

INVOICE

FROM:

Hamer Appraisal Services
 9 1/2 Highland Rd
 Merrimac, MA 01860-1004

Telephone Number: (978) 500-9755 Fax Number:

TO:

Kimberly A. Goulette
 5 Helena St
 Newburyport, MA 01950

E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

INVOICE NUMBER	
20-158A	
DATES	
Invoice Date:	03/08/2020
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	
Federal Tax ID:	46-3825968
Employer ID:	

DESCRIPTION

Lender: Kimberly A. Goulette Client: Kimberly A. Goulette
 Purchaser/Borrower: Kimberly Goulette
 Property Address: 5 Helena St
 City: Newburyport
 County: Essex State: MA Zip: 01950-4113
 Legal Description: Book 34782 / Page 598

FEES

AMOUNT

1004 GP	250.00
SUBTOTAL	
	250.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0
TOTAL DUE			\$ 250.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

5 Helena St
Newburyport, MA 01950-4113
Book 34782 / Page 598

FOR

Kimberly A. Goulette
5 Helena St
Newburyport, MA 01950

OPINION OF VALUE

467,000

AS OF

02/26/2020

BY

Scott Hamerstrom
Hamer Appraisal Services
9 1/2 Highland Rd
Merrimac, MA 01860-1004
978-500-9755
shamerstrom@hameras.com

Borrower	Kimberly Goulette	File No.
Property Address	5 Helena St	
City	Newburyport	County Essex State MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette	

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USPAP ADDENDUM

File No.

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	County	State	Zip Code
Newburyport	Essex	MA	01950-4113
Lender	Kimberly A. Goulette		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 100-150

Additional Certifications

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

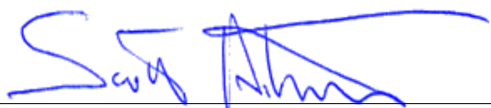
- I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 - I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- 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.
 - 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.
 - 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.
 - I have made a personal inspection of the property that is the subject of this report.
 - 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).

Additional Comments

The problem to be solved with this appraisal is to arrive at an Opinion of Market Value of the above mentioned property, identified as the subject of this appraisal, based on the definition of market value as defined in FNMA Form 1004 GP.

The subject value is based on the "Hypothetical Condition" that the subject has been improved by 145 sf adding a second bedroom, covered porch. Finishes are to be similar to existing quality.

APPRAISER:

Signature: 
 Name: Scott Hamerstrom
 Date Signed: 03/08/2020
 State Certification #: MACR#70540
 or State License #: _____
 State: MA
 Expiration Date of Certification or License: 11/12/2020
 Effective Date of Appraisal: 02/26/2020

SUPERVISORY APPRAISER: (only if required)

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

Supplemental Addendum

File No.

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

Scope of Appraisal Report

This is an appraisal report as defined by the 2020/21 addition of uniform standards of professional appraisal practice, standard rule 2-2a, and subject to the stated scope of work.

Intended Use & User

The intended use is to evaluate the property that is the subject of this appraisal for current market value (proposed Improvement only) for "significant improvement determination" for the Newburyport Conservation Commission. The intended user of this appraisal report is the client. No additional intended use/user are identified by the appraiser.

SCOPE OF WORK

The appraisal is based on information gathered by the appraiser from public records, including but not limited to the Town Assessors Office, and the Essex County Registry of Deeds, unidentified sources, interior and exterior inspection of the subject property, neighborhood inspection and investigation, and selection of comparable sales within the market area. The original source of the Comparables is shown in the data source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data considered to be reliable. When conflicting data is provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as the basis for the value conclusion. The appraisal assignment was not based on a requested minimum valuation or specific valuation.

- I performed the following tasks in arriving at my value opinion
- I performed an interior and exterior inspection of the subject property
- I viewed the public records including the unit deed when available(online), assessors card (online),
- I inspected the neighborhood
- I inspected each of the comparable sales from the street. The appraiser also photographed each of the comparable properties used in the report, turn inspection from the street. If the comparable was not able to be photographed during inspection, the appraiser utilized a photo from the MLS listing sheet.
- I collected, confirmed and analyzed data from reliable public and private sources
- I reported the analysis, opinions and conclusions in the appraisal report.

Competency Disclosure

" I have knowledge and experience appraising this type of property in this market area and I am aware of and have access to, the necessary and appropriate public and private data sources, such as MLS, tax assessment records, public land records, and other such data sources in which the property is located". The appraiser has an office with 14 miles of the subject property and has appraised over 15 properties within the subject market area over the past 6-12 months.

Assessed Value

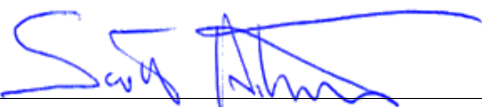
The assessed value per the City of Newburyport the assessment for fiscal year 2020 is \$369,800 the assessment is 100% residential. This is provided for informational purposes only.

DEFINITION OF MARKET VALUE SOURCE

THE DEFINITION OF MARKET VALUE APPLIED IN THIS APPRAISAL WAS FROM THE January 1st, 2020/21 VERSION OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP), & is noted "definition of market value" USPAP AO-30, Page 102.

Highest and Best Use:

The subject property is a deeded single family home as existing and is valued as such. Based on the existing zoning and the fact that the subject is a legal conforming use on a legal nonconforming lot, in conformance with other single families in the market area it would not be feasible to demolish and rebuild, the existing use is the maximally productive use of the site as improved therefore the highest and best use. The subject is legal nonconforming due to lack of required land, can be rebuilt on original footprint in the event of a catastrophe.

Signature 
 Name Scott Hamerstrom
 Date Signed 03/08/2020
 State Certification # MACR#70540 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Supplemental Addendum

File No.

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

• GP Residential : Sales Comparison Analysis - Summary of Sales Comparison Approach

The market area was searched for properties that were both comparable and competitive with subject property and similar in size, location and age. A + 25% for Gross Living Area parameter was used in the selection process of comparables from the subject. Distance from subject to comparables is 1 mile date of sale 12 months, in addition to age, and location. All comparables were taken in consideration when the opinion of value was determined. As the market supports \$30/sf adjustment was given on a difference of 50 sf above and below grade, land adjusted by \$3.00 per sf. Sale #1 is a recent sale in the subject locus, adjusted down for lot utility, similar condition and views per Broker/MLS Photos, per Broker the lot is not sub dividable and there is a approved permit in place for a detached two car garage. Sale #2 is a recent sale on Jackson Street in Newbury, similar crawl space, inferior condition and views per Broker/MLS Photos. Sale #3 is located on 46th Street in Newbury, adjusted down for superior basement utility and up for views, inferior condition per Broker. Sale #4 is located on 55th Street in Newburyport, similar crawl space, inferior views, similar upgraded condition per Broker/MLS Photos. Sale #5 is located on 78th Street in Newburyport, inferior views, similar overall condition, superior basement utility. All other adjustments made via market extraction for the presence and/or lack of certain amenities in either the subject or comparable properties, such as porches, number of bathrooms, bedrooms, etc. The appraiser has placed most weight on Sales #1, #2, and #4 being the most recent, reflective of the current market with similar crawl space utility. Therefore in the appraiser's opinion the subject's proposed market value is **\$467,000**. Based on **27%** of the overall value it is the appraiser's opinion that the proposed improvement value is **\$126,090**, call **\$126,000**.

Final Reconciliation :

All three approaches to value were considered when forming an opinion of value. The income approach was not developed as single families such as the subject are not typically bought and sold as investment properties. The cost was not developed due to the intended use of the assignment. In the appraiser's opinion the sales comparison approach is most indicative of market behavior for buyers of residential homes when adequate sales are available in the marketplace, as is true in this instance. With the emphasis on the sales comparison approach, it is my opinion that the subject property value is **\$467,000**. Based on a **27.0%** improvement value the proposed improvement value would be **\$126,000**.

Improvement Value

Improvement value is based on Sales 1, 2, and 4. Per Assessors, Sale #1 has an improvement value of 30%, Sale #2 has an improvement value of 28%, and Sale #3 has an improvement value of 23%, call 27.0%.

Exposure Time

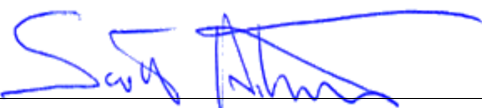
Exposure Time is defined by USPAP (2020-21 Ed., Definitions) to be - "the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market." After a review of market transactions, as well as discussions with area real estate professionals, the exposure time would have been one to four months at the market value estimate indicated herein.

Personal Property

Any personal property, fixtures or intangible items that are not real property but are included in the appraisal have been identified and separately valued, and the impact of their inclusion or exclusion on the estimate of market value has been discussed in this report.

Electronic Signatures & Digital Photographs

The signatures that appear on this appraisal may be electronic with security-protected access codes. Electronic signatures have been approved by all major lending institutions, and according to USPAP, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. Photographs submitted with this appraisal are original digital images printed in color or black and white, and have not been altered or modified in any way.

Signature 
 Name Scott Hamerstrom
 Date Signed 03/08/2020
 State Certification # MACR#70540 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

RESIDENTIAL APPRAISAL REPORT

File No.:

SUBJECT	Property Address: 5 Helena St	City: Newburyport	State: MA	Zip Code: 01950-4113
	County: Essex	Legal Description: Book 34782 / Page 598		
	Assessor's Parcel #: 75-243			
	Tax Year: 2020	R.E. Taxes: \$ 4,748	Special Assessments: \$ 0	Borrower (if applicable): Kimberly Goulette

ASSIGNMENT	Current Owner of Record: Kimberly Goulette				Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input 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: Plum Island		Map Reference:		Census Tract:			
	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) "As Is" market value, building only.							

MARKET AREA DESCRIPTION	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 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: The intended use is to evaluate the property that is the subject of this appraisal for current market value (proposed Improvement only) for the "significant improvement determination" for the Newburyport Conservation Commission.									
	Intended User(s) (by name or type):									
	Client: Kimberly A. Goulette				Address: 5 Helena St, Newburyport, MA 01950					
	Appraiser: Scott Hamerstrom				Address: 9 1/2 Highland Rd, Merrimac, MA 01860-1004					
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Predominant Occupancy		One-Unit Housing		Present Land Use	
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> Rapid		<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Owner 80		PRICE AGE		One-Unit 95 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The most recent market research indicates marketing time in the 1-3 month range, per data obtained from the MLS. There is currently a shortage of product and high demand in Newburyport for entry level housing.

