTIFICATION OF VALUE WHICH HAVE CLOSED IN THE IMMEDIATE 12 MONTHS PRIOR TO THE EFFECTIVE DATE OF THE APPRAISAL. PRIOR TO THIS ANNOUNCEMENT THE TIME GUIDELINE FOR COMPARABLE SALES WAS LIMITED TO 6 MONTHS WITH EXPANDED COMMENTARY FOR THOSE COMPARABLE SALES WHICH CLOSED IN EXCESS OF THE 6 MONTH GUIDELINE. OUR RESEARCH FOR THIS APPRAISAL INCLUDED THE SEARCH OF RELEVANT COMPARABLE SALES IN THE DEFINED MARKET WHICH HAVE CLOSED IN THE PAST 12 MONTHS WITH EMPHASIS PLACED ON THE MOST RECENT AND/OR PROXIMATE COMPARABLES TO THE SUBJECT RESIDENCE.

COMPARABLE SALE ADJUSTMENTS

SITE

ALL COMPARABLES, INCLUDES SALES AND LISTINGS, HAVE BEEN ADJUSTED FOR NOTED DIFFERENCES IN SITE SIZE. MARKET DATA ANALYSIS SUGGESTS THE TYPICAL BUYER WILL PAY $3.00 SF FOR ADDITIONAL LAND ROUNDED FOR DIFFERENCES OF 1000SF OR MORE. THEREFORE, NO ADJUSTMENT WAS WARRANTED FOR COMPARABLES #2 AND 3 FOR THEIR VARIANCE UNDER 1000SF AS THERE IS NO MARKET REACTION.

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		

AGE / CONDITION
COMPARABLE #4 HAS THE SAME RATING AS THE SUBJECT BUT HAS BEEN ADJUSTED FOR CONDITION DUE TO THIS SALE BEING MORE RECENTLY UPDATED AND MODERNIZED. THE IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING ITEMS: CEILINGS, FLOORS, WALLS, TRIM, DOORS, PLUMBING, KITCHEN, BATHS, ELECTRIC, ROOF, MECHANICALS AND WINDOWS.

ADJUSTMENTS WERE ONLY MADE FOR "CONDITION" WHICH REFLECTS EFFECTIVE AGE OF THE COMPARABLES AT TIME OF TRANSFER. NO ADJUSTMENTS WERE MADE FOR CHRONOLOGICAL AGE AS THE EFFECTIVE AGES HAVE BEEN LOWERED DUE TO RENOVATION AND UPDATING OVER THE COURSE OF THE LIFE OF THE IMPROVEMENTS.

GLA / ROOM COUNT
THE SUBJECT WAS MEASURED BY THE APPRAISER AT THE TIME OF INSPECTION TO DETERMINE THE GROSS LIVING AREA (GLA). COMPARABLES HAVE BEEN ADJUSTED FOR NOTED DIFFERENCES IN GLA. MARKET DATA ANALYSIS SUGGESTS THE TYPICAL BUYER WILL PAY $70/SF FOR ADDITIONAL GLA IN THE DEFINED MARKET WITH NO ADJUSTMENTS MADE IF DIFFERENCES LESS THAN 100 SF (NO MARKETABLE DIFFERENCE).

BASEMENT
THE SUBJECT BASEMENT AREA WAS MEASURED BY THE APPRAISER AT THE TIME OF INSPECTION TO DETERMINE THE TOTAL FINISHED AND UNFINISHED AREA AS REPORTED. THE BASEMENTS OF THE COMPARABLES, BOTH FINISHED AND UNFINISHED, INCLUSIVE OF ROOM COUNTS HAVE BEEN ESTIMATED BASED ON RESEARCH OF AVAILABLE DATA SOURCES INCLUDING BUT NOT EXCLUSIVE TO, LOCAL MLS, ASSESSMENT RECORDS, GEO DATA, COMPS INC., AVAILABLE INTERNET PROVIDERS, LOCAL BUILDING DEPARTMENT AS WELL AS CONVERSATIONS WITH LOCAL REAL ESTATE BROKERS AND AGENTS. THE APPRAISERS EXPERIENCE WITHIN THE MARKET WITH SIMILAR STYLE HOMES IS ALSO A BASIS FOR THE ESTIMATION OF THE BASEMENT SIZE FOR BOTH THE FINISHED AND UNFINISHED AREAS. THESE ESTIMATES MAY VARY FROM ACTUAL INSPECTION MEASUREMENTS BUT ARE DEEMED TO BE CREDIBLE AND APPROPRIATE FOR COMPARISON PURPOSES.

BASEMENT ADJUSTMENTS HAVE BEEN MADE BASED ON THREE VARIABLES ON THE TWO LINES AVAILABLE ON THE SALES COMPARISON GRID. THE FIRST LINE IS THE ADJUSTMENT FOR VARIANCES IN THE OVERALL SIZE OF THE BASEMENT AND VARIANCES IN THE OVERALL FINISHED AREA OF THE BASEMENT. THE SECOND LINE IS FOR BELOW GRADE BATHROOMS ONLY. THERE IS NO ADJUSTMENT FOR FINISHED BASEMENT ROOM DIFFERENCES.

THE BASEMENT ADJUSTMENTS FOR THE SUBJECT APPRAISAL HAVE BEEN MADE AT THE FOLLOWING RATE FOR THE NOTED VARIANCES OF THE THREE BASEMENT VARIABLES:

1) TOTAL BASEMENT AREA: $25.00/SF
2) TOTAL FINISHED BASEMENT AREA: $25.00SF
3) TOTAL BASEMENT BATHROOM COUNT: NA/HALF BATH…$10,000/FULL BATH

NO ADJUSTMENTS HAVE BEEN MADE FOR DIFFERENCES UNDER 250 SQUARE FEET AS THE MARKET DOES NOT RECOGNIZE THIS SMALL AMOUNT IN BELOW GRADE AREA.

AMENITIES
ADJUSTMENTS WITHIN THE SALES GRID FOR NOTED VARIANCES BETWEEN THE SUBJECT AND THE COMPARABLES UTILIZED HAVE BEEN BASED ON THE CONTRIBUTORY VALUE OF EACH LINE ITEMS AS IT RELATES DIRECTLY TO THE OPINION OF VALUE AND COST. THE ADJUSTMENTS ARE DERIVED FROM THE TYPICAL BUYER PREFERENCES IN THE DEFINED MARKET AS NOTED IN OUR RESEARCH OF LOCAL MLS, LOCAL REALTORS, INTERNET PROVIDERS AND THE APPRAISERS EXPERIENCE IN THE DEFINED MARKET AREA. THE FOLLOWING LINE ITEM ADJUSTMENTS HAVE BEEN ABSTRACTED FROM OUR MARKET ANALYSIS AS RECOGNIZED BY THE TYPICAL BUYER IN THE DEFINED MARKET AS FOLLOWS:

CAC: $5,000
GARAGE: $20,000
PORCH/PATIO/DECK: $10,000
FIREPLACE: $3,500
IG POOL:$30,0000

i. WORKSHEET AND AMENITY ADJUSTMENTS ARE ROUNDED TO THE NEAREST $1,000

ii. ALL OTHER ADJUSTMENTS ARE ROUNDED TO THE NEAREST $5,000

iii. THE QUALITY AND CONDITION RATINGS OF THE COMPARABLES ARE DETERMINED BASED ON EXTERIOR OBSERVATION AND INTERIOR PICTURES VIEWED ON VARIOUS REAL ESTATE WEBSITES.

iv. ANY DIFFERENCE BETWEEN WHAT IS STATED IN PUBLIC RECORDS AND THE GROSS LIVING AREA (GLA) CONTAINED IN THIS APPRAISAL CAN BE ATTRIBUTED TO PUBLIC RECORDS ONLY UTILIZING THE FOOTPRINT OF THE BUILDING AND OMITTING ANY EXTENSIONS. PUBLIC RECORDS ALSO FREQUENTLY INCLUDES THE BASEMENT OR A PORTION OF THE BASEMENT OR THE GARAGE IN THEIR GLA CALCULATIONS. GLA IN THIS APPRAISAL INCLUDES ONLY GROSS LIVING AREA AS DEFINED WHICH IS ABOVE GRADE. THESE CONSIDERATIONS AND INCONSISTENCIES WITH PUBLIC RECORD DATA ALSO IMPACT THE STATED GLA OF THE COMPARABLES UTILIZED.

PICTURE OF COMPARABLE #4 IS FROM THE MLS WEBSITE, AT THE TIME OF INSPECTION THERE WERE MEN MOVING FURNITURE INTO THE HOUSE.

Final Reconciliation

ALL OF THE COMPARABLES UTILIZED (4 CLOSED AND 1 PENDING) WERE CONSIDERED DURING OUR FINAL RECONCILIATION OF VALUE. COMPARABLES ARE PLACED IN THE ORDER OF PROXIMITY. THE OPINION OF MARKET VALUE FALLS IN THE MID RANGE OF THE UNADJUSTED AND LOWER RANGE OF THE ADJUSTED SALES PRICES OF THE COMPARABLE SALES UTILIZED.

The Indicated Value by Sales Comparison Approach, $692,000, is calculated using the following weights:
20.7% - 28 Sheppard Ln; Sale Price $675,000; Adjusted Value $686,000; Gross Adj: 25.3%
25.9% - 47 Kingsley Rd; Sale Price $655,000; Adjusted Value $692,500; Gross Adj: 14.9%
28.4% - 39 Sheridan St; Sale Price $680,000; Adjusted Value $697,500; Gross Adj: 9.9%
25.0% - 48 Nimitz St; Sale Price $755,000; Adjusted Value $691,000; Gross Adj: 16.7%

THE OPINION OF MARKET VALUE FOR THE SUBJECT RESIDENCE EXCEEDS THE PREDOMINATE VALUE FOR THE DEFINED MARKET DUE TO THE SUBJECT'S SUPERIOR (GLA, CONDITION, AMENITIES, PROPERTY SIZE. THIS IS IN NO WAY AN INDICATION OF AN OVERIMPROVEMENT AS SUPPORTED BY THE COMPARABLES UTILIZED AND NOTING THAT THE SUBJECT MARKET VALUE LIES WITHIN THE PREDOMINANT RANGE OF VALUE FOR THE DEFINED MARKET.

