

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	65 %	
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	15 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	80	Low	0	Multi-Family	5 %
Neighborhood Boundaries								350	High	220	Commercial	5 %
BOUND TO THE NORTH BY HIGHLAND AVE ; TO THE WEST BY AETNA AVE ; TO THE SOUTH BY ROOSEVELT AVE ; TO THE EAST BY HIGH ST.								175	Pred.	80	Other	10 %
Neighborhood Description SUBJECT NEIGHBORHOOD IS PRIMARILY MADE UP OF SINGLE FAMILY HOMES APPEARING TO BE MAINTAINED IN OVERALL AVERAGE TO GOOD CONDITION. ALL MAJOR AMENITIES, MAJOR ROUTES AND/OR HIGHWAYS ARE IN THE VICINITY OR EASILY ACCESSIBLE.												
Market Conditions (including support for the above conclusions) MARKET ACTIVITY/CONDITIONS APPEAR TO BE MOSTLY STABLE. MARKET TIME IS TYPICALLY 3 TO 6 MONTHS. INTEREST RATES CONTINUE TO BE FAVORABLE AND MORTGAGE FUNDS READILY AVAILABLE TO QUALIFIED BUYERS.												
Dimensions PER DEED.			Area 5227 sf			Shape RECTANGULAR		View N,Res;				
Specific Zoning Classification R6			Zoning Description RESIDENTIAL SINGLE FAMILY (6,000 SF MINIMUM LOT SIZE)									
Zoning Compliance <input checked="" type="checkbox"/> Legal			<input type="checkbox"/> Legal Nonconforming (Grandfathered Use)			<input type="checkbox"/> No Zoning			<input type="checkbox"/> Illegal (describe)			
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?								<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe				
Utilities			Public			Other (describe)			Off-site Improvements - Type			
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	ASPHALT		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	NONE		<input type="checkbox"/>	<input type="checkbox"/>		
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			FEMA Flood Zone C			FEMA Map # 0950810004B		FEMA Map Date 04/04/1983				
Are the utilities and off-site improvements typical for the market area?								<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe				
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?								<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe				
NO APPARENT ADVERSE EASEMENTS, ENCROACHMENTS OR SPECIAL ASSESSMENTS WERE NOTED UPON INSPECTION. SEE ADDITIONAL COMMENTS PAGE OF THE APPRAISAL REPORT.												
General Description			Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One	<input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	STONEAVG.		Floors	WOOD/AVG			
# of Stories	1.5		<input checked="" type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	ALUM/AVG		Walls	DRYWALL/AVG.			
Type	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Att.	<input type="checkbox"/> S-Det./End Unit	Basement Area	702 sq.ft.		Roof Surface	ASPHALT/AVG.		Trim/Finish	WOOD/AVG.	
	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed	<input type="checkbox"/> Under Const.	Basement Finish	0 %		Gutters & Downspouts	ALUMINUM/AVG.		Bath Floor	TILE/AVG.	
Design (Style)	CAPE		<input checked="" type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	DBL HUNG/AVG.		Bath Wainscot	TILE/AVG.			
Year Built	1944		Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	COMBO/AVG.		Car Storage	<input type="checkbox"/> None			
Effective Age (Yrs)	25 YEARS		<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	COMBO/AVG.		<input checked="" type="checkbox"/> Driveway	# of Cars	4		
Attic	<input checked="" type="checkbox"/> None		Heating	<input type="checkbox"/> FWA	<input checked="" type="checkbox"/> HWBB	<input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0		Driveway Surface	ASPHALT	
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel	GAS		<input type="checkbox"/> Fireplace(s) # 0	<input checked="" type="checkbox"/> Fence 1	<input checked="" type="checkbox"/> Garage	# of Cars	1		
<input type="checkbox"/> Floor	<input type="checkbox"/> Scuttle	Cooling	<input type="checkbox"/> Central Air Conditioning		<input type="checkbox"/> Patio/Deck	NONE		<input checked="" type="checkbox"/> Porch 2	<input type="checkbox"/> Carport	# of Cars	0	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Other NONE		<input type="checkbox"/> Pool	NONE		<input checked="" type="checkbox"/> Other 0	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det.	<input type="checkbox"/> Built-in	
Appliances <input checked="" type="checkbox"/> Refrigerator			<input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)				
Finished area above grade contains:			6 Rooms		3 Bedrooms		1.0 Bath(s)		983 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc). NONE NOTED.												
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc). C4;Kitchen-not updated;Bathrooms-updated-six to ten years ago.NO PHYSICAL, FUNCTIONAL OR EXTERNAL OBSOLESCENCE WAS NOTED UPON INSPECTION. SEE ADDITIONAL COMMENTS PAGE OF APPRAISAL REPORT.												
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe												
THERE WERE NO APPARENT PHYSICAL DEFICIENCIES AND/OR ADVERSE CONDITIONS THAT AFFECT THE LIVABILITY, SOUNDNESS AND/OR STRUCTURAL INTEGRITY OF THE SUBJECT PROPERTY AT TIME OF INSPECTION.												
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe												
THE PROPERTY GENERALLY CONFORMS TO THE NEIGHBORHOOD IN TERMS OF UTILITY, STYLE AND CONDITION.												

