

City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Application

TO: BOARD OF ADJUSTMENT CITY OF ROCHESTER

DO NOT WRITE IN THIS SPACE	
CASE NO. 2 - 23 - 46	
DATE FILED 91113	
091	
ZONING BOARD CLERK	

Applicant: Brandon Marcus, through counsel, Shaheen & Gord	lon, PA	
E-mail: kallen@shaheengordon.com	Phone: 603-749-5000	
Applicant Address: 66 Prospect Street, Rochester, NH 038	367	
Property Owner (if different): Brandon Marcus		
Property Owner Address: PO BOX 1014, Dover, NH 0382	1	
Variance Address: 66 Prospect Street, Rochester, NH 0386	67	
Map Lot and Block No: 0119-0089-0000		
Description of Property: See attached		
Proposed use or existing use affected: See attached		į.
The undersigned hereby requests a variance to the terms	of the Rochester Zoning Ordinance, Ch. 275, Section 5.3	able 18.
and asks that said terms be waived to permit Three (3) res	idential dwelling units in the Property.	
The undersigned alleges that the following circumstances the strict terms of the Zoning Ordinance and thus constitute or the confined or the c		
signed Danden herons	Date: 9/7/2023	=





City of Rochester, New Hampshire

Zoning Board of Adjustment

Variance Criteria

1) Granting the variance would not be contrary to the public interest because: See attached.
2) If the variance were granted, the spirit of the ordinance would be observed because:
See attached.
3) Granting the variance would do substantial justice because:
See attached.
4.) If the variance were granted, the values of the surrounding properties would not be diminished because: See attached.
 a. Owning to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in an unnecessary hardship because: No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:
See attached.
And: ii. The proposed use is a reasonable one because:
See attached
See attached.
b. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owning to the special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is therefore necessary to enable reasonable use of it.
See attached.

CITY OF ROCHESTER ZONING BOARD OF ADJUSTMENT

APPLICATION FOR VARIANCE

Applicant: Brandon Marcus, through counsel, Shaheen & Gordon, P.A.

Owner: Brandon Marcus

Address: 66 Prospect Street, Rochester, NH 03867 (the "Property")

Parcel ID: 0119-0089-0000

Brandon Marcus (the "Applicant") requests a variance of Article 5, § 275-5.3, Paragraph B to permit a three (3) unit multifamily unit in the Residential 1 zoning district.

A. BACKGROUND

Existing Property.

The Property is a residential dwelling unit on a .36-acre parcel located in the City's Residential 1 zoning district. The Property is a corner lot with 110' of road frontage on Prospect Street and 150' of road frontage on Franklin Street.

Before the Applicant acquired the Property, it had a pre-existing 1,254 square foot accessory dwelling unit dating back to at least 2007. See 2023 66 Prospect Street Tax Card, attached. At the time of the Applicant's purchase, he understood that, separate from the ADU, the primary building was in use as a multifamily dwelling (the property was listed as an occupied "multi-family" and was occupied by no less than six unrelated occupants which the Applicant engaged in court proceedings to evict from the Property.²). See MLS Listing (excerpt), attached.

The Property's primary building consists of a Victorian style home with 8 rooms, 3 bedrooms, 2 full bathrooms, and 1906 square feet (the "Primary Building") as well as an attached 1,254 square foot accessory dwelling unit (the "ADU"). At the time of an appraisal dated October 24, 2021, the ADU had been vacant many months and both the Primary Building and the ADU were found to be in poor condition.

<u>See</u> Residential Appraisal Report, dated October 24, 2021, (excerpt) attached. <u>See</u> Boundary Plan for Brandon Marcus, dated April 13, 2023.

2. Proposed Use.

The Applicant is in process of renovating and improving the Property, including the Primary Building and the ADU (where he currently resides). The Applicant proposes a total of

¹ On information at belief, Xzavier Randolph Fleming, Qiayra M. Randolph, Dakota Taylor, Harvey Keene, Danny Rivera, Ivan Guzman.

² Captioned at Brandon Marcus, et al v. Daniel Rivera, Dakota Taylor, Xzavier R. Fleming et al, Case No. 471-2021-LT-0079.

three (3) dwelling units in the Property. As briefly detailed above, based on representations made at time of purchase and the number of unrelated occupants living in the Primary Building of the Property when he acquired it, the Applicant understood use of the Property, including the Primary Building, as a multi-family dwelling was a prior use of the Property before he acquired it. Applicant desires full cooperation and transparency with the City, and for the City to formally approve use of the Property as a three (3) unit multi-family unit. As opposed to use of the Preoprty as a single family home only, the proposed use will provide two newly renovated units of housing in City of Rochester (the "City").

B. GROUNDS FOR VARIANCE

1. Granting the variance would not be contrary to the public interest.

"The requirement that the variance not be contrary to the public interest is 'related to the requirement that the variance be consistent with the spirit of the ordinance.' [T]o be contrary to the public interest ... the variance must unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives. One way to ascertain whether granting the variance would violate basic zoning objectives is to examine whether it would alter the essential character of the locality. Another approach to [determine] whether granting the variance would violate basic zoning objectives is to examine whether granting the variance would threaten the public health, safety or welfare." Malachy Glen Assoc., Inc. v. Town of Chichester, 155 NH 102 (2007)(internal citations omitted).

The proposed use would not alter the essential character of the local area. In the first place, the Property had already been used in this manner (with multiple unrelated persons dwelling in the Primary Building and the oversized ADU), unofficially, and continuing the use would not alter the character of the local area. Moreover, the surrounding neighborhood in the R1 district consists of several multi-family properties on the same block as the Property, including:

40 Chamberlain St. (See Tax Card attached) 54 Prospect St. (See Tax Card attached)

Moreover, the Property (on the corner of Prospect and Franklin Street) is on the border of the agricultural (AG) district, which allows an accessory use or in-law apartment along with "two-family" dwellings as permitted uses – and thus, would allow the use of the Primary building as a duplex along with the ADU. See Rochester Zoning Map and Rochester Use Table (excerpt).

The proposed use would not threaten the public health, safety, welfare or other public interest in any way. The proposed use would actually benefit the public interest by rehabilitating a dilapidated building and providing more affordable rental housing in the City.

2. The spirit of the ordinance is observed.

"To adjudge whether granting a variance is not contrary to the public interest and is consistent with the spirit of an ordinance, we must determine whether to grant the variance would 'unduly, and in a marked degree conflict with the ordinance such that it violates the ordinance's basic zoning objectives.' Thus, for a variance to be contrary to the public interest and inconsistent with the spirit of the ordinance, its grant must violate the ordinance's 'basic zoning objectives.' Mere conflict with the terms of the ordinance is insufficient." Harborside Associates, LP v. Parade Residence Hotel, LLC, 162 NH 508 (2011)(internal citations omitted).

The New Hampshire Supreme Court has "recognized two methods for ascertaining whether granting a variance would violate an ordinance's 'basic zoning objectives.' One way is to examine whether granting the variance would 'alter the essential character of the neighborhood.' Another approach 'is to examine whether granting the variance would threaten the public health, safety or welfare.'" <u>Id</u>.

As stated above, the proposed use would not threaten the public health, safety or welfare in any way, and would actually be a benefit to the community and the local economy.

Furthermore, the proposed use would not alter the essential character of the neighborhood in any way. As shown above, the immediate surrounding neighborhood consists of other multiunit properties within the R1 district. Moreover, the Property is adjacent to the agricultural (AG) district, which would allow a two-family unit and an ADU as a permitted use. Accordingly, the proposed use is not out of character for the location of the Property and would not alter the essential character of the neighborhood.

The proposed use is consistent with the spirit of the Rochester Zoning Ordinance. The Rochester Zoning Ordinance at §275-5.3 (A) states that the "primary goals of the R districts are" (with emphasis added):

- 1) To enhance these older residential areas through sensitive, small-scale infill construction, building renovation, and redevelopment;
- 2) To foster new development in remaining open areas.

