

Property Location: 122 RIDGEFIELD RD

MAP ID:88/ / 44/1 /

Bldg Name:

State Use:1-1

Vision ID: 4760

Account #071126

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

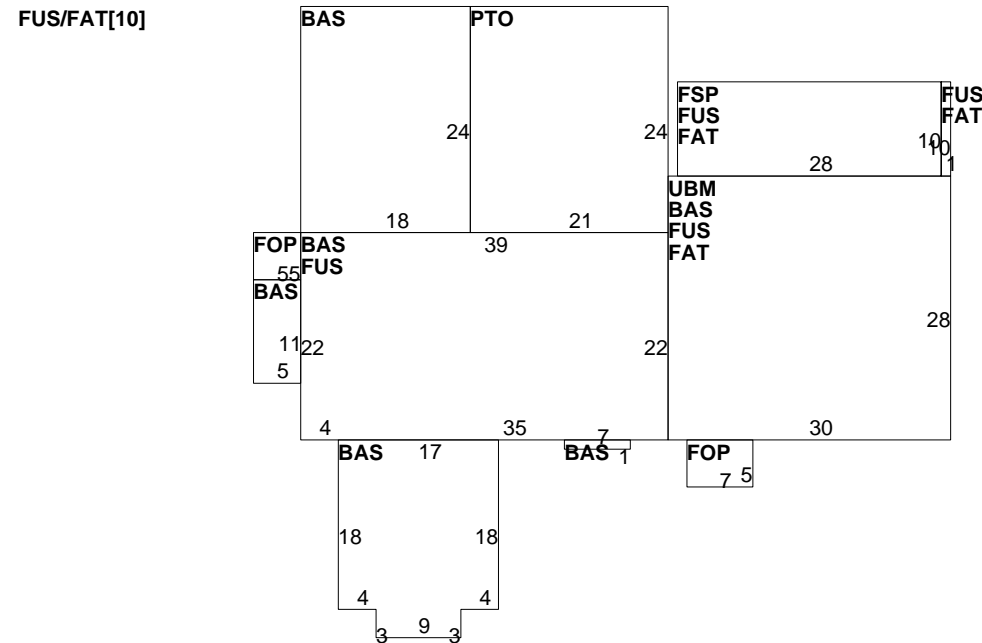
Print Date:05/15/2020 14:32

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								6161 WILTON, CT		VISION																				
KOSAR W EST OF C/O MATTHEW A CAPUTO ADMINIST 6 LARKSPUR LA NORWALK, CT 06850 Additional Owners:			1 Level		5 Well		1 Paved				Description		Code		Appraised Value		Assessed Value																								
					6 Septic						RES LAND		1-1		397,300		278,110																								
											RES EXCES		1-2		134,300		94,010																								
										DWELLING		1-3		630,800		441,560																									
										RES OUTBL		1-4		18,800		13,160																									
SUPPLEMENTAL DATA																																									
Other ID:			4584 B			Legal Notes			BAA-02-D#129																																
Taxable/Exem			1			Legal Notes			2002 COURT SETTLEMENT																																
Fire Distric			1			Legal Notes																																			
Cencus Tract			452			Legal Notes																																			
Legal Notes			BAA-17-D-#52			Call Back																																			
Legal Notes			BAA-07-139-D																																						
GIS ID:			4760			ASSOC PID#																																			
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																			
KOSAR W EST OF KOSAR ROBERT W EST OF & KOSAR ROBERT W & MONIQUE V L										2493/0870		01/14/2019		U		I		0 PO		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value					
										2474/0057		06/06/2017		U		I		0 PO		2018		1-1		278,110		2018		1-1		278,110		2018		1-1		278,110					
										0730/0041		10/03/1990		Q		I		0 00		2018		1-2		163,240		2018		1-2		163,240		2018		1-2		163,240					
																				2018		1-3		521,500		2018		1-3		521,500		2018		1-3		521,500					
																				2018		1-4		13,160		2018		1-4		13,160		2018		1-4		13,160					
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Type		Description				Amount		Code		Description				Number		Amount		Comm. Int.																					
ASSESSING NEIGHBORHOOD																																									
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch																										
0001/A																																									
NOTES																																									
I/A (9/07)										SHRD DR																															
GARAGE & SHED = ATT'D																																									
1990 REMOD. & ADDN.																																									
1-4 FIXT BTH																																									
5TH BDRM FAT																																									
BUILDING PERMIT RECORD																				VISIT/ CHANGE HISTORY																					
Permit ID		Issue Date		Type		Description				Amount		Insp. Date		% Comp.		Date Comp.		Comments		Date		Type		IS		ID		Cd.		Purpose/Result											
																				05/13/2019						SCS		00		Measur+Listed											
																				04/26/2018						BAA		15		BAA No Change											
																				09/15/2017						WG		22		Field Review No Change											
																				08/01/2017						GS		60		Data Mailer Change											
																				02/12/2008						JQ		44		Hearing No Change											
LAND LINE VALUATION SECTION																																									
B #		Use Code		Use Description				Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj		Special Pricing		S Adj Fact		Adj. Unit Price		Land Value	
1		1-1		Residential				R-2								87,120		4.80		1.0000		5		1.0000		1.00		04		0.95						1.00				397,300	
1		1-2		Res Excess				R-2								3.73		40,000.00		1.0000		0		1.0000		0.90				WET				1.00				134,300			
Total Card Land Units:										5.73		AC		Parcel Total Land Area:										5.73		AC		Total Land Value:										531,600			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique	# of Kitchens			
Model	01		Residential				
Grade	06		Excellent				
Occupancy	1			MIXED USE			
Exterior Wall 1	11		Clapboard	Code	Description		Percentage
Exterior Wall 2				1-1	Residential		100
Roof Structure	03		Gable/Hip				
Roof Cover	10		Wood Shingle				
Interior Wall 1	03		Plastered				
Interior Wall 2	05		Drywall	COST/MARKET VALUATION			
Interior Flr 1	12		Hardwood	Adj. Base Rate:			156.10
Interior Flr 2							
Heat Fuel	02		Oil	Replace Cost			788,486
Heat Type	04		Forced Air	AYB			1880
AC Type	03		Central	EYB			1997
Total Bedrooms	05		5 Bedrooms	Dep Code			G+
Total Bthrms	5			Remodel Rating			
Total Half Baths	1			Year Remodeled			
Extra Fix	4			Dep %			20
Total Rooms	12			Functional ObsInc			0
Bath Style	02		Average	External ObsInc			0
Kitchen Style	02		Average	Cost Trend Factor			1
Elevator				Condition			
Fireplaces	4			% Complete			
Sauna				Overall % Cond			80
Spa/Jet Tub				Apprais Val			630,800
Whirlpool Tub				Dep % Ovr			0
Cath. Ceil				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR4 SHD1	Garage w Lft Shed			L L	864 96	34.00 20.00	2007 2007		0 0		60 60	17,600 1,200

BUILDING SUB-AREA SUMMARY SECTION						
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>
BAS	First Floor	2,525	2,525			394,165
FAT	Attic, Finished	228	1,140			35,592
FOP	Open Porch	0	60			1,873
FSP	Screen Porch	0	280			10,927
FUS	Upper Story, Finished	1,998	1,998			311,898
PTO	Patio	0	504			7,805
UBM	Basement, Unfinished	0	840			26,226
<i>Ttl. Gross Liv/Lease Area:</i>		4,751	7,347			788,486



WILTON BOARD OF ASSESSMENT APPEALS APPLICATION

REAL ESTATE

October 1, 2019 Grand List



Pursuant to CT General Statutes Section 12-111,
BAA applications must be **RECEIVED** by the
Assessor's Office no later than **March 20, 2020**.

Please complete ALL sections of the application. A separate application is required for each property appeal.