SITE DESCRIPTION	Dimensions: 70' x 140' +/-	Site Area: 9,800 sf	
	Zoning Classification: R2	Description: 10000 sf / 100' Frontage	
	Zoning Compliance: <input type="checkbox"/> Legal <input checked="" 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 checked="" 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) See Addendum		
	Actual Use as of Effective Date: Single Family		Use as appraised in this report: Single Family

UTILITIES	Electricity	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Other	Provider/Description	Off-site Improvements	Street	Asphalt	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	Topography	Slopes slightly to the water		
	Gas	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other	Propane		Curb/Gutter	None	<input type="checkbox"/> Public	<input type="checkbox"/> Private		Size	Typical +	
	Water	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Other	City		Sidewalk	None	<input type="checkbox"/> Public	<input type="checkbox"/> Private		Shape	Semi Rectangular	
	Sanitary Sewer	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Other	City		Street Lights	Incandescent / Public	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private		Drainage	Typical	
	Storm Sewer	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Other	City		Alley	None	<input type="checkbox"/> Public	<input type="checkbox"/> Private		View	B;Res;Water	
	Other site elements: <input type="checkbox"/> Inside Lot <input checked="" 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 type="checkbox"/> No FEMA Flood Zone FEMA Map # FEMA Map Date												
	Site Comments: The subject is legal nonconforming due to lack of required land, can be rebuilt on original footprint in the event of a catastrophe with no variance required.												

DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement <input checked="" type="checkbox"/> None		Heating	
	# of Units	1 <input type="checkbox"/> Acc. Unit	Foundation	NA	Slab	NA	Area Sq. Ft.	0	Type	FHA
	# of Stories	1	Exterior Walls	Shingle/Avg	Crawl Space	Crawl	% Finished	0	Fuel	Propane
	Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface	Asphalt/Avg	Basement	NA	Ceiling		Cooling	
	Design (Style)	DT1.0;Ranch	Gutters & Dwnspts.	yes/yes	Sump Pump	<input type="checkbox"/> None	Walls		Central	NA
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type	Mixed/Avg	Dampness	<input type="checkbox"/> None	Floor		Other	Window
	Actual Age (Yrs.)	72	Storm/Screens	yes	Settlement	None	Outside Entry			
	Effective Age (Yrs.)	15			Infestation	None				
	Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		Car Storage <input type="checkbox"/> None	
	Floors	Mixed/New	Refrigerator	<input checked="" type="checkbox"/> Stairs	<input type="checkbox"/> Fireplaces #	0	Woodstove(s) #	0	Garage	# of cars (2 Tot.)

Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 819 Square Feet of Gross Living Area Above Grade

Additional features: Standard

Describe the condition of the property (including physical, functional and external obsolescence): The subject is a Ranch style dwelling built in 1948 with good finishes, quality considered average. The subject room layout is standard and functional, the kitchen and bath are modern and in good overall condition. Recent improvements by the current owner include new kitchen, floors, heat plant, hot water system, windows, insulation, electric, paint, landscaping, and support pilings, and proposed second bedroom and porch.



RESIDENTIAL APPRAISAL REPORT

File No.:

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): Assessor / B & T

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject has not sold once in the past 3 years as noted above. None of the comparables have sold in the past 12 months other than reported in this report.
Date:		
Price:		
Source(s): Assessors / B&T		
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	5 Helena St Newburyport, MA 01950-4113	44 Old Point Rd Newbury, MA 01951-1326			8 Jackson Way Newbury, MA 01951-2113			6 46th St Newbury, MA 01951-1409		
Proximity to Subject		0.42 miles SE			1.18 miles SE			0.34 miles E		
Sale Price	\$	\$ 520,000			\$ 394,900			\$ 425,000		
Sale Price/GLA	\$ 265.96 /sq.ft.	\$ 761.35 /sq.ft.			\$ 705.18 /sq.ft.			\$ 385.66 /sq.ft.		
Data Source(s)		MLS PIN#72483206;DOM 177			MLS PIN#72543176;DOM 69			MLS PIN#72567473;DOM 19		
Verification Source(s)		No Doc Selected			No Doc Selected			No Doc Selected		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions	0	ArmLth Conv;	0	ArmLth Conv;	0	ArmLth Conv;	0			
Date of Sale/Time		s01/20;c10/19	0	s11/19;c09/19	0	s10/19;c09/19	0			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	N;Res;	N;Res;		B;Res;	-20,000	B;Res;	-20,000			
Site	9,800 sf	21540 sf	-35,220	2762 sf	+21,114	4874 sf	+14,778			
View	Res;Water	Res;Water		N;Res;	+20,000	N;Res;	+20,000			
Design (Style)	DT1.0;Ranch	DT1;Cottage	0	DT1;Cottage	0	DT1;Cottage	0			
Quality of Construction	Average	Average		Average		Average				
Age	66	85	0	67	0	61	0			
Condition	Good	Good		Average	+20,000	Average	+20,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 1.0	4 2 1.0	0	4 2 1.1	-2,500	4 1 1.0	0			
Gross Living Area	819 sq.ft.	683 sq.ft.	+4,080	560 sq.ft.	+7,770	1,102 sq.ft.	-8,490			
Basement & Finished Rooms Below Grade	Crawl	Crawl		Crawl		648 sf 454 sf finished	-12,960 -9,080			
Functional Utility	2 Bedrooms	2 Bedrooms		2 Bedrooms		1 Bedroom	+20,000			
Heating/Cooling	Central/None	ELBB/None	0	Central/Central	-3,000	Central/None				
Energy Efficient Items	Standard	Standard		Standard		Standard				
Garage/Carport	2 off street	3 off street	0	2 off street		2 off street	0			
Porch/Patio/Deck	2 Decks	Porch/Deck	0	Porch	+2,000	Porch,Deck	0			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -31,140	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 45,384	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 24,248			
Adjusted Sale Price of Comparables			\$ 488,860		\$ 440,284		\$ 449,248			
Summary of Sales Comparison Approach	See Addendum									

Indicated Value by Sales Comparison Approach \$ 467,000



RESIDENTIAL APPRAISAL REPORT

File No.:

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		OPINION OF SITE VALUE ----- = \$	
	Source of cost data:		DWELLING Sq.Ft. @ \$ ----- = \$	
	Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ ----- = \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			Sq.Ft. @ \$ ----- = \$	
			amenities ----- = \$	
			Garage/Carport Sq.Ft. @ \$ ----- = \$	
			Total Estimate of Cost-New ----- = \$	
			Less Physical Functional External ----- = \$	
		Depreciation ----- = \$()		
		Depreciated Cost of Improvements ----- = \$		
		"As-is" Value of Site Improvements ----- = \$		
		----- = \$		
		----- = \$		
Estimated Remaining Economic Life (if required): Years		INDICATED VALUE BY COST APPROACH ----- = \$		

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):		

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 467,000 Cost Approach (if developed) \$ Income Approach (if developed) \$		
	Final Reconciliation See Addendum for summary of improvement value.		


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: The appraisal is completed "subject to" completion of attached plans adding 145 sf to existing structure for a second bedroom and covered porch.

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: \$ 467,000, as of: 02/26/2020, 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.

ATTACHMENTS	A true and complete copy of this report contains <u>28</u> 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:				
	<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input checked="" type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum	
<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Plans	<input type="checkbox"/>	<input type="checkbox"/>	

Client Contact: <u>Kimberly A Goulette</u>	Client Name: <u>Kimberly A. Goulette</u>
E-Mail: <u>Kinggoulette@gmail.com</u>	Address: <u>5 Helena St, Newburyport, MA 01950</u>

SIGNATURES	APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)	
				
	Appraiser Name: <u>Scott Hamerstrom</u>		Supervisory or Co-Appraiser Name: _____	
	Company: <u>Hamer Appraisal Services</u>		Company: _____	
	Phone: <u>978-500-9755</u> Fax: _____		Phone: _____ Fax: _____	
	E-Mail: <u>shamerstrom@hameras.com</u>		E-Mail: _____	
	Date of Report (Signature): <u>03/08/2020</u>		Date of Report (Signature): _____	
	License or Certification #: <u>MACR#70540</u> State: <u>MA</u>		License or Certification #: _____ State: _____	
	Designation: _____		Designation: _____	
	Expiration Date of License or Certification: <u>11/12/2020</u>		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: <u>02/26/2020</u>		Date of Inspection: _____		

Subject Photo Page

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



Subject Front

5 Helena St
 Sales Price
 Gross Living Area 819
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View Res;Water
 Site 9,800 sf
 Quality Average
 Age 66



Subject Rear



Subject Street

Interior Photos

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA
Lender/Client	Kimberly A. Goulette				
				Zip Code	01950-4113