THE OPINION OF MARKET VALUE FOR THE SUBJECT RESIDENCE IS BELOW THE PREDOMINATE VALUE FOR THE DEFINED MARKET DUE TO THE SUBJECT'S GLA. THIS IS IN NO WAY AN INDICATION OF AN UNDERIMPROVEMENT AS SUPPORTED BY THE COMPARABLES UTILIZED AND NOTING THAT THE SUBJECT MARKET VALUE LIES WITHIN THE PREDOMINANT RANGE OF VALUE FOR THE DEFINED MARKET.

Approach to Value

MOST EMPHASIS HAS BEEN PLACED ON THE SALES COMPARISON APPROACH TO VALUE IN OUR FINAL RECONCILIATION AND ALTHOUGH THE COST APPROACH WAS DEVELOPED AND SUPPORTS OUR OPINION OF VALUE IT IS NOT AS RELIABLE AN INDICATOR OF VALUE IN THIS MARKET AREA. THE INCOME APPROACH WAS NOT DEVELOPED AND IS NOT A VIABLE INDICATOR OF VALUE IN THIS PREDOMINANTLY OWNER OCCUPIED COMMUNITY.

Covid-19 and the Effect of the Defined Market:

The global and local outbreak of the "Novel Coronavirus" known as Covid-19 since 03/2020 has been monitored and analyzed as to the effects of Covid-19 on the regional and local

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			

defined real estate market. After an extensive shut down through June and into the summer of 2020 and the gradual reopening in the fall of 2020 there were no obvious adverse effects on the market. The introduction of vaccines and the implementation of the vaccines in 12/2020 and into the spring of 2021 eased all business restrictions which may have affected the residential real estate market and local economy. With the government implementing and extending extensive unemployment benefits, non-eviction policies, business stimulus with PPP and Employee Retention Credits into 09/2021 the Effects of Covid-19 on the economy as well as the regional and local real estate market have been minimal.

With the Delta and now the Omicron variant causing an increase again in the infection rates and in some regard, hospitalizations, the local market is heading into an up cycle of this virus with future State and Federal mandates and restrictions possible. This phase of the Covid-19 virus comes with added booster shots and a reduction in government financial support and stimulus. As of the effective date of this appraisal the effects of Covid-19 appear to continue to be a non-factor for the residential real estate market which has been lifted by a migration from the city to the suburbs combined with historically low interest rates and a limited inventory of houses for sale. Early in the pandemic and through the first half of 2021 there was documented appreciation in some price points and submarkets within the regional real estate market which carried into the fall of 2021. As the appraiser for this assignment, we have analyzed and researched many economic factors as well as the Covid-19 effect on the regional and local residential real estate market and at this time there is no supportable or documented adverse effect to the defined residential market. The Covid-19 outbreak with the Delta and Omicron variants has created a very fluid situation and it will be monitored closely for historic, current, and future effects on the regional and local residential real estate market.

COST APPROACH COMMENTS

PHYSICAL DEPRECIATION IS BASED ON THE ESTIMATED EFFECTIVE AGE OF THE SUBJECT AS IT RELATES TO THE AGE/LIFE RATIO AND METHOD FOR DETERMINING DEPRECIATION. FUNCTIONAL AND/OR EXTERNAL DEPRECIATION, IF PRESENT, IS SPECIFICALLY ADDRESSED IN THE APPRAISAL REPORT OR RESPECTIVE ADDENDA.

LAND VALUE EXCEEDS 30% OF MARKET VALUE WHICH IS COMMON AND TYPICAL IN THE DEFINED MARKET AREA AND HAS NO ADVERSE EFFECT ON MARKETABILITY.

DEVELOPMENT OF THE COST APPROACH HAS BEEN ATTEMPTED BY THE APPRAISER AS AN ANALYSIS TO SUPPORT THEIR OPINION OF THE PROPERTY'S MARKET VALUE. BECAUSE THERE IS INSUFFICIENT MARKET EVIDENCE TO CREDIBLY SUPPORT THE (SITE VALUE/ DERIVATION OF TOTAL APPRECIATION), THE COST APPROACH IS NOT GIVEN ANY CONSIDERATION IN THE APPRAISER'S FINAL ANALYSIS. USE OF THIS DATA, IN WHOLE OR IN PART, FOR OTHER PURPOSES IS NOT INTENDED BY THE APPRAISER. NOTHING SET FORTH IN THE APPRAISAL SHOULD BE RELIED UPON FOR THE PURPOSE OF DETERMINING THE AMOUNT OR TYPE OF INSURANCE COVERAGE TO BE PLACED ON THE SUBJECT PROPERTY. THE APPRAISER ASSUMES NO LIABILITY FOR AND DOES NOT GUARANTEE THAT ANY INSURABLE VALUE ESTIMATE INFERRED FROM THIS REPORT WILL RESULT IN THE SUBJECT PROPERTY BEING FULLY INSURED FOR ANY LOSS THAT MAY BE SUSTAINED. THE APPRAISER RECOMMENDS THAT AN INSURANCE PROFESSIONAL BE CONSULTED. FURTHER, THE COST APPROACH MAY NOT BE A RELIABLE INDICATION OF REPLACEMENT OR REPRODUCTION COST FOR ANY DATE OTHER THAN THE EFFECTIVE DATE OF THIS APPRAISAL DUE TO CHANGING COSTS OF LABOR AND MATERIALS AND DUE TO CHANGING BUILDING CODES AND GOVERNMENTAL REGULATIONS AND REQUIREMENTS.

EXTRA COMMENTS

INTENDED USE: 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, REPORTING REQUIREMENTS, AND DEFINITION OF MARKET VALUE.

INTENDED USER(S): THE INTENDED USER OF THIS APPRAISAL REPORT IS THE LENDER/CLIENT. NO ADDITIONAL INTENDED USERS ARE IDENTIFIED BY THE APPRAISER. THIS REPORT CONTAINS SUFFICIENT INFORMATION TO ENABLE THE LENDER/CLIENT TO UNDERSTAND THE REPORT. ANY OTHER PARTY RECEIVING A COPY OF THIS REPORT FOR ANY REASON IS NOT AN INTENDED USER, NOR DOES RECEIVING A COPY OF THIS REPORT RESULT IN AN APPRAISER-CLIENT RELATIONSHIP. USE OF THIS REPORT BY ANY OTHER PARTY(IES), INCLUDING THE BORROWER, IS NOT INTENDED BY THE APPRAISER.

SCOPE OF WORK:

THE ROUTINE INSPECTION OF THE PROPERTY AND ANY IMPROVEMENTS IS MORE OF AN OBSERVATION FOR PURPOSES OF ESTABLISHING THE MARKET VALUE OF THE PROPERTY. ATTICS AND CRAWL SPACE AREAS ARE TYPICALLY NOT ACCESSED. BASEMENT AREA OBSERVATION IS LIMITED TO ACCESSIBILITY TO UNFINISHED AREAS AND FOUNDATION WALLS IN FINISHED OR CLUTTERED BASEMENTS. THE PROPERTY 'INSPECTION' IS REALLY MORE OF AN 'OBSERVATION.' iT IS NOT TO BE REGARDED AS A FULL PROPERTY INSPECTION OF THE TYPE INTENDED TO REVEAL DEFECTS IN MECHANICAL SYSTEMS, STRUCTURAL INTEGRITY, ROOFING, SIDING, OR ANY OTHER PROPERTY COMPONENT. THE APPRAISER CLAIMS NO SPECIAL EXPERTISE IN THESE AREAS, NOR IS THE APPRAISER AN EXPERT REGARDING ISSUES RELATED TO FOUNDATION SETTLEMENT, BASEMENT MOISTURE PROBLEMS, MOLD, WOOD DESTROYING (OR OTHER) INSECTS, RADON GAS, LEAD BASED PAINT, ASBESTOS DETECTION AND/OR ANY IN GROUND OR INACCESSIBLE FUEL TANKS.

UNLESS OTHERWISE NOTED, STATEMENTS REGARDING CONDITION, PARTICULARLY THOSE REGARDING ELECTRICAL, PLUMBING, HEATING AND COOLING SYSTEMS, ARE BASED ON SUPERFICIAL OBSERVATIONS ONLY. A ROUTINE OBSERVATION INCLUDES, BUT IS NOT LIMITED TO, A WALK THROUGH OF THE SUBJECT PROPERTY TYPICAL OF LOCAL MARKET PARTICIPANTS IN A REAL ESTATE TRANSACTION.

THE APPRAISER IS NOT A HOME INSPECTOR AND THE APPRAISAL REPORT IS NOT A HOME INSPECTION REPORT. THE APPRAISAL REPORT SHOULD NOT BE RELIED UPON TO DISCLOSE THE CONDITION OF THE PROPERTY OR THE PRESENCE/ABSENCE OF ANY DEFECTS.

THE CLIENT IS INVITED AND ENCOURAGED TO EMPLOY QUALIFIED EXPERTS TO INSPECT AND ADDRESS ANY AREA OF CONCERN. IF NEGATIVE CONDITIONS ARE DISCOVERED, THE APPRAISER SHOULD BE NOTIFIED, AS THE VALUE ESTIMATE WILL LIKELY REQUIRE MODIFICATION.

THE APPRAISER HAS PROVIDED A SKETCH OF THE SUBJECT RESIDENCE WHICH IS NOT DRAWN TO SCALE. THE SKETCH IS BASED ON MEASUREMENTS TAKEN BY THE APPRAISER AS PART OF THE ROUTINE OBSERVATION OF THE SUBJECT. THESE MEASUREMENTS ARE ROUNDED TO THE NEAREST FOOT AND HAVE BEEN CORROBORATED WITH A COPY OF THE SUBJECT SURVEY, TOWN ASSESSMENT DATA AND/OR ARCHITECTURAL PLANS WHEN THESE DOCUMENTS ARE AVAILABLE.

THE MEASUREMENTS AND DWELLING SKETCH SUPPLIED IN THE APPRAISAL REPORT ARE FOR PURPOSES OF COMPARISON TO THE COMPARABLE SALES ANALYZED IN THE SALES COMPARISON ANALYSIS. THE SKETCH IS NOT AN ARCHITECTURAL RENDERING OF THE SUBJECT DWELLING AND IS NOT TO BE CONSIDERED AS SUCH AS THE APPRAISER IS NOT AN ARCHITECT. THE GROSS LIVING AREA STATED IN THIS REPORT IS BASED ON EXTERIOR MEASUREMENTS OF THE SUBJECT AND MAY OR MAY NOT AGREE WITH THE GROSS LIVING AREA PUBLISHED BY THE TAX ASSESSOR, MLS OR THE BUILDER. THE STATED SUBJECT SQUARE FOOTAGE HAS NO BEARING ON THE COMPARISON/BRACKETING/DELIMITING OF THE VALUE RANGE ANALYSIS UTILIZED IN THE SALES COMPARISON ANALYSIS OF THIS APPRAISAL REPORT.

