# Order Form

## ORDER INFORMATION

### General

File No.: 281sturgesridge
Case No:
Client File No.:
Tracking No.:
Filename: C:\PROGRAM FILES (X86)\ACI32\REPORTS\281STURGESRIDGE.ACI

Loan Type: Purchase
Job Type:
Property Type: SFR
Form Type: 1004

### Property Information

Address: 281 Sturges Ridge Rd
City: Wilton County: Fairfield St: CT Zip: 06897
Location: Map No: 14860 Census:
Legal: 2082/0164
Sale Price: $1,470,000 ☐ Refinance Loan Amt.: Date of Sale: 05/17/2024
Rooms: 9 Bedrooms: 4 Baths: 3.1 Appraised Value: $1,470,000
Borrower First: Patrick Last: Trofa Owner: Kevin P, Carol Smith

### Status:

Dates
Ordered: 06/03/2024
Due:
Assigned:
Inspected: June 4, 2024
Reviewed:
Signed: 06/11/2024
Fax/EDI:
Delivered:
Invoiced:
User Defined:
Cancelled:
Paid:

## CLIENT

### Client Information

☒ Ordered By ☐ Bill To ☐ Send To

Client: Manufacturers and Traders Trust Com
Branch:
Address: 80 Holtz Drive
City: Cheektowaga State: NY Zip: 14225
Phone: Fax:
Contact: ServiceLink Valuation Solutions LLC
Misc:

### Billing Information

Invoice No.:
Fee:

### Client Information

☐ Bill To ☐ Send To

Client:
Branch:
Address:
City: State: Zip:
Phone: Fax:
Contact:
Misc:

Tax:
Total Amount:
Payment 1:
Check #: Date:
Payment 2:
Check #: Date:
Due:

## NAME

### Appraiser/Broker Information

Name: Megan Byrne
Cert #: RCR.0001415 State: CT
License #: State:
Exp. Date: 04/30/2025

Supervisor:
Cert #: State:
License #: State:
Exp. Date:

## INSTRUCTIONS/CONTACTS

### Primary Contact Information

Primary Contact: Home Phone:
Best time to call: Work Phone:

### Secondary Contact Information

Secondary Contact: Home Phone:
Best time to call: Work Phone:

### Special Instructions

## COMMENTS

### Comments

File No. 281sturgesridge

# APPRAISAL OF



## LOCATED AT:

281 Sturges Ridge Rd
Wilton, CT  06897

## FOR:

Manufacturers and Traders Trust Com
80 Holtz Drive
Cheektowaga, NY, 14225

## BORROWER:

Patrick Trofa

## AS OF:

June 4, 2024

## BY:

Megan Byrne

ServiceLink Valuation Solutions LLC
Manufacturers and Traders Trust Com
80 Holtz Drive
Cheektowaga, NY, 14225

File Number: 281sturgesridge

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

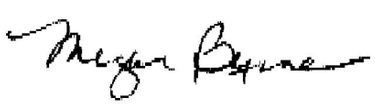
281 Sturges Ridge Rd
Wilton, CT 06897

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 June 4, 2024 is:

$1,470,000
One Million Four Hundred Seventy 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.



Megan Byrne

# Uniform Residential Appraisal Report

File No. 281sturgesridge

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 281 Sturges Ridge Rd | City Wilton | State CT | Zip Code 06897

Borrower Patrick Trofa | Owner of Public Record Kevin P, Carol Smith | County Fairfield

Legal Description 2082/0164

Assessor's Parcel # Wilt M:0020 B:004 L:33 | Tax Year 2023 | R.E. Taxes $ 20,949

Neighborhood Name Wilton | Map Reference 14860 | Census Tract 0451.02

Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0.00 [ ] PUD | HOA $ 0.00 [ ] per year [ ] per month

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

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

Lender/Client Manufacturers and Traders Trust Com | Address 80 Holtz Drive, Cheektowaga, NY 14225

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 14;Assessor Records, MLS. Subject wa listed for sale on SMLS#24010404 for $1589000 on 04/26/2024

## 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;Sales contract was received and reviewed. No concessions or buydowns noted in contract. No consideration was attributed to personal property included in sale.

Contract Price $ 1,470,000 | Date of Contract 05/17/2024 | Is the property seller the owner of public record? [X] Yes [ ] No | Data Source(s) Assessor Record

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No

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

## NEIGHBORHOOD

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

| Neighborhood Characteristics | | | | One-Unit Housing Trends | | | | One-Unit Housing | | | Present Land Use % | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Location | [ ] Urban | [X] Suburban | [ ] Rural | Property Values | [ ] Increasing | [X] Stable | [ ] Declining | PRICE | AGE | | One-Unit | 90 % |
| Built-Up | [X] Over 75% | [ ] 25-75% | [ ] Under 25% | Demand/Supply | [ ] Shortage | [X] In Balance | [ ] Over Supply | $(000) | (yrs) | | 2-4 Unit | 10 % |
| Growth | [ ] Rapid | [X] Stable | [ ] Slow | Marketing Time | [X] Under 3 mths | [ ] 3-6 mths | [ ] Over 6 mths | 500 | Low | 1 | Multi-Family | % |
| Neighborhood Boundaries | Route 57 to the north, Route 53 to the east, Route 106 to the south and | | | | | | | 2,999 | High | 150 | Commercial | % |
| Hwy 7 to the west. | | | | | | | | 1,470 | Pred. | 55 | Other | % |

Neighborhood Description The subject is located in a single family residential neighborhood in close proximity to downtown central shopping, schools, shopping and recreation.

Market Conditions (including support for the above conclusions) Subject market appears stable at the present time, with no oversupply of active listings.

## SITE

Dimensions 2.01 ac | Area 2.01 ac | Shape Rectangular | View N;Res;

Specific Zoning Classification R-2 | Zoning Description 2 ac Min 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. See Attached Addendum.

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

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 09001C0383F | FEMA Map Date 06/18/2010

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. Subject is located on a busy road in the town.

## 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/Gd | Floors HW/Good |
| # of Stories 2 | [X] Full Basement [ ] Partial Basement | Exterior Walls Wood/Gd | Walls DW/Good |
| Type [X] Det. [ ] Att. [ ] S-Det./End Unit | Basement Area 1825 sq. ft. | Roof Surface Asphalt Sh/Gd | Trim/Finish Wood/Good |
| [X] Existing [ ] Proposed [ ] Under Const. | Basement Finish 0 % | Gutters & Downspouts Metal/Gd | Bath Floor Tile/Good |
| Design (Style) Colonial | [X] Outside Entry/Exit [ ] Sump Pump | Window Type DH/Gd | Bath Wainscot Tile/Good |
| Year Built 1985 | Evidence of [ ] Infestation | Storm Sash/Insulated Yes/Gd | Car Storage [ ] None |
| Effective Age (Yrs) 10 | [ ] Dampness [ ] Settlement | Screens Yes/Gd | [X] Driveway # of Cars 2 |
| Attic [ ] None | Heating [X] FWA [ ] HWBB [ ] Radiant | Amenities [ ] WoodStove(s) # 0 | Driveway Surface Asphalt |
| [X] Drop Stair [ ] Stairs | [ ] Other Fuel Oil | [X] Fireplace(s) # 2 [ ] Fence None | [X] Garage # of Cars 2 |
| [ ] Floor [ ] Scuttle | Cooling [X] Central Air Conditioning | [X] Patio/Deck Patio [ ] Porch None | [ ] Carport # of Cars 0 |
| [ ] Finished [ ] Heated | [ ] Individual [ ] Other | [X] Pool Pool [ ] Other None | [X] Att. [ ] Det. [ ] Built-in |

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

Finished area above grade contains: 9 Rooms | 4 Bedrooms | 3.1 Bath(s) | 4,014 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). None noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-six to ten years ago;Bathrooms-updated-six to ten years ago;The subject property is in C3 condition. All utilities were on and operational at the time of inspection. Subject was measured according to ANSI standard. All utilities were on and operational at the time of inspection.Oil tank is located in basement. No evidence of leaks was observed. Well and septic are typical for the area and do not adversely affect marketability. Well and septic systems are private, not shared.

