

APPRAISAL OF REAL PROPERTY



LOCATED AT

22 Zakelo Island Rd
Harrison, ME 04040

Book: 11686 Page: 151 CCRD / Portland, ME MSA #38860

FOR

Paul Goode
21 Timberline Road
Millis, MA 02054

OPINION OF VALUE

812,000

AS OF

04/01/2025

BY

Jason Stokes
Straight Line Appraisal, Inc.
188 Boundary Rd
Standish, ME 04084-6035
(207) 838-7800
jason@slappraisal.com

Uniform Residential Appraisal Report

File # 2025079

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

Property Address **22 Zakelo Island Rd** City **Harrison** State **ME** Zip Code **04040**
 Borrower **Paul Goode** Owner of Public Record **Paul & Toni Goode** County **Cumberland**
 Legal Description **Book: 11686 Page: 151 CCRD / Portland, ME MSA #38860**
 Assessor's Parcel # **HRRS-000022-000106-000007** Tax Year **2025** R.E. Taxes \$ **7,918**
 Neighborhood Name **Zakelo Road** Map Reference **38860** Census Tract **0150.00**
 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) **Ascertain Current Market Value**
 Lender/Client **Paul Goode** Address **21 Timberline Road, Mills, MA 02054**
 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). **There has been no listing, agreement or option on the subject property in the past 12 months via owner interview, MREIS data and assessors information.**
 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.
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 type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %			
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	%			
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	649	Low	0	Multi-Family	%		
Neighborhood Boundaries The subject is bounded to the north by Rocky Point Road, to the south by Cape Monday Road, to the east by Dipretoro Lane, and to the west by Malcolm Road.		1,200	High	200	Commercial	%		
Neighborhood Description See attached addenda.		850	Pred.	25	Other	15 %		

Market Conditions (including support for the above conclusions) **See attached addenda.**

Dimensions **300' +/- wf x Irregular** Area **1.50 ac** Shape **Irregular / Not Adverse** View **B;Wtr;LongLk**
 Specific Zoning Classification **Limited Residential** Zoning Description **40,000 sf min. lot size, 150 min. road front, 100' Shore Front**
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) Subject can be rebuilt within 1 yr in an event of loss.
 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 _____
 Utilities **Public Other (describe)** Public **Other (describe)** Off-site Improvements - Type **Public Private**
 Electricity Water Dug Well Street **N/A**
 Gas None Sanitary Sewer Septic Alley **None**
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **23005C0083F** FEMA Map Date **06/20/2024**
 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 _____
 There were no known easements, encroachments, or special assessments noted as of the date of inspection. Site has typical size and utility.
 Private water and sewer systems are typical for area - not adverse. No seepage noted. There were no adverse environmental conditions observed or known by this appraiser as of the date of inspection.

General Description		Foundation		Exterior Description		Interior	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete / Avg-Gd	Floors	Laminate/Pine/A-G		
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Log / A-Gd	Walls	Pine / Avg-Gd		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit	Basement Area 767 sq.ft.	Roof Surface	Metal / Avg-Gd	Trim/Finish	Pine / Avg-Gd		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	None	Bath Floor	Vinyl / Avg-Gd		
Design (Style) Cottage	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Wd Casement / A-G	Bath Wainscot	Fiberglass / Avg-Gd		
Year Built 2002	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	None	Car Storage	<input checked="" type="checkbox"/> None		
Effective Age (Yrs) 6	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screen	Yes / Avg-Gd	Driveway	# of Cars 0		
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amanities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	N/A		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other HtPump <input type="checkbox"/> Fuel Electricity	Fireplace(s) # 0	<input type="checkbox"/> Fence None	Garage	# of Cars 0		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Porch	Carport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other HtPump	<input type="checkbox"/> Pool None	<input checked="" type="checkbox"/> Other Bunkhouse	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____
 Finished area above grade contains: **6 Rooms 3 Bedrooms 2.0 Bath(s) 1,167 Square Feet of Gross Living Area Above Grade**
 Additional features (special energy efficient items, etc.). **The subject has a 6' x 36' deck, a 8' x 24' covered porch, a detached bunkhouse a full basement and 300' +/- of water frontage on Long Lake. The subject is located on an island that is only accessible by a privately owned boat.**
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **C3;No updates in the prior 15 years;No items of deferred maintenance were noted as of the date of inspection. Physical depreciation appears due to normal wear and tear. There were also no items of functional or external obsolescence noted at the time of inspection. Permits for any improvements, repairs, or renovations are on file that the town office. All improvements on the subject property have been performed in a work person-like manner.**
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____
 There were no conditions reported, noticed or made aware that would affect the livability, soundness, or structural integrity of the property at time of the inspection.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

