

Owner	104 King George Drive, LLC	File No.	210112
Property Address	104 King George Dr		
City	Boxford	County	Essex
		State	MA
		Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		

## TABLE OF CONTENTS



Summary of Salient Features .....	1
GP Residential .....	2
Additional Comparables 4-6 .....	5
General Text Addendum .....	6
MLS: Neighborhood Sales and Listings .....	7
MLS: Neighborhood Sales and Listings, map .....	8
MLS: Boxford Land Sales & Listings 12 months, page 1 of 2 .....	9
MLS: Boxford Land Sales & Listings & Map 12 months, page 2 of 2 .....	10
Building Sketch .....	11
MLS: Last MLS Listing .....	12
Assessors Field Card, page 1 .....	13
Assessors Field Card, page 2 .....	14
Field Card- Shows Original House Information .....	15
Deed, page 1 .....	16
Deed, page 2 .....	17
Recorded Plot Plan: Plan Book 94 Plan 84 Lot 60 .....	18
Plat Map .....	19
Location Map .....	20
Flood Map .....	21
Subject Photos .....	22
Photograph Addendum .....	23
Comparable Photos 1-3 .....	24
Comparable Photos 4-6 .....	25
GP Residential Certifications Addendum .....	26
USPAP Identification .....	28
Appraiser Qualifications .....	29

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	104 King George Dr
	Legal Description	South Essex Registry of Deeds, Book 35000 Page 191 (www.salemdeeds.com)
	City	Boxford
	County	Essex
	State	MA
	Zip Code	01921-1747
	Census Tract	2131.00
	Map Reference	15764
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	104 King George Drive, LLC
	Lender/Client	Attorney Adam J. Brodsky, Esq
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2,328
	Price per Square Foot	\$
	Location	Good/Subdivision
	Age	Built 2021/0
	Condition	Good
	Total Rooms	7
	Bedrooms	3/4
	Baths	2.1
APPRAISER	Appraiser	Kristen-Anne Leone
	Effective Date of Appraisal	09/16/2021
VALUE	Opinion of Value	\$ 700,000

# RESIDENTIAL APPRAISAL REPORT

File No.: 210112

<b>SUBJECT</b>	Property Address: 104 King George Dr	City: Boxford	State: MA	Zip Code: 01921-1747
	County: Essex	Legal Description: South Essex Registry of Deeds, Book 35000 Page 191 (www.salemdeeds.com)		
	Assessor's Parcel #: 16-1-13, AV\$270,900, Tax Rate: \$16.01			
	Tax Year: 2021	R.E. Taxes: \$	Special Assessments: \$ 0	Borrower (if applicable): 104 King George Drive, LLC
Current Owner of Record: 104 King George Drive, LLC		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing	
Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month		
Market Area Name: Kings Forest, Plan Book 94 Plan 84		Map Reference: 15764	Census Tract: 2131.00	

<b>ASSIGNMENT</b>	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
Intended Use: This report will provide the current market value of the property subject to Completion. This is a hypothetical appraisal report	
Intended User(s) (by name or type): The client and or his/her assignees.	
Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043	
Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009	

<b>MARKET AREA DESCRIPTION</b>	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing		Present Land Use		Change in Land Use	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		PRICE \$ (000)	AGE (yrs)	One-Unit 65%	<input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely * <input type="checkbox"/> In Process *		
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	500 Low 0	2-4 Unit %	* To: Residential				
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	1,200 High 75	Multi-Unit %					
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	750 Pred 60	Comm'l %					
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Other 35%					

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): King George Drive is located in the King Forest Subdivision. This is an established subdivision with many similar colonial style properties. There is a condominium development across the street which is not adverse to marketability or market value. Major employment and shopping districts are located within 30 minutes. Boxford shares the school districts with Tops Field and Middleton. Access to Route 95 is within a few miles. There are no negative factors known.

Other Land Uses: include town owned and vacant land. This is not adverse.

<b>SITE DESCRIPTION</b>	Dimensions: See Legal Description	Site Area: 2 Acres	
	Zoning Classification: RA Zoning, 2 acres, 200 frontage or 6 acres, 50 frontage	Description: Conforming	
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		
	Actual Use as of Effective Date: Residential	Use as appraised in this report: Residential	

<b>UTILITIES</b>	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Mainly Level	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	2 Acres/Typical for Area	
	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular	
	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears Adequate	
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neighborhood	
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Other	Foundation on Property	
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 25009C0253F FEMA Map Date 7/3/2012									
	Site Comments: The subject property is subject to any and all easements and encroachments of record. The septic and well are typical for the area and not considered adverse. There was no seepage known. The property is located in a residential subdivision overlooking condominiums on the other side of the street. The property is proposed, therefore landscaping is assumed to be at minimal, graded around the front and rear of the huse. There will be a paved driveway leading to the garage. There are no negative factors known.									

The subject property is subject to any and all easements and encroachments of record. The septic and well are typical for the area and not considered adverse. There was no seepage known. The property is located in a residential subdivision overlooking condominiums on the other side of the street. The property is proposed, therefore landscaping is assumed to be at minimal, graded around the front and rear of the huse. There will be a paved driveway leading to the garage. There are no negative factors known.

<b>DESCRIPTION OF THE IMPROVEMENTS</b>	<b>General Description</b>		<b>Exterior Description</b>		<b>Foundation</b>		<b>Basement</b>		<b>Heating</b>	
	# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	Poured Conc/Gd	Slab	None	Area Sq. Ft.	982	Type	FHW or FHA
	# of Stories	2	Exterior Walls	Clapboard/New	Crawl Space	None	% Finished	0	Fuel	Oil or Gas
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Asph Shingles/G	Basement	Full Basement	Ceiling	Joists	<b>Cooling</b>	
	Design (Style)	Garrison Colonial	Gutters & Dwnspts.	Unknown	Sump Pump	<input type="checkbox"/> Unknown	Walls	Concrete/Gd	Central	Yes
	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	Double Hung/Gd	Dampness	<input type="checkbox"/> Unknown	Floor	Concrete/Gd	Other	
	Actual Age (Yrs.)	0	Storm/Screens	Yes	Settlement	None Known	Outside Entry	None		
	Effective Age (Yrs.)	0			Infestation	None Known				
	<b>Interior Description</b>		<b>Appliances</b>		<b>Attic</b> <input type="checkbox"/> None		<b>Amenities</b>		<b>Car Storage</b> <input type="checkbox"/> None	
	Floors	Hardwood, Carpet/Gd	Refrigerator	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	1	Woodstove(s) #	0
Walls	Sheetrock/Good	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Deck		Garage # of cars ( Tot.)		
Trim/Finish	Painted Trim/Good	Disposal	<input type="checkbox"/>	Scuttle	<input checked="" type="checkbox"/>	Deck		Attach. <input checked="" type="checkbox"/> 2 Cars		
Bath Floor	Tile/Good	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch		Detach. <input type="checkbox"/>		
Bath Wainscot	Tile & Fiberglass/Gd	Fan/Hood	<input type="checkbox"/>	Floor	<input type="checkbox"/>	Fence		Blt.-In <input type="checkbox"/>		
Doors	Solid Doors/Good	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool		Carport <input type="checkbox"/>		
		Washer/Dryer	<input checked="" type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway <input checked="" type="checkbox"/> 4+ Cars		
								Surface	Paved	

Finished area above grade contains: 7 Rooms 3/4 Bedrooms 2.1 Bath(s) 2,328 Square Feet of Gross Living Area Above Grade

Additional features: 2 Car Garage, Deck, Full Basement, Fireplaces

Describe the condition of the property (including physical, functional and external obsolescence): The subject is proposed. The information is taken from the last field card. The appraiser does not have any plans or specs, therefore the assumption is builder grade quality with original features replaced. The last house lacked central ac, however your appraiser is assuming ac will be added as it would be highly unlikely for a new house to be built here without central air.

# RESIDENTIAL APPRAISAL REPORT

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): Deed is attached

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	Information is self-explanatory.
Date: 6-14-16		
Price: \$283,575		
Source(s): Book 35000 Page 191		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	104 King George Dr Boxford, MA 01921-1747	9 King Richard Dr Boxford, MA 01921-1713			80 King George Dr Boxford, MA 01921-1733			19 King George Dr Boxford, MA 01921-1707		
Proximity to Subject		0.31 miles S			0.20 miles SE			0.61 miles S		
Sale Price	\$	\$ 625,000			\$ 768,000			\$ 775,000		
Sale Price/GLA	\$ /sq.ft.	\$ 301.79 /sq.ft.			\$ 324.32 /sq.ft.			\$ 299.92 /sq.ft.		
Data Source(s)	Inspection	MLS, List \$549,999, DOM 17			MLS, List \$720,000, DOM 18			MLS, List \$775,000, DOM 16		
Verification Source(s)		FCard, Ext Insp, AV\$429,700			FCard, Ext Insp, AV\$540,600			FCard, Ext Insp, AV\$515,800		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		None Reported Conv Financing			None Reported Conv Financing			None Reported Conv Financing		
Date of Sale/Time	DOI 9-16-21	4-16-21 CL			5-28-21 CL			7-30-21 CL		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Good/Subdivision	Good/Subdivision			Good/Subdivision			Good/Subdivision		
Site	2 Acres	1.16 Acres			1.45 Acres			2 Acres		
View	Neighborhood	Neighborhood			Neighborhood			Neighborhood		
Design (Style)	Garrison Colonial	Garrison Colonial			Garrison Colonial			Colonial		
Quality of Construction	Good	Good			Good			Superior -25,000		
Age	Built 2021/0	B:1962/59 +10,000			B:1965/56 +10,000			B:1967/54 +10,000		
Condition	Good	Inferior +15,000			Good			Good		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	7 3/4 2.1	8 4 2.1			9 4 2.1			9 4 2.1		
Gross Living Area	2,328 sq.ft.	2,071 sq.ft. +9,000			2,368 sq.ft. -1,400			2,584 sq.ft. -9,000		
Basement & Finished Rooms Below Grade	Full Basement Unfinished	Full Basement Family Room -10,000			Full Basement 2 Rooms, Bath -30,000			Full Basement Unfinished		
Functional Utility	Adequate	Adequate			Adequate			Adequate		
Heating/Cooling	FHW/Oil/AC	FHW/Gas/None +5,000			FHW/Gas/None +5,000			FHW/Gas/AC		
Energy Efficient Items	None Reported	None Reported			None Reported			None Reported		
Garage/Carport	2 Car Attached	2 Car Attached			2 Car Attached			2 Car Attached		
Porch/Patio/Deck	Deck	Enclosed Porch -10,000			Scr Porch, Porch -10,000			Deck		
Kitchen & Bathrooms	New-Granite	Inf Kit & Baths +25,000			Custom Kit/Super -10,000			Cust Kit & Baths -25,000		
Amenities/Other	2 Fireplace	2 Fireplaces			3 Fireplaces			2 Fireplaces		
Last Sale History	\$283,575 6-14-16	\$490,000 11-20-18			\$517,500 4-29-11			\$465,000 12-18-09		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 44,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -36,400			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -49,000		
Adjusted Sale Price of Comparables		\$ 669,000			\$ 731,600			\$ 726,000		

Summary of Sales Comparison Approach **Due to the scarcity of new construction sales and listings in Boxford, your appraiser included neighborhood sales and listings as comparables. The sales included have the most similar overall appeal and are the best indicators of value. New construction sees a premium in the marketplace under normal circumstances, however in the current market, a new construction house could sell well over the market value supported by the comparables. All comparables are adjusted for older age differences. Comparable #3 is adjusted for superior quality as there are many renovations per MLS. GLA \$35/sf, \$10000/Basement Room, \$5000/AC. See comparables 4 and 5 as support. Based on the information & assumptions, your appraiser has chosen the middle of the range.**

Indicated Value by Sales Comparison Approach \$ 700,000



# RESIDENTIAL APPRAISAL REPORT

**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): There are no good comparable sales.  
Value is based on knowledge of the area and appraiser files. The land to value ratio exceeds 30% which is common for the area. Your appraiser is estimating a value based on knowledge of the area. See addenda pages with land listings and sales in Boxford.  
Assessors Land Value: \$270,900

<b>COST APPROACH</b>	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE .....		= \$	300,000
	Source of cost data: Office Files and Builder Contracts	DWELLING	2,328 Sq.Ft. @ \$	175.00	= \$ 407,400
	Quality rating from cost service: Good Effective date of cost data: Sept 2021	Bsmt	982 Sq.Ft. @ \$		= \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.): Total GLA 2328 sf, See attached sketch pages. Replacement costs are based on the Marshall and Swift Cost handbook as well as supported by local builders costs for the area. The physical depreciation is not applicable as the subject is new construction. There is no functional or external depreciation known.		Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
		Garage/Carport	Sq.Ft. @ \$		= \$
		Total Estimate of Cost-New			= \$ 407,400
		Less Physical	Functional	External	
	Depreciation			= \$( )	

Estimated Remaining Economic Life (if required): 60 Years **INDICATED VALUE BY COST APPROACH** = \$ 707,400

**INCOME APPROACH TO VALUE (if developed)**  The Income Approach was not developed for this appraisal.

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

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.