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

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

# Uniform Residential Appraisal Report

File No. 281sturgesridge

There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 1,395,000 to $ 1,589,000 .

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 1,345,000 to $ 1,550,000 .

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|---|---|---|---|---|---|---|
| Address | 281 Sturges Ridge Rd Wilton, CT 06897 | 39 Cider Mill Pl Wilton, CT 06897 | | 293 Sturges Ridge Rd Wilton, CT 06897 | | 40 Bryants Brook Rd Wilton, CT 06897 | |
| Proximity to Subject | | 1.90 miles SW | | 0.05 miles NW | | 1.07 miles SW | |
| Sale Price | $ 1,470,000 | | $ 1,345,000 | | $ 1,385,000 | | $ 1,550,000 |
| Sale Price/Gross Liv. Area | $ 366.22 sq. ft. | $ 407.33 sq. ft. | | $ 318.61 sq. ft. | | $ 322.78 sq. ft. | |
| Data Source(s) | | SMLS#170604631;DOM 15 | | SMLS#170575190;DOM 31 | | SMLS#170606722;DOM 13 | |
| Verification Source(s) | | Assessor Records, MLS | | Assessor Records, MLS | | Assessor Records, MLS | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth Cash;0 | | ArmLth Conv;0 | | ArmLth Cash;0 | |
| Date of Sale/Time | | s01/24;c11/23 | | s08/23;c07/23 | | s12/23;c11/23 | |
| Location | A;BsyRd; | N;Res; | -13,450 | A;BsyRd; | | N;Res; | -15,500 |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 2.01 ac | 2.01 ac | | 2.01 ac | | 2.23 ac | -5,500 |
| View | N;Res; | A;Below Street; | 67,250 | N;Res; | | N;Res; | |
| Design (Style) | DT2;Colonial | DT2;Colonial | | DT2;Contemp | 0 | DT2;Colonial | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 39 | 38 | 0 | 39 | | 46 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 9 / 4 / 3.1 | 8 / 4 / 4.1 | -10,000 | 9 / 5 / 3.1 | 0 | 10 / 5 / 3.1 | 0 |
| Gross Living Area 50 | 4,014 sq. ft. | 3,302 sq. ft. | 35,600 | 4,347 sq. ft. | -16,650 | 4,802 sq. ft. | -39,400 |
| Basement & Finished Rooms Below Grade | 1825sf0sfwu | 1183sf1050sfwo 1rr0br0.0ba0o | -20,000 0 | 2217sf0sfwu | 0 | 1469sf0sfwu | 0 |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA C/Air | FWA C/Air | | FWA C/Air | | FWA C/Air | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2ga2dw | 2ga2dw | | 2ga2dw | | 2ga2dw | |
| Porch/Patio/Deck | Patio | Patio | | Patio | | Patio | |
| Addl Amenities | Pool | None | 30,000 | Pool | | None | 30,000 |
| Fireplace(s) | 2 F/P | 2 F/P | | 2 F/P | | 4 F/P | -10,000 |
| | | | | | | | |
| Net Adjustment (Total) | | [X] + [ ] - | $ 89,400 | [ ] + [X] - | $ 16,650 | [ ] + [X] - | $ 40,400 |
| Adjusted Sale Price of Comparables | | Net Adj. 6.6% Gross Adj. 13.1% | $ 1,434,400 | Net Adj. -1.2% Gross Adj. 1.2% | $ 1,368,350 | Net Adj. -2.6% Gross Adj. 6.5% | $ 1,509,600 |

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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

Data source(s) Assessor Records

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) Assessor Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

| ITEM | SUBJECT | COMPARABLE SALE NO. 1 | COMPARABLE SALE NO. 2 | COMPARABLE SALE NO. 3 |
|---|---|---|---|---|
| Date of Prior Sale/Transfer | | | | |
| Price of Prior Sale/Transfer | | | | |
| Data Source(s) | Assessor Records | Assessor Records | Assessor Records | Assessor Records |
| Effective Date of Data Source(s) | 06/04/2024 | 06/04/2024 | 06/04/2024 | 06/04/2024 |

Analysis of prior sale or transfer history of the subject property and comparable sales No prior sales or transfers within one year for all comparable sales. No prior sales, transfers or listings of subject within the last 3 years.

Summary of Sales Comparison Approach. See Attached Addendum.

Indicated Value by Sales Comparison Approach $ 1,470,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,470,000 Cost Approach (if developed) $ 1,502,700 Income Approach (if developed) $ 0

The sales comparison approach was developed and was considered reliable. The cost approach was also developed. The income approach was not utilized as the subject does not produce an income stream.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 1,470,000 as of 06/04/2024 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

File No. 281sturgesridge

## ADDITIONAL COMMENTS

The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

## COST APPROACH

### COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value was derived from the extraction method.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data Marshall and Swift

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

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

Land to value ratio over 30% is typical for the area.

Physical depreciation was calculated using the age/life method.

No functional depreciation noted.

External depreciation location on busy road.

Estimated Remaining Economic Life (HUD and VA only) 40 Years

| | | | | |
|---|---|---|---|---|
| OPINION OF SITE VALUE | | | | = $ 500,000 |
| Dwelling | 4,014 Sq. Ft. @ $ | 200.00 | | = $ 802,800 |
| Bsmt: 1825 | Sq. Ft. @ $ | 100.00 | | = $ 182,500 |
| Pool | | | | 30,000 |
| Garage/Carport | 576 Sq. Ft. @ $ | 75.00 | | = $ 43,200 |
| Total Estimate of Cost-New | | | | = $ 1,058,500 |
| Less 50 Physical | Functional | External | | |
| Depreciation 10% | | | | = $ ( 105,850) |
| Depreciated Cost of Improvements | | | | = $ 952,650 |
| "As-is" Value of Site Improvements | | | | = $ 50,000 |
| INDICATED VALUE BY COST APPROACH | | | | = $ 1,502,700 |

## INCOME

### INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

Summary of Income Approach (including support for market rent and GRM)

## PUD INFORMATION

### PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal name of project

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

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

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

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source(s)

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

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

Describe common elements and recreational facilities.

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

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

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

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

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

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

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

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

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

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

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

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

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

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

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

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

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

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

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

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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

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

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.