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There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 649,900 to \$ 1,200,000		There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 675,000 to \$ 1,000,000	
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2
Address	22 Zakelo Island Rd Harrison, ME 04040	1 Outer Green Is Casco, ME 04015	158 Ridge Rd Frye Island, ME 04071
Proximity to Subject		17.73 miles SE	16.32 miles SE
Sale Price	\$	\$ 1,000,000	\$ 864,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 859.11 sq.ft.	\$ 613.16 sq.ft.
Data Source(s)		FlexMLS #1543335;DOM 9	FlexMLS #1562353;DOM 3
Verification Source(s)		Assessor's Card / Exterior Insp.	Assessor's Card / Exterior Insp.
VALUE ADJUSTMENTS	DESCRIPTION	+(-) \$ Adjustment	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0	ArmLth Cash;0
Date of Sale/Time		s10/22;c09/22	s07/23;c08/23
Location	B;WtrFr;300' wf	B;WtrFr;2700'wf -25,000	B;WtrFr;87' wf -75,000
Leasahold/Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	1.50 ac	9.00 ac -187,500	17424 sf +27,500
View	B;Wtr;LongLk	B;Wtr;Sebago 0	B;Wtr;Sebago 0
Design (Style)	DT2;Cottage	DT1;Cottage 0	DT1.0;Gambrel 0
Quality of Construction	Q3	Q3	Q4 +35,000
Actual Age	23	65 0	37 0
Condition	C3	C3	C4 +35,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	6 3 2.0	4 2 1.0 +8,000	7 3 2.1 -4,000
Gross Living Area	1,167 sq.ft.	1,164 sq.ft. +90	1,728 sq.ft. -16,800
Basement & Finished Rooms Below Grade	767sf0sfwu	0sf +10,000	0sf +10,000
Functional Utility	Average	Average	Average
Heating/Cooling	HtPump	FWA / None 0	None / None +10,000
Energy Efficient Items	None	None	None
Garage/Carport	None	None	None
Porch/Patio/Deck	Porch/Deck	Patio +2,000	Porch/Deck +2,000
Fireplace(s)	None	1 F/P -3,000	1 F/P -3,000
IG Pool, Fence, Outbuildings, ect	SmlBunkhouse	Guest Cabin -5,000	Shed +5,000
Other	None	None	None
Net Adjustment (Total)		\$ -200,410	\$ -46,300
Adjusted Sale Price of Comparables		Net Adj. 20.0 % Gross Adj. 24.1 % \$ 799,590	Net Adj. 5.4 % Gross Adj. 17.5 % \$ 817,700
<input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
Data Source(s) FlexMLS, Assessor's File			
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.			
Data Source(s) FlexMLS, Assessor's File			
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
Date of Prior Sale/Transfer			
Price of Prior Sale/Transfer			
Data Source(s)	FlexMLS / Assessor's File	FlexMLS / Assessor's File	FlexMLS / Assessor's File
Effective Date of Data Source(s)	08/07/2025	08/07/2025	08/07/2025
Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not had any additional sales in the past 36 months.			
There have been no additional sales of the comparables in the past 12 months			
** Days-of-market is specific the most current listing of the comparable and does not reflect the total days in a prior listing period. The appraiser uses the total days-on-market as reported in the statewide MREIS for consistency purposes.			
Summary of Sales Comparison Approach See attached addenda.			
Indicated Value by Sales Comparison Approach \$ 812,000			
Indicated Value by: Sales Comparison Approach \$ 812,000 Cost Approach (if developed) \$ 836,713 Income Approach (if developed) \$			
Sales Comparison Approach provides the most reliable market value estimate for a single family dwelling. The Cost Approach was completed and analyzed but the current cost of construction is generally not recouped in the current market. The Income Approach not applied as single family dwellings are not typically rented for income purposes.			
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:			
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 \$ 812,000 , as of 04/01/2025 , which is the date of inspection and the effective date of this appraisal.			

SALES COMPARISON APPROACH

RECONCILIATION

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ADDITIONAL COMMENTS	Highest & Best Use:	
	<i>Defined: "The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability."</i>	
	The Highest and Best Use of the subject property "as vacant" and "as improved", considering its zoning and neighborhood character, is that of the subject's present use as a single family residential dwelling. The property represents the greatest conformity to the subject's area and meets the four criteria as mentioned above which represents the best return on the subjects parcel.	
	The current use of the subject property existing as of the date of value is residential, which is the same as the appraiser's opinion of the highest and best use of the real estate being appraised.	
	Sales over 1 mile:	
	In this appraiser's judgment, the lack of comparable sales in the subject neighborhood makes it necessary to use comparable(s) situated over 1 mile away from the subject. The comparable sales utilized were the best indicators of the subject's market value available at the time of this appraisal and were therefore used. An appropriate location adjustment, if necessary, was applied and explained in the Sales Comparison Approach.	
	Sales over 6 month:	
	In this appraiser's judgment, the lack of recent comparable sales in the subject area makes it necessary to use comparable(s) in excess of six months old. The comparable sales utilized were the best indicators of the subject's market value available at the time of this appraisal and were therefore used. An appropriate adjustment for any change in market conditions over time was applied and explained in the Neighborhood comments and Sales Comparison Approach.	
	Excess Adjustments:	
	The appraiser is aware that the net / gross / line adjustments for the comparable sales should not exceed the secondary market guidelines of 15% / 25% / 10% respectively. The appraiser chose the best sales available for analysis. However, due to the nature and features of the sales as compared to the subject property and the adjustments applied the guidelines were exceeded	
COST APPROACH	Cost Approach:	
	The replacement cost given in the below Cost Approach form of valuation should not be relied on for insurance purposes. The site value is the Highest and Best use of the land "as vacant". The "as-is" value of the site improvements is the value given to improvements to the site such as a well and septic or public water and sewer connection and other utilities, site work such as excavation, loam and seed, and landscaping.	
	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)	Site value is based on recent land sales and site extraction kept in the work file at the appraiser's office.
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 592,000
	Source of cost data Marshall & Swift	DWELLING 1,167 Sq.Ft. @ \$ 175.75 = \$ 205,100
	Quality rating from cost service Average Effective date of cost data 08/2025	Basement 767 Sq.Ft. @ \$ 51.75 = \$ 39,692
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Amenities** = \$ 16,000
	Marshall & Swift Handbook	Garage/Carport Sq.Ft. @ \$ = \$
Total Estimate of Cost-New = \$ 260,792		
Economic life is market based / Marshall & Swift cost estimates are based on national averages and are generally lower than actual construction costs.	Less Physical Functional External Depreciation 26,079 = \$(26,079)	
**Amenities: Bunk House, Porch	Depreciated Cost of Improvements = \$ 234,713	
	"As-Is" Value of Site Improvements = \$ 10,000	
Estimated Remaining Economic Life (HUD and VA only) 54 Years	INDICATED VALUE BY COST APPROACH = \$ 836,713	
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)? <input type="checkbox"/> Yes <input type="checkbox"/> No Unit type(s) <input type="checkbox"/> Detached <input type="checkbox"/> 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 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion.	
	Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source	
	Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion.	
	Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options.	
Describe common elements and recreational facilities.		