The Applicant is not proposing large scale development, or even "flipping" the Property. The Property is an investment for the Applicant, but it is also his home – the Applicant lives at 66 Prospect St. and intends to continue to live there when the renovations are complete. The Applicant is renovating, repairing, and rehabilitating the Property, which he purchased in poor condition. See Appraisal Report ("The condition is considered to be poor... The dwelling is in overall poor condition having plumbing leaks and been vacant for many months."). Through the proposed use, the Applicant will renovate and repair the Property, and, so doing, will provide two units of quality, safe housing to the City -- enhancing the older neighborhood.

For these reasons, the proposed use is well within the spirit of the ordinance.

3. Substantial Justice is Done.

In addressing the substantial justice factor, the Supreme Court has stated "Perhaps the only guiding rule on this factor is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." <u>Id</u>.

New Hampshire is in a housing crisis and needs more rental housing units³ – affordable units, not luxury condominiums. While the Applicant alone can't solve this crisis, approval of the proposed use would bring two newly renovated, clean, and safe units (and new development) to the City. If the Board were to deny the Application, only the Applicant (or one renter) could live in the Property, which is large, consisting of the Primary Building of 1906 square feet (8 rooms, 3 bedrooms, and 2 full bathrooms) as well as the attached 1,254 square feet ADU.

There would be no gain to the public in denying this variance application, while in contrast there would be substantial loss suffered by the Applicant, who invested in this Property with the understanding that he had purchased a multi-unit property. See MLS Listing. For these reasons, substantial justice would be done in granting this variance.

4. The values of surrounding properties are not diminished.

The Superior Court has found that the ZBA may "consider noise, traffic, aesthetics and intensity of use in considering what effect, if any, the variance would have on surrounding property values." *Farrar v. City of Keene*, 158 NH 684 (2009)(internal citations omitted).

As discussed above, the Property had already been used as a multifamily (housing at least 6 unrelated persons) and has had an ADU noted on the tax card since at least 2007. Accordingly, the impact on traffic and noise from the proposed use will be minimal and consistent with what had been present at the Property prior to this application. Moreover, some of the Property had been in poor condition for many months prior to the Applicant's purchase. Accordingly, the Applicant's renovation and occupation will also increase the safety and aesthetics of the Property and surrounding neighborhood.

Furthermore, as discussed above, the proposed use would actually be a benefit to the community and the local economy, by providing two additional units of available rental property for residents of the City and others looking for affordable place to live.

5. <u>Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.</u>

a. For purposes of this subparagraph, "unnecessary hardship" means that the following special conditions of the property distinguish it from other properties in the area.

³ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.nhhfa.org/wp-content/uploads/2023/04/2023-NH-Statewide-Housing-Needs-Assessment.pdf (2023 New Hampshire Statewide Housing Needs Assessment, finding New Hampshire needs 60,000 units between 2020 and 2030)

- i. Owing to these special conditions, no fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.
- ii. And the proposed use is a reasonable one.

The stated public purpose of the Rochester Zoning ordinance (§271-1.3), is quoted, in relevant part, below:

- B. To promote an orderly pattern of development and encourage the most appropriate use of land throughout the City;
- C. To preserve and enhance the value of land and buildings;
- D. To encourage the provision of high-quality housing for people of all income levels;
- E. To revitalize the downtown and other village and neighborhood commercial areas;
- F. To foster economic development and provide opportunities for business growth;
- M. To encourage innovation, flexibility, and a collaborative review process in the development of land;
- N. To recognize and respect the rights of property and business owners;
- P. To prevent overcrowding of land while at the same time promoting compact development patterns;

Additionally, the stated goal of the R1 ordinance, which in relevant part, is "To enhance these older residential areas through sensitive, small-scale infill construction, building renovation, and redevelopment." § 275-5.3.

The Property is large – the Primary Building is 1906 square feet, with 8 rooms, 3 bedrooms, and 2 full bathrooms, and the attached ADU is an additional 1,254 square feet – accordingly, the Property is ripe for formal division into three (3) units. On information and belief due to its size, the Property has already been used (and listed for sale) as a multi-family unit.

There is no substantial relationship between the stated purposes of the ordinance (specifically those which encourage preservation and enhancement of the value of land and buildings, high quality housing for people of all income levels, revitalization, economic development, and innovation and flexibility in the development of land) and prohibiting the proposed use in the R1 district. There would be no resulting effect contrary to the purpose of the ordinance by allowing three (3) dwelling units in the Property. This is especially true as the Property is adjacent to the Agricultural (AG) district, which allows an accessory use or in-law apartment along with "two-family" dwellings as permitted uses – and thus, would effectively allow the proposed use.

The proposed use is reasonable for all of the reasons stated above. As the Property has already been used as a multi-family prior to this application, including the pre-existing ADU, and the Property abuts the Agricultural (AG) district (which allows two-family units), the impact on traffic would be "minimal" and within "typical" volumes for this area.

b. An unnecessary hardship will be deemed to exist if owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance and a variance is therefore necessary to enable a reasonable use of it.

As described above, the Applicant purchased the Property with the understanding that it was already a multi-family property. Denying the variance would prohibit a reasonable use of the Property with no corresponding benefit to the public.

C. CONCLUSION

For the foregoing reasons, the Applicant requests a variance of Article 5, § 275-5.3, Paragraph B to permit a three (3) unit multifamily unit in the Residential 1 zoning district.

Respectfully submitted, Brandon Marcus By its attorneys, Shaheen & Gordon, PA

Dated: September 8, 2023

By: /s/Kirsten J. Allen

Kirsten J. Allen, Esq. kallen@shaheengordon.com PO Box 977, Dover, NH 03821-0977 Tel. (603) 749-5000

1. 2023 66 PROSPECT STREET TAX CARD

275-5.3Residential-1 and Residential-2 Districts (R1 and R2).

- <u>A.</u> Character of districts. The primary goals of the R Districts are: [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
- (1) To enhance these older residential areas through sensitive, small-scale infill construction, building renovation, and redevelopment; and
- (2) To foster new development in remaining open areas.
- <u>B.</u> The R1 District is intended to allow single-family neighborhoods and thus allows single-family use with few other allowed uses. The R2 District allows for a mix of residential types and limited nonresidential uses.

SONING

275 Attachment I

City of Rochester

[Amended 4-4-2017; at time of adoption of Code (see Ch. 1, General Provisions, Art. II)] Table 18-A Residential Uses

LEGEND

P = Permitted Use C = Conditional Use E = Use Allowed by Special Exception

		Residential	l Districts		Cemm	Commercial Districts	tricts	Industrial Districts	strial ricts	Special	ia i	Criteria/Conditions
Residential Uses	RI	R2		NMU	DC	20	НС	CI	R	HS	AS	Reference
Apartment, accessory (accessory use)	ы	а	Ь	Ь	ď	Ā	Ы	Ï	1	3	1	Article 21 and 23
Apartment, in-law	Ь	Ь	P	d	P	P	P	1	ſ	I	ţ	
Apartment, security	1	Ь	Î	J	P	P	Ъ	P	d	P	A	Articles 2 and 23
Assisted living facility		၁	Э	၁	C	၁	С	1	300	C	J	Article 21
Boardinghouse	1	1	1	1	E	1).—_(1	-	1	-	
Community residence-1	1	Ħ	E	ı	Е	Е	Е	1	Э	Е	f	Article 22
Community residence-2	1	1	E	1	Ì	Е	Ĭ	ı	Е	E	I	Article 22
Conservation subdivision	၁	ນ	၁	1	1	Э	၁	ı	-	Ī	1	Articles 21 and 33
Dwelling, apartments (apartment/mixed-use building)	1	1	I	Ь	d	၁	Ъ	1	1	Î	1	Article 21
Dwelling, multifamily development	1	Ъ	1	Ĭ	၁	1	Ь	1	l	1	I	Articles 20 and 22
Dwelling, multifamily	1	- J	1	ī	၁	1	Ь	1	I,	ı	1	
Dwelling, single-family	P	P	P	Ь	P	Ь	P	ł	l	d	1	
Dwelling, two-family	١	P	P	Ь	Ь	Ъ	Ь	1	١	-	1	Articles 21 and 33
Flag lots	-	၁	၁	1	1		į	1	1	၁	I	Article 21
Home occupation-1 (accessory use)	Ь	Ъ	A	Ь	Ь	P	Ч		Į.	Д	ľ	Article 24
Home occupation-2 (accessory use)	Ъ	Ь	Ъ	d	Ь	Ь	Ь	1	j	Ā	ı	Articles 22 and 24