kitchen



kitchen



full bath



living



living



bedroom



side



side



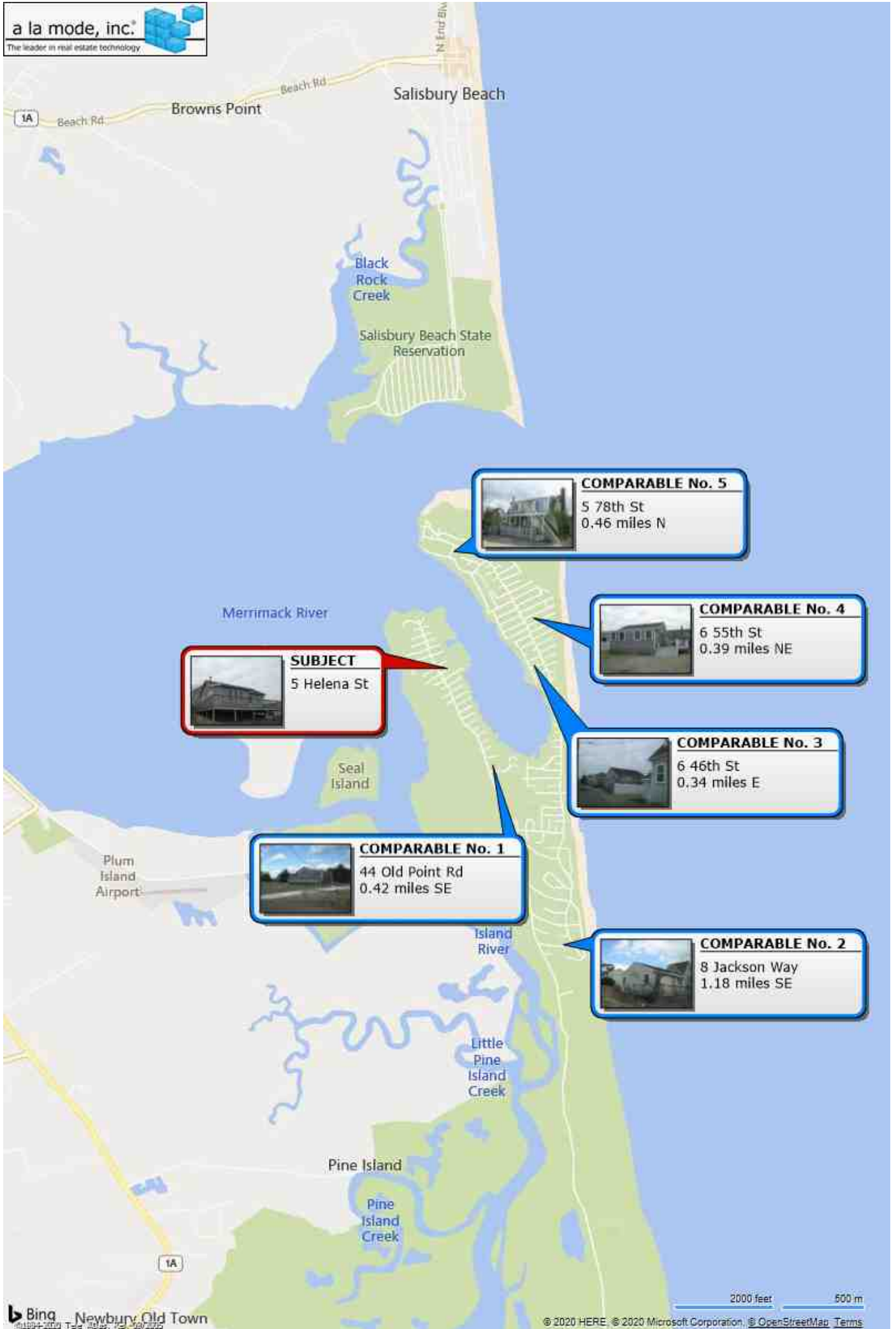
view



view

Location Map

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



Aerial Map

Borrower	Kimberly Goulette						
Property Address	5 Helena St						
City	Newburyport	County	Essex	State	MA	Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette						



Comparable Photo Page

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

**Comparable 1**

44 Old Point Rd	
Prox. to Subject	0.42 miles SE
Sales Price	520,000
Gross Living Area	683
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	Res;Water
Site	21540 sf
Quality	Average
Age	85

**Comparable 2**

8 Jackson Way	
Prox. to Subject	1.18 miles SE
Sales Price	394,900
Gross Living Area	560
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	B;Res;
View	N;Res;
Site	2762 sf
Quality	Average
Age	67

**Comparable 3**

6 46th St	
Prox. to Subject	0.34 miles E
Sales Price	425,000
Gross Living Area	1,102
Total Rooms	4
Total Bedrooms	1
Total Bathrooms	1.0
Location	B;Res;
View	N;Res;
Site	4874 sf
Quality	Average
Age	61

Comparable Photo Page

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



Comparable 4

6 55th St
 Prox. to Subject 0.39 miles NE
 Sales Price 460,000
 Gross Living Area 861
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View N;Res;
 Site 4900 sf
 Quality Average
 Age 69



Comparable 5

5 78th St
 Prox. to Subject 0.46 miles N
 Sales Price 485,000
 Gross Living Area 1,218
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View N;Res
 Site 4900 sf
 Quality Average
 Age 119

Comparable 6

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

Appraisers License

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



E&O

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

LEXINGTON INSURANCE COMPANY
WILMINGTON, DELAWARE

Administrative Offices – 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: 018394522-07
This Certificate forms a part of Master Policy Number: 018389876-07
Renewal of Master Policy Number : 018389876-06

**YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.
READ THE ATTACHED MASTER POLICY CAREFULLY**

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

1. Name and Address of Certificate Holder: Hamer Appraisal Services, LLC and
Scott R. Hamerstrom
9 1/2 Highland Road
Merrimac MA 01860
2. Certificate Period: Effective Date: 10/03/19 to Expiration Date: 10/03/20
12:01 a.m. Local Time at the Address of the Insured.
- 2a. Retroactive Date: 10/03/13
12:01 a.m. Local Time at the Address of the Insured.
3. Limit of Liability: \$ 1,000,000 each claim
\$ 1,000,000 aggregate limit
4. Deductible: \$2,500 each claim
5. Professional Covered Services insured by this policy are: REAL ESTATE APPRAISAL SERVICES
6. Advance Certificate Holder Premium: \$ 551
7. Minimum Earned Premium: 25% or \$ 138

Forms and Endorsements:
See Attached Forms list

Agency Name and Address: INTERCORP, INC.
1438-F West Main Street
Ephrata, PA 17522-1345

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

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.



County: Essex

Authorized Representative OR
Countersignature (in states where applicable)

Date: September 9, 2019

PRG 3152 (10/05)

Deed

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		



SO, ESSEX #353 Bk: 34782 Pg: 598
 03/18/2016 02:09 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District 800
 Date: 03/18/2016 02:09 PM
 ID: 1115002 Doc# 20160318003530
 Fee: \$1,368.00 Cons: \$300,000.00

DEED

I, **Paul A. Wilkinson**, an unmarried man, of Newbury, Essex County, Massachusetts;

In consideration of Three Hundred Thousand (\$300,000.00) Dollars

Grant to **Kimberly A. Goulette**, individually, 5 Helena Street, Newburyport, Essex County, Massachusetts 01950

With Quitclaim Covenants

The land in Newburyport, Essex County, Massachusetts, with the buildings thereon, in that section known as Plum Island and constituting and being Lot 132 in Block lettered "H" as shown on Assessor's Map No. 76, together with Lot 131, with the buildings thereon, in said Block H, and shown on said Assessor's Map No. 76.

The Grantor, being unmarried, releases to Grantee all rights of homestead and other interests therein. The Grantor warrants that there are no former spouses or partners to a domestic union who are entitled to an estate of homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Paul A. Wilkinson by deed of Andrew W. Alexson and Daniel F. Alexson dated June 7, 1977, and recorded with the Essex South District Registry of Deeds at Book 6357, Page 382.

Address of Premises: 5 Helena Street, Newburyport, MA 01950

Property Card

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

5 HELENA ST

Location 5 HELENA ST **MBLU** 75/ 243/ //

Owner GOULETTE KIMBERLY A **Assessment** \$369,800

PID 5164 **Building Count** 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$60,900	\$308,900	\$369,800

Owner of Record

Owner GOULETTE KIMBERLY A	Sale Price \$300,000
Co-Owner	Certificate
Address 5 HELENA ST NEWBURYPORT, MA 01950	Book & Page 34782/0598
	Sale Date 03/18/2016
	Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOULETTE KIMBERLY A	\$300,000		34782/0598	10	03/18/2016
WILKINSON PAUL A	\$0		6357/ 382		06/09/1977

Building Information

Building 1 : Section 1

Year Built: 1948
Living Area: 674

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip

Property Card

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County Essex	State MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette		

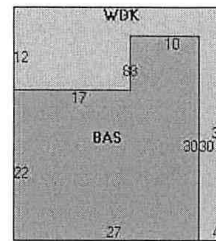
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\000>)

Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	674	674
WDK	Deck, Wood	380	0
		1,054	674

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

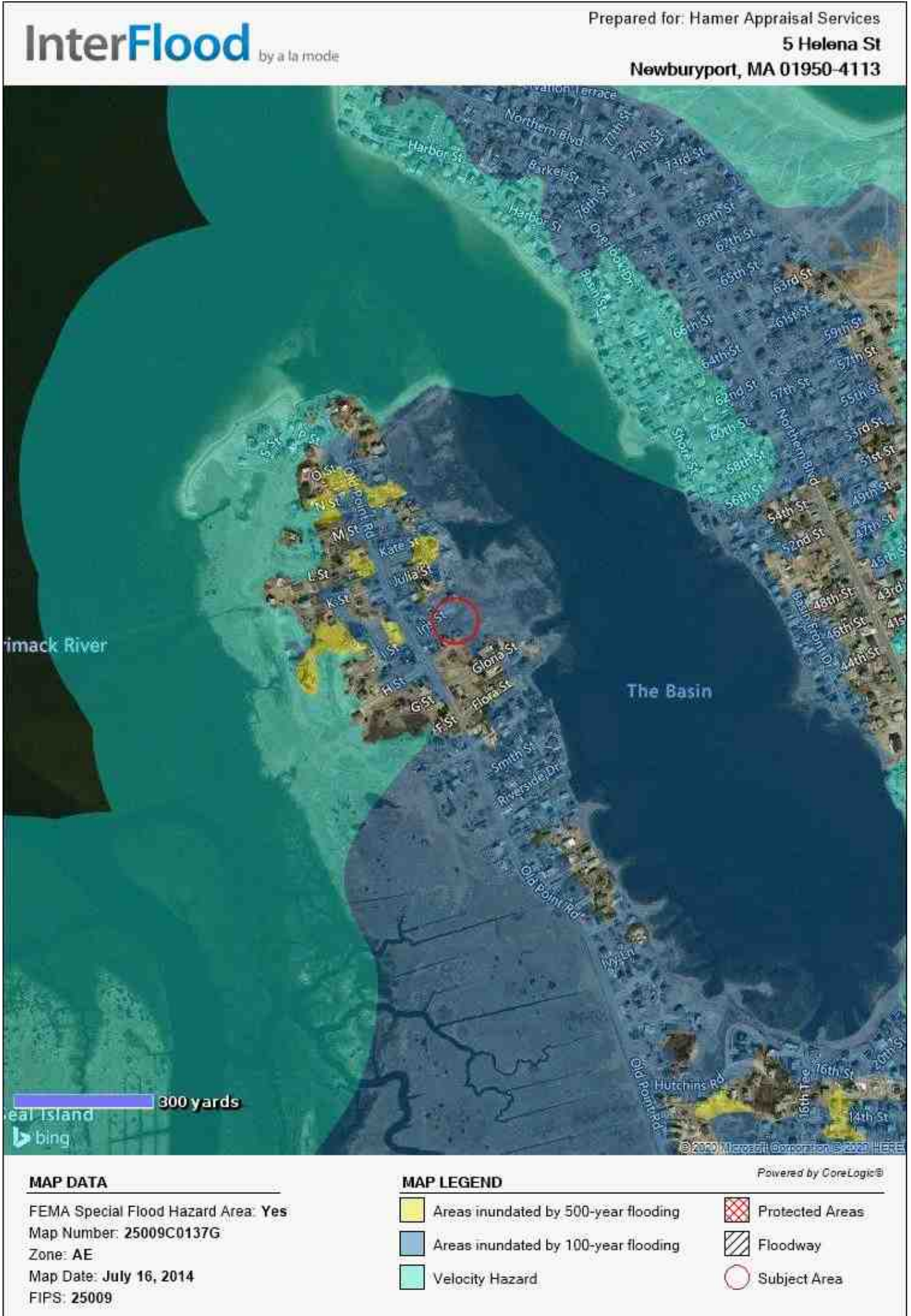
Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.22
Depth 0