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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.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, 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

File # 2025079

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

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

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

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

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

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

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

APPRAISER

Signature 
 Name Jason Stokes
 Company Name Straight Line Appraisal, Inc.
 Company Address 188 Boundary Rd
Standish, ME 04084-6035
 Telephone Number (207) 838-7800
 Email Address jason@slappraisal.com
 Date of Signature and Report 09/02/2025
 Effective Date of Appraisal 04/01/2025
 State Certification # CR4553
 or State License # _____
 or Other (describe) _____ State # _____
 State ME
 Expiration Date of Certification or License 12/31/2025

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 _____

ADDRESS OF PROPERTY APPRAISED

22 Zakelo Island Rd
Harrison, ME 04040
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 812,000

LENDER/CLIENT

Name No AMC
 Company Name Paul Goode
 Company Address 21 Timberline Road, Millis, MA 02054
 Email Address _____

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 _____

Supplemental Addendum

File No. 2025079

Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
City	Harrison	County	Cumberland	State	ME Zip Code 04040
Owner	Paul & Toni Goode				

Additional Comments and Conditions of the Appraisal

Intended User: The intended user of this appraisal report is the client specified on page one of this report. No additional Intended Users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. If you are have received a copy of this report and you are not the intended user it does not result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser and is strictly forbidden

The Intended Use: The intended use of this appraisal report is for the client to evaluate the subject property to ascertain current market value.

Engagement of the Appraiser: The appraiser was engaged directly by Paul Goode, as its duly authorized agent.

Scope of Work and Uniform Appraisal Dataset (UAD): At the request of the client, this appraisal report has been prepared in compliance with the Uniform Appraisal Dataset from Fannie Mae and Freddie Mac. The UAD requires the appraiser to use standardized responses that include specific formats, definitions, abbreviations, and assumptions.

In preparing this appraisal, Jason S. Stokes performed an interior/exterior inspection of the subject property. The appraiser obtained information for the subject and the comparables which he deemed adequate and reliable through typical the normal course of business.

Some of the standardized responses in the UAD definitions page attached to this report, might mislead the reader to the conclusion that the that the information on the subject or comparables is more reliable and has a greater level of precision than what is factually correct or typical from than normal. Condition and quality ratings and data on the sales and listing is where this is most prevalent. Third-party sources are used to obtain on the subject and the comparables and not every detail is viewable by the appraiser or can be confirmed by the appraiser and this information should be considered an estimate unless the appraiser notes otherwise.

The appraiser will investigate appropriate market data for utilization in a Sales Comparison Approach to value, and if appropriate, Cost and Income Capitalization approaches. The appraiser's process will include research of public records through he use of commercial sources of data such as printed comparables data services, computerized databases, etc. Search parameters such as dates of sales, leases, locations, sizes, types of properties and distances from the subject will start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimated market value, or until the appraiser believes that he has reasonably exhausted the available pool of data. Researched sales data will be viewed and, if found to be appropriate, efforts will be made to verify the data with persons directly involved in the transactions such as buyers, seller, brokers or agents. At the appraiser's discretion some data will be used without personal verification if, in the appraiser's opinion, the data appears to be correct. In addition, the appraiser will consider any appropriate listings/pendings of properties found through observation during the appraiser's data collection process. The appraiser will report only the data deemed to be pertinent to the valuation process. Some data may be provided at the request of the client to prove marketability, acceptability of a certain feature, and its affect on the overall value of the property.