275 Attachment 1:1

ROCHESTER CODE

								Industrial	rial			
		Residential	I Districts		Comm	Commercial Districts	tricts	Districts	icts	Special	ial	Criteria/Conditions
Residential Uses	R1	R2	AG	NMU	DC	20	НС	GI	RI	HS	AS	Reference
Home occupation-3 (accessory use)	Ī	ы	凶	а	Ь	Д	Д	J.	ĵ	E	1	Articles 22 and 24
Manufactured housing unit on own lot	Ì	1	Ь	ļ	1	I	Ĩ	1	ĵ	1	1	Articles 20 and 21
Nursing home	Ţ	ï	၁	Ì	1	ນ	1	1	Ĭ	P	ĺ	Articles 20 and 21
Outdoor wood-fired hydronic heater	Ĩ	1	P	Ĩ	1	Ì	1	1	ĵ	1	Ĭ	Article 20
Porkchop subdivision	1	1	C	1	1	ı	1	1	Ĭ	1	Ĩ	Article 21
Residential facility	i	1	E	I	-	E	-	I	E	E	Î	Article 22
Senior housing	Ĩ	P	C	၁	C	၁	ı	Ţ	ľ	ı	l	Article 21
Temporary structure	J	P	Р	Р	Ь	A,	Ы	ы	П	ē.	Ь	Article 20
Zero lot line development	၁	၁	၁	1	1	သ	၁	ì	1	1	ĵ	Article 33

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ARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Unit Cost Parcel ID 0119/ 0089/ 0000/ / CONSTRUCTION DETAIL (CONTINUED) Building # Section # % Owner Description 48 406 2,309 653 800 4,216 PS % Complex # 30 154,900 516,378 SUMMARY SECTION Eff Area 20 20 8 1906 VP WHITE; 2 | Grade | Condition | Yr Blt CONDO DATA 1906 6,460 1,625 12 2,309 1,306 288 800 Floor Area Condo Location COST / MARKET Code ප Misc Imp Ovr Comment ₹ ₹ 00 Dep % Ovr Dep Ovr Comment Misc Imp Ovr Depreciation Code Remodel Rating Year Remodeled Building Value New Cost to Cure Ovr -unctional Obsol Economic Obsol Depreciation % 2,309 653 0 800 MH Make MH Serial # Color;MdI #;D Adjust Type Percent Good RCNLD 3,810 Nbhd Modifier Living Area Frend Factor Special Adj Condition % Condo Main Element Central Vac Condo Floor ear Built Solar Dim 2 Til Gross Liv / Lease Area OB - OUTBUILDING & ASPH SHINGLE Dim 1 OIL FORCED H/W Description **BRICK/STONE** 7 AVERAGE AVERAGE CONCRETE OLD STYLE GOOD (-) 66 PROSPECT ST GOOD CONSTRUCTION DETAIL VINYL UB | Qnty Description NONE BASEMENT ENCL PORCH 1ST FLOOR HALF STORY OPEN PORCH 2ND FLOOR SAME 100.00 8 0.00 Description GARAGE FR CANOPY 3019 Property Location Bedrooms Full Bath(s) 3/4 Bath(s) Half Bath(s) Extra Fixture(s Interior Wall 1 Interior Floor 1 Basement Flo Interior/Exterio Roof Structure Extra Kitchen(Exterior Wall 1 Finished Bsmt **Bsmt Garage** Total Rooms Fireplace(s) WS Flues Heat Fuel Heat Type AC Percent Roof Cover Kitchen(s) Rec Room Foundation % Heated Insulation Code Vision ID Electric Style Grade Stories Frame FBLA BMT EFP HST OFP SFL Units <u>₹</u>

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66 Prospect Street

City of Rochester, NH 1 inch = 52 Feet



www.cai-tech.com

September 19, 2023 0 52 104 156



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

2. MLS LISTING (EXCERPT)

Switch to Mobile View

Agent Detail

Janice I Melanson Phone: 603-330-7012 JM House and Home Realty janice@jmhouseandhomerealty.com http://www.jmhouseandhomerealty.com



Views

*Customer Full 💙

Listings

66 Prospect Street Rochester, NH 03867

MLS: 4819218

Price: \$120,000



08/11/2023 05:50 PM

Listed: 66 Prospect Street Residential Single Family NH 03867 Closed: Rochester 4819218 DOM: Unit/Lot # Closed NH-Strafford Rooms County **Bedroo** VillDstLoc Baths -Year Built 1906 **Multi-Family** Baths -Style Baths -Сою Baths -**Total Stories** Baths -Taxes TBD No SqFt-A TaxGrosAmt \$8,797.00 2019 SqFt-A Tax Year Tax Year Notes Lot Size Lot - Sq Footpri

Date Initial Showings Begin

Directions



Remarks - Public Affordable duplex with a total of 5 bedrooms and 2.5 bath; and an unfinished basement is available at a great price will need updates. REO Occupied - the seller does not represent or guarantee occupancy status. NO VIEWINGS of this property. Please "As is" cash only sale with no contingencies or inspections. Buyer will be responsible for obtaining possession of the property upon dosi

STRUCTURE

Construction 5	Status Existing		Estimated Completion Date	SqFt-Apx
Rehab Needed				List \$/Sq
Construction	Wood Frame			SqFt-Apx
Foundation	Slab - Concret			SqFt-Apx
Exterior	Aluminum, Vin			SqFt-Apx
Roof	Shingle - Asph			SqFt-Apx
Basement	Yes	wit.		List \$/Sq
Basement Acc				SqFt-Apx
Basement Des				List \$/Sq
	Yes			SqFt-Apx
Garage Garage Capac				SqFt-Apx
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				Deed - Recorded Type Not Recorded Deeds - Total Deed - Book Deed - Page Deed 2 - Book Deed 2 - Page Plan Survey Number Property ID Zoning R1	Deed to Seller	Map Block Lot SPAN# Tax Class Tax Rate Current L Land Gaii Assessme

Development / Subdivision	LOT & LOCATION School - District	Waterfro
Owned Land Common Land Acres	School - Elementary School - Middle/Jr School - High	Water Vi Water Bo

Roads Paved		Lot Description	Level
Road Frontage Yes Road Frontage Length	EΩ		
	30		
ROW - Length			

ROV **ROW - Width ROW - Parcel Access ROW** to other Parcel Unknown Surveyed

Water Bo Water Fro Waterfroi Water Bo 3. RESIDENTIAL APPRAISAL REPORT, DATED OCTOBER 24, 2021, (EXCERPT)

APPRAISAL REPORT OF

66 Prospect Street

Rochester, NH 03867-2821

AS OF

10/04/2021

PREPARED FOR

Mr. Brandon Marcus

PREPARED BY

Dorothy M. Harris Harris Appraisal Services 170 Commerce Way Suite 200 Portsmouth, NH 03801



10/24/2021

Mr. Brandon Marcus

RE:

66 Prospect Street

Rochester, NH 03867-2821

File No. 010823RO

Case No.