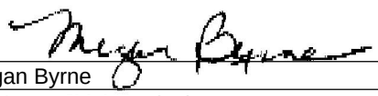
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

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 Megan Byrne
Company Name JM Appraisal
Company Address PO Box 568
Riverside, CT 06878
Telephone Number 203 820 5283
Email Address mbyrne1003@gmail.com
Date of Signature and Report 06/11/2024
Effective Date of Appraisal 06/04/2024
State Certification # RCR.0001415
or State License #
or Other (describe) State #
State CT
Expiration Date of Certification or License 04/30/2025

ADDRESS OF PROPERTY APPRAISED
281 Sturges Ridge Rd
Wilton, CT 06897

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,470,000

LENDER/CLIENT
Name ServiceLink Valuation Solutions LLC
Company Name Manufacturers and Traders Trust Company
Company Address 80 Holtz Drive
Cheektowaga, NY 14225
Email Address

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature
Name
Company Name
Company Address

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

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

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

# Uniform Residential Appraisal Report

File No. 281sturgesridge

| FEATURE | SUBJECT | COMPARABLE SALE NO. 4 | | COMPARABLE SALE NO. 5 | | COMPARABLE SALE NO. 6 | |
|---|---|---|---|---|---|---|---|
| Address | 281 Sturges Ridge Rd Wilton, CT 06897 | 125 Catalpa Rd Wilton, CT 06897 | | 41 Black Alder Ln Wilton, CT 06897 | | 223 Cannon Rd Wilton, CT 06897 | |
| Proximity to Subject | | 1.74 miles SW | | 0.67 miles NW | | 0.54 miles NW | |
| Sale Price | $ 1,470,000 | | $ 1,500,000 | | $ 1,395,000 | | $ 1,585,000 |
| Sale Price/Gross Liv. Area | $ 366.22 sq. ft. | $ 346.26 sq. ft. | | $ 321.58 sq. ft. | | $ 379.64 sq. ft. | |
| Data Source(s) | | SMLS#24000645;DOM 13 | | SMLS#24014081;DOM 13 | | SMLS#24012545;DOM 27 | |
| Verification Source(s) | | Assessor Records, MLS | | Assessor Records, MLS | | Assessor Records, MLS | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment | DESCRIPTION | +(-) $ Adjustment |
| Sale or Financing Concessions | | ArmLth Conv;0 | | Listing ;0 | | Listing ;0 | |
| Date of Sale/Time | | s05/24;c04/24 | | c05/24 | | c05/24 | |
| Location | A;BsyRd; | A;BsyRd; | | N;Res; | -13,950 | A;BsyRd; | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | Fee Simple | | Fee Simple | |
| Site | 2.01 ac | 3.12 ac | -27,000 | 1.04 ac | 24,000 | 1.32 ac | 17,500 |
| View | N;Res; | N;Res; | | N;Res; | | N;Res; | |
| Design (Style) | DT2;Colonial | DT2;Contemp | 0 | DT2;Colonial | | DT2;Colonial | |
| Quality of Construction | Q3 | Q3 | | Q3 | | Q3 | |
| Actual Age | 39 | 48 | 0 | 37 | 0 | 29 | 0 |
| Condition | C3 | C3 | | C3 | | C3 | |
| Above Grade Room Count (Total / Bdrms. / Baths) | 9 / 4 / 3.1 | 9 / 5 / 3.0 | 5,000 | 7 / 4 / 3.1 | 0 | 9 / 4 / 3.1 | |
| Gross Living Area 50 | 4,014 sq. ft. | 4,332 sq. ft. | -15,900 | 4,338 sq. ft. | -16,200 | 4,175 sq. ft. | -8,050 |
| Basement & Finished Rooms Below Grade | 1825sf0sfwu | 0sf | 20,000 | 1202sf602sfwu<br>1rr0br0.0ba1o | -20,000<br>0 | 1587sf0sfwu | 0 |
| Functional Utility | Average | Average | | Average | | Average | |
| Heating/Cooling | FWA C/Air | FWA C/Air | | FWA C/Air | | FWA C/Air | |
| Energy Efficient Items | None | None | | None | | None | |
| Garage/Carport | 2ga2dw | 3gd3dw | -5,000 | 2ga2dw | | 3ga3dw | -5,000 |
| Porch/Patio/Deck | Patio | Deck | 0 | Deck | 0 | Patio | |
| Addl Amenities | Pool | Pool, Apt o Gar | -20,000 | None | 30,000 | Pool | |
| Fireplace(s) | 2 F/P | 2 F/P | | 2 F/P | | 4 F/P | -10,000 |
| | | | | | | | |
| Net Adjustment (Total) | | ☐ + ☒ - | $ 42,900 | ☒ + ☐ - | $ 3,850 | ☐ + ☒ - | $ 5,550 |
| Adjusted Sale Price of Comparables | | Net Adj. -2.9% Gross Adj. 6.2% | $ 1,457,100 | Net Adj. 0.3% Gross Adj. 7.5% | $ 1,398,850 | Net Adj. -0.4% Gross Adj. 2.6% | $ 1,579,450 |

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) | Assessor Records | Assessor Records | Assessor Records | Assessor Records |
| Effective Date of Data Source(s) | 06/04/2024 | 06/04/2024 | 06/04/2024 | 06/04/2024 |

Summary of Sales Comparison Approach

# Uniform Appraisal Dataset Definitions

File No. 281sturgesridge

## 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. 281sturgesridge

## 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 | Abbrev. | Full Name | Appropriate Fields |
|---|---|---|---|---|---|

# ADDENDUM

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |

**Highest and Best Use**
Subject as improved is the highest and best use of the property as it is legally permissible, physically possible, financially feasible and maximally productive.

**Comments on Sales Comparison**
The comparable sales used in this report were similar in size and amenity level to the subject. Due to low turnover in the last year, it was necessary to utilize sales over one mile distant and over six months old. Sales over one mile and over natural and man made barriers are located in competing areas to the subject. Adjustments were made to each sale based on information obtained from MLS reports, assessor records, and exterior inspections. Due to lack of sales it was necessary to use sales over 5 years age variance, over 10% GLA variance.

Land adjustments were calculated at the rate of $1/sf, based on market reaction. All sales and listings used in the report were considered similar in effective age to the subject and as a result, age adjustments were not used in the report.

Sale one is located on a lot that slopes down below street level. Driveway slopes downhill to house. As a result an adjustment for this feature was made to reflect market reaction. Adjustment is based on sales comparison analysis if sales one and four.

Sales used in the report were similar in size, age, amenity level and location when possible. Adjustments for GLA, bath count are based on paired sales analysis of sales one and two.

Appraiser placed greatest weight on sale one, most similar overall. Sales two and three add support to final estimate of value.

# Market Conditions Addendum to the Appraisal Report

File No. 281sturgesridge

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 281 Sturges Ridge Rd City Wilton State CT Zip Code 06897

Borrower Patrick Trofa

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) | 1 | 2 | 1 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Absorption Rate (Total Sales/Months) | 0.17 | 0.67 | 0.33 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Total # of Comparable Active Listings | 0 | 0 | 3 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Months of Housing Supply (Total Listings/Ab.Rate) | 0.00 | 0.00 | 9.09 | ☐ 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 | 1,385,000 | 1,447,500 | 1,500,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Sales Days on Market | 31 | 14 | 27 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Comparable List Price | 0 | 0 | 1,585,000 | ☐ Increasing | ☒ Stable | ☐ Declining |
| Median Comparable Listings Days on Market | 0 | 0 | 13 | ☐ Declining | ☒ Stable | ☐ Increasing |
| Median Sale Price as % of List Price | 102.67% | 102.51% | 0.00% | ☐ 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.).

None Noted.

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).

Cite data sources for above information. Greenwich MLS

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.

Subject market appears stable at the present time, with no oversupply of active listings.