The appraiser will investigate and analyze pertinent easements or restrictions, on the fee simple ownership of the subject property. It is the client's responsibility to supply the appraiser with a title report. If a title report is not available, the appraiser will rely on a visual observation and identify any readily apparent easements or restrictions.

The appraiser will complete the appraisal report in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute.

The appraiser will prepare a report which will include photographs (or digital images) of the subject property, descriptions of the subject neighborhood, the site, any improvements on the site, a description of zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraiser to be relevant to the report. Pertinent data and analyses not included in the report may be retained in the appraiser's work file.


Competency Statement: The appraiser has the appropriate appraisal knowledge, geographic competency and prior experience in subjects market, education, and experience to complete this assignment with competence to render a credible assignment result. The appraiser's curriculum vitae and work experience is available on request.

Personal Property: Personal property is not defined as real estate and therefore is not included in the valuation of the subject property. A separate valuation of any personal property items is not necessary as they do not contribute significantly to the overall value.

Additional Information: As of the date of the report, the appraiser was not supplied with the legal description of the subject property and any seller disclosures, in accordance with USPAP requirements. In addition, if a home inspection report was performed on the subject property, it was also not made available to the appraiser.

Environmental Conditions: Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by or made none to the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, mold or any other potentially hazardous materials may affect the value of the property. The opinion of value is based on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.

Electronic Signature: This report is computer generated. An electronic (digital) signature may have been used in this report. If so, precautions have been made through software encryption to protect the integrity of the appraiser(s) signature, which securely authorizes the utilization of the electronic signature. Electronically affixing a signature to the report carries the same level of authenticity and responsibility

Signature 	Signature _____
Name Jason Stokes	Name _____
Date Signed 09/02/2025	Date Signed _____
State Certification # CR4553	State Certification # _____
Or State License # _____	Or State License # _____

Supplemental Addendum

File No. 2025079

Client	Paul Goode						
Property Address	22 Zakelo Island Rd						
City	Harrison	County	Cumberland	State	ME	Zip Code	04040
Owner	Paul & Toni Goode						

as an ink signature on a paper copy report.

This appraisal report may have been electronically transmitted. If so, through software encryption, the appraiser has taken reasonable steps to protect the data integrity of the transmitted report. The appraiser exercises due care to prevent unauthorized use of his or her signature and is not responsible for unauthorized use as stated in USPAP "Standards Rule 1-10". The appraiser has given no one permission to digitally sign a report and the appraisers signature is protected with a personal password only known to the appraiser.

Comments and Conditions of the Appraisal: This report and the appraiser's notes from the inspection are not considered a home inspection and should not be relied upon to report the condition and/or functionality of the property as a whole nor any of its individual components under that term. Additionally, the appraiser is not acting, in any capacity, as a code enforcement officer or building inspector during viewing of the property. If a safety issue arises, the client should not rely on the appraiser to determine if the issue meets current local or state codes and should seek assistance from a professional with knowledge in that field.

The Gross Living Area (GLA) of the comparables may or may not be exact and is used as a guide only in the adjustment process. The appraiser is unable to accurately measure the comparables and relies on information from other appraisers, public records and/or broker information as applicable.

ANSI Measuring Comments: The appraiser used the Square Footage-Method: ANSI Z765-20121 (American National Standards Institute Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject.

Market Conditions: Most financing is conventional with buyers paying 1 to 2 point for a lower rate. Rate for a 30 yr. mortgages median rate 6.80% (Source: Today's Mortgage Rates 30-Year Fixed-Rate, www.bankrate.com). The subject is expected to sell at the appraised value with a reasonable marketing time of 5-180 days based on closed sales in the subjects market area in the past year. Sales have increased 15.04% in December 2024 as compared to December 2023 statewide. In the same time period, statewide median sales prices increased 14.12%. Sales in Cumberland County have increased 6.26% (2918 total) in December 2024 compared to (2746 total) in December 2023 with the median sales price increasing 7.43% from \$530,555 to \$570,000 in same time period. (Source: Maine Real Estate Statistics - December Only Chart 2024 Housing Report - 01/24/2025).

Exposure time: Definition: "The estimated length of time 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; a retrospective opinion based on an analysis of past events assuming a competitive and open market."

The subjects exposure time is estimated to be 5-180 days when marketed with a reasonable list price and being advertised in a typical manner.

USPAP Certification - Disclosure of Prior Services: The appraiser has not performed services, as an appraiser or in any other capacity, regarding the subject property within the three-year period immediately preceding acceptance of this assignment.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act, (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

Effective Age Definition: The effective age of a property is based on its current condition, rather than its actual age. For example, a well maintained home with an actual age of 80 years could have an effective age of 10 years due to excellent maintenance and updates.

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


Comps. adjusted as follows: all comps. for differences in lot sizes at \$10,000/surplus acre, bathrooms at \$4,000/half bath, GLA at \$30/sf for variances greater than 100 sf and others as noted. All comps. were considered with the greatest weight given to C1 for its similar location on an island that does not get serviced by a ferry. C1 is superior in location for being the only property on the island. The subject is located on an island with 8 other properties.

Tax Assessment: The appraiser conducted an inspection of the shoreline for all properties on the island by both boat and foot. The subject property's water frontage is shallow with significant aquatic vegetation, limiting its suitability for swimming.