Dear Mr. Marcus,

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

66 Prospect Street, Rochester, NH 03867-2821

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report,

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 10/04/2021

\$ 135,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Signature

Dorothy M. Harris

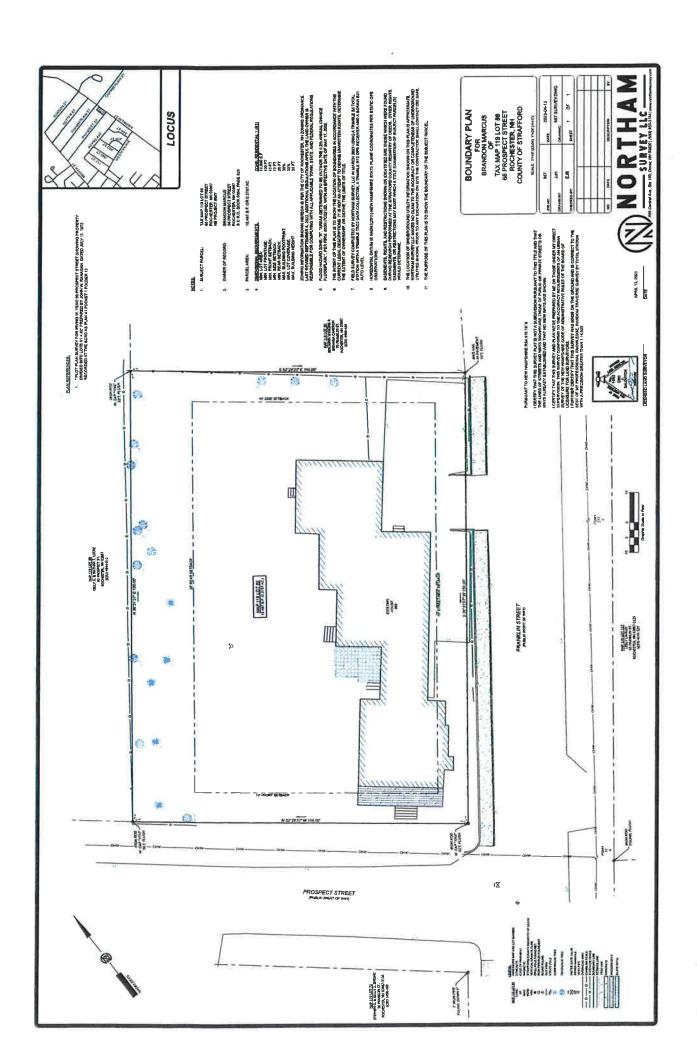
Harris Appraisal Services

File No. 010823RO Case No.

Residential Appraisal Report

	The purpose of this appraisal report is to provide the client with an accurate, and adequately supported, opinion of the market value of the subject property.
	Property Address 66 Prospect Street City Rochester State NH Zip Code 03867-2821
	Owner Brandon Marcus Intended User Brandon Marcus County Strafford
	Legal Description Book 4877, Page 427 Strafford County Registry of Deeds
	Assessor's Parcel # Tax Map 119, Lot 89 Tax Year 2020 R.E. Taxes \$ 8,695.00
F	Neighborhood Name Rochester Map Reference NH Atlas Page 105 Census Tract 0843.00
SUBJECT	Occupant Owner Tenant X Vacant Special Assessments \$ 0 PUD HOAS 0 per year per month
圖	Property Rights Appraised X Fee Simple Leasehold Other (describe)
믕	Intended Use Private
	Client Mr. Brandon Marcus Address
編	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 X No
	Report data source(s) used, offerings price(s), and date(s). NEREN
	did id 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.
5	
욽	Contract Price S Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
Ę	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? Yes No
CONTRACT	If Yes, report the total dollar amount and describe the items to be paid.
۲	
	Note: Race and the racial composition of the neighborhood are not appraisal factors.
6	Meight-orders Computeration Dressland Histories (1990)
	Location Urban X Suburban Rural Property Values X Increasing Stable Declining PRICE AGE One-Unit 75 %
9	Built-Up X Over75% 25-75% Under25% Demand/Supply X Shortage In Balance OverSupply \$ (000) (yrs) 2-4 Unit 5 %
ŏ	Growth Rapid X Stable Slow Marketing Time X Under 3mths 3-6 mths Over 6 mths 175 Low 0 Multi-Family 5 %
NEIGHBORHOOD	Neighborhood Boundaries The neighborhood boundaries are Wakefield Street to the north, Franklin Street to 800 High 250 Commercial 5 % Neighborhood Boundaries The neighborhood boundaries are Wakefield Street to the north, Franklin Street to 800 High 250 Commercial 5 % Neighborhood Boundaries The neighborhood boundaries are Wakefield Street to the north, Franklin Street to 800 High 250 Commercial 5 %
8	
黒	Neighborhood Description The subject neighborhood is located between Portland and Franklin Streets and is convenient to employment centers and
ᇤ	amenities via Routes 108, 125, 202, 202A, 11 and the Spaulding Tumpike. The homes are a compatible mix of woodframe dwellings of similar appeal.
z	No unfavorable factors affecting the marketability in neighborhood. Market Conditions (including support for the above conclusions) On March 11, 2020 the world health organization classified the Covid 19 virus a pandemic.
	Market Conditions (including support for the above conclusions). On warch 11, 2020 the world health organization classified the Govid 19 vitus a particle. The national economy has been affected, however the data on the local real estate market supports a market increase of approximately 1% per month.
	over the past 12 months. The present marketing time has been less than 30 days for competitively priced properties.
	Differences Control Map
	Specific Zoning Classification R 1 Zoning Description Residential 1~ Requirements 10,000 square feet with 100 frontage Zoning Compliance X Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? X Yes No. If No. describe.
	Is the injuriest and best use or subject property as improved to the greatest of the subject property as improved to the greatest of the subject property as improved to the greatest of the subject property as improved to the greatest of the subject property as improved to the greatest of the subject property as improved to the greatest of the subject property as improved to the greatest of the g
	Utilities Public Other (describe) Public Other (describe) Off-site ImprovementsType Public Private
ш	
厉	Gas X Bottled Sanitary Sewer X Alley None
	FEMA Special Flood Hazard Area Yes X No FEMA Flood Zone X FEMA Map # 33017C0212D FEMA Map Date 05/17/2005
	Are the utilities and/or off-site improvements typical for the market area? X Yes No If No. describe.
	Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes X No. If Yes, describe.
В	The site has public water and sewer. The subject is a corner lot with 110' of road frontage on Prospect Street and 150' of road frontage on Franklin
	Street. No adverse easements, encroachments or other adverse factors were noted.
	Secret Programme Foundation Exhibits Discontinus materialistated in many materialisms in the contract of the c
14	Units One X One with Accessory Unit Concrete Slab Crawl Space Foundation Walls Brick, Stone&Conc/Avg Floors Wood&Vinyl/Fair
	#of Stories 2.0 Full Basement X Pantal Basement Exterior Walls Aluminum Siding/Avg Walls Plaster&Drywall/Poor
	Type X Det. Att. S-Det./End Unit Basement Area 1,625 sq. ft. Roof Surface AsphaltShingle/Avg Trim/Finish Wood/Fair
	X Existing Proposed Under Const. Basement Finish 0 % Gutters & Downspouts Adequate Overhang Bath Floor Vinyl/Fair
	Design (Style) Victorian Outside Entry/Exit Sump Pump Window Type Double Hung/Average Bath Wainscot Fiberglass/Fair
	Design Cyrey Violation 1906 Evidence of Infestation Storm Sash/Insulated Thermal/Average Car Storage None
	Effective Age (Yrs) 30 Dampness Settlement Screens Screens/Average X Driveway # of Cars 3
	Attic None Heating FWA X HWBE Radiant Amenities Woodstove(s) # 0 Driveway Surface Paved Asphalt
	Drop Stair X Stairs Other Fuel Oil Fireplace(s) # 0 Fence X Garage # of Cars 2
	X Floor Scuttle Cooling Central Air Conditioning PatiorDeck X Porch Open Carport #of Cars O
S	Finished Heated Individual X Other None Pool None Other None X Att. Det. Built-in
MPROVEMENTS	Appliances Refrigerator X Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
Σ	Finished area above grade contains: 8 Rooms 3 Bedrooms 2.0 Bath(s) 1,906 Square Feet of Gross Living Area Above Grade
Š	Additional features (special energy efficient items, etc.) The subject features an open porch and a two car attached garage.
Į ž	
ž	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is a Victorian style home with eight
	rooms, three bedrooms, and two full bathrooms. The basement level is unfinished. The condition is considered to be poor. There is an attached 1,254
	square feet accessory unit which is in overall poor condition and is not included in this GLA or room count. The dwelling is in overall poor condition having had plumbing leaks and been vacant for many months. At the time of inspection the appraiser was unable to test any of the plumbing or
	naving had plumping leaks and been vacant for many months. At the time of inspection the appraiser was dilable to test any of the plumbing of
	heating. Functional and physical inadequacies were noted. Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe
	Are titlere any prhysical definitionises or average conditions state and or the article and article article and article and article and article article and article article and article article article and article ar
	Are mere any physical demolrances or accretion conditions stat areas are areas and areas are a second to the areas
1	
- L-07F	

