APPRAISAL OF REAL PROPERTY



LOCATED AT

106 Cross St
Norwell, MA 02061
L.C.C. #123307

FOR

Rockland Trust
288 Union Street, Rockland, MA 02370

OPINION OF VALUE

1,028,000

AS OF

06/30/2025

BY

Steven J Wanders
Wanders Appraisal Services
1520 Ocean St #38
Marshfield, MA 02050
781-771-9399
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Serial# 362A6DDA
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Borrower	Paul & Louise Roper				File No.	1045	
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

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

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 1 to 3 months.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Appraiser has not performed appraisal services for this property in the prior 3 years.

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APPRAISER:

Signature:
Name: Steven J Wanders

State Certification #: 75405
or State License #:
State: MA Expiration Date of Certification or License: 04/27/2027
Date of Signature and Report: 07/02/2025
Effective Date of Appraisal: 06/30/2025
Inspection of Subject: ☐ None ☒ Interior and Exterior ☐ Exterior-Only
Date of Inspection (if applicable): 06/30/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:
Name:

State Certification #:
or State License #:
State: Expiration Date of Certification or License:
Date of Signature:
Inspection of Subject: ☐ None ☐ Inter[illegible] ☐ Exterior-Only
Date of Inspection (if applicable):

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	106 Cross St
	Legal Description	L.C.C. #123307
	City	Norwell
	County	Plymouth
	State	MA
	Zip Code	02061
	Census Tract	5041.02
	Map Reference	14454
PRICE & DATE	Contract Price	$
	Date of Contract	
PARTIES	Borrower	Paul & Louise Roper
	Lender/Client	Rockland Trust
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,146
	Price per Square Foot	$
	Location	N;Res;
	Age	53
	Condition	C3
	Total Rooms	7
	Bedrooms	4
	Baths	1.1
APPRAISER	Appraiser	Steven J Wanders
	Effective Date of Appraisal	06/30/2025
VALUE	Opinion of Value	$ 1,028,000

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Uniform Residential Appraisal Report

9234792
File # 1045

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 106 Cross St | City Norwell | State MA | Zip Code 02061
Borrower Paul & Louise Roper | Owner of Public Record Paul & Louise Roper | County Plymouth
Legal Description L.C.C. #123307
Assessor's Parcel # 50;37 | Tax Year 2025 | R.E. Taxes $ 11,600
Neighborhood Name Cross St | Map Reference 14454 | Census Tract 5041.02
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 [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Home Equity
Lender/Client Rockland Trust | Address 288 Union Street, Rockland, MA 02370
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offering price(s), and date(s). PINMLS.

CONTRACT

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

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

NEIGHBORHOOD

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

Neighborhood Characteristics				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	100 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] 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	750	Low	10	Multi-Family	%
								1,750	High	150	Commercial	%
								1,175	Pred.	50	Other	%

Neighborhood Boundaries The subject neighborhood is bounded by Main St to the south and east, Cross St to the north, and Winter St to the west.

Neighborhood Description The subject property is located on the northerly side of Cross St, approximately 1 mile west of Main St. Neighborhood improvements consist of various style dwellings, most of which appeared to be in average to good overall condition. Employment and trade centers can be accessed via Rte #3 which is located approximately 5 miles to the west.

Market Conditions (including support for the above conclusions) The current average sales price a single family dwelling in the subject neighborhood is $1,166,160, and has remained relatively stable in comparison to one year ago. The average marketing time is approximately 1 to 3 months. Interest rates are relatively stable in the town of Norwell.

SITE

Dimensions 150.93 FF x 281.17 x 150.00 x 296.71 | Area 1.01 ac | Shape rectangular | View N;Res;
Specific Zoning Classification Res. | Zoning Description 1 acre min. site/80' min. frontage
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street paved	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[ ]	[X] septic	Alley none	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 25023C0117L | FEMA Map Date 07/06/2021
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[ ] Crawl Space	Foundation Walls	p. conc./avg.	Floors	various/avg,gd.
# of Stories	2	[X] Full Basement	[ ] Partial Basement	Exterior Walls	wood/avg.	Walls	d.w., plaster/avg.
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1,072 sq.ft.	Roof Surface	asphalt/avg.	Trim/Finish	wood/avg.
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	50 %	Gutters & Downspouts	alum./avg.	Bath Floor	ceramic/avg.,gd.
Design (Style)	colonial	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	d.hung,case./avg.,gd	Bath Wainscot	bsbd./avg.,gd.
Year Built	1972	Evidence of	[ ] Infestation	Storm Sash/Insulated	yes/avg.,gd.	Car Storage	[ ] None
Effective Age (Yrs)	14	[ ] Dampness	[ ] Settlement	Screens	yes/avg.,gd.	[X] Driveway	# of Cars 4
Attic	[ ] None	Heating [ ] FWA	[X] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	paved
[X] Drop Stair	[ ] Stairs	[ ] Other	Fuel gas	[X] Fireplace(s) # 1	[ ] Fence none	[ ] Garage	# of Cars 0
[ ] Floor	[ ] Scuttle	Cooling	[X] Central Air Conditioning	[X] Patio/Deck patio	[ ] Porch none	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool none	[ ] Other none	[ ] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 7 Rooms | 4 Bedrooms | 1.1 Bath(s) | 2,146 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). Center island kitchen with granite countertops and stainless steel appliances. Wood fireplace in the living room. Central air. Large stone patio off of the back.
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-six to ten years ago;Bathrooms-remodeled-six to ten years ago;The subject property is an approximately 53 year old colonial style dwelling with one story additon built approximately 7 years ago. Newer kitchen and baths. 7 rooms, 4 bedrooms, 1.1 baths. Full finished basement with full bath. At the time of inspection the owner was in the process of building a 2-car attached garage with a level above(which had the framing completed, and is not included the appraised value). There were no apparent physical, functional, or external inadequacies note at the time of inspection.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

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

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Uniform Residential Appraisal Report

9234792
File # 1045

There are 1 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 1,175,000 to $ 117,500 .
There are 5 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 901,000 to $ 1,180,000 .