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 69,900 to \$ 179,900											
There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 65,000 to \$ 165,000											
FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3			
Address	140 Maplewood Ave Torrington, CT 06790	130 Highland Ave Torrington, CT 06790			80 Red Mountain Ave Torrington, CT 06790			64 Birden St Torrington, CT 06790			
Proximity to Subject		0.23 miles N			0.95 miles NE			0.32 miles NW			
Sale Price	\$	\$ 100,000			\$ 140,000			\$ 95,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 65.79 sq.ft.			\$ 134.62 sq.ft.			\$ 84.82 sq.ft.			
Data Source(s)		170430370 ,DOM 21			170391092 ,DOM 1			170384186 ,DOM 1			
Verification Source(s)		TAX RECORDS / MLS			TAX RECORDS / MLS			TAX RECORDS / MLS			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		
Sales or Financing Concessions		Estate Cash;0			ArmLth FHA;7000			ArmLth Cash;0			
Date of Sale/Time		s10/21;c09/21	0		s06/21;c05/21	0		s05/21;c04/21	0		
Location	N;Res;	N;Res;			N;Res;			N;Res;			
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE			
Site	5227 sf	12197 sf	0		15682 sf	-1,700		13939 sf	-1,400		
View	N;Res;	N;Res;			N;Res;			N;Res;			
Design (Style)	DT1.5,CAPE	DT2,COLONIAL	0		DT2,COLONIAL	0		DT1.5,CAPE	0		
Quality of Construction	Q4	Q4			Q4			Q4			
Actual Age	78	112	0		122	0		68	0		
Condition	C4	C4			C3	-15,000		C4			
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			
Room Count	6 3 1.0	6 3 1.0			5 3 1.0	0		6 4 1.0	-2,500		
Gross Living Area	983 sq.ft.	1,520 sq.ft.	-1,100		1,040 sq.ft.	-1,100		1,120 sq.ft.	-2,700		
Basement & Finished Rooms Below Grade	702sf0sfwu	868sf0sfwu	0		520sf0sfwu	0		800sf0sfwu	0		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE			
Heating/Cooling	HW/NONE	HW/NONE			HW/NONE			HW/NONE			
Energy Efficient Items	STANDARD	STANDARD			STANDARD			STANDARD			
Garage/Carport	1gd4dw	4dw	+3,500		1gd4dw			1gd4dw			
Porch/Patio/Deck	2EP	EP/PTO	0		EP/OP	0		OP/EP	0		
FIREPLACE	NONE	NONE			NONE			NONE			
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,400		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -17,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,600		
Adjusted Sale Price of Comparables		Net Adj. 2.4 % Gross Adj. 4.6 %	\$ 102,400		Net Adj. 12.7 % Gross Adj. 12.7 %	\$ 122,200		Net Adj. 6.9 % Gross Adj. 6.9 %	\$ 88,400		