4. BOUNDARY PLAN FOR BRANDON MARCUS, DATED APRIL 13, 2023



5. 40 CHAMBERLAIN ST., 54 PROSPECT ST. TAX CARD

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40 CHAMBERLAIN ST

Parcel ID 0118/0114/0000//

Account # Bldg # 1 ರ್ ಕ Card # Sec #

244,200 40,400 O PER USPS RE Permit #: B-16-CORRECTED PER W/S BILL 203,800 203,800 244,200 Descri | Prior Assesse 244,200 PER CAROLIN ROCHESTER, NH Land Use 1020 Print Date 6/4/2023 5:36:23,PM Notes NOISIN Notes 244,200 Total BLDG LAND **MSIT/CHANGE HISTOR** 2022 Assessed Current Assesse 203,800 40,400 | Descri | Prior Assesse | Year | Descri | Prior Assess | Year **Purpost/Result** Value 244.200 Fotal 244,200 244,20 PREVIOUS ASSESSMENTS (HISTOR EXT ONLY
EXT ONLY
OWN ADD CHG PROP LOC CHG OWN ADD CHG DEED CHANGE DEED CHANGE 203,800 Appraised Extra Feature Value (Bldg) Appraised 40,400 Appraised Outbuilding Value (Bldg) Value Appraised Building Value (Card) Total Appraised Parcel Value Fotal Appraised Parcel Value Appraised Land Value (Bldg) APPRAL 203,800 40,400 LUC Co Prior Assessed BLDG Adj UnitPrice 2900 **5**₹≥ 126,283. Valuation Method 2021 01-09-2017 04-08-2015 06-26-2014 09-09-2014 05-16-2011 06-23-202 05-11-201 Infl3 Adj Date 244,200 203,800 Total 102 Eller Infiz Adj Total BLDG Description Infl2 Year 2020 BLDG LAND LAND LINE VALUATION SECTION UnitiPric Size Adj Cond Nbhd Nb Adj Infit Infit Adj 38 51 51 51 EXEMPTIONS EXEMPTIONS REROOF AND RECONSTRUCT Notes SALE CODE NHBD NAME RIPESIDENCE Description DIDN'T DEMO BARN.; P | 1.000 | 45,000. | 2.80625 | 1.00 | 2004 | 1.000 105,000 88,000 105,000 210,000 RENEWAL; SALE PRICE EGAL DESCRIPTION **JEIGHBORHOOD BUILDING PERMIT RECORD** Code 2004 0000000 **BUILDING NOTES** O ILEVEL 04-07-2011 03-03-2011 08-17-2010 04-14-2003 SALEDATE ပ % 06-10-2014 88888888 Year 03-17-2005 03-17-2005 03-17-2005 03-17-2005 01-31-2006 02-12-2007 03-26-2004 01-09-2017 Insp Date 0 NONE
0 CITY SEWER
0 CAVED 0 CITY WATER R 0 GAS BOOK/PAGE Loc Adj 800 595 601 63 2,000 2,000 2,000 3,640 1,000 1,000 4219 3924 3924 3856 2728 ELECTRIC ELECTRIC INT RENOV ROOFING DEMOLITION 1 1020 TWO FAMIL 0.320 PRIMARY Description Land Land Type **WATER HEAT** BOILER INT RENOV Description ROOFING SALES INFORMATION-GRANTEE 03840-0547 KNOWLTON JUSTIN J & TRISTIN W KNOWLTON JUSTIN J & TRISTIN W KNOWLTON JUSTIN SAMATIMOTHY J BANK OF NY MELLON TRUST CO JIRRENT OWNER Permit Id 葁 B-16-489 07-04 697 1412 1299 755 1144 1131 SAMA TIMOTHY J Property Location GREENLAND O BOX 547 11-18-2003 Issue Date 07-15-2016 06-07-2005 01-18-2005 09-03-2004 09-03-2004 12-19-2003 01-02-2007 PARCEL II rnc rnc Vision ID

Total Card Land Units 0.32 AC Parcel Total Land Area 0.32 AC
0.32 AC Parcel Total Land Area
0.32 AC
0.32 A
Total Card Land Units

