

Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020.**

Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

APPLICATION TO APPEAL

Crand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle

Property Owner's Na	ame: Lansford W.	Perry	
Property Location:	68 Ratlum Road		
	r	number & street name, or assesso	r's map, block and lot number
Property Type:	Real Estate	Personal Property	☐ Motor Vehicle
Reason for Appeal:	I filed timely PA49	0 paperwork with Assess	or pursuant to CGS Section 12-107c (a)
		Woodland at \$240/Acre.	
Owner/Appellant's E	stimate of Value* (re	quired by statute): \$1,36	88.00
Owner/Appellant's P	hone Number: 860-	307-3195	
		day	evening
	ddress of party to wh	ich all correspondence shou	uld be sent (list one address only):
_ansford W. Perry			
P. O. Box 1			
Canton Center, CT	06020-0001		
Email Address: sno			
•	Bulus!		2-18-2020
Signatu	are of property owner	or duly authorized agent	Date
		Agent's Certification	
Date:			
To Whom It May Cor			
l,	bein	g the legal property owner i	ocated at,
Hereby authorize			ent in all matters before the Board of
Assessment Appeals	_		of October 1,
Prin	t Name of Owner		Signature of Owner

STATE OF CONNECTICUT FORM M-29, REV. BR. 2014

OCT 3 1 2019



APPLICATION TO THE ASSESSOR FOR CLASSIFICATION OF LAND AS FARM LAND

Declaration of policy: It is hereby declared that it is in the public interest to encourage the preservation of farm land, forest land and open space land in order to the welfare and happiness of the inhabitants of the state [and] that it is in the public interest to prevent the forced conversion of farm land, forest land and open space land to more intensive uses as the result of economic pressures caused by the assessment thereof for the purposes of property taxation at values incompatible

FILE A SEPARATE APPLICATION FOR EACH P	ARCEL. PLEASE PRINT. COMPLETE ALI	SECTIONS, SEE REV	ERSE SIDE OF TI	HIS FORM, ATTA	CH ANY ADDITIO	ONAL PAGES.
NEW APPLICATION	JPDATE APPLICATION (EXCEPTED TRA	and the state of t	☐ ACREAG		☐ USE CHA	
NAME OF ALL OV			MA	WLING ADDRESS		37.
Lansford W. Pe	erry	Po	Box l	inter, C	T 060	20
CONTACT PERSON'S NAME	CONTACT PERSON'S TELEPHO	NE NUMBER	Showy	ONTACT PERSON	'S E-MAIL ADDR	ESS
Type of Farming Operation	EQUIPMENT USED IN THE FARI	MOPERATION	I IUIAL GROS	S INCOME DERIN	/ED COME TARE	A OPERATION
PROPERTY LOCATION: 68 Rearly WI	Road, New Harrison	2 CT	OWNER'S ACREAGE ESTIMATE THESTOWN ONLY	ASSESSOR'S ACREAGE ESTIMATE	ASSESSOR'S USE VALUE PER ACRE	USE ASSESSMENT
TILLABLE A: Excellent (shade tobacco and ball ar	nd burlap nursery, crop land)					
TILLABLE B: Very good (binder tobacco, vegetab	les, potatoes, crop land)				2 2 2 2	
TILLABLE C: Very good, quite level (corn silage, h	ay, vegetables, potatoes, crop land)					
TILLABLE D: Good to fair, moderate to considera		asture, croo land)			-	
ORCHARD: Well-maintained trees for the purpos		and the same of the same of				
PERMANENT PASTURE: Grazing for livestock, no						
WOODLAND: Woodland in a farm unit			H			
NASTELAND: Swamp/ledge/scrub			5.			
		TOTAL	5.7		TOTAL	
PLEASE ATTACH A SKI	ETCH OF YOUR FARM SHOWING THE L	OCATION AND NUM	BER OF ACRES	IN EACH FARM II	SE	
I DO HEREBY DECLARE under the penalty of false that I have received and reviewed § 12-504a townership or use of this property. 18-30- OWNER'S SIGNATURE DATE SIGNED	THE COL	1.1.1.1	true according atutes concerni	to the best of ming a potential t	ny knowledge a ax liability upor DATE SIG	a change of
	ASSESSOR'S VERIFICA	ATION SECTION				
ACQUISITION DATE DATE RECORDED	VOLUME/PAGE MAP/BL	OCK/LOT	TOTAL ACREA	GE TO	OTAL ACREAGE	LASSIFIED
3/31/14 3/31/19	300/834 45/13	6/5	5.7		th	- worth later
APPLICATION APPROVED: YES; AS NOTED A	1. //	7			- V	
ASSES	SOR			DATE		

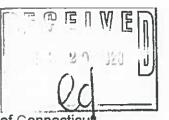
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010	State Use: 1010			ВІ		MAP ID: 045/ 136/ 005//	MAP			Property Location: 68 RATLUM ROAD

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Property Owner's Name: DC



Town of New Hartford *Board of Assessment Appeals*

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APPLICATION TO APPEAL

Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle
*Must be completed

Construction, LLC

		number & street name, or asses	sor's map, block and lot number	
Property Type:	Real Estate	Personal Property		
Reason for Appeal:	Increase			
Owner/Appellant's E	Estimate of Value*	(required by statute):	51,200	
Owner/Appellant's F	Phone Number:	(860) 489-1536	(860) 489 -1536	
		day	evening	
Name and mailing a	address of party to	which all correspondence sh	nould be sent (list one address on	y):
DCS Constr	uction, LLC	z		
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21 Richa New Hartfor		70		
New Hartfor	d, CT 06057			TW X - 7 - 1 - 1
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APPLICATION TO APPEAL Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle * Must be completed Property Owner's Name: Property Location: < number & street name, or assessor's map, block and lot number Vacant Lan Real Estate Personal Property Property Type: Motor Vehicle ABSPSSMIN Reason for Appeal: Owner/Appellant's Estimate of Value* (required by statute): Owner/Appellant's Phone Number: 760 307-Name and mailing address of party to which all correspondence should be sent (list one address only): Connole Email Address: gnature of property owner-or duly authorized agent Agent's Certification Date: To Whom It May Concern: being the legal property owner located at to act as agent in all matters before the Board of Hereby authorize Assessment Appeals of the Town of New Hartford for the Grand List of October 1. Print Name of Owner Signature of Owner

Ronald Dufour 1125 Ellsworth Dr. Ocean Isle Beach, NC 28469

Michele DaSilva Town of New Hartford Tax Assessor 530 Main St. P. O. Box 316 New Hartford, CT 06057

February 6, 2020

Dear Ms Silva,

Please accept this letter as my authorization to allow John Connole to discuss the current assessment and to attend future Board of Assessment Appeals meeting(s) regarding my property in the name of Three Acre Wood located on Lot # 3 West Hill Road (rear lot between house at 22 West Hill Road and house at 30 West Hill Road).

Mr. Connole is considering purchase of the property. He is concerned with the current assessed value of the property since it is a rear lot which will require substantial additional costs in order to build there.

If you have any questions, please contact me at 860-485-3354.

Sincerely,

Ronald Dufour

Rome H. Ofm

cc: John Connole

parcel 10 031-041-29-3



Make checks payable to:

Town of New HartfordPO Box 402
New Hartford, CT 06057-0402
860-379-5795

REAL ESTATE TAX BILL FISCAL YEAR 2019-2020

WEST HILL, ROAD 031/041/29-3 197 59 TAXPAYER'S COPY C

Without estimated funding of \$3,461,261 from the State of Connecticut for state financed programs your 2019-2020 property tax mill rate would be 35.48 mills instead of 30.25 mills. Visit our web site at www.newhartfordet.gov for more information and to view and pay bills online.

LIST NUMBER	DIST BANK		ON COAND LICE	d List bills will appear onlin	e July 1, 2019.		
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00183600

T8 P1823 ***********MIXED AADC 060

THREE ACRE WOOD C/O RON DUFOUR 1125 ELLSWORTH DR SW OCEAN ISLE BEACH NC 28469-3200 1# 1134 585.49 mid to Jim 2/5/19

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TAX OFFICE HOURS: Monday through Thursday, 8:00 A.M. - 4:00 P.M. / Friday, 8:00 A.M. - 1:00 P.M.

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NOIS	VIS				UNK ZONE 1 031 041 29-3	no zone? UNK Section# 1 NIBL 031 0-	3061 031/077 1		
						SUPPLEMENTAL DATA REVAL 2018		Other ID:	MEAN ILSE BEACH, NC 28469
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			CURRENT Code		LOCATION Rural	Paved 3	5 Well 1	1 Rolling	HREE ACRE WOOD
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	State Use: 1300		me:	Bldg Name:	29-3//	MAP ID: 031/041/29-3//	t 2	L ROAD	Property Location: WEST HILL ROAD







Pursuant to P.A. 95-283 of the State of Connecticut.

A written application to appeal an assessment must be filed on or before February 20, 2020.

Please complete the "Application to Appeal" section and return to the address at the right by **February 20, 2020.**

Applications may be sent to:

Board of Assessment Appeals c/o Assessor's Office Town of New Hartford 530 Main Street, P.O. Box 316 New Hartford, CT 06057 Phone: 860.379.5235

		APPLICATION TO APPE	AL	
Gran	d List of October 1,	2019 for Real Estate, Persona *Must be completed	Property and Motor Vehicle	
Property Owner's Nan	ne:	Aaron Vozzolo		
Property Location:	924	Litchfield Tu	moile	
	L	number & street name, or assess		
Property Type:	Real Estate	Personal Property		
Reason for Appeal:		A C - 0) I	1	1 2
	Grand	d for a pool +	that was hever	bult.
Owner/Appellant's Est	timate of Value* (required by statute):	\$ 2,870,87	
		860 916 6385		6385
		day	even	•
Name and mailing add	dress of party to w	hich all correspondence sho	ould be sent (list one addres	ss only):
100000000000000000000000000000000000000		Acuron Vozzolo		
		924 Litchfield Tu		
		New Haraford		
Email Address:	aarond	IKV@ gnail co)M	
01	CONTRACTOR OF THE STATE OF THE		2	118 2020
Signatur	e of property own	er or duly authorized agent		Date '
		Agent's Certification		
Date:				
To Whom It May Cond	cern:			
l,	be	eing the legal property owner	located at	
Hereby authorize		to act as ag	gent in all matters before th	e Board of
Assessment Appeals	of the Town of Ne	ew Hartford for the Grand Lis	t of October 1,	•
Print	Name of Owner		Signature of Owner	

OZZÓLO AÁRON
OZZÓLO AARON AND
ENN SCHL LLC
WD HOLDINGS LLC
HEO ROBERT W 13-151 (0.4901497 12-319 12-245 294026 294016 Permit ID 90 GL REMOVE IG POOL dditional Owners: EW HARTFORD, CT 06057 24 LITCHPIELD TPKE CURRENT OWNER roperty Location: 924 LITCHFIELD TPKE ision ID: 184124 Car 1010 Single Family 1010 Single Family Code 35/3 VBIID/ SUB 0001/A Time RECORD OF OWNERSHIP 05/22/2013 09/13/2012 09/07/2012 05/03/2007 07/13/2012 Issue Date Description USC EXEMPTIONS Description **EPPES** J.De Lone. BHD Name ₹2 otal (ard Land | nits: Plumbing Plumbing 4.4 Ö Pools CO ISSUED GIS ID: Rout Remodel Vapi.i. Description Cone. VBHD CENSUS Other 1D: Rolling From lotal: OPO. Account # 00064008 Depth ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD BK-VOL/PAGE 8001-9000 lmount 5 Well 293/631 275/189 244/641 230/1039 187/750 Septic Street Index Name 2.00 AC 0.24 AC CHILITIES 2.24 NOTES SUPPLEMENTAL DATA Code 2 57,000 5,000 2,200 1,510 800 SALE DATE q/u Price Parcel Total Land Area: 2.24 AC 7,000.00 0.5679 Unit MAP ID: 021/017/11-7// 03/13/2017 09/25/2012 08/11/2006 11/12/2004 no zone? Section# NIBL 11/06/2000 Paved STRT/ROAD REVAL 2018 C msp. ASSOC PID# Description Factor S. AND LINE VALUATION SECTION ===== OTHER ASSESSMENTS racing 0 1/1 <<<--Z, 222222 SALE PRICE V.C. Bldg #: Rural Number LOCATION 02/19/2008 02/19/2008 Date Comp. ractor 145,000 306,000 9 5 1 of 1 50 ST. 18 7 0 8 18 7 0 8 amount PLMG FINISH WORK コンファ BEAM 06/11/2018 U/G POOL 20X40 GUNI03/12/2018 CO FOR SINGLE FAMI03/12/2018 TWO COLUMNS TO STILL/19/2017 Comments RES EXCES DWELLING Sec #: Batch Bldg Name: Total: 221 Description Comm. Int. 100 Assessed Net Total Appraised Parcel Value Special Land Value Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised XF (B) Value (Bldg) Adjustment: Valuation Method: Total Appraised Parcel Value Appraised Bldg. Value (Card) URRENT ASSESSMENT This signature acknowledges a visit by a Data Collector or Assessor 50,1202019 1,1902019 204,8202019 09/26/2014 256,130 PREVIOUS ASSESSMENTS (HISTORY) Code 1-2 Card Appraised Value Spec Use 221 APPRAISED VALUE SUMMARY Special Type 2 71,600 1,700 292,600 365,900 PISIT/ CHANGE Pricing Spec Calc Assessed Falue 50,120,2018 1,190,2018 204,820,2018 204,820,2018 256,130 o<85€ S Adj Fact Print Date: 03/26/2020 14:01 1,190 204,820 256,130 50,120 State Use: 1010 HISTORY Cotal Land Value: 47228 AdiNo change IZZI Change - Data Mailer Callback 1 Measured Review NEW HARTFORD, CT 35,777.00 7,000.00 Unit Price Purpose/Result Assessed Value Land Falue 365,900 1,190 204,820 23,520 365,900 292,600 279,650 73,300 71,600 1,700 50,120 73,300

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		5,390 5,390	0.00 16.43 81.66	1366 0 66 0	686 328	1300	Cathedral Porch, Open	Cathedrai Purch, Open
ig dip		164,633	81.66	2,016	2,016	2,016	Description	First Floor
r (M)					SUMMARY	UB-AREA	ILDING.	
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	47	Percentage		Description		le i	Vinyl Siding	135
MDK			MIXED USE	MIXE			7 Morres	
j							Average + 20	
	WDK						Residential	
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		Description	CONSTRUCTION DETAIL CONTINUED	CHON D	CONSTRU	"	CONSTRUCTION DETAIL	STRUC
		TM of FIVE	WCC	TAL PRESENTA	I Grant to the second		The Parents of a second	