THE APPRAISAL IS BASED ON THE INFORMATION GATHERED BY THE APPRAISER FROM ALL AVAILABLE LOCAL DATA SOURCES, INSPECTION OF THE SUBJECT PROPERTY AND NEIGHBORHOOD AND THE SELECTION OF COMPARABLE SALES WITHIN THE SUBJECT'S MARKET AREA. THE ORIGINAL SOURCE OF THE COMPARABLES IS SHOWN IN THE DATA SOURCE SECTION OF THE MARKET GRID ALONG WITH THE SOURCE OF VERIFICATION, IF AVAILABLE. THE ORIGINAL SOURCE IS PRESENTED AS THE ACTUAL DATA SOURCE. THE SOURCES AND DATA ARE CONSIDERED RELIABLE. WHEN CONFLICTING INFORMATION WAS PROVIDED, THE SOURCE DEEMED MOST RELIABLE HAS BEEN USED. DATA BELIEVED TO BE UNRELIABLE WAS NOT INCLUDED IN THE REPORT NOR USED AS A BASIS FOR THE VALUE CONCLUSION.

THIS REPORT SHOULD BE READ IN ITS ENTIRETY, INCLUDING ALL ATTACHMENTS AND ADDENDUM. SPECIAL ATTENTION SHOULD BE GIVEN TO THE CERTIFICATION AND LIMITING CONDITIONS. THIS APPRAISER HAS NO KNOWLEDGE OR EXPERTISE IN LAW AND HAS NOT RESEARCHED OR ANALYZED ANY SOURCES REGARDING LAW.

ADVERSE ENVIRONMENTAL CONDITIONS:

IN A ROUTINE OBSERVATION THE APPRAISER WAS UNABLE TO DISCOVER ANY ADVERSE ENVIRONMENTAL CONDITIONS AND ACCEPTS NO RESPONSIBILITY FOR SUCH DISCOVERY. NO READILY APPARENT ADVERSE ENVIRONMENTAL CONDITIONS WERE OBSERVED DURING THE NORMAL COURSE OF THE PROPERTY'S OBSERVATION AND IF ANY ADVERSE ENVIRONMENTAL CONDITIONS ARE DISCOVERED, THE APPRAISER SHOULD BE NOTIFIED, AS THE OPINION OF VALUE WILL LIKELY REQUIRE MODIFICATION.

AS NOTED IN ITEM 5 OF THE ATTACHED LIMITING CONDITIONS (PLEASE READ IN ITS ENTIRETY), THE APPRAISER HAS NO SPECIAL EXPERTISE REGARDING ENVIRONMENTAL HAZARDS AND THIS REPORT MUST NOT BE CONSIDERED AS AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY.

SITE COMMENTS:

ZONING:
STATEMENTS REGARDING ZONING COMPLIANCE ARE INTENDED ONLY IN THE MOST GENERAL SENSE. ZONING AND BUILDING ORDINANCES VARY SIGNIFICANTLY FROM ONE MUNICIPALITY TO ANOTHER, AND CAN BE EXTREMELY DETAILED. THE SCOPE OF THIS REPORT DOES NOT INCLUDE A COMPARISON OF EVERY POTENTIALLY SIGNIFICANT CHARACTERISTIC OF THE SUBJECT PROPERTY'S SITE AND IMPROVEMENTS RELATIVE TO ZONING AND BUILDING ORDINANCES.

ADDENDUM

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		

THE SUBJECT IS A SINGLE-FAMILY DWELLING LOCATED ON A SIZE ZONED FOR SINGLE-FAMILY USE. ONLY IN THIS GENERAL SENSE IT IS CONSIDERED TO LEGALLY COMPLY WITH THE LOCAL ZONING ORDINANCE. THE APPRAISER HAS NOT MADE A DETAILED COMPARISON OF EVERY PROPERTY CHARACTERISTIC RELATIVE TO LOCAL ZONING AND BUILDING ORDINANCES.

APPRAISED VALUE IS PREDICATED THAT THE SUBJECT PARCEL CONSTITUTES A LEGAL 'LOT OF RECORD' AND IS IN COMPLIANCE WITH ALL LOCAL STATE AND FEDERAL ORDINANCES ACTS AND/OR REGULATIONS.

EASEMENTS:
UNLESS OTHERWISE NOTED, STANDARD UTILITY AND RIGHT OF WAY EASEMENTS ARE INSIGNIFICANT TO VALUE. HOWEVER, A CURRENT LOCATIONAL OR BOUNDARY SURVEY MAY REVEAL ENCROACHMENTS, EASEMENTS, ZONING VIOLATIONS OR OTHER MATTERS OF INTEREST THAT COULD WARRANT MODIFICATION OF THE APPRAISED VALUE.

THE APPRAISER HAS NOT CHECKED THE LAND RECORDS FOR RECORDED EASEMENTS AND HAVE REPORTED ONLY APPARENT EASEMENTS, ENCROACHMENTS OR OTHER ADVERSE CONDITIONS.

DRAINAGE:
ELEVATION OF THE DWELLING ABOVE ROAD GRADE PROMOTES SURFACE DRAINAGE, WHICH APPEARED ACCEPTABLE AT THE TIME OF INSPECTION. HOWEVER, SEASONAL VARIATIONS MAY OCCUR, AND SUBSURFACE DRAINAGE CONDITIONS ARE UNKNOWN.

FLOOD INFO:
FLOOD MAPS OFTEN LACK SUFFICIENT DETAIL TO ENABLE ACCURATE DETERMINATIONS OF THE PART OF THE APPRAISER. PLEASE NOTE ITEM 3 OF THE ATTACHED STATEMENT OF LIMITING CONDITIONS.

IMPROVEMENTS:

UNLESS OTHERWISE NOTED, THE APPRAISER DURING THE ROUTINE OBSERVATION OF THE SUBJECT RESIDENCE, DID NOT OBSERVE ANY ADVERSE DETERIORATION OR REQUIRED REPAIRS THAT WOULD ADVERSELY EFFECT MARKETABILITY OR THE OPINION OF MARKET VALUE. RENOVATIONS AND RECENT REMODELING EFFORTS, IF ANY, HAVE BEEN NOTED AND CONSIDERED IN OUR OPINION OF MARKET VALUE.

UNLESS OTHERWISE NOTED, THERE WERE NO APPARENT DEFICIENCIES OR ADVERSE CONDITIONS OBSERVED THAT WOULD ADVERSELY EFFECT THE LIVABILITY, SOUNDNESS OR STRUCTURAL INTEGRITY OF THE SUBJECT. THESE FINDINGS WERE BASED ON A ROUTINE OBSERVATION OF THE SUBJECT AND SHOULD NOT BE RELIED UPON TO DISCLOSE THE PRESENCE OR ABSENCE OF ANY DEFECTS. ANY FINDINGS NOTED ARE ONLY THOSE ITEMS THAT EFFECT THE OPINION OF MARKET VALUE FOR THE SUBJECT RESIDENCE.

SETTLEMENT:
AS PART OF A ROUTINE OBSERVATION OF THE SUBJECT WE WILL NOTE ANY APPARENT INDICATION OF SETTLEMENT SUCH AS ANY AND ALL CRACKS THROUGHOUT THE RESIDENCE. HOWEVER, WE ARE NOT QUALIFIED TO RECOGNIZE FOUNDATION SETTLEMENT ISSUES AND URGE THE CLIENT TO RETAIN THE SERVICES OF A PROFESSIONAL IN THIS FIELD.

SALES COMPARISON APPROACH:

THE SALES COMPARABLES SELECTED WERE BASED ON EXTENSIVE REVIEW OF ALL RESEARCH DATA WITHIN THE DEFINED MARKET AREA AND WERE CHOSEN BASED ON COMPARABILITY IN TERMS OF LOCATION, PHYSICAL CHARACTERISTICS AND THOSE FUNCTIONALLY MOST SIMILAR TO THE SUBJECT. BASED ON THE REVIEW IT WAS ALSO DETERMINED THAT THE COMPARABLES UTILIZED ARE THE MOST RECENT SALES AVAILABLE WITHIN THE DEFINED MARKET AREA AND ARE DEEMED THE BEST IN TERMS OF THE NOTED ITEMS OF COMPARABILITY AND HAVE BEEN PROPERLY ADJUSTED TO MARKET PREFERENCES TO ADEQUATELY SUPPORT AND JUSTIFY THE OPINION OF MARKET VALUE.

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			

OneKey MLS

Real Estate Market Report

Sold Property Median Price for:

Location: Huntington, School: South Huntington

Price Range: $600,000 - $799,999, Families: 1

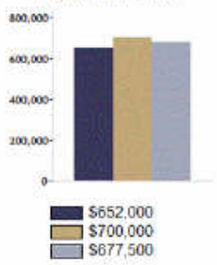
Date Range

Jan - Dec 2019 | Jan - Dec 2020 | Jan - Dec 2021

Current Available Inventory - 0
Current Median List Price - $0

Residential

Single/Multi-Family



Residential Properties

Month	Current Year	Prior Year	% Change
Dec-2021	$677,500	$700,000	-3.2
Nov-2021	$659,500	$700,000	-5.8
Oct-2021	$659,500	$705,000	-6.5
Sep-2021	$675,000	$699,950	-3.6
Aug-2021	$680,000	$699,900	-2.8
Jul-2021	$685,000	$690,000	-0.7
Jun-2021	$665,000	$690,000	-3.6
May-2021	$670,000	$690,000	-2.9
Apr-2021	$699,900	$685,000	2.2
Mar-2021	$684,950	$685,000	0.0
Feb-2021	$699,950	$677,500	3.3
Jan-2021	$700,000	$655,000	6.9

Sold Property Median Price for:
Location: Huntington, School: South Huntington
Price Range: $600,000 - $799,999, Families: 1 (Last 24 Months - Residential Properties)



Note: Information displayed in the data table is compiled by OneKey™ MLS and represents a combined total of Residential Properties sales for the selected time frame. Only available data will be displayed. Please note that small data samples will skew the % of change year to year. This information is intended for marketing purposes only.