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	106 Cross St Norwell, MA 02061	329 Lincoln St Norwell, MA 02061		384 Cross St Norwell, MA 02061		37 Otis Hill Rd Norwell, MA 02061	
Proximity to Subject		2.77 miles W		1.18 miles NW		2.91 miles W	
Sale Price	$		$ 1,085,000		$ 1,070,000		$ 901,000
Sale Price/Gross Liv. Area	$ sq.ft.	$ 543.86 sq.ft.		$ 436.02 sq.ft.		$ 540.82 sq.ft.	
Data Source(s)		PINMLS #73326227;DOM 9		PINMLS 73224861;DOM 9		PINMLS #73252860;DOM 10	
Verification Source(s)		assessor/pinmls/b&t		assessor/pinmls/b&t		assessor/pinmls/b&t	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Conv;0		ArmLth Conv;0	
Date of Sale/Time		s02/25;c01/25	0	s07/24;c04/24	0	s07/24;c06/24	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	1.01 ac	1.08 ac	0	1.0 ac	0	1.0 ac	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT2;colonial	DT2;colonial		DT1.75;cape	0	DT2;colonial	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	53	53		62	0	53	
Condition	C3	C3		C3		C4	+25,000
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 1.1	8 / 4 / 2.0	-4,000	8 / 4 / 3.0	-12,000	7 / 4 / 1.1	
Gross Living Area	2,146 sq.ft.	1,995 sq.ft.	+8,305	2,454 sq.ft.	-16,940	1,666 sq.ft.	+26,400
Basement & Finished Rooms Below Grade	1072sf536sfwu 0rr0br1.0ba2o	768sf0sfwu	0 +10,000	1415sf0sfwu	0 +10,000	816sf0sfwu	0 +10,000
Functional Utility	average	average		average		average	
Heating/Cooling	fhw-gas/cent.	fhw-oil/cent.	0	fha-oil/cent.	0	fhw-oil/cent.	0
Energy Efficient Items	none	none		none		none	
Garage/Carport	4dw	4dw		2ga4dw	-20,000	4dw	
Porch/Patio/Deck	patio	porches	-10,000	patio		none	+4,000
Fireplaces	1-fireplace	1-fireplace		2-fireplaces	-3,000	1-fireplace	
Net Adjustment (Total)		☒ + ☐ -	$ 4,305	☐ + ☒ -	$ -41,940	☒ + ☐ -	$ 65,400
Adjusted Sale Price of Comparables		Net Adj. 0.4 % Gross Adj. 3.0 %	$ 1,089,305	Net Adj. 3.9 % Gross Adj. 5.8 %	$ 1,028,060	Net Adj. 7.3 % Gross Adj. 7.3 %	$ 966,400

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

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s) assessor/pinmls/b&t/deed
My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data Source(s) assessor/pinmls/b&t/broker

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	assessors/deed	pinmls/assessors/b&t	pinmls/assessors/b&t	pinmls/assessors/b&t
Effective Date of Data Source(s)	06/30/2025	06/30/2025	06/30/2025	06/30/2025

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has not transfered ownership for the three years prior to the effective date of this appraisal. None of the comparable sales have transfered ownership for the year prior to the most recent sale date of the comparable sale.

Summary of Sales Comparison Approach No time adjustment deemed necessary. Comparable #3 adjusted by $25,000 for subjects superior overall condition. Full baths adjusted by $8,000. Half baths adjusted by $4,000. G.L.A. adjusted by $55 per sq. ft. All comparables adjusted by $10,000 for subjects finished basement. Attached garages adjusted by #10,000 per bay. Fireplaces adjusted by $3,000. Comparables #1 and #3 exceed 2 miles distance, and comparables #2 and #3 exceed 6 months time due to the lack of recent sales of similar properties in the subject area. Although comparables #1 and #3 are located outside the subject neighborhood, they were chosen because they are located in similar neighborhoods and would attract the same pool of buyers. No location adjustments deemed necessary. Comparables chosen were the best available in terms of location, design, age, appeal, and condition.

Indicated Value by Sales Comparison Approach $ 1,028,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,028,000 **Cost Approach (if developed) $** 1,033,428 **Income Approach (if developed) $**

It is the appraisers opinion, that the estimated fair market value of the subject property is $1,028,000. All 3 approaches to value were considered. The Direct Sales Comparison is considered to be the best approach. Most weight is given to comp #2, and is supported by comp #1. Although comp #2 is larger in G.L.A., it's given the most weight because its located on the same street as the subject and is a good indication of value.

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

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 $ 1,028,000 , as of 06/30/2025 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

-The predominant value reported in the neighborhood section of the report is based on the average of all sold properties within the area in the previous 12 months. The estimated value of the subject property differs from the predominant value due to the G.L.A., condition, and amenities of the dwelling.

-Exposure time is estimated to be 1 to 3 months.

-The remaining economic life is approximately 46 years.

-All lender specific guidelines were reviewed and acknowledged, however, it was impossible to adhere to all due to the limited amount of available comparables.

-Most adjustments are market derived and are viewed to be reasonable and warranted. Not all adjustments can be directly extracted or supported by the available data with a high degree of accuracy, due to the abscence of like elements of comparison or instances where market data is inconsistent, typically and especially when appraising atypical or complex properties. Some adjustments have an element of subjectivity and professional judgement.

-The appraisal establishes only the value of the property for mortgage purposes. Buyers need to secure their own home inspections through the services of a qualified inspector and satisfy themselves about the condition of the property.

-Although all items are not bracketed on the grid, the comparables used remain relavent and adequately represent the subject.