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APPLICATION TO APPEAL

Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle

*Must be completed

* Must be completed
Property Owner's Name: JANS R Mc(3/)
Property Location: 36 (offer Hill RD New Harlford CT 66087
number & street name, or assessor's map, block and lot number
Property Type:
Reason for Appeal: In the ops at the building inspecter from a followit of tile
My GATAGE CARACT he used as pury spice Storge only - figured
My GARRY CARNET he used as luny species storge only - tis word As Stilling Coloning
Owner/Appellant's Estimate of Value* (required by statute):
Owner/Appellant's Phone Number: 860-830 -5832 860-830-5832
day evening
Name and mailing address of party to which all correspondence should be sent (list one address only):
James Mclard
34 Cutter hill 520
New Hartford CTOED?
Email Address: /mithis 70 N C Hotensil. Com
1/24/20
Signature of property-owner or duly authorized agent Date
Agent's Certification
Date:
To Whom It May Concern:
l, being the legal property owner located at
Hereby authorize to act as agent in all matters before the Board of
Assessment Appeals of the Town of New Hartford for the Grand List of October 1,

Print Name of Owner Signature of Owner

10213 10214 10214 10153 5140 CA11029 REAR - APPEARS AS "BAS" ONNORS BRETTS AND 6 COTTON HILL ROAD GL BAA CHANGE GL ADD GARAGE ARAGE 2ND FL - WITREN DECK AND SLIDER dditional Owners: EW HARTFORD, CT 06057 ICCARD JAMES R ision ID: 3125 roperty Location: 36 COTTON HILL ROAD 10GL INCREASE FOR ADDITION 4 FT DORMERS W/GAMBREL STYLE ROOF Year 11029 Use 1017 Single Fam W/Acc ABIID SUB V/1000 Time RECORD OF OWNERSHIP 08/02/2010 06/15/2010 Description 08/02/2010 09/21/2010 02/25/2011 03/03/2011 Issue Date Use EXEMPTIONS Description 25555 Zone R2 VBHD Name otal Card Land Units: 5 4 NBHD Addition Kout GARAGE HVAC Electric COASSUED Plumbing Cert Approval Description GIS ID: 67300 TIGUA Zonc. Census Other ID: Rolling From Level Lotal OPO. Account # 00067300 Depth ASSESSING NEIGHBORHOOD BUILDING PERMIT RECORD BK-VOL/PAGE **E**2 014/049 3061 lmount 274/567 271/064 172/154 Septic Well Street Index Name Units <u>:</u> UTHITIES NOTES1.00 AC Parcel Intal Land Area: 1 AC SUPPLEMENTAL DATA AC mount OFFSET BY UTILITY OF A GALLEY KITCHEN. 2012: RANCH HAD AN UPDATED KITCHEN, BUT 19GL INLAW APT Code 5,000 1,500 200 SALE DATE q/u 100 Price Unit 70,000.00 1.0000 08/09/2012 12/15/2011 12/23/1997 MAP ID: 014/ 004/ 010// Section# Paved REVAL 2018 C STRT_/ROAD Insp. Date ASSOC PIDA no zone? Description Factor S.A. AND LINE VALUATION SECTION **==** Trucing OTHER ASSESSMENTS IJ. % Comp 014 004 010 Z, **333333** SALE PRICE V.C. Bldg #: Rural Number OCATION Date Comp. Factor 145,000 1.00 1 of 2 ST. S 25 02 INSTALL WATER HEA01/15/2020
INSTALL WATER HEA03/26/2019
ADDITION COMPLET[05/30/2018
OUTLETS, FAN, LIGH 05/22/2018
BASEBOARD RE-ROU 05/10/2018
DOES NOT SAY WHAT dmount 1.00 Adi 0000 RES LAND DWELLING RES OUTBL Sec #: Batch Bldg Name: Jorat: IZI Description Comm. Int. 100 Nows- Adj Assessed Value Net Total Appraised Parcel Value Special Land Value Adjustment: Valuation Method: Total Appraised Parcel Value Appraised Land Value (Bldg) Appraised OB (L) Value (Bldg) Appraised XF (B) Value (Bldg) Appraised Bldg. Value (Card) CURRENT ASSESSMENT This signature acknowledges a visit by a Data Collector or Assessor 49,000 2019 90,370 2019 630 2019 140,000 PREVIOUS ASSESSMENTS (HISTORY) Code Card IZI Total Appraised Value Spec Use Total: Code IZI Special Pricing APPRAISED VALUE SUMMARY ٩ 129,100 900 200,000 70,000 VISIT/ CHANGE HISTORY Assessed Value Spec Calc Assessed Value 49,000 2018 90,370 2018 630 2018 10,000 준 S Adj Fact Print Date: 03/26/2020 14:01 <u>.</u> 49,000 90,370 630 State Use: 1017 140,000 Total Land Value: 92 92 Adj. Unit Price Review Callback 1 Total: Code Measured Phone Interview BAA Change IZI NEW HARTFORD, CT 70,000.00 Assessed Value Land Value 200,000 200,000 70,000 97,100 152,530 102,900 49,000 70,000 70,000 900

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					Residential	= =	
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		TAIL (CONTINUED)	CONSTRUCTION DETAIL (CONTINUED)	0	CONSTRUCTION DETAIL	CONSTRU	CONS





received by Mail March 312 2020

Town of New Hartford Board of Assessment Appeals

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Phone: 860.379.5235

Grand Elst of Grand	* Must be completed	
Property Owner's Name:	usan L Stagg	
Property Location: 9 Breok	Street Wew Heatford, Ct 06057 number & street name, or assessor's map, block and lot number	
Property Type: Real Estate	e Personal Property Motor Vehicle	
Reason for Appeal: Con lest	Thomas in crease by Assessor	
Owner/Appellant's Estimate of Value	-35.0	
Owner/Appellant's Phone Number:		, 7
Name and mailing address of party t	evening to which all correspondence should be sent (list one address or	ıly):
	Swaer or duly authorized agent 3/13/2	いみで te
	Agent's Certification	
Date:		
To Whom It May Concern:		
	being the legal property owner located at	
	to act as agent in all matters before the Bo	ard of
	f New Hartford for the Grand List of October 1,	
Print Name of Own	ner Signature of Owner	

1 1 1 1 1 1 1 1 1 1	Vision ID: 3972		Account #00149760	MAT 10:3/1/1 12:	Bldg #: 1 of 1	Sec #: 1 of	1 Card 1 of 1	Print D	Print Date: 03/26/2020 14:07
1 10 10 10 10 10 10 10	CURRENT OWNER STAGG SUSAN I. 9 BROOK STREET	TOPO	2 2	7.	<u> </u>	Description RES LAND DWELLING	Appraised	Assessed Value 38,290 55,860	6092 NEW HARTFORD, C
Dis 149700	NEW HARTFORD, CT. 16057 Additional Owners:	Other IB: Census Rout NBIID Zone	043	E	. 123 6&6.4				VISION
149/651 10/31/1968	RECORD OF OWNE	GIS ID: 149	BK-VOL/PAGE	#Q1	SALE		Fotal	94,150 INTS (HISTORY	
ANSESSING NEIGHBORHOOD Number Totale	STAGG SUSAN I. LETOTRNEAY ALICE M		149/ 651 66/ 636		78,000	Coule 1.3 1.3	Fr Code 992019 1-1 1602019 1-3	=	Assessed
Total ASSESSING NEIGHBORHOOD ASSESSING N	EXEMP	VIONS		OTHE	R ASSESSMENTS	Total:	94,150 Total: This signature acknowledge	94,150 ss a visit by a Dat	Total: 92,11 a Collector or Assessor
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Appraised Bullet Name							AFFKAINE	D VALUE SUM	
Street Index Name		-	TOOL OF COING NEIGHB	ORHOOD			Appraised Bldg, Value (Card) Appraised XF (B) Value (Bldd)		18°6L
Appraised Land Value (Bidge) Special Land Value (Bidge)			Street Index Name			Ratch	Appraised OB (L) Value (Bld)	(a)	
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Adjustment	UBM-STONE WALL						v diudityli jylciliyta.		
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	SURVEY 2299; 6,632 SQ. FT. OR 0.	JS ACRE.					Net Total Appraised Parcel V		134,50
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19.369 07/29/2019 11A 11VAC 14,600 1	Issue Patte		momt.	08/16/2006	Date Comp.	VEW VINYL SIDING	11/28/2018	WC	Hearing No Change
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	1010 Single Family		0.15 AC	0.00 5.2063	3		alke (Ar	00.1	364,441.00
Total Card Land Units: 0.15 AC Parcel Total Land Area: 0.15 AC	Annual terror demonstrate design to the second seco	Total Card Land	0.15 AC		rea: 0.15 AC			lotall	Total Land Value 54.70

CONSTR	CONSTRUCTIO	IL (CONTINUED)	
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Contract of the contract of th			
BUILDING	BUILDING SUB-AREA SUMMARY SECTION		
Pescripi		Unit Cost Undeprec Value	
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Porch, Enclosed Garage	0 90 59 0 200 70 316 526 316 0 416 83	5.564 33.01 6.601 56.65 29,799 18.82 7,827	
Half Story, Finished Basement, Unfinished			
Half Story, Finished Basement, Unfinished		100	The state of the s



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APPLICATION TO APPEAL
Grand List of October 1, 2019 for Real Estate, Personal Property and Motor Vehicle
* Must be completed
Property Owner's Name: Kimberly & Scott & Step
Property Location: 385 South Past Rd
number & street name, or assessor's map, block and lot number
Property Type: Personal Property Motor Vehicle
Reason for Appeal: PROPERTY Was approved tor
Mortgage in June 2019
Owner/Appellant's Estimate of Value* (required by statute): # , 000, 000
Owner/Appellant's Phone Number: 860-309-9216 Same
day evening
Name and mailing address of party to which all correspondence should be sent (list one address only):
385 Southeast Rd
New Hartford CT 06057
The property of the second
Email Address: Kong & branig. com
Elliali Address.
Signature of property owner or duly authorized agent Date
Sales
Agent's Certification
Date:
To Whom It May Concern:
I, being the legal property owner located at ,
Hereby authorize to act as agent in all matters before the Board of
Assessment Appeals of the Town of New Hartford for the Grand List of October 1,
Print Name of Owner Signature of Owner

ne: 408,500	Total Land Value:	Tota						9AC	id Area: 4	Parcel Total Land Area: 49 AC		19.00 AC	Total Card Land Units:	Total		
																(48)
.00 79,500 .00 77,000 .00 252,000	39,753.00 7,000.00 7,000.00			1750	190		0.00	1.00	2 D V	.00 0.5679 .00 1.0000 .00 1.0000	70,000.00 7,000.00 7,000.00	2.00 AC 11.00 AC 36.00 AC		35.55 5.55 4.4.4	Single Family OPEN SPACE MDL-00 FOREST	1010 Single Fa 8000 OPEN SI 6100 FOREST
Land	Adj. Unit Price	S Adj Fact	Spec Calc	Special P	5	Notes Adj	Adj.	Factor Idx	5.4		Unit	Umis	Front Depth.	Zone D	Description	Code
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						INSTALL PROPANE G	INSTAL		22		10,000		Electric	E 5	12/06/2011	11-437
Listed					09/30/2008	1.1.0B 05%	WIRING HOT 8X8 HOT TUB		200		1,000		Electric EIOT: I'UB		06/24/2013	13-186
Int/Dr Into laken	7 Neasur/Ini/Dr 8 Review 8 Review	1 NG 1			17/2018 11/2018	FIREPLACE POVER 1987/17/2018 WOODSTOVE INSERT 196/11/2018	WOODS		500		8,709 8,709		STOVE	285 285	09/09/2014	14-339
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<u> </u>				od:	Valuation Method:	Valua		DUE TO POOL/1/2 BTH IN FBM	IN FBM	TIE ZILI	DUE TO POOL/1/2 BTH IN FBM			NEARM 7	EED COVENANT & VEARS OS/EARN 1008	SO BEF 15:
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76,900			Blde)) Value (i	Appraised OB (L) Value (Blde)	Annr	Batch		racing		Name	Street Index Name		VBHD Name	18	NBIID/ SUB
e :			Blde)	3) Value (I	Appraised XF (B) Value (Bldg)	Appr				doc	HBORH	ASSESSING NEIGHBORHOOD	Total			
753 500				Value (Ca	nicod Blda	Appr										-
	MMARY	VALUE SUMMARY		APPRAISED	III M											
						Comm. Int.	Junount	Number A	13	Description	Code	Amount C		Description		Year Type
This signature acknowledges a visit by a Data Collector or Assessor	ata Collect	isit by a D	edges a v	acknowle	s signature			OTHER ASSESSMENTS	THER A.	0				EXEMPTIONS	EXE	
656,455	Total:	656,455	9	Total:	656,455	Total: 65	T ₁									
53,830 6,050 13,475	6.2	53,8302018 6,0502018 13,4752018	,,	6513	53,8302019 6,0502019 13,4752019	52 5-3	1000		-<-	01/10/2005 Q 06/02/1997 U	06/0	232/ 32 169/ 558		DEBORAL	OZZO NICHOLAS L AND BETH N ROHOWSKI TIMOTHY E & DEBORAH	OZZO NICH ROHOWSKI
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	<u>ŭi </u>	656,455	00	1,238,900	Total					ASSOC PID#	A.S	×	AUDIT GIS ID: 275200	<u></u> 2≥		
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6092	<u> </u>	Assessed I ditte	1	Appraisea Fame		Description	1 3310	XETEL	2	Ved Day	0346.1		T-CAC)	7=	STEP NIBIBERLY CAND SCOTT A	STEP AIRIDA
				ESSMEN	\mathbf{Z}	0.		TOCATION		STRT/ROAD			TOPO.	Y -T-LW	URRENT OWNER	CUR
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Ī	State Use: 1010	State				le Name:	Bldg	7//	.010/002	MAP ID: 026/ 010/ 007//	MA		ROAD	THEAST	roperty Location: 385 SOUTHEAST ROAD	ranerty Loc