Legal Name of Project:  
Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$ 700,000 Cost Approach (if developed) \$ 707,400 Income Approach (if developed) \$

Final Reconciliation The Sales Comparison Approach and Cost Approach indicate a range from \$700,000 to \$707,400. The Income Approach is not considered applicable as single family properties are not generally purchased for rental income. See the attached addenda with scope and disclosure. The indicated marketing and exposure time is within 3 months.

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,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Subject to completion per plans and specifications. This is a hypothetical market value as the subject is proposed.

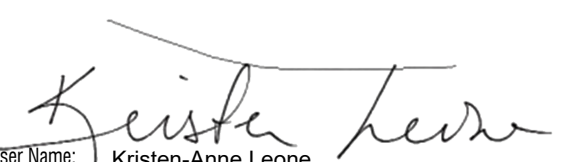
This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 700,000 , as of: 09/16/2021 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 29 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

- Attached Exhibits:
- Scope of Work
  - Limiting Cond./Certifications
  - Narrative Addendum
  - Photograph Addenda
  - Sketch Addendum
  - Map Addenda
  - Additional Sales
  - Cost Addendum
  - Flood Addendum
  - Manuf. House Addendum
  - Hypothetical Conditions
  - Extraordinary Assumptions
  - Extraordinary Assumptions
  - 
  -

Client Contact: Attorney Adam J. Brodsky, Esq Client Name: Attorney Adam J. Brodsky, Esq  
E-Mail: abrodsky@dtm-law.com Address: 175 Derby Street, Suite 30, Hingham, MA 02043

<b>SIGNATURES</b>	APPRaiser	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
		
	Appraiser Name: Kristen-Anne Leone	Supervisory or Co-Appraiser Name: _____
	Company: Property North Appraisals, Inc	Company: _____
	Phone: (978) 521-6900 Fax: (978) 945-1062	Phone: _____ Fax: _____
	E-Mail: PropertyNorthAppraisals@Gmail.com	E-Mail: _____
	Date of Report (Signature): 09/29/2021	Date of Report (Signature): _____
	License or Certification #: CG#1291 State: MA	License or Certification #: _____ State: _____
	Designation:	Designation: _____
	Expiration Date of License or Certification: 09/23/2023	Expiration Date of License or Certification: _____
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: 09/16/2021	Date of Inspection: _____	



# ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	104 King George Dr Boxford, MA 01921-1747	116 Great Pond Dr Boxford, MA 01921-1641		42 Woodcrest Rd Boxford, MA 01921-1744			
Proximity to Subject		0.40 miles W		0.74 miles SW			
Sale Price	\$	\$ 745,000		\$ 775,000		\$	
Sale Price/GLA	\$ /sq.ft.	\$ 194.01 /sq.ft.		\$ 313.64 /sq.ft.		\$ /sq.ft.	
Data Source(s)	Inspection	MLS, List \$825,000, DOM 29		MLS, List \$775,000, DOM 50			
Verification Source(s)		FCard, Ext Insp, AV\$705,600		FCard, Ext Insp, AV\$610,200			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		None Reported Conv Financing		Active Listing Under Agreement			
Date of Sale/Time	DOI 9-16-21	2-5-21 CL		9-1-21 UA			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Good/Subdivision	Busier Street +15,000		Good/Subdivision			
Site	2 Acres	2.6 Acres 0		2.04 Acres 0			
View	Neighborhood	Neighborhood		Neighborhood			
Design (Style)	Garrison Colonial	Colonial		Colonial			
Quality of Construction	Good	Good		Sup/Post & Beam -15,000			
Age	Built 2021/0	B:1978/43 +10,000		B:1961/60 +10,000			
Condition	Good	Good		Good			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3/4 2.1	10 4 3	-5,000	11 4 3	-5,000		
Gross Living Area	2,328 sq.ft.	3,840 sq.ft.	-52,900	2,471 sq.ft.	-5,000	sq.ft.	
Basement & Finished Rooms Below Grade	Full Basement Unfinished	Full Basement Unfinished		Full Basement Unfinished			
Functional Utility	Adequate	Adequate		Adequate			
Heating/Cooling	FHW/Oil/AC	FHW/Oil/None +5,000		FHW/Gas/None +5,000			
Energy Efficient Items	None Reported	None Reported		None Reported			
Garage/Carport	2 Car Attached	3 Car Attached -10,000		3 Car Detached -10,000			
Porch/Patio/Deck	Deck	Porch		Deck, Encl Porch -15,000			
Kitchen & Bathrooms	New-Granite	Modern Kit & Bath 0		Cust Kit & Baths -25,000			
Amenities/Other	2 Fireplace	4 Fireplaces 0		3 Fireplaces 0			
				Sports Court/Rink -20,000			
Last Sale History	\$283,575 6-14-16	\$1.00 7-31-96		\$543,000 8-3-12			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -37,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -80,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables			\$ 707,100		\$ 695,000		\$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach      Comparables 4 and 5 are included as support for the neighborhood. Sale #4 is adjusted for a busier street. Sale #5 is adjusted for its superior quality as this is a post and beam house. All other adjustments are the same as sales 1 through 3.

## Supplemental Addendum

File No. 210112

Owner	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

### SUMMARY APPRAISAL REPORT

#### MARKET VALUE DEFINITION:

The words "Opinion of Value" supersede the words "Estimate of Value" throughout this report.

#### SCOPE: EXTENT OF THE APPRAISAL REPORT PROCESS:

Per the clients request, your appraiser will provide a summary appraisal report which estimates the market value of the subject property as defined herein. Your appraiser has followed developmental requirements as outlined within Standard 1 (Standard Rule 1-2) of the Uniform Standards of Professional Appraisal Practice (USPAP). In preparing the report, your appraiser has followed requirements within Standard 2 (Standard Rule 2-2) departing from Standard Rule # (1-4c Income Approach). The function of the appraisal report is to assist the client, and their assignees in evaluating the market value of the subject property for mortgage purposes, not excluding the removal of Private Mortgage Insurance (PMI). Although the borrower will most likely receive a copy of this appraisal report, they are not considered an intended user of this report. Any questions the borrower or third parties have regarding the content of this appraisal must be directed to the client who ordered this report. This report has been requested to aid in a federally related transaction.

Pursuant to your request, I have made an interior and exterior inspection of the subject.

In determining the current Market Value of the subject property, I may have used the following sources:

- 1) Transfer Directories
- 2) MLS Listing Information
- 3) MLS Sales Information
- 4) Assessors Records, (Field Cards and Maps)
- 5) Broker Conversations
- 6) Builder Conversations
- 7) Office Files, Appraisal Reports
- 8) Exterior Inspection of Comparable Sales
- 9) Interior Inspection of Comparable Sales

I have researched sales and listings within the town. All sales have been researched through MLS, assessors records and an exterior inspection. The sales used are considered the best available.

#### SCOPE OF WORK RULE:

The appraiser must properly identify the problem to be solved in order to determine the appropriate scope of work. The appraiser must be prepared to demonstrate that the scope of work is sufficient to produce credible assignment results.

#### DEPARTURES:

The Income Approach has not been included in this report as the subject is a single family which is generally not purchased for income potential.

#### SIGNATURE DISCLOSURE:

A signature is a personalized evidence indicating authentication of the work performed by the appraiser and the acceptance for content, analysis and the conclusions in the report. This report has been signed by a digital signature as indicated under the signature disclosure.

#### COMPETENCY PROVISION:

I, Kristen Leone, Real Property Appraiser for Property North Appraisals, Inc located in Haverhill, Massachusetts am competent to provide the client with the summary appraisal report as requested. I have completed all requirements including classroom hours and educational requirements to keep my license active and current by the States of Massachusetts and New Hampshire. I have been working full time since 1985. I have been a co-owner of Property North Appraisals, Inc since it's establishment in 1989.

#### CERTIFICATION:

The reported analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraiser Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by it's dully authorized representatives.

#### EXPOSURE TIME:

The exposure time is based on your appraiser's knowledge of the area and MLS information: under 3 months due to the limited inventory.

The appraisal was prepared in accordance with the requirements of title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C. 3331et seq.), and any implementing regulations"

## MLS: Neighborhood Sales and Listings

Owner	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

Property Type(s): **SF, CC, MF, LD**

Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD** Price:

Timeframe: **TODAY - 12 MONTHS**

Towns: **Boxford, MA**

Advanced Criteria: **Street #: 104; Street Name(s): King George Dr; Zip Code(s): 01921; Zip Code Radius: 0.75 mile(s);**

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events	Bedrooms	Living Area SqFt	Settled/Sale Date
<b>Single Family Listings</b>											
72718241	SLD	12 Stage Coach Rd	Boxford, MA : East Boxford	7 room, 3 bed, 1f 1h bath Ranch	28	\$499,900	\$510,000	x34	3	1,406	11/13/2020
72783485	SLD	9 King Richard Drive	Boxford, MA	9 room, 4 bed, 2f 1h bath Colonial	17	\$549,999	\$625,000	x26	4	2,071	04/16/2021
72725735	SLD	152 Killam Hill Rd	Boxford, MA : East Boxford	8 room, 4 bed, 2f 1h bath Colonial	11	\$689,000	\$694,900	x28	4	2,072	10/30/2020
72799761	SLD	80 King George Dr	Boxford, MA : East Boxford	9 room, 4 bed, 3f 1h bath Colonial	18	\$729,900	\$768,000	x34	4	2,368	05/26/2021
72856852	UAG	167 Killam Hill Rd	Boxford, MA	10 room, 3 bed, 3f 0h bath Contemporary	82	\$750,000		x40	3	3,872	
72849970	SLD	19 King George Drive	Boxford, MA	9 room, 4 bed, 2f 1h bath Colonial	16	\$775,000	\$775,000	x40	4	2,584	07/30/2021
72759886	SLD	116 Great Pond Dr	Boxford, MA : East Boxford	10 room, 4 bed, 3f 0h bath Colonial	29	\$825,000	\$745,000	x42	4	3,840	02/05/2021
72809030	SLD	77 Killam Hill Rd	Boxford, MA	9 room, 4 bed, 4f 0h bath Cape	14	\$929,000	\$1,000,000	x25	4	3,718	06/04/2021
72827013	SLD	107 Great Pond Drive	Boxford, MA : East Boxford	11 room, 4 bed, 4f 1h bath Colonial	6	\$974,500	\$1,082,000	x42	4	4,274	06/25/2021
<b>Single Family Listings: 9</b> Avg. Liv. Area SqFt: 2911.67 Avg. List \$: \$746,922 Avg. List \$/SqFt: \$272 Avg. DOM: 24.56 Avg. DTO: 16 Avg. Sale \$: \$774,988 Avg. Sale \$/SqFt: \$293											