-Due to slow market conditions, the average sales price in the neighborhood section of the report is from PINMLS for the entire town.

-Intended user: Accurate Group/Rockland Trust

-All information in the report has been verified and is correct. Differences in G.L.A. typically are the result of the town including the finished basement in the living area. Basement area is addressed seperately in the report, and is not included in the above ground G.L.A. Room counts in the report can also can differ with town room counts in that the owner may have made recent improvements and the town has not been in the property to see what the appraiser observes at the time of inspection.

-Lot dimensions: 150.93 FF x 281.17 x 150.00 x 296.71 = 1.01 acres.

-Full legal deed was not readily available during the normal course of business.

-Private sewer is typical of the subject area. Public sewer was not available to the subject property at the time of inspection. Private sewer is not considered to be adverse to the subjects marketability, nor affects its value.

-Subject property measured to the ANSIZ765-2021 standard.

-At the time of inspection, the owner was in the process of adding onto the existing dwelling, which had the framing completed. This is not included in the final estimate of value for the subject property.

-Said unfinished addition does not appear to have any present safety concerns.

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) Costs derived from the 2025 R.S. Means Cost Manual. Land value derived via the extraction method. Land value exceeds 30% of the total value which is typical of the neighborhood.

ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW

Source of cost data 2025 R.S. Means Cost Manual.

Quality rating from cost service good Effective date of cost data 06/30/2025

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

34 x 24 x 2 = 1,632 sq. ft.

34 x 1 x 1 = 34 sq. ft.

16 x 16 x 1 = 256 sq. ft.

16 x 14 x 1 = 224 sq. ft.

Total above ground living area = 2,146 sq. ft.

No functional or external depreciation noted at the time of inspection.

OPINION OF SITE VALUE				=$	425,000
DWELLING	2,146	Sq.Ft. @ $	329.56	=$	707,236
	1,072	Sq.Ft. @ $	27.82	=$	29,823
amenities				=$	23,901
Garage/Carport		Sq.Ft. @ $		=$	
Total Estimate of Cost-New				=$	760,960
Less Physical	Functional	External			
Depreciation 177,532				=$(	177,532)
Depreciated Cost of Improvements				=$	583,428
"As-is" Value of Site Improvements				=$	25,000
INDICATED VALUE BY COST APPROACH				**=$**	1,033,428

Estimated Remaining Economic Life (HUD and VA only) 46 Years

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 existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

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

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

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

Describe common elements and recreational facilities.

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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 the 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.

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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.

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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.

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APPRAISER

Signature 
Name Steven J Wanders
Company Name Wanders Appraisal Services
Company Address 1520 Ocean St #38
Marshfield, MA 02050
Telephone Number 781-771-9399
Email Address swanders@comcast.net
Date of Signature and Report 07/02/2025
Effective Date of Appraisal 06/30/2025
State Certification # 75405
or State License #
or Other (describe) State #
State MA
Expiration Date of Certification or License 04/27/2027

ADDRESS OF PROPERTY APPRAISED
106 Cross St
Norwell, MA 02061
APPRAISED VALUE OF SUBJECT PROPERTY $ 1,028,000

LENDER/CLIENT
Name Accurate Group
Company Name Rockland Trust
Company Address 288 Union Street, Rockland, MA 02370
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

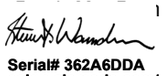
SUBJECT PROPERTY

☐ 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

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Uniform Residential Appraisal Report

9234792
File # 1045

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	106 Cross St Norwell, MA 02061	302 Summer St Norwell, MA 02061		4 Captain Vinal Way Norwell, MA 02061			
Proximity to Subject		2.60 miles NW		1.89 miles NW			
Sale Price	$		$ 1,180,000		$ 1,175,000		$
Sale Price/Gross Liv. Area	$ sq.ft.	$ 583.58 sq.ft.		$ 585.74 sq.ft.		$ sq.ft.	
Data Source(s)		PINMLS #73338934;DOM 13		PINMLS #73388975;DOM 9			
Verification Source(s)		assessor/pinmls/b&t		assessor/pinmls/b&t			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		Listing			
Date of Sale/Time		s04/25;c03/25	0	Active	0		
Location	N;Res;	N;Res;		N;Res;			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	1.01 ac	2.41 ac	-20,000	1.02 ac	0		
View	N;Res;	N;Res;		N;Res;			
Design (Style)	DT2;colonial	DT2;colonial		DT2;colonial			
Quality of Construction	Q3	Q3		Q3			
Actual Age	53	43	0	55	0		
Condition	C3	C3		C3			
Above Grade Room Count (Total / Bdrms. / Baths)	7 / 4 / 1.1	8 / 4 / 2.1	-8,000	9 / 4 / 2.0	-4,000	/ /	
Gross Living Area	2,146 sq.ft.	2,022 sq.ft.	+6,820	2,006 sq.ft.	+7,700	sq.ft.	
Basement & Finished Rooms Below Grade	1072sf536sfwu 0rr0br1.0ba2o	1089sf545sfwu 1rr0br0.0ba1o	0 0	952sf0sfwu	0 +10,000		
Functional Utility	average	average		average			
Heating/Cooling	fhw-gas/cent.	fhw-oil/none	+3,000	fhw-gas/cent.			
Energy Efficient Items	none	none		none			
Garage/Carport	4dw	2gd4dw	-20,000	2gbi4dw	-4,000		
Porch/Patio/Deck	patio	deck	0	deck	0		
Fireplaces	1-fireplace	1-fireplace		1-fireplace			
Net Adjustment (Total)		☐ + ☒ -	$ -38,180	☒ + ☐ -	$ 9,700	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj. 3.2 % Gross Adj. 4.9 %	$ 1,141,820	Net Adj. 0.8 % Gross Adj. 2.2 %	$ 1,184,700	Net Adj. % Gross Adj. %	$

SALE HISTORY

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	assessors/deed	pinmls/assessors/b&t	pinmls/assessors/b&t	
Effective Date of Data Source(s)	06/30/2025	06/30/2025	06/30/2025	

Analysis of prior sale or transfer history of the subject property and comparable sales: Comparables #4 and #5 have not transfered ownership for the year prior to the most recent list/sale date.