Flood Map

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA
Lender/Client	Kimberly A. Goulette				
				Zip Code	01950-4113



Plans

Borrower	Kimberly Goulette			
Property Address	5 Helena St			
City	Newburyport	County Essex	State MA	Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette			

The Goulette Residence

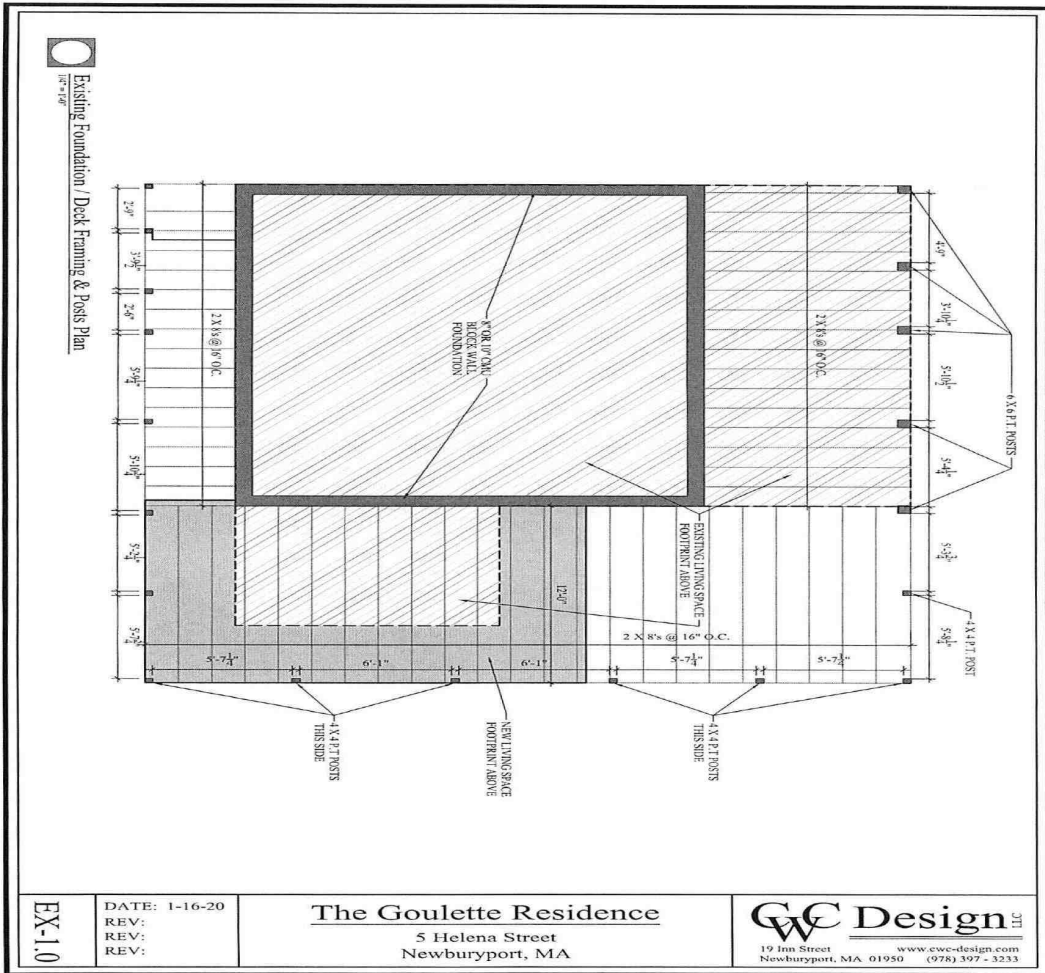
5 Helena Street
Newburyport, MA

Design Set
February 7, 2020


19 Inn Street
Newburyport, MA 01950 (978) 397-3233

Plans

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		



EX-1.0
 DATE: 1-16-20
 REV.:
 REV.:

The Goulette Residence
 5 Helena Street
 Newburyport, MA

GC Design J11
 19 Elm Street
 Newburyport, MA 01950
 www.gcs-design.com
 (978) 397-3233

Plans

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		

NEW SHINGLE ROOF

NEW DECK & RAILINGS

Proposed Northwest Elevation
1/4" = 1'-0"

GW Design
19 Inn Street
Newburyport, MA 01950
www.gwc-design.com
(978) 397-2333

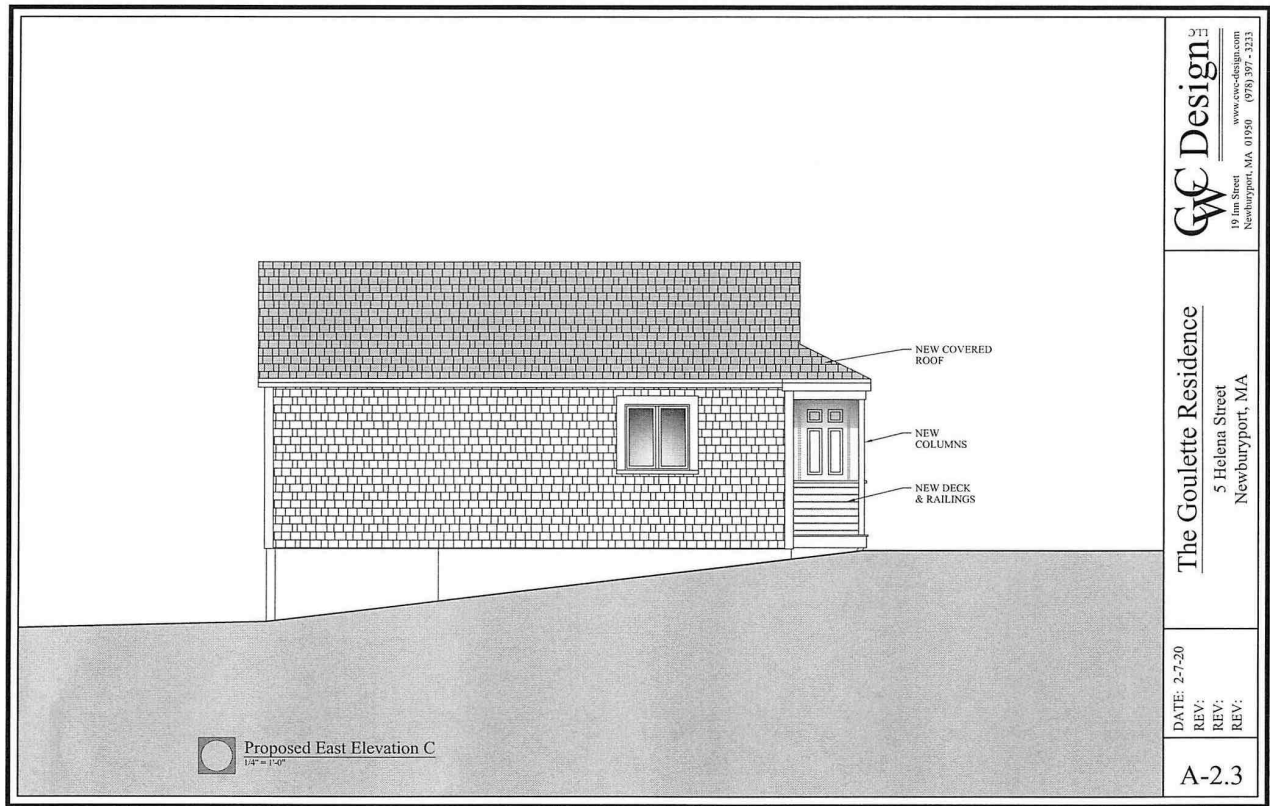
The Goulette Residence
5 Helena Street
Newburyport, MA

DATE: 2-7-20
REV:
REV:
REV:

A-2.2

Plans

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		



Plans

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

NEW COVERED FRONT PORCH

NEW DECK & RAILINGS

NEW SHINGLE ROOF

Proposed Southeast Elevation
1/4" = 1'-0"

GW Design
19 Inn Street
Newburyport, MA 01950
www.gwc-design.com
(978) 397-3333

The Goulette Residence
5 Helena Street
Newburyport, MA

DATE: 2-7-20
REV:
REV:
REV:

A-2.0

Plans

Borrower	Kimberly Goulette						
Property Address	5 Helena St						
City	Newburyport	County	Essex	State	MA	Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette						