Owner's Information:

Property Owner(s): Christopher Orem

Property Owner will be represented by: Attorney Leon Krolikowski

NOTE: If agent is used a signed authorization form from the property owner is required.

Correspondence:

Name of Person and Address to which all BAA notices and correspondence will be sent (list one only):

Name: Attorney Leon Krolikowski

Address: 140 Elm Street, Suite 2

New Canaan, CT 06840

Phone: 203-972-3247; e-mail:newcanaanlaw@optonline.net

Description of Property Being Appealed:

NOTE: One application per property being appealed

Map: 88 Lot: 1 Account #: 71126

Property Location: 122 Ridgefield Road

Property Type: Residential: ☒ Yes

Commercial: ☐

Reason for Appeal:

Describe your reason for appeal: (Attach additional pages if necessary)

For the period of October 1, 2017 thru September 20, 2018, an analysis of comparable sales, market appraisals, and a licensed real estate agent's analysis from October 1, 2017 thru September 20, 2018, indicates the assessment is inflated and must be reduced.

Appellant's estimate of Market Value as of October 1, 2017: \$858,000.00

Appellant's estimate of Assessed Value as of October 1, 2017: \$600,600.00
(70% of market value)

Signature:

By signing this application I hereby certify that the submitted information is true and correct to the best of my knowledge.

Signature

Attorney Leon Krolikowski

Printed Name of Signer

Commissioner of CT Superior Court
Juris Number: 422110
Phone Number: 860-672-2277

RECEIVED

MAR 19 2020

ASSESSOR'S OFFICE

Date Signed

03-18-2020
Attorney for Owner

Position of Signer

This application **MUST** be **RECEIVED** by the Assessor's Office no later than March 20, 2020

FAXED, PHOTOCOPIED OR EMAILED APPLICATIONS WILL BE DISALLOWED. ORIGINAL SIGNATURE REQUIRED.

Scacco, Sarah

From: Leon Krolkowski [newcanaanlaw@optonline.net]
Sent: Wednesday, May 13, 2020 4:56 PM
To: assessor
Cc: Orem, Christopher
Subject: Documents in Support of Board of Assessment Appeals Hearing on May 19, 2020, 7:40 PM-122 Ridgefield Road
Attachments: Cover Letter-122 Ridgefield Road-Wilton BOAA-05132020.pdf; File 1-122 Ridgefield Road Market Value Letter 2017.pdf; File 2- Uniform Residential Appraisal.pdf; File 3-Comparable Sales Wilton-122 Ridgefield Road.xlsx
Importance: High
Follow Up Flag: Follow up
Flag Status: Flagged

VIA E-MAIL ONLY TO: (Assessor@wiltonct.org)

Town Hall
Board of Assessment Appeals
Rudolf Hoefling, Chairman
238 Danbury Road
Wilton, CT 06897

**Subject: Board of Assessment Appeal Hearing on May 19, 2020, 7:40 PM
122 Ridgefield Road ("the Premises")**

Dear Chairman Hoefling:

I represent the owner of the Premises.

In support of this appeal hearing on May 19, 2020, attached please find the following items:

- **Cover Letter of Explanation**
- **File 1-Market Value Letter from a Connecticut Licensed Real Estate Agent**
- **File 2-Uniform Residential Appraisal Report from a Connecticut Certified Real Estate Appraiser**
- **File 3-Excel Spreadsheet Comparable Sales Analysis**

Please contact me with questions.

Yours Truly,



**Leon M. Krolkowski, Esq.
140 Elm Street
New Canaan, CT 06840**

Office: 203-972-3247
Facsimile: 203-972-3247

[website](#) | [bio](#) | [vCard](#) | [map](#) | [email](#) | 

LEON M. KROLIKOWSKI

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LAW OFFICES OF
LEON M. KROLIKOWSKI, LLC

140 Elm Street
New Canaan, Connecticut 06840

Phone: 203.972.3247

E-Mail: newcanaanlaw@optonline.net

Web: www.newcanaanlaw.com

Admitted in NY & CT

May 13, 2020

VIA E-MAIL ONLY TO: (Assessor@wiltonct.org)

Town Hall

Board of Assessment Appeals

Rudolf Hoefling, Chairman

238 Danbury Road

Wilton, CT 06897

**Subject: Board of Assessment Appeal Hearing on May 19, 2020, 7:40 PM
122 Ridgefield Road ("the Premises")**

Dear Chairman Hoefling:

I represent the owner of the Premises. In support of the appeal hearing on May 19, 2020, attached please find the following items:

File 1- Market Value Letter from a Connecticut Licensed Real Estate Agent
File 2- Uniform Residential Appraisal Report from a Connecticut Certified Real Estate Appraiser
File 3- Excel Spreadsheet Comparable Sales Analysis

The Appellant believes that the Market Value should be reduced to \$858,000 and that the Assessed Value should be \$600,600.00.

The Market Value was determined by averaging:

- the upper limit of the Real Estate Agent Market Value which is \$850,000 (See File 1)
- the appraised value of \$680,000 (See File 2)
- the comparable sales analysis of \$983,746 (See File 3, Analysis Tab)

The average of these three valuations (see Files 1-3 above) is approximately \$837,915. Based on the analysis above, the Appellant's proposed Market Valuation was rounded up by approximately 2% to account for a margin of error, which results in the Market Value of \$858,000.

Thank you for your time and consideration.

Sincerely,

Leon M. Krolikowski

Leon M. Krolikowski

Encl. as stated

March 18, 2020

RE: 122 Ridgefield Road, Wilton CT

Market Value Letter from 2017:

122 Ridgefield Road is a difficult property to evaluate. With so few properties sold in 2017 that have large lots, there are not many comparable data points.

Given that it was listed at \$1,299,000 in 2017 and failed to sell (after many price reductions) and the average sale price of properties in the surrounding area being \$950,000, it is my opinion that the house's market value in 2017 was between \$799,000 - \$850,000.

Property is located on a busy road, 5+ unusable acres, common driveway, plus interior/exterior work and updating necessary.

Best,

AnnMarie Sementilli
William Pitt Sotheby's International Realty
26 Cherry Street
New Canaan CT 06840
203-943-2292

Uniform Residential Appraisal Report

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The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	122 Ridgefield Rd	City	Wilton	State	CT	Zip Code	06897
Borrower	Christopher Orem	Owner of Public Record	Christopher & Hali Orem	County	Fairfield		
Legal Description	Deed: Volume 2506, Pages 98-104						
Assessor's Parcel #	Map 88, Lot 44-1	Tax Year	2019	R.E. Taxes \$	27,855		
Neighborhood Name	Wilton	Map Reference	14860	Census Tract	0452.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	0	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input checked="" type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)						
Lender/Client	U.S. Bank, N.A. Address 200 South 6th Street , Minneapolis, MN 55402						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s).							
DOM 282;See attached addenda.							

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

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

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

Neighborhood Characteristics		One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	<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	98 %		
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	0 %		
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 checked="" type="checkbox"/> Over 6 mths	295	Low	0	Multi-Family	0 %	
Neighborhood Boundaries				2,125	High	180	Commercial	2 %	
Town of Ridgefield to the north; Town of Weston to the east, City of Norwalk to the south and Town of New Canaan to the west.				750	Pred.	55	Other	0 %	
Neighborhood Description									
The subject is located in a residential neighborhood. The subject is located in the central area of Wilton, 1.0 mile from commuter train, library, parks and the shopping district. Homes in the immediate neighborhood are primarily single family and are typically sited on 1 to 4 acre parcels, they range in design and size. Ridgefield Road is currently improved with numerous vintage single family homes.									
Market Conditions (including support for the above conclusions)									
See attached addenda.									
Site dimensions: 285.36 x 26.52 x 940.96 x 181.03 x 496.08 x 110.66 x 164.03 x 170.60 x 60 x 135.15 x 53.12									

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Dimensions	see above	Area	5.73 ac	Shape	irregular	View	N;Wtr;brook
Specific Zoning Classification	R-2	Zoning Description	Residential - 2 acre minimum site area				
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)	Public	Other (describe)	Off-site Improvements-Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/> <input checked="" type="checkbox"/> well water	Street	asphalt	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input type="checkbox"/> <input checked="" type="checkbox"/> propane gas	Sanitary Sewer	<input type="checkbox"/> <input checked="" type="checkbox"/> septic system	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	X	FEMA Map #	09001C0379F	FEMA Map Date	06/18/2010
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe.							
The site is has rolling, mostly wooded topography with a fresh water brook and foot bridge. Site improvements include stone and brick walks and stone walls. Septic, propane and well water are common to the area and do not adversely affect marketability, public connection is not available. Ridgefield Road is a busy road resulting in external obsolescence vs. less trafficked street locations.							