			Carlo and	W. C. S.
	TION D.		ON DETAIL (CONTINUED)
-	Ch Lescription	The ment	City	decision
[c] 01	Residential			
09	Excellent			
les 2.5	2 1/2 Stories		MIXED USE	
nor Wall 14	Wood Shingle	Descr	жи	Percentage
		1010 Single Family		9
E	Asplic	-225		
nor Wall 1 115	Drywall			
	Cust Wd Panel	COST/M.	COST/MARKET VALUATION	ON
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10r Flr 2 114	Carpet			
	Oil	Replace Cost	866,142	
	Forced Air	AYB	2005	
	(cutral	BYB	2005	
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I Half Badas 3		Year Remodeled		
d Xtra Freirs 3		Dep %	13	
d Rooms 10	10 Rooms	Functional Obstine		
	Above Average	Cost Frend Factor		
hen Style 03	Above Average	Countele	•	
		Overall % Cond	87 87	
places 2		Dep % Ovr		
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ов-оитви	ILDING & YARD I	OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)	XTRA FEATURE	(B)
de Description	Sub Sub Descript L	1. H l'mix l'mi Price Yr Gde Dp Ri 1. 416 25.00 1930 D	p Rt C'nd %C'nd	Apr Value
		960 30.00 Z005 A	25	25,200
Patro Stone		484 22.00 2014 A	70	11,200
	BUILDING S	BUILDING SUB-AREA SUMMARY SECTION		RO-FEE
oute D	Description 1.	Living Area Gross Area Eff Ar	Unit Cost	Undeprec, Value
First Floor Attic, Expansion, Fi	nished	960	384 43.76	42,011 60,062
Carage Parch Once		0 748 0 763	262 38.32 153 21.94	28,664 16,739
Upper Story, Finished	Finished	1,590		173,950 9.518
Patio Basement, Unfinished	nfinished	0 2,751	550 21.87	60,172

APPRAISAL OF REAL PROPERTY



LOCATED AT

385 Southeast Road New Hartford, CT 06057 Volume 270 Page 867

FOR

Amalgamated Bank 275 Seventh Avenue New York, NY 10001

AS OF

06/15/2019

BY

Wayne Wright
G. W. Real Property Analysts
PO Box 67
Wallingford, CT 06492-0067
203-623-2666
gwrealproperty@reagan.com

Uniform Residential Appraisal Report

1121405740 Fie# 1121405740

	step 367	0 4 10 01	Public Record	Kimbeny Lyr	ne Bramley-6	step	ounty Hartfe	org	
Assessor's Parcel # M 26 b 011 L007				Tax Year 2017		R	E Taxes \$ 2	20.218	
Negrochood Name southern New Ha				Map Reference	25540	C		4601.00	
	carit	Special A	ssessments S	0		2 ADH DU9	0 [bez Asst.	per month
Property Rights Appraised Fee Simple	Leasehold	Other (d		7,77					
Assignment Type Purchase Transaction Lender/Client Amplicamented Rook	Refinance 1	ransatzon Addre	Other (de:						
Lencestolers Amalgamated Bank Is the subject property currently offered for sale or has it it	have offered for cale in F		213 38	eventh Avenue,	New York, N	/ 10001		Yes 🔀 No	
Report data source(s) used, offering price(s), and date(s)		public reco		men or her abbutage				Yes 🔀 No	
		posiic (eco	ida,mia					00 - 100	
did did not analyze the contract for sale	for the subject purchase	transaction. Expla	on the results of the	analysis of the contract f	or sale or why the ana	lysis was not			
performed.									
Contract Price S Date of Core									
Contract Price 5 Date of Coré ts there any financial assistance (foan charges, sale conci	and the same of the same	many time and a second	14.4	mer of public record?		es No Dat	a Source(s)	T Ver	□ N
# Yes, report the total dollar amount and describe the item		FUELL TOTAL PRINTER.	ext. I so on bast by a	ny pany on senasi oi ine i	DOLUMEN			Yes	U. N
	- 10 00 peo								

Note: Race and the recial composition of the neighbor	rhood are not appraisal	factors.							
Heighborhood Characteristics			One-Uni	Housing Trands		One-Un	it Housing	Present Lan	d Use %
Location Urban Suburban		perty Values	Increasing	Stable Stable	Declining	PRICE	AGE	One-Unit	78
Built-Up Over 75% 25-75%		mand. Supply	5hortage	In Balance	Over Supply	\$ (000)	(yrs)	2-4 Und	1
Growth Rapid Stable Neighborhood Boundaries Rooth by Rich		rketing Time	Under 3 mith:	-	Over 6 mths	30	.ow 10	Mutti-Family	1
HOILUI DY Bai	rkhamsted, east	by Canton	south by Ha	rwinton & Burling	glon, west by	1,000	test. 100	Commercial Other	10
Torrington. Neighborhood Description in second in secon	outhorn New Ha	offerd near-	the Proticeto	n town line and N	Januar Passa	1 411	100		10
residential development of various ag									
streets throughout the neighborhood.		10.000	310013, 311022	ing one maritie	3 13 VIQ TOUIL	2 202, 213 61	10 44 03 HE	1 43 36461610	WiGI
Market Conditions (including support for the above concil.	usions)	New I	Hartford appe	ers to be stable	based on the	single family	median prici	e history. \$800	0,000 to
\$1,500,000 market in Litchfield Count	ty is over-suppli								
professionally exposed to the market.									
Distances see map	nine_	Area	49 ac		triangula		View N	;Res;Res	- 8
Specific Zoning Classification Residential	R-2	Zaning	Description	R-2, 87,120 sf.	200ff				
	ncordorming (Grandlathe		☐ No Zoning		be)				
is the highest and best use of subject properly as improve		ians and specifica	ations) the present u	50?		₩ Yes □	No II No. desci	nbe only n	ossible
use for property is a single family ho								- U. (1)	
	ome	-							
Utilities Public Other (describe)			dic Other (des	t and the same of		rovements - Type		Public	Private
	Wate		⊃ ⊠ d	rilled well	Street A	SPHALT			
Utilities Public Other (describe)	Water Sanit	ary Sewer	☐ X d	rilled well	Street A		FEMA Map D	Public X	Private
Electricity	Water Santi No FEMA F	ary Sewer	X d	rilled well	Street A	SPHALT	FEMA Map D	Public	Privata
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Uniform Residential Appraisal Report

1121405740 First 1121405740

There are 126 comparable	properties	s curre	nby of	Hered (DY 5.38	le in t	he subject neigh	borhoo	d range	eg In	pnce	irom \$ 925,	000		to S	1,	500,0	000
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FEATURE	5	UBJECT			CI	BARAGMO	LE SALE # 1			COM	APARAB!	.E SALE # 2			CI		BLE SAL	
Address 385 Southeast Ro	oad			33 Sc	outh f	Main S	1		19 St	ockbri	dae D	rive		25 Ga	rnet	Hill L	ane	
New Hartford, CT		7				T 0608				CT 0	_			Avon,				
Proximity to Subject			17			ES W				MILES				8.35 I				
Sate Price	S						\$ 1,085	000				\$ 950	0,000				\$	980,000
Sale Price/Gross Liv. Area	\$	33.78	sq.ft.	\$	173.9	1 sq.ft.			5 1	55.69	5Q.11.			5 1	162.3	1 50		
Data Source(s)	- 10	00.70					45445,DOM	45				50200;DOM	45					2;DOM 60
Versication Source(s)			8 8		206-					e 726			70	volum		_		
VALUE ADJUSTMENTS	DES	SCRIPTIO	IN		ESCRIPT		+ [-] \$ Adjustm	erd		SCRIPTIO		+ (-) \$ Adjustm	ent		SCRIPT			S Adjustment
Sales or Financing	-		900	ArmL					ArmL			()		ArmL			+	()
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Date of Sale/Time			W 100		9;c0	1/10			Conv	9;c12/	14.0					2/4/0		
Location	Al-Das	Dan					100	750			10	4.45	FOO	s08/1			-	447.000
Leasehoid-Fee Simple	N:Res			B,Re			- 102	,750	B,Res			-142	UUC,	B;Res			-	-147,000
Ste	Fee S			T —	Simpl	е	.474	000		Simple		.404	000	Fee S		e	-	. 400 500
Vev	49 ac			5.27			+1/4	<u>,920</u>	1.02			+191	,920	1.37 a			-	+190,520
Design (Style)	N;Res		1.4		s.Re					s;Res				N;Res			+	
Disality of Construction	DT2.5),COIO	niai		Color	nial	1	0	DT2,0	Coloni	al		0	DT2;0	Color	nial	-	0
	Q3			Q3					Q3					Q3			+	
Actual Age Constant	14			55_				0	12				0	17			+	0
Condition Crade	C3	0 t		C3_		1-			СЗ	B. 1				C3		L	+	
Above Grade	1	Bárms	Bata	Total	Barrus	Baths		_	Test	Bárms	Battis			Tetal	Bérns.	Batte	-	
Room Count	10	4	4.2	11	4	5.1	11	,500		5	5.2		5,000		6_	5,3		-7,500
Gross Living Area	:	6,267		-	6,23			<u>,250</u>		6,102			3,100		6,03			+16,300
Basement & Finished	4195s)8sfwo			2489			1		2775				0
Rooms Below Grade	1m0br	0.1ba	000	OrrOb	r0.0b	a0o	+2	,500	2m1b	r0,0ba	00_	+2	2,500	2m1b		aDo	1	+2,500
Functional Utility	Avera	ge		Aver	age				Avera					Avera	ige		-	
Heating Cooling	hwbb/	centra	ai	Radi	ant/V	Vindow	+5	,000	FWA	CAC			0	FWA	CAC	;	1	0
Energy Efficient Items	patio t	870 st	[patio	675	s	+1	,950	patio	816 s			+540	patio	208	sí		+6,620
Garage/Carport	3ga3g	ad2dw	/	4ga4	dw		+10	,000	3ga3	dw		+15	5,000	3ga3	dw			+15,000
Porch Patio, Deck	none			wd 5	10 sf		-5	,100	wd 23	38 sf		-7	2,380	wd 41	18 sf			-4,180
Fireplace(s)	2 firep	olaces		3 Fin	eplac	es	-2	,000	4 Fire	place	5	-4	1,000	4 Fire	plac	es		-4,000
op.ep.sp.patio	op 63	8 sf		op 14	40 sf		+4	<u>,980</u>	op 84	sf		+:	5 <u>,540</u>	wd 40	06 sf		-	+2,320
Op. Patio, WD, Sp, Ep, Shed	ig poo	ollc		ep 9			-8	,360	none			+10	0,000	none				+10,000
Net Adjustment (Total)	(IIII)	100		X	+	-	\$ 28	,500	X	+	-	\$ 86	5 <u>,410</u>		+	<u> </u>	5	80,580
Adjusted Sale Price				Net Aq.		2.6 %			Net Adj.		9.1%			Net Adj		8.2	6 J	
T .																		
of Comparables I					property	35.9 % and comp.		plam	Gross Ad		41.5 %		5 <u>,410</u>	Gross Ad	dį.	41.4		1,060,580
My research did did not research the did not research the did not	ords, M	ny prior s ILS ny prior s	sales or tr	subject (property of the su	35.9 % and comp. bject prope	arabie sales. If not, ex	prior L	the effec	tive date (of this ap	prasal.	5,410	Gross Ad	ůį.			1,060,580
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	Appraisal Report	1121405740 File# 1121405740	
THE INTENDED USER OF THIS REPORT IS THE LENDER/CLIENT. TH SUBJECT OF THIS APPRAISAL FOR A MORTGAGE FINANCE TRANS. OF APPRAISAL, REPORTING REQUIREMENTS OF THIS APPRAISAL I ADDITIONAL USERS ARE IDENTIFIED BY THE APPRAISER.	ACTION, SUBJECT TO THE STATED	THE PROPERTY THAT	
AIR:			
The Appraiser has prepared this Appraisal in full compliance with applicab participated in, or been associated with any activity in violation of those rec	The second secon	nts and has not performe	ed,
I have performed no services, as an appraiser on in any other capacity, receasing period immediately preceding acceptance of this assignment.	parding the property that is the subject of	of this report within the th	hree
Exposure Time:			
Exposure time for the subject property represents the length of time the su of the subject property on the effective date of the appraisal. The exposure			al sale
Marketing time is the length of time properties in the subject's neighborhood	d would be expected to be on the mark	et prior to a sales agree	ment.
Highest and Best Use:			
The reasonably probable and legal use of vacant land or an improved propfeasible, and that results in the highest value. The four criteria the highest financial feasibility, and maximum productivity. Alternatively, the probable timing of the use — that is adequately supported and results in the highest A single family home is the only legally permissible use which will bring the	and best use must meet are legal perm use of land or improved property – spec present value.	issibility, physical possib	bility.
	nignest return to the land		
COMMERCIAL INFLUENCE:			
The commercial influence in the area consists of industrial, retail and office throughout the neighborhood. This influence does not negatively impact the from the residential areas.	e space located along Routes 202, 219 to subject property or the neighborhood	& 44 as well as streets I as it is sufficiently buffe	ered
The "other" area in the present land use consists of schools, parks and lar	d which is not available for developmen	nt.	
COST APPROACH TO VALUE	(not required by Fermio Mee)		C095-A55-E5
Provide adequate information for the lender client to replicate the below cost Squres and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)			
in the market.	Site value was	based on a review of re	cent sales
in the market.	Site Yalue Was	based on a review of re	cent sales
ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPWION OF SITE VALUE	based on a review of re	cent sales
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Freddie Mac Form 70 March 2005

Form 1004 March 2005

1121405740 File# 11214<u>05740</u>

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 user, definition of market value, or assumptions and limiting conditions are not permitted. The appraisal 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 consumation 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 linancial 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 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, reporting 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 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 afterations 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.
- 3. It 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 turther 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 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 fisting 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
- 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. marktal 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 tavors 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 torth in this appraisal report. If I reflect 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 litem 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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form 1004 March 2005

1121405740 Fire# 1121405740

21. The	lender/client may	disclose or	distribute this	appraisal	report to:	the borrower	another	lender at	the request	of the
borrower;	the mortgages	or its su	ccessors and	assigns,	mortgage	insurers; go	vernment	sponsored	enterprises:	other
secondary	market particip	pants: data	collection or	reporting	g services,	professional	appraisa	d organiza	ations any	department,
agency,	or instrumentality	of the Unite	d States; and	any sta	ate, the Dis	strict of Col	ımbia, or	other jur	isdictions; with	nout having to
obtain th	ie appraiser's or	Supervisory	appraiser's (if	applicabl	e) consent.	Such cons	ent must	be obta	ined before	this appraisal
report ma	ay be disclosed	or distributed	to any other	party (is	ncluding, but	not limited	to, the	public thr	ough advertisin	g public
relations,	news, sales, or	other media	a).							