**Land Listings**

72859827	ACT	170 Killam Hill Rd	Boxford, MA	4.18 Residential acres (182,080 SqFt)	86	\$398,000		x7			
----------	-----	--------------------	-------------	---------------------------------------	----	-----------	--	----	--	--	--

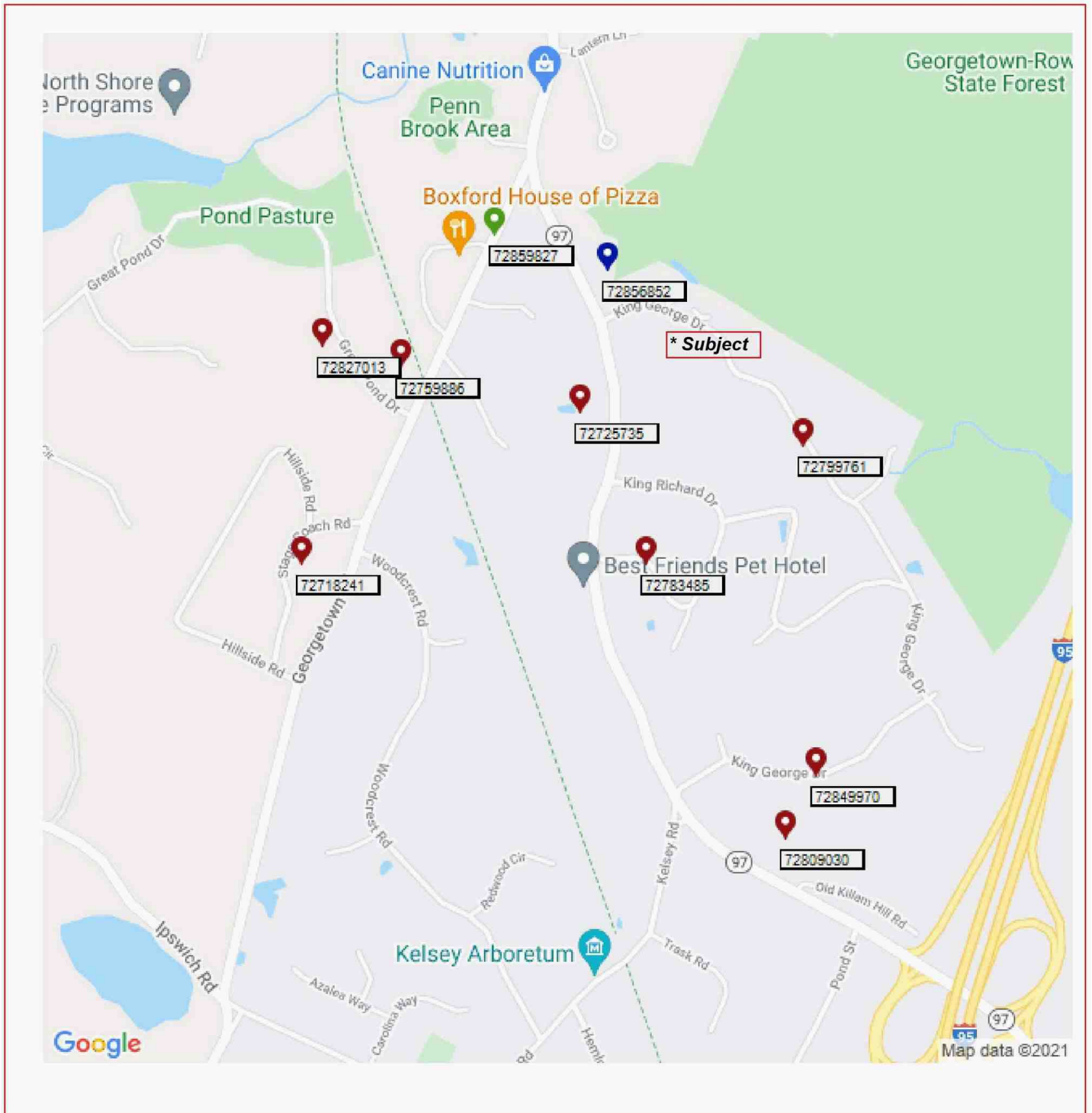
**Land Listings: 1** Avg. List \$: \$398,000 Avg. DOM: 86

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.



## MLS: Neighborhood Sales and Listings, map

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



## MLS: Boxford Land Sales & Listings 12 months, page 1 of 2

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			

Property Type(s): **LD**  
 Status: **NEW, ACT, PCG, BOM, EXT, RAC, CTG, UAG, SLD** Price:  
 Timeframe: **TODAY - 12 MONTHS**  
 Towns: **Boxford, MA**

### Land Listings



**MLS #: 72581848** **Status:** SLD

38-A Pinehurst Dr  
 Boxford, MA: East Boxford 01921

**DOM:** 495 **DTO:** 485 **List Price:** \$495,000


**Sale Price:** \$490,000  
**Sold Date:** 03/19/2021  
**Off Mkt:** 02/24/2021

**List Date:** 10/18/2019  
**Taxes:** 2019 \$4,555  
**Assessed:** \$279,800

<b>Type:</b> Residential	<b>Zoning:</b> Single Family	<b>Acres:</b> 6.9 (300,564 SqFt)	<b>Water:</b> Private
<b>Electric:</b> At Street	<b>Gas:</b> At Street	<b>Sewer:</b> Private	<b>HOA:</b> No

**Doc on Hand:** Legal Description, Perc Test, Septic Design  
**Land Descr.:** Level

**Remarks:** Just under 7 acre parcel in desirable East Boxford, 1/4 mile from Rt 95. This lot is perfect for someone looking for one of the highest and driest lots in the entire town of Boxford. Gas, electric and cable at property line with the majority of the site work in place and ready to build on. Approved septic plan and no conservation commission permit necessary, so the lot is ready to build a 3,4 or 5 bedroom home. There is no builder tie-in.



**MLS #: 72690466** **Status:** SLD

18 Haynes Rd L:1  
 Boxford, MA: East Boxford 01921

**DOM:** 142 **DTO:** 142 **List Price:** \$565,000

**Sale Price:** \$545,000  
**Sold Date:** 12/28/2020  
**Off Mkt:** 12/02/2020

**List Date:** 07/13/2020  
**Taxes:** 2020 \$5,714  
**Assessed:** \$353,400

<b>Type:</b> Residential	<b>Zoning:</b> Single Family	<b>Acres:</b> 2.13 (92,783 SqFt)	<b>Water:</b> Private
<b>Electric:</b> At Street	<b>Gas:</b> At Street	<b>Sewer:</b> Private	<b>HOA:</b>

**Doc on Hand:**  
**Land Descr.:** Level

**Remarks:** This is the spot! Build your dream home in one of Boxford's most desirable and established neighborhoods. Located at the end of the cul-de-sac this private lot is ready for your fabulous home. Drilled well in place and an approved 5 bedroom septic plan. No Builder tie in. This lot won't last long and is a must see.



**MLS #: 72792631** **Status:** ACT

Lot 20B Wildmeadow Rd  
 Boxford, MA 01921

**DOM:** 196 **List Price:** \$192,900

**List Date:** 03/03/2021  
**Taxes:** 2020 \$3,908.29  
**Assessed:** \$241,700

<b>Type:</b> Residential	<b>Zoning:</b> Single Family	<b>Acres:</b> 6.27 (273,121 SqFt)	<b>Water:</b> Other (See Remarks)
<b>Electric:</b> At Street	<b>Gas:</b> None	<b>Sewer:</b> Other (See Remarks)	<b>HOA:</b> No

**Doc on Hand:** Topographical Map  
**Land Descr.:** Elevated, Wetlands, Sloping, Wooded, Stream, Irregular Lot, Scenic View(s)

**Remarks:** This 6.27 acre parcel is described as buildable by the Town of Boxford. Located on a scenic back road, not far from Rte #95, you've found your opportunity to purchase 6+ acres with stunning sunset views atop this very steep sloping, raw parcel. Some wetlands exist. Buyer to be responsible for any and all costs to permit. Sold as is, no representations implied or expressed by List Agent or Seller. Prior approvals to build 6 bedroom home have expired. Prior approved plan/topo map in hand for reference. Do not walk land without permission, NO TRESPASSING.



**MLS #: 72833099** **Status:** ACT

534 Ipswich Road  
 Boxford, MA: West Boxford 01921

**DOM:** 134 **List Price:** \$499,900

**List Date:** 05/18/2021  
**Taxes:** 2021 \$4,561  
**Assessed:** \$284,900

<b>Type:</b> Residential	<b>Zoning:</b> Single Family	<b>Acres:</b> 6 (261,360 SqFt)	<b>Water:</b> Private
<b>Electric:</b> Nearby	<b>Gas:</b> None	<b>Sewer:</b> Private	<b>HOA:</b>

**Doc on Hand:**  
**Land Descr.:** Rolling, Wooded, Gentle Slope

**Remarks:** Fantastic 6 acres in bucolic Boxford! Are you looking for privacy? This lot provides a superb sunny location (ideal for solar), set back from the street and bordered by 71 acres of farmland on one side and 41 acres on the other. The lot sits up and is wooded with a nice flat area perfect for your dream home! Lovely, original fieldstone rock wall running along the entire side of the property. Located near the North Andover line. Lot had a successful perc test in 1983, a current one is in progress.