ANALYSIS / COMMENTS

Analysis/Comments: No time adjustment deemed necessary. No list/sale price adjustment deemed necessary. Site adjusted by $20,000 for each whole 1 acre difference. Full baths adjusted by $8,000. Half baths adjusted by $4,000. G.L.A. adjusted by $55 per sq. ft. Comparable $5 adjusted by $10,000 for subjects finished basement. Central air adjusted by $3,000. Attached garages adjusted by $10,000 per bay. Built-in garages adjusted by $2,000 per bay. Comparable #4 exceeds 2 miles due to the lack of recent sales of similar properties in the subject area. Comparable #4 is located in a similar neighborhood in comparison to the subject and would attract the same pool of buyers.

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Subject Photo Page

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



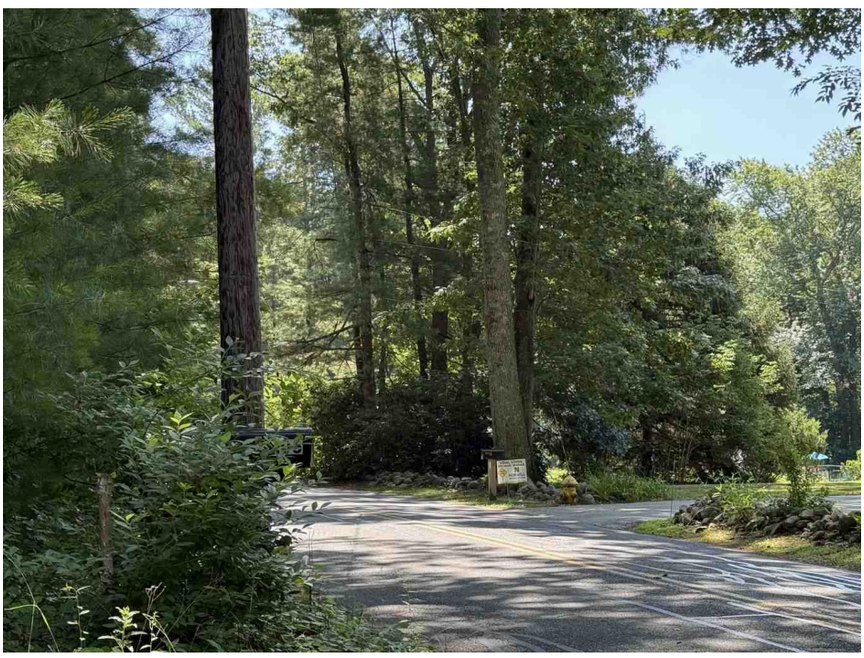
Subject Front

106 Cross St

Sales Price	
Gross Living Area	2,146
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	1.01 ac
Quality	Q3
Age	53



Subject Rear



Subject Street

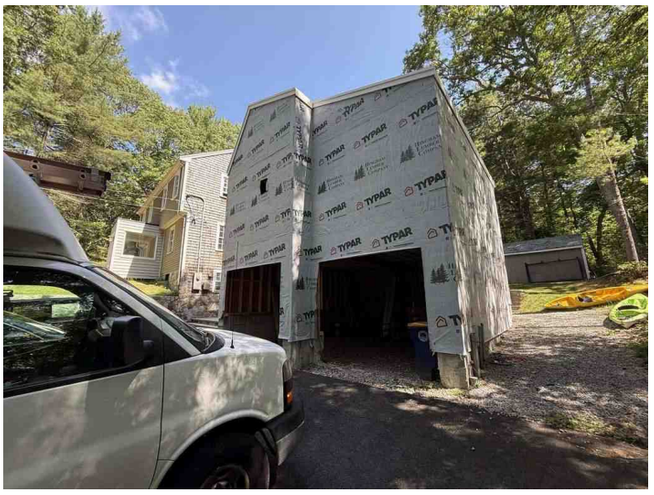
Serial# 362A6DDA
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Photograph Addendum

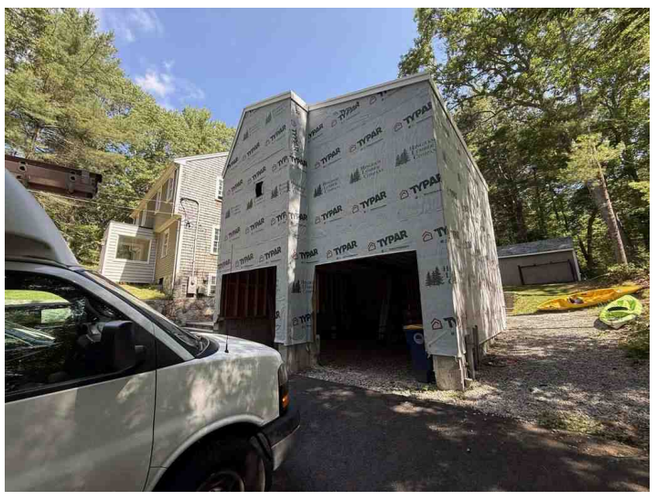
Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



