

SUBJECT

Borrower John Brucker
Property Address 377 Main St
City Kingfield County Franklin State ME Zip Code 04947
Lender/Client Premier Money Source, Inc.

PURPOSE OF THE APPRAISAL

The Intended User of the appraisal report is the Lender/Client and assigns. The Intended Use is to evaluate the property that is the subject of this appraisal for determining Market Value for a mortgage refinance, 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.

SCOPE OF THE APPRAISAL

The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal form, including the following definition of market value, a statement of the assumptions and limiting conditions and certifications. The appraiser has not 1- performed a complete visual inspection of the exterior & interior areas of the subject property, 2-inspect the neighborhood, 3- inspect each of the comparables from the street, has 4-research, verify and analyze data from reliable public and private sources, and 5- report the analysis, opinions and conclusions in this appraisal report.

REPORT OF THE PRIOR YEARS SALES HISTORY FOR THE SUBJECT PROPERTY

Is the subject property currently listed? Yes No List Price \$ _____
Has the property sold during the prior year? Yes No If yes, describe below:

MARKETING TIME

What is your estimate of marketing time for the subject property? 30-90 days Describe below the basis (rationale)for your estimate:
The Sold Comparables utilized in this report reflect 30 to 90 days in this market. Reasonable marketing time is estimated at 30 to 90 days.


NON-REAL PROPERTY TRANSFERS

Does the transaction involve the transfer of personal property, fixtures, or intangibles that are not real property? Yes No
If yes, provide description and valuation below:

ADDITIONAL LIMITING CONDITIONS OR ADDITIONAL COMMENTS

I have not performed services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three year period immediately preceding acceptance of this assignment.

ADDITIONAL CERTIFICATION STATEMENTS OR ADDITIONAL COMMENTS

Date: 03/16/2023 Appraiser(s): 
Whitmore F Brewster
Date: _____ Review Appraiser(s): _____

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	377 Main St
	Legal Description	Book 3913, 3636, 2900 Page 105, 322, 212
	City	Kingfield
	County	Franklin
	State	ME
	Zip Code	04947
	Census Tract	9701.01
	Map Reference	Delormes 29
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	John Brucker
	Lender/Client	Premier Money Source, Inc.
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	975
	Price per Square Foot	\$
	Location	N;Res;CitySt
	Age	43
	Condition	C3
	Total Rooms	5
	Bedrooms	2
	Baths	1.0
APPRAISER	Appraiser	Whitmore F Brewster
	Date of Appraised Value	03/13/2023
VALUE	Opinion of Value	\$ 195,000

Uniform Residential Appraisal Report

001979
File # 2023-050

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

SUBJECT

Property Address 377 Main St City Kingfield State ME Zip Code 04947
 Borrower John Brucker Owner of Public Record John Brucker County Franklin
 Legal Description Book 3913, 3636, 2900 Page 105, 322, 212
 Assessor's Parcel # Map 018 Lot 026 Tax Year 2023 R.E. Taxes \$ 521
 Neighborhood Name Kingfield area Map Reference Delormes 29 Census Tract 9701.01
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client Premier Money Source, Inc. Address 24 Sidney Bay Drive, Newport Beach, CA 92657
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). Mreis MLS, Realist

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<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	70 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" 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	10 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	42	Low 2	Multi-Family	10 %	
Neighborhood Boundaries	Boundaries are North by the town of Carrabassett Valley, West by the town of Madrid, East by the town of Madison and South by the town of Farmington.						468	High 175	Commercial	10 %		
Neighborhood Description	The subject property is located in the town of Kingfield with adequate proximity to employment, schools, shopping, recreational and community services (fire, police, medical, postal). The neighborhood consists primarily of average to good quality single family homes in close proximity to Routes #27, #16, #142 and the Carrabassett River.						190	Pred. 50	Other	%		
Market Conditions (including support for the above conclusions)	The real estate market in this area appears to be stabilizing. The subject's immediate market area indicates decreasing sales prices and increasing listing prices per 1004 MC Addendum.											

SITE

Dimensions See Plat Map Area 3920 sf Shape Rectangular View N;Res;CitySt
 Specific Zoning Classification 12 Residential Zoning Description Residential
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe Highest and best use is as improved single family residence as it blends into the neighborhood with similar houses and no change in growth.
 Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
 Electricity Water Street Asphalt
 Gas Bottled Sanitary Sewer Septic Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 2300580017C FEMA Map Date 11/07/2001
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 Subject lot size is typical for this area. The subject is located outside the range for public sewer. Subject has public water. Septic systems are common in this area and have no adverse effect on marketability and meet 100' FHA minimum setback distance requirements for septic 10' from property line. 25% Vacant is comprised of woods & fields.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Slab/Good	Floors	Vinyl,Cpt/Gd
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Siding/Good	Walls	Drywall/Gd
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Metal/Gd	Trim/Finish	Wood/Gd
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Ohang	Bath Floor	Vinyl/Gd
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/Good	Bath Wainscot	Fiberglass/Gd
Year Built 1980	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 22	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Yes/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2
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	Gravel
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence None	<input type="checkbox"/> Garage	# of Cars 0
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input type="checkbox"/> Porch None	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other C Fans	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Shed	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)					
Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 975 Square Feet of Gross Living Area Above Grade					
Additional features (special energy efficient items, etc.). 1980 Ranch Style, 2 bedrooms, 1 bath, shed & 0.09 acre parcel, 2003 renovation. Subject in good overall condition.					
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-updated-timeframe unknown;Bathrooms-updated-timeframe unknown;The subject in good overall condition. Utilities- power, water, cabinets, cupboards and mechanicals were on and operating at time of inspection. Head & shoulder inspection of attic, smoke detectors present.					
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					
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					