## MLS: Boxford Land Sales & Listings & Map 12 months, page 2 of 2

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



x17

**MLS #: 72856105**  
 0 Holmes Rd  
 Boxford, MA 01921  
**DOM:** 63

**Status:** EXT

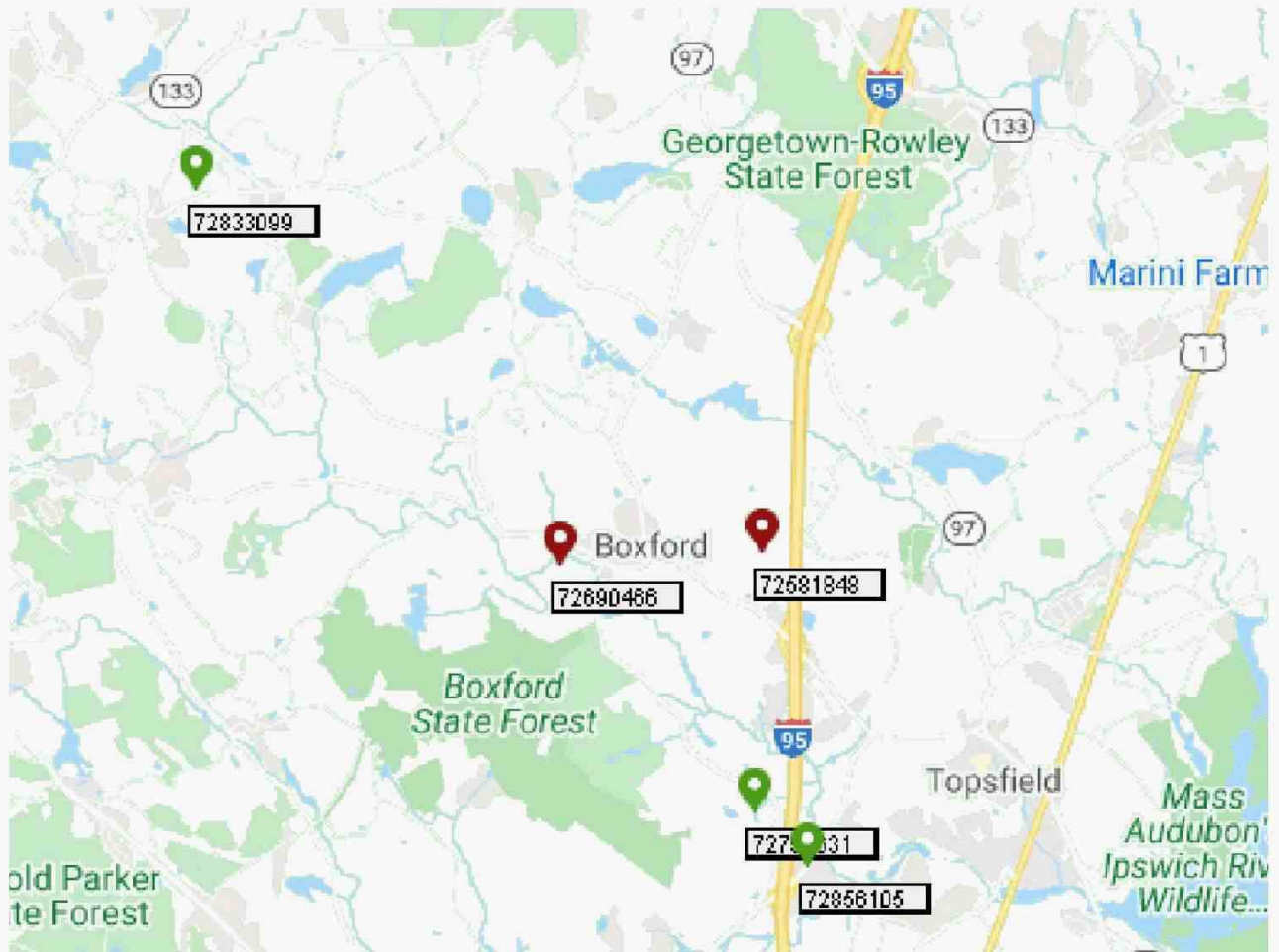
**List Price:** \$389,000  
**List Date:** 06/24/2021  
**Taxes:** 2021 \$4,561  
**Assessed:** \$284,900

<b>Type:</b> Residential	<b>Zoning:</b> Single Family	<b>Acres:</b> 2.05 (89,298 SqFt)	<b>Water:</b> Private
<b>Electric:</b> Other (See Remarks)	<b>Gas:</b> Other (See Remarks)	<b>Sewer:</b> Private	<b>HOA:</b> No
<b>Doc on Hand:</b>			
<b>Land Descr.:</b> Level, Wetlands, Wooded			

**Remarks:** Location! location! Location! This is the spot! Build your dream home in one of Boxford's most desirable and established neighborhoods. This 2 acre, level lot is located in East Boxford, minutes to Route 95, where you can easily head to the beaches or the mountains. Boxford is an upscale suburb, located 25 miles north of Boston, known for its excellent school system, many scenic hiking trails, numerous ponds and amazing wildlife. Ideal for a homeowner wanting to build a custom home, with all the amenities, while controlling the entire building process. No builder tie-in.

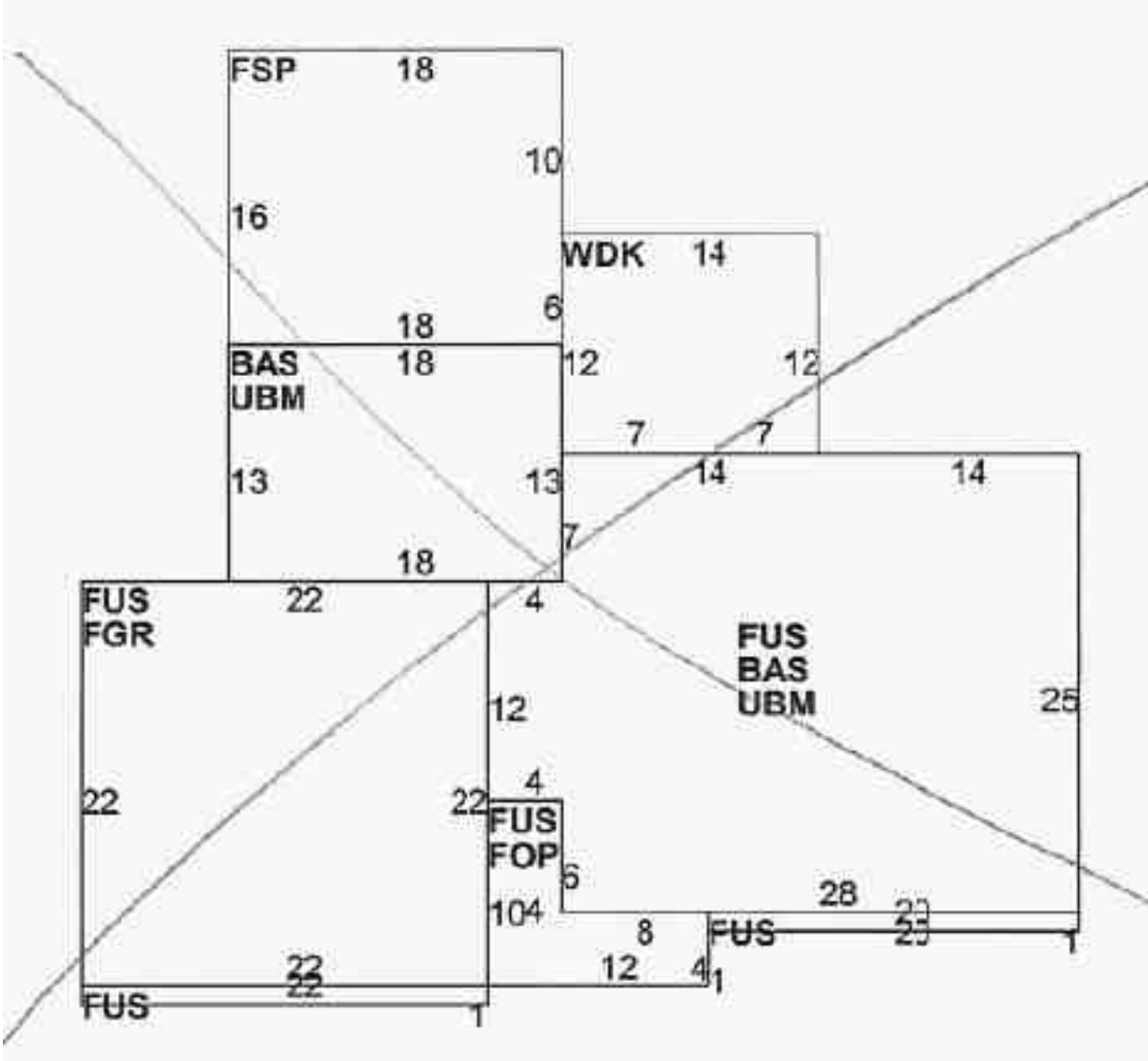
**Land Listings:** 5 **Avg. List \$:** \$428,360 **Avg. DOM:** 206 **Avg. DTO:** 313.5 **Avg. Sale \$:** \$517,500

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content © MLS Property Information Network, Inc.



## Building Sketch

Owner	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County Essex	State MA	Zip Code 01921-1747	
Lender/Client	Attorney Adam J. Brodsky, Esq				



<i>BUILDING SUB-AREA SUMMARY SECTION</i>						
<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	982	982	982	101.64	99,810
FGR	Garage, Finished	0	484	145	30.45	14,738
FOP	Porch, Open, Finished	0	72	43	60.70	4,371
FSP	Porch, Screen, Finished	0	288	72	25.41	7,318
FUS	Upper Story, Finished	1,346	1,346	1,346	101.64	136,807
UBM	Basement, Unfinished	0	982	196	20.29	19,921
WDK	Deck, Wood	0	168	22	13.31	2,236
<i>Ttl. Gross Liv/Lease Area:</i>		2,328	4,322	2,806		285,202

TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

## MLS: Last MLS Listing

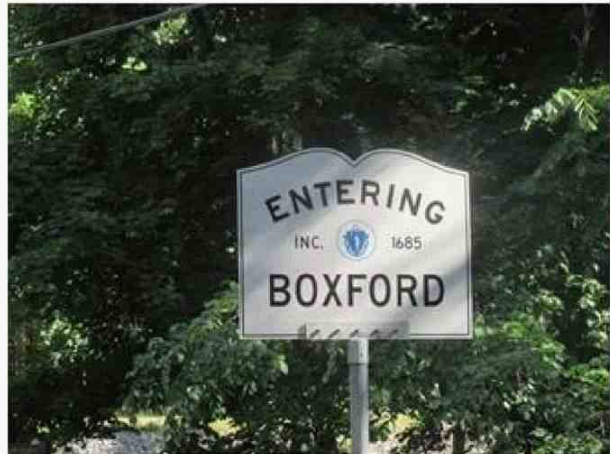
Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			

**104 King George Dr  
Boxford, MA 01921-1747  
Land**

MLS #: **72688447**                      Status: **Temporarily Withdrawn**  
 List Price: **\$299,999**  
 List Date: **7/9/2020**  
 Area: **East Boxford**                      Off Market Date: **4/1/2021**  
 Days on Market (Total): **266**              Days on Market (Office): **266**

**Property Features**

# Lots Apprvd: <b>1</b>	Type: <b>Residential</b>
Street Frontage:	Apprx Lot Size: <b>87,120 Sq. Ft.</b>
HOA:	Total Approx. Acres: <b>2</b>
Assoc Req:	Cultivation Acres:
HOA Fee:	Pasture Acres:
Cable Avail.: <b>No</b>	Timber Acres:



**Features & Other Information**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Gas: On-Site**

**Path**

Beach Description:  
 Beach Ownership:  
 Beach - Miles to:

Improvements:  
 Land Description: **Level, Cleared**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Sewer Utilities: **Private, On-Site, Other (See Remarks)**  
 Water Utilities: **Private, On-Site, At Street**  
 Waterfront:  
 Short Sale w/Lndr.App.Req: **No**  
 Lender Owned: **No**

Documents:  
 Electric: **On-Site**  
 Water View:  
 Exclusions:  
 Zone Usage: **Single Family**

**Remarks**

**Location! location! Location in desirable King Forest section of a quiet residential neighborhood and set back from the road in one of the most desirable areas in the North Shore of a rural town with almost no commercial development in East Boxford. Privacy, 2 Acres (87120 sq.ft.) Residential Development Land for a single family on 1 house lot in Essex County. Wonderful opportunity to build your dream home and live in Boxford, The land sets off the road for maximum privacy. Level lot with underground electrical, water and gas connections on site. Septic system on site. There was a 2300 sq ft. Colonial was built on this lot and foundation is on the land. Located close to Rte 95. Heavenly Forested with many scenic hiking trails, numerous lakes, ponds and wildlife. Boxford is a small community and has less than 9000 pp in whole town. Close to Salisbury Beach. 20 minutes to beach.**

**Tax Information**

**2020 Taxes: \$4,380    Assessment: \$270,900                      Cert: 00000000292    Zoning Code: RS-10**  
 Pin #: **M:016 B:001 L:013**                      Map:    Block:    Lot:    Book: **35000**    Page: **191**

**Compensation**

Sub-Agent: **1**                                      Buyer Agent: **2**                                      Facilitator: **1**  
 Compensation Based On: **Net Sale Price**

**Listing Information**

Directions: **King Forest location GPS**  
 Listing Agreement Type: **Exclusive Right to Sell**    Entry Only: **No**                      Original Price: **\$299,999**  
 Showing: Sub-Agent: **Call List Agent, Appointment Required,**  
 Showing: Buyer-Agent: **Call List Agent, Appointment Required,**  
 Showing: Facilitator: **Call List Agent, Appointment Required,**  
 Special Showing Instructions: **Karynsue Accompanied Showings (508)-410-8464**

Firm Remarks: **Buyer responsible for all zoning and permitting for building a single family. Buyer responsible for due diligence on foundation. Lot cannot be subdivided-zoned for single family one house lot. Property being sold " AS IS."**

Disclosures:  
 Listing Office: **Park Place Realty Enterprises** (508) 450-0030                      Listing Agent: **Karynsue Marchione-Reilly** (508) 410-8464

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2021 MLS Property Information Network, Inc.