- 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, t 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.

emplomence contacts Settings 47.5	
APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Name Wigh	Signature
Name Wayne Wright	Name
Company Name G. W. Real Property Analysts	Company Name
Company Address PO Box 67	Company Address
Wallingford, CT 06492-0067	
Telephone Number 203-623-2666	Telephone Number
Email Address gwrealproperty@reagan.com	Email Address
Date of Signature and Report 06/21/2019	Date of Signature
Effective Date of Appraisal 06/15/2019	State Certification #
State Certification # rcr.0000578	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CT	
Expiration Date of Certification or License 04/30/2020	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	Did not inspect subject property
385 Southeast Road	Did inspect exterior of subject property from street
New Hartford, CT 06057	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,055,000	Did inspect interior and exterior of subject property
LENDER/CLIENT	Date of Inspection
Name United States Appraisals	
Company Name Amalgamated Bank	COMPARABLE SALES
Company Address 275 Seventh Avenue, New York, NY 10001	Did not inspect exterior of comparable sales from street
	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
	pare in makesially

Freddie Mac Form 70 March 2005

UAD Version 9/2011

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form 1004 March 2005

Uniform Residential Appraisal Report

1121405740 F## 1121405740

FEATURE	SUBJECT	COMPARAB	LE SALE # 4	COMPARABL	E SALE # 5	COMPARABLE SALE # 6					
Actress 385 Southeast	Road	207 South East	Road								
New Hartford, C		New Hartford, C									
Proximity to Subject	31 00037										
Sale Price	\$	2.91 MILES NW				-					
		The second second	1,495,000		5		_				
Sale Price/Gross Liv Area	\$ 33.78 MA	154.43 RIT		\$ sq.ft.		S	10.7				
Data Source(s)		SmartMLS#170	198529;DOM 21								
Venfication Source(s)	THE RESERVE TO THE RE	No Doc Found		- 50							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	neu T	+ (-) \$ Adjustment			
	DESCRIPTION		Tirj a rejusendit	DESCRIPTION	TIP) a rigidadificia	UESCRIP	HISH	+ [-] & Alquisiment			
Sates or Financing		Listing									
Concessions											
Data of Sale/Time		Active									
Location	N:Res:Res	N;Res;Res	N 100 (100 (100 (100 (100 (100 (100 (100								
Leasehold-Fee Simple	The second second		-			-	_				
E ex-	Fee Simple	Fee Simple									
Site View Design (Style) Duality of Construction Actual Age Condition Above Grade Room Count	49 ac	64.06 ac	-60,240								
? View	N;Res;Res	N:Res:Res					- 00				
Design (Style)	DT2.5 colonial	DT3;Colonial	0			i i					
Quality of Construction	Q3		9	-							
Actual Age		Q3	-				220				
ACUAI AGE	14	16	0					7.5			
Cendeon	C3	C3				-					
Above Grade	Total Borns, Baza	Total Borns Baths		Total Borms Batts		Total Berms	Baths				
Roum Count	10 4 4.2	18 7 7.3	25 000								
Gross Living Area			-25,000			-	1				
	6,267 sq.ft.	9,681 848	100,000	sq.ft.		-	sq.ft.				
Basement & Finished	4195sf1552sfwo	3661sf3621sfwc	-20,690	(C)		0.035775					
Rooms Below Grade	1rr0br0.1ba0o	1rr0br0.0ba1o	-2,500			3					
Functional Utility			-2,500			1					
Company of the Compan	Average	Average	-								
Heating/Cooling	hwbb/central	FWA/CAC	0								
Energy Efficient Items	patio 870 sf	None	+8,700								
Garage/Carport	3ga3gd2dw	4ga4dw	+10,000								
Porch/Patto/Deck						-					
	none	barn 2098 sf	-20,980								
Fireplace(s)	2 fireplaces	7 Fireplaces	-10,000			13					
op.ep.sp.patio	op 638 sf	op 596 sf	+420			1000					
Op. Patio, WD, Sp. Ep.Shed	ig pool		1140			-	-				
Net Adjustment (Total)	Ig poor	ig pool		- F		-	25.5				
The second second			\$ -286,140		S			\$			
Adjusted Sale Price		Net Adi: 19.1 *		Net Adj %	100	Net Adj.	- 5				
of Comparables		Gross Adj 21.7 %		Gross Adj. %	5	Gross Aci	5	\$			
Report the results of the research and a	enstrone of the new colo or fram-		1,200,000			0.000.00	- 1				
	mediate or am have been der burte	been resemble of the ampleor by									
			And in case of the		The same of the sa	-					
ITEM		UBJECT	COMPARABLE SALE		COMPARABLE SALE #	5	COMPAR	ABLE SALE # 6			
		UBJECT	And in case of the		The same of the sa	5	COMPAR	ARLE SALE # 6			
ITEM		UBJECT	COMPARABLE SALE		The same of the sa	5	COMPAR	ABLE SALE # 6			
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	5	UBJECT	COMPARABLE SALE 05/01/2013		The same of the sa	5	COMPAR	ARTE SALE # 6			
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	Corelogic	URLECT	COMPARABLE SALE 05/01/2013 CoreLogic	# 4	COMPARABLE SALE #	5	COMPAR	ABLE SALE # 6			
ITEM Date of Prior Sale/Transfer Price of Prior Sale/Transfer	Corelogic 06/15/2019		COMPARABLE SALE 05/01/2013		COMPARABLE SALE #	5	COMPAR	ABLE SALE # 6			
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Date of Prior Sale/Transfer Price of Prior Sale/Transfer Data Source(s) Effective Date of Data Source(s)	Corelogic 06/15/2019		COMPARABLE SALE 05/01/2013 CoreLogic	# 4	COMPARABLE SALE #	5	COMPAR	ARIESALE # 6			
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Supplemental Addendum Relia 1121405740 Borrower Kimberly Lynne Bramley-Estep Property Address 385 Southeast Road City Zm Code **New Hartford** County Hartford State CT 06057 Lender/Client Amalgamated Bank

Mechanicals/Appliances:

The heating system, electrical and plumbing systems were in use by the homeowners during the inspections, water was run in the sinks, toilets flushed and lights were turned on and off. The appliances were working as well, refrigerator and stove were in use by the property owners.

Utilities:

Utilities were on and functioning at time of inspection.

CO & Smoke Detectors:

CO detectors are not present and not required by law in Connecticut. Smoke detectors are required in new construction.

Predominate Value:

The subject property has a value which exceeds the predominate for the area. This is not unusual in Connecticut as million dollar homes near \$200,000 homes is common in many towns in the State. The subject is not an over-improvement as there are homes as large or larger and homes of greater value than the subject. The subject's value and marketability is unaffected by the wide range in prices in the town.

Septic system:

The subject property is serviced by a septic system, septic systems are common in the marketplace and not adverse to value or marketability. Public sewers are not available in the street.

Well:

The subject property is serviced by a well. Wells are common in the marketplace and are not adverse to value or marketability. Public water not available in the street.

Oil Tank:

Oil tank is in basement and in average condition on day of inspection, no leaks observed. See photo.

External Obsolescence:

External obsolescence is evident in the current market as prices have not full recovered from the crash of 2008. Prices have stabilized in some towns and in some markets prices have risen to pre-crash levels. However, this activity has taken place primarily in suburban towns with high values. The market stabilized because of record low mortgage rates. The economy in Connecticut is weak at best due to high taxes and business regulation which has kept the growth of private sector jobs at a very low rate.

DIRECT SALES COMPARISON:

New Hartford is a town of 7,265+- people spread out over 37 square miles. The median household income is \$92,970 versus the statewide median income of \$71,755.

The following valuation issues were encountered when developing an estimate of market value. 1. subject is an estate property, estate properties like the subject make up a small percentage of the housing stock in New Hartford and in most towns in Connecticut. 2. limited sales of estate homes required searching all towns in Litchfield and hartford /counties for sales data. No closed sales were available to bracket the subject's acreage, scarcity of data required the use of sales in towns which have higher predominate values. Avon has a median household income of \$124,608 and a median price of \$406,000 versus New Hartford's median income of \$92,970 and median price of \$217,000. Sharon has a median price of \$642,500. Location adjustments were applied to these sales due to these differences. 4. paucity of data required the use of sales more than 1 mile away, this is common practice in valuing estate properties. 5. a sale which closed more than 6 months ago had to be utilized due to the lack of comparables in Litchfield and Hartford Counties.

No declining values in this market segment is based on the median price history which is included as an exhibit in the appraisal. The median price for a single family in New Hartford peaked in 2006 at \$275,000. The median price for a single family home in New hartford has been trading in a narrow range over the last 4 years, the narrow trading range is an indication of stability.

Over-supply of houses in Litchfield County for homes with values in \$800,000 based on the 1004MC which indicates an 18.9 month supply of this

Supplemental Addendum

File No.	1121405740	

A 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5						1 44 47	00/70	
Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
Cay	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							

County. A supply over 6 months is considered to be an over-supply.

The absorption rate for the first 5 months of 2019 increased in relation to 2018. The 2018 market absorbed 6.17 sales per month, the 2019 market is absorbing 6.6 homes per month.

Most weight given to sales 2 & 3 as they are newer homes like the subject.

6/21/2019

1. One half bath photo is missing. The picture is just a blur, nothing can be seen

1121400740 Market Conditions Addendum to the Appraisal Report 1121405740 The purpose of this addentum is to provide the tender/oferd with a clear and accurate understanding of the market trends and conditions prevalent in the subject reighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009. Property Address 385 Southeast Road Cay New Hartford State CT 2 Code 06057 Barrawer Kimberly Lynne Bramley-Estep instructions: The appraiser must use the information required on this form as the basis for his fier 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 🛍 in all the information to the extent d is available and reliable and must provide analysis as indicated below. It any required data in unavailable or in 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 identity if as an overage. 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 properly. The approper must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc. ning Analysis Prior 4-6 Months Pnor 7-12 Months Current - 3 Months Overall Trend Increasing Increasing Total # of Comparable Sales (Settled) Stable 25 9 20 Absorption Rate (Total Sales/Months) Declining 4.17 3.00 Stable 6.67 Total # of Comparable Active Listings Declaing | 74 Stable Increasing 92 126 Months of Housing Supply (Total Listings/Ab Rate) Stable | Dectaring Increasing 17.76 30.67 18.90 offen Sale & List Price, DCM, Sale/List %. Prior 7-12 Months Current - 3 Months Dverall Trend Median Comparable Sale Price Stable Stable \$1,100,000 Increasing Declirery \$1,048,000 \$1,185,000 Median Comparable Sales Days on Market Declining increasing increasing Stable 94 182 126 Median Comparable List Price Stable \$1,177,000 increasing | Declining \$1,195,000 \$1,195,000 Declaring Stable Median Comparable Listings Days on Market 163 205 129 Increasing Stable Stable Median Sale Price as % of List Price Increasing Declining 90.97% 90.56% 87.68% Seler-(developer builder etc.) paid financial assistance prevalent? Declining Increasing Explain in detail the seller concessions brends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo seller concessions are used to facilitate a sale, they do not impact values. Are foreclosure sales (REG sales) a factor in the market? Yes No If yes, explain (including the trends in listings and laters of foreclosed properties). As reported in the SmartMLS MLS, out of 175 properties either listed or sold, 3 (1.71%) were indicated as a foreclosure or short sale. Out of 54 closed sales the past 12 months, 2 (3.70%) were foreclosures or short sales. In the prior 7-12 months, 1 of 25 sales (4.00%) were foreclosures or short sales. In the prior 4-6 months, 0 of 9 sales (0.00%) were foreclosures or short sales. In the past 3 months, 1 of 20 sales (5.00%) were foreclosures or short sales. As of 06/15/2019, 1 of 126 active listings (0.79%) are foreclosures or short sales. Cite data sources for above information: The Market Conditions Addenda was completed with data from SmartMLS MLS with an effective date of 06/15/2019 mirranze 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 penting sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions Total sales are stable Months supply is in over-supply Median sale price is stable. Median sale DOM is stable Median list price is stable. Median list DOM is stable Median sale list percent is stable. This analysis may be of limited use due to lack of additional data. If the subject is a unit in a condominium or cooperative project , cor Project Name Subject Project Data Prior 7-12 Months Prior 4-6 Months Current - 3 Months Overall Trans Total # of Comparable Sales (Settled) Increasing Stable Dectining Absorption Rate (Total Sales Months) Increasing Stable Dectining Total # of Active Comparable Listings Declining Stable increasing Declining Months of Unit Supply (Total Listings/Ab.Ruze) Stable Increasing Are foreclosure sales (REO sales) a factor in the project? If yes, indicate the number of REO listings and explain the trends in listings and sales of oreclosed properties

Summarize the above trends and address the impact on the subject und and project. Signature Attoraiser Name Wayne Wright Supervisory Appraiser Name Company Name G. W. Real Property Analysts Company Name Company Address PO Box 67, Wallingford, CT 06492-0067 Company Address State License Certification # State License Certrication # rcr.0000578 State CT Email Address Email Address gwrealproperty@reagan.com Fan Was Page