NEW SHINGLE ROOF

REPLACE EXISTING DECK & RAILINGS

GW Design
19 Elm Street
Newburyport, MA 01950
www.gwc-design.com
(978) 397-3233

The Goulette Residence
5 Helena Street
Newburyport, MA

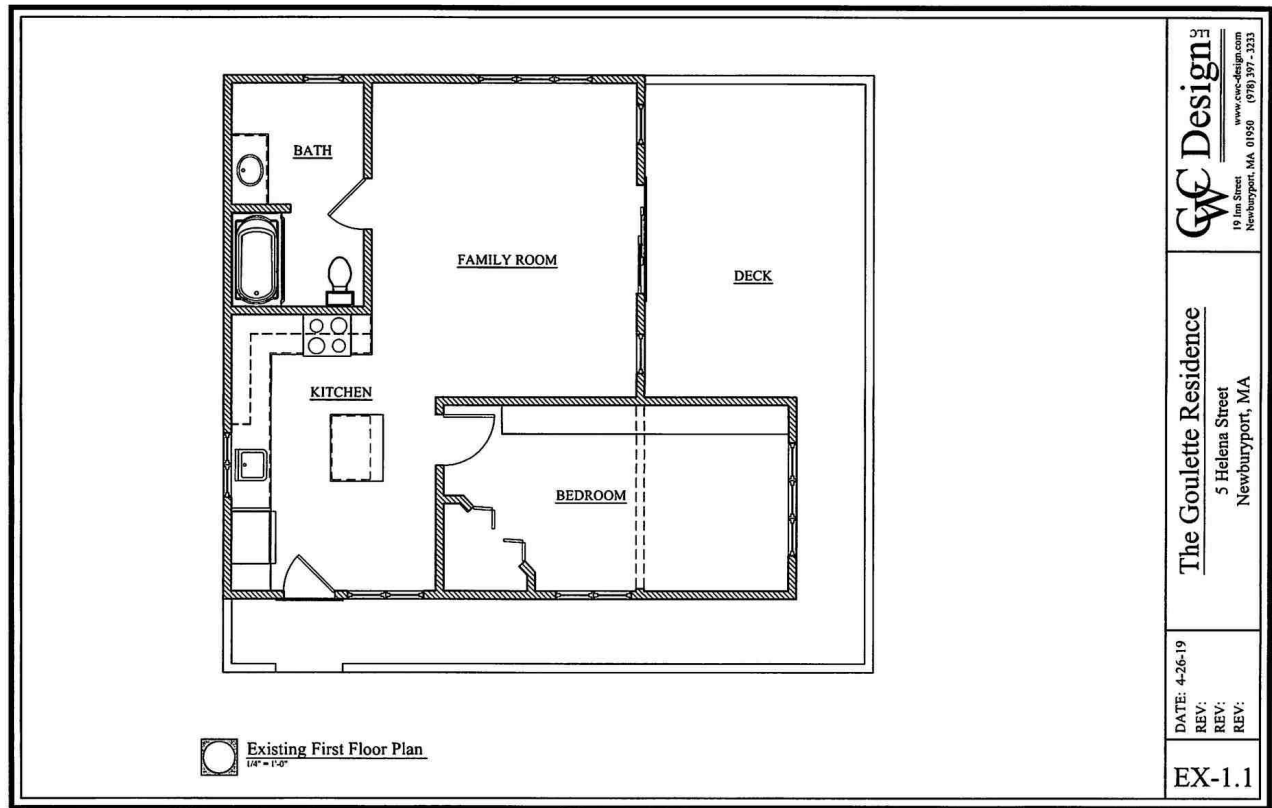
DATE: 2-7-20
REV:
REV:
REV:

A-2.1

Proposed Southeast Elevation
1/4" = 1'-0"

Plans

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		



GW Design
 www.gwc-design.com
 19 Inn Street
 Newburyport, MA 01950 (978) 397-3333

The Goulette Residence
 5 Helena Street
 Newburyport, MA

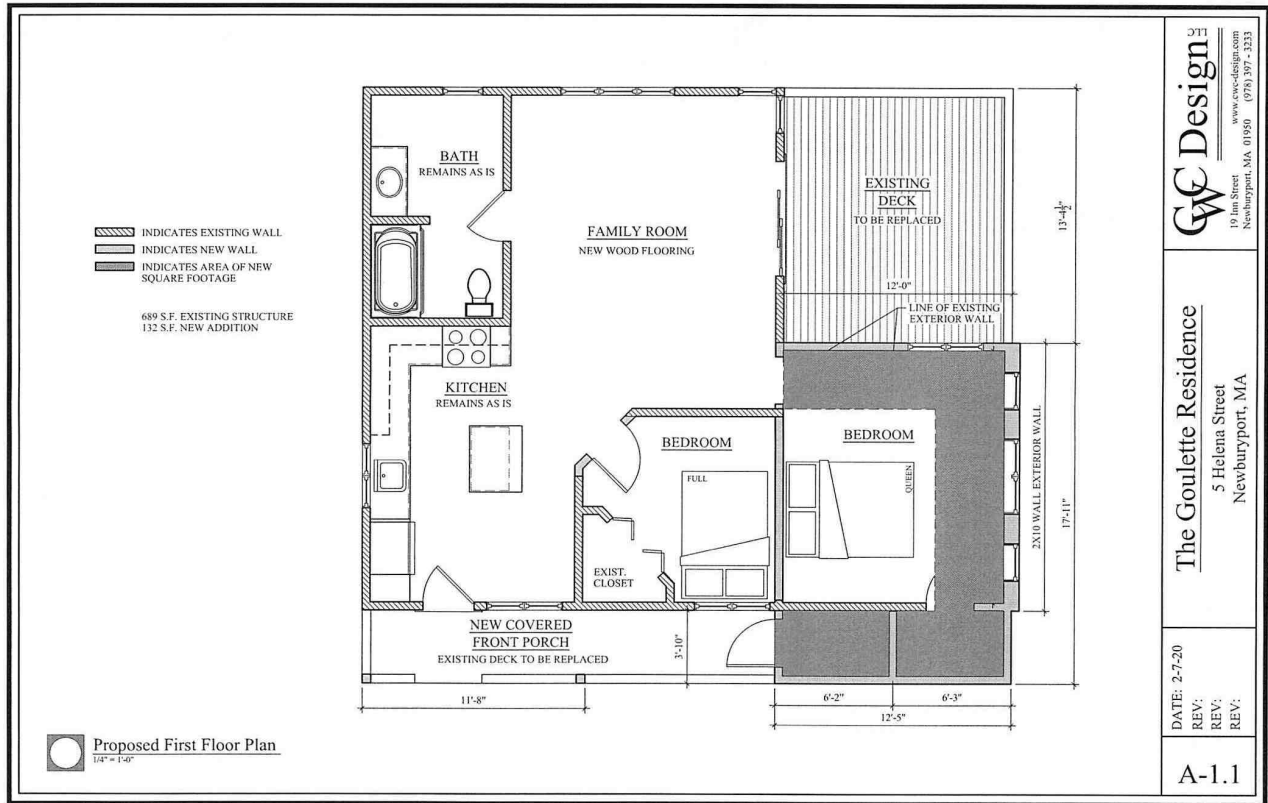
DATE: 4-26-19
 REV:
 REV:
 REV:

EX-1.1

Existing First Floor Plan
 1/4" = 1'-0"

Plans

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
Lender/Client	Kimberly A. Goulette	State	MA
		Zip Code	01950-4113



INVOICE

FROM:

Hamer Appraisal Services
 9 1/2 Highland Rd
 Merrimac, MA 01860-1004

Telephone Number: (978) 500-9755 Fax Number:

TO:

Kimberly A. Goulette
 5 Helena St
 Newburyport, MA 01950

E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

INVOICE NUMBER	
20-158	
DATES	
Invoice Date:	03/04/2020
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	
Federal Tax ID:	46-3825968
Employer ID:	

DESCRIPTION

Lender: Kimberly A. Goulette Client: Kimberly A. Goulette
 Purchaser/Borrower: Kimberly Goulette
 Property Address: 5 Helena St
 City: Newburyport
 County: Essex State: MA Zip: 01950-4113
 Legal Description: Book 34782 / Page 598

FEES

AMOUNT

1004 GP	500.00
SUBTOTAL	500.00

PAYMENTS

AMOUNT

Check #: 1775 Date: 02/26/20 Description: Paid by Check	500.00		
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL	500.00		
TOTAL DUE	\$ 0.00		

APPRAISAL OF REAL PROPERTY



LOCATED AT

5 Helena St
Newburyport, MA 01950-4113
Book 34782 / Page 598

FOR

Kimberly A. Goulette
5 Helena St
Newburyport, MA 01950

OPINION OF VALUE

442,000

AS OF

02/26/2020

BY

Scott Hamerstrom
Hamer Appraisal Services
9 1/2 Highland Rd
Merrimac, MA 01860-1004
978-500-9755
shamerstrom@hameras.com

Borrower	Kimberly Goulette	File No.
Property Address	5 Helena St	
City	Newburyport	County Essex State MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette	

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Property Card 18

Property Card 19

Flood Map 20

USPAP ADDENDUM

File No.

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	County	State	Zip Code
Newburyport	Essex	MA	01950-4113
Lender	Kimberly A. Goulette		

This report was prepared under the following USPAP reporting option:

- Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
- Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 100-150

Additional Certifications

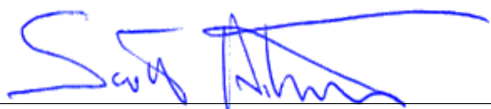
I certify that, to the best of my knowledge and belief:

- I have NOT performed 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 performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
- 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.
 - 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.
 - 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.
 - I have made a personal inspection of the property that is the subject of this report.
 - 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).

Additional Comments

The problem to be solved with this appraisal is to arrive at an Opinion of Market Value of the above mentioned property, identified as the subject of this appraisal, based on the definition of market value as defined in FNMA Form 1004, March 2005.

APPRAISER:

Signature: 

Name: Scott Hamerstrom

Date Signed: 03/08/2020

State Certification #: MACR#70540

or State License #: _____

State: MA

Expiration Date of Certification or License: 11/12/2020

Effective Date of Appraisal: 02/26/2020

SUPERVISORY APPRAISER: (only if required)

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser Inspection of Subject Property:

Did Not Exterior-only from Street Interior and Exterior

Supplemental Addendum

File No.

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

Scope of Appraisal Report

This is an appraisal report as defined by the 2020/21 addition of uniform standards of professional appraisal practice, standard rule 2-2a, and subject to the stated scope of work.

Intended Use & User

The intended use is to evaluate the property that is the subject of this appraisal for current market value (Improvement only) for "significant improvement determination" for the Newburyport Conservation Commission. The intended user of this appraisal report is the client. No additional intended use/user are identified by the appraiser.

SCOPE OF WORK

The appraisal is based on information gathered by the appraiser from public records, including but not limited to the Town Assessors Office, and the Essex County Registry of Deeds, unidentified sources, interior and exterior inspection of the subject property, neighborhood inspection and investigation, and selection of comparable sales within the market area. The original source of the Comparables is shown in the data source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data considered to be reliable. When conflicting data is provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as the basis for the value conclusion. The appraisal assignment was not based on a requested minimum valuation or specific valuation.