## 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 Megan Byrne

Name Megan Byrne

Company Name JM Appraisal

Company Address PO Box 568
Riverside, CT 06878

State License/Certification # RCR.0001415 State CT

Email Address mbyrne1003@gmail.com

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature _____

Name _____

Company Name _____

Company Address _____

State License/Certification # _____ State _____

Email Address _____

# DIMENSION LIST ADDENDUM

Borrower: Patrick Trofa | File No.: 281sturgesridge
Property Address: 281 Sturges Ridge Rd | Case No.:
City: Wilton | State: CT | Zip: 06897
Lender: Manufacturers and Traders Trust Company

| | |
|---|---|
| GROSS BUILDING AREA (GBA) | 4,014 |
| GROSS LIVING AREA (GLA) | 4,014 |

| Area(s) | Area | % of GLA | % of GBA |
|---|---|---|---|
| Living | 4,014 | | 100.00 |
| Level 1 | 0 | 0.00 | 0.00 |
| Level 2 | 4,014 | 100.00 | 100.00 |
| Level 3 | 0 | 0.00 | 0.00 |
| Other | 0 | 0.00 | 0.00 |
| GBA | | | |
| Basement ☐ | 1,825 | | |
| Garage ☐ | 576 | | |
| Other ☐ | 622 | | |

| Area Measurements | | | | | Area Type | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Measurements | | | Factor | Total | Level 1 | Level 2 | Level 3 | Other | Bsmt. | Garage |
| 14.00 | 11.00 | 1.00 | | 154.00 | | X | | | | |
| 3.00 | 1.00 | 1.00 | | 3.00 | | X | | | | |
| 24.00 | 59.00 | 1.00 | | 1,416.00 | | X | | | | |
| 19.00 | 6.00 | 1.00 | | 114.00 | | X | | | | |
| 6.00 | 19.00 | 1.00 | | 114.00 | | X | | | | |
| 6.00 | 4.00 | 1.00 | | 24.00 | | X | | | | |
| 9.00 | 3.00 | 1.00 | | 27.00 | | X | | | | |
| 7.00 | 2.00 | 1.00 | | 14.00 | | X | | | | |
| 3.20 | 1.00 | 0.47 | | 1.50 | | X | | | | |
| 1.00 | 3.20 | 0.47 | | 1.50 | | X | | | | |
| 2.80 | 2.00 | 0.35 | | 2.00 | | X | | | | |
| 2.00 | 2.80 | 0.35 | | 2.00 | | X | | | | |
| 24.00 | 24.00 | 1.00 | | 576.00 | | | | | | X |
| 19.20 | 24.00 | 1.00 | | 460.80 | | X | | | | |
| 30.00 | 44.00 | 1.00 | | 1,320.00 | | X | | | | |
| 15.00 | 24.00 | 1.00 | | 360.00 | | X | | | | |
| 14.00 | 11.00 | 1.00 | | 154.00 | | | | | X | |
| 3.00 | 1.00 | 1.00 | | 3.00 | | | | | X | |
| 24.00 | 59.00 | 1.00 | | 1,416.00 | | | | | X | |
| 19.00 | 6.00 | 1.00 | | 114.00 | | | | | X | |
| 6.00 | 19.00 | 1.00 | | 114.00 | | | | | X | |
| 6.00 | 4.00 | 1.00 | | 24.00 | | | | | X | |

# SUBJECT PROPERTY PHOTO ADDENDUM

| | | | |
|---|---|---|---|
| Borrower: Patrick Trofa | | File No.: | 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: | |
| City: Wilton | State: CT | Zip: | 06897 |
| Lender: Manufacturers and Traders Trust Company | | | |

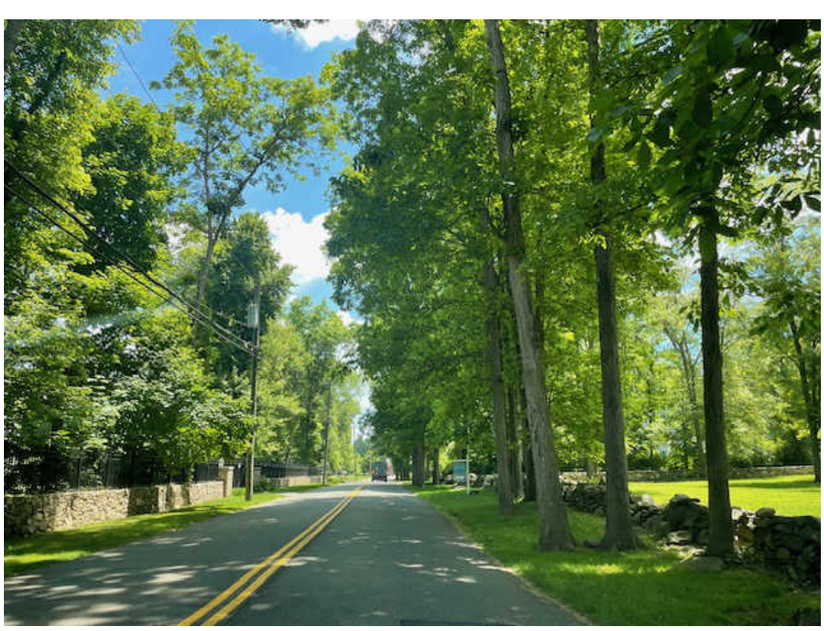


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 4, 2024
Appraised Value: $ 1,470,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

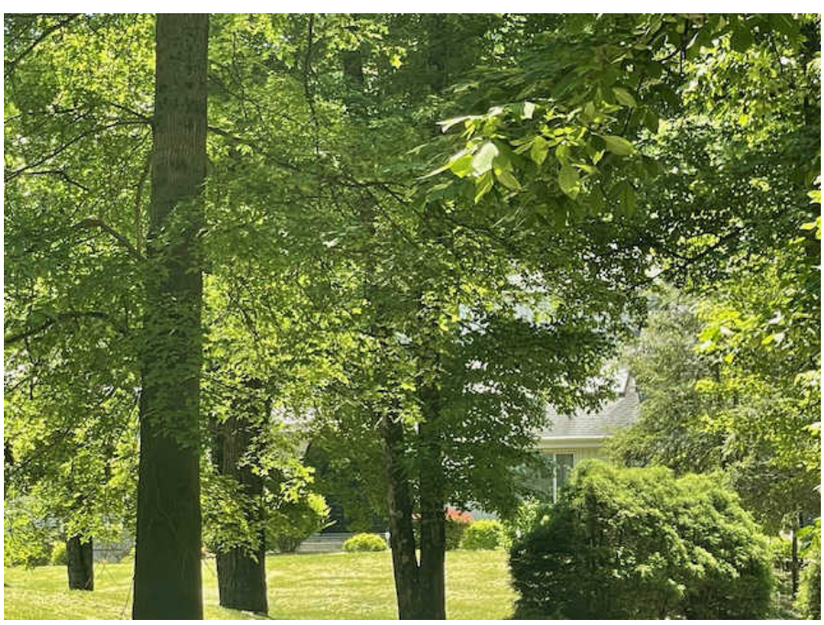
# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