# Assessors Field Card, page 1

Owner	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

104 KING GEORGE DRIVE LLC  370 MAIN ST SUITE 1100  WORCESTER MA 01608	SUPPLEMENTAL DATA Alt Prcl ID 160113-000122-60 Account # Use Chang Lot Split Sale Quest Cons. Rest  GIS ID M_242410_938508	RES LAND  1300  270,900  270,900	104  BOXFORD, MA  <b>VISIO</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">RECORD OF OWNERSHIP</th> <th>BK-VOL/PAGE</th> <th>SALE DATE</th> <th>QU</th> <th>VI</th> <th>SALE PRICE</th> <th>VC</th> </tr> </thead> <tbody> <tr> <td>104 KING GEORGE DRIVE LLC</td> <td>35000</td> <td>0191</td> <td>06-14-2016</td> <td>U</td> <td>I</td> <td>283,575</td> <td>1U</td> </tr> <tr> <td>CHAMPION CONTRACTORS INC</td> <td>32504</td> <td>0487</td> <td>05-28-2013</td> <td>U</td> <td>I</td> <td>225,000</td> <td>1U</td> </tr> <tr> <td>104 KING GEORGE DRIVE, LLC</td> <td>26833</td> <td>0165</td> <td>05-14-2007</td> <td>U</td> <td>I</td> <td>270,000</td> <td>1L</td> </tr> <tr> <td>LATORELLA JON R</td> <td>21655</td> <td>0163</td> <td>08-29-2003</td> <td>U</td> <td>I</td> <td>1</td> <td>1H</td> </tr> <tr> <td>LATORELLA JON R</td> <td>0412</td> <td>3677</td> <td>08-29-2003</td> <td>U</td> <td>I</td> <td>1</td> <td>1A</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td></td> <td></td> <td></td> <td></td> <td><b>270900</b></td> <td><b>Total</b></td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">EXEMPTIONS</th> <th>Code</th> <th>Description</th> <th>Amount</th> <th>Number</th> <th>Amount</th> <th>Comm Int</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>0.00</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">ASSESSING NEIGHBORHOOD</th> <th>Code</th> <th>Description</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Nbhd Name</td> <td>B</td> <td></td> <td>Tracing</td> <td></td> </tr> <tr> <td>Nbhd</td> <td>0001</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><b>NOTES</b></p> <p>HSE REMOVED-FOUNDATION LEFT EW5/07</p> <p>LISTED 6/26/08 \$339,900</p>	RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	104 KING GEORGE DRIVE LLC	35000	0191	06-14-2016	U	I	283,575	1U	CHAMPION CONTRACTORS INC	32504	0487	05-28-2013	U	I	225,000	1U	104 KING GEORGE DRIVE, LLC	26833	0165	05-14-2007	U	I	270,000	1L	LATORELLA JON R	21655	0163	08-29-2003	U	I	1	1H	LATORELLA JON R	0412	3677	08-29-2003	U	I	1	1A	<b>Total</b>						<b>270900</b>	<b>Total</b>	EXEMPTIONS		Code	Description	Amount	Number	Amount	Comm Int					0.00				ASSESSING NEIGHBORHOOD		Code	Description	Amount	Nbhd Name	B		Tracing		Nbhd	0001				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">PREVIOUS ASSESSMENTS (HISTORY)</th> <th>Year</th> <th>Code</th> <th>Assessed V</th> <th>Year</th> <th>Code</th> <th>Asses</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>2021</td> <td>1300</td> <td>270,900</td> <td>2019</td> <td>1300</td> <td>257</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td></td> <td></td> <td><b>270900</b></td> <td></td> <td></td> <td><b>Total</b></td> </tr> </tbody> </table> <p>This signature acknowledges a visit by a Data Collector or Assessor</p>	PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Asses			2021	1300	270,900	2019	1300	257	<b>Total</b>				<b>270900</b>			<b>Total</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">APPRAISED VALUE SUMMARY</th> <th>Appraised Bldg. Value (Car)</th> <th>Appraised Xf (B) Value (Bldg)</th> <th>Appraised Ob (B) Value (Bldg)</th> <th>Appraised Land Value (Bldg)</th> <th>Special Land Value</th> <th>Total Appraised Parcel Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>270,900</td> </tr> </tbody> </table>	APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Car)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value								270,900
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC																																																																																																																														
104 KING GEORGE DRIVE LLC	35000	0191	06-14-2016	U	I	283,575	1U																																																																																																																														
CHAMPION CONTRACTORS INC	32504	0487	05-28-2013	U	I	225,000	1U																																																																																																																														
104 KING GEORGE DRIVE, LLC	26833	0165	05-14-2007	U	I	270,000	1L																																																																																																																														
LATORELLA JON R	21655	0163	08-29-2003	U	I	1	1H																																																																																																																														
LATORELLA JON R	0412	3677	08-29-2003	U	I	1	1A																																																																																																																														
<b>Total</b>						<b>270900</b>	<b>Total</b>																																																																																																																														
EXEMPTIONS		Code	Description	Amount	Number	Amount	Comm Int																																																																																																																														
				0.00																																																																																																																																	
ASSESSING NEIGHBORHOOD		Code	Description	Amount																																																																																																																																	
Nbhd Name	B		Tracing																																																																																																																																		
Nbhd	0001																																																																																																																																				
PREVIOUS ASSESSMENTS (HISTORY)		Year	Code	Assessed V	Year	Code	Asses																																																																																																																														
		2021	1300	270,900	2019	1300	257																																																																																																																														
<b>Total</b>				<b>270900</b>			<b>Total</b>																																																																																																																														
APPRAISED VALUE SUMMARY		Appraised Bldg. Value (Car)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value																																																																																																																														
							270,900																																																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">BUILDING PERMIT RECORD</th> <th>Permit Id</th> <th>Issue Date</th> <th>Type</th> <th>Description</th> <th>Amount</th> <th>Insp Date</th> <th>% Comp</th> <th>Date Comp</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>06-187</td> <td>09-20-2006</td> <td>DE</td> <td>Demolish</td> <td>5,000</td> <td>05-16-2007</td> <td>100</td> <td></td> <td></td> <td></td> <td>demo sid</td> </tr> </tbody> </table>		BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	06-187	09-20-2006	DE	Demolish	5,000	05-16-2007	100				demo sid	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">VISIT / CHANGE HISTORY</th> <th>Date</th> <th>Id</th> <th>Type</th> <th>Is</th> <th>Cd</th> <th>Purpost/Result</th> </tr> </thead> <tbody> <tr> <td>07-26-2012</td> <td>SS</td> <td></td> <td></td> <td></td> <td></td> <td>14</td> <td>Field review</td> </tr> <tr> <td>05-16-2007</td> <td>EW</td> <td></td> <td></td> <td></td> <td></td> <td>60</td> <td>Reinspect Needed</td> </tr> <tr> <td>06-28-2005</td> <td>MG</td> <td></td> <td></td> <td></td> <td></td> <td>12</td> <td>Callback letter sent</td> </tr> <tr> <td>05-26-2005</td> <td>MG</td> <td></td> <td></td> <td></td> <td></td> <td>01</td> <td>Measur+1Visit</td> </tr> <tr> <td>05-26-2005</td> <td>MG</td> <td></td> <td></td> <td></td> <td></td> <td>02</td> <td>Measur+2Visit - Info Ca</td> </tr> <tr> <td>09-12-1995</td> <td>RD</td> <td></td> <td></td> <td>X</td> <td></td> <td>00</td> <td>Measur+Listed</td> </tr> </tbody> </table>		VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result	07-26-2012	SS					14	Field review	05-16-2007	EW					60	Reinspect Needed	06-28-2005	MG					12	Callback letter sent	05-26-2005	MG					01	Measur+1Visit	05-26-2005	MG					02	Measur+2Visit - Info Ca	09-12-1995	RD			X		00	Measur+Listed																																																				
BUILDING PERMIT RECORD		Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments																																																																																																																											
06-187	09-20-2006	DE	Demolish	5,000	05-16-2007	100				demo sid																																																																																																																											
VISIT / CHANGE HISTORY		Date	Id	Type	Is	Cd	Purpost/Result																																																																																																																														
07-26-2012	SS					14	Field review																																																																																																																														
05-16-2007	EW					60	Reinspect Needed																																																																																																																														
06-28-2005	MG					12	Callback letter sent																																																																																																																														
05-26-2005	MG					01	Measur+1Visit																																																																																																																														
05-26-2005	MG					02	Measur+2Visit - Info Ca																																																																																																																														
09-12-1995	RD			X		00	Measur+Listed																																																																																																																														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">LAND LINE VALUATION SECTION</th> <th>Zone</th> <th>Description</th> <th>Land Units</th> <th>Unit Price</th> <th>In Factor</th> <th>Site Ind</th> <th>Ac Disc</th> <th>Cond.</th> <th>Nbhd.</th> <th>Nbhd. Adj</th> <th>Notes</th> <th>Spec Use</th> <th>Spec Calc</th> <th>Location</th> <th>Adj Unit P</th> <th>Land V</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1300</td> <td>RES DEVELOPA</td> <td>RA</td> <td>87,120</td> <td>SF</td> <td>3.11</td> <td>1.000000</td> <td>4</td> <td>1.00000</td> <td>1.00</td> <td>1.000</td> <td></td> <td></td> <td>0</td> <td>1.00000</td> <td>3.11</td> <td>27</td> </tr> <tr> <td colspan="2"><b>Total Card Land Units</b></td> <td></td> <td></td> <td></td> <td>2,000</td> <td>AC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>Total Land Value</b></td> <td>27</td> </tr> </tbody> </table>		LAND LINE VALUATION SECTION		Zone	Description	Land Units	Unit Price	In Factor	Site Ind	Ac Disc	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec Calc	Location	Adj Unit P	Land V	1	1300	RES DEVELOPA	RA	87,120	SF	3.11	1.000000	4	1.00000	1.00	1.000			0	1.00000	3.11	27	<b>Total Card Land Units</b>					2,000	AC											<b>Total Land Value</b>	27	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">TOTAL APPRAISED PARCEL VALUE</th> <th>Parcel Total Land Area</th> <th>2,000</th> <th>AC</th> <th>2,000</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		TOTAL APPRAISED PARCEL VALUE		Parcel Total Land Area	2,000	AC	2,000																																																																					
LAND LINE VALUATION SECTION		Zone	Description	Land Units	Unit Price	In Factor	Site Ind	Ac Disc	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec Calc	Location	Adj Unit P	Land V																																																																																																																				
1	1300	RES DEVELOPA	RA	87,120	SF	3.11	1.000000	4	1.00000	1.00	1.000			0	1.00000	3.11	27																																																																																																																				
<b>Total Card Land Units</b>					2,000	AC											<b>Total Land Value</b>	27																																																																																																																			
TOTAL APPRAISED PARCEL VALUE		Parcel Total Land Area	2,000	AC	2,000																																																																																																																																