- I performed the following tasks in arriving at my value opinion
- I performed an interior and exterior inspection of the subject property
- I viewed the public records including the unit deed when available(online), assessors card (online),
- I inspected the neighborhood
- I inspected each of the comparable sales from the street. The appraiser also photographed each of the comparable properties used in the report, turn inspection from the street. If the comparable was not able to be photographed during inspection, the appraiser utilized a photo from the MLS listing sheet.
- I collected, confirmed and analyzed data from reliable public and private sources
- I reported the analysis, opinions and conclusions in the appraisal report.

Competency Disclosure

" I have knowledge and experience appraising this type of property in this market area and I am aware of and have access to, the necessary and appropriate public and private data sources, such as MLS, tax assessment records, public land records, and other such data sources in which the property is located". The appraiser has an office with 14 miles of the subject property and has appraised over 15 properties within the subject market area over the past 6-12 months.

Assessed Value

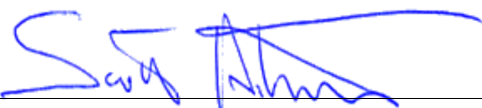
The assessed value per the City of Newburyport the assessment for fiscal year 2020 is \$369,800 the assessment is 100% residential. This is provided for informational purposes only.

DEFINITION OF MARKET VALUE SOURCE

THE DEFINITION OF MARKET VALUE APPLIED IN THIS APPRAISAL WAS FROM THE January 1st, 2020/21 VERSION OF THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP), & is noted "definition of market value" USPAP AO-30, Page 102.

Highest and Best Use:

The subject property is a deeded single family home as existing and is valued as such. Based on the existing zoning and the fact that the subject is a legal conforming use on a legal nonconforming lot, in conformance with other single families in the market area it would not be feasible to demolish and rebuild, the existing use is the maximally productive use of the site as improved therefore the highest and best use. The subject is legal nonconforming due to lack of required land, can be rebuilt on original footprint in the event of a catastrophe with no variance required.

Signature 
 Name Scott Hamerstrom
 Date Signed 03/08/2020
 State Certification # MACR#70540 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

Supplemental Addendum

File No.

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

• GP Residential : Sales Comparison Analysis - Summary of Sales Comparison Approach

The market area was searched for properties that were both comparable and competitive with subject property and similar in size, location and age. A + 25% for Gross Living Area parameter was used in the selection process of comparables from the subject. Distance from subject to comparables is 1 mile date of sale 12 months, in addition to age, and location. All comparables were taken in consideration when the opinion of value was determined. As the market supports \$20/sf adjustment was given on a difference of 50 sf above and below grade, land adjusted by \$3.00 per sf. Sale #1 is a recent sale in the subject locus, adjusted down for lot utility, similar condition and views per Broker/MLS Photos, per Broker the lot is not subdividable and there is a approved permit in place for a detached two car garage. Sale #2 is a recent sale on Jackson Street in Newbury, similar crawl space, inferior condition and views per Broker/MLS Photos. Sale #3 is located on 46th Street in Newbury, adjusted down for superior basement utility and up for views, inferior condition per Broker. Sale #4 is located on 55th Street in Newburyport, similar crawl space, inferior views, similar upgraded condition per Broker/MLS Photos. Sale #5 is located on 78th Street in Newburyport, inferior views, similar overall condition, superior basement utility. All other adjustments made via market extraction for the presence and/or lack of certain amenities in either the subject or comparable properties, such as porches, number of bathrooms, bedrooms, etc. The appraiser has placed most weight on Sales #1, #2, and #4 being the most recent, reflective of the current market with similar crawl space utility. Therefore in the appraiser's opinion the subject's current market value is **\$442,000**. Based on **27%** of the overall value it is the appraiser's opinion that the current improvement value is **\$119,340**, call **\$119,000**.

Final Reconciliation :

All three approaches to value were considered when forming an opinion of value. The income approach was not developed as single families such as the subject are not typically bought and sold as investment properties. The cost was not developed due to the intended use of the assignment. In the appraiser's opinion the sales comparison approach is most indicative of market behavior for buyers of residential homes when adequate sales are available in the marketplace, as is true in this instance. With the emphasis on the sales comparison approach, it is my opinion that the subject property value is **\$442,000**. Based on a **27.0%** improvement value the current improvement value would be **\$119,000**.

Improvement Value

Improvement value is based on Sales 1, 2, and 4. Per Assessors, Sale #1 has an improvement value of 30%, Sale #2 has an improvement value of 28%, and Sale #3 has an improvement value of 23%, call 27.0%.

Exposure Time

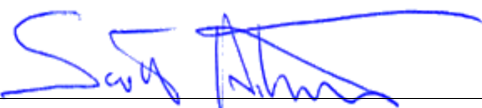
Exposure Time is defined by USPAP (2020-21 Ed., Definitions) to be - "the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure Time is a retrospective opinion based on an analysis of past events assuming a competitive and open market." After a review of market transactions, as well as discussions with area real estate professionals, the exposure time would have been one to four months at the market value estimate indicated herein.

Personal Property

Any personal property, fixtures or intangible items that are not real property but are included in the appraisal have been identified and separately valued, and the impact of their inclusion or exclusion on the estimate of market value has been discussed in this report.

Electronic Signatures & Digital Photographs

The signatures that appear on this appraisal may be electronic with security-protected access codes. Electronic signatures have been approved by all major lending institutions, and according to USPAP, electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report. Photographs submitted with this appraisal are original digital images printed in color or black and white, and have not been altered or modified in any way.

Signature 
 Name Scott Hamerstrom
 Date Signed 03/08/2020
 State Certification # MACR#70540 State MA
 Or State License # _____ State _____

Signature _____
 Name _____
 Date Signed _____
 State Certification # _____ State _____
 Or State License # _____ State _____

RESIDENTIAL APPRAISAL REPORT

File No.:

SUBJECT	Property Address: 5 Helena St	City: Newburyport	State: MA	Zip Code: 01950-4113
	County: Essex	Legal Description: Book 34782 / Page 598		
	Assessor's Parcel #: 75-243			
	Tax Year: 2020	R.E. Taxes: \$ 4,748	Special Assessments: \$ 0	Borrower (if applicable): Kimberly Goulette

ASSIGNMENT	Current Owner of Record: Kimberly Goulette				Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input 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: Plum Island		Map Reference: 15764		Census Tract: 2684.00			
	The purpose of this appraisal is to develop an opinion of: <input type="checkbox"/> Market Value (as defined), or <input checked="" type="checkbox"/> other type of value (describe) "As Is" market value, building only.							

MARKET AREA DESCRIPTION	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input 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: The intended use is to evaluate the property that is the subject of this appraisal for current market value (Improvement only) for the "significant improvement determination" for the Newburyport Conservation Commission.			
	Intended User(s) (by name or type):			
	Client: Kimberly A. Goulette		Address: 5 Helena St, Newburyport, MA 01950	
	Appraiser: Scott Hamerstrom		Address: 9 1/2 Highland Rd, Merrimac, MA 01860-1004	
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Predominant Occupancy	One-Unit Housing
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 80	PRICE AGE
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Tenant 20	\$(000) (yrs)
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (0-5%)	235 Low 0

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The most recent market research indicates marketing time in the 1-3 month range, per data obtained from the MLS. There is currently a shortage of product and high demand in Newburyport for entry level housing.

SITE DESCRIPTION	Dimensions: 70' x 140' +/-	Site Area: 9,800 sf
	Zoning Classification: R2	Description: 10000 sf / 100' Frontage
	Zoning Compliance: <input type="checkbox"/> Legal <input checked="" 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 checked="" 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) See Addendum	

SITE DESCRIPTION	Actual Use as of Effective Date: Single Family	Use as appraised in this report: Single Family	
	Summary of Highest & Best Use: See Addendum		
	Utilities	Off-site Improvements	Topography
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Slopes slightly to the water
	Gas <input type="checkbox"/> Propane <input checked="" type="checkbox"/>	Curb/Gutter None <input type="checkbox"/>	Size Typical +
	Water <input checked="" type="checkbox"/> City <input type="checkbox"/>	Sidewalk None <input type="checkbox"/>	Shape Semi Rectangular
	Sanitary Sewer <input checked="" type="checkbox"/> City <input type="checkbox"/>	Street Lights Incandescent / Public <input checked="" type="checkbox"/>	Drainage Typical
	Storm Sewer <input checked="" type="checkbox"/> City <input type="checkbox"/>	Alley None <input type="checkbox"/>	View B;Res;Water
	Other site elements: <input type="checkbox"/> Inside Lot <input checked="" 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 Yes No FEMA Flood Zone X FEMA Map # 25009C0137G FEMA Map Date 7/16/2014

Site Comments: The subject is legal nonconforming due to lack of required land, can be rebuilt on original footprint in the event of a catastrophe with no variance required.

DESCRIPTION OF THE IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement	Heating
	# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation NA	Slab NA	Area Sq. Ft. 0	Type FHA
	# of Stories 1	Exterior Walls Shingle/Avg	Crawl Space Crawl	% Finished 0	Fuel Propane
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Asphalt/Avg	Basement NA	Ceiling	
	Design (Style) DT1.0;Ranch	Gutters & Dwnspts. yes/yes	Sump Pump <input type="checkbox"/> None	Walls	Cooling
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Mixed/Avg	Dampness <input type="checkbox"/> None	Floor	Central NA
	Actual Age (Yrs.) 72	Storm/Screens yes	Settlement None	Outside Entry	Other Window
	Effective Age (Yrs.) 15		Infestation None		
	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors Mixed/New	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars (2 Tot.)

Finished area above grade contains: 3 Rooms 1 Bedrooms 1.0 Bath(s) 674 Square Feet of Gross Living Area Above Grade

Additional features: Standard

Describe the condition of the property (including physical, functional and external obsolescence): The subject is a Ranch style dwelling built in 1948 with good finishes, quality considered average. The subject room layout is standard and functional, the kitchen and bath are modern and in good overall condition. Recent improvements by the current owner include new kitchen, floors, heat plant, hot water system, windows, insulation, electric, paint, landscaping, and support pilings.