Uniform Residential Appraisal Report

001979
File # 2023-050

There are 22 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 69,900 to \$ 930,000		There are 88 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 42,000 to \$ 468,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	377 Main St Kingfield, ME 04947	33 Mt View Rd Kingfield, ME 04947	44 Ash St Madison, ME 04950
Proximity to Subject		0.16 miles SW	18.53 miles SE
Sale Price	\$	\$ 229,000	\$ 209,900
Sale Price/Gross Liv. Area	\$ 93.01 sq.ft.	\$ 227.18 sq.ft.	\$ 194.44 sq.ft.
Data Source(s)		Mreis#1545828;DOM 4	Mreis#1527475;DOM 33
Verification Source(s)		Town Records, Mreis MLS	Town Records, Mreis MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	
Concessions		Conv;5000	-5,000
Date of Sale/Time		s11/22;c10/22	
Location	N;Res;CitySt	N;Res;CitySt	
Leasehold/Fee Simple	Fee Simple	Fee Simple	
Site	3920 sf	39204 sf	0
View	N;Res;CitySt	N;Res;CitySt	
Design (Style)	DT1;Ranch	DT1;Ranch	
Quality of Construction	Q3	Q3	
Actual Age	43	48	0
Condition	C3	C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	5 2 1.0	5 3 1.0	0 5 2 1.0
Gross Living Area	975 sq.ft.	1,008 sq.ft.	0 1,008 sq.ft.
Basement & Finished Rooms Below Grade	0sf	1008sf0sfwu	-4,000 0sf
Functional Utility	Typical	Typical	Typical
Heating/Cooling	FHA/None	HWBB/None	0 Radiant/None
Energy Efficient Items	None Noted	None Noted	None Noted
Garage/Carport	2dw	2dw	2ga2dw -8,000
Porch/Patio/Deck	Shed	Deck, Shed	0 Porch, Shed
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -9,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -13,000
Adjusted Sale Price of Comparables		Net Adj. 3.9% Gross Adj. 3.9% \$ 220,000	Net Adj. 6.2% Gross Adj. 6.2% \$ 196,900

SALES COMPARISON APPROACH

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

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

Data Source(s) **Realist, MLS, Town Records**

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

Data Source(s) **Realist, MLS, Town Records**

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

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS Mreis	MLS Mreis	MLS Mreis	MLS Mreis
Effective Date of Data Source(s)	03/13/2023	03/13/2023	03/13/2023	03/13/2023

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject has not transferred within the past 36 months. The Comparables have not transferred within 1 year of prior transfer.**

Summary of Sales Comparison Approach **The comparables supplied are located within the subject's immediate marketplace of Kingfield and surrounding towns. GLA for comparables & basements may be estimated as appraiser had to rely on 3rd party information. A wide range of value is common due to limited area sales. Basement and financing data for comparables was obtained from town records, brokers and MLS data as appraiser did not have access to these properties or access to closing documents and had to rely on 3rd party data. Public records do not always contain information requested. Any differences between actual data and that reported is not felt to be significant with respect to the final opinion of value. Sales over 90 days and over 1 mile distant utilized due to limited area sales & bracketing requirements. Any item not bracketed could not be done due to limited area sales. All sales are in competitive neighborhoods. All sales given similar consideration.**

See Comments for Sales Comparison Analysis Page 3.
Indicated Value by Sales Comparison Approach \$ 195,000

Indicated Value by: Sales Comparison Approach \$ 195,000 Cost Approach (if developed) \$ 199,741 Income Approach (if developed) \$

The Sales Comparison Approach is generally considered the most appropriate indicator of residential value as it best reflects the actions of buyers and sellers in the marketplace. The Cost Approach was developed at lender's request and indicated a higher value while the Income Approach was considered but not developed.

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

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 195,000 , as of 03/13/2023 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

001979
File # 2023-050

ADDITIONAL COMMENTS

URAR: Intended User: The Intended User of the appraisal report is the Lender/Client and assigns. The Intended Use is to evaluate the property that is the subject of this appraisal for a refinance 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.

URAR: Site- Adverse Conditions or External Factors: At the time of inspection there were no apparent or disclosed adverse easements, encroachments or special assessments noted.

URAR: Sales Comparison Analysis- Summary of Sales Comparison Approach

GLA adjusted at \$20 per sq ft, \$4,000 per bath, basement & garage. Comp #4 lot size is 3.90 acres with 1.00 acre homesite and remaining 2.90 acres considered rear/excess land. Comparables considered accordingly- no Site adjustments. Sales over 90 days and over 1 mile distant utilized due to limited area sales & bracketing requirements. Any item not bracketed could not be done due to limited area sales. GLA for comparables & basements may be estimated as appraiser had to rely on 3rd party information. A wide range of value is common due to limited area sales. Basement and financing data for comparables was obtained from town records, brokers and MLS data as appraiser did not have access to these properties or access to closing documents and had to rely on 3rd party data. Public records do not always contain information requested. Any differences between actual data and that reported is not felt to be significant with respect to the final opinion of value. All sales are in competitive neighborhoods. All sales given similar consideration. The sales supplied in the analysis are deemed best data available. The indicators supplied bracket the subject amenities and well supportive of the appraised value. The appraiser did not adjust for every line item amenity, but all factors were considered in reconciliation. Adjustments were derived from paired sales analysis, regression, appraiser's 20+ year experience and conversations with my peers. "The Square Footage-Method for Calculating: ANSI® Z765-2021 - was used for measuring, calculating and reporting the gross living and non-gross living areas of the subject property to the nearest foot." Land to value ratio is approximately % which is typical for this area. An estimate of reasonable exposure time is 30 to 90 days. Oil is typical for this area. "Document numbers were not available in the normal course of business." Aerial Photo added.