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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 checked="" type="checkbox"/> Crawl Space	Foundation Walls	concrete/stone/avg	Floors	wood/terra cotta/gd				
# of Stories	2.5	<input type="checkbox"/> Full Basement	<input checked="" type="checkbox"/> Partial Basement	Exterior Walls	wood clapboard/avg	Walls	drywall/good				
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area	840 sq. ft.	Roof Surface	cedar shingle/avg	Trim/Finish	wood/good				
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	aluminum/good	Bath Floor	ceramic/good				
Design (Style)	colonial	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	wood dbl hung/good	Bath Wainscot	ceramic/good				
Year Built	1880	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	insulated/good	Car Storage	<input type="checkbox"/> None				
Effective Age (Yrs)	20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens	yes/good	<input checked="" type="checkbox"/> Driveway	# of Cars	4			
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) # 0	Driveway Surface	pebble				
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel oil	<input checked="" type="checkbox"/> Fireplace(s) # 4	<input type="checkbox"/> Fence none	<input checked="" type="checkbox"/> Garage	# of Cars	3			
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck patio	<input checked="" type="checkbox"/> Porch cov/screen	<input type="checkbox"/> Carport	# of Cars	0			
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	<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 checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 12 Rooms 5 Bedrooms 5.1 Bath(s) 4,973 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.)											
thermal pane windows, 4 fireplaces, skylights, updated electric service, arched interior doorways, cathedral ceilings, brick, covered front porch, screened rear porch.											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).											
C4;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;See attached addenda.											
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 are no conditions, which affect the soundness or structural integrity of the property. No functional or external inadequacies were noted. All utilities were operating on the effective date of valuation. The oil storage tank is located above ground in the basement, I did not observe any leaks or odors.											
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 subject dwelling is a well designed home that competes well with other similarly sized and located homes having good quality amenities.											

There are 27 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 600,000 to \$ 700,000															
There are 37 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 600,000 to \$ 700,000															
S A L E S C O M P A R I S O N A P P R O A C H	FEATURE			SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
	Address 122 Ridgefield Rd Wilton, CT 06897			808 Ridgefield Rd Wilton, CT 06897			247 Whipstick Rd Wilton, CT 06897			605 Ridgefield Rd Wilton, CT 06897					
	Proximity to Subject			2.89 miles NW			3.98 miles NW			2.17 miles NW					
	Sale Price			\$ 639,000			\$ 672,500			\$ 600,000					
	Sale Price/Gross Liv. Area			\$ 161.36 sq.ft.			\$ 217.15 sq.ft.			\$ 176.99 sq.ft.					
	Data Source(s)			Smart ML#170151560;DOM 223			Smart ML#170189057;DOM 43			Smart ML#170087442;DOM 546					
	Verification Source(s)			Wilton Assessor			Wilton Assessor			Wilton Assessor					
	VALUE ADJUSTMENTS			DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
	Sale or Financing Concessions			ArmLth Conv;0			ArmLth Conv;0			ArmLth Conv;0					
	Date of Sale/Time			s08/19;c08/19			s07/19;c07/19			s01/20;c01/20					
	Location			A;BsyRd;			N;Res; -50,000			A;BsyRd;					
	Leasehold/Fee Simple			fee simple			fee simple			fee simple					
	Site			5.73 ac			4.33 ac +7,000			2.56 ac +16,000			2.33 ac +17,000		
	View			N;Wtr;brook			N;Res; 0			N;Res; 0			N;Wtr;pond 0		
	Design (Style)			DT2.5;colonial			DT2;colonial 0			DT2.5;colonial					
	Quality of Construction			Q3			Q3			Q3					
	Actual Age			140			119 0			89 0			264 0		
	Condition			C4			C4			C3 -30,000			C4		
	Above Grade			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
	Room Count			12 5 5.1			8 4 2.1 +30,000			9 3 2.1 +30,000			11 3 2.1 +30,000		
	Gross Living Area			4,973 sq.ft.			3,960 sq.ft. +40,520			3,097 sq.ft. +75,040			3,390 sq.ft. +63,320		
	Basement & Finished Rooms Below Grade			840sf0sfwu			1326sf0sfwo -5,000			117sf0sfin +7,500			2307sf748sfwu -14,500		
	Functional Utility			good			good			good			good		
	Heating/Cooling			oil hot air/cac			oil hot air/cac			oil hot wtr/none +8,000			oil hot wtr/cac 0		
	Energy Efficient Items			thermal window			thermal window			thermal window			thermal window		
	Garage/Carport			3gd4dw			6dw +30,000			3gd4dw			2ga4dw +10,000		
	Porch/Patio/Deck			porches, patio			patio, deck 0			patio +7,000			porch,pat,brwy 0		
	Fireplace(s)			4 fireplaces			fireplace +12,000			2 fireplaces +8,000			6 fireplaces -8,000		
other			none			none			in ground pool -12,000			in ground pool -12,000			
other			none			(4) 224 sf sheds -18,000			77 + 66 sf shed -3,000			691studio w/bth -31,000			
Net Adjustment (Total)						+ - \$ 96,520			+ - \$ 56,540			+ - \$ 37,320			
Adjusted Sale Price of Comparables						Net Adj. 15.1 % Gross Adj. 22.3 % \$ 735,520			Net Adj. 8.4 % Gross Adj. 36.7 % \$ 729,040			Net Adj. 6.2 % Gross Adj. 33.9 % \$ 637,320			
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain															
My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.															
Data source(s) Wilton Town Records/Smart MLS															
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.															
Data source(s) Wilton Town Records/Smart MLS															
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).															
ITEM			SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3			
Date of Prior Sale/Transfer			02/19/2020												
Price of Prior Sale/Transfer			\$600,000												
Data Source(s)			Smart MLS/Wilton Assessor			Smart MLS/Wilton Assessor			Smart MLS/Wilton Assessor			Smart MLS/Wilton Assessor			
Effective Date of Data Source(s)			03/18/2020			03/18/2020			03/18/2020			03/18/2020			
Analysis of prior sale or transfer history of the subject property and comparable sales															
The subject was purchased by the current owners as indicated above, this was considered a below market value transaction purchased from an estate, some improvements have been made since (new AC). Note: the purchase was conveyed in two separate deeds: a 45% interest and a 55% interest. A \$0 Executors Deed was also recorded on 2/19/2020, this was not a market sale. There are no other sales within 3 years of three effective date of valuation. None of the comparable sales have previously sold within the past 12 months.															
Summary of Sales Comparison Approach															
See attached addenda.															
Indicated Value by Sales Comparison Approach \$ 680,000															
R E C O N C I L I A T I O N	Indicated Value by: Sales Comparison Approach \$ 680,000 Cost Approach (if developed) \$ 763,561 Income Approach (if developed) \$														
	The cost approach was developed but received little emphasis as it is not a value method considered by the informed purchaser of an existing home. The income approach was not considered applicable due to a limited rental market.														
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:														
	The appraised value is based on a reasonable exposure time of 3-6 months.														
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 680,000 as of 03/18/2020, which is the date of inspection and the effective date of this appraisal.															