**Assessors Field Card, page 2**

Owner	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County	Essex
Lender/Client	Attorney Adam J. Brodsky, Esq	State	MA
		Zip Code	01921-1747

104 KING GEORGE DRIVE LLC		RES LAND		270,900		270,900		270,900		104							
370 MAIN ST SUITE 1100		SUPPLEMENTAL DATA		1300		270,900		270,900		BOXFORD, MA							
WORCESTER MA 01608		All Prcld ID 160113-000122-60 Account # Use Chang Lot Split Sale Quest Cons. Rest GIS ID M_242410_938508 Assoc Pld#		Pond Affordable Historic Di New Lot In Law		Total 270,900		Total 270,900		<b>VISIO</b>							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
104 KING GEORGE DRIVE LLC	35000	0191	06-14-2016	U	I		283,575	1U	Year	Code	Assessed V	Year	Code	Asses			
CHAMPION CONTRACTORS INC	32504	0487	05-28-2013	U	I		225,000	1U	2021	1300	270,900	2019	1300	257			
104 KING GEORGE DRIVE, LLC	26833	0165	05-14-2007	U	I		270,000	1L									
LATORELLA JON R	21655	0163	08-29-2003	U	I		1	1H									
LATORELLA JON R	0412	3677	08-29-2003	U	I		1	1A									
EXEMPTIONS			OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY								
									Appraised Bldg. Value (Card)								
									Appraised Xf (B) Value (Bldg)								
									Appraised Ob (B) Value (Bldg)								
									Appraised Land Value (Bldg)								
									Special Land Value								
									Total Appraised Parcel Value								
									Valuation Method								
									Total Appraised Parcel Value								
									270,900								
BUILDING PERMIT RECORD			VISIT / CHANGE HISTORY														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result			
06-187	09-20-2006	DE	Demolish	5,000	05-16-2007	100		demo sid	07-26-2012	SS			14	Field review			
									05-16-2007	EW			60	Reinspect Needed			
									06-28-2005	MG			12	Callback letter sent			
									05-26-2005	MG			01	Measur+1Visit			
									05-26-2005	MG			02	Measur+2Visit - Info Ca			
									09-12-1995	RD	X		00	Measur+Listed			
LAND LINE VALUATION SECTION			Total Appraised Parcel Value														
B	Use Code	Description	Zone	Land Units	Unit Price	In Factor	Site Ind	Ac Disc	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec Calc	Location	Adj Unit P	Land V
1	1300	RES DEVELOPA	RA	87,120 SF	3.11	1.000000	4	1.00000	1.00		1.000			0	1.00000	3.11	27
Total Card Land Units				2,000	AC	Parcel Total Land Area		2,0000	Total Land Value		270,900						

## Field Card- Shows Original House Information

Owner	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County Essex	State MA	Zip Code 01921-1747	
Lender/Client	Attorney Adam J. Brodsky, Esq				

Property Location: 104 KING GEORGE DR      MAP ID: 16/ 01/ 13/ /      Bldg Name:      State Use: 1010  
 Vision ID: 858      Account #      Bldg #: 1 of 1      Sec #: 1 of 1      Card 1 of 1      Print Date: 05/16/2007 08:59

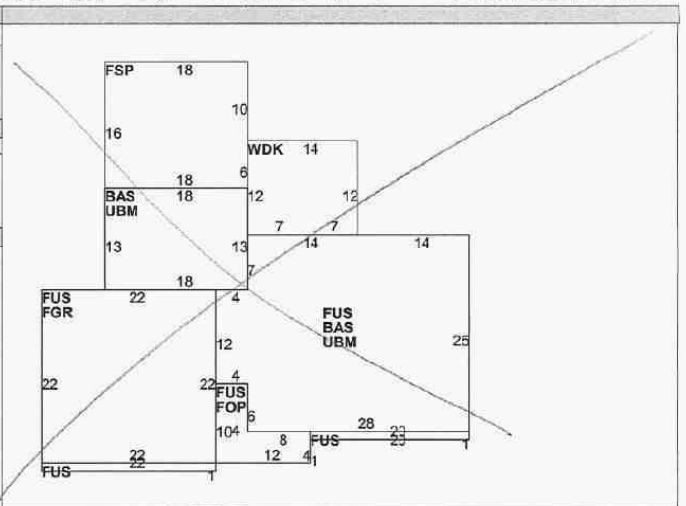
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd.	Description	Element	Cd.	Description
Style	03	Colonial			
Model	01	Residential			
Grade	04	Grade 4			
Stories	2	2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	19	Brick Veneer			
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms	7	7 Rooms			
Bath Style	02	Average			
Kitchen Style	02	Moder			

Foundation  
D.M.N.

MIXED USE		
Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION		
Adj. Base Rate:	101.64	
Section. RCN:	285,202	
Net Other Adj:	0.00	
Replace Cost:	285,202	
AYB	1964	
EYB	1972	
Dep Code	F	
Remodel Rating		
Year Remodeled		
Dep %	32	
Functional Obslnc	0	
External Obslnc	0	
Cost Trend Factor	1	
Condition	AP	
% Complete	10	
Overall % Cond	58	
Apprais Val	165,400	
Dep % Ovr	0	
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 Rr	Cnd	%Cnd	Appr Value
FPL3	2 STORY CHI			B	2	5,438.00	1972		1		100	6,300
FPO	EXTRA FPL O			B	1	1,175.00	1972		1		100	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undepec. Value
BAS	First Floor	982	982	982	101.64	99,810
FGR	Garage, Finished	0	484	145	30.45	14,738
FOP	Porch, Open, Finished	0	72	43	60.70	4,371
FSP	Porch, Screen, Finished	0	288	72	25.41	7,318
FUS	Upper Story, Finished	1,346	1,346	1,346	101.64	136,807
UBM	Basement, Unfinished	0	982	196	20.29	19,921
WDK	Deck, Wood	0	168	22	13.31	2,236
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,328</b>	<b>4,322</b>	<b>2,806</b>		<b>285,202</b>





Deed, page 1

Owner	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County	Essex
		State	MA
		Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq		

*Handwritten initials and number 2576*

572573 (89483+) Btoh:364779  
 Southern Essex District Registry  
 6/14/2016 02:00 PM DEED Pg: 1/3

SO. ESSEX #292 Bk:35000 Pg:191  
 06/14/2016 02:07 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
 Southern Essex District ROD  
 Date: 6/14/2016 02:00 PM  
 ID: 364779 Doc# 572573  
 Fee: \$1,295.04 Cons: \$283,574.88

DEED IN LIEU OF FORECLOSURE

**Champion Contractors, Inc.**, a corporation organized pursuant to the laws of the Commonwealth of Massachusetts with a principal place of business at 273 Weymouth Street, Rockland, Massachusetts 02370 for consideration paid of cancellation of debt in the amount of Two Hundred Eighty-Three Thousand Five Hundred Seventy-Four and 80/100 (\$283,574.80) Dollars

grants to **104 King George Drive, LLC**, a Massachusetts limited liability company having a place of business at 370 Main Street, Suite 1100, Worcester, MA 01608

*with quitclaim covenants,*

A certain parcel of land with the buildings thereon situated on King George Drive, Boxford, Essex County, Massachusetts, bounded and described as follows:

BEGINNING at a point on King George Drive at Lot 59, as shown on plan hereinafter referred to and running SOUTHEASTERLY by said King George Drive a distance of two hundred fifty and 19/100 (250.19) feet to Lot 61, as shown on said plan; thence turning and running S. 29° 29' 40" W. by said Lot 61, five hundred eight and 75/100 (508.75) feet to Lot 56, as shown on said plan; thence turning and running N. 15° 15' 21" W. by said Lot 57, as shown on said plan, two hundred forty-six and 63/100 (246.63) feet to Lot 59, as shown on said plan; thence turning and running N. 18° 30' 25" E. by said Lot 59, three hundred eighty-one and 95/100 (381.95) feet to said King George Drive and the point of beginning.

CONTAINING 2.0 acres of land according to said plan and being shown as Lot 60 on plan entitled "Plan of King's Forest, Section Two, Boxford, Massachusetts, March 26, 1960, Owner and Subdivider: Boxford Highlands, Inc., Engineer Raymond C. Pressey, Inc.", recorded with Essex South District Registry of Deeds, Book of Plans 94, Plan 84, said Lot 60 being shown as Sheet 1 of 4 on said plan.

A triangular portion of said Lot 60 is registered land and is shown as Lot 4 on plan numbered 29795-B drawn by Essex Survey Service, dated September 15, 1962, as modified and approved by the Court, filed with the Essex Land Registration Office, a copy of portion of which is filed with Certificate of Title No. 33761 in said Registry, said registered land portion being bounded and described as follows:

NORTHEASTERLY by the southwesterly line of King George Drive one hundred sixty-eight and 12/100 (168.12) feet;

SOUTHEASTERLY by land now or formerly of Boxford Highlands, Inc., one hundred eighty-six and 75/100 (186.75) feet; and

WESTERLY by Lot 3, as shown on said Land Court Plan, one hundred fifty-four and 65/100 (154.65) feet.

{Client Files/27833/0001/01695088.DOC, 2 }

BOXFORD: 104 King George Drive

**Deed, page 2**

Owner	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County	Essex	State	MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq				

The above-described land is subject to conditions as set forth in a document entitled King's Forest Subdivision dated May 26, 1960, and recorded with said deeds in Book 4720, Page 524.

Being the same premises conveyed to Champion Contractors, Inc. by deed of 104 King George Drive, LLC dated May 17, 2013 and recorded with Southern Essex District Registry of Deeds in Book 32504, Page 487 and registered with Land Court as Document No. 542840 and noted on Certificate No. 86588.

This deed is in absolute conveyance; the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all debts and obligations secured by the mortgage executed by Champion Contractors, Inc. to 104 King George Drive, LLC dated May 17, 2013 and recorded with the Southern Essex District Registry of Deeds in Book 32504, Page 490 and registered with Land Court as Document No. 542842 and noted on Certificate No. 86588.

The amount of the mortgage debt canceled by the Lender is Two Hundred Eighty-Three Thousand Five Hundred Seventy-Four and 80/100 (\$283,574.80) Dollars.

The Grantor declares that this conveyance is freely and fairly made, that this conveyance is voluntary, is not a preference, and possession is hereby surrendered and that there are no agreements, oral or written or other than this deed between the Grantor and Grantee with respect to said land and the consideration is full forgiveness of the debts and obligations, including those secured by the above Mortgage.

Witness the execution hereof this 9 day of June, 2016.

Champion Contractors, Inc.

By: [Signature]  
Gerard Kiley, Sr., its duly authorized  
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

County of Plymouth, ss.