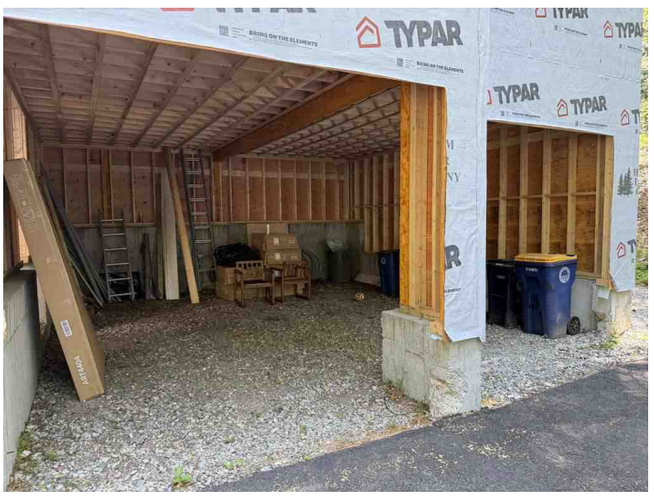
Left Side



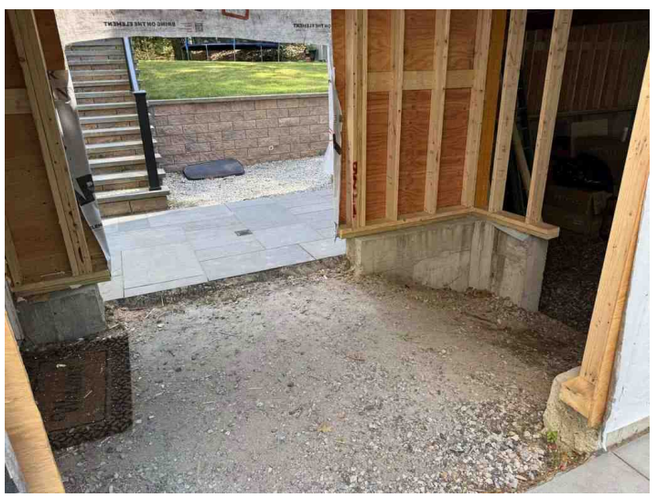
Right Side



Right Side Garage/2nd Level



Garage Interior



Mud Room



2nd Level Hallway

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Interior Photos

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



Living Room



Center Island Kitchen



Dining Room



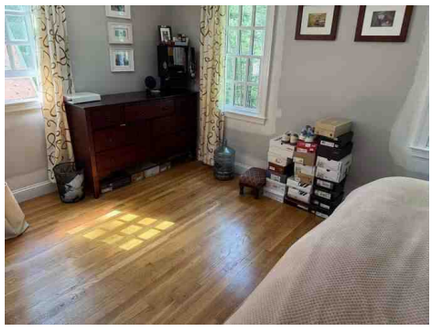
Bedroom/Office



Half Bath



Entry



Bedroom



Full Bath



Sitting Area



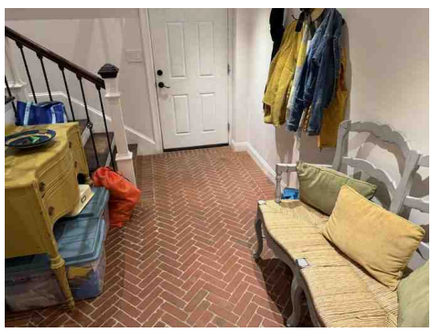
Bedroom



Bedroom



Basement



Basement Mud Room



Basement Full Bath



Elec ice

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Interior Photos

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



Water Heater

Serial# 362A6DDA
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Comparable Photo Page

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



Comparable 1

329 Lincoln St

Prox. to Subject	2.77 miles W
Sale Price	1,085,000
Gross Living Area	1,995
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	1.08 ac
Quality	Q3
Age	53



Comparable 2

384 Cross St

Prox. to Subject	1.18 miles NW
Sale Price	1,070,000
Gross Living Area	2,454
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	3.0
Location	N;Res;
View	N;Res;
Site	1.0 ac
Quality	Q3
Age	62



Comparable 3

37 Otis Hill Rd

Prox. to Subject	2.91 miles W
Sale Price	901,000
Gross Living Area	1,666
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	1.1
Location	N;Res;
View	N;Res;
Site	1.0 ac
Quality	Q3
Age	53

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Comparable Photo Page

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



Comparable 4

302 Summer St

Prox. to Subject	2.60 miles NW
Sale Price	1,180,000
Gross Living Area	2,022
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	N;Res;
View	N;Res;
Site	2.41 ac
Quality	Q3
Age	43



Comparable 5

4 Captain Vinal Way

Prox. to Subject	1.89 miles NW
Sale Price	1,175,000
Gross Living Area	2,006
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.0
Location	N;Res;
View	N;Res;
Site	1.02 ac
Quality	Q3
Age	55