The property located at **Map 22, Lot 106-3**, located two lots away from the subject, also lacks a swimmable shoreline due to similar vegetation, rendering it undesirable for recreational swimming. This property, with 1.30 acres and 250 feet of waterfront, carries an assessed value of **\$592,000**.

In contrast, the subject property is assessed at **\$746,000** with 1.50 acres and 300+/- feet of waterfront. However, approximately 100 feet of the subject's shoreline is non-functional due to dense vegetation.

Based on this comparison, the appraiser concludes that the subject property's current assessment appears excessive and not equitable in relation to nearby properties with similar waterfront limitations.

Signature 	Signature _____
Name Jason Stokes	Name _____
Date Signed 09/02/2025	Date Signed _____
State Certification # CR4553	State Certification # _____
Or State License # _____	Or State License # _____

Subject Photo Page

Client	Paul Goode						
Property Address	22 Zakelo Island Rd						
City	Harrison	County	Cumberland	State	ME	Zip Code	04040
Owner	Paul & Toni Goode						



Subject Front

22 Zakelo Island Rd
Sales Price
G.L.A. 1,167
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2.0
Location B;WtrFr;300' wf
View B;Wtr;LongLk
Site 1.50 ac
Quality Q3
Age 23



Subject Rear



Subject View

Interior Photos

Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
City	Harrison	County	Cumberland	State	ME
Owner	Paul & Toni Goode				
				Zip Code	04040



Water front



Shore



Shore



View



Lot



Bunkhouse



Side view



Kitchen



Stove/Cabinet



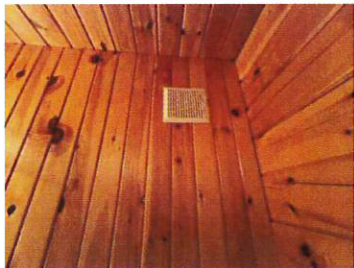
Bathroom



Bathroom/ Washer & Dryer



Shower



Vent



Bedroom



Bedroom

Interior Photos

Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
City	Harrison	County	Cumberland	State	ME
Owner	Paul & Toni Goode		Zip Code	04040	



Closet



Dining Room



Heat Pump



Living Room



Stairs



Bathroom



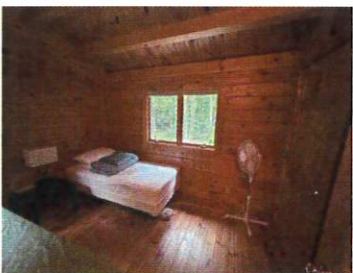
Bathroom Vent



Bathroom



Bedroom



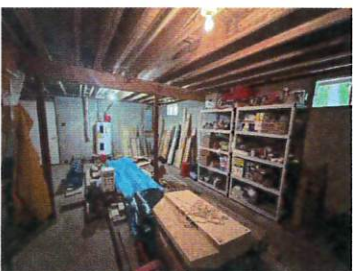
Bedroom



Bedroom



Bedroom



Basement



Basement



Interior Photos

Client	Paul Goode						
Property Address	22 Zakelo Island Rd						
City	Harrison	County	Cumberland	State	ME	Zip Code	04040
Owner	Paul & Toni Goode						