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6/20	V2019						SmartMLS Matrix						
	MUSE	Status	Status Dave	Free Type	Light Closed Paris	Address	4.70	Acres	5a ft	Shile or Rent Type - R	lagins.	Peds	Battypoths
1	* 2 k2 3 k0 2 5	ALTY	04/12/19	SF	UP. \$1,179,000	THE Party of State Ser. 12.	Bethlehern	40,00	3,096	European, Tudor	7	3	2 Full B 1 Hoff
2	170205203	11514	06/11/19	SF	LP \$1,275,000 H	Z Propris Edwarfich	Bethlehem	2,14		Colonial	- 5		3 Life of 1 House
3	1701701nd	ACTV	03/07/19	SF	LP \$995,000 LP \$1,395,000	397 Did Turmae 2.1 F	Bridgewater	20,76	2,821	Anoque	10	4	4 Full
5	11/17/18/19	A CTV	03/07/19	57	LP: \$1,459,000	2 Began Perd Land	Bridgewater Bridgewater	4.90 9.22		Colonial Farm House	10.	5	3 Full & 2 Hatt 3 Full & 1 Hatf
6	120120116	ELSO	04/15/19	SF	LP \$1,025,000								
77	1 20 7 1011 20	LUSQ	09313114	24	CP \$901.250	751 Mart 65 6	Entigewater	3.09	4,490	Cape Cod	10	4	5 Full & 1 Half
7	120236420	CLSD	08/17/18	SF	LP \$1,050,000 CP 1942,500	16 Plane Sept Sept.	Bridgewater	2,30	5.968	Colonial, Contemporary	12	4	4 Full IL 2 Half
					LP \$1,150,000								
	7 0745	CLSO	10/15/18	SF	CP \$1.100,000	4 Suntae Line	Bradgewell er	30.21	5.805	Colonial	10	4	4 Full & 2 Half
9	5 Tem 75 8 78	CLSD	10/01/18	SF	CP \$1,395,000 CP \$1,737,500	1 Enterwood Dr.	Bridgewater	5.61	3,302	Coloniat	10	4	3 Full 8. I. Half
10	120123914	ACTU	09/07/18	57	LP \$1,050,000	28 Aspen et 8 Ds.	Canaan	7.96	2 614	Contemporary		4	4 Full & S Half
11	T100 574.77	CLSD	02/15/19	SE	LP: \$1,195,000					Colonial		-	
- 11		CLSO	M2713/19	29	CP \$1,000,000	151 Restie H.H.R.L.	Canaan	31.00	2, (164)	Lotonial	9	4	2 Full & 1 Half
12	17012224	CLSD	02/01/19	SF	LP: \$1,048,000 CP: \$1,048,000	27 Statemen (42) R.S.	Colebrania	140.00	3,544	Farm House	9	4	2 Full fi 1 Half
13					LP: \$995,000								
	£ 100 785 24	CLSD	03/07/19	SF	CP \$1.150.000	13 Pres Had Rd.	Colebrook	22,73	9.600	Other	18	0	S FUR IL 2 Hulf
1.4	1 111144710	4100	05/03/18	SF	LP: \$1,050,000 &	e till Colombia self \$2 4	Согтинай	18,73	5 000		10	-8	4 Full & 1 Half
15	170704140	NEW	06/C8/19	5.F	LP: \$1,125,000 N	770 tent 8g, 5,	Corrwell	1,10	3,600		(1)	13	14 Full
17	170041141	NEW ACT d	05/10/19	5/	LP \$1,150,000 N	111 Pepple Seatte P.S.	Cornwell	7,05	2,590	Cotomel	10	1	S Full & 1 Half
18	170153577	AC'V	01/07/19	SF	LP: \$1,200,000	35 Haumov H H R 7.	Cornwall	67.69	3,704	Colonial	8	4	I Full & I Half
19	170199719	16.77	05/22/19	5/	LP. 61 225.000	276 Chemble of S Ref.	Comwall	5.00	5,252	Colonial	10	5	4 Full & 1 Huit
20	***C + QQ * H.O.	407.4	05/25/19	SF	LP: \$925,000	Stiff Montanto B 4	Goshen	1.19	1,265	Cape Cod, Other	7	4	3 Foll & 1 Half
21	170059812	ACTV	01/01/19	5.5	LP: 6989,500	7" Pond P4799 Rg.	Goshen	5.00	3,187	Other		4	3 FUE & 2 Hulf
53	170707186	ACTV	06/04/19	SF SF	LP: 1990,000	191 VL rivertain Dr.	Goshert	18.0	2,335	Contemporary		4	2 Full Is 1 Half
23	1751(-0)85	ACTV	03/06/19	SF SF	LP: \$1,185,000 LP: \$1.275,000	245 m separate to 241 W, Hyestale Dr.	Goshen Goshen	0.92	4,284	Contemporary Contemporary	10.	= 6	6 Full 6.1 Half 4 Full 6.1 Half
25	15005011	407	04/18/18	57	LP: \$1,275,000	201 W. Hyentain Dr.	Gasten	0.82	3.177	Ranch	8	-4	3 Full
26	190137191	AUTO	05/09/19	SF	LP \$1,350,000	219 W. Saparetale De-	Goshen	0.88	4,624	Contemporary	9	4	3 Full & 1 Half
27	THE ROOM TH	TITY.	04/24/19	SF	LP: \$1,450.000	152.Ya. th unsale. Do	Goshen	0,98	3,431	Ranch	9	3	2 Full & E Half
28	1 Trudate	CLSO	08/30/18	SF	LP 81,150,000 CP, \$1,000,000	250 W. Hypertate Dr.	Costren	0,98	10,260	Contemporary	16	6	6 Full & 2 Half
200	1 == 11.42 - 71				LP \$1.390.000								
29	1 1127 12	CLSD	05/06/19	57	CP \$1,175 000	47 W. Huserfield Dr.	Gostven	0.64	4,278	Contemporary		4	3 Full & 1 Half
36	170138355	CLSD	03/18/19	SF	LF \$1.650.000	19th S. Hymritale Di.	Gosten	0.92	3.493	Contemporary	10	6	4 Full B. 2 Half
31	170129353	1079	03/11/19	SF	CP: \$1,490,000 LP: \$975,000	511 17 Hall 94	Hanneton	58,90	1 254	Coloniel	6	3	1 Full & 1 Half
32	· Printaru	ACTV	04/29/19	51	LP: 1969,900	too Silinger die	Kent	5.34		Colonial	12	5	4 Full h I Half
33	178179761	1075	09/29/18	SF	LP: \$985,000	10 See in Re.	Kent	1.30	4,567		5	4	3 Full & 1 Half
34	170189735	ACTV	05/01/19	SF	LP \$1,150,000	52 Temporer H-9 D-1	Kerti	2.72	4,103	Contemporary, Bern	P	4	3 Full & 1 Helf
35	*2014 1 0000 1	AL I	06/27/18	SF	LP: \$1,175,000	His agent Command tild	kent	1.64	4,002		7	3	2 Full Is 1 Half
36	170061917	4574	03/21/18	5/	LP \$1,285,000 LP \$985,000	97 Flat Book Bd.	kent	7,00		Contemporary Other	15	- 6	6 Full It 1 Haif
17	170641759	CLSD	11/15/18	SF	CP: \$977,500	TO HAM COUNTY BY	Kent	3.00	5.361	Colonial, Antique	12	6	6 Full & 5 Half
38	170197515	CLSD	05/10/19	57	LP: \$1,850,000	132 Ore 668 Rd.	Feni	7,40	3.800	Contemporary	14	4	4 for 6-1 Half
39	1.0207851	616	06/18/19	SF	CP: \$1,500.000 LP: \$935,000 N	25 Haple St.	LiechGold	19.09	2.411	Caloniat			3 Full
40	170057911	ACTV	03/04/14	57	LP 8987,500	141 Tellmadue Lane	Litersfield	2.28		Barn, Other	10	5	5 Full
41	1 THOUSE 2 11 TH	3/_ v	02/22/18	SF	LP: 1995,000	5 8 5 mg 96 8 8 /	Literifield	4,96	4,435		12	3	4 Full
42	110104031	ACTV	05/03/19	54	LP: \$998,500	29 dinter time	Litterifield	5,32	3,482	Colonial	11	- 4	3 Foll & 2 Half
43	170165744	ACTV	04/03/19	57	1# \$1,050,000	157 North St	Lecryheid	1_38		Colorval	11	5	3 Full A Bull
45	1TC011752	ACTV NEW	11/32/17 06/18/19	SF SI	LP: \$1,050,000 N	15 Bears D1	Litchfield Litchfield	5.00		Colonial Colonial, Contemporary	9 11	4	3 Full & 1 Half 4 Full & 1 Half
46	770163598	ACTV	02/13/19	S/	1P \$1,100,000	699 Harris St.	Lachfield	38.19		Colonial	9	4	3 Full b 1 Half
47	170177507	ATV	03/29/19	SF	LP \$1,245,000	26 Mar 84	Litchheid	9.11	6,347	Form House	i	6	6 Full 6 2 Half
48	1:001 (626.2	#CIV	11/27/18	\$.1	LP: \$1,749,000	166 Haple 51,	Litichfield	46,00	2,880	Colonial, Antique	10	-4	4 Full
49	170013694	1077	09/26/17	SF	LP \$1,249,900	22 Camage Lane	Literifield	6,39		Colonial, Contemporary	10	-4	3 Full & 2 Half
50 51	170110010	ACTV	09/27/18 09/27/18	SF SF	LP: \$1,250,000 LP: \$1,299,000	There St.	Litzhheid	0.50		Colonial	11	- 5	3 Full 6 2 Half
52	170193755	4077	04/05/19	SF	LP \$1,325,000	16 Beests sell her	Litthfield Litthfield	3,58		Contemporary Colonial	B 17	6	2 Full & 1 Half
53	177071971	ACTV	06/25/18	57	U \$1,395,000	28 Jefferson H.S Vol. 5.	LitzMield	77,54		Cape Cod	12	4	3 Full & 3 Half
54	170151167	ACTY	02/18/19	58	LP: \$1,400,000	H dimen Co	Littmfield	2,37	8.216	Colonial, Antique	1.0	35	4 Full & 10 Ha
55	175205727	1,500	06/14/19	SF	LP: \$1,500,000 N	917cmtd etc Br	Lectivels	49,28	3,174	Colonial, Antique	11	4	3 Full
56	10273841	CLSD	12/04/18	SF	EP: \$1,295,000	220 Senter etc Re.	Litchheid	47.48	6,183	Contemporary	7	3	3 Full Is 1 Half
57	177154592	0.50	01/25/19	SF	LP: \$1,350,000	1 % Phoens - Lin ber	g sampet milet	p 60	2 74-	Colonial Antique			25.05.2405
3/	4 1 54550	CESO	01/23/19	34	CP \$1,250,000	275 Chestral 148 kd.	LitzisGeld	00,8	1.760	Colonial, Article	a	J	3 Full It 3 Haif
58	170056791	CLSO	07/24/10	SF	LP: \$1.345,000 CP: \$1.250,000	55 Prospect St.	Literrheid	2.58	4,520	Colonial, Antique	15	1	4 Full & 2 Half
59	170102125	ACTV	09/01/10	SF	LP: \$946,000	76 michory Hall Re-	Horris	6.21	2.540	Contemporary	6	- 1	2 Full & 1 Half
	170197637		04/27/19		LP: \$1.000,000	160 F. Cheep Rd.	Harris			Colonial, Artique	13		2 Full B 1 Half
61	17011544V	Maria	08/17/18		LP: \$1,298,000	25-28 Brimeten (Vilge	Horris	0.30		Contemporary	7		3 Full
62	120040927	CLSD	11/30/18	SF	LP: \$1,200,000 CP: \$940,000	40 W. Storna Rd.	Harrys.	00,18	3,068	Antique	9	5	3 Foll
	1025		177.00		4 D 4 L 52 E pag								
63	170077133	CLSD	05/11/19	SF	CP \$1,117,500	734 Setom 2 Trail	Marris	0,92	2,576	Other	7)	2 Full B. I. Half
64	1 1109045	CLSD	02/22/19	SF.	UP \$1,395,000	5 Proteor Land	Marris	0.19	3,101	Cape Cod	6	4	3 Full 8 1 Half
	170191529		05/30/19		LP Bi. a 20: UNA	201 South East Road							
	120710024		10/11/18	SF	LP: \$1,192,000	484 Keen Rd.	New Hartford New Malord			Colonial Cape Cost, Log	18		7 Full 6-3 Half 3 Full 6-2 Half
	170110911	TC"V	08/09/18		LP \$1,195,000	35 Champay Proces By	New Mifford	0.33	2,585	Chateeu, Collage			2 Full
58	177103051	40.77	05/13/19	SF	LP \$1,225,000	201 51-lion (18 Pd.	New Hiltord	10.50	7,562	Cottage	9	-	3 Full
69	175185295		05/10/19		LP: \$1,294,000	214 Sowies HARL	New Hiltord			Colonial	8		3 Fall
70	170192312	M.TV	05/09/19	SF	LP \$1,295,000	1 Mary 1449 Day	New Milford	6,94		Colonial, Antique	10		I Full & I Half
	170125470		06/18/19		LP \$1,299,900 LP \$1,249,000	195 Paper M. B. R. L. 114 Sherry Lane	New Hilford Hew Hilford	7.35 0.37		Barn Contemporary	12		3 Full & 1 Half 4 Full
	170:02950		10/17/18	57	LP: \$889,000		New Hilford				-		
		£12G	Tur 17/18	21	CP: \$918,000	35 Labor Dr.	regre Philopa	0,49	3,400	Coton-ai	5	J	3 Full IL 1 Hulf
74	170156349	CLSD	04/18/19	S#	LP \$713,900 CP \$925,000	44 L Res Ref.	New Halford	9.06	12,28	Colonial, Cottage	15	6	5 Full & 3 Hulf
					V								