The listings are supplied for informational purposes only and to satisfy lender requirements and were not weighted in the final determination of value.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

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

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Estimated site value obtained by the abstraction method using direct sales comparables. Site value is typical for this area.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	10,000
Source of cost data Marshall & Swift	DWELLING 975 Sq.Ft. @ \$ 235.00	= \$	229,125
Quality rating from cost service Good Effective date of cost data 2023	Basement 0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Shed	= \$	5,000
The estimated remaining economic life is 58 years based on an 80 year life with effective age of 22 years based on 2003 renovation. Cost figures obtained from Marshall and Swift Residential Cost Handbook and is considered reliable but not guaranteed. No warrants expressed or implied. Not prepared for insurance purposes. Appraiser is neither a qualified building contractor nor an insurance adjuster.	Garage/Carport Sq.Ft. @ \$	= \$	
	Total Estimate of Cost-New	= \$	234,125
	Less Physical Functional External		
	Depreciation 64,384	= \$(64,384)
	Depreciated Cost of Improvements	= \$	169,741
	"As-is" Value of Site Improvements	= \$	20,000
Estimated Remaining Economic Life (HUD and VA only) 58 Years	INDICATED VALUE BY COST APPROACH	= \$	199,741

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

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

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

Legal Name of Project

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

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

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

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

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

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

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

001979
File # 2023-050

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

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

001979
File # 2023-050

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.

Uniform Residential Appraisal Report

001979
File # 2023-050

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 Whitmore F Brewster
Signature 
Name Whitmore F Brewster
Company Name Brewster Appraisals
Company Address P.O. Box 399
Greenville Jct, ME 04442
Telephone Number 949 378-2964
Email Address buzbrewster@yahoo.com
Date of Signature and Report 03/16/2023
Effective Date of Appraisal 03/13/2023
State Certification # CR1973
or State License # _____
or Other (describe) _____ State # _____
State ME
Expiration Date of Certification or License 12/31/2023

ADDRESS OF PROPERTY APPRAISED
377 Main St
Kingfield, ME 04947
APPRAISED VALUE OF SUBJECT PROPERTY \$ 195,000

LENDER/CLIENT
Name Financial Asset Services, Inc.
Company Name Premier Money Source, Inc.
Company Address 24 Sidney Bay Drive, Newport Beach, CA
92657
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

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

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

Uniform Residential Appraisal Report

001979
File # 2023-050

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	377 Main St Kingfield, ME 04947	392 Horsetail Hill Rd Madison, ME 04950			196 Maple Ave Farmington, ME 04938			331 Barker Rd New Vineyard, ME 04956		
Proximity to Subject		19.86 miles E			20.85 miles S			14.86 miles S		
Sale Price	\$	\$ 206,000			\$ 195,000			\$ 198,000		
Sale Price/Gross Liv. Area	\$ 93.01 sq.ft.	\$ 214.58 sq.ft.			\$ 221.59 sq.ft.			\$ 247.50 sq.ft.		
Data Source(s)		Mreis#1538738;DOM 2			Mreis#1526441;DOM 3			Mreis#1550782;DOM 63		
Verification Source(s)		Town Records, Mreis MLS			Town Records, Mreis MLS			listing broker 207 779-9000		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth VA;6000	-6,000		ArmLth VA;0			Listing Listing;0		
Date of Sale/Time		s09/22;c08/22			s04/22;c03/22			Active		
Location	N;Res;CitySt	N;Res;Woods			0 N;Res;CitySt			N;Res;Woods		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	3920 sf	3.90 ac			0 13939 sf			0 6.00 ac		
View	N;Res;CitySt	N;Res;Woods			0 N;Res;CitySt			N;Res;Woods		
Design (Style)	DT1;Ranch	DT1;Ranch			DT1;Ranch			DT2;Cape		
Quality of Construction	Q3	Q3			Q3			Q3		
Actual Age	43	74			0 67			0 18		
Condition	C3	C3			C3			C3		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	5 2 1.0	5 2 1.0			5 2 1.0			4 1 1.0		
Gross Living Area	975 sq.ft.	960 sq.ft.			0 880 sq.ft.			+2,000 800 sq.ft.		
Basement & Finished Rooms Below Grade	0sf	960sf0sfin			-4,000		880sf140sfwo		-4,000	
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	FHA/None	HWBB/None			0		HWBB/None		0	
Energy Efficient Items	None Noted	None Noted			None Noted			None Noted		
Garage/Carport	2dw	1qa2dw			-4,000		1qbi2dw		-4,000	
Porch/Patio/Deck	Shed	Porch, Shed			0		Porch, Deck		0	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -8,000		
Adjusted Sale Price of Comparables		Net Adj. 6.8% Gross Adj. 6.8% \$ 192,000			Net Adj. 3.1% Gross Adj. 5.1% \$ 189,000			Net Adj. 4.0% Gross Adj. 8.1% \$ 190,000		
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)	MLS Mreis	MLS Mreis			MLS Mreis			MLS Mreis		
Effective Date of Data Source(s)	03/13/2023	03/13/2023			03/13/2023			03/13/2023		
Analysis of prior sale or transfer history of the subject property and comparable sales										
Analysis/Comments										

Market Conditions Addendum to the Appraisal Report

001979
File No. 2023-050

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **377 Main St** City **Kingfield** State **ME** ZIP Code **04947**

Borrower **John Brucker**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	27	25	36	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	4.50	8.33	12.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	17	18	22	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	3.8	2.2	1.8	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	153,500	190,000	186,500	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	82	21	30	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	205,000	248,250	248,750	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	193	129.5	54.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	95.00%	98.00%	98.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **Seller concessions are not felt to have changed substantially in the past year.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosure sales are considered in the analysis in the subject's marketplace but is not felt to have a noticeable impact on the market.