01/14/2022 11:08 AM

USPAP ADDENDUM

File No. df01132022

Borrower: JO-ANN M. FERRUGIA
Property Address: 49 Hartman Hill Rd
City: Huntington County: SUFFOLK State: NY Zip Code: 11743
Lender: TD BANK

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: 1 TO 3 MONTHS

EXPOSURE TIME AS DEFINED USPAP 2020-2022: AN OPINION, BASED ON SUPPORTING MARKET DATA, OF THE LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL. EXPOSURE TIME IS A RETROSPECTIVE OPINION BASED ON AN ANALYSIS OF PAST EVENTS ASSUMING A COMPETITIVE AND OPEN MARKET.

THE REASONABLE EXPOSURE TIME FOR THE SUBJECT RESIDENCE IN THE VALUE RANGE OF $655,000 TO $799,999Ã‚Â WOULD HAVE BEEN 1 TO 3 MONTHS.

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.

LAURITANO APPRAISAL SERVICES HAS NOT COMPLETED APPRAISAL VALUATION 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 AGREEMENT.

I CERTIFY, AS THE APPRAISER, THAT I HAVE COMPLETED ALL ASPECTS OF THIS VALUATION, INCLUDING RECONCILING MY OPINION OF VALUE FREE OF INFLUENCE FROM THE CLIENT, CLIENT'S REPRESENTATIVES, BORROWER, OR ANY OTHER PARTY TO THE TRANSACTION.

I,MADONNA FUSCO ,HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

LAURITANO APPRAISAL SERVICES HAVE NO CURRENT OR PROSPECTIVE INTEREST IN THE SUBJECT PROPERTY OR PARTIES INVOLVED.

Additional Comments

ELECTRONIC SIGNATURES SECURED WITH SECURITY PROTECTED ACCESS CODES HAVE BEEN UTILIZED IN THIS REPORT. THIS HAS BEEN APPROVED AND ACCEPTED BY THE APPRAISAL INSTITUTE AND ALL MAJOR BANKS AND LENDING INSTITUTIONS.

NOTE THAT THE PHOTOGRAPHS SUBMITTED WITH THIS APPRAISAL ARE ORIGINAL DIGITAL IMAGES OR ORIGINAL MLS PHOTOGRAPHS. THESE DIGITAL IMAGES HAVE NOT BEEN ALTERED OR MODIFIED IN ANY SHAPE OR FORM AS TO MISLEAD THE LENDER.

APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: MADONNA FUSCO	Name: THOMAS E. LAURITANO
Date Signed: 01/14/2022	Date Signed:
State Certification #: 45-3063	State Certification #: 45-3067
or State License #:	or State License #:
or Other (describe): State #:	State: NY
State: NY	Expiration Date of Certification or License: 10/21/2023
Expiration Date of Certification or License: 12/16/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 01/13/2022	[X] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

Appraiser Independence Certification

File No.: df01132022

Borrower: JO-ANN M. FERRUGIA
Property Address: 49 Hartman Hill Rd
City: Huntington County: SUFFOLK State: NY Zip Code: 11743
Lender/Client: TD BANK

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 COMPETENCY:

THE APPRAISER HAS BEEN PERFORMING SINGLE-FAMILY APPRAISALS FOR 36 YEARS AND HAS AN OFFICE WITHIN 30 MILES FROM THE SUBJECT RESIDENCE. OVER THE PAST 6-12 MONTHS APPRAISER HAS COMPLETED APPRAISALS IN THE SUBJECT'S SPECIFIC MARKET AREA/ZIP CODE IN THE PRICE RANGE OF $500,000 - $999,000 . THE APPRAISER HAS ACCESS TO RELEVANT DATA SOURCES IN THIS MARKET INCLUDING, BUT NOT EXCLUSIVE TO MLSLI, GEO DATA AND LOCAL BROKERS

APPRAISER:

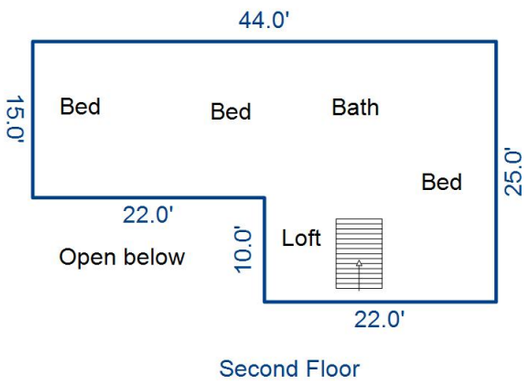
Signature:
Name: MADONNA FUSCO
Date Signed: 01/14/2022
State Certification #: 45-3063
or State License #:
or Other (describe): State #:
State: NY
Expiration Date of Certification or License: 12/16/2023

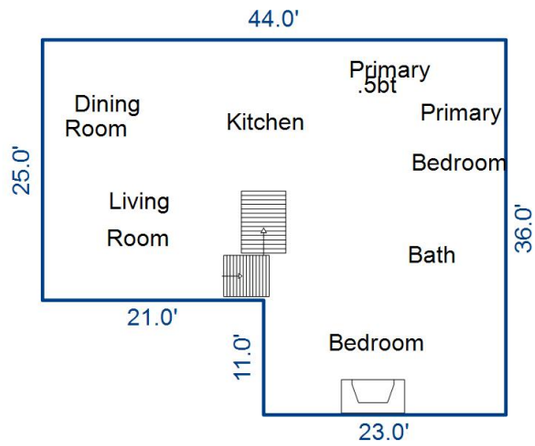
SUPERVISORY APPRAISER (only if required):

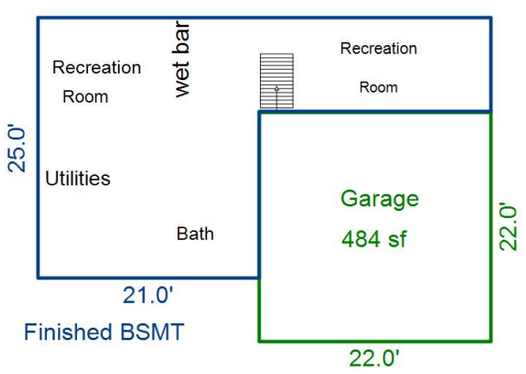
Signature:
Name: THOMAS E. LAURITANO
Date Signed:
State Certification #: 45-3067
or State License #:
State: NY
Expiration Date of Certification or License: 10/21/2023

FLOORPLAN SKETCH

Borrower: JO-ANN M. FERRUGIA | File No.: df01132022
Property Address: 49 Hartman Hill Rd | Case No.:
City: Huntington | State: NY | Zip: 11743
Lender: TD BANK







Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.0	1353.0	160.0	1353.0
GLA2	Second Floor	1.0	880.0	138.0	880.0
BSMT	Finished BSMT	1.0	723.0	136.0	723.0
GAR	Garage	1.0	484.0	88.0	484.0
	Net LIVABLE	cnt	2	(rounded)	2,233

AREA CALCULATIONS BREAKDOWN

Name	Base	x	Height	x	Width	=	Area
First Floor			44.0	x	25.0	=	1100.0
			23.0	x	11.0	=	253.0
Second Floor			44.0	x	15.0	=	660.0
			22.0	x	10.0	=	220.0
4 total items					(rounded)		2,233

© Starcap Marketing, LLC. dba Apex Software

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: JO-ANN M. FERRUGIA		File No.:	df01132022
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip:	11743
Lender: TD BANK			



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 13, 2022
Appraised Value: $ 690,000