## COMPARABLE SALE #1

39 Cider Mill Pl
Wilton, CT 06897
Sale Date: s01/24;c11/23
Sale Price: $ 1,345,000



## COMPARABLE SALE #2

293 Sturges Ridge Rd
Wilton, CT 06897
Sale Date: s08/23;c07/23
Sale Price: $ 1,385,000



## COMPARABLE SALE #3

40 Bryants Brook Rd
Wilton, CT 06897
Sale Date: s12/23;c11/23
Sale Price: $ 1,550,000

# COMPARABLE PROPERTY PHOTO ADDENDUM

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



## COMPARABLE SALE #4

125 Catalpa Rd
Wilton, CT 06897
Sale Date: s05/24;c04/24
Sale Price: $ 1,500,000



## COMPARABLE SALE #5

41 Black Alder Ln
Wilton, CT 06897
Sale Date: c05/24
Sale Price: $ 1,395,000




## COMPARABLE SALE #6

223 Cannon Rd
Wilton, CT 06897
Sale Date: c05/24
Sale Price: $ 1,585,000

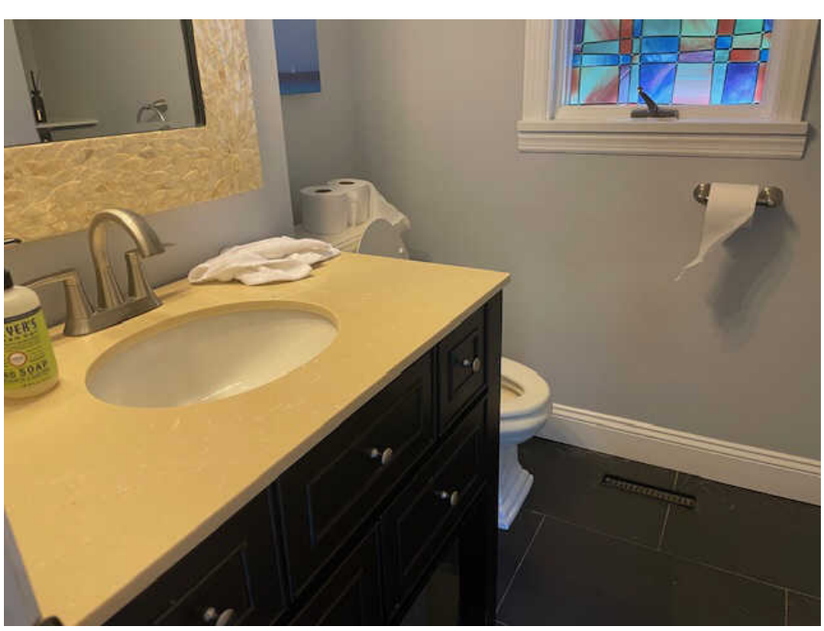
| | | | |
|---|---|---|---|
| Borrower: Patrick Trofa | | File No.: | 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: | |
| City: Wilton | State: CT | Zip: | 06897 |
| Lender: Manufacturers and Traders Trust Company | | | |



Living Room



Kitchen



1/2 Bath

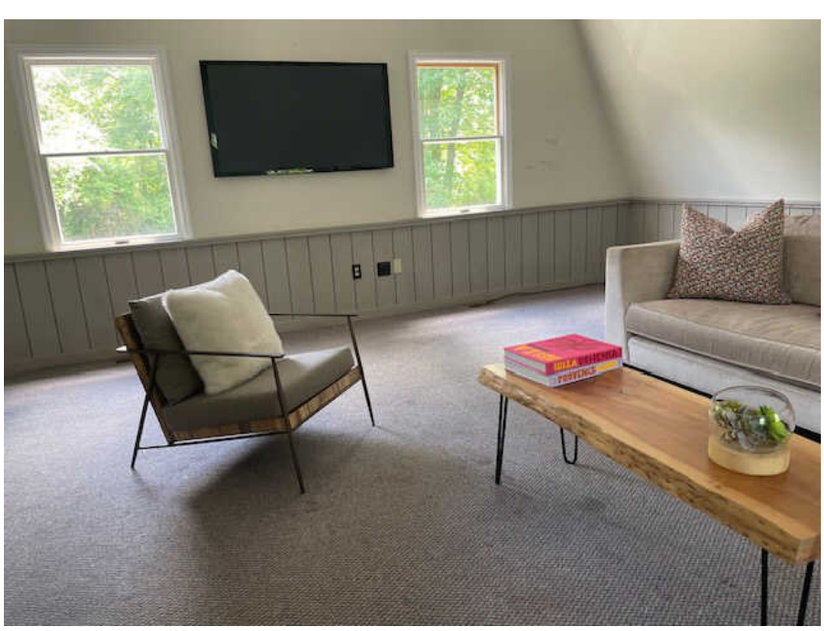
| | | | |
|---|---|---|---|
| Borrower: Patrick Trofa | | File No.: | 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: | |
| City: Wilton | State: CT | Zip: | 06897 |
| Lender: Manufacturers and Traders Trust Company | | | |