RESIDENTIAL APPRAISAL REPORT

File No.:

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): Assessor / B & T

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject has not sold once in the past 3 years as noted above. None of the comparables have sold in the past 12 months other than reported in this report.
Date:		
Price:		
Source(s): Assessors / B&T		
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	5 Helena St Newburyport, MA 01950-4113	44 Old Point Rd Newbury, MA 01951-1326			8 Jackson Way Newbury, MA 01951-2113			6 46th St Newbury, MA 01951-1409		
Proximity to Subject		0.42 miles SE			1.18 miles SE			0.34 miles E		
Sale Price	\$	\$ 520,000			\$ 394,900			\$ 425,000		
Sale Price/GLA	\$ 265.96 /sq.ft.	\$ 761.35 /sq.ft.			\$ 705.18 /sq.ft.			\$ 385.66 /sq.ft.		
Data Source(s)		MLS PIN#72483206;DOM 177			MLS PIN#72543176;DOM 69			MLS PIN#72567473;DOM 19		
Verification Source(s)		No Doc Selected			No Doc Selected			No Doc Selected		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.			
Sales or Financing Concessions	0	ArmLth Conv;	0	ArmLth Conv;	0	ArmLth Conv;	0			
Date of Sale/Time		s01/20;c10/19	0	s11/19;c09/19	0	s10/19;c09/19	0			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	N;Res;	N;Res;		B;Res;	-20,000	B;Res;	-20,000			
Site	9,800 sf	21540 sf	-35,220	2762 sf	+21,114	4874 sf	+14,778			
View	Res;Water	Res;Water		N;Res;	+20,000	N;Res;	+20,000			
Design (Style)	DT1.0;Ranch	DT1;Cottage	0	DT1;Cottage	0	DT1;Cottage	0			
Quality of Construction	Average	Average		Average		Average				
Age	66	85	0	67	0	61	0			
Condition	Good	Good		Average	+20,000	Average	+20,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	3 1 1.0	4 2 1.0	0	4 2 1.1	-2,500	4 1 1.0	0			
Gross Living Area	674 sq.ft.	683 sq.ft.		560 sq.ft.	+3,420	1,102 sq.ft.	-12,840			
Basement & Finished Rooms Below Grade	Crawl	Crawl		Crawl		648 sf 454 sf finished	-12,960 -9,080			
Functional Utility	1 Bedroom	2 Bedrooms	-20,000	2 Bedrooms	-20,000	1 Bedroom				
Heating/Cooling	Central/None	ELBB/None	0	Central/Central	-3,000	Central/None				
Energy Efficient Items	Standard	Standard		Standard		Standard				
Garage/Carport	2 off street	3 off street	0	2 off street		2 off street	0			
Porch/Patio/Deck	2 Decks	Porch/Deck	0	Porch	+2,000	Porch,Deck	0			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -55,220	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 21,034	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -102			
Adjusted Sale Price of Comparables			\$ 464,780		\$ 415,934		\$ 424,898			
Summary of Sales Comparison Approach	See Addendum									

Indicated Value by Sales Comparison Approach \$ 442,000



RESIDENTIAL APPRAISAL REPORT

File No.:

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ----- = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ ----- = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ ----- = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ ----- = \$
	Sq.Ft. @ \$ ----- = \$	
	Sq.Ft. @ \$ ----- = \$	
	amenities ----- = \$	
	Garage/Carport Sq.Ft. @ \$ ----- = \$	
	Total Estimate of Cost-New ----- = \$	
	Less Physical Functional External ----- = \$	
	Depreciation ----- = \$()	
	Depreciated Cost of Improvements ----- = \$	
	"As-is" Value of Site Improvements ----- = \$	
	----- = \$	
	----- = \$	
Estimated Remaining Economic Life (if required): Years	INDICATED VALUE BY COST APPROACH ----- = \$	

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> 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):	

PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project:	
	Describe common elements and recreational facilities:	

RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 442,000 Cost Approach (if developed) \$ Income Approach (if developed) \$		
	Final Reconciliation See Addendum for summary of improvement value.		


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: The appraisal is completed "as is" with no conditions.

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: \$ 442,000, as of: 02/26/2020, 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.

ATTACHMENTS	A true and complete copy of this report contains <u>20</u> 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:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Additional Sales <input checked="" type="checkbox"/> Extraordinary Assumptions

Client Contact: <u>Kimberly A Goulette</u>	Client Name: <u>Kimberly A. Goulette</u>
E-Mail: <u>Kimgoulette@gmail.com</u>	Address: <u>5 Helena St, Newburyport, MA 01950</u>

SIGNATURES	APPRAISER  Appraiser Name: <u>Scott Hamerstrom</u> Company: <u>Hamer Appraisal Services</u> Phone: <u>978-500-9755</u> Fax: _____ E-Mail: <u>shamerstrom@hameras.com</u> Date of Report (Signature): <u>03/08/2020</u> License or Certification #: <u>MACR#70540</u> State: <u>MA</u> Designation: _____ Expiration Date of License or Certification: <u>11/12/2020</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>02/26/2020</u>	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____
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Subject Photo Page

Borrower	Kimberly Goulette			
Property Address	5 Helena St			
City	Newburyport	County Essex	State MA	Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette			



Subject Front

5 Helena St
 Sales Price
 Gross Living Area 674
 Total Rooms 3
 Total Bedrooms 1
 Total Bathrooms 1.0
 Location N;Res;
 View Res;Water
 Site 9,800 sf
 Quality Average
 Age 66



Subject Rear



Subject Street

Interior Photos

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA
Lender/Client	Kimberly A. Goulette				
				Zip Code	01950-4113



kitchen



kitchen



full bath



living



living



bedroom



side



side



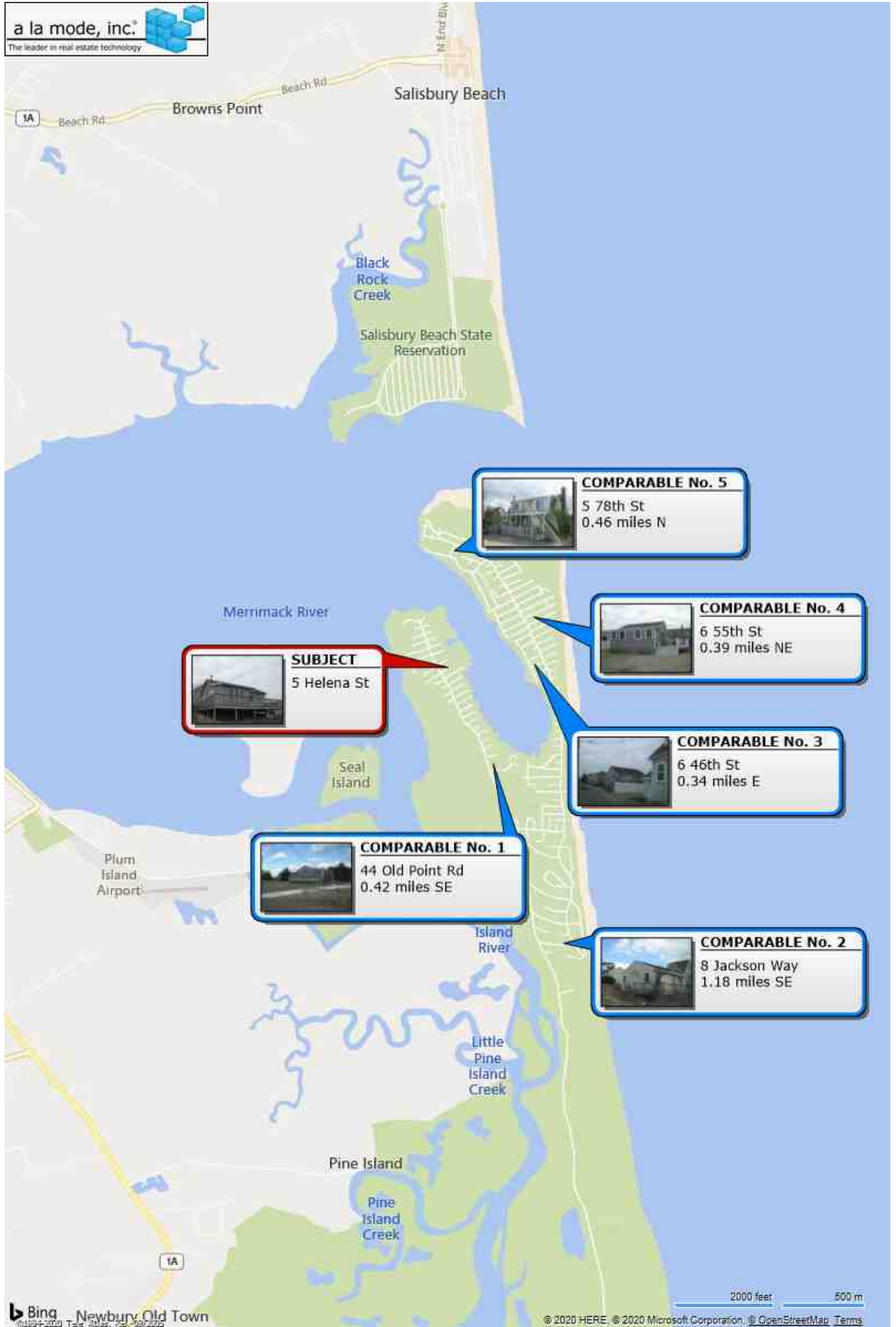
view



view

Location Map

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



Aerial Map

Borrower	Kimberly Goulette						
Property Address	5 Helena St						
City	Newburyport	County	Essex	State	MA	Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette						



Comparable Photo Page

Borrower	Kimberly Goulette			
Property Address	5 Helena St			
City	Newburyport	County Essex	State MA	Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette			



Comparable 1

44 Old Point Rd	
Prox. to Subject	0.42 miles SE
Sales Price	520,000
Gross Living Area	683
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.0
Location	N;Res;
View	Res;Water
Site	21540 sf
Quality	Average
Age	85



Comparable 2

8 Jackson Way	
Prox. to Subject	1.18 miles SE
Sales Price	394,900
Gross Living Area	560
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	B;Res;
View	N;Res;
Site	2762 sf
Quality	Average
Age	67



Comparable 3

6 46th St	
Prox. to Subject	0.34 miles E
Sales Price	425,000
Gross Living Area	1,102
Total Rooms	4
Total Bedrooms	1
Total Bathrooms	1.0
Location	B;Res;
View	N;Res;
Site	4874 sf
Quality	Average
Age	61

Comparable Photo Page

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				



Comparable 4

6 55th St
 Prox. to Subject 0.39 miles NE
 Sales Price 460,000
 Gross Living Area 861
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View N;Res;
 Site 4900 sf
 Quality Average
 Age 69