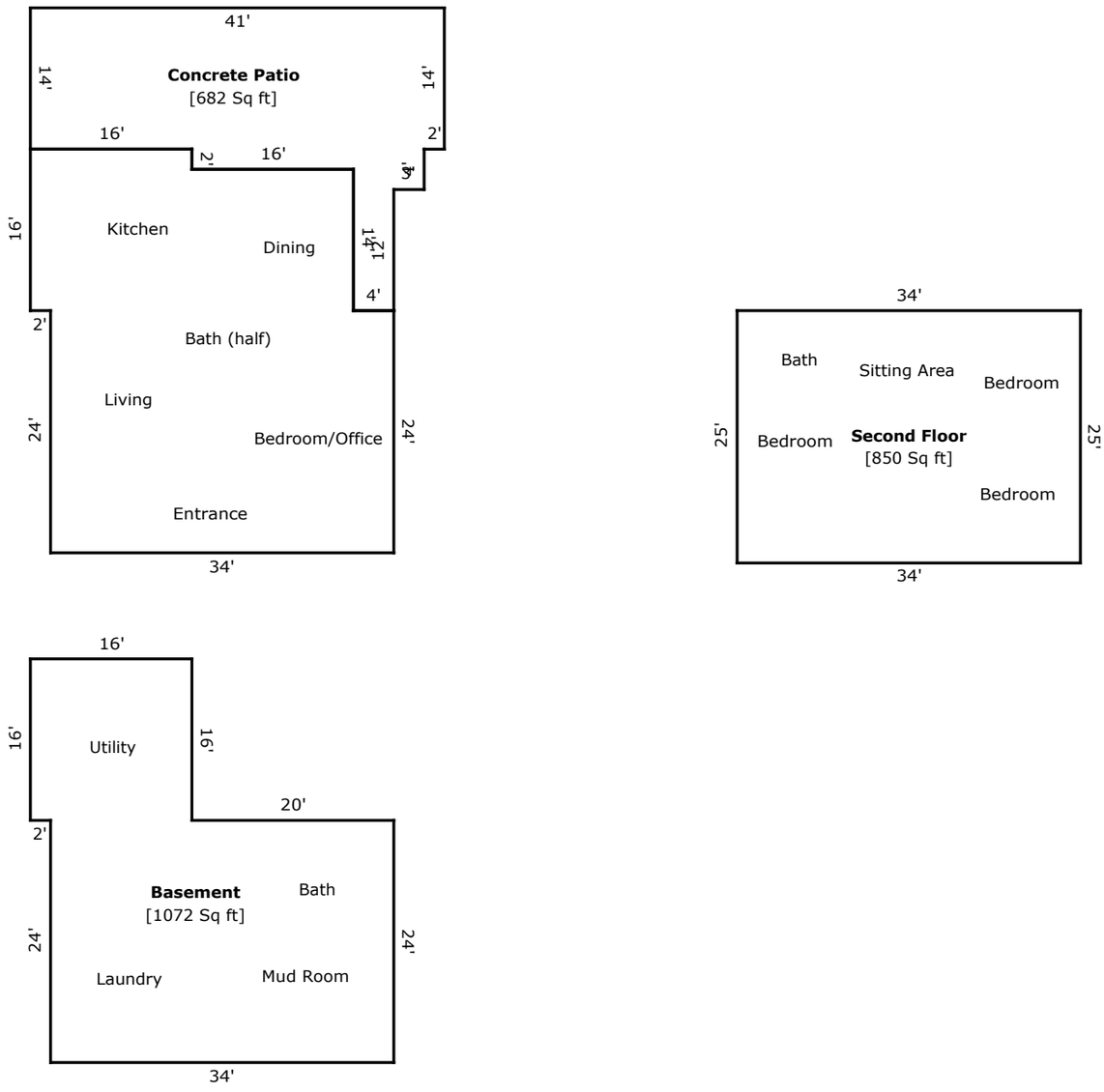
Comparable 6

Prox. to Subject	
Sale Price	
Gross Living Area	
Total Rooms	
Total Bedrooms	
Total Bathrooms	
Location	
View	
Site	
Quality	
Age	

Serial# 362A6DDA
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Building Sketch