Dining Room



Family Room

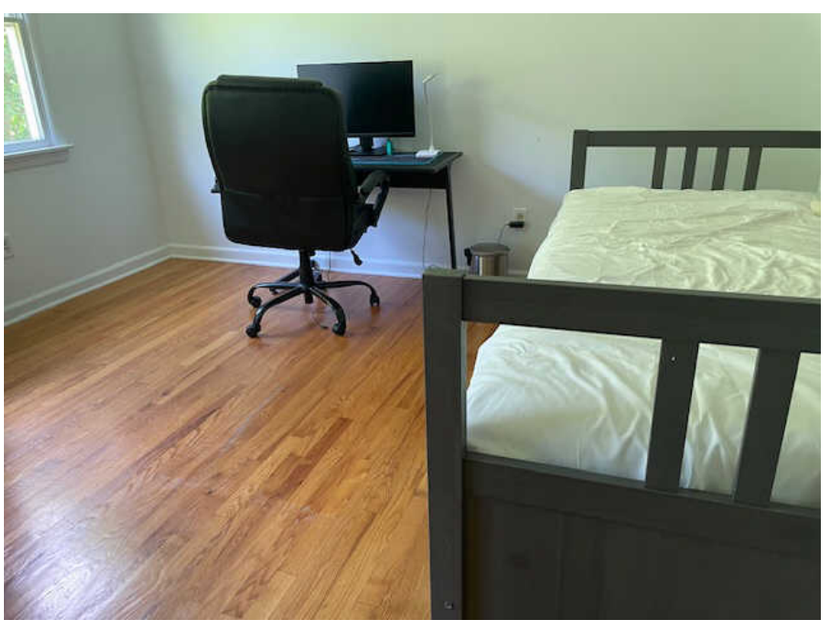


Den over Garage
Accessed from interior

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



Bedroom



Bedroom



Bedroom

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



Bedroom



Bath

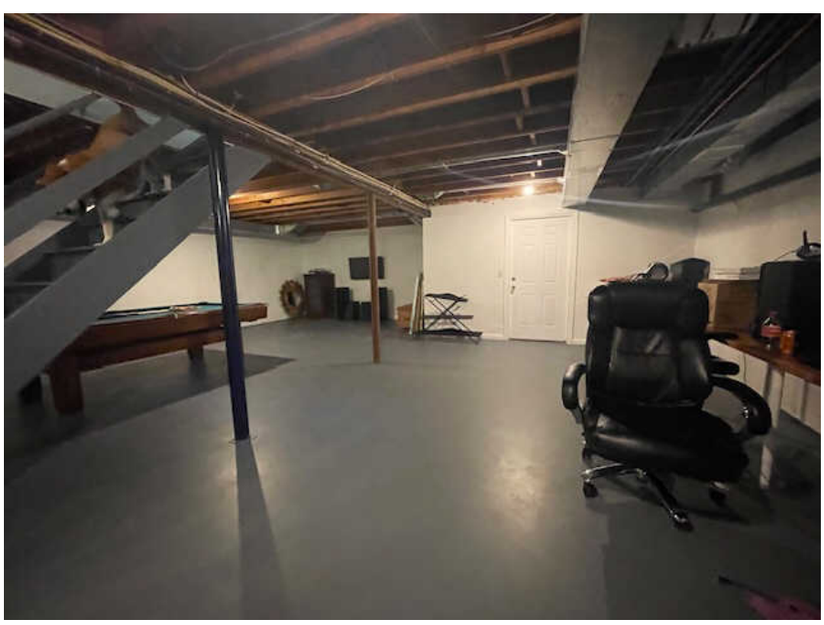


Bath

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



Bath



Basement



Pool

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



223 Cannon Rd
MLS Photo



40 Bryants Brook
MLS Photo

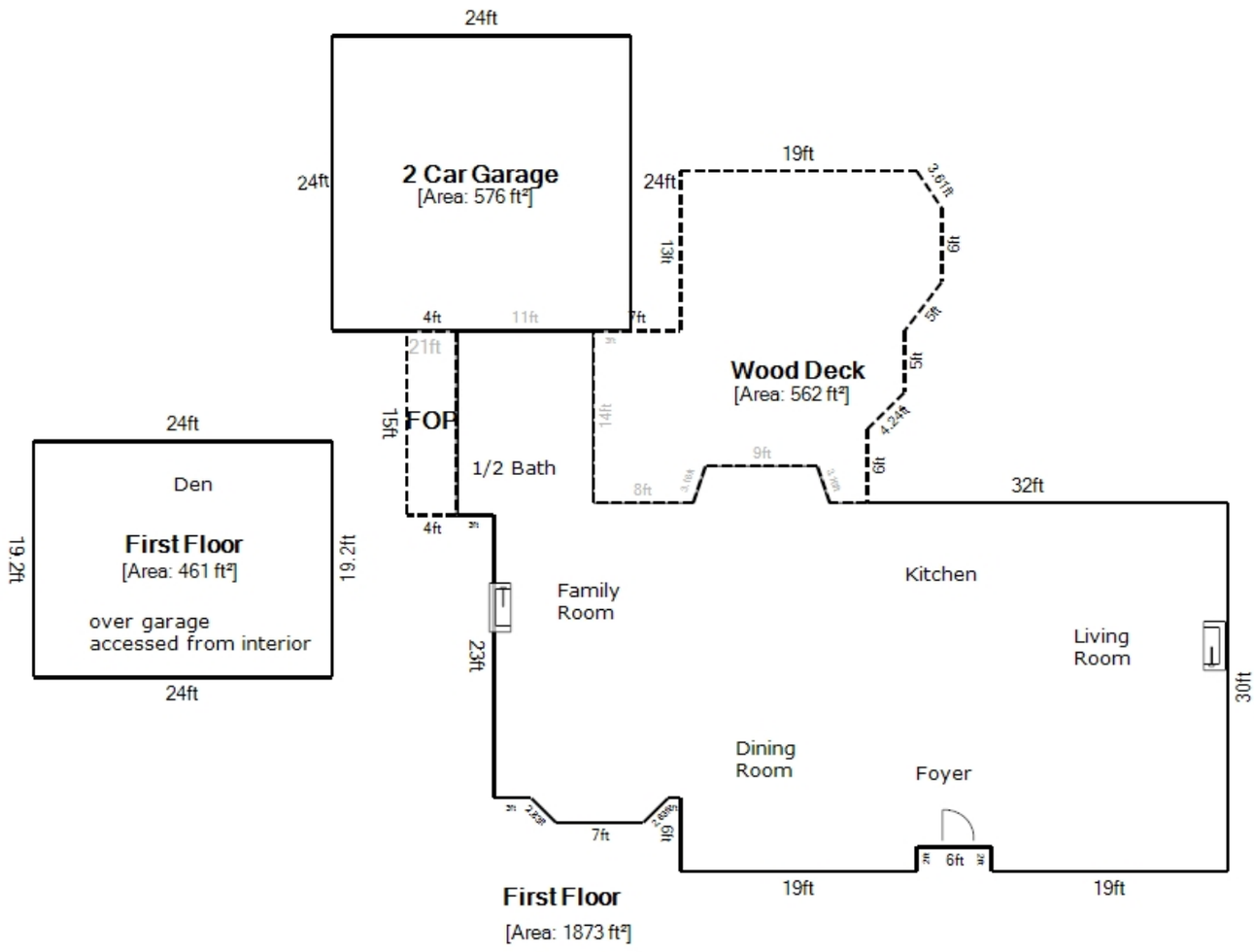


293 Sturges Ridge Rd
MLS Photo

# FLOORPLAN SKETCH

| | | | |
|---|---|---|---|
| Borrower: Patrick Trofa | | File No.: | 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: | |
| City: Wilton | State: CT | Zip: | 06897 |
| Lender: Manufacturers and Traders Trust Company | | | |

## Sketch



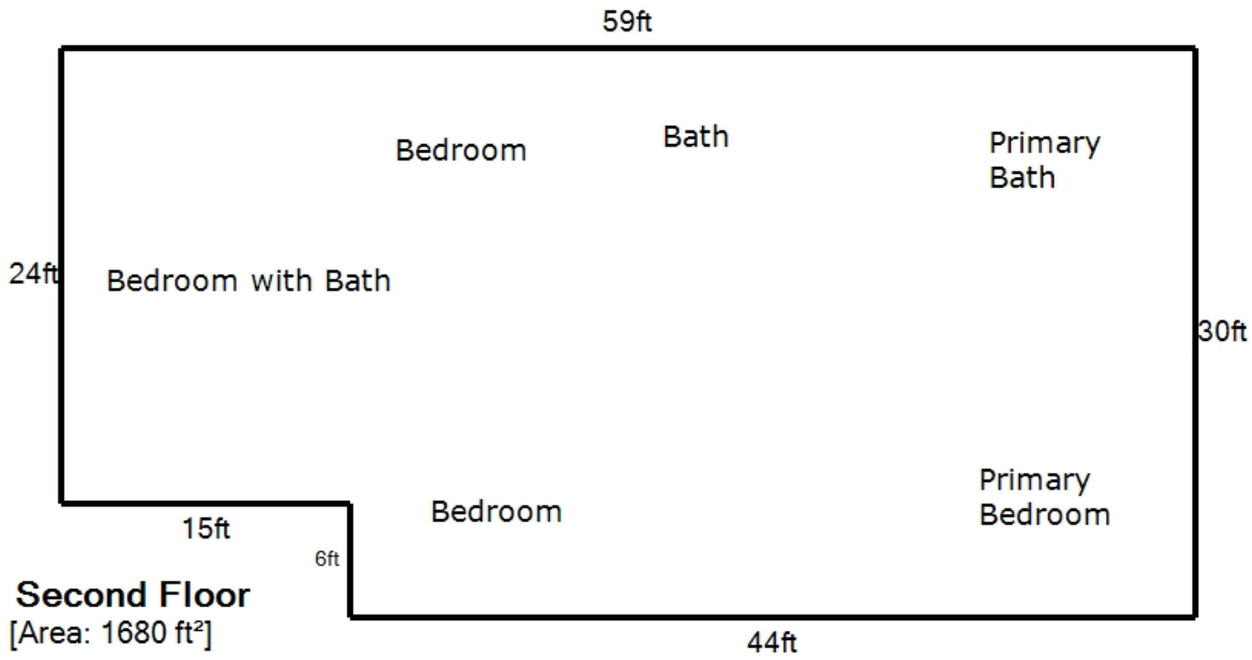

12 ft

| Living Area | | Area Calculation | | | | |
|---|---|---|---|---|---|---|
| First Floor | 1873 ft² | First Floor | | | | x 1.00 = 1873 ft² |
| First Floor | 460.8 ft² | ☐ | 14ft x | 11ft x | 1.00 = | 154 ft² |
| **Nonliving Area** | | ☐ | 3ft x | 1ft x | 1.00 = | 3 ft² |
| 2 Car Garage | 576 ft² | ☐ | 24ft x | 59ft x | 1.00 = | 1416 ft² |
| Wood Deck | 561.5 ft² | ☐ | 19ft x | 6ft x | 1.00 = | 114 ft² |
| FOP | 60 ft² | ☐ | 6ft x | 19ft x | 1.00 = | 114 ft² |
| | | ☐ | 6ft x | 4ft x | 1.00 = | 24 ft² |
| | | △ | 3.16ft x | 1ft x | 0.47 = | 1.5 ft² |
| | | ☐ | 9ft x | 3ft x | 1.00 = | 27 ft² |
| | | △ | 1ft x | 3.16ft x | 0.47 = | 1.5 ft² |
| | | △ | 2.83ft x | 2ft x | 0.35 = | 2 ft² |
| | | ☐ | 7ft x | 2ft x | 1.00 = | 14 ft² |
| | | △ | 2ft x | 2.83ft x | 0.35 = | 2 ft² |
| | | First Floor | | | | x 1.00 = 460.8 ft² |
| **Total Living Area (rounded):** | **2334 ft²** | ☐ | 19.2ft x | 24ft x | 1.00 = | 460.8 ft² |