Cite data sources for above information. **MLS, Local available data from state and government & internet resources.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The check boxes above were checked based on information in the grid. Appraiser does not feel that there is sufficient numbers of sales and listings to derive any conclusions from the above data. The information is from MLS system and does not account for seasonal anomalies, private sales and listings or brokers that do not subscribe to the MLS system. Data is not felt to coincide with the neighborhood section data as this is for competitive properties as opposed to neighborhood data and the neighborhoods are usually non homogenous. Appraiser feels that statistical analysis is unreliable as there is insufficient sample numbers to have a low enough standard deviation and margin of error to have credible results- see market conditions summary on URAR.

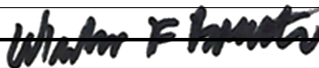
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 
 Appraiser Name **Whitmore F Brewster**
 Company Name **Brewster Appraisals**
 Company Address **P.O. Box 399, Greenville Jct, ME 04442**
 State License/Certification # **CR1973** State **ME**
 Email Address **buzbrewster@yahoo.com**

Signature _____
 Supervisory Appraiser Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

Appraiser Independence

File No. 2023-050

Borrower	John Brucker						
Property Address	377 Main St						
City	Kingfield	County	Franklin	State	ME	Zip Code	04947
Lender/Client	Premier Money Source, Inc.						

Appraiser Independence

No employee, director, officer or agent of the Seller, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Seller has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner.

I represent and warrant that, as of the date of this Report, I have had no contact with anyone that would in any way be construed as a violation of the Appraiser Independence Requirements: the only individuals with whom I have had any contact regarding my preparation of this Report have been limited to representatives of Financial Asset Services, Inc. and the designated individual required entry into the subject property for purposes of inspection. No agent or representative of lender/client whose name appears on the first page of this Report has contacted me directly and I am obligated to and would report any such unauthorized contact, whether in person, by phone, or electronically, to Financial Asset Services, Inc. immediately.

Comparable photos are MLS Photos. Original comparable photos are not USPAP required. Research of available subject MLS and Tax Records did not indicate the condition. After site visit, it was determined more appropriate comparables through MLS research were necessary for highest and best use valuation. Appraiser feels to do a site visit & verify condition of subject property allows for a more accurate highest & best use valuation with post-selection of the most appropriate comparables.

Tax Map



MAPS PREPARED BY:



Disclaimer: This information has been produced using a number of
disparate data sources to support existing activities. It should not
be used for comparisons. Neither the Town of Kingfield nor
S-BAGO Technics are responsible for map errors, omissions, misuse,
misrepresentation, or consequences of the data.