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This appraisal is Intended to provide an opinion of market value of the fee simple in the property for exclusive use of the client and client's advisors and its affiliates or subsidiaries participants for financing.

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

In formulating and reconciling marketing time, the appropriate time adjustment and a final value conclusion of the subject; statistical data from MLS, the FRB Beige Book report, FHFA data, the Case Shiller report, prior appraisals, interviews with active brokers, foreclosure, REO and relocation competition and the availability of credit are all considered.

Based on the premise that present market conditions are the best indicators of future performance, the subject will require a marketing time of three to six months.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I Frederick C. Witte, MAI, SRA have completed the continuing education program of the Appraisal Institute. Frederick C Witte, has successfully completed the requirements for recertification and is currently certified as a General Real Estate Appraiser by the State of Connecticut.

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

I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records, and other such data sources for the area in which the property is located. I certify, as the appraiser, that I have complied with the Dodd Frank Appraiser Independence Requirements of conduct in all aspects of the appraisal process.

This is an 'Appraisal Report' intended to comply with the reporting requirements of Standard Rule 2 of the Uniform Standards of Professional Appraisal Practice. As such, it represents detailed discussions of the data, reasoning and analysis that were used in the appraisal process. The information is specific to the needs of the client.

Appraiser Fee: \$400.00

The appraised value is based on a reasonable exposure time of 3-6 months.

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COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

The land value of \$275,000 for the subject was determined via extraction in lieu of recent similar comparable land sales. Highest and best use as improved is its current use.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 275,000			
Source of cost data Contractor cost budgets	Dwelling	4,973	Sq. Ft. @ \$ 125.00 =\$ 621,625
Quality rating from cost service good Effective date of cost data 12/2019	bsmt	840	Sq. Ft. @ \$ 25.00 =\$ 21,000
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	other =\$ 39,200			
The land value to ratio exceeds 30% guideline parameter due to limited available building sites with similar zoning to the subjects. This is common to the area. The remaining economic life is 45 years with assumed maintenance.	Garage/Carport	864	Sq. Ft. @ \$ 36.00 =\$ 31,104
	Total Estimate of Cost-New =\$ 712,929			
Other: 4 fireplaces, 2 porchs, patio.	Less Physical Functional External			
	Depreciation	219,368		50,000 =\$ (269,368)
	Depreciated Cost of Improvements =\$ 443,561			
	"As-is" Value of Site Improvements =\$ 45,000			
Estimated Remaining Economic Life (HUD and VA only) 45 Years	Indicated Value by Cost Approach =\$ 763,561			

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INCOME APPROACH TO VALUE (not required by Fannie Mae)

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

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

The income approach was excluded as it is seldom used by property owners of this type dwellings.

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PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities

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

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

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

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

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

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

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

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

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name Frederick C. Witte, MAI, SRA

Company Name Equity Appraisal, LLC

Company Address 41 Virginia Court
Ridgefield, CT 06877

Telephone Number (203) 438-6100

Email Address fwitte478@gmail.com

Date of Signature and Report 03/29/2020

Effective Date of Appraisal 03/18/2020

State Certification # RCG.0000691

or State License # _____

or Other (describe) _____ State # _____

State CT

Expiration Date of Certification or License 04/30/2020

ADDRESS OF PROPERTY APPRAISED

122 Ridgefield Rd
Wilton, CT 06897

APPRAISED VALUE OF SUBJECT PROPERTY \$ 680,000

LENDER/CLIENT

Name Red Sky Services - Non-Broker

Company Name U.S. Bank, N.A.

Company Address 200 South 6th Street
Minneapolis, MN 55402

Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name _____

Company Name _____

Company Address _____
_____, _____

Telephone Number _____

Email Address _____

Date of Signature _____

State Certification # _____

or State License # _____

State _____

Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection _____
- ☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

DocuSign Envelope ID: 3B7BF1CA-F8E1-446F-84E8-B7BC719A6FF9

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File # USB-200311-00641-2

Uniform Residential Appraisal Report

S A L E S C O M P A R I S O N A P P R O A C H	FEATURE		SUBJECT			COMPARABLE SALE # 4				COMPARABLE SALE # 5				COMPARABLE SALE # 6			
	Address		122 Ridgefield Rd Wilton, CT 06897			95 Silver Spring Rd Wilton, CT 06897				358 Ridgefield Rd Wilton, CT 06897							
	Proximity to Subject					3.33 miles NW				1.05 miles NW							
	Sale Price		\$					\$ 690,000				\$ 699,000				\$	
	Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 139.25 sq.ft.				\$ 211.95 sq.ft.				\$ sq.ft.			
	Data Source(s)					Smart ML#170116530;DOM 60				Smart ML#170278126;DOM 25							
	Verification Source(s)					Wilton Assessor/Interior Inspectn				Wilton Assessor							
	VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment	
	Sale or Financing Concessions					ArmLth Conv;0				Listing							
	Date of Sale/Time					s12/18;c11/08				Active -42,000							
	Location		A;BsyRd;			N;Res; -50,000				A;BsyRd;							
	Leasehold/Fee Simple		fee simple			fee simple				fee simple							
	Site		5.73 ac			2.29 ac +17,000				3.20 ac +12,500							
	View		N;Wtr;brook			N;Res; 0				N;Wtr;brook							
	Design (Style)		DT2.5;colonial			DT2;colonial 0				DT2;colonial 0							
	Quality of Construction		Q3			Q3				Q3							
	Actual Age		140			27 0				185 0							
	Condition		C4			C4				C4							
	Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths	
	Room Count		12	5	5.1	11	5	4.0	+15,000	9	5	3.1	+20,000				
	Gross Living Area		4,973 sq.ft.			4,955 sq.ft.		0		3,298 sq.ft.		+67,000		sq.ft.			
	Basement & Finished Rooms Below Grade		840sf0sfwu			2100sf0sfwu -12,500				1625sf380sfwo -8,000							
										1rr0br0.0ba0o -4,000							
	Functional Utility		good			good				good							
	Heating/Cooling		oil hot air/cac			oil hot air/cac				oil hot wtr/none +8,000							
	Energy Efficient Items		thermal window			thermal window				thermal window							
	Garage/Carport		3gd4dw			3ga4dw 0				2gd4dw +10,000							
	Porch/Patio/Deck		porches, patio			porches, patio				patio, deck 0							
	Fireplace(s)		4 fireplaces			3 fireplaces +4,000				fireplace +12,000							
	other		none			in ground pool -12,000				none							
	other		none			none				none							
	Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -38,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 75,500		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
	Adjusted Sale Price of Comparables					Net Adj. 5.6 %				Net Adj. 10.8 %				Net Adj. %			
					Gross Adj. 16.0 %		\$ 651,500		Gross Adj. 26.3 %		\$ 774,500		Gross Adj. %		\$		

Summary of Sales Comparison Approach

* OVERFLOW - SEE "ADDITIONAL FIELD TEXT ADDENDA" *

ANALYSIS / COMMENT

ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6
Date of Prior Sale/Transfer	02/19/2020		08/15/2019	
Price of Prior Sale/Transfer	\$600,000		\$0	
Data Source(s)	Smart MLS/Wilton Assessor	Smart MLS/Wilton Assessor	Smart MLS/Wilton Assessor	
Effective Date of Data Source(s)	03/18/2020	03/18/2020	03/18/2020	

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

To the best of my knowledge, there are no consideration transfers of the subject in the past 3 years. None of the comparable sales have previously sold within the past 12 months of the above dates.