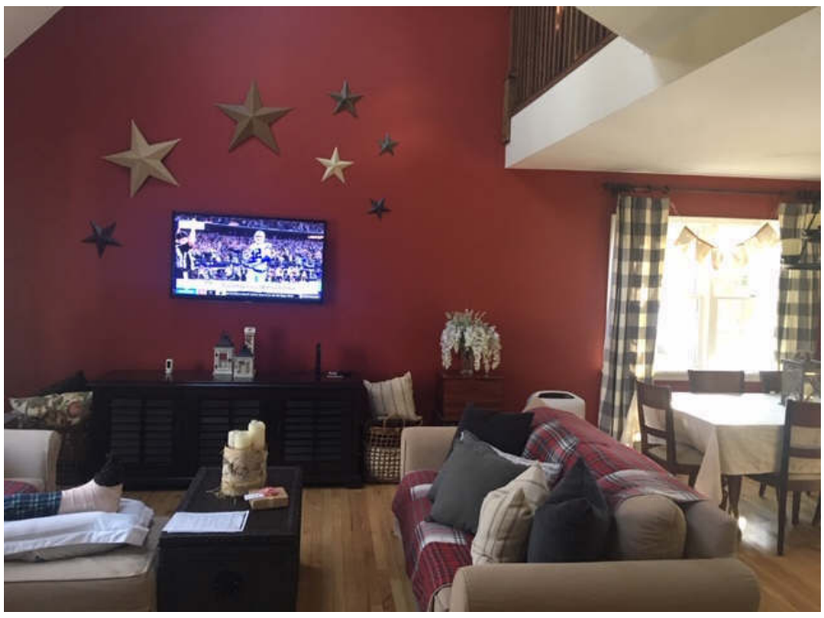


REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		







Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		



PRIMARY BEDROOM



PRIMARY .5 BATHROOM



BEDROOM

UOWNERS USE AS A DEN

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		

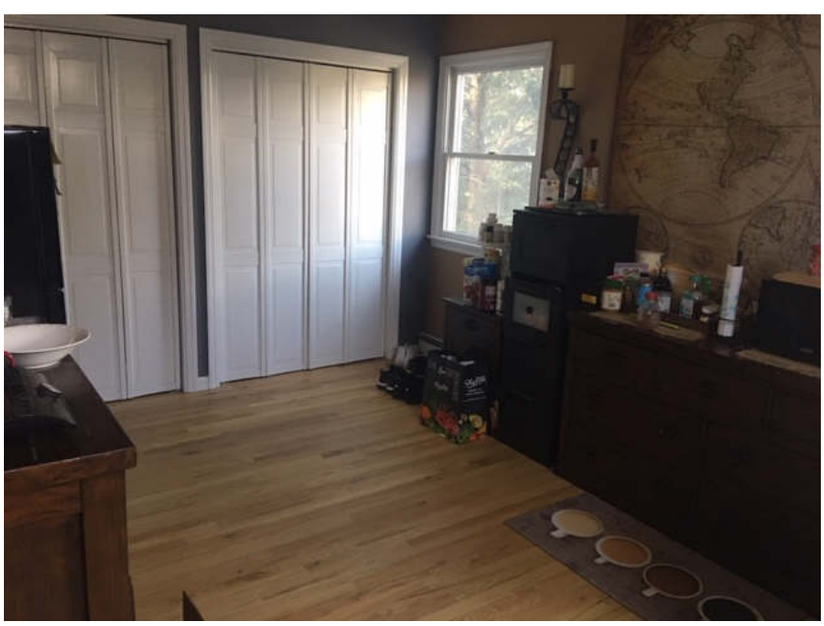


BATHROOM ON MAIN LEVEL



BEDROOM

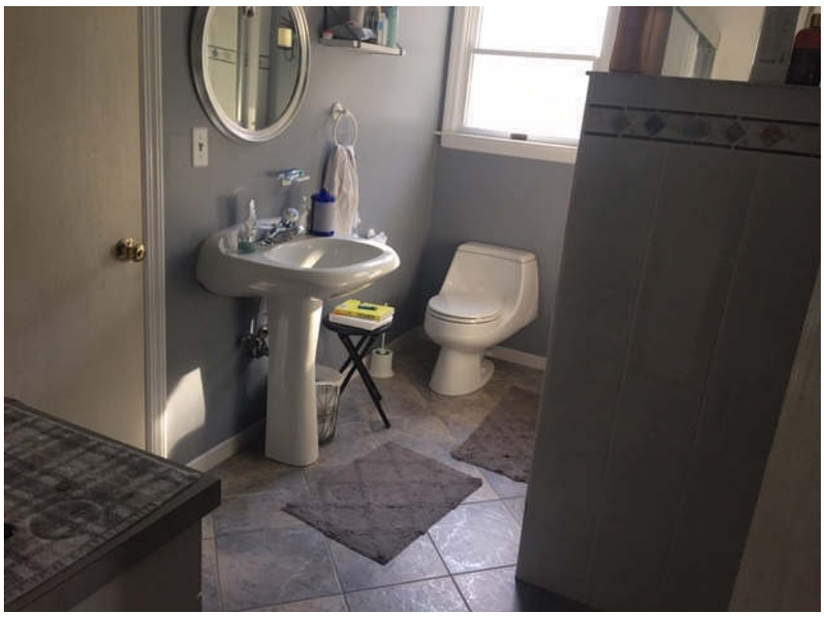
SECOND FLOOR



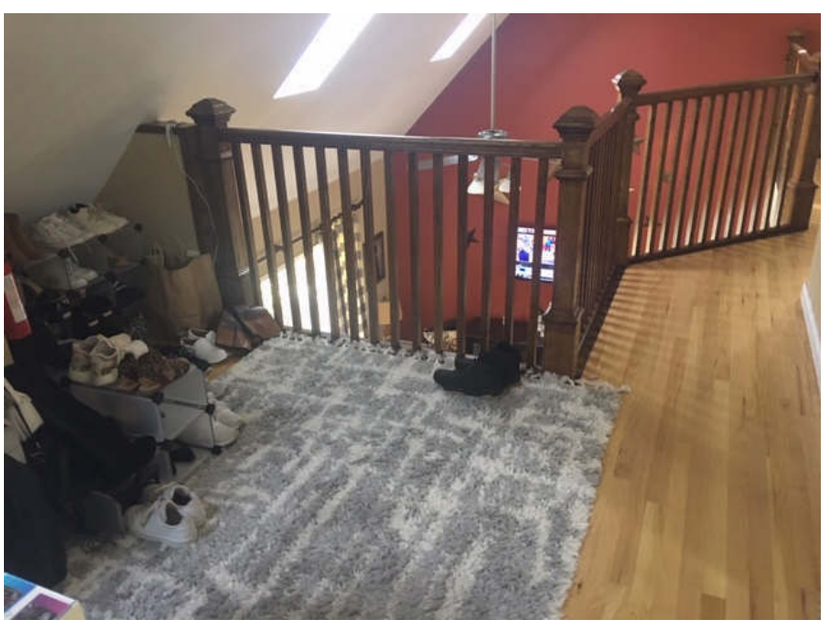
BEDROOM
OWNER USES AS AN OFFICE

SECOND FLOOR

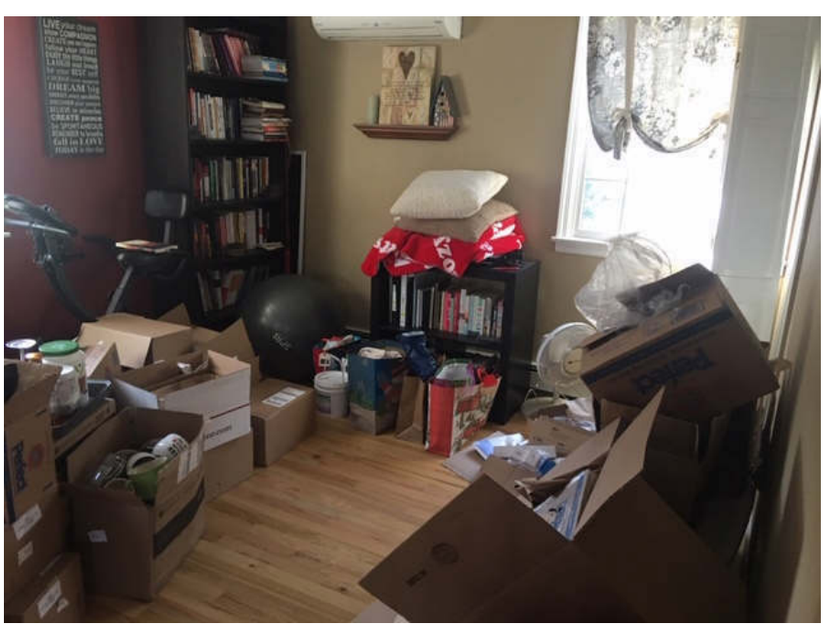
Borrower: JO-ANN M. FERRUGIA		File No.:	df01132022
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip:	11743
Lender: TD BANK			



FULL BATHROOM
SECOND FLOOR

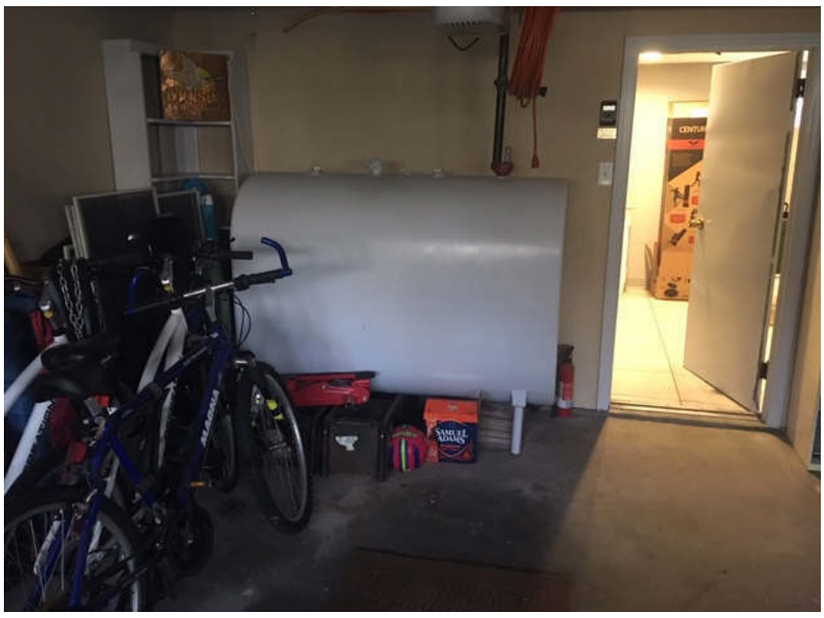


LOFT AREA

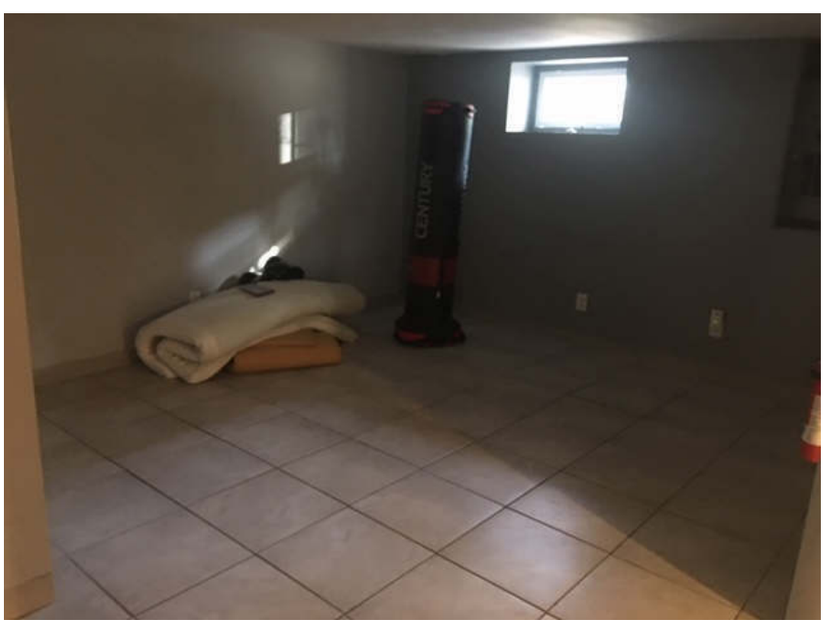


BEDROOM

Borrower: JO-ANN M. FERRUGIA		File No.:	df01132022
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip:	11743
Lender: TD BANK			