6/20/2019					Sma	rIMLS Matrix						
75 50:44904	CLSD	09/27/18	SF	12, 1991,000 CP: 1950,000	J. Lensleywood Share	New Hilford	0.54	1.954	Contemporary	10	4	4 Full & 1 Half
76 120005875	CLSD	10/08/18	SF	LF: \$1,050,000 CP: \$975,000	15 Lake Ct. 71.	New Miltons	0,37	2,317	Contemporary, Ranch	7	1	2 Full 6.1 Half
)) <u> </u>	CLSD	07/31/18	SF	LP: \$1,145,000 CP: \$1,020,000	SEA Complete of Love Boll C	New Milford	1,44	2.333	Contemporary	9	1	3 Full
78 170102205	CLSO	11/02/18	SF	LP: \$1,495,000 CP: \$1,375,000	d Charges Spint Re.	New Milford	0.24	3,125	Contemporary Ranch		3	3 Full & 2 Hulf
79 127755532	ACTV	04/15/18	4.2	LP: 1995,000	106 Greenwoods Rd. E.	Norfolk	5.00	4,689	Victorian	12	-	4 tull & Z Hat
SO TRIBUTA	Alt v	05/10/19	SF	LP. 1975,000	176 Linear Rd.	North Canaen	12.02		Farm House	9		3 / 108
81 <u>1701202+3</u> 82 <u>170200196</u>	SEA	05/18/19	5/ 5/	LP: \$995,000	E) May Hall Dr.	Rosbury	2,73		Colontal, Antique	7	4	1 Full 4 Full
83 170165114	4014	QJ/Q7/19	SF	LP: \$1,050.000 N LP: \$1,100.000	15 Get1 Mee Bd. 17 Judge Pd.	Roxbury Roxbury	5.67		Contemporary Contemporary	13	1	3 Full & 2 Hulf
84 170151271	₹CA	01/07/19	SF	LP: \$1,143,000	18 Hone Bridge Rt.	Rosbury	2.57		Colornal, Other	; D		3 Full & 2 Hulf
BS 125052921	2500	02/15/18	SF	LP: \$1,150,000	296 Familio HE St.	Rostsury	4,50		Colonial	12		3.Full h 1 milf
86 17018 172	40,77	04/11/19	SF		11.Farm #d.	Raxbury	14,37		Colorvai	9		3 Full & 2 Half
97 1717167	ACTV	03/19/19	SF	LP: \$1,200,000	SI Southware Rd.	Raspury	5.85		Cottage, Tudor	7		3 Full & 2 Half
88 <u>175158/52</u> 89 170202564	ACTV NEW	01/24/19 06/18/19	SF	LP: \$1,725,000 LP: \$1,750,000 N	25 Institute And Late 6 Schoolboure Rd.	Restury	17.31	-1	Enlaruel, Other	11	5	3 Full 3 Full 8, 3 Haif
90 170176396	AUTV	03/23/19	S.F	LP: \$1,495,000	44 South Sr.	Revious	6,17	2.000	Colonial, Artique	10	1	I folk & 5 Helf
91 1 801 100.15	34777	11/01/18	51	LP: \$1,495,000	2 I I South St.	Rosbury	12.26		Catonial	10	5	3 Full & 2 Half
92 2010 2508	AC	03/27/19	5,1	(P: \$1,495,000	49 farma Br	Rasbury	4,94	4,162	Colomal	10	4	4 Full & 3 Half
93 -thompses	CLSD	06/11/19	57	LP: \$1,325,000 CP: \$950,000	-7 N-0 K	Resbury	11.55	4.002	Cape Cod	7	5	4 Full & 1 Half
94 17055829	CLSO	02/16/19	SF	LP: \$1,049,000 CP: \$950,000	B. Perty H. H. H.	Resbury	7,81	3.244	Colon-ei		3	3 Full
95 (17:4)	CLSD	12/16/16	5#	LP: \$999,999 CP \$950,000 LP: \$1,095,000	79 sayred 40.	Restury	15.29	1.302	Farm Prouse	9	3	3 Full 6 4 Helf
96 (************************************	CLSO	10/01/16	SF	CP: \$1,050,000 1P: \$1,195,000	156 Sporter and 3H	Rosbury	4,68		Cape Cod	9		4 Full & 3 Half
97 170071532	CLSO	04/16/19	5/	CP: \$1 195,000 LP: \$1,950,000	n Paymont #1.	Agebury	5,07	100	Contemporary	10		4 Full & 1 Huil
98 (40)14727	CLSO	05/13/19	SF	CP, \$1,400,005	Ph 11 new Resigns B 1	Roxbury	22,34		Colonial	7	9.	3 Full & 3 Haif
99 110:14723 100 170:66016	ACTV	02/23/16	SF SF	LP: 1945,000 LP: 1949,900	Phi Rent Live Rd	Salisbury Salisbury	6.12 8.34		Contemporary Colonial, Antiques	9	3	2 Full & 5 Half 2 Full & 1 Half
101 139179342	ACTV	02/21/19	57	LP: \$944,400	243 Negligtonic River R.L. 4A Perton St.	Salesbury	5.43		Contemporary	6	1	2 Full
102 - 20-6120-5	ACTV	01/12/19	SF	LP: 1985,000	8 or they F.y.	Salisbury	0.60	11,968		20	1	1 Full
103 170175617	±CFV	10/08/18	5.6	LP: \$998,000	TT to navegame TO	Salisbury	1,98	2,128	Colonial	7	3	2 Full B 1 Half
104 [10731905	TELLA	05/31/17	SF	1P: \$998,000	14 Harris - Gr	Salisbury	2,18		Farm House		4	3 Full It 1 Half
105 170182715	AL II	04/15/19	57	LF: \$1,046,000	15 Butter Hill Rd.	Selisbury	3.00		Cape Cod		3	2 Full & 1 Half
107 170706457	SEA	05/10/19	SF	LP: \$1,050,000 LP: \$1,095,000 N	Inc Busher in Bill	Salisbury Salisbury	3.63		Epionial Antique	7	4	3 Foll 5 1 Half
100 170158975	SCTU	01/28/19	SF	UF: \$1,095,000	19 Muleton Steering Lane	Salisbury	1.94		Coloniei	13	- 4	3 Full
109 + 704011 sus	WIT	06/06/18	51	LP: \$1,115,000	ed Main Re	Salisbury	2,51		Antique	9.	5	4 Full & 1 Half
110 270170970	APTV	03/12/19	SF	FF: \$1,150,000	23 Indian H. prism 64.	Sal-soury	2,50	3.673	Contemporary	9	. 4	3 Full & 2 Half
111 <u>: 708699 /2</u>	HEBU	05/31/18	SF	LP: \$1,150,000 &	HIL Terr Lagra P. J.	Salisbury	12.95		Colonial	17	7	& Full & 1 Half
113 TEMPORES	ACTV	06/14/18	5/	LP: \$1,175,000	A T Chie Cop gra	Salisbury	1.40		Cottage	6	3	2 Fu8
114 170657920	SULF	05/14/19 04/01/16	SF SJ	LP: \$1,185,000 LP: \$1,749,000	285 Feet Lave F.L.	Salisbury	0,69 1,30	3.918	Hediterraneas Victorian, Other		4	3 Full It I Half
115 12014 1550	MCD.	02/15/19	5/	L# \$1,295,000	The British T	Salistrary	13.01		Colonial		4	2 full
116 170170445	SCTV	03/07/19	57	LP \$1,298,000	17 Stillerton R.1.	Salisbury	0.72	7,178	Colonial, Victorian	13	5	5 Full IL 1 Half
117 170018250	¥CA	05/25/17	SF	LP: \$1,290,000	179 S. Steere Bd.	Salisbury	0.87	2,036	Cottage	9	4	1 Foll 6-1 Helf
118	ACT.	04/04/19	SF	LP \$1,345,000	789 Vinatesp at 8 *	Salisbury	14.70		Contemporary	10	4	3 Full & 1 Half
119 <u>170161616</u> 120 <u>170180727</u>	PETIC	02/05/19	SF SF	LP: \$1,345,000 &	121 Jone Back Rd.	Salisbury	11.13		Colonial	13	7	4 Full & 2 Half 3 Full & 1 Half
121 170102581	SCTV	07/09/18	SF	LP \$1,423,000	117 Under Hountard RT. 53 Fells Mountain Ad.	Salisbury Salisbury	10,00 70,19		Contemporary Contemporary	í	3	3 Full & 2 Half
122 170177481	ACT	03/14/19	SF	LP. \$1,450,000	H Haven Raine RA	Salisbury	13.57		Contemporary	9	4	2 Full & E Half
123 100188101	AC. 7.	04/26/19	SF	1P \$1,475,000	710 Between The Laura Rd.	Salisbury	1,77		Contemporary	8	3	3 7 (4)
124 170108952	SHOW	06/13/19	SF	LP. \$1,495,000	21 Screet Dr.	Salisbury	13.59		Contemporary	4	4	4 Full & 3 Half
125 <u>170175747</u> 126 <u>170678713</u>	CLSD	05/31/19	SF SF	LP: \$1,244,000 1P: \$949,000	45 Conney 348 Rd	Salesbury	16.94		Contemporary Satto:	7	1	2 Foll & 1 Hotel
127 [+023169]	CLSD	04/03/19	SF	CP \$920,505 LP: \$1,195,000	171 Shienn Rd.	Salisbury	2.05		Cottage	9	4	3 Full
128 170153959	CLSO	04/30/19	5#	CP 5985 000 LP 61,195,000 CP: 51,050,000	11 Steam 12.	Salisbury	0.52		Contemporary	17.	2	3 Full
129 170046841	CLSD	08/22/18	SF	LP . \$1,185,000 CP: \$1,050,000	164 Mars 51	Salisbury	1,50	4,380	Antique	17	6	3 Full & 2 Half
130 110133945	CLSD	11/26/18	SF	LP \$1.265,800 CP: \$1.150,000	253 Wells Hill Rd.	Salisbury	7,00	2,442	Calonal	1	3	2 Full & 1 Half
131 17011514	CLSD	06/13/19	ŞJ	LP \$1.325,000 CP \$1.200.000	S. Denter the R.L.	Salesbury	1.31	3,199	Contemporary	9	4	3 Full
112 : 10092895	1150	07/03/18	SF	EP \$1,350,000 CP \$1,200,000	1. Washings regulate Ro.	Salesbury	2.82	2 684	Cape Cod	10	5	3 Full
133 176636471		07/17/18	SF	LP: \$1,390,000 CP: \$1,250,000	422 Undermoorta n.l.1.	Saistory	7,60		Antique	15	_	S Full & 1 Half
134 (1990) 3745		04/19/18	SF	LP: \$950,000	4) Managage Rolling De.	Sharpn	4,94		Cape Cod	9	-	3 Full
135 170113313 136 170150160	ACT.		Sr Sf	LP 5965,000 IP 5985,000	15 Catherstown Rd	Sharon Sharon	1-29		Colonial Cape Cod	12.	1	3 Full & 1 Half
137 170137529	ACTV		5/	LP \$1.050,000	S.4 Free St.	Sharon	5.97		Barn, Other	13	- 2	2 Full Is 2 Half
138 120001315		12/06/18	SF	LP \$1,095,000	17 W. May am Ret	Sharon	5.41		Farm House	12	6	3 Full & 2 Half
139 [71170327	ACTV.		SF	IP: \$1,175,000	19 Falberichnen Bd.	Sharon	1.78	3,353	Antique	10		4 Full
140 170177110	VC.		SF	LP \$1,490,000	23 beeng Rd.	Sharon	120 00		Colonial, Antique	4	2	1 Full
141 <u>17011+723</u> 142 <u>170201339</u>	MEDIC	D6/14/19	SF 53	LP \$1,495,000 & LP: \$1,500,000 N		Sharon	5.94		Colonial Colonial, Antique	10	5	4 Full 6-1 Half 4 Full
141 17013:393	CLSD		57	LP: \$995,000	40 Hillion P.s.	Sharon	3.62		Ranch	11		4 Full
144 1 1 14 441	CLSO		5#	CP \$922,500 LF \$1,325,000	33 5. Mara 56.	Sharon	5.27		Colomal	9	-	S Full & 1 Half
145 1 29485	CLSD	01/15/19	57	CP \$1.085.000 LP \$1.495,000	75 * poler # 2,	Sharon	20.19		Contemporary			I Full & 1 Half
146 (10:15:115	CLSD	04/23/19	SF	CP \$1 230,000 LP: \$1,495,000	15 W. Herstow Rd.	Sharon	7,51		Farm House	9		2 Full & E Half
147 (10.63/646)	CLSD	07/27/18	SF	CP: \$1 250 000 LP: \$1,495,000 CP: \$1,360 000	194 (tim Br)	Straron	6,18		Cape Cod	151	4	3 Full 6-2 Helf
		100		J. T. San story								

New Harttoro Comps Considered - Page 3

6/20/2019					Sma	rtMLS Matrix						
1481 (115147)	44,772	07/23/16	58	LP: 4951,000	sept of the land of the	Torrington	113.60	1.325	Ranch	5	2	2 Full
149 17011279	ACTV	08/12/18	SF	LP: 5975,000	18 VENT RO.	Warren	49.12	4,193	Colonial	11	- 6	5 Full
150 170179379	REDC	04/04/19	SF	LP: 1995,000 A	7 St. Simon Rd.	Warren	4.10	1.020	Artigue	10	5	1 Full & 1 Half
151	ACTE	02/26/19	58	LP: \$1,499,000	167 cy- Bd	Warrest	41.01	3,000	Colonial, Antique	10	5	2 Full It 1 Half
157 175695491	CLSO	01/17/19	SF	EP: \$1,120,000 CP: \$1,000,000	184 Best Sci-184,	Warren	32,00	2,686	Coloniet, Artique	10	4	3 Full
153 270033444	CLSD	1C/15/18	58	EP: \$1,250,000 CP: \$1,150,000	12.5 ma.64.	Warren	3.06	3.739	Contemporary	10	4	3 Full & L Half
154 1 77 7 1660	CLSD	03/18/19	\$F	LF \$1,295,000 CP: \$1,175,000	15 Meturs Rd.	Warren	3,68	3.941	Colonial, Antique	q	4	3 Foll
155 1701 /4575	MTT-	04/06/19	SF	LF: \$950,000	99 17, Show R t.	Washington	0,89	1,008	Contemporary, Cottage	5	- 2	1 Fall & 1 Helf
156 <u>170196648</u>	ALTV	06/03/19	5.8	LF: \$999,000	21 ferry Restrict Rd.	Washington	1,84	4,270	Contemporary	7	3	4 Full Is 2 Half
157 1701107285	REDC	05/23/19	5#	LP: \$1,050,000 &	THE SQUAREST SPARTING DIS	Washington	3.80	3,400	Cape Cod	0.00	- 5	4 Full & 1 Half
158 120157712	ACTV	05/21/19	57	LP: \$1,050,000	243 New Berton, 875	Washington	3.04	3.065	Colonial	7	- 3	3 Fulf
159 170107524	ACTIV	07/05/18	SF	LP: \$1,125,000	19 High Dr.	Washington	3.00	4,234	Cantemporary	9	4	3 Full & 1 Helf
160 - 201- (022-)	ACTV	02/08/19	SF	1P: \$1,150,000	C1 Cont but	Washington	2.21	3,676	Colonial	13	5	4 Folk
161 170116520	AC19	C8/17/18	SF	LP: \$1,200,000	111 her Brook Ad.	Washington	50,45	3.200	Colonial, Arrique	11	4	3 Full & 5 Half
162 170205119	SEA	06/14/19	SF	LP: \$1,295,000 N	77 Unper Charm ins Rd.	Washington	6.65	6.754	Colonial, Farm House	10	4	3 Full & 1 Half
163 170 179-1	REDIC	03/26/19	58	LP. \$1,295,000 A	the Phila controlled that	Washington	3.12	3,296	Colonial, Artique	11	5	3 Full & 2 Half
164 TPS05MID)	ACTV	03/07/18	SF	LP: \$1,295,000	6 Noteh RE Ed.	Washington	5.14	4.584	Coloniel	9	5	5 Full b 1 Half
165 170150770	74.4	01/30/19	58	LP \$1,495,000	52 Calhour St.	Washington	14,19	3.808	Banch	5	- 2	L Full
166 270149252	BQ21	06/17/19	SF	LP: \$1,495,000 B	102-185 Nettieten erollige 9:2.	Washington	27,86	1.000	Colonial	4	2	1 full
167 100102402	ACTV	10/12/16	SF	LP: \$1,495,000	127 Linute Physics 645 Err	Washington	10.36	4.495	Colonial, Contemporary	6	4	4 full
166 170134457	SHOW	04/23/19	57	LP: \$993,000	RET report Hall Rd.	Warshington	3,77	4.482	Colonial	10	4	T Full & 1 Hell
169 170175527	SHOW	06/16/19	57	LP: \$1,100,000	Mrt touttlemen sealing Brt.	Washington	17,22	2.087	Colomal	6	2	3 Full
170 120118145	C1.50	04/17/19	SF	LP: \$1,100,000 CP: \$962,500	166 E. Show Rd.	Washington	1.70	2.240	Cottage	8	4	2 Full
171 39143353	CLSD	08/01/18	SF	LF: \$1,200,000 CP \$1,010,000	S VI. COLORED HAI R.Z.	Washington	23.13	1,657	Contemporary	5	3	2 Full
177 1201 SA127	CLSO	06/17/19	\$I	LP \$1,199,000 CP \$1,199,000	777 New M27-1 John.	Washington	12.60	1.260	Contemporary, Other	7	3	2 Full
173 : 77:001476	CLSD	67/23/18	SF	LP: \$1,395,000 CP: \$1,250,000	W Shore Er.	Washington	0,40	1,763	Coltage	5	3	2 Full
174 harmage des	CLSD	06/04/19	SF	EP \$1,495,000 CP: \$1,350,000	at the tentagepe	Washington	7,10	3,745	Colomal	8	3	3 Full & 2 Half
175 <u>1701 14849</u>	C1.50	64/18/19	SF	CP: \$1,495,000 CP: \$1,380,000	155 I tokel Charm add Rif.	Washington	9.30	4.238	Calonial	10	4	4 Full & 1 Half
176 170168177	CLSD	04/19/19	SF	LP: \$1,750,000 CP: \$1.450,000	IT From H& Rd	Washington	39,39	3.620	Cape Cod	10	7	5 Full & 1 Half
\$77 <u>1701 1793 1</u>	0.50	11/06/18	SF	LP: \$1.675,000 CP: \$1.500.000	AT Decree Bulgary	Washington	5.06	5,C86	Colonial	9	4	4 Full & 2 Half
\$78 <u>4 (01) la Nyste.</u>	M.J.A.	05/14/19	SF	LP: \$1,350,000	175.Weadburn Ed.	Watertown	3,33	7,005	Colonial, Georgien Colo	25	5	4 Full & 2 Half
179 (75)(545)(6	CLSD	05/02/19	SF	LP: \$1,095,000 CP: \$939,000	SHE HE ADDRESS PER	Waterspeen	4,25	6,548	Colonial, Englet	11	4	4 Full & 2 Half
18G 17/01/27975	ACTV	04/13/19	55	LP: \$925,000 &	850 E. Watehold Nvg.	Winchester	0.41	3.170	Colon-M	7	4	3 Full
181 270277237	ACTV	03/31/19	5.F	Fb- £886'880	517 W. Waterheld Blvd	Winchester	0.86	2,003	Victorian	В	3	2 Full
182 (2010) 942	ACTV	04/15/19	54	LP: \$1,050,000	514 W7 enters Ameri	Winchester	0.54	2,746	Cape Cod	7	- 3	2 Full
163 570177147	24,179	41/29/19	SF	LP \$1,500,000	711/212 of Wasshield Blvd.	Westernage	1.05	7.591	Colonial, Other	13	5	4 Full & 2 Half
184 170199433	20,70	06/01/19	5.0	LP: \$995,000	22e Scotters Rd.	Woodbully	3.96	6,115	Colonial	10	- 5	3 Full & 2 Helf
185 170196727	ALC:V	05/17/19	54	LP: 1999,000	283 San Dr. H. E.S.	Woodbury	9.27	6,000	Colon-el	12	4	5 Full & 1 Half
186 179110504	ACTV	GL/28/19	SF	LP \$1,200,000	28 Fewermenth Rd.	Woodbury	9.18	4,734	Colonial	9	- 3	2 Full & 1 Helf
187 (102 2051)	CLSD	07/19/18	SF	LP: \$1,395,000	15 F. 100 8g.	Woodbury	7,19	4.011	Colonial	12	5	6 Full It 1 Half
A Trefficial	.,	41117110	,	CP \$1,295,000	dillativi inte	ALMONOUTA.	7.17	0,911	Common	14	3	0 - 10m m 1 15407