ADDITIONAL FIELD TEXT

File # USB-200311-00641-2

Borrower/Client	<u>Christopher Orem</u>				
Property Address	<u>122 Ridgefield Rd</u>				
City	<u>Wilton</u>	County	<u>Fairfield</u>	State	<u>CT</u>
				Zip Code	<u>06897</u>
Lender	<u>U.S. Bank, N.A.</u>				

COMMENT SALES COMPARE COMPS 4-6

Date of sale adjustments are not necessary due to market conditions considered to be stable based on quarterly median pricing data for similar property types in the subject's price tier and in the subject defined neighborhood.

There are no credible sales available to bracket the subjects site area, the search parameter was expanded to include all sales in Wilton over the three year period preceding the effective date of valuation. The subject site is 5.73 acres in a 2 acre residential zone, it can not be subdivided due to brook that traverses the property. Therefore the additional land is surplus land. It has limited utility as it is mostly wooded and difficult to access. The adjustment is based on market comparisons and local broker consultation. This does not compromise report credibility.

Comparable #5 is an active sale that has been adjusted 6% for list/sales price ratio.

Comparables were researched from MLS and verified with town records. The initial search area included a one radius from the subject as per client and FNMA guidelines. Additional comp criteria focused on single family homes, having 4-6 bedrooms and 3 to 5.1 baths and 3,500 to 6,000 SF of GLA. Sales data was initially refined to those sales occurring in the past 6 months. When insufficient data was revealed, the one mile radius and six month guideline was expanded. The subject and sales are within defined neighborhood boundaries offer equal amenities such as schools, town services and are in neighborhoods of similar home composition.

The appraised value is below the predominant neighborhood sale price as the subject is below average locatron in Wilton, it is not an under improvement and would not experience and extended marketing time.

Note: Basement square foot areas are not always provided accurately by public record sources in Wilton. Every effort has been made to accurately reflect the basement areas but may vary from peer reporting. This does not affect comparables or report credibility.

TEXT ADDENDUM

File # USB-200311-00641-2

Borrower/Client	Christopher Orem				
Property Address	122 Ridgefield Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	U.S. Bank, N.A.				

General Text Addendum

* URAR: Subject - Sale/Listing History Amount, Date, Data Source & Record Number

Smart MLS #170176364. The subject was listed for sale at \$879,000 on 3/27/19, reduced to \$829,000 on 4/5/19, reduced to \$799,000 on 4/24/19, reduced to \$749,000 on 5/9/19, reduced to \$699,000 on 6/18/19, reduced to \$649,000 on 7/31/19. Sold to the current owners on 02/19/2020 for \$600,000.

* URAR: Neighborhood - Market Conditions

In February 2020, U.S. unemployment was at a 50 year low. Based on MLS and Case Shiller reports, real estate values have remained relatively stable over the past 2 years (prices have been fluctuating within an 3%+/- range) not warranting time adjustments to comparable sales. Global financial markets are currently extremely volatile resulting from the unknown impact of Covid-19. This is due to the fear of a global economic slowdown. Treasury Bond yields have reached historic lows. Consequently, mortgage interest rates are at historic lows. Real estate markets dislike uncertainty. At this point there is no market evidence to indicate an immediate market reaction as it relates to the residential real estate market. However, based on past instances of economic instability, residential real estate values typically decline after extreme stock market declines Based on Smart MLS and Case Shiller reports, real estate values have remained stable over the past 2 years. Mortgage interest rates are at historic lows.

* URAR: Subject - Overall Condition of the Property

The kitchen was remodeled and stock quality cabinets, granite counter tops with double stainless steel sink & center island, eye ball lighting, stainless steel appliances that include a "Wolf" double wall oven and a 5 burner propane "Wolf" cooktop. The kitchen also features a cathedral ceiling with antique beam collar ties and skylights. The bathroom have been updated with average to good quality finish and fixtures. The interior has recently been repainted, wood floors have been replaced and/or refinished. Central air was being replaced on the effective date of valuation. The exterior is in need of painting normally associated with typical maintenance wear and tear. The cedar shingle roof has some worn and curling shingles and will need replacement within the next 10 years, no evidence of interior leaks was observed.

* URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach

Sales were used that exceed 1 mile in proximity but were included for their similar design and age. The comps were selected for their quality, condition, size, age and design. A typical buyer would consider all locations equally when making a purchasing decision. Site area was adjusted for at \$5,000/acre. Differences in GLA were adjusted at \$40/SF. Basement area was adjusted at \$10/sf. Finished basement was adjusted at \$10/sf. Full bathrooms were adjusted at \$10,000. Due to a lack of recent physically and locationally similar sales, the subjects bathroom could not be bracketed. Age adjustments were not made as the typical purchaser does not make purchase decisions based on actual age. All comparables utilize, propane tanks, septic systems and well water.

Reconciliation

Emphasis was placed on sale #1 & #3 for their location on Ridgefield Road like the subject.

Additional comments regarding Sales Comparison Approach

The comparables included herein are the best available and would be considered reasonable alternatives for the subject property. While they are generally similar in size, quality and condition; each is unique in major attributes such as time of sale, view, pools, room counts and gross living area. The comparables are considered to offer credible support for the subjects value as they bracket site area, age, gla and bathrooms. The comparables were verified through MLS, public record and interviews with brokers when available. The adjustments attempt to reflect typical buyer monetary reaction to the salient differences of the comparables and the subject. While a concerted effort has been made to make adjustments based on paired sales and interviews with market participants it is virtually impossible to understand or report all of the motivations of a purchaser. As such, a range of unadjusted sale prices and adjusted indicated values are displayed. Through reconciliation, the appraisers best judgment was applied as to the final value of the subject. The appraiser has 26 years of concentrated experience in the Wilton market. In theory, paired sales analysis is the basis for the adjustments made in this appraisal. In practice, when preparing appraisal reports, the adjustments are derived from in-depth interviews conducted with brokers and other real estate professionals which is in essence is similar to paired sales analysis. The appraisers local knowledge and experience does play an integral role in developing the adjustments used in this analysis. Please note that according to USPAP, support is "relevant evidence and logic". Support does not have to be in the form of Paired Sales Analysis. Additional Certifications

- 26. I performed the appraisal as an Appraisal report unless otherwise stated in the reconciliation statement.
- 27. All statements of fact in this appraisal report are true and correct.
- 28. I stated in this appraisal report only my own impartial analysis, opinions and conclusions which are subject to the assumptions and limiting conditions in this appraisal report.
- 29. I have no bias with respect to the property that is the subject of this report.
- 30. 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.
- 31. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 32. I have met the appraisal continuing education requirements mandated by the state and, if applicable, the appraisal organization of which I am a member.

Additional Scope of Work Comments

- 1. The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.
- 2. A borrower or third party may receive a copy of the appraisal, however, it does not mean that the borrower or third party is an intended user.
- 3. I am not a qualified engineer or home inspector and this report is not a home inspection. I have only performed a visual inspection of the accessible areas and the appraisal cannot be relied upon to disclose conditions and/or defects in the property.
- 4. We have performed no service, as appraisers or otherwise, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Fannie Mae and Freddie Mac Requirements for the Uniform Appraisal Dataset (UAD):

At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset, UAD from Fannie Mae and Freddie Mac. The UAD requires the appraiser to select standardized responses that include specific formats, definitions, abbreviations, and acronyms. The appraisal report must provide any and all information that is necessary to communicate an appraisal in a manner that is not misleading and contains sufficient information to enable the intended users of the appraisal to understand the report properly. There are limitations as to what can be reported within the body of the standard appraisal report forms based on space constraints and data readability. However, the appraiser is expected to continue to provide all necessary additional information and clarification within the report through the addition of a text addendum, photo addenda, maps, sketches, and any other additional information necessary to produce a credible and understandable report. In compliance with USPAP appraisal reporting requirements, the UAD definitions and abbreviations are attached to this appraisal report so that the reader is able to understand the UAD required standardized responses and definitions.