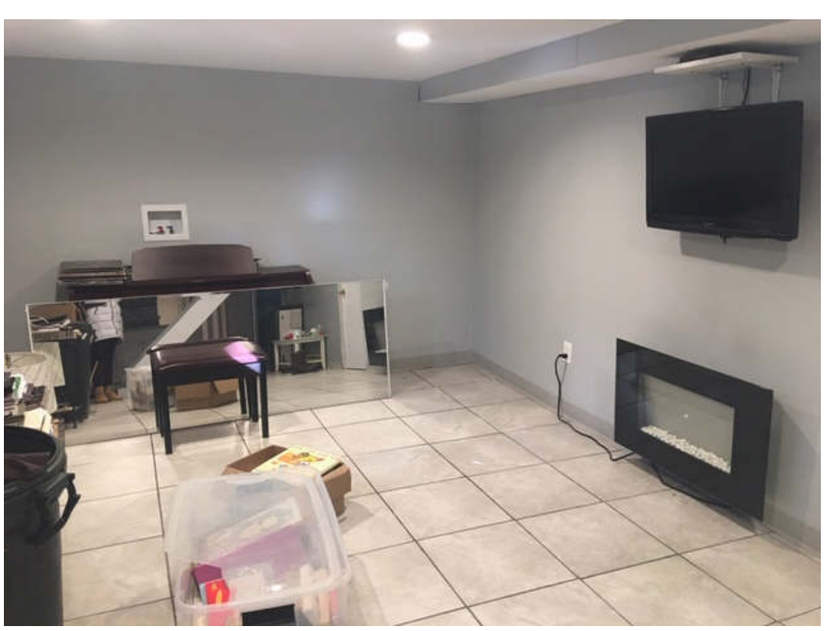


OIL TANK IN GARAGE



RECREATION ROOM

BASEMENT



RECREATION ROOM

BASEMENT

Borrower: JO-ANN M. FERRUGIA		File No.:	df01132022
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip:	11743
Lender: TD BANK			



HEATING UNIT



BATHROOM IN BASEMENT



WET BAR IN BASEMENT

NO STOVE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			



COMPARABLE SALE #1

28 Sheppard Ln
Huntington, NY 11743
Sale Date: s11/21;c09/21
Sale Price: $ 675,000



COMPARABLE SALE #2

47 Kingsley Rd
Huntington, NY 11743
Sale Date: s11/21;c10/21
Sale Price: $ 655,000



COMPARABLE SALE #3

39 Sheridan St
Huntington, NY 11743
Sale Date: s08/21;c04/21
Sale Price: $ 680,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			



COMPARABLE SALE #4

48 Nimitz St
Huntington, NY 11743
Sale Date: s12/21;c09/21
Sale Price: $ 755,000



COMPARABLE SALE #5

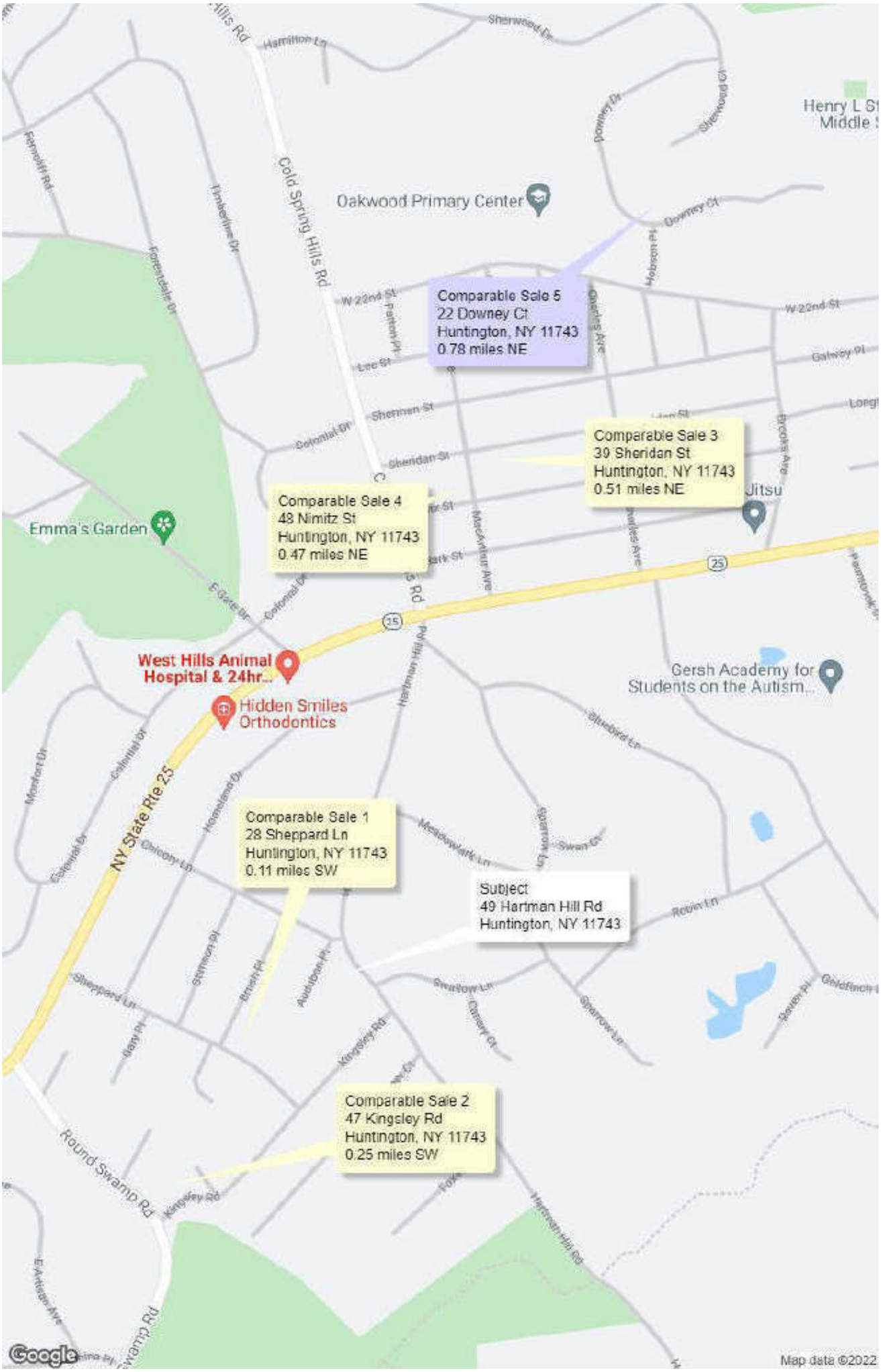
22 Downey Ct
Huntington, NY 11743
Sale Date: c11/21
Sale Price: $ 799,999

COMPARABLE SALE #6

Sale Date:
Sale Price: $

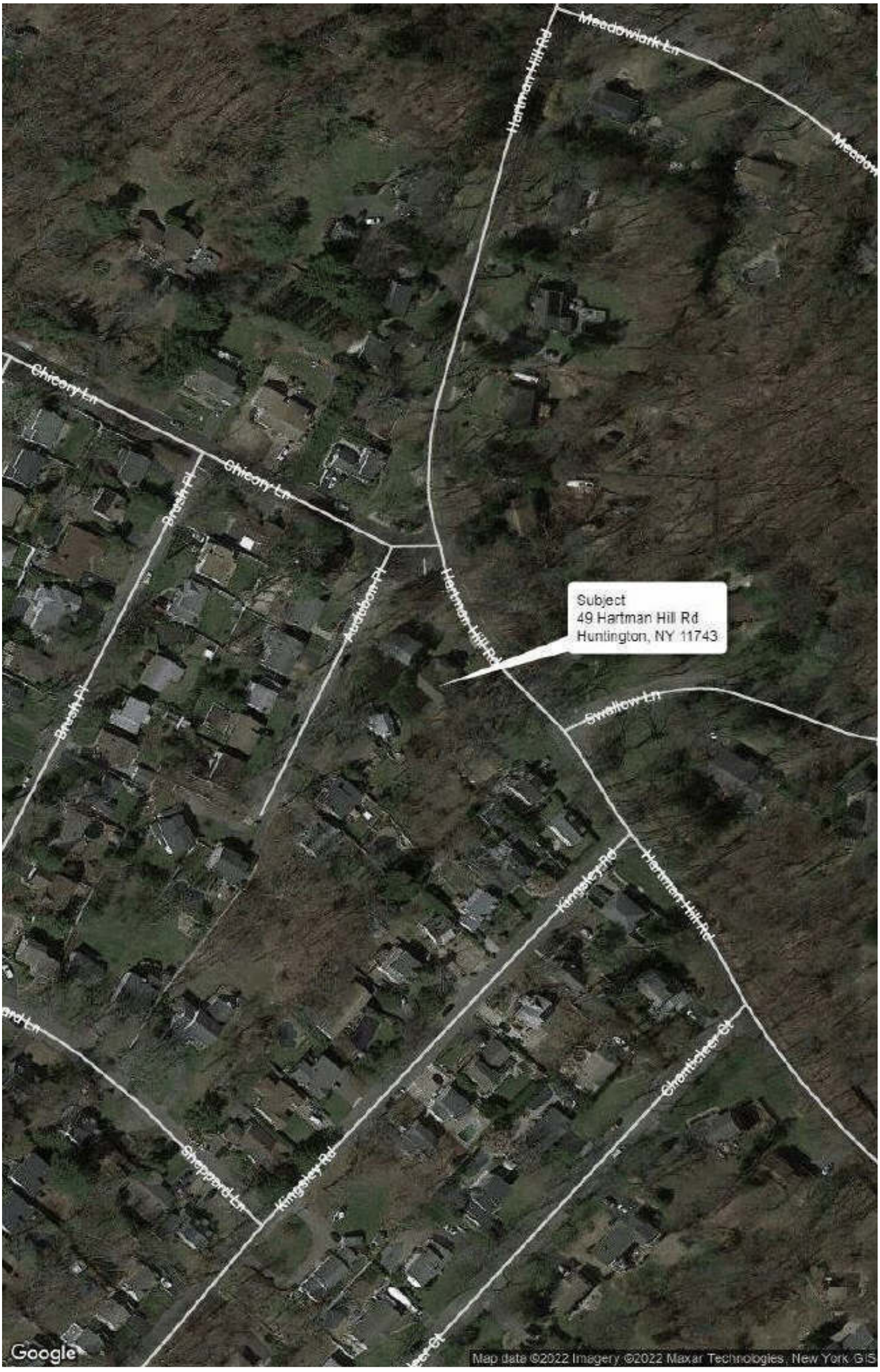
LOCATION MAP

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022
Property Address: 49 Hartman Hill Rd		Case No.:
City: Huntington	State: NY	Zip: 11743
Lender: TD BANK		