Circuit Breaker



Well Tank



Loose Wires



Stairs



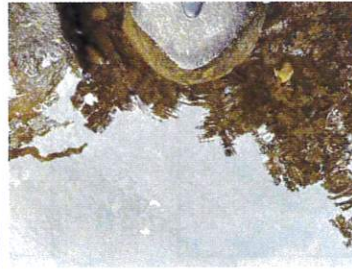
Bunk House



Bunk House



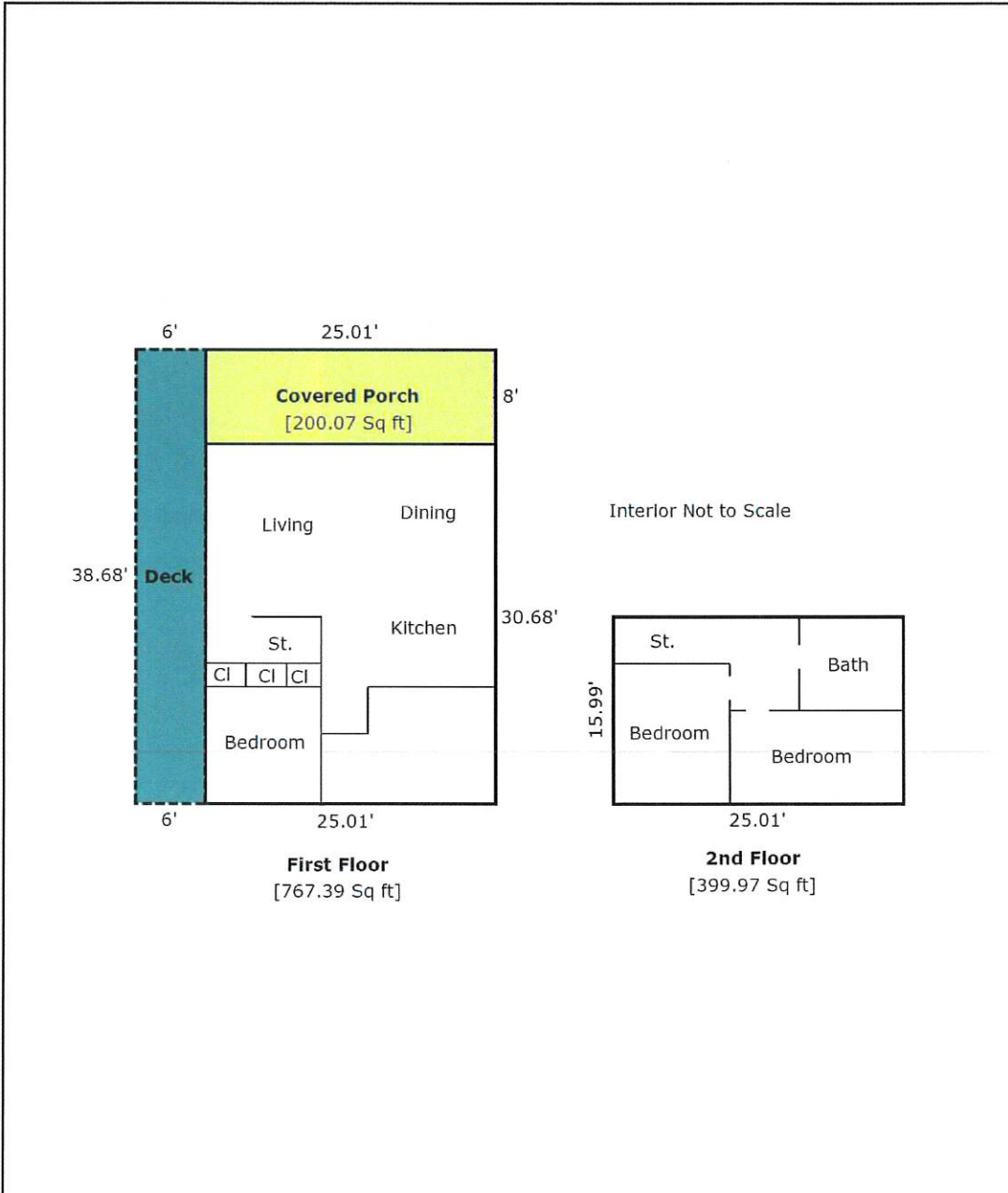
Shoreline



Shoreline

Building Sketch

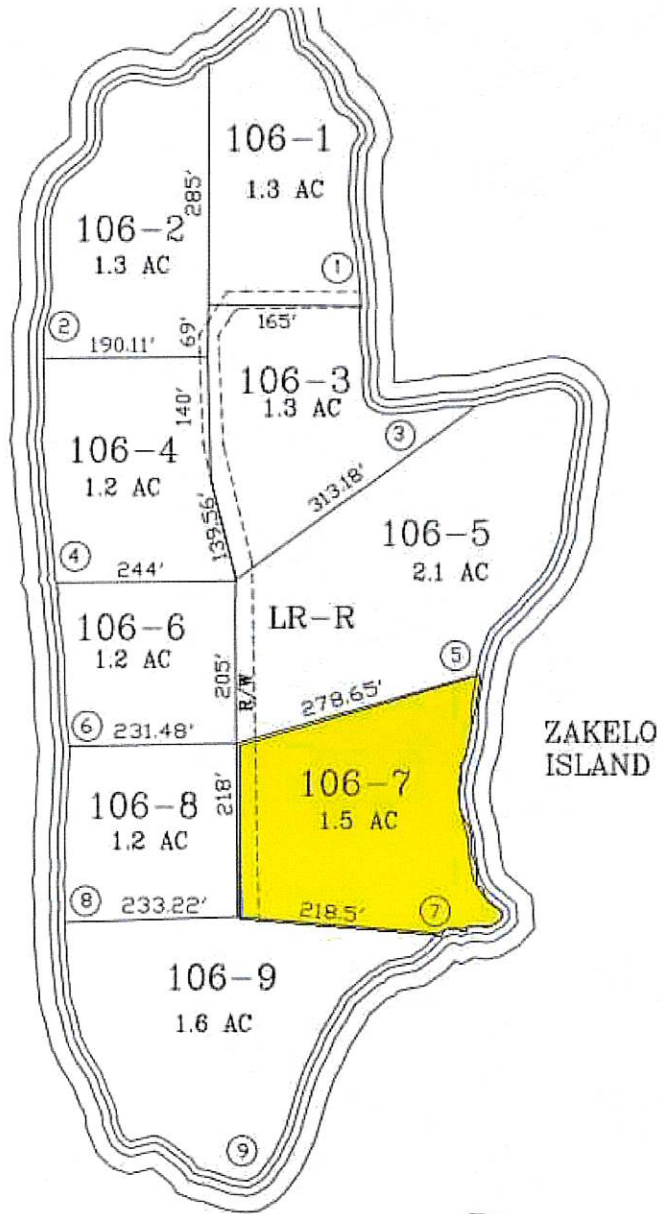
Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
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Owner	Paul & Toni Goode		Zip Code	04040	