8

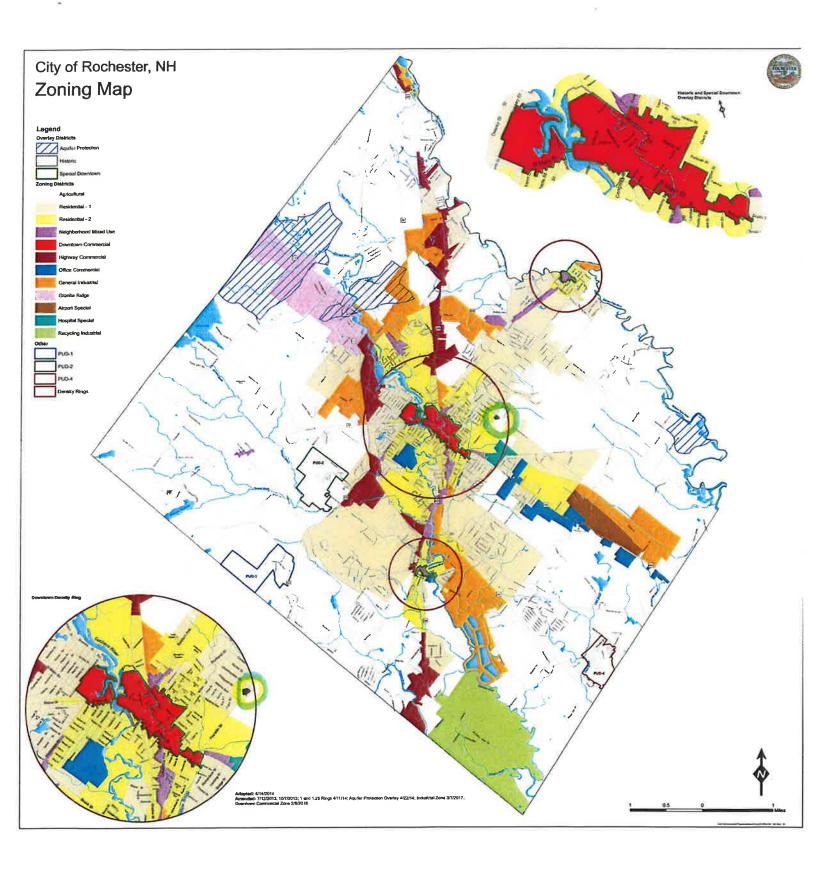
40,400

Land Use 1020 Print Date 6/4/2023 5:36:24 PM SADK S 2300 Account # Bldg # 1 おは 一番 DE FESSO EH FE ESE र्व र 2,327 82,830 20,148 546 113,723 26,341 Undepreciated Value Card # Sec # 0.00 74.62 37.31 43.10 74.62 55.97 Unit Cost Parcel ID 0118/0114/0000// CONSTRUCTION DETAIL (CONTINUED) Building # Section # % Owner 1,110 Description ,524 353 3,625 Complex # 68 203,800 VALUATION 299,634 000. 1902 VG 32 GREY; CONDO DATA BUILDING SUB-AREA SUMMARY S. 5,302 22.55 22.55 25.05 Floor Area COST / MARKET Code ខ Misc Imp Ovr Comment Cost to Cure Ovr Dep % Ovr Dep Ovr Comment **Building Value New** Depreciation Code Depreciation % Functional Obsol **Economic Obsol** Remodel Rating rear Remodeled Condo Location Adjust Type 353 1,110 3.257 Percent Good Nbhd Modifier Color,Mdl #;D Living Area Wisc Imp Ovr Special Adj Condition % rend Factor Element MH Serial # Condo Main Central Vac Condo Floor **WIH Make** rear Built RCNLD Solar Til Gross Liv / Lease Area - OUTBUILDING & CRAWL SPACE UNDER DWELLI 1ST FLOOR HALF STORY L/B | Qnty | Dim 1 GABLE ASPH SHINGLE WOOD BRICK/STONE GAS FORCED H/W Description 40 CHAMBERLAIN ST SEPARATE TYPICAL AVERAGE AVERAGE DIRT AVERAGE CONSTRUCTION DETAIL DUPLEX Description NONE SAME OPEN PORCH 2ND FLOOR 3/4 STORY WOOD DECK 07 02 SAME 100.00 Code Description 238820255 0 Property Location Vision ID 2900 Heat Fuel
Heat Type
AC Percent
Bedrooms
Full Bath(s)
Haif Bath(s)
Extra Fixture(s Foundation Exterior Wall 1 Roof Structure Kitchen(s) Extra Kitchen(Bsmt Garage Finished Bsmt Interior/Exterio Interior Wall 1 Interior Floor 1 Basement Flo Total Rooms Fireplace(s) Rec Room Electric Roof Cover WS Flues % Heated Insulation Code Style Grade Stories Frame FBLA 유독관 Units

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Property Location Vision ID 3017	CURRENT OWNER 54 PROSPECT ST CONDO ASSOC % RDP REALTY LLC 7 MEAGHAN WAY	GREENLAND	R	54 PROSPECT ST CONDO ASSOC AGUILO DONALD R & HOLLY A GEORGE RITA B LIVING TRUST GEORGE RITA B LAROCHE GEORGE H		-		4	N.	9		INFORMATION CARD 54 PROSPECT ST CONDOSDOCS BK 3531 PG 598 FLOOR	PLANS 90-48 A TOTAL OF 4 UNITS IN ONE BLDG				Permit Id 2233 2233 1120 1198		Use Code	9880
pper sion	% RDF	GREE		54 PR AGUIL GEOF GEOF LARO		Year						CONI	PLAN.				Per 2233 2233 1120 1198		<u>B</u>	+

State Use 9880 Print Date 6/4/2023 5:49:11 PM No Sketch ð Card# 1 Bldg Name Sec # 1 of | Cost to Cure Ovr Comment | MS(L) / XF - BUILDING EXTRA FEATURES(B) | Yr Bit | Cond. Cd | % Gd | Grade | Grade Adj | Appr Value Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value Bldg # 1 Map ID 0119/ 0087/ 0000/ / CONSTRUCTION DETAIL (CONTINUED) Description Prc Cmplx Adj 1.00
COST / MARKET VALUATION Description COMPLEX INFORMATION 1.000 1799 1989 A ဓ္က 20 Complex Descr 54 PROSPECT Complex 51 BUILDING SUB-AREA SUMMARY SECTION ဗ Misc Imp Ovr Comment Cost to Cure Ovr Cns Sect Renid Dep % Ovr Dep Ovr Comment Misc Imp Ovr Effective Year Built Depreciation Code Functional Obsol Economic Obsol Year Remodeled Remodel Rating Special Adj Condition % Percent Good Depreciation % Element Trend Factor Element Year Built RCN 3017 OUTBUILDING & YARD ITEMS Account # L/B Units Unit Price Condo Main CONDO 54 PROSPECT ST CONSTRUCTION DETAIL AVERAGE Description Code Description 15 \$ = Property Location Vision ID 3017 Exterior Wall 2 Roof Structure Roof Cover Exterior Wall 1 Element Frame Foundation Code Stories Style Grade

6. ROCHESTER ZONING MAP AND ROCHESTER USE TABLE (EXCERPT)



APPRAISAL REPORT OF

66 Prospect Street

Rochester, NH 03867-2821

AS OF

10/04/2021

PREPARED FOR

Mr. Brandon Marcus

PREPARED BY

Dorothy M. Harris Harris Appraisal Services 170 Commerce Way Suite 200 Portsmouth, NH 03801



10/24/2021

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Rochester, NH 03867-2821

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Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 10/04/2021

135,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

by M. Xbris

Dorothy M. Harris

Harris Appraisal Services

File No. 010823RO

Case No.