Scope of Work Comments:

CONTINUED ON NEXT PAGE

TEXT ADDENDUM

File # USB-200311-00641-2

Borrower/Client	Christopher Orem				
Property Address	122 Ridgefield Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	U.S. Bank, N.A.				

This is an appraisal report written in a form report format. The Sales Comparison and Cost Approach to value have been utilized in order to develop a Market Value for the subject. The Income Approach is not applicable to this assignment and have therefore not been reported. The purpose of this appraisal is to determine the market value of the subject for mortgage financing. This appraisal report conforms to Uniform Standards of Professional Practice (USPAP) Standards and Requirements. 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 and knowledgeably, and assuming the price is not affected by undue stimulus.

The subject's property characteristics were observed within the scope of an interior/exterior appraisal inspection. Additional data pertaining to the subject property was gathered from MLS, property record databases, the contact for access to the property and additional information developed during the appraisal process. The description of improvements is derived by appraiser's personal viewing of the subject property under the hypothetical condition that there are no defects to the property hidden by exterior siding, roof, floor or wall coverings or any other defect to the property not easily observed by a visual inspection. Mechanical systems are believed to be operational unless noted elsewhere in the appraisal report. No liability is accepted for deficiencies in these items. The inspection of the property by the appraiser is limited in scope and does not constitute a home inspection as defined by CT statute.

This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process subject and market data and valuation analyses. The reported analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Appraisal Institute's Code of Professional Ethics and Standards of Professional Appraisal Practice, 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.

Reasonable Exposure Time:

Exposure time is always presumed to precede the effective date of the appraisal. It is the estimated length of time the property would have been offered on the market, prior to the hypothetical sale, at the appraised value, on the effective date of the appraisal. It is a retrospective estimate based on an analysis of past events assuming a competitive and open market. This includes not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort. It is often expressed as a range and is based on the following:

1. Statistical information about days on the market, most commonly obtained from the local Multiple Listing Service
2. Information gathered through sales verification.
3. Interviews with market participants.

Based on historical market conditions, the reasonable exposure time for the subject property would have been approximately 1 - 3 months. This is based on the analyses of current market trends in the general area and takes into account the size, condition and price range of the subject property and surrounding area. It presupposes that the listed price would have been at or near the appraised value. It also assumes aggressive professional marketing by reputable local real estate offices.

Please note: Interviews with realtors active in selling units in the price range of the subject revealed that higher selling prices are achieved when marketing time is extended. "Timing" is a significant factor when maximizing selling price. It was discovered that when the "right buyer" is found price is not really an issue. However, the obligation of the appraiser is to report market value as defined by USPAP which is the "most probable price" achievable not the highest price. The appraised value reflects typical marketing time between 3 - 6 months.

The impact on the market from the COVID-19 virus is unknown however, it is reasonable to assume that current restrictions in market activity due to the virus will extend marketing times possibly in excess of 6 months.

Highest and Best Use

The highest and best use analysis and conclusions for a particular property provide the basis upon which the opinion of market value is predicated. The purpose of the highest and best use analysis is to identify the use of a property that is expected to produce the highest overall return and to identify comparable properties in developing an opinion of value. The highest and best use is the current use.

According to the Appraisal Institute, highest and best use is defined as: "The reasonably probable and legal use of vacant or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physically possible, financial feasibility and maximum profitability."

The highest and best use analysis involves examination of the use of the subject property which would provide the highest financial return given any physical and legal restrictions, both as vacant and unimproved site and as improved. Based on the appraisers analysis, the highest and best use of the subject site is as improved.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinement s and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from “stock” standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure .

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/ or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

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

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Location
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA –Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

Other Appraiser-Defined Abbreviations

Abbreviation	Full Name	Fields Where This Abbreviation May Appear

Borrower/Client	Christopher Orem				
Property Address	122 Ridgefield Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	U.S. Bank, N.A.				



FRONT OF SUBJECT PROPERTY

Subject Front
122 Ridgefield Rd



REAR OF SUBJECT PROPERTY

Subject Rear
122 Ridgefield Rd



STREET SCENE

Subject Street
122 Ridgefield Rd

Borrower/Client	Christopher Orem				
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Living Room

Main Living Area



Den



Laundry Room

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Dining Room



Kitchen



Family Room

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1/2 Bathroom



Full Bathroom



Bedroom

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Full Bathroom



Bedroom



Bedroom

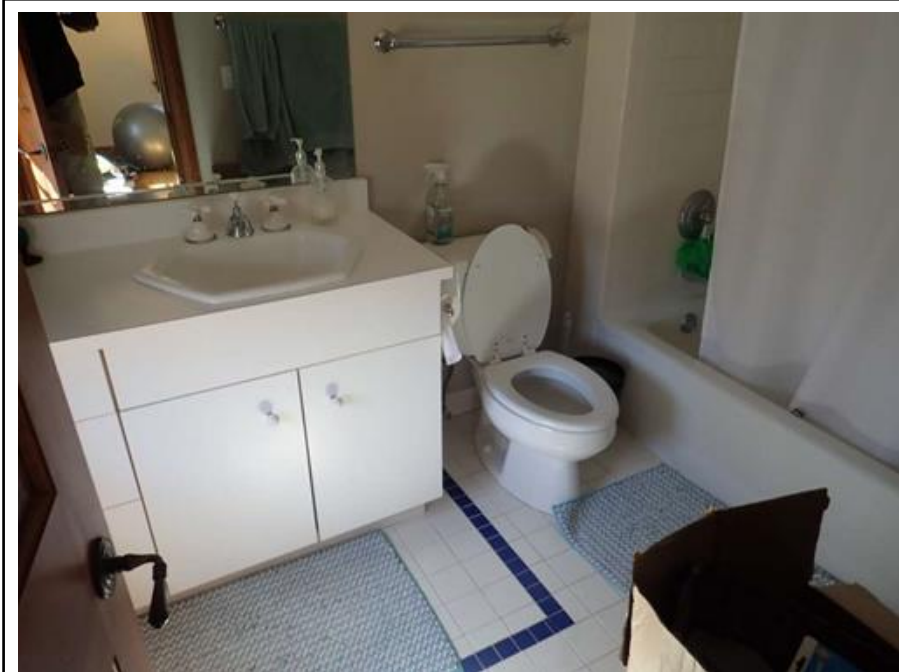
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Full Bathroom



Bedroom



Full Bathroom

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Full Bathroom



AC air handler in attic



new AC compressors being
installed on the effective
date of valuation

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oil furnace and indirect
hot water heater



oil tank and well tank in
basement



updated electric

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unfinished basement



stream and foot bridge on
subject property



additional rear view
screened porch and brick patio

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Comparable Sale 1

808 Ridgefield Rd
WiltonCT06897
Date of Sale: s08/19;c08/19
Sale Price: 639,000
Sq. Ft.: 3,960
\$ / Sq. Ft.: 161.36



Comparable Sale 2

247 Whipstick Rd
WiltonCT06897
Date of Sale: s07/19;c07/19
Sale Price: 672,500
Sq. Ft.: 3,097
\$ / Sq. Ft.: 217.15



Comparable Sale 3

605 Ridgefield Rd
WiltonCT06897
Date of Sale: s01/20;c01/20
Sale Price: 600,000
Sq. Ft.: 3,390
\$ / Sq. Ft.: 176.99

Borrower/Client	<u>Christopher Orem</u>				
Property Address	<u>122 Ridgefield Rd</u>				
City	<u>Wilton</u>	County	<u>Fairfield</u>	State	<u>CT</u>
				Zip Code	<u>06897</u>
Lender	<u>U.S. Bank, N.A.</u>				