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



TOTAL Sketch by a la mode

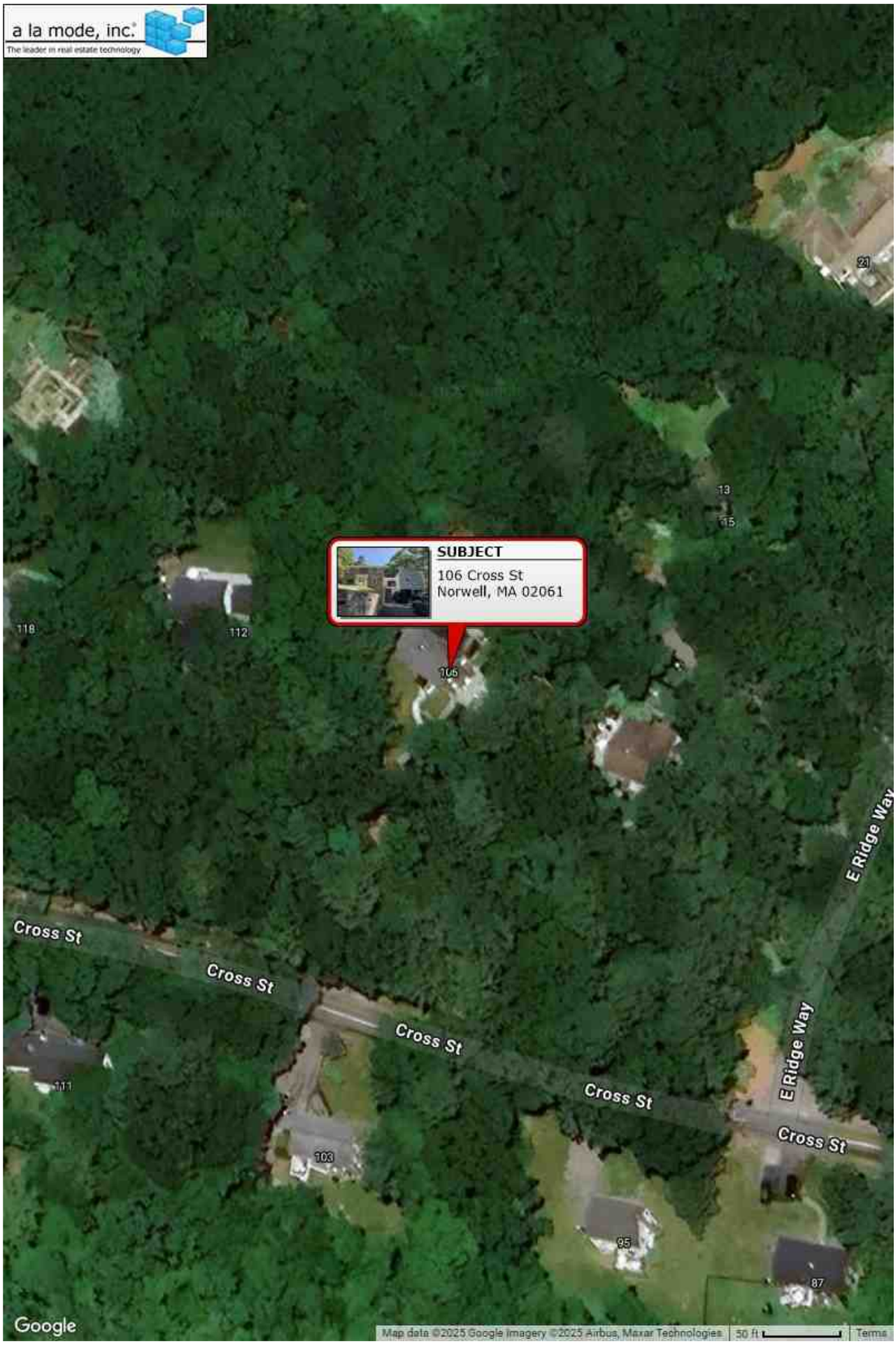
Area Calculations Summary

Living Area		**Calculation Details**
First Floor	1296 Sq ft	34 × 24= 816 16 × 16= 256 14 × 16= 224
Second Floor	850 Sq ft	25 × 34= 850
Total Living Area (Rounded):	**2146 Sq ft**	
Non-living Area		
Concrete Patio	682 Sq ft	41 × 14= 574 4 × 3 = 12 4 × 14 = 56 2 × 20 = 40
Basement	1072 Sq ft	34 × 24= 816 16 × 16= 256

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Location Map

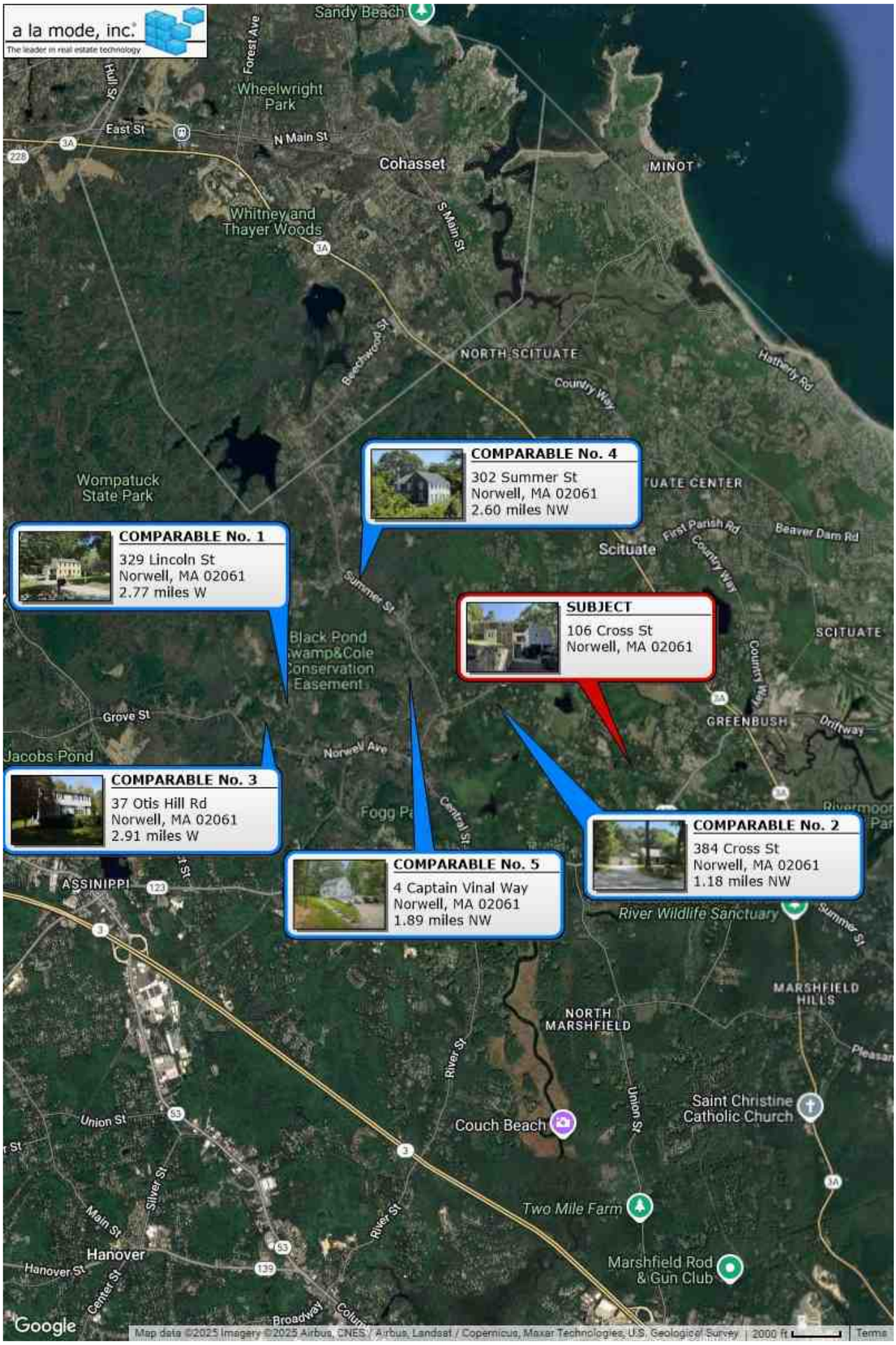
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Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
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Location Map

Borrower	Paul & Louise Roper						
Property Address	106 Cross St						
City	Norwell	County	Plymouth	State	MA	Zip Code	02061
Lender/Client	Rockland Trust						



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Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310

LIA Administrators & Insurance Services
Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued: 1/15/2025 Policy Number: AAI004719-10 Previous Policy Number: AAI004719-09

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 136721
   Named **Insured**:
   WANDERS APPRAISAL SERVICES
   Steven J. Wanders
   1520 Ocean Street, #38
   Marshfield, MA 02050

2. **Policy Period:** From: 02/08/2025 To: 02/08/2026
   12:01 A.M. Standard Time at the address stated in 1 above.