TOTAL Sketch by a la mode		Area Calculations Summary	
Living Area		Calculation Details	
First Floor	767.39 Sq ft		$30.68 \times 25.01 = 767.39$
2nd Floor	399.97 Sq ft		$15.99 \times 25.01 = 399.97$
Total Living Area (Rounded):	1167 Sq ft		
Non-living Area			
Covered Porch	200.07 Sq ft		$8 \times 25.01 = 200.07$
Deck	232.11 Sq ft		$38.68 \times 6 = 232.11$

Tax Map

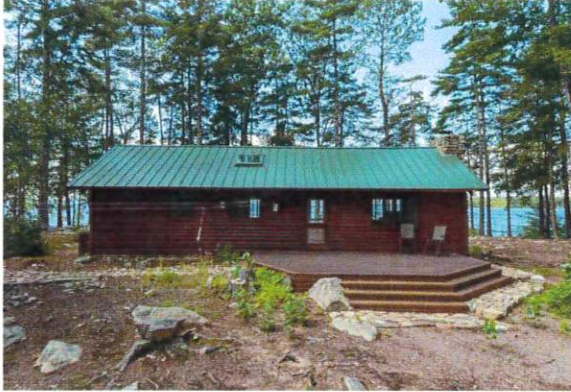
KE



ZAKELO ISLAND

Comparable Photo Page

Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
City	Harrison	County	Cumberland	State	ME
Zip Code	04040				
Owner	Paul & Toni Goode				



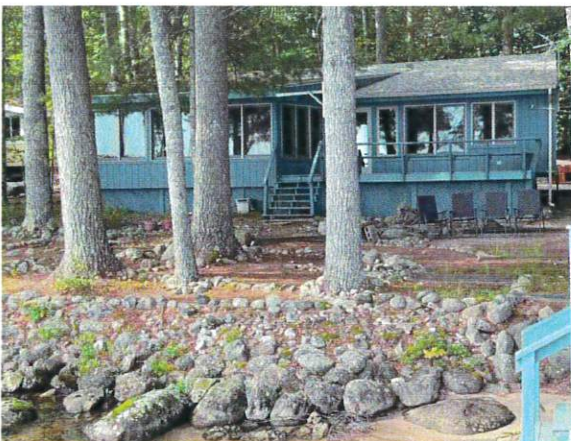
Comparable 1

1 Outer Green Is
 Prox. to Subject 12.73 miles SE
 Sales Price 1,000,000
 Gross Living Area 1,164
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;WtrFr;2700'wf
 View B;Wtr;Sebago
 Site 9.00 ac
 Quality Q3
 Age 65



Comparable 2

158 Ridge Rd
 Prox. to Subject 17.83 miles SE
 Sales Price 864,000
 Gross Living Area 1,728
 Total Rooms 7
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location B;WtrFr;87' wf
 View B;Wtr;Sebago
 Site 17424 sf
 Quality Q3
 Age 37