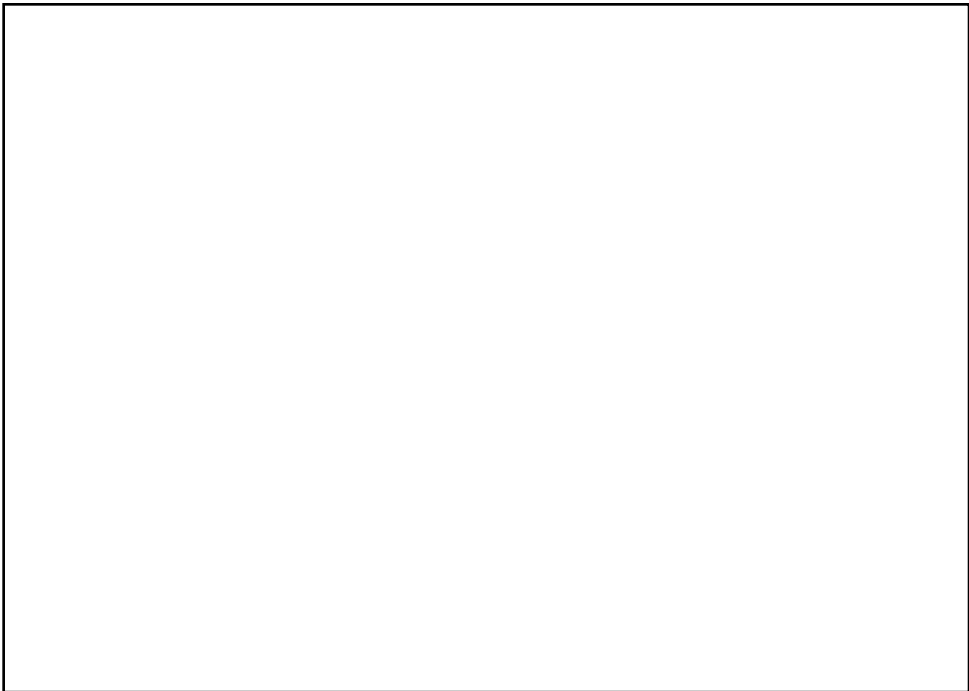
Comparable Sale 4

<u>95 Silver Spring Rd</u>		
<u>Wilton</u>	<u>CT</u>	<u>06897</u>
Date of Sale:	<u>s12/18;c11/08</u>	
Sale Price:	<u>690,000</u>	
Sq. Ft.:	<u>4,955</u>	
\$ / Sq. Ft.:	<u>139.25</u>	



Comparable Sale 5

<u>358 Ridgefield Rd</u>		
<u>Wilton</u>	<u>CT</u>	<u>06897</u>
Date of Sale:	<u>Active</u>	
Sale Price:	<u>699,000</u>	
Sq. Ft.:	<u>3,298</u>	
\$ / Sq. Ft.:	<u>211.95</u>	

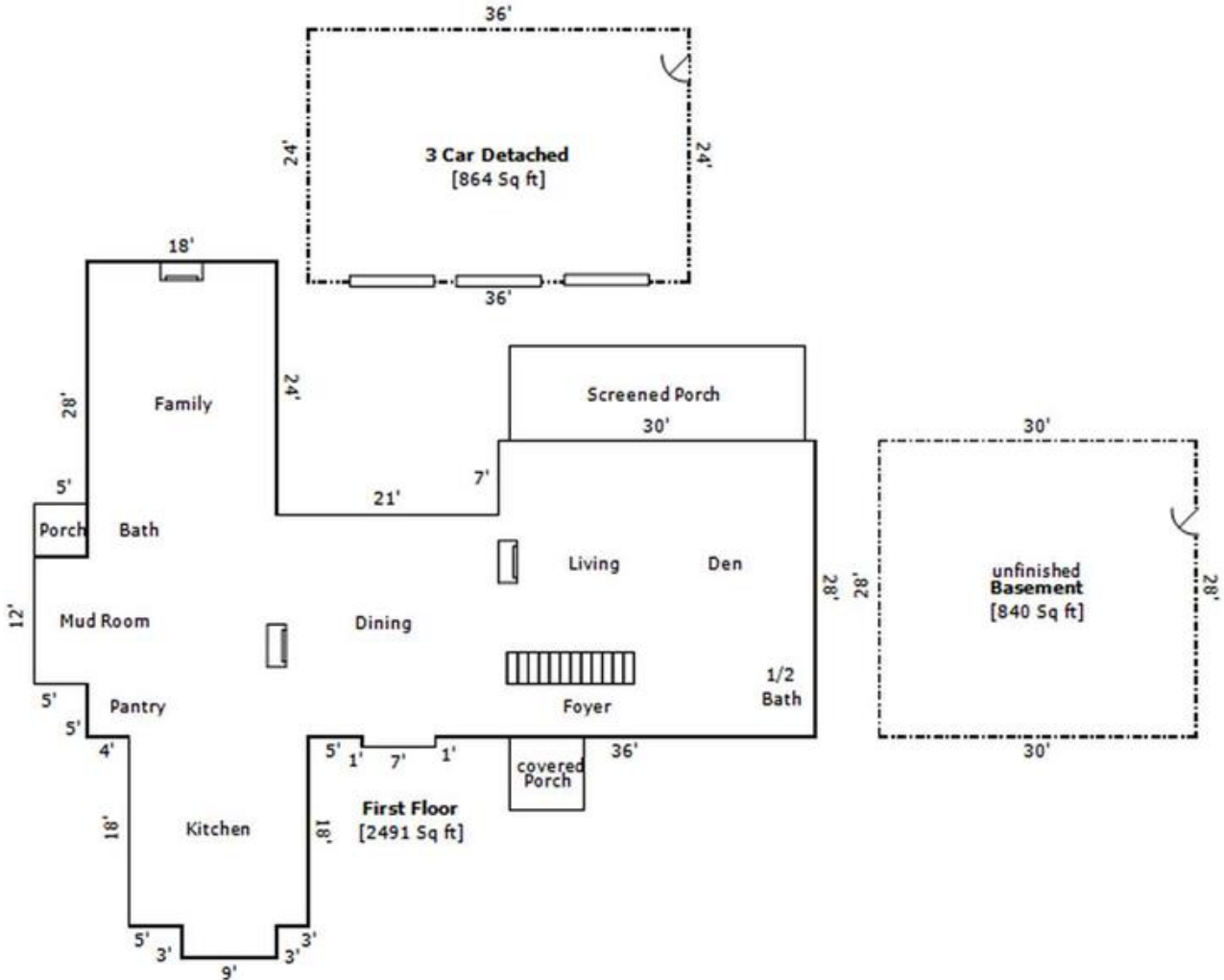


Comparable Sale 6

Date of Sale:		
Sale Price:		
Sq. Ft.:		
\$ / Sq. Ft.:		

Borrower/Client	Christopher Orem				
Property Address	122 Ridgefield Rd				
City	Wilton	County	Fairfield	State	CT
				Zip Code	06897
Lender	U.S. Bank, N.A.				





TOTAL Sketch by a la mode, inc.