21 Smartsh 5 7010

Median Price History

6/20/2019	SmartMLS Matrix	
Primary Year	Sale Price, Median	Sales, Number of
2005	\$262,000	100
2006	\$275,000	85
2007	\$268,900	71
2008	\$268,500	46
2009	\$235,000	51
2010	\$236,000	53
2011	\$261,000	48
2012	\$259,500	62
2013	\$265,000	67
2014	\$277,500	68
2015	\$239,900	89
2016	\$266,700	62
2017	\$267,500	93
2018	\$237,750	74
2019	\$217,000	33

Search Criteria

Time frame is from Jan 2005 to May 2019
Property Type is 'Single Family Sale'
County is 'Utchfield'
City is 'New Hartford'
Results calculated from approximately 1,000 listings

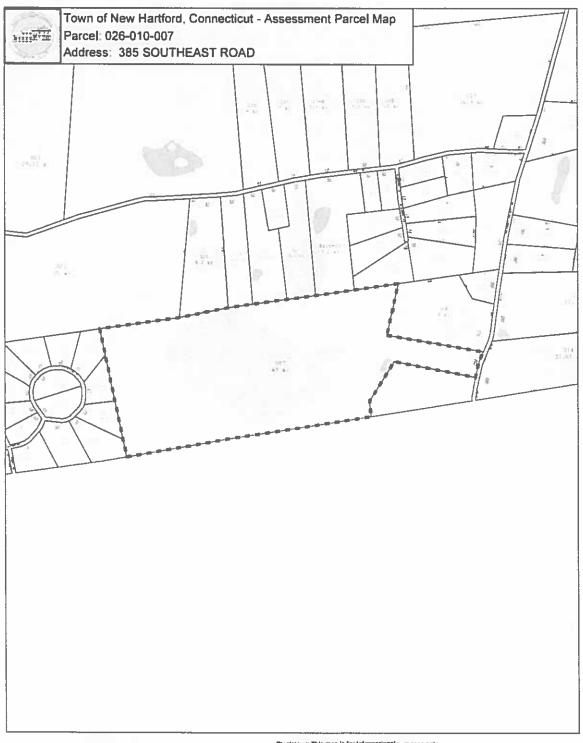
© SmartMLS 2019

New Marttoro Lang Sales 20+ Acres

6/2	0/2019						SmartMLS Mar	nx				
3	HLS#	Status	Status Date	Status Dere	Prop Type	Ust/Closed Price	Address	CH ₁	Arres	Zew	Present Use	TACH U
1	170147057	CLSD	02/24/19	D4/31/19	LN/RS	LP: 6450,000 CP: \$130,000	PET Barrar to Re-	New Hartford	12.56	82		153 🚉 –
2	17095A671	CLSO	07/57/16	05/23/10	LN ₄ NS	LP \$250,000 CP: \$110,000	135 5, Cart 22,	New Hartford	27,30	8.2		33 🖭
3	* */PPI\H78.7	CLSD	01/19/16	01/29/10	LN/RS	LP: \$69,900 CP \$60,000	18 p. Common and are	New Hartford	20,00	R2		130 11
4	610167937	C1.50	10/51/19	10/24/16	UNIAS	CP: \$375,000	919x5.	New Hertford	32.90	Residential		1.2
5	HIDISHEL	CLSO	10/21/16	10/24/16	LIWRS	LP: \$400,000 CP: \$375,000	in there old fine.	New Hartford	119.00	Residential		61 😓
б	<u> </u>	CLSD	03/13/14	03/14/14	LN/RS	EP: \$400,000 CP: \$2\$0,000	578 Town Hd 01	New Hartford	30,20	Residential		\$71 <u>()</u>
7	5648915	CLSD	09/17/13	09/12/13	LH/RS	LP: \$134,000 LP: \$105,000	SSO WAS DO	New Harsford	20,61	Residential		108 9
В	F. E. K. Pa. 76.	CLSO	04/29/13	06/30/13	UNRS	LP; \$300,000 CP: \$325,000	THE SQUARE PROPERTY.	New Hertford	24,71	Pesidential		113 22
P	11325E2	CLSD	02/01/11	02/05/11	LN/45	LP: \$70,000 CP: \$54,000	D Uttpheld Teke.	New Hartford	37,23	Residential		164 &

ingligh mades messenn

orrower Kimberly Lynne Bramley-Estep	File 1121405740
openy Address 385 Southeast Road Y New Hartford County	
New Hartford County Index/Client Amalgamated Bank	Hartford State CT Zip Code 06057
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 (A written report prepared under Standards Rule restricted to the stated intended use by the specified	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, disclining or intended user.)
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.	median and the literature and the same and t
 The reported analyses, opinions, and conclusions are united only by the reported assu analyses, opinions, and conclusions. 	imptions and limiting conditions and are my personal, impartial, and unbiased professional
- Unless otherwise indicated, I have no present or prospective interest in the property that	at is the subject of this report and no personal interest with respect to the parties involved. her 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 particles	
 My engagement in this assignment was not contingent upon developing or reporting p My compensation for completion this assignment is not contingent upon the developer. 	redetermined results. Lent 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 occur	ests of reporting to a predetermined value of grection in value that tayors the cause of the rence 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 pre-	
were in effect at the time this report was prepared.	1 A* 4 AN*
 Unless otherwise indicated, I have made a personal inspection of the property that is t Unless otherwise indicated, no one provided significant real property appraisal assistant 	
individual providing significant real property appraisal assistance is stated elsewhere in the	is report).
Reasonable Exposure Time (USPAP defines Exposure Time	
appraised would have been offered on the market prior to the hypothebical consummation of a sale	e as the estimated length of time that the property interest being
My Opinion of Reasonable Exposure Time for the subject property at the market value	a state of the State and a state of the stat
was a breath as seement of the control of the subject brokes is at the indicat such	e stated in this report is: 6 months
<u> </u>	
Comments on Appraisal and Report Identifi	cation
Note any USPAP-related issues requiring disclosure and any si	
and any and any and any and	and managed requirement.
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Apphares.	PHILIPPING AND ADDRESS OF A PROPERTY OF A PR
	SUPERVISORY or CO-APPRAISER (if applicable):
APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
APPRAISER:	SUPERVISORY or CO-APPRAISER (if applicable):
APPRAISER: Signature: Warpe Wiight	Signature:
APPRAISER: Signature: Name: Wayne Wright	
Signature: Name: Wayne Wright Appraiser	Signature: Name:
Signature: Name: Wayne Wright Appraiser	Signature:
APPRAISER: Signature: Name: Wayne Wright Appraiser State Certification #: rcr.0000578	Signature: Name: State Certification #
APPRAISER: Signature: Name: Wayne Wright Appraiser State Certification # rcr.0000578 or State License #	Signature: Name: State Certification # or State License #
APPRAISER: Signature: Wayne Wright Appraiser State Certification # rcr.0000578 or State License # State: CT Expiration Date of Certification or License: 04/30/2020 Date of Signature and Report: 06/21/2019 Effective Date of Appraisat: 06/15/2019	Signature: Name: State Certification # or State License # State: Expiration Bate of Certification or License: Date of Signature:
APPRAISER: Name: Wayne Wright Appraiser State Certification # rcr.0000578 or State License # State: CT Expiration Date of Certification or License: 04/30/2020 Date of Signature and Report: 06/21/2019	Signature: Name: State Certification # or State License # State: Expiration Date of Certification or License



φ.

Approximate Scale: 1 inch = \$80 feet

0 250 500 750 1000

Fee

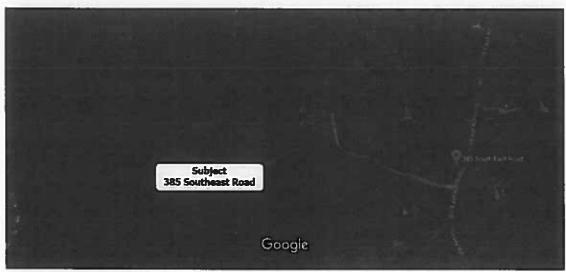
Disclaimer, This map is for informational purposes only All information is subject to unification by any user. The Town of New Natheria and its mapping contractors secure no legal responsibility for the information centained beauting.