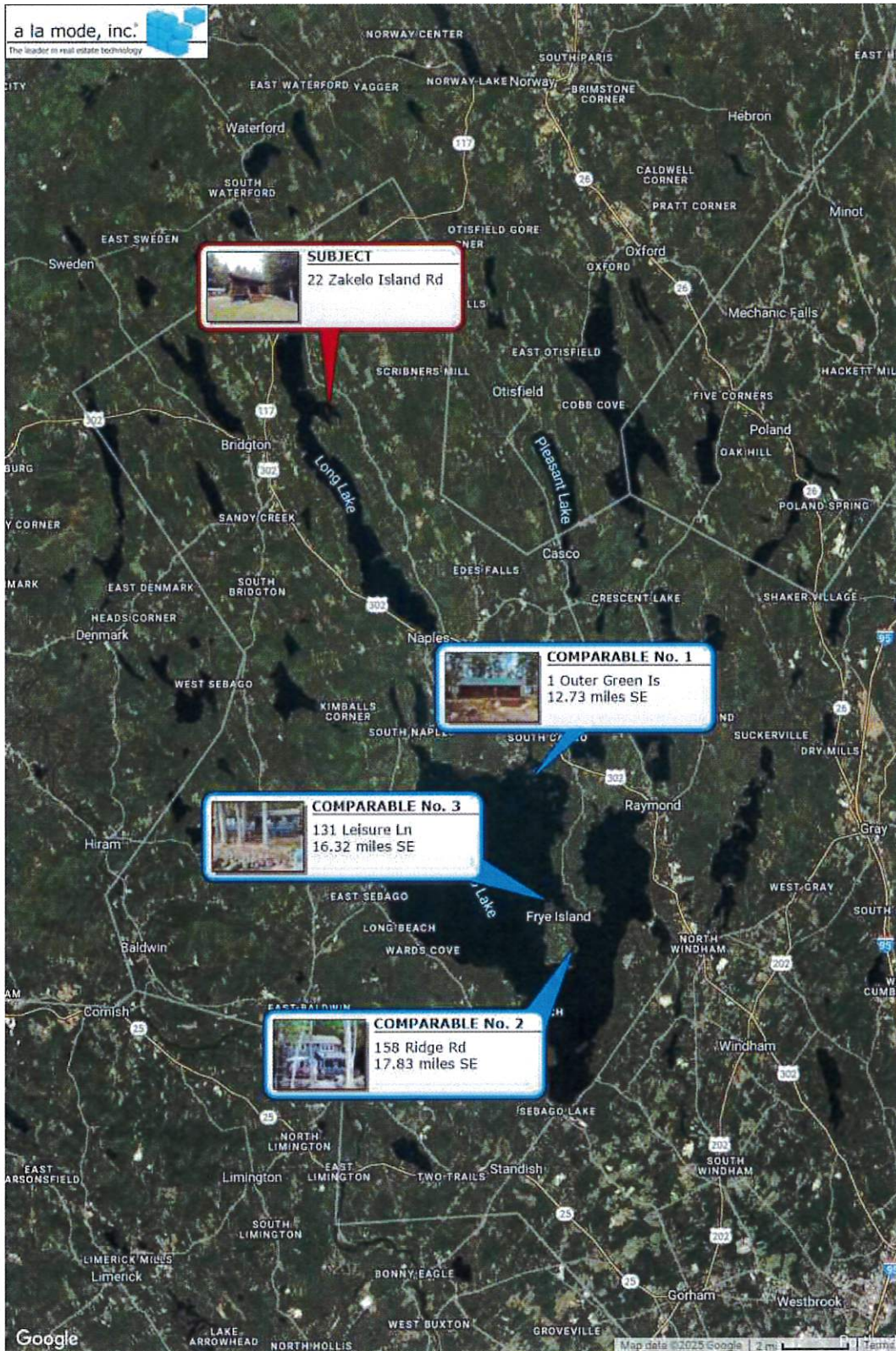


Comparable 3

131 Leisure Ln
 Prox. to Subject 16.32 miles SE
 Sales Price 699,000
 Gross Living Area 1,140
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location B;WtrFr;90' wf
 View B;Wtr;Sebago
 Site 17424 sf
 Quality Q4
 Age 57

Location Map

Client	Paul Goode				
Property Address	22 Zakelo Island Rd				
City	Harrison	County Cumberland	State ME	Zip Code 04040	
Owner	Paul & Toni Goode				



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

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

C2

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

C3

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

C4

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

C5

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

C6

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

Quality Ratings and Definitions

Q1

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

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.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

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

Quality Ratings and Definitions (continued)

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.

State License

	State of Maine DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS	
License Number CR4553		
Be it known that JASON S. STOKES has qualified as required by Title 32 MRS Chapter 123 and is licensed as: CERTIFIED RESIDENTIAL APPRAISER		
ISSUE DATE December 30, 2024	 Acting Commissioner	EXPIRATION DATE December 31, 2025

✂ Detach

 STATE OF MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS	STATE OF MAINE DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION 35 State House Station Augusta, Maine 04333-0035 (207) 624-8603
License Number CR4553 JASON S. STOKES CERTIFIED RESIDENTIAL APPRAISER	 Acting Commissioner
ISSUED 12/30/2024	EXPIRES 12/31/2025



Aspen American Insurance Company
 Insurer (Referred to below as the "Company")
 499 Washington Boulevard, 8th Floor
 Jersey City, NJ 07310



Company's Program Administrator:
 LIA Administrators & Insurance Services
 1600 Anacapa Street
 Santa Barbara, CA 93108
 800-334-0652

**APPRAISAL, VALUATION AND PROPERTY SERVICES
 PROFESSIONAL LIABILITY INSURANCE POLICY**

DECLARATIONS

Date Issued: 5/20/2024 Policy Number: AAI001691-10 Previous Policy Number: AAI001691-09

THIS IS A **CLAIMS MADE AND REPORTED POLICY**. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1.	Customer ID: 157823 Named Insured: STRAIGHT LINE APPRAISAL, INC. Jason S. Stokes 188 Boundary Road Sandwich, ME 04084	
2.	Policy Period: From: 07/01/2024 To: 07/01/2025 12:01 A.M. Standard Time at the address stated in 1 above.	
3.	Deductible: \$1000 Each Claim	
4.	Retroactive Date: 07/01/2005	
5.	Inception Date: 07/01/2015	
6.	Limits of Liability: A. \$1,000,000 Each Claim B. \$2,000,000 Aggregate	
7.	Covered Professional Services (as defined in the Policy and/or by Endorsement): Real Estate Appraisal and Valuation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Residential Property: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Property: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Bodily Injury and Property Damage Caused During Appraisal Inspection (\$100,000 Sub-Limit): Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (If "yes", added by endorsement) Right of Way Agent and Relocation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Machinery and Equipment Valuation: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Personal Property Appraisal: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement) Real Estate Sales/Brokerage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If "yes", added by endorsement)	
8.	Report Claims to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319	
9.	Annual Premium: \$802.00	
10.	Forms attached at issue: LJA002 (04/19) LIA ME (09/19) LIA012 (06/22) LIA018 (05/19) LIA042 (01/22) LIA164 (05/19) LIA169 (12/21)	

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

05/20/2024

Date

By

Authorized Representative

LIA001 (05/22)

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