UPDATES

SEBAGO TECHNICS 2015 - PRESENT UPDATES & CONVERSION
AGUE LAND SURVEYS 2016 - 2021 ORIGINAL TAX MAPS



PROPERTY MAP
TOWN OF KINGFIELD, MAINE
APRIL 1, 2022



018

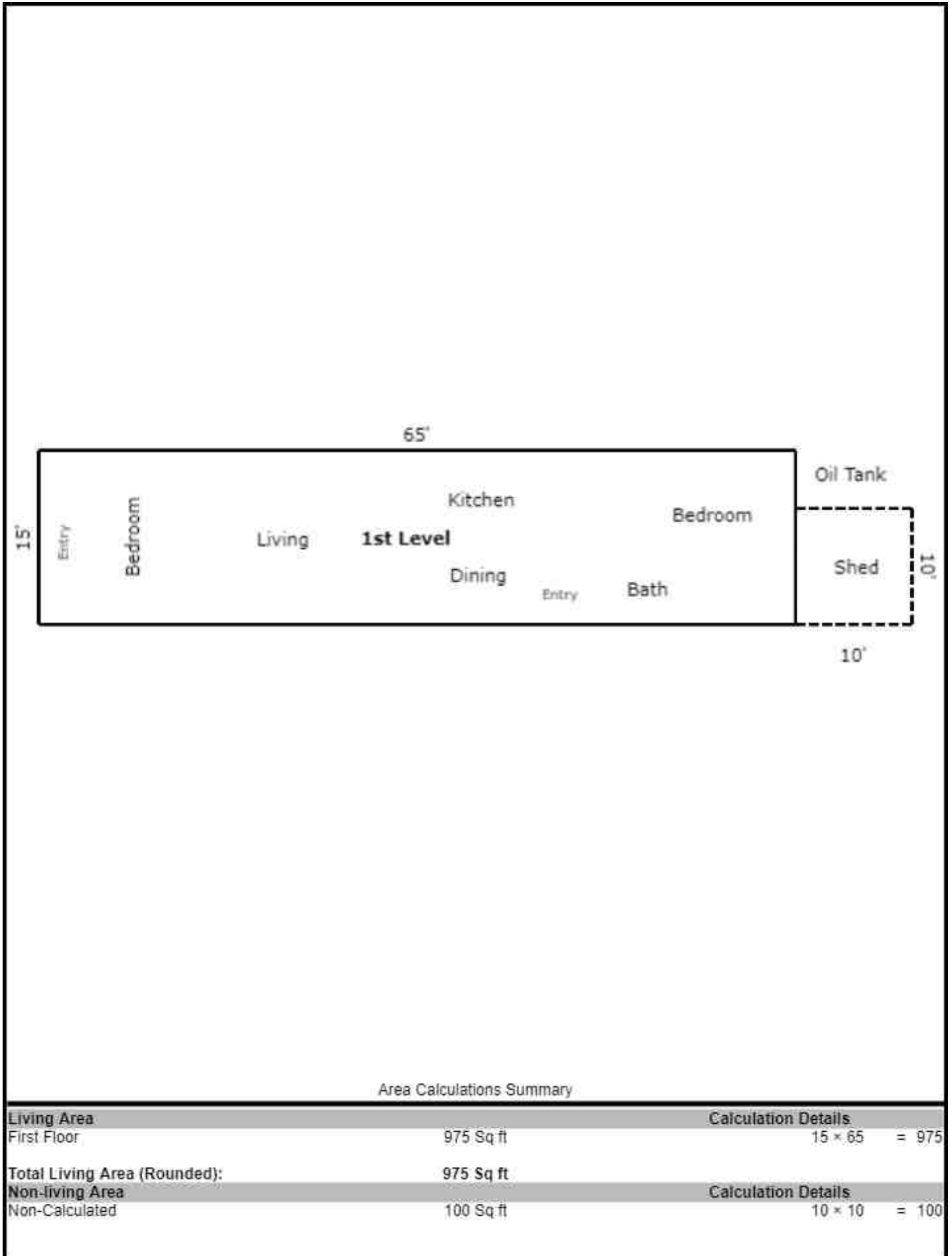
Aerial Photo

Borrower	John Brucker						
Property Address	377 Main St						
City	Kingfield	County	Franklin	State	ME	Zip Code	04947
Lender/Client	Premier Money Source, Inc.						



Building Sketch

Borrower	John Brucker						
Property Address	377 Main St						
City	Kingfield	County	Franklin	State	ME	Zip Code	04947
Lender/Client	Premier Money Source, Inc.						



Subject Photo Page

Borrower	John Brucker						
Property Address	377 Main St						
City	Kingfield	County	Franklin	State	ME	Zip Code	04947
Lender/Client	Premier Money Source, Inc.						



Subject Front

377 Main St
Sales Price
Gross Living Area 975
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;CitySt
View N;Res;CitySt
Site 3920 sf
Quality Q3
Age 43



Subject Rear / Shed



Subject Street

Photograph Addendum

Borrower	John Brucker				
Property Address	377 Main St				
City	Kingfield	County	Franklin	State	ME Zip Code 04947
Lender/Client	Premier Money Source, Inc.				



Street Scene West



Scene Across the Street



Address Verification



Subject Side



Subject Side



Oil Tank Outside-no sign of leakage or odor

Photograph Addendum

Borrower	John Brucker				
Property Address	377 Main St				
City	Kingfield	County	Franklin	State	ME Zip Code 04947
Lender/Client	Premier Money Source, Inc.				



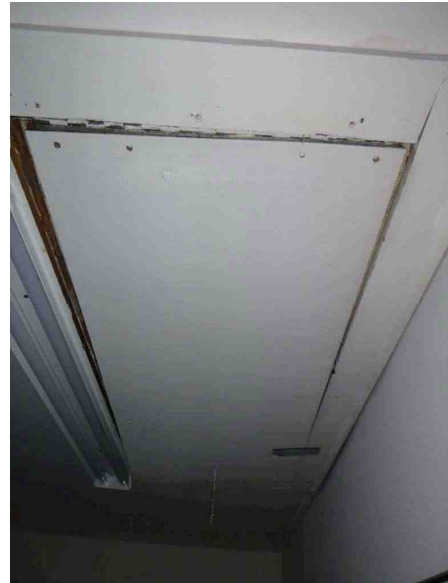
Wall Heater



Bedroom



Living Room



Dropstair



Power Panel



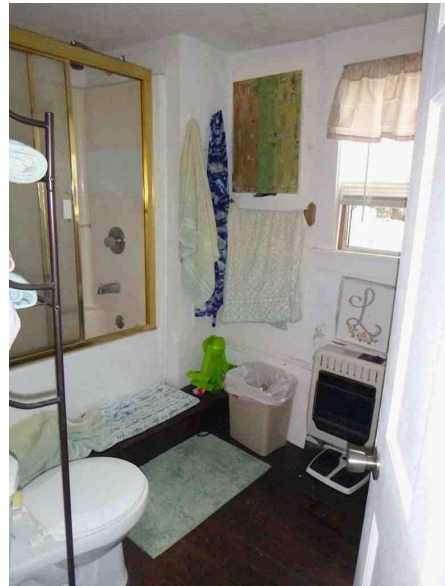
Dining Room

Photograph Addendum

Borrower	John Brucker				
Property Address	377 Main St				
City	Kingfield	County	Franklin	State	ME Zip Code 04947
Lender/Client	Premier Money Source, Inc.				