Residential Appraisal Report

	The purpose of this appraisal report is to provide	de the client with an accurate, and adequa-	ately supported, opinion of the market	value of the subject prop	erty.								
	Property Address 66 Prospect Street		City Rochester	State NH Zij	Code 03867-2821								
	Owner Brandon Marcus	Intended User	Brandon Marcus	County	Strafford								
	Legal Description Book 4877, Page 427 Strafford County Registry of Deeds Assessor's Parcel # Tay Map 119 Lot 89 Tax Year 2020 R.E. Taxes \$ 8,695.00												
	Assessor's Parcel # Tax Map 119, Lot		Tax Year 2 Map Reference NH Atlas Pa		- Asia -								
ပ္ပ	Neighborhood Name Rochester Occupant Owner Tenant X Val		0 PUD HOAS		per year per month								
SUBJECT	Occupant Owner Tenant X Vacant Special Assessments S												
S	Intended Use Private												
	Client Mr. Brandon Marcus Address												
	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 X No												
	Report data source(s) used, offerings price(s),	Report data source(s) used, offerings price(s), and date(s). NEREN											
-	I did did not analyze the contract	for sale for the subject purchase transacti	on. Explain the results of the analysis	of the contract for sale o	r why the analysis was not								
	performed.	To a said for the sasjeet parenter warmen											
CT				10 200 200	A-K								
잪	Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)												
CONTRACT	is there any initialicial assistance (loan charges, sale oblicessions, girt of downps) mont assistance, only to be properly to the control of												
ၓ	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	The second secon	Housing Trends	One-Unit Housing	One Unit 75 9								
		ural Property Values X Increasi		PRICE AGE S (000) (yrs)	One-Unit 75 % 2-4 Unit 5 %								
8		nder 25% Demand/Supply X Shortag low Marketing Time X Under 31		175 Low 0	Multi-Family 5 %								
NEIGHBORH	Growth Rapid X Stable Sk Neighborhood Boundaries The neighborhood			800 High 250	Commercial 5 %								
	the east I owell Street to the south an	nd Washington Street to the west.		275 Pred. 65	Other 10 %								
	Neighborhood Description. The subject ne	eighborhood is located between Po	rtland and Franklin Streets and	is convenient to em	ployment centers and								
	amenities via Routes 108, 125, 202, 202		The homes are a compatible m	ix of woodframe dwel	ings of similar appeal.								
	No unfavorable factors affecting the m Market Conditions (including support for the al	have constrained. On March 11, 20	20 the world health organization	n classified the Covid	19 virus a pandemic.								
	The national economy has been affected	ed however the data on the local re	al estate market supports a mar	ket increase of approx	imately 1% per month								
	over the past 12 months. The presen	it marketing time has been less that	an 30 days for competitively pr	iced properties.									
	Dimensions See Plat Ma	p Area 0.36	Acre Shape Rectan	gular View	Residential								
			Residential 1~ Requirements	10,000 square feet	with 100 frontage								
	Zoning Compliance X Legal Legal No Is the highest and best use of subject property	onconforming (Grandfathered Use)	nd specifications) the present use?	X Yes No If No. o	lescribe.								
	is the highest and best use of subject property	as limproved (or as propased per plans a	no openiemons) ino present use.										
	Utilities Public Other (describe)	Public Other (des	scribe) Off-site Imp	rovementsType	Public Private								
SITE	Electricity X	Water X	Street Paved	Asphalt	X								
S	Gas X Bottled	Sanitary Sewer X	Alley None	2D FEMA Man D	ate 05/17/2005								
	FEMA Special Flood Hazard Area Yes X No FEMA Flood Zone X FEMA Map # 33017C0212D FEMA Map Date 05/17/2005 Are the utilities and/or off-site improvements typical for the market area? X Yes No If No, describe.												
	Are there any adverse site conditions or extern	nal factors (easements, encroachments, e	nvironmental conditions, land uses, e	tc.)? Yes X No	f Yes, describe.								
	The site has public water and sewer.	The subject is a corner lot with 110	of road frontage on Prospect S	Street and 150' of roa	d frontage on Franklin								
	Street. No adverse easements, encre	pachments or other adverse factor	s were noted.										
	General Description	Foundation	Exterior Description materiain	reportition Interior	materials/condition								
	Units One X One with Accessory Unit	Concrete Stab Crawl Space	Foundation Walls Brick, Stone & C		Wood&Vinyl/Fair								
	# of Stories 2.0	Full Basement X Partial Basement	Exterior Walls Aluminum Sid		Plaster&Drywall/Poor								
		Basement Area 1,625 sq. ft.	Roof Surface AsphaltShing	CANADA CONTRACTOR CONT	Wood/Fair								
			Gutters & Downspouts Adequate O Window Type Double Hung/		ot Fiberglass/Fair								
	Design (Style) Victorian Year Built 1906	Outside Entry/Exit Sump Pump Evidence of Infestation	Storm Sash/Insulated Thermal/A										
	Effective Age (Yrs) 30	Dampness Settlement	Screens Screens/Aver	age X Driveway # of Cars 3									
	Attic None	Heating FWA X HWBB Radiant	Amenities Woodsto	Janeary .	rface Paved Asphalt								
	Drop Stair X Stairs	Other Fuel Oil	Fireplace(s) # 0 Fence	X Garage									
S	X Floor Scuttle	Cooling Central Air Conditioning	Patio/Deck X Porch O Pool None Other N	1	# of Cars 0 Det. Built-in								
Ł	Finished Heated Appliances Refrigerator X Range/Ove		And the parties of th	(describe)	Total Total III								
IMPROVEMENTS	Finished area above grade contains: 8 Rooms 3 Bedrooms 2.0 Bath(s) 1,906 Square Feet of Gross Living Area Above Grade												
3	Additional features (special energy efficient ite	ems, etc.) The subject features an	open porch and a two car atta	ched garage.									
280													
₹	Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject is a Victorian style home with eight rooms, three bedrooms, and two full bathrooms. The basement level is unfinished. The condition is considered to be poor. There is an attached 1,254												
	square feet accessory unit which is in overall poor condition and is not included in this GLA or room count. The dwelling is in overall poor condition												
	having had plumbing leaks and been vacant for many months. At the time of inspection the appraiser was unable to test any of the plumbing or												
	heating. Functional and physical inadequacies were noted.												
	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes X No If Yes, describe												
	Does the property generally conform to the ne	eighborhood (functional utility, style, condi	ition, use, construction, etc.)? X Y	es No If No, describ	e								

File No. 010823RO

Case No. Residential Appraisal Report comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 0 ٥ tos There are 0 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ to\$ 93,362 There are COMPARABLE SALE #3 COMPARABLE SALE # 2 **FEATURE** SUBJECT COMPARABLE SALE # 1 66 Pine Street 18 Silver Street 29 Prospect Street 66 Prospect Street Address Rochester, NH 03867-5038 Rochester, NH 03867-3422 Rochester, NH 03867-3422 Rochester, NH 03867-2821 1,22 miles W 0.42 miles W 0.19 miles W Proximity to Subject 162 840 135,000 £ \$ Sale Price sq. ft. Sale Price/Gross Liv. Area 0.00 so, ft. S 104.86 sq. ft. 53.05 sq. ft. 97.83 NEREN # 4842363;DOM 45 NEREN # 4796543; DOM 55 NEREN # 4797203;DOM 10 Data Source(s) Public Records Public Records Public Records Verification Source(s) DESCRIPTION +(-) \$ Adjustmen +(-) \$ Adjustment DESCRIPTION +(-) \$ Adjustment DESCRIPTION DESCRIPTION VALUE ADJUSTMENTS ArmLth ArmLth ArmLth Sale or Financing RehabLoan;4885 -4.885 RehabLoan;4000 Conv:0 Concessions Closed 05/01/2020 Date of Sale/Time Closed 04/15/2021 Closed 08/14/2020 Average Average Average Average Location Fee Simple Fee Simple Leasehold/Fee Simple Fee Simple Fee Simple +1.500 0.11 acre +2,000 0.11 acre +2000 0.18 acre 0.36 Acre Sile Residential Residential Residential Residential View New Englander Cape New Englander Design (Style) Victorian Quality of Construction Average Average Average Average 140 81 140 Actual Age 115 yrs -13,500 -16,280 Poor Fair Fair Condition Poor Total Bdrms Total Bdrms Baths Baths Total Bdrms Baths Total Bdrms Baths Above Grade +4,000 +2,000 3 6 2 2.0 Room Count 3 2.0 6 3 1.1 1.0 +5 260 sq.ft. +3,530 1,760 +1.460 1,380 sq ft 1,553 sq. ft. Gross Living Area 1.906 sa. fl Full Full Basement & Finished Partial/Adequate Full Unfinished Unfinished Rooms Below Grade Unfinished Unfinished -5.000 -5.000 Average -10.000 Fair Functional Utility Poor Fair FWA/None Heating/Cooling HWBB/None FHW/None Steam/None None None None Energy Efficient Items None +10.000 +10,000 +10.000 None None 2 Car Attached None Garage/Carport -1,500 COMPARISON Open Porch +2,000 Screen Porch Open & Deck None Porch/Patio/Deck +4.000 +4.000 2 Fireplace +4,000 None None None Storage Shed -1,500 None None None +5,000 +5.000 Accessory Unit None +5.000 None None 2,365 16,960 + X 740 + X Net Adjustment (Total) Net Adi 18% Net Adi: Adjusted Sale Price Net Adi: 1% Gross Adj 39% 134,260 Gross Adj 34% of Comparables did not research the sale or transfer history of the subject property and comparable sales. If not, explain My research X 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) Strafford County Registry of Deeds My research did X 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) Strafford County Registry of Deeds 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) COMPARABLE SALE # 1 COMPARABLE SALE#2 COMPARABLE SALE #3 ITEM SUBJECT Date of Prior Sale/Transfer Price of Prior Sale/Transfer Registry of Deeds Registry of Deeds Registry of Deeds Data Source(s) Registry of Deeds 10/21/2021 10/21/2021 10/21/2021 10/21/2021 Effective Date of Data Source(s) Analysis of prior sale or transfer history of the subject property and comparable sales
The subject property transferred ito the current owner on 03/04/2021 for \$120,000 as a foreclosure property. The previous owners were foreclosed on 05/20/2020. There have been no other sales of the other comparable sales within the year preceeding the date of sale of the comparable sales. Summary of Sales Comparison Approach All comparables were foreclosure sales, similar to the subject property and not considered to be an arms length transaction. Lot size adjustments are based on \$1,000 per 10,000 square feet, rounded. Condition adj.are at 10%. A \$10 per square foot GLA adj. made. Bathroom adj.are \$2,000 half and \$4,000 full. Functional utility adj.are based on a functioning kitchen and plumbing/heating systems. Deck adjust at \$1,500, open at \$2,000 and screen at \$2,500. Garage adj. used \$5,000 per bay. A \$5,000 adj.is used for the subject's accessory unit, this is considered a nominal adj. because of the amount of costs involved in making this extra living space habitable. Comps 1 and 2 have been weighted in the final estimation of value, comp 1 is the most recent sale and comp 2 has the largest GLA. All comps have a large amount of adjustments due to the condition of these foreclosed properties, also no time adjused because the costs to renovate have increased at the same time (not necessarily at the same rate) as this real estate market has increased. The weighted average of the comps support this value Indicated Value by Sales Comparison Approach \$ 135,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ Indicated Value by: Sales Comparison Approach \$ 135,000 All approaches to value were considered. Direct Sales approach was given the greatest weight as the data is considered to be the most reliable. The cost approach is not reliable due to age and condition. Income approach is typically used by investors and is not considered to be applicable. exposure time is estimated for the subject property is 30 to 90 days from this date of appraisal. subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been This appraisal is made X "as is," completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: No conditions or repairs are required. This report has been completed in accordance with USPAP. 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