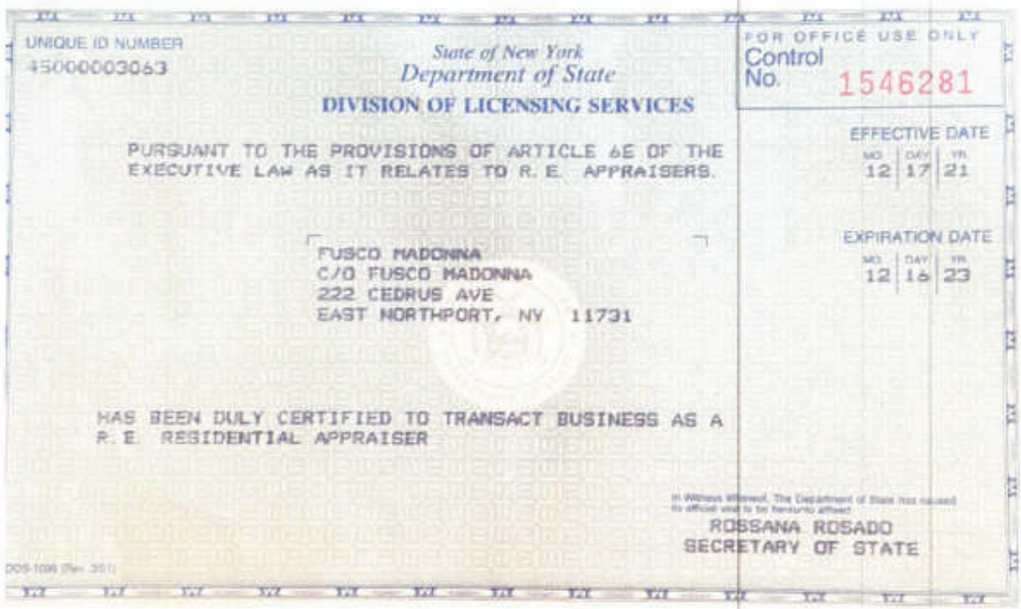


AERIAL MAP

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			



Borrower: JO-ANN M. FERRUGIA | File No.: df01132022
Property Address: 49 Hartman Hill Rd | Case No.:
City: Huntington | State: NY | Zip: 11743
Lender: TD BANK



UNIQUE ID NUMBER
4500000306 3

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1546281

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. 12 DAY 17 YR. 21

EXPIRATION DATE
MO. 12 DAY 16 YR. 23

FUSCO MADONNA
C/O FUSCO MADONNA
222 CEDRUS AVE
EAST NORTHPORT, NY 11731

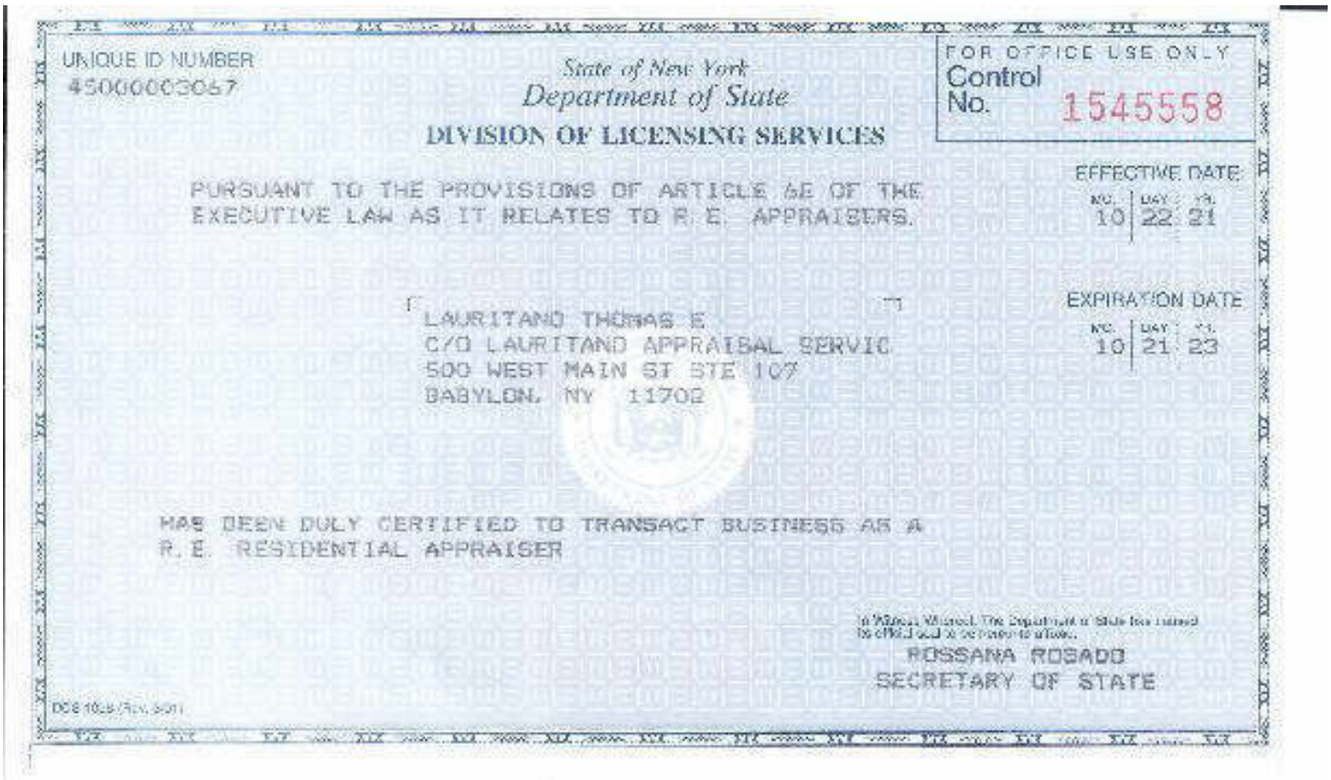
HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER

In Witness Whereof, The Department of State has caused its official seal to be hereunto affixed

ROSSANA ROSADO
SECRETARY OF STATE

DOS-1098 (Rev. 3/11)

Borrower: JO-ANN M. FERRUGIA | File No.: df01132022
Property Address: 49 Hartman Hill Rd | Case No.:
City: Huntington | State: NY | Zip: 11743
Lender: TD BANK



UNIQUE ID NUMBER
4500000C3067

State of New York
Department of State
DIVISION OF LICENSING SERVICES

FOR OFFICE USE ONLY
Control No. 1545558

PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R. E. APPRAISERS.

EFFECTIVE DATE
MO. 10 | DAY 22 | YR. 21

EXPIRATION DATE
MO. 10 | DAY 21 | YR. 23

LAURITANO THOMAS E
C/O LAURITAND APPRAISAL SERVIC
500 WEST MAIN ST STE 107
BABYLON, NY 11702

HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R. E. RESIDENTIAL APPRAISER

In Witness Whereof, the Department of State has caused its official seal to be hereunto affixed.

ROSSANA ROSADO
SECRETARY OF STATE

DOS 1028 (Rev. 5/01)

Market Conditions Addendum to the Appraisal Report

File No. df01132022

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

Property Address 49 Hartman Hill Rd City Huntington State NY Zip Code 11743

Borrower JO-ANN M. FERRUGIA

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

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	7	7	13	☐ Increasing	☒ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	1.17	2.33	4.33	☐ Increasing	☒ Stable	☐ Declining
Total # of Comparable Active Listings			0	☐ Declining	☒ Stable	☐ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)			NA	☐ Declining	☐ Stable	☐ Increasing

Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	635,000	680,000	675,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	30	20	25	☐ Declining	☒ Stable	☐ Increasing
Median Comparable List Price			NA	☐ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market			NA	☐ Declining	☐ Stable	☐ Increasing
Median Sale Price as % of List Price	102.00%	102.00%	99.00%	☐ Increasing	☒ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☐ Yes ☒ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

SELLERS CONCESSIONS ARE VERY RARE IN THE AREA AND NO INFORMATION IS AVAILABLE TO VERIFY ANY TRENDS IF THEY DO EXIST. THERE ARE BOXES ABOVE THAT HAVE BEEN NOTED WITH "UNKNOWN". THIS IS DUE TO THE MLS IN THE AREA DOES NOT HAVE THIS INFORMATION AND THERE ARE NO OTHER RELIABLE DATA SOURCES THAT CAN BE USED TO COMPLETE THESE SECTIONS.

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

REO, FORECLOSURE & SHORT SALES LISTINGS & SALES ARE NOT THE PRIMARY DRIVING FACTOR OF THE RESIDENTIAL REAL ESTATE MARKET.

Cite data sources for above information. THE DATA SOURCES USED FOR THIS INFORMATION IS THE MULTIPLE LISTING SERVICE OF LONG ISLAND, AS WELL AS PUBLIC RECORD RECORDED BY COMPS INC.; GRAYED AREAS ARE UNAVAILABLE FROM THE PRECEDING DATA SOURCES

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

BASED UPON THE TREND IN AVERAGE SALE PRICE OVER THE PAST YEAR, THIS MARKET IS CONSIDERED TO BE STABLE. THERE ARE ARE CURRENTLY NO ACTIVE LISTINGS IN THE NOTED PRICE RANGE.

N/A - LOCAL DATA SOURCES DO NOT SUPPLY THE DATA NECESSARY TO REPORT THE OMITTED INFORMATION IN THE ABOVE GRID. THEREFORE, THE OVERALL TRENDS COULD NOT BE DETERMINED DUE TO INSUFFICIENT DATA.