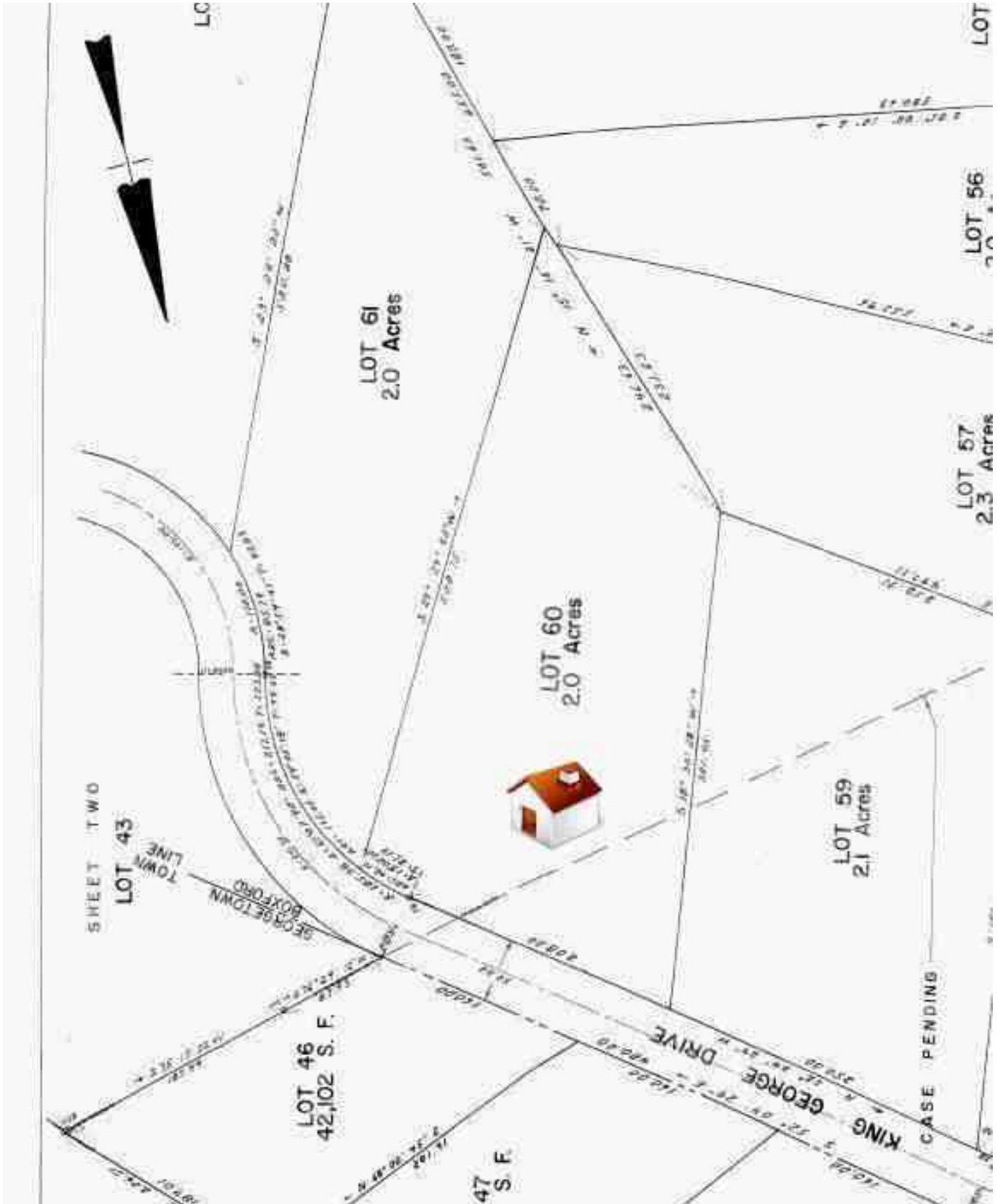
On this 9 day of June, 2016 before me, the undersigned notary public, personally appeared Gerard Kiley, Sr., proved to me through satisfactory evidence of identification, which was  photographic identification with signature issued by a federal or state governmental agency,  oath or affirmation of a credible witness,  personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as President and Treasurer of Champion Contractors, Inc.

[Signature]  
Notary Public  
Commission Expires 9-16-2016

{Client Files/27833/0001/01695088.DOC, 2 }

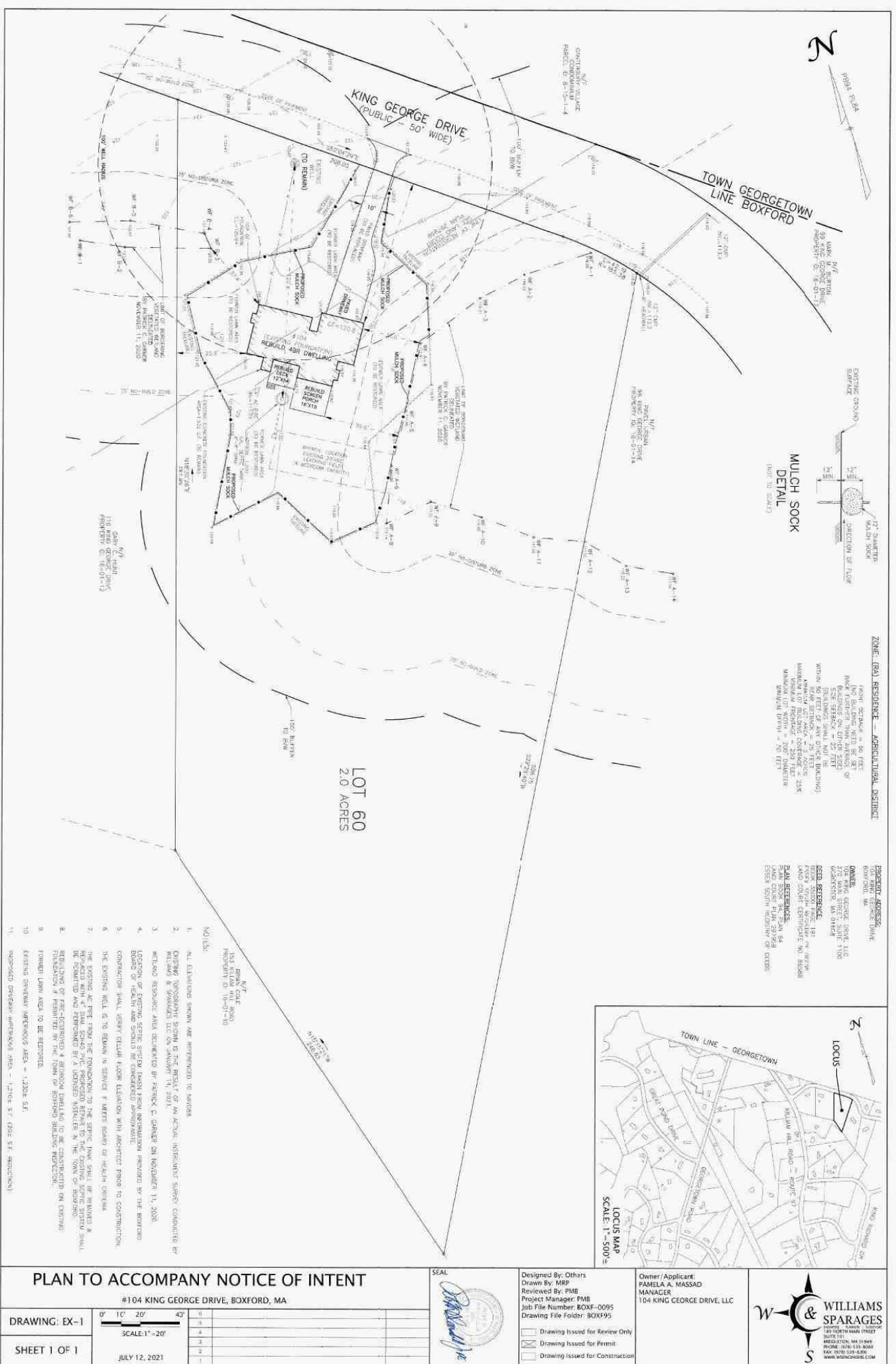
## Recorded Plot Plan: Plan Book 94 Plan 84 Lot 60

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



# Plat Map

Owner	104 King George Drive, LLC		
Property Address	104 King George Dr		
City	Boxford	County Essex	State MA
Lender/Client	Attorney Adam J. Brodsky, Esq		
			Zip Code 01921-1747



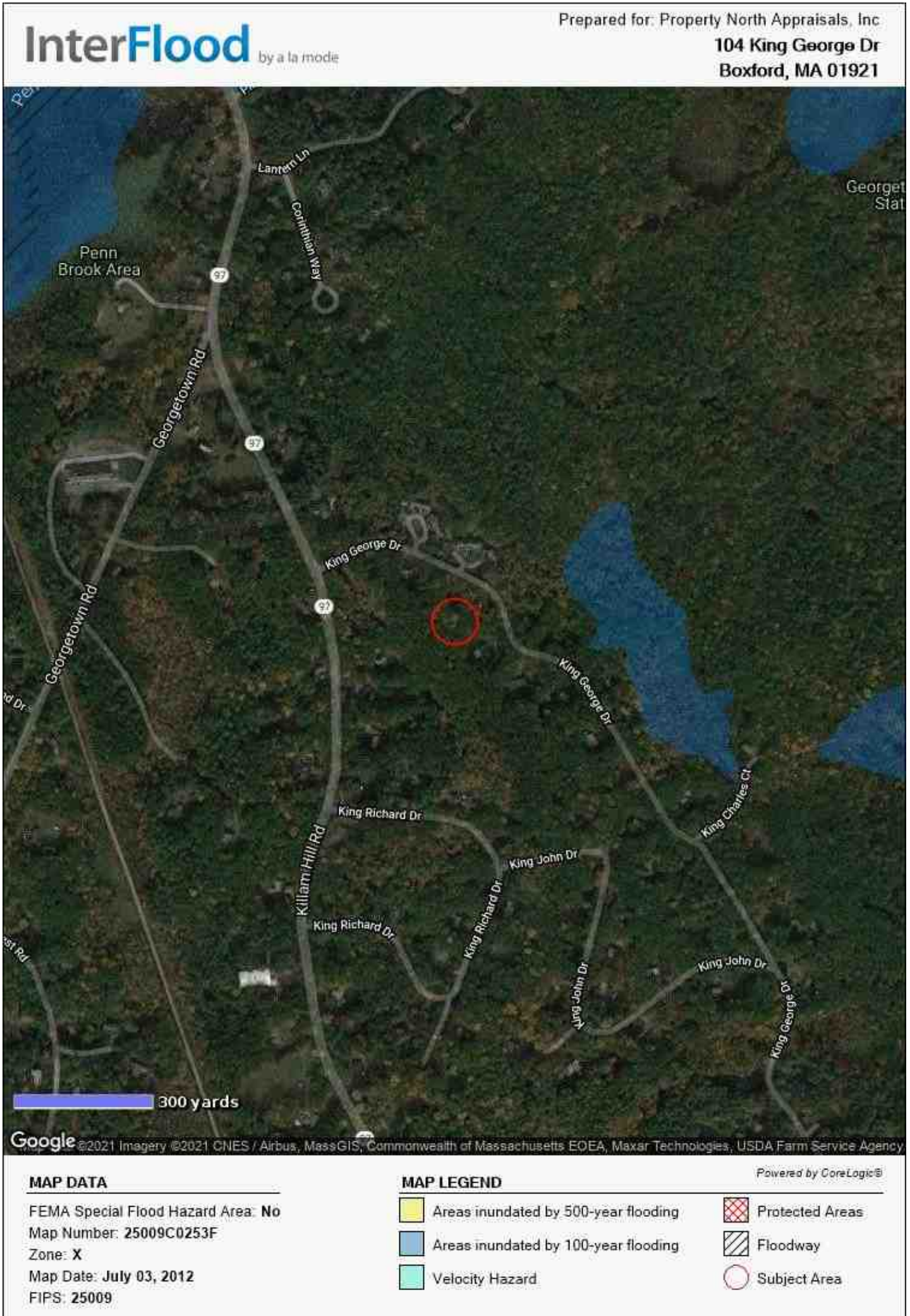
## Location Map

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



# Flood Map

Owner	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County Essex	State MA	Zip Code 01921-1747	
Lender/Client	Attorney Adam J. Brodsky, Esq				