3. **Deductible:** $1000 Each **Claim**

4. **Retroactive Date:** 02/08/1996

5. **Inception Date:** 02/08/2016

6. **Limits of Liability:** **A.** $500,000 Each **Claim**
   B. $500,000 Aggregate

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes [X]	No [ ]		
Residential Property:	Yes [X]	No [ ]		
Commercial Property:	Yes [ ]	No [X]		
Bodily Injury and Property Damage Caused During Appraisal Inspection ($100,000 Sub-Limit):	Yes [X]	No [ ]	(If "yes", added by endorsement)	
Right of Way Agent and Relocation:	Yes [ ]	No [X]		
Machinery and Equipment Valuation:	Yes [ ]	No [X]		
Personal Property Appraisal:	Yes [ ]	No [X]	(If "yes", added by endorsement)	
Real Estate Sales/Brokerage:	Yes [ ]	No [X]	(If "yes", added by endorsement)	

8. Report **Claims** to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319

9. **Annual Premium:** **$556.00**

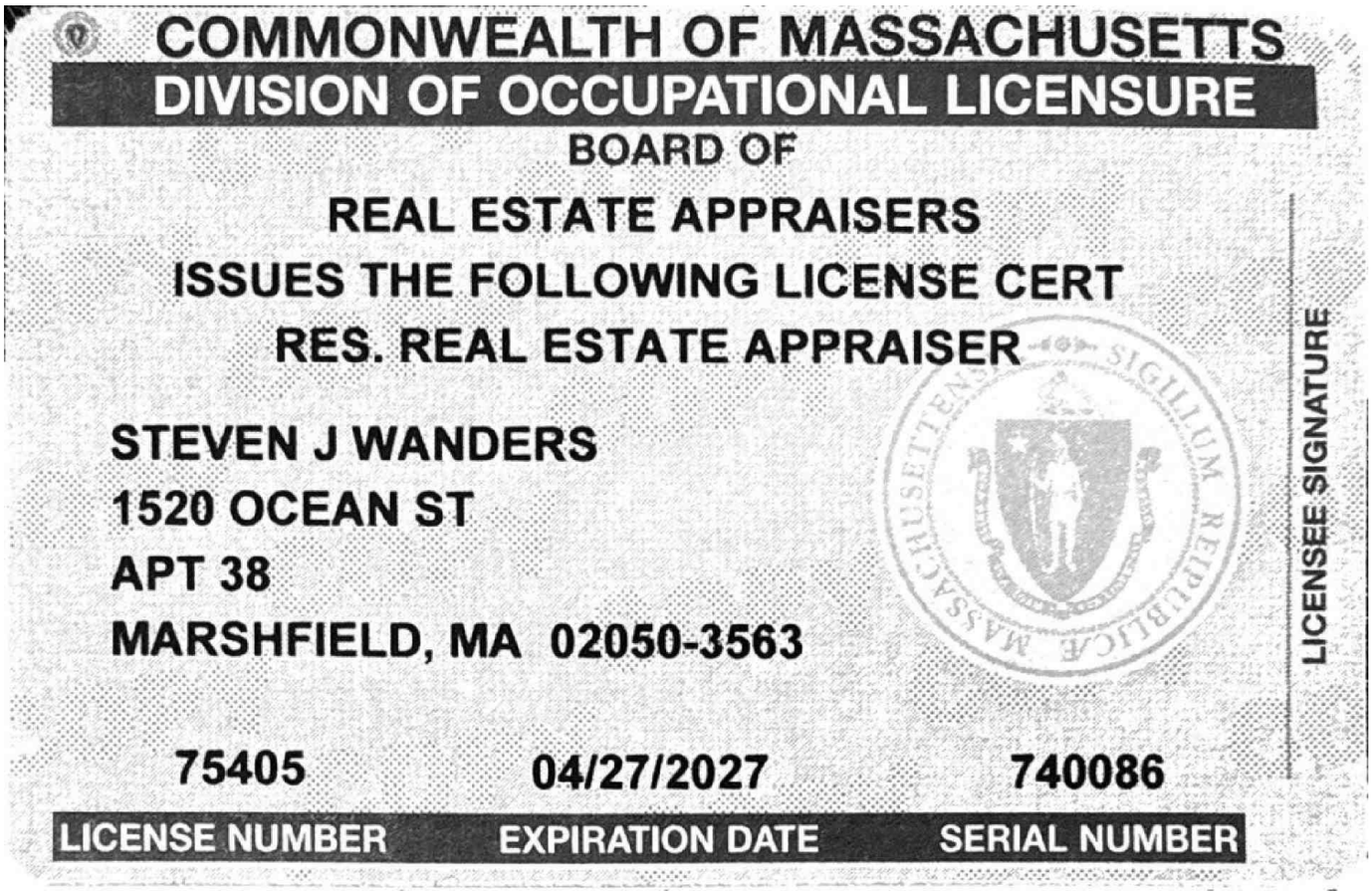
10. **Forms attached at issue:** LIA002 (04/19) LIA MA (05/19) LIA012 (06/22) LIA021 (02/22) LIA164 (05/19) LIA169 (12/21)

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

01/15/2025 By _____

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Certification



COMMONWEALTH OF MASSACHUSETTS

DIVISION OF OCCUPATIONAL LICENSURE

BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

RES. REAL ESTATE APPRAISER

STEVEN J WANDERS
1520 OCEAN ST
APT 38
MARSHFIELD, MA 02050-3563

LICENSEE SIGNATURE

75405	04/27/2027	740086
LICENSE NUMBER	EXPIRATION DATE	SERIAL NUMBER

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

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

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered “new” if they have any significant physical depreciation (that is, 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 are either 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 residence 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.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

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

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

Example:
3.2 indicates three full baths and two half baths.

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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

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

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