# FLOORPLAN SKETCH

| | | | |
|---|---|---|---|
| Borrower: Patrick Trofa | | File No.: | 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: | |
| City: Wilton | State: CT | Zip: | 06897 |
| Lender: Manufacturers and Traders Trust Company | | | |

**Sketch**



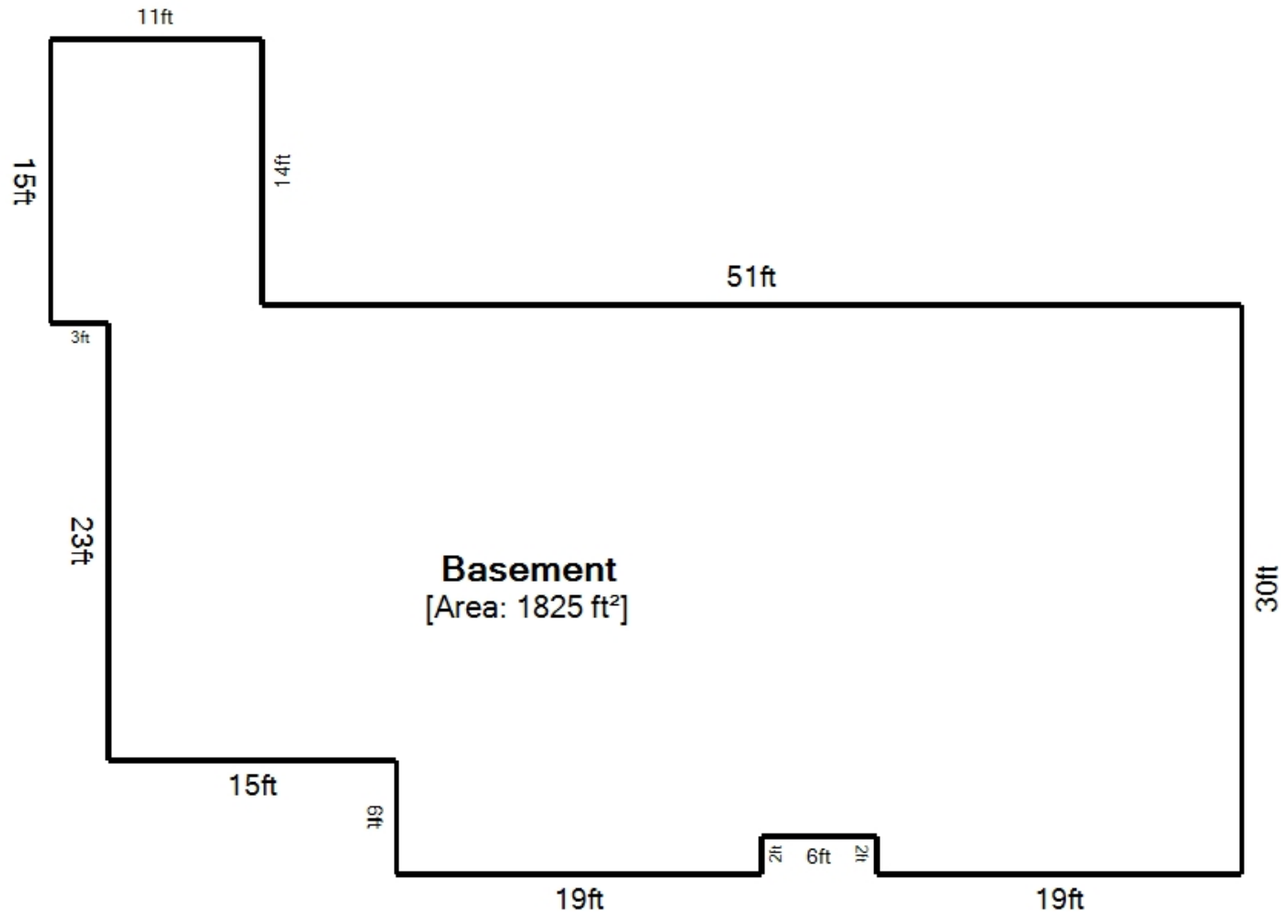

8 ft

| Living Area | | Area Calculation | | | | |
|---|---|---|---|---|---|---|
| Second Floor | 1680 ft² | Second Floor | | | | x 1.00 = 1680 ft² |
| | | 30ft x | 44ft x | 1.00 = | 1320 ft² | |
| **Total Living Area (rounded):** | **1680 ft²** | 15ft x | 24ft x | 1.00 = | 360 ft² | |