## Subject Photo Page

Owner	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						

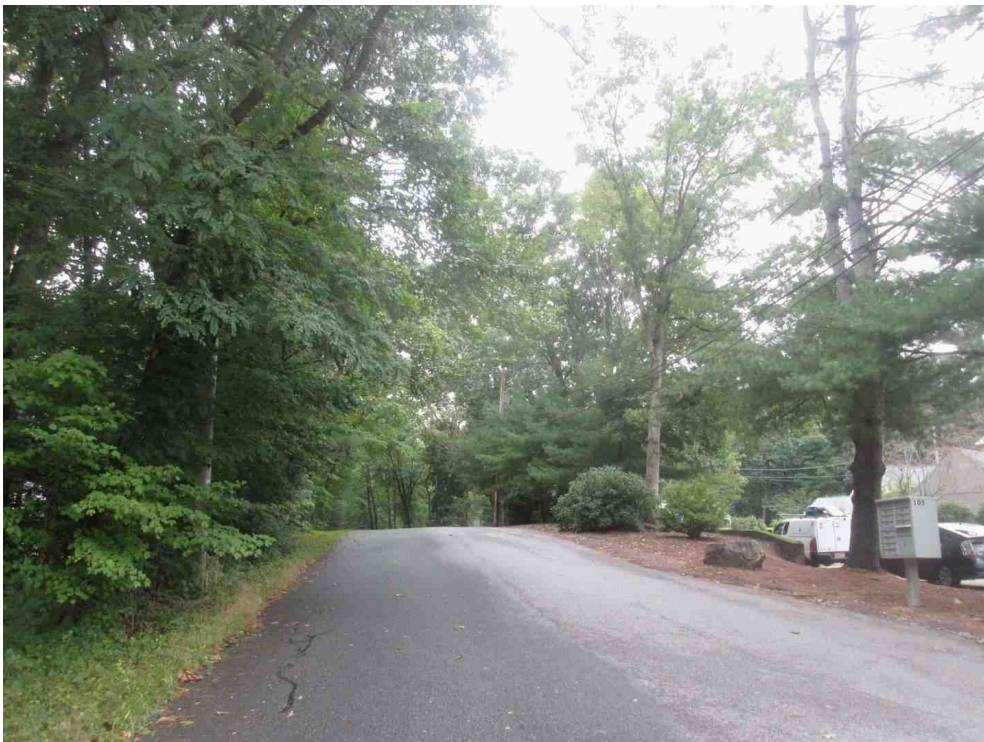


### Subject Front

104 King George Dr  
Sales Price  
G.L.A. 2,328  
Tot. Rooms 7  
Tot. Bedrms. 3/4  
Tot. Bathrms. 2.1  
Location Good/Subdivision  
View Neighborhood  
Site 2 Acres  
Quality Good  
Age Built 2021/0



### Subject



### Subject Street

## Photograph Addendum

Owner	104 King George Drive, LLC						
Property Address	104 King George Dr						
City	Boxford	County	Essex	State	MA	Zip Code	01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq						



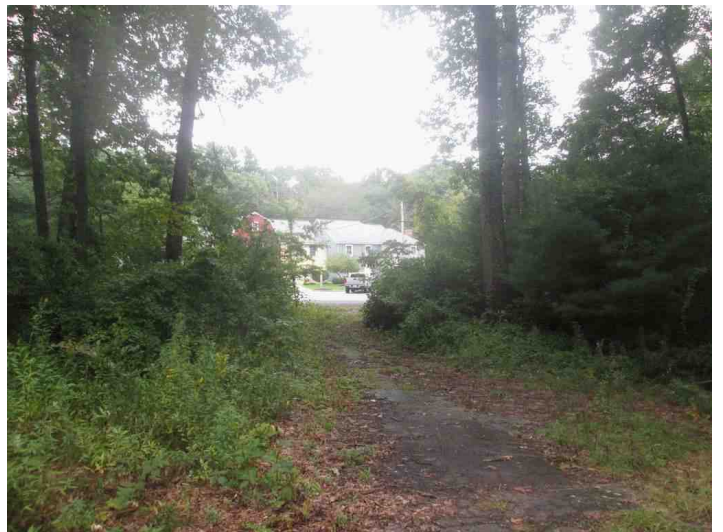
**Foundation**



**Foundation**



**Foundation**



**Driveway & View of Condos Across the Street**



**View of Condos Across the Street**



**Street**



## Comparable Photo Page

Owner	104 King George Drive, LLC				
Property Address	104 King George Dr				
City	Boxford	County	Essex	State	MA
Lender/Client	Attorney Adam J. Brodsky, Esq		Zip Code	01921-1747	



### Comparable 1

9 King Richard Dr	
Prox. to Subject	0.31 miles S
Sale Price	625,000
Gross Living Area	2,071
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.1
Location	Good/Subdivision
View	Neighborhood
Site	1.16 Acres
Quality	Good
Age	B:1962/59



### Comparable 2

80 King George Dr	
Prox. to Subject	0.20 miles SE
Sale Price	768,000
Gross Living Area	2,368
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	Good/Subdivision
View	Neighborhood
Site	1.45 Acres
Quality	Good
Age	B:1965/56



### Comparable 3

19 King George Dr	
Prox. to Subject	0.61 miles S
Sale Price	775,000
Gross Living Area	2,584
Total Rooms	9
Total Bedrooms	4
Total Bathrooms	2.1
Location	Good/Subdivision
View	Neighborhood
Site	2 Acres
Quality	Superior
Age	B:1967/54

## Comparable Photo Page

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			



### Comparable 4

116 Great Pond Dr  
 Prox. to Subject 0.40 miles W  
 Sale Price 745,000  
 Gross Living Area 3,840  
 Total Rooms 10  
 Total Bedrooms 4  
 Total Bathrooms 3  
 Location Busier Street  
 View Neighborhood  
 Site 2.6 Acres  
 Quality Good  
 Age B:1978/43



### Comparable 5

42 Woodcrest Rd  
 Prox. to Subject 0.74 miles SW  
 Sale Price 775,000  
 Gross Living Area 2,471  
 Total Rooms 11  
 Total Bedrooms 4  
 Total Bathrooms 3  
 Location Good/Subdivision  
 View Neighborhood  
 Site 2.04 Acres  
 Quality Sup/Post & Beam  
 Age B:1961/60

### Comparable 6

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

# Assumptions, Limiting Conditions & Scope of Work

PNA, Inc 978-521-6900

File No.: 210112

Property Address: 104 King George Dr City: Boxford State: MA Zip Code: 01921-1747

Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, 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 the appraisal report whether 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.
- 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.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, 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

normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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, the appraisal report must not be considered as an environmental assessment of

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

Property Address: 104 King George Dr City: Boxford State: MA Zip Code: 01921-1747  
 Client: Attorney Adam J. Brodsky, Esq Address: 175 Derby Street, Suite 30, Hingham, MA 02043  
 Appraiser: Kristen-Anne Leone Address: P.O.Box 2009, Haverhill, MA 01831-2009

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

## DEFINITION OF MARKET VALUE \*:

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

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Attorney Adam J. Brodsky, Esq Client Name: Attorney Adam J. Brodsky, Esq  
 E-Mail: abrodsky@dtm-law.com Address: 175 Derby Street, Suite 30, Hingham, MA 02043

## APPRAISER



Appraiser Name: Kristen-Anne Leone  
 Company: Property North Appraisals, Inc  
 Phone: (978) 521-6900 Fax: (978) 945-1062  
 E-Mail: PropertyNorthAppraisals@Gmail.com  
 Date Report Signed: 09/29/2021  
 License or Certification #: CG#1291 State: MA  
 Designation:  
 Expiration Date of License or Certification: 09/23/2023  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 09/16/2021

## SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

SIGNATURES

Owner	104 King George Drive, LLC	File No. 210112
Property Address	104 King George Dr	
City	Boxford	County Essex
		State MA Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq	

**APPRAISAL AND REPORT IDENTIFICATION**

This Report is one of the following types:

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

**Comments on Standards Rule 2-3**

I certify that, to the best of my knowledge and belief:

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

**Reasonable Exposure Time**

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

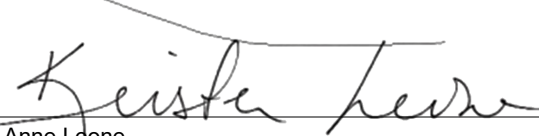
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: \_\_\_\_\_  
 0-3 months due to the lack of inventory.

**Comments on Appraisal and Report Identification**

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

Your appraiser has not provided any services for the subject property within the past 3 years.


**APPRAISER:**

Signature:   
 Name: Kristen-Anne Leone  
 State Certification #: CG#1291  
 or State License #: \_\_\_\_\_  
 State: MA Expiration Date of Certification or License: 09/23/2023  
 Date of Signature and Report: 09/29/2021  
 Effective Date of Appraisal: 09/16/2021  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): 09/16/2021

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date of Signature: \_\_\_\_\_  
 Inspection of Subject:  None  Interior and Exterior  Exterior-Only  
 Date of Inspection (if applicable): \_\_\_\_\_

## Appraiser Qualifications

Owner	104 King George Drive, LLC			
Property Address	104 King George Dr			
City	Boxford	County Essex	State MA	Zip Code 01921-1747
Lender/Client	Attorney Adam J. Brodsky, Esq			

### Qualifications of Kristen Leone

**Kristen-Anne Leone**  
**Property North Appraisals, Inc**  
**POBox 2009, Haverhill, MA 01831**  
**Certified General Real Estate Appraiser**  
**Massachusetts License #1291, Expires 9-23-2023**  
**New Hampshire License #486, Expires 9-30-2022**

**Education:**

Salem State College, Salem Massachusetts  
 Bachelor of Science in Business Administration, 1985

**Experience:**

*June 1989 to Present:*

CO-OWNER, PROPERTY NORTH APPRAISALS, INC est 1989

Property North Appraisals, Inc. - President  
 Full Time Certified General Real Estate Appraiser.

Our firm specializes in preparing reports on properties in both southern New Hampshire and northeastern Massachusetts. Our experienced appraisers specialize in specific towns and cities within these areas.

Client references upon request.

*June 1985 to June 1989:*

FEE APPRAISER

Full time appraiser, with local Massachusetts firms. Responsibilities include; appraising single family, condominiums, multi-family, mixed use, commercial, relocation, in-house and on the road reviews and training new appraisers in the field

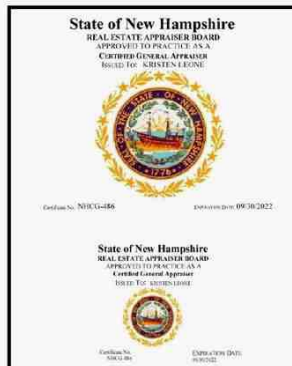
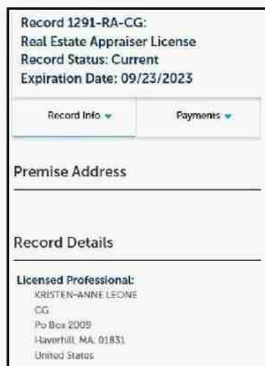
**Other:**

**Residential and Commercial Appraiser, MA & NH**  
**FHA Appraiser: Massachusetts and New Hampshire**  
**Relocation Appraiser**

**Appraisal Institute: Practicing Affiliate**  
**Consulting and Real Estate Mediation**

**MA Real Estate Salesperson #62110, expires 9-23-23**

**Board Member: Greater Newburyport Board of Realtors 2016 & 2017**



Kristen Leone, Cell 508-633-2960, [KristenLeoneAppraiser@Gmail.com](mailto:KristenLeoneAppraiser@Gmail.com), [www.PropNorth.com](http://www.PropNorth.com)