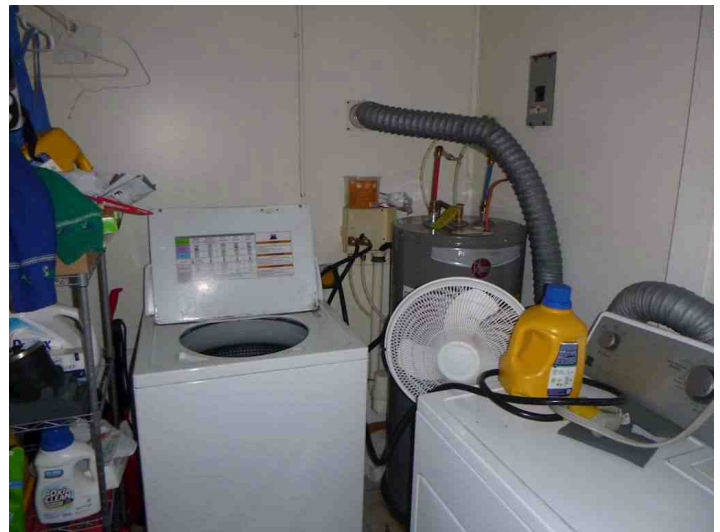
Kitchen



Bath



Bedroom



Laundry Area

Comparable Photo Page

Borrower	John Brucker			
Property Address	377 Main St			
City	Kingfield	County	Franklin	State ME Zip Code 04947
Lender/Client	Premier Money Source, Inc.			



Comparable 1

33 Mt View Rd	
Prox. to Subject	0.16 miles SW
Sales Price	229,000
Gross Living Area	1,008
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;CitySt
View	N;Res;CitySt
Site	39204 sf
Quality	Q3
Age	48



Comparable 2

44 Ash St	
Prox. to Subject	18.53 miles SE
Sales Price	209,900
Gross Living Area	1,008
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;CitySt
View	N;Res;CitySt
Site	21780 sf
Quality	Q3
Age	18



Comparable 3

999 River Rd	
Prox. to Subject	15.93 miles SE
Sales Price	210,000
Gross Living Area	1,080
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	1.0
Location	N;Res;Woods
View	N;Res;Woods
Site	1.00 ac
Quality	Q3
Age	21

Comparable Photo Page

Borrower	John Brucker			
Property Address	377 Main St			
City	Kingfield	County Franklin	State ME	Zip Code 04947
Lender/Client	Premier Money Source, Inc.			



Comparable 4

392 Horsetail Hill Rd	
Prox. to Subject	19.86 miles E
Sales Price	206,000
Gross Living Area	960
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;Woods
View	N;Res;Woods
Site	3.90 ac
Quality	Q3
Age	74



Comparable 5

196 Maple Ave	
Prox. to Subject	20.85 miles S
Sales Price	195,000
Gross Living Area	880
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;CitySt
View	N;Res;CitySt
Site	13939 sf
Quality	Q3
Age	67



Comparable 6

331 Barker Rd	
Prox. to Subject	14.86 miles S
Sales Price	198,000
Gross Living Area	800
Total Rooms	4
Total Bedrooms	1
Total Bathrooms	1.0
Location	N;Res;Woods
View	N;Res;Woods
Site	6.00 ac
Quality	Q3
Age	18

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Condition Ratings and Definitions

C1

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

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

C2

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

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

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

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

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

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

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

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

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

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

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

Q2

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

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

Q3

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

Q4

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

Q5

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

Q6

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

Definitions of Not Updated, Updated, and Remodeled

Not Updated

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

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

Updated

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

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

Remodeled

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

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

Explanation of Bathroom Count

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

Example:

3.2 indicates three full baths and two half baths.

2023 E&O

AIG SPECIALTY INSURANCE COMPANY

Administrative Offices - 1271 Ave of the Americas FL 37, New York, NY 10020-1304

Certificate Number: 012074889-01
This Certificate forms a part of Master Policy Number: 035908521-03
Renewal of Master Policy Number : 035908521-02

NOTICE: THIS INSURANCE IS WRITTEN ON A CLAIMS MADE AND REPORTED BASIS AND ONLY APPLIES TO CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER DURING THE CERTIFICATE PERIOD. NO COVERAGE EXISTS FOR CLAIMS FIRST MADE AGAINST THE CERTIFICATE HOLDER AFTER THE END OF THE CERTIFICATE PERIOD UNLESS, AND TO THE EXTENT, A BASIC OR EXTENDED REPORTING PERIOD APPLIES.

NOTICE: DEFENSE EXPENSES ARE INCLUDED WITHIN AND REDUCE THE APPLICABLE LIMIT OF LIABILITY STATED IN THE CERTIFICATE. PLEASE READ THE ENTIRE POLICY CAREFULLY.

NORMAN-SPENCER REAL ESTATE RISK PURCHASING GROUP INC dba
THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS
(A Delaware Corporation)

CERTIFICATE DECLARATIONS

- 1. Name and Address of Certificate Holder: Whitmore F. Brewster d/b/a
Brewster Appraisals
PO Box 399
Greenville Junction Maine 04442
 - 2. Certificate Period: Effective Date: 2/18/2023 to Expiration Date: 2/18/2024
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above
 - 2a. Retroactive Date: 2/18/2022
12:01 a.m. Standard Time at the Address of the Certificate Holder shown in item 1. above
 - 3. Limit of Liability: \$ 1,000,000 each claim
\$ 1,000,000 aggregate limit
 - 4. Deductible: \$ 1,000 each claim
 - 5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES
 - 6. Advance Certificate Holder Premium: \$1,032.00 Surplus Lines Tax 32.16
 - 7. Minimum Earned Premium: 25% or \$258.00 Risk Purchasing Group Fee 40.00
- Forms and Endorsements:
See Attached Forms list Total: \$ 72.16
- Agency Name and Address: Norman-Spencer Agency, LLC
10050 Innovation Drive, Suite 340
Miamisburg, OH 45342

IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CERTIFICATE HOLDER AGREES TO ALL TERMS AND CONDITIONS AS SET FORTH IN THE ATTACHED MASTER POLICY.