Comparable 5

5 78th St
 Prox. to Subject 0.46 miles N
 Sales Price 485,000
 Gross Living Area 1,218
 Total Rooms 4
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location B;Res;
 View N;Res
 Site 4900 sf
 Quality Average
 Age 119

Comparable 6

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

Appraisers License

Borrower	Kimberly Goulette						
Property Address	5 Helena St						
City	Newburyport	County	Essex	State	MA	Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette						



E&O

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				

LEXINGTON INSURANCE COMPANY
WILMINGTON, DELAWARE

Administrative Offices – 99 High Street, Floor 23, Boston, Massachusetts 02110-23110

Certificate Number: 018394522-07
This Certificate forms a part of Master Policy Number: 018389876-07
Renewal of Master Policy Number : 018389876-06

**YOUR RISK PURCHASING GROUP MASTER POLICY IS A CLAIMS MADE POLICY.
 READ THE ATTACHED MASTER POLICY CAREFULLY**

THE AMERICAN ACADEMY OF STATE CERTIFIED APPRAISERS

CERTIFICATE DECLARATIONS

1. **Name and Address of Certificate Holder:** Hamer Appraisal Services, LLC and
 Scott R. Hamerstrom
 9 1/2 Highland Road
 Merrimac MA 01860
2. **Certificate Period:** **Effective Date:** 10/03/19 **to Expiration Date:** 10/03/20
 12:01 a.m. Local Time at the Address of the Insured.
- 2a. **Retroactive Date:** 10/03/13
 12:01 a.m. Local Time at the Address of the Insured.
3. **Limit of Liability:** \$ 1,000,000 each claim
 \$ 1,000,000 aggregate limit
4. **Deductible:** \$2,500 each claim
5. **Professional Covered Services insured by this policy are:** REAL ESTATE APPRAISAL SERVICES
6. **Advance Certificate Holder Premium:** \$ 551
7. **Minimum Earned Premium:** 25% or \$ 138

Forms and Endorsements:
 See Attached Forms list

Agency Name and Address: INTERCORP, INC.
 1438-F West Main Street
 Ephrata, PA 17522-1345

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

THIS POLICY IS ISSUED BY YOUR RISK PURCHASING GROUP INSURER WHICH MAY NOT BE SUBJECT TO ALL OF THE INSURANCE LAWS AND REGULATIONS OF YOUR STATE. STATE INSURANCE INSOLVENCY GUARANTY FUNDS ARE NOT AVAILABLE FOR YOUR RISK PURCHASING GROUP INSURER.



County: Essex

 Authorized Representative OR
 Countersignature (in states where applicable)

Date: September 9, 2019

PRG 3152 (10/05)

Deed

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		



SO, ESSEX #353 Bk: 34782 Pg: 598
 03/18/2016 02:09 PM DEED Pg 1/2
 eRecorded

MASSACHUSETTS EXCISE TAX
 Southern Essex District 800
 Date: 03/18/2016 02:09 PM
 ID: 1115002 Doc# 20160318003530
 Fee: \$1,368.00 Cons: \$300,000.00

DEED

I, **Paul A. Wilkinson**, an unmarried man, of Newbury, Essex County, Massachusetts;

In consideration of Three Hundred Thousand (\$300,000.00) Dollars

Grant to **Kimberly A. Goulette**, individually, 5 Helena Street, Newburyport, Essex County, Massachusetts 01950

With Quitclaim Covenants

The land in Newburyport, Essex County, Massachusetts, with the buildings thereon, in that section known as Plum Island and constituting and being Lot 132 in Block lettered "H" as shown on Assessor's Map No. 76, together with Lot 131, with the buildings thereon, in said Block H, and shown on said Assessor's Map No. 76.

The Grantor, being unmarried, releases to Grantee all rights of homestead and other interests therein. The Grantor warrants that there are no former spouses or partners to a domestic union who are entitled to an estate of homestead in the premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Paul A. Wilkinson by deed of Andrew W. Alexson and Daniel F. Alexson dated June 7, 1977, and recorded with the Essex South District Registry of Deeds at Book 6357, Page 382.

Address of Premises: 5 Helena Street, Newburyport, MA 01950

Property Card

Borrower	Kimberly Goulette		
Property Address	5 Helena St		
City	Newburyport	County	Essex
		State	MA
		Zip Code	01950-4113
Lender/Client	Kimberly A. Goulette		

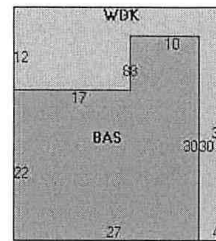
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Floor Furnace
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	3 Rooms
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/NewburyportMAPPhotos/\01\000>)

Building Layout



(<http://images.vgsi.com/photos/NewburyportMAPPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	674	674
WDK	Deck, Wood	380	0
		1,054	674

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

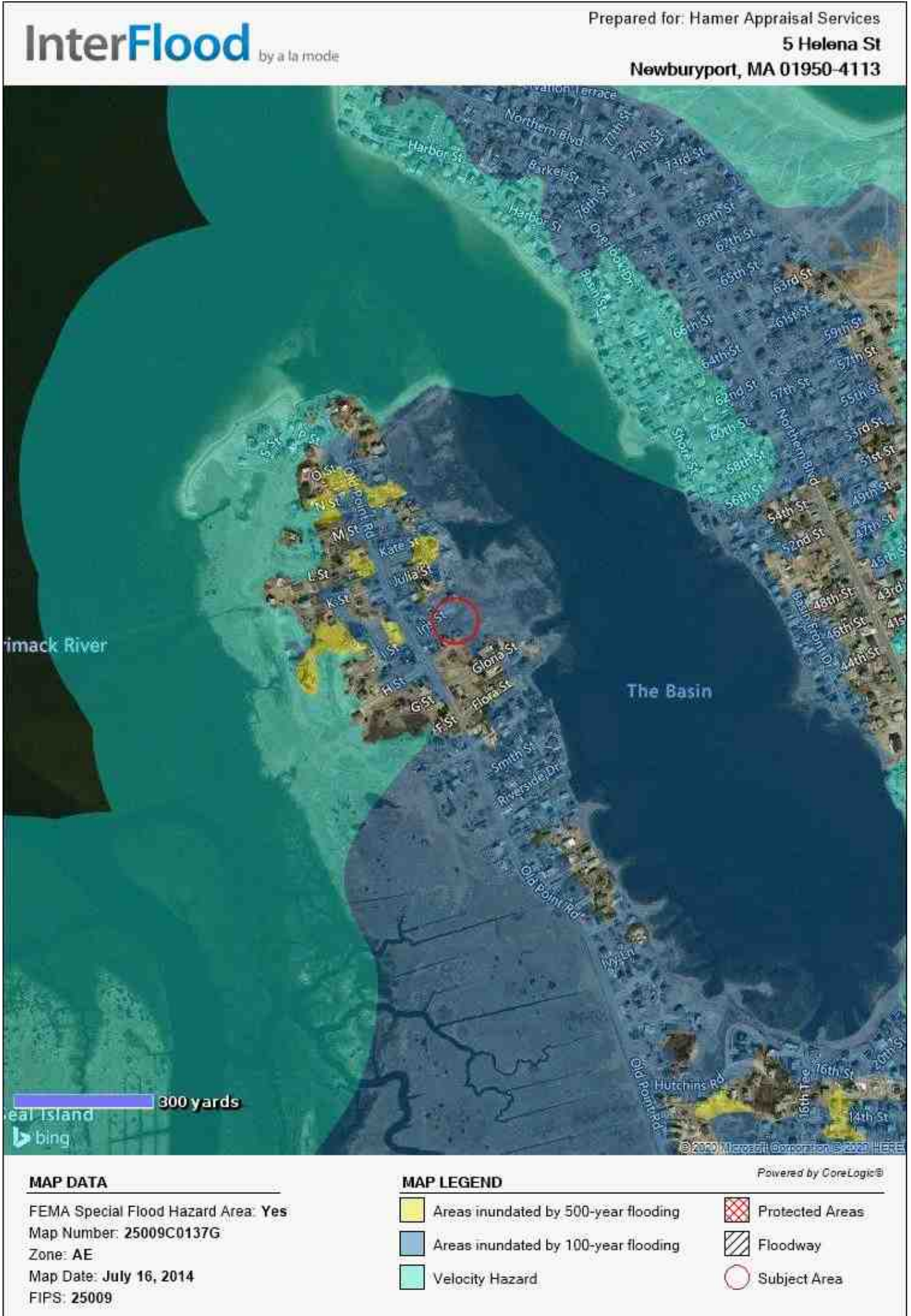
Use Code 1010
Description SINGLE FAM

Land Line Valuation

Size (Acres) 0.22
Depth 0

Flood Map

Borrower	Kimberly Goulette				
Property Address	5 Helena St				
City	Newburyport	County	Essex	State	MA Zip Code 01950-4113
Lender/Client	Kimberly A. Goulette				





CITY OF NEWBURYPORT
CONSERVATION COMMISSION
60 PLEASANT STREET
NEWBURYPORT, MA 01950
978-465-4462

Significant Improvement Determination Form

Under the City of Newburyport Wetlands Protection Regulations, Section 6 (C), an existing building on Plum Island must be placed on pilings if the proposed renovations exceed the "25%/50% Rule."

This rule specifies that an existing building must be placed on pilings if proposed renovations satisfy both of the following criteria:

- 1) A 25% or greater increase in square-footage, based on total square footage of habitable living space, and
- 2) A 50% or greater increase in the value of the structure. This may be determined by one of two methods:
 - a. As determined by a licensed appraiser's valuation of the existing house (structure only) and the same licensed appraiser's valuation of the structure with the proposed improvements.
 - b. As determined by the assessed value of the house (structure only) from the Assessor's office and a cost estimate from a licensed builder for the proposed work.

**note: Appraisals and cost estimates described above do not include house-hold appliances and fixtures.*

The licensed appraiser or contractor shall provide the detailed valuations specified above along with this form, certifying their professional approval of the submission.

Project Address: Newburyport, 5 Helena Street

Property Owner or Applicant: Kimberly A. Goulette

Name of Certified Appraiser/Contractor: Scott R. Hamerstrom, MA. Cert. Res. 50540

Phone number: 978-500-9755

Email address: shamerstrom@hameras.com

Project Title/Description: The Goulette Residence

Title and Date of Proposed Project Plans and Specifications used to determine values:
CWC Design / 02/07/2020

Signature of Certified Appraiser/Builder:

Date: 03/05/2020