CONDO / CO-OP PROJECTS

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

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

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

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

APPRAISER

APPRAISER

Signature
Name MADONNA FUSCO
Company Name LAURITANO APPRAISAL SERVICES, INC.
Company Address 500 WEST MAIN STREET, STE 107
BABYLON, NY 11702
State License/Certification # 45-3063 State NY
Email Address Appraiser@Lashomevalue.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

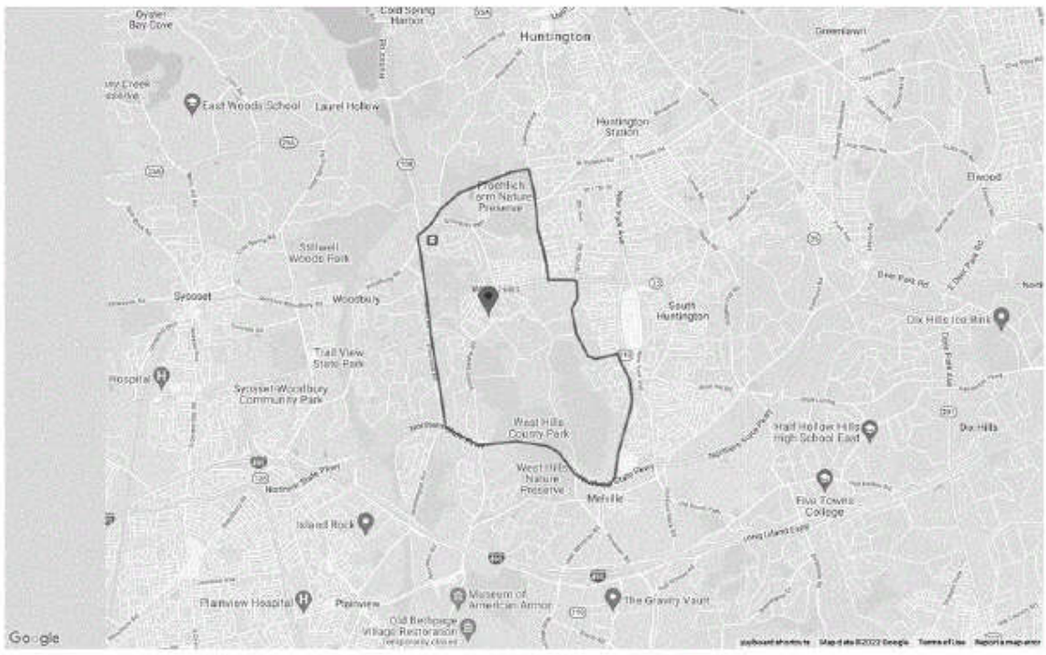
Signature
Name THOMAS E. LAURITANO
Company Name LAURITANO APPRAISAL SERVICES, INC
Company Address 500 WEST MAIN STREET, SUITE 107
BABYLON, NY 11702
State License/Certification # 45-3067 State NY
Email Address Appraiser@Lashomevalue.com

Borrower: JO-ANN M. FERRUGIA		File No.: df01132022	
Property Address: 49 Hartman Hill Rd		Case No.:	
City: Huntington	State: NY	Zip: 11743	
Lender: TD BANK			

scout

49 Hartman Hill Rd, Huntington, NY 11743

Report date: Friday, January 14, 2022



Neighborhood Boundary Micro-Neighborhood Boundary

Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.

scout

49 Hartman Hill Rd, Huntington, NY 11743

Report date: Friday, January 14, 2022

THE 49 HARTMAN HILL RD NEIGHBORHOOD REAL ESTATE

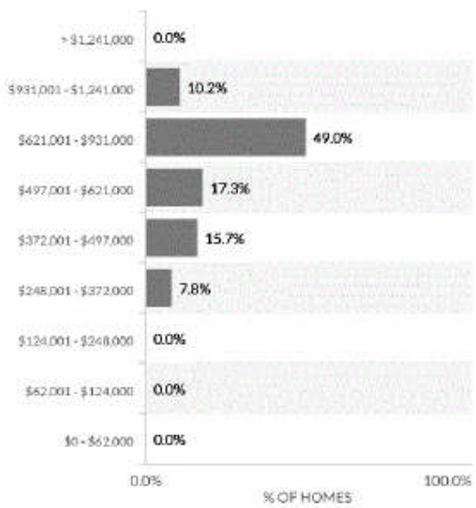
AVERAGE HOME VALUES

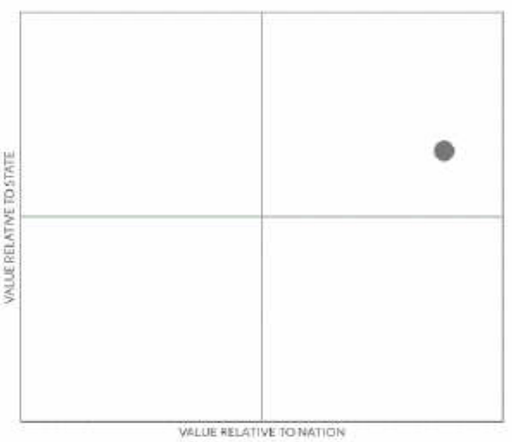
MEDIAN HOME VALUE: $679,044

MEDIAN REAL ESTATE TAXES:

$10,321 (1.5% effective rate)

NEIGHBORHOOD HOME PRICES





AVERAGE MARKET RENT

AVERAGE MARKET RENT:

$5,056 / per month

GROSS RENTAL YIELD:

9.99 %

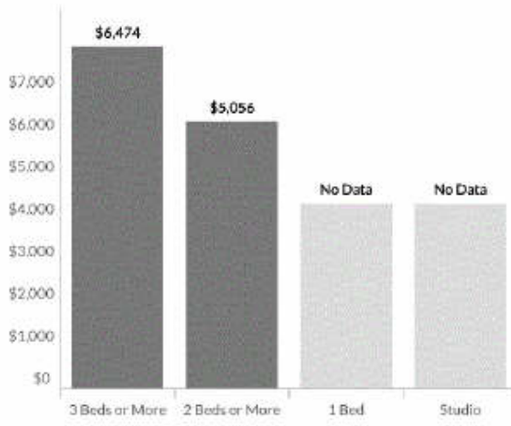
Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.

scout

49 Hartman Hill Rd, Huntington, NY 11743

Report date: Friday, January 14, 2022

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS





SETTING

COASTAL LAKEFRONT FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSELY URBAN | URBAN | SUBURBAN 1,135 PEOPLE/SQ. MILE | RURAL | REMOTE

Population Density

Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.

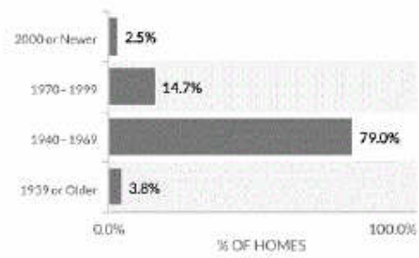
scout

49 Hartman Hill Rd, Huntington, NY 11743

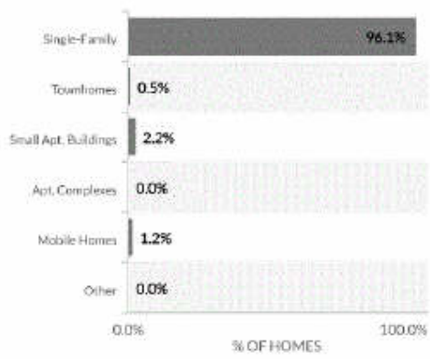
Report date: Friday, January 14, 2022

HOUSING MARKET DETAILS

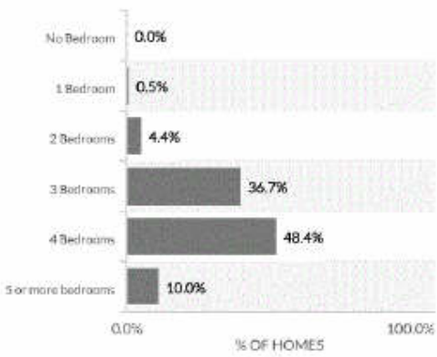
AGE OF HOMES



TYPES OF HOMES



HOME SIZE



SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE



Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.

scout

49 Hartman Hill Rd, Huntington, NY 11743

Report date: Friday, January 14, 2022

THE 49 HARTMAN HILL RD TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Moderate

1 2 **3** 4 5

Appreciation Potential (3 years)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Rising Star

BLUE CHIP INDEX ⓘ

Low

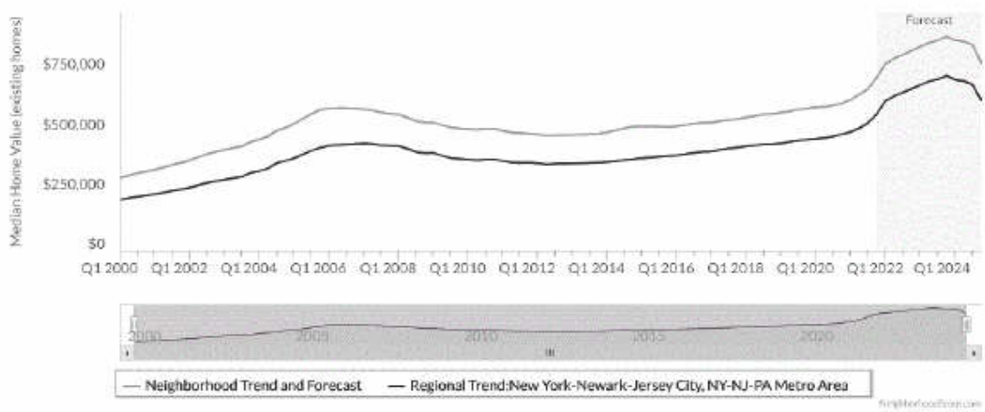
1 2 3 4 5

Past Appreciation and existing fundamentals

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.

scout

49 Hartman Hill Rd, Huntington, NY 11743

Report date: Friday, January 14, 2022

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2021 Q4 - 2024 Q4	15.92% ↑	5.05% ↑	4	4
Latest Quarter: 2021 Q2 - 2021 Q3	3.55% ↑	14.98% ↑	4	1
Last 12 Months: 2020 Q3 - 2021 Q3	11.37% ↑	11.37% ↑	3	3
Last 2 Years: 2019 Q3 - 2021 Q3	14.58% ↑	7.04% ↑	4	3
Last 5 Years: 2016 Q3 - 2021 Q3	27.60% ↑	5.00% ↑	4	3
Last 10 Years: 2011 Q3 - 2021 Q3	38.12% ↑	3.28% ↑	4	3
Since 2000: 2000 Q1 - 2021 Q3	105.13% ↑	3.48% ↑	4	4

* 10 is highest

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Similar Price

1 2 **3** 4 5

Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

$317
Neighborhood price per sqft

$348
Average Nearby Home Price per sqft

Copyright © 2000-2021 Location, Inc®. All trademarks displayed in this report are property of Location, Inc®.