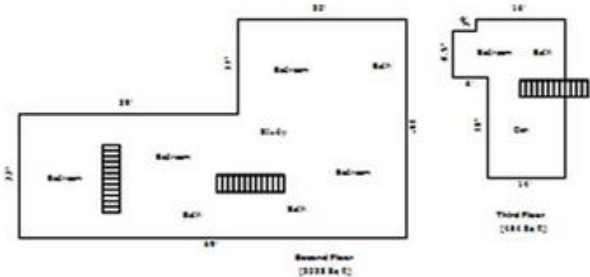
Area Calculations Summary

Living Area		Calculation Details
First Floor	2491 Sq ft	<div>12 × 5 = 60</div> <div>9 × 3 = 27</div> <div>7 × 1 = 7</div> <div>17 × 18 = 306</div> <div>28 × 30 = 840</div> <div>21 × 21 = 441</div> <div>18 × 45 = 810</div>
Total Living Area (Rounded):		2491 Sq ft
Non-living Area		
3 Car Detached	864 Sq ft	24 × 36 = 864
Basement	840 Sq ft	28 × 30 = 840

SKETCH ADDENDUM

File # USB-200311-00641-2

Borrower/Client	Christopher Orem				
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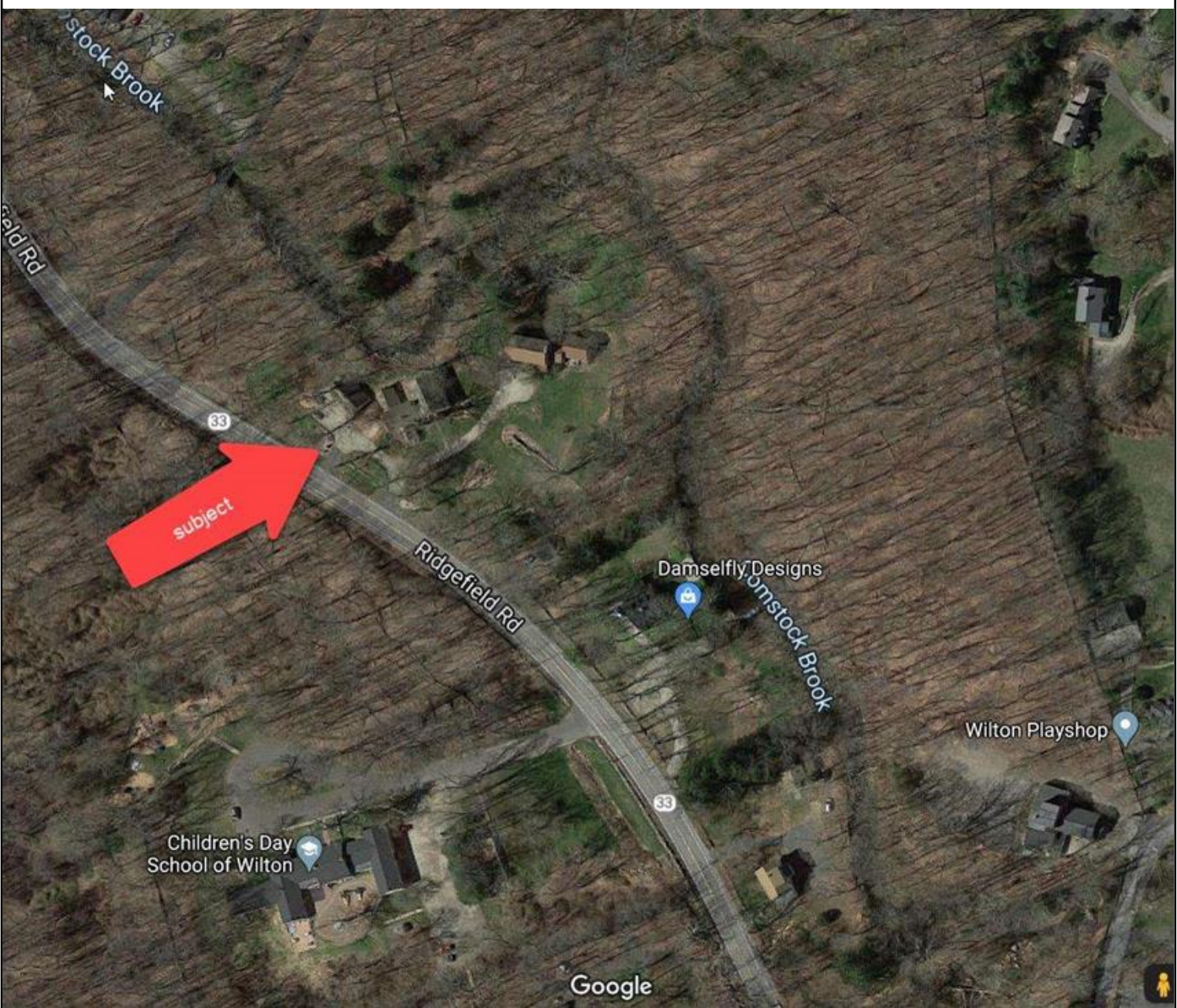


TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Second Floor	2028 Sq ft	$39 \times 30 = 1170$	
		$22 \times 39 = 858$	
Third Floor	454 Sq ft	$14 \times 18 = 252$	
		$10.5 \times 16 = 168$	
		$4 \times 8.5 = 34$	
Total Living Area (Rounded):	2482 Sq ft		

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Borrower/Client Christopher Orem

Property Address 122 Ridgefield Rd

City Wilton County Fairfield State CT Zip Code 06897

Lender U.S. Bank, N.A.

LEGAL DESCRIPTION

The entire Fifty-Five (55%) percent interest in and to: ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, shown and designated as "B 5.727± Acres" on that certain map entitled, "Subdivision Prepared for the Estate of Eunice Clark Jessup, Wilton, Connecticut, Scale 1" = 80', December 9, 1987", which map is on file in the Office of the Wilton Town Clerk as Map No. 4584, reference to such map being hereby made and had for a more particular description hereof.

TOGETHER WITH certain rights and benefits set forth in a Declaration of Reciprocal Easements, Covenants and Restrictions dated September 22, 1992 and recorded in Volume 807 at Page 346 of the Wilton Land Records.

Said premises are to be conveyed subject to the following:

1. Limitations of use imposed by governmental authority.
2. Real Estate taxes due the Town of Wilton, next becoming due and payable.
3. Letter from the Town of Wilton Planning & Zoning Commission dated December 14, 1988 and recorded in Volume 674 at Page 183 of the Wilton Land Records.
4. Easement in favor of Lot "A, 2.293± Acres" as shown on said Map No. 4584 for all lawful purposes of ingress and egress, including public utilities, in, over and upon that certain driveway shown and designated on said Map No. 4584. All costs of maintenance and repair of said driveway shall be borne equally by the owners of Lot "A, 2.293± Acres" and Lot "B, 5.727± Acres", as set forth in a deed recorded October 3, 1990 in Volume 730 at Page 41 of the Wilton Land Records.
5. Declaration of Reciprocal Easements, Covenants and Restrictions dated September 22, 1992 and recorded in Volume 807 at Page 346 of the Wilton Land Records.
6. Rights of others in and to Comstock Brook, so-called, and any other brook, stream, pond, or other watercourse situated upon, crossing, and/or adjoining the subject premises.
7. Notes, facts, conditions, wetlands, and building setback lines shown on Map Nos. 1257 and 4584 on file in the Office of the Wilton Town Clerk.

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Address	Lot Size (acres)	Months on Market
203 Middlebrook Farm Rd	5.3	116
523 Danbury Rd	7.66	23
183 Westport Rd, Wilton	5.86	58
1 Rocky Brook Rd	2	18
395 Thayer Pond Rd	2	37
111 Old Kingdom Rd	2.01	5
50 Kingdom Ridge Rd	3	35
38 Old Nursery Dr	2.05	8
303 Westport Rd	4	5
267 Westport Rd	2	2
10 Topfield Rd	2	9
27 Coley Rd	2	18
23 Crosswicks Ridge Rd	2	46
42 Thunder Lake Rd	2	40
22 Fox Run	2	33
31 Branch Brook Rd	2	7
165 Scarlet Oak Dr	2	7
8 Wilton Woods Rd	2	3
6 Ruscoe Rd	2	12
62 Silver Spring Rd	3.48	10
605 Ridgefield Rd	2.33	18
97 Carriage Rd	2.05	10
122 Ridgefield Road	5.73	33

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