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	140 Maplewood Ave Torrington, CT 06790	56 Alice St Torrington, CT 06790			81 Sharon Ave Torrington, CT 06790					
Proximity to Subject		1.27 miles NE			0.43 miles N					
Sale Price	\$	\$ 140,000			\$ 126,500			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 179.49 sq.ft.			\$ 129.88 sq.ft.			\$ sq.ft.		
Data Source(s)		170455329 ;DOM 18			170475344 ;DOM 10					
Verification Source(s)		TAX RECORDS / MLS			TAX RECORDS / MLS					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Conv;0			Listing Conv;0					
Date of Sale/Time		s02/22;c12/21			0 Active					
Location	N,Res;	N,Res;			N,Res;					
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE					
Site	5227 sf	6970 sf			0 10019 sf			0		
View	N,Res;	N,Res;			N,Res;					
Design (Style)	DT1.5,CAPE	DT1.5,CAPE			DT1.5,CAPE					
Quality of Construction	Q4	Q4			Q4					
Actual Age	78	73			0 67			0		
Condition	C4	C3	-15,000		C4					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	6 3 1.0	4 2 1.0	+3,500		6 3 1.0					
Gross Living Area	983 sq.ft.	780 sq.ft.	+5,300		974 sq.ft.	0		sq.ft.		
Basement & Finished Rooms Below Grade	702sf0sfwu	780sf0sfwu	0		855sf0sfwu	0				
Functional Utility	AVERAGE	AVERAGE			AVERAGE					
Heating/Cooling	HW/NONE	FH/NONE	0		HW/NONE					
Energy Efficient Items	STANDARD	STANDARD			STANDARD					
Garage/Carport	1gd4dw	4dw	+3,500		1gb4dw	0				
Porch/Patio/Deck	2EP	WD/OP/EP	-1,500		NONE	+3,000				
FIREPLACE	NONE	NONE			NONE					
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -4,200		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,000		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 3.0 %	\$ 135,800		Net Adj. 2.4 %	\$ 129,500		Net Adj. %	\$	
		Gross Adj. 20.6 %	\$ 135,800		Gross Adj. 2.4 %	\$ 129,500		Gross Adj. %	\$	

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

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	PUBLIC RECORDS	PUBLIC RECORDS	PUBLIC RECORDS	
Effective Date of Data Source(s)	03/30/2022	03/30/2022	03/30/2022	

Analysis of prior sale or transfer history of the subject property and comparable sales



Comparable 1

130 Highland Ave	
Prox. to Subject	0.23 miles N
Sales Price	100,000
Gross Living Area	1,520
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.0
Location	N,Res;
View	N,Res;
Site	12197 sf
Quality	Q4
Age	112



Comparable 2

80 Red Mountain Ave	
Prox. to Subject	0.95 miles NE
Sales Price	140,000
Gross Living Area	1,040
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N,Res;
View	N,Res;
Site	15682 sf
Quality	Q4
Age	122



Comparable 3

64 Birden St	
Prox. to Subject	0.32 miles NW
Sales Price	95,000
Gross Living Area	1,120
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	1.0
Location	N,Res;
View	N,Res;
Site	13939 sf
Quality	Q4
Age	68



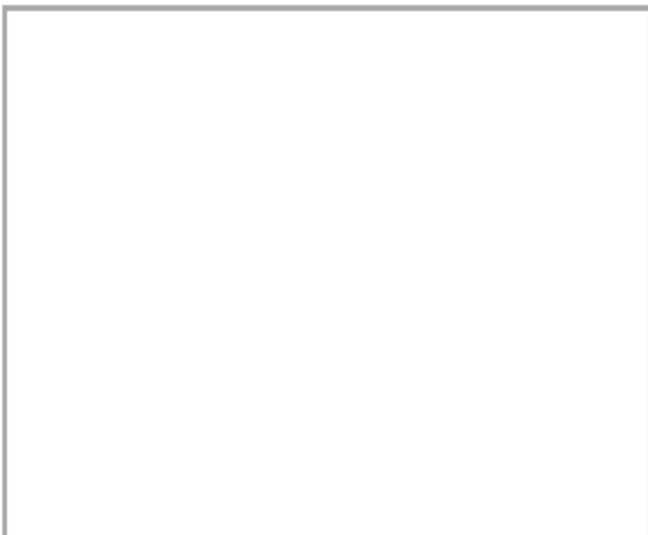
Comparable 4

56 Alice St
Prox. to Subject 1.27 miles NE
Sales Price 140,000
Gross Living Area 780
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N,Res;
View N,Res;
Site 6970 sf
Quality Q4
Age 73



Comparable 5

81 Sharon Ave
Prox. to Subject 0.43 miles N
Sales Price 126,500
Gross Living Area 974
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location N,Res;
View N,Res;
Site 10019 sf
Quality Q4
Age 67



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