Map Produced September 2014

6/20/2019

385 S East Rd - Google Maps

Google Maps 385 S East Rd



Imagery ©2019 Google, Map data ©2019 200 ft



385 S East Rd

New Hartford, CT 06057











Nearby

Send to your

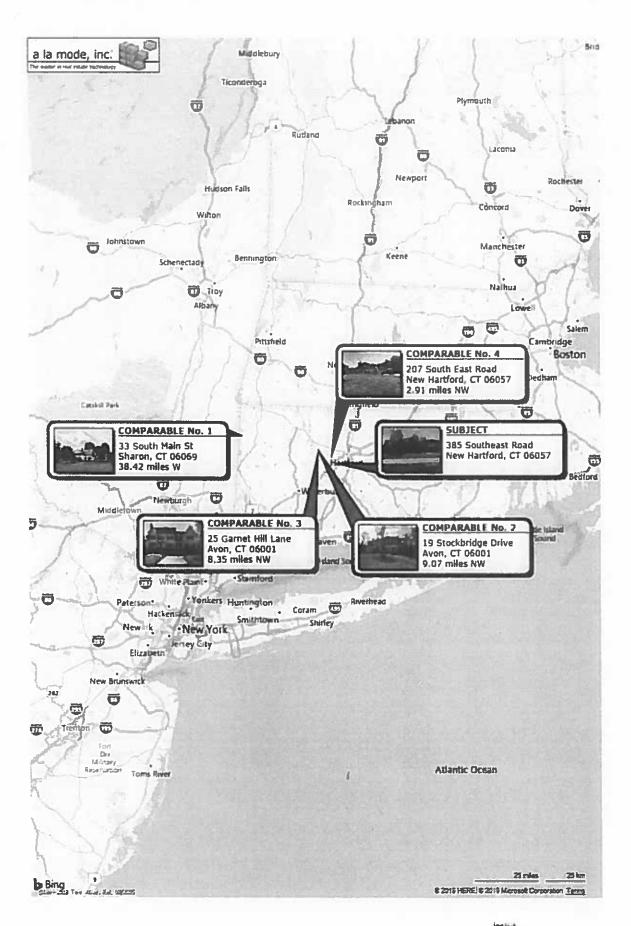
phone

R238+79 New Hartford, Connecticut

Photos

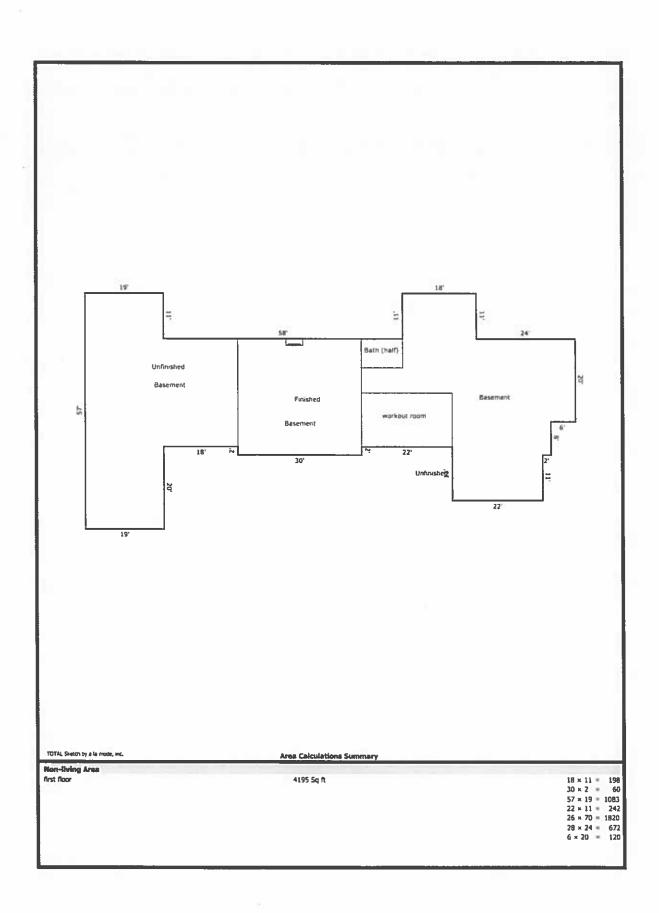
Location map

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							



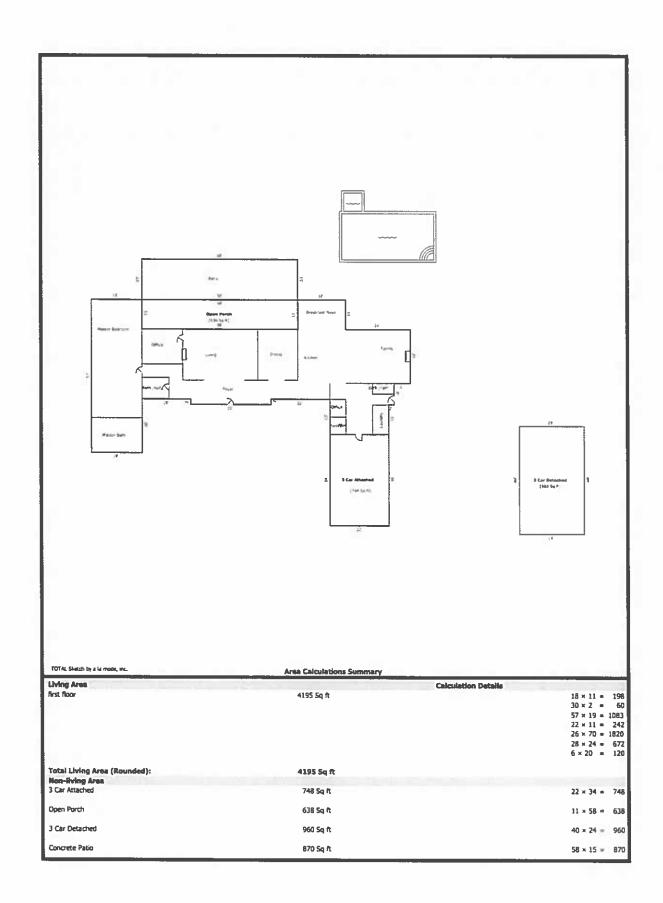
Building Sketch (Page - 1)

Borrower	Kimberly Lynne Bramley-Estep								
Property Address	385 Southeast Road	157							
Cey	New Hartford	100	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank								



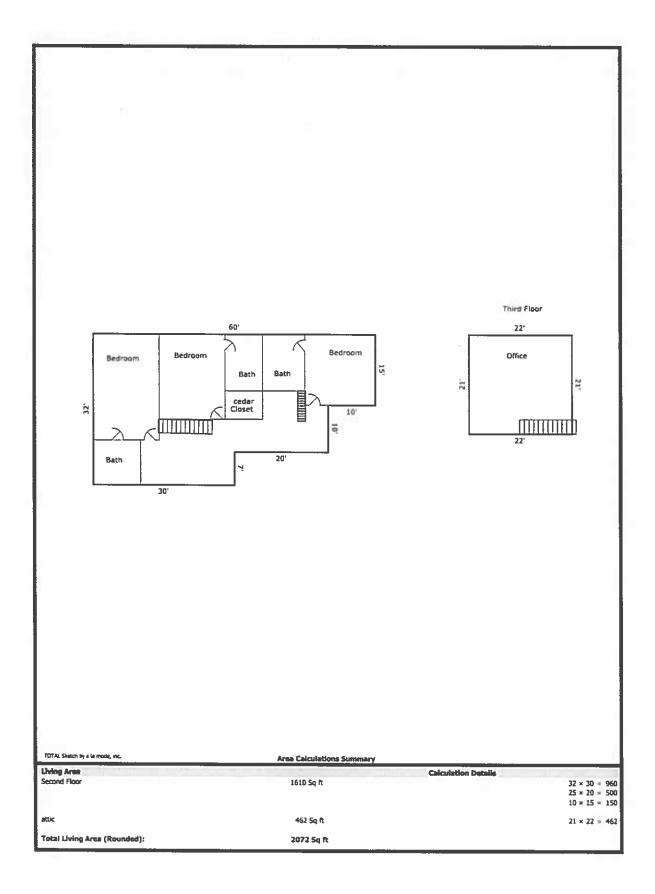
Building Sketch (Page - 2)

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	СТ	Zip Code	06057	
Lender/Client	Amalgamated Bank							



Building Sketch (Page - 3)

Borrower	Kimberly Lynne Bramley-Estep						
Property Address	385 Southeast Road						
City	New Hartford	County	Hartford	State	CT	Zo Code 06057	
Lender/Client	Amalgamated Bank						



Subject Photo Page

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							



Subject Front

385 Southeast Road

Sales Price

Gross Living Area 6,267
Total Rooms 10
Total Bedrooms 4

Total Bathrooms Location

N;Res;Res N;Res;Res

Site Quality 49 ac Q3

4.2

Age 14

Subject Rear







rnotograph Addendum

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
Cey	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							





Front

Front

Comments:

- Program





Rear

Commercs:

Comments

Rear

Interior Enotos

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	Suite	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							







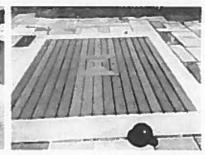
driveway

pastures off back of house

pond on property







whole house generator power sup

interior of detached garage

Hot Tub







ig pool

patio off pool

3rd floor office







Air Handler

Bedroom

full bathroom







hallway

Bedroom

Empelings.

interior photos

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amaigamated Bank							







hallway

bathroom

Bedroom







interior of attached garage

Laundry Room

office off mud room







Mud Room

hallway

Family Room







Kitchen

Breakfast Nook

Dining Room







1/2 bath

master bathroom

2nd view imite

bedroom

Interior Photos

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							







master bedroom

Office

Living Room







Foyer

1/2 bath in basement

workout room in basement



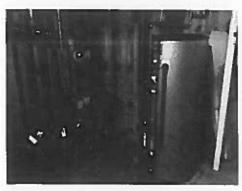




Electric Service

power supply to generator

Finished basement





Boiler

Well PumpForm PiCINT12_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

logolája

Serial# B544F67C esign.alamode.com/verify

Comparable Flicto Fage

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	Star	CT	Zip Code	06057	
Lender/Client	Amalgamated Bank							



Comparable 1

33 South Main St

Prox. to Subject 38.42 MILES W Sales Price 1,085,000 Gross Living Area 6,239 Total Rooms 11 Total Bedrooms 4 Total Bathrooms 5.1 Location B;Res;Res View N;Res;Res Site 5.27 ac

Quality Q3 Age 55



Comparable 2

19 Stockbridge Drive

Age

Prox. to Subject 9.07 MILES NW Sales Price 950,000 Gross Living Area 6,102 **Total Rooms** 11 **Total Bedrooms** 5 Total Bathrooms 5.2 Location B;Res;Res View N,Res,Res Site 1.02 ac Quality Q3

12



Comparable 3

25 Garnet Hill Lane

Prox. to Subject 8.35 MILES NW Sales Price 980,000 Gross Living Area 6,038 Total Rooms 11 Total Bedrooms **Total Bathrooms** 5.3 Location B:Res:Res View N,Res Res 1.37 ac Site Quality Q3 Age 17

Comparante rnoto rage

Borrower	Kimberly Lynne Bramley-Estep							
Property Address	385 Southeast Road							
City	New Hartford	County	Hartford	State	СТ	Zip Code	06057	
Lender/Client	Amalgamated Bank							



Comparable 4

207 South East Road

Prox. to Subject 2.91 MILES NW Sales Price

1,495,000 Gross Living Area 9,681 Total Rooms 18 Total Bedrooms 7 7.3

Total Bathrooms Location View

N;Res,Res N;Res;Res Site 64.06 ac

Quality Q3 Age 16

Comparable 5

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

Comparable 6

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

Client:	United States Appraisals	Client File #:	641529	
Subject Property:	385 Southeast Road, New Hartford, CT 06057	Appraisal File #:	1121405740	

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and
 opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content,
 analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have 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 have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We 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 I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions fumished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains _____ pages including exhibits which are considered an integral part of the
 report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. buyer and seller are typically motivated;
- 2. both parties are well informed or well advised and acting in what they consider their own best interests;
- 3. a reasonable time is allowed for exposure in the open market;
- 4. payment is made in terms of cash in 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.

Source: The Dictionary of Real Estate Appraisal, 4th ed., Appraisal Institute

appraiser may need sibility for the data,

^{*} NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and analysis or any other work product provided by the individual appraiser(s).

Subject Property: 385 Southeast Road, New Hartford, CT 06057	Appraisal File #: 1121405740				
APPRAISER CERTIFICATION					
certify that, to the best of my knowledge and belief:					
The statements of fact contained in this report are true and correct.					
The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.					
I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.					
I have no bias with respect to any property that is the subject of this repo					
My engagement in this assignment was not contingent upon the develop					
 My compensation for completing this assignment is not contingent upon or direction in value that favors the cause of the client, the amount of the the occurrence of a subsequent event directly related to the use of this a 	the development or reporting of a predetermined value value opinion, the attainment of a stipulated result, or				
 My analysis, opinions, and conclusions were developed, and this report Standards of Professional Appraisal Practice. 	has been prepared, in conformity with the Uniform				
 Individuals who have provided significant real property appraisal assistanthose named are outlined in the Scope of Work section of this report. 	nce are named below. The specific tasks performed by				
■ None ■ Name(s) ■ Name(s)					
As previously identified in the Scope Of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:					
Property inspected by Appraiser X Yes No					
Property inspected by Co-Appraiser					
ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS					
Appraisal Institute Member Certify:					
The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.					
Designated Appraisa Locitude Mamber Certifut * As of the date of this report, I anavez have not completed the continuing education program of the Appraisal Institute.	Designated Appraisal Institute Member Certify: • As of the date of this report, I have / have not completed the continuing education program of the Appraisal Institute.				
APPRAISER: CO-APPRAISER:					
Signature Vaye Wust	Signature				
Name Wayne Wright	Name				
Report Date <u>06/21/2019</u>	Report Date				
Trainee ☐ Licensed ☐ Certified Residential ☒ Certified General ☐	Trainee Licensed Certified Residential Certified General				
License # rcr.0000578 State CT	License # State				
Expiration Date <u>04/30/2020</u>	Expiration Date				
NOTICE: The Appraisal institute publishes this form for use by appraisers where the apprais	ser deems use of the form appropriate. Depending on annualser may need				

Client File #:

641529

Client:

United States Appraisals





Previous Policy Number

AAI002936-03

LIA Administrators & Insurance Services APPRAISAL AND VALUATION

PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued

08/21/2018

ASPEN AMERICAN INSURANCE COMPANY (A stock insurance company herein called the "Company") 175 Capitol Blvd. Suite 100 Rocky Hill, CT 06067

Policy Number

AAI002936-04

CLAIMS THAT ARE FIRST MADE AGAINST THE INS	COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE URED DURING THE POLICY PERIOD AND THEN REPORT- I SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION
OF THIS POLICY, OR DURING THE EXTENDED REPO	ORTING PERIOD, IF APPLICABLE, FOR A WRONGFUL
ACT COMMITTED ON OR AFTER THE RETROACTIV PERIOD. PLEASE READ THE POLICY CAREFULLY.	TE DATE AND BEFORE THE END OF THE POLICY
ltem	
1. Customer ID: 123185	
Named Insured: G.W. REAL PROPERTY ANALYSTS, INC.	
Wayne Wright	
P.O. Bux 67 Wallingford, CT 06492	
- B	
2. Policy Period: From: 09/30/2018 To: 09/30/2019 12/01 A.M. Standard Time at the address stated in Labove	
3. Deductible: \$1,000 Each Claim	
4. Retroactive Date: 09/30/1993	
5. Inception Date: 09/30/2015	
6. Limits of Liability: A. \$1,000,000 Each Claim B. \$1,000,000 Aggregate	
7. Mail all notices, including notice of Claim, to:	
LIA Administrators & Insurance Services 1600 Anacapa Street	
Santa Barbara, California 93101 (800) 334-0652: Fax: (805) 962-0652	
8. Annual Premium: \$719.00	
9. Forms attached at issue: LIA002 (12/14) LIA CT LIA020 (10/14) LIA122 (10/14) LIA131 (10/14)	(11/14) LIA012 (12/14) LIA018 (10/14)
Lineau (10/14) Liniaa (10/14) Liniai (10/14)	
This Declarations Page, together with the completed and signed P the Policy shall constitute the contract between the Named Insure	olicy Application including all attachments and exhibits thereto, and d and the Company.
08/21/2018	By Chic
Date	Authorized Signature
LIA-001 (12/4)	Aspen American Insurance Company

logelägb

Aspen American Insurance Company

Appraisal and Valuation Professional Liability Insurance Policy



Named Insured: G.W. REAL PROPERTY ANALYSTS, INC.

Wayne Wright

Policy Number: AAI002936-04 Effective Date: 09:30/2018 Customer ID: 123185

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL COVERED APPRAISERS ENDORSEMENT

In consideration of the premium charged, it is agreed that Section IV. DEFINITIONS (I) "Insured" is amended to include:

"Insured" means:

The persons identified below, but only while acting on behalf of the Named Insured:

Name Coverage Principal Owner.
Effective Date Appraiser or Trainee
Wayne Wright 09/30/2018 Principal Owner

All other terms, conditions, and exclusions of this Policy remain unchanged.

Aspen American Insurance Company LIA012 (12/14)

Page 1 of 1

خيثةعوهة

STATE OF CONNECTICUT + DEPARTMENT OF CONSUMER PROTECTION Be it known that

WAYNE WRIGHT

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

CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER

License # RCR.0000578

Effective: 05/01/2019

Expiration: 04/30/2020

Mobile Soyle