County: Piscataquis

Authorized Representative OR
Countersignature (in states where applicable) Date: January 13, 2023

This insurance contract is issued pursuant to the Maine Insurance Laws by an insurer neither licensed by nor under the jurisdiction of the Maine Bureau of Insurance. Brian Norman

2023 License



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR1973

Be it known that

WHITMORE FOSS BREWSTER

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:
CERTIFIED RESIDENTIAL APPRAISER

Anne L. Head
Commissioner

ISSUE DATE
November 30, 2022

EXPIRATION DATE
December 31, 2023

✂ Detach



STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CR1973
WHITMORE FOSS BREWSTER
CERTIFIED RESIDENTIAL APPRAISER

ISSUED 11/30/2022

EXPIRES 12/31/2023

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
35 State House Station
Augusta, Maine 04333-0035
(207) 624-8603

Anne L. Head
Commissioner

Tax Bill

Kingfield 7:42 AM	Real Estate Tax Commitment Book - 20.000 2023 Tax Billing - July 1, 2022 to	11/07/2022 Page 19			
Account Name & Address	Land	Building	Exemption	Assessment	Tax
363 BROWNE, WANDA M BROWN, WADE M. 30 OLDE PARKWAY ROAD KINGFIELD ME 04947 4264 30 OLDE PARKWAY ROAD 017-011-04 B4426P244 02/22/2022	26,554 Acres 0.92	78,779	25,000 29 HOMESTEAD EXEMP.	80,333	1,606.66 803.33 (1) 803.33 (2)
829 Brucker, John 377 Main St Kingfield ME 04947 377 MAIN STREET 018-026 B3913P105 06/05/2017 B3636P322 04/28/2014 B2900P212 05/14/2007	6,081 Acres 0.09	44,974	25,000 29 HOMESTEAD EXEMP.	26,055	521.10 260.55 (1) 260.55 (2)
609 BUCK, GEORGE B BUCK, A PATRICIA 275 WATER STREET AUGUSTA ME 04330 4615 245 MAIN STREET 015-046	23,894 Acres 0.21	62,538	0	86,432	1,728.64 864.32 (1) 864.32 (2)
891 BUNKER, BARBARA C/O JULIA BLAISDELL PO BOX 1052 AUBURN ME 04211 MAIN STREET 005-029-01	0	0	0	0	0.00
155 BUNNELL, SCOTT P KINGFIELD ME 04947 0049 PO BOX 49 235 MAIN STREET 015-051	11,529 Acres 0.11	82,450	25,000 29 HOMESTEAD EXEMP.	68,979	1,379.58 689.79 (1) 689.79 (2)
47 BURNELL, DENNIS R BURNELL, LYNN E 9 INDIAN STREAM ROAD KINGFIELD ME 04947 4316 6 INDIAN STREAM ROAD 003-055-01	23,802 Acres 4.08	187,046	25,000 29 HOMESTEAD EXEMP.	185,848	3,716.96 1,858.48 (1) 1,858.48 (2)
Page Totals:	91,860	455,787	100,000	447,647	8,952.94
Subtotals:	6,392,861	9,058,669	935,834	14,515,696	290,313.92

Tax Card - Page 2

Kingfield

Map Lot 018-026

Account 829

Location 377 MAIN STREET

Card 1 Of 1 3/13/2023

Building Style 2 RANCH 1.CONV. 5.GARRISON 9.CAMP 2.RANCH 6.MOBILEHM 10. 3.R RANCH 7.CONTEMP 11. 4.CAPE 8.LOG 12. Dwelling Units 1 Other Units 0 Stories 1 ONE STORY 1.1 4.1.5 7. 2.2 5.1.75 8. 3.3 6.2.5 9. Exterior Walls 1 WOOD SIDING 1.WOOD 5.STUCCO 9.OTHER 2.VIN/AL 6.BRICK 10. 3.COMPOS. 7.STONE 11. 4.ASBESTOS 8.CONCRETE 12. Roof Surface 3 SHEET METAL 1.ASPHALT 4.COMPOSIT 7. 2.SLTATE 5.WOOD 8. 3.METAL 6.OTHER 9.NONE SF Masonry Trim 0 OPEN-3-CUSTOM 0 OPEN-4-CUSTOM 0 Year Built 1980 Year Remodeled 0 Foundation 6 PIERS 1.CONCRETE 4.WOOD 7. 2.C BLOCK 5.SLAB 8. 3.BR/STONE 6.PIERS 9.NONE Basement 9 NO BASEMENT 1.1/4 BMT 4.FULL BMT 7. 2.1/2 BMT 5.NONE 8. 3.3/4 BMT 6. 9.NONE Bsmt Gar # Cars 0 Wet Basement 9 NO BASEMENT 1.DRY 4. 7. 2.DAMP 5. 8. 3.WET 6. 9.NONE	SF Bsmt Living 0 Fin Bsmt Grade 0 0 HEARTH(S) 0 Heat Type 100% 8 FLOOR WALL UNIT 1.HWBB 5.FWA 9.NO HEAT 2.HWCI 6.GRAVWA 10. 3.H PUMP 7.ELECTRIC 11. 4.STEAM 8.FL/WALL 12. Cool Type 0% 9 NONE 1.REFRIG 4.W&C AIR 7. 2.EVAPOR 5. 8. 3.H PUMP 6. 9.NONE Kitchen Style 2 TYPICAL 1.MODERN 4.OBSOLETE 7. 2.TYPICAL 5. 8. 3.OLD TYPE 6. 9.NONE Bath(s) Style 2 TYPICAL BATH(S) 1.MODERN 4.OBSOLETE 7. 2.TYPICAL 5. 8. 3.OLD TYPE 6. 9.NONE # Rooms 5 # Bedrooms 2 # Full Baths 1 # Half Baths 0 # Addn Fixtures 0 # Fireplaces 0	Layout: 2 INADEQUATE 1.TYPICAL 4. 7. 2.INADEQ 5. 8. 3. 6. 9. Attic 9 NONE 1.1/4 FIN 4.FULL FIN 7. 2.1/2 FIN 5.FL/STAIR 8. 3.3/4 FIN 6. 9.NONE Insulation 1 FULL 1.FULL 4.MINIMAL 7. 2.HEAVY 5.UNKNOWN 8. 3.CAPPED 6. 9.NONE Unfinished % 0% Grade & Factor 2 FAIR 100% 1.E GRADE 4.B GRADE 7. 2.D GRADE 5.A GRADE 8. 3.C GRADE 6.AA GRADE 9.SAME SQFT (Footprint) 976 Condition 4 AVERAGE 1.POOR 4.AVG 7.V G 2.FAIR 5.AVG+ 8.EXC 3.AVG- 6.GOOD 9.SAME Phys. % Good 0% Funct. % Good 100% Functional Code 9 NONE 1.INCOMP 4.SMALL 7.LAYOUT 2.O-BUILT 5.CDU 8.OTHER 3.DELAP 6.STYLE 9.NONE Econ. % Good 95% Economic Code TRAFFIC 0.None 3.SERVICES 9.NONE 1.LOCATION 4.TRAFFIC 8. 2.ENCROACH 8.OTHER 9. Entrance Code 5 ESTIMATED 1.INTERIOR 4.VACANT 7. 2.REFUSAL 5.ESTIMATE 8. 3.INFORMED 6. 9. Information Code 5 ESTIMATE 1.OWNER 4.AGENT 7. 2.RELATIVE 5.ESTIMATE 8. 3.TENANT 6.OTHER 9.
--	---	--