FLOORPLAN SKETCH

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |

**Sketch**

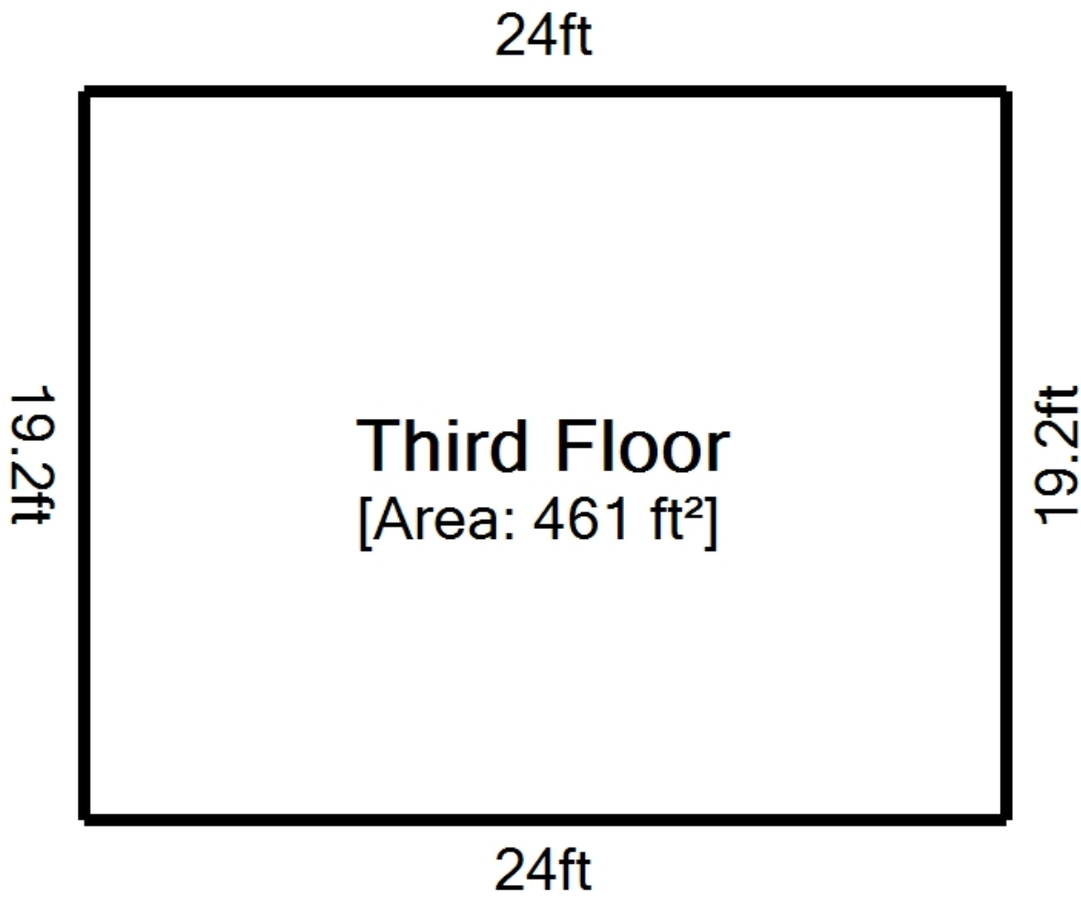



| Nonliving Area | Area Calculation |
|---|---|
| Basement | 1825 ft² |

FLOORPLAN SKETCH

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |

**Sketch**

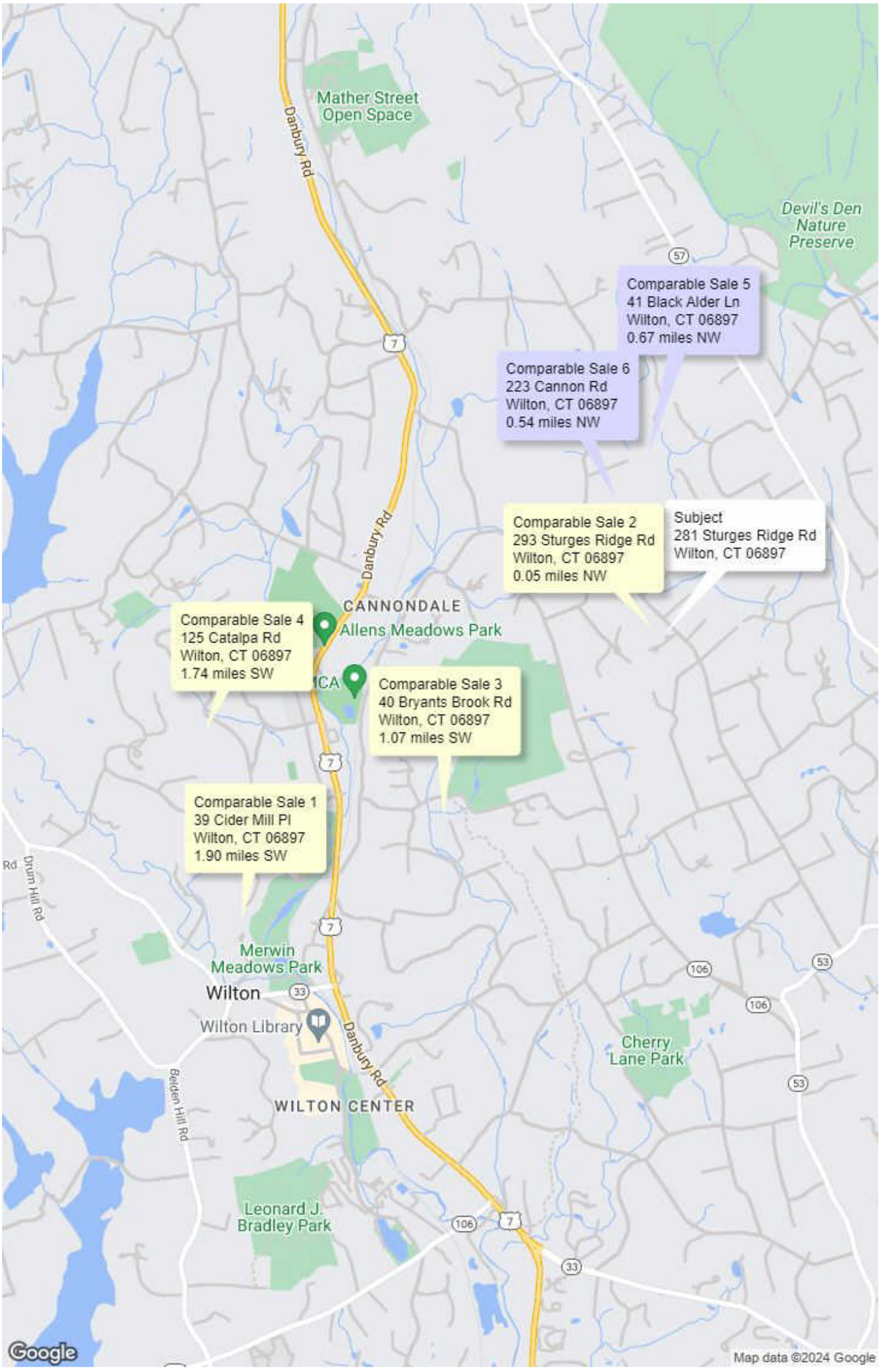



4 ft

| Living Area | Area Calculation | | | | |
|---|---|---|---|---|---|
| Third Floor | 460.8 ft² | Third Floor | | | x 1.00 = 460.8 ft² |
| **Total Living Area (rounded):** | **461 ft²** | 19.2ft x | 24ft x | 1.00 = | 460.8 ft² |

LOCATION MAP

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



AERIAL MAP

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |



# USPAP ADDENDUM

File No. 281sturgesridge

Borrower: Patrick Trofa
Property Address: 281 Sturges Ridge Rd
City: Wilton County: Fairfield State: CT Zip Code: 06897
Lender: Manufacturers and Traders Trust Com

## 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: 0-3 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.

## Additional Comments

APPRAISER:

Signature: Megan Byrne
Name: Megan Byrne
Date Signed: 06/11/2024
State Certification #: RCR.0001415
or State License #:
or Other (describe): State #:
State: CT
Expiration Date of Certification or License: 04/30/2025
Effective Date of Appraisal: June 4, 2024

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[ ] Did Not [ ] Exterior-only from street [ ] Interior and Exterior

| | | |
|---|---|---|
| Borrower: Patrick Trofa | | File No.: 281sturgesridge |
| Property Address: 281 Sturges Ridge Rd | | Case No.: |
| City: Wilton | State: CT | Zip: 06897 |
| Lender: Manufacturers and Traders Trust Company | | |

SIGNED



STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

MEGAN T BYRNE

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

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License #: RCR.0001415
Effective Date: 05/01/2024
Expiration Date: 04/30/2025

Bryan T. Cafferelli, Commissioner

Rating: Fail

**Review Master: PAR Logic Review**

File No. 281sturgesridge

***Errors - These items must be corrected to receive a "pass".***

- 1004_05UAD - REPORT - Fair Lending - Comments in the Neighborhood Description contain (CLOSE PROXIMITY) "The subject is located in a single family residential neighborhood in close proximity to downtown central shopping, schools, shopping and recreation.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.
- 1004_05UAD - REPORT - Fair Lending - Comments in the Summary of Sales Comparison Approach contain (OLD) "Due to low turnover in the last year, it was necessary to utilize sales over one mile distant and over six months old.", which could be a violation of fair lending practices. Please revise these comments so that there is no risk of a fair lending violation.
  ☐ The appraiser acknowledges that this rule is not applicable to the report or is addressed in the body of the report.

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

- 1004_05UAD - SUBJECT - Assessor's Parcel Number - is Wilt M:0020 B:004 L:33, and ACI Insights Listings indicates that the APN is 1923194. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SITE - Area is 2.01 AC and ACI Insights Listings indicates that the Site Area is 87556.0 Sqft. Comment, including an explanation of this difference, is required.
- 1004_05UAD - SALES COMPARISON APPROACH - Subject View - is RES; and ACI Insights indicates that the view is Woods. Please review Subject Property data and photos, and verify the Subject Property's view.
- GSE - RECONCILIATION - Effective Date - is older than 1 year (365 days) from the current date. (ref. FNM0079)
- 1004_05UAD - SALES COMPARABLE NO. 4 - Bedroom Adjustment - is positive and the Comparable's number of bedrooms is greater than the Subject's bedroom count. A negative adjustment is expected.
- CRX - 1004_05UAD - SALES COMPARABLE NO. 4 - Gross Living Area (4332) differs from PUBLIC RECORDS (None).
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_1_PHOTO_1, page contains virtually_staged, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.
- 1004_05UAD - REPORT - PHOTOS - ACI Insights detected that a photo on the EXTRA_6_PHOTO_2, page contains watermark, indicating a possible compliance issue. Please blur the item(s) found or retake the photo.