Date Inspected 4/30/1994

Additions, Outbuildings & Improvements							
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.ONE STORY FRAM
					%	%	2.TWO STORY FRAM
					%	%	3.THREE STORY FR.
					%	%	4.1 & 1/2 STORY
					%	%	5.1 & 3/4 STORY
					%	%	6.2 & 1/2 STORY
					%	%	21.OPEN FRAME POR
					%	%	22.ENCL FRAME POR
					%	%	23.FRAME GARAGE
					%	%	24.FRAME SHED
					%	%	25.FRAME BAY WIND
					%	%	26.1SFR OVERHANG
					%	%	27.UNFIN BASEMENT
					%	%	28.UNFINISHED ATT
					%	%	29.FINISHED ATTIC

Subject MLS 2017

3/9/23, 3:51 PM

flexmls Web

Private Detail Report
Seasonal: No

MLS #: 1132056 County: Franklin
 Status: Expired Property Type: Residential
 Directions: North on Rt. 27 into Kingfield. Through downtown, second driveway on right after Tranten's Store.

List Price: \$39,900
 Original List Price: \$39,900



**377 Main Street
 Kingfield, ME 04947**

**List Price: \$39,900
 MLS#: 1132056**



General Information

Sub-Type: Single Family Residence	Year Built: 1980	Rooms: 2	Sqft Fin Abv Grd+/-: 976
Style: Other Style; Ranch		Beds: 1	Sqft Fin Blw Grd+/-: 0
		Baths: 1/0	Sqft Fin Total+/-: 976
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: Residential
Lot Size Acres +/-: 0.09	Water Views: No	
Source of Acreage: Public Records		
Surveyed: Unknown		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 0	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	
Room Name	Length	Width
Kitchen		Level
Living Room		First
		Room Features

Property Features

Utilities On: No Site: Level; Right of Way Driveway: Gravel Location: Intown; Rural Roads: Paved; Public Electric: Circuit Breakers Gas: Bottled Sewer: Private Sewer Water: Public	Construction: Post & Beam Basement Info: None Foundation Materials: Pillar/Post/Pier Exterior: Vinyl Siding Roof: Metal Heat System: Blowers; Direct Vent Heater Heat Fuel: Gas Bottled; K-1/Kerosene Water Heater: Electric Cooling: A/C Units Floors: Other Veh. Storage: No Vehicle Storage Amenities: 1st Floor Bedroom; Bath tub; Laundry - 1st Floor; Laundry - Hookup
---	---

Tax/Deed Information

Book/Page 3636/322	Full Tax Amt/Yr: \$900/2016	Map/Block/Lot: 018/026
	School District: MSAD 58	Tax ID: 377Main StreetKingfie018026

Remarks

Remarks: In-town home convenient to local businesses & recreational activities with renovations recently completed. Only 15 minutes away from Sugarloaf. Very bright with natural light. Perfect for seasonal escape or rental opportunities.
Showing Instructions: Call Listing Office; Email Listing Broker; Notice Required
Internal Remarks/Contingency: New owner.

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm: No	Expiration Date: 05/02/2017	Buyer Agency: 3%
Listing Agreement: Exclusive Right To Sell	List Date: 05/01/2014	Pending Date:	Sub Agency:
Days On Market: 1097	Withdrawal Date:	Terminated Date:	Transaction Broker: 3%
Name	Primary	Cell	Fax
LA: Robert Peruffo Jr (014884)	207-265-4000	207-491-5229	
LO: CSM Real Estate (2251)	207-265-4000		E-mail
			bob@csmrealestate.com

Prepared by Whitmore Brewster on Thursday, March 09, 2023 3:50 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2023 and FBS.