135,000

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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

10/04/2021

Residential Appraisal Report

Ī	I have performed no services, as an appraiser or in any other capacity, re	egarding the property that				
	period immediately preceeding acceptance of this assignment.					
	This appraisal is based on information gathered from public records, the a	annraiser's nast knowledg	e and experien	ce of the area	a and the	e inspection
	of the subject properly and its neighborhood. The sources and data u	sed are considered to be	reliable.	00 01 010 010		monoconon
	In making the determination of highest and best use for the subject prope	rty, the following analysis	has been consi	dered. What	is legally	y permitted,
	what is physically possible, what is economically feasible, and what is	maximally productive for	the property.	The subject's	s presen	t use is
	considered to be the highest and best use.					
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	Support for the opinion of site value (summary of comparable land sales or other meth land in the area. The subject's land value is estimated at \$55,000.	VALUE of applicables ods for estimating site value)	The site value	is based on s	ales of ur	ndeveloped
	Support for the opinion of site value (summary of comparable land sales or other meth	VALUE of applicables oods for estimating site value)	The site value	is based on s	ales of u	ndeveloped
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Harris Appraisal Services EXTRA COMPARABLES 4-5-6

Owner Bra	andon Marcus						
Property A	ddress 66 Prospect S	Street					
City	Rochester	County	Strafford	State	NH	Zip Code	03867-2821
Client	Mr. Brai	ndon Marcus	Address				

	FEATURE		SUBJEC [*]	T		COMPA	RABLE	SALE# 4		COMPA	RABLE S	ALE#	5	C	OMPAF	RABLE S.	ALE#	6
			Street		T			Street										
	Rochester			821	Ro	cheste	er. NH	03867-5038										
	Proximity to Subject	108					.57 mile											
	Sale Price	S			1		\$	105,000			S			\$				
	Sale Price/Gross Liv. Area	S	0.00	sa. fl.	S	83.33	3 s	q, ft.	S		5	q. ft.		\$		S	q. ft.	n.u
	Data Source(s)				NEF	REN#	47902	95;DOM 104										
	Verification Source(s)				J.	Pu	ıblic Re	cords										
	VALUE ADJUSTMENTS	DE	SCRIPTI	ION	DE:	SCRIP	TION	+(-) \$ Adjustmen	DE	SCRIPT	ION	+(-) \$ Ac	liustment	DE	SCRIP	TION	+(-) \$ Adj	ustme
	Sale or Financing			U II		ArmLt	h											
	Concessions					Cash;0												
	Date of Sale/Time			of States	Closed	d 05/0	8/2020											
	Location		Average			verag												
	Leasehold/Fee Simple	Fee Simple				e Sim	~							_				
	Site	_	0.36 Acr			.12 ac		+2,000	-		_			_				
	View	-	esident		_	esiden			-			-			_		_	-
	Design (Style)	_	Victoria			Cape		0	_					_				
	Quality of Construction	-	Average			verag			-									
	Actual Age	-	115 yrs	5	-7	4 yea			-									_
	Condition	Tatel	Poor	Dotha	Total E	Poor			Total	Bdrms	Baths			Total	Bdrms	Baths		
	Above Grade	1 olai	Bdrms.	Baths 2.0	6	2	1.1	+2,000	_	DUIII15	Danis			10(8)	Comis	Dalita		
	Room Count	_	906	sq. ft		260	sq. ft.	+6,460		1	sq. ft.					sa, fl.		
	Gross Living Area Basement & Finished		ial/Adec		1,2	Full	ou it	10,400			og, it.					29, 4		
	Rooms Below Grade		Infinishe		Ur	nfinish	ned											
	Functional Utility		Poor	-	0.	Fair		-5.000										
S	Heating/Cooling	HV	NBB/No	one	HW	/BB/N												
ë	Energy Efficient Items		None		None						<u></u>							
Ę	Garage/Carport	2 C	2 Car Attached		1 Car Detached		+5,000											
Ž	Porch/Patio/Deck	0	pen Por	rch	None		+2.000											
4		2 Fireplace			None		+4,000											
õ	None				None													
~																		
œ		Acc	essory	Unit		None		+5,000	-	-				-	-		_	
PAR	Net Adjustment (Total)	Acc	essory		[X]	+		+5,000 \$ 21,460		+		S			+		\$	
DMPAR	Net Adjustment (Total) Adjusted Sale Price	Acc	cessory		X Net Ac	+ [dj: 20%	V _o	\$ 21,460	Net A	dj: 0%				Net A	dj: 0%			
		Acc	cessory		[X]	+ [dj: 20%	V _o	\$ 21,460	Net A			S		Net A			S	
					Net Ac Gross	+ [dj. 20% Adj. 3	% 30%	\$ 21,460 \$ 126,460	Net A	dj: 0% s Adj: 0)%	S		Net A	dj: 0%			
ALES COMPARISON ANALYSI	Report the results of the r			lysis of	Net Ac Gross the prior	+ [dj. 20% Adj. 3	% 30% r transfe	\$ 21,460 \$ 126,460 history of the sub	Net A Gross	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	-
SALES COMPAR	Report the results of the r	esearch		lysis of	Net Ac Gross	+ [dj. 20% Adj. (% 30% r transfe	\$ 21,460 \$ 126,460	Net A Gross	dj: 0% s Adj: 0 operty ar	o% id compa	S	25	Net A	dj: 0% s Adj. ()%		6
	Report the results of the r ITEM Date of Prior Sale/Transfe	research		lysis of	Net Ac Gross the prior	+ [dj. 20% Adj. (% 30% r transfe	\$ 21,460 \$ 126,460 history of the sub	Net A Gross	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transf	research	and ana	lysis of SUI	Net Ac Gross the prior BJECT	+ [] dj. 20% Adj. :	% 30% r transfe	S 21,460 S 126,460 history of the sub COMPARABLE SA	Net A Gross ject pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transf Data Source(s)	esearch er er	and ana	llysis of SUI	Net Ac Gross the prior BJECT	+ Dig 20% Adj sale or	% 30% r transfe	S 21,460 S 126,460 history of the sub- COMPARABLE SA Registry of E	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
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	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Soi	esearch er er urce(s)	and ana	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
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	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Soi	esearch er er urce(s)	and ana	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Soi	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6
	Report the results of the r ITEM Date of Prior Sale/Transfe Price of Prior Sale/Transfe Data Source(s) Effective Date of Data Sor Analysis of prior sale or tr	research er er urce(s)	R R	SUI egistr	Net Ac Gross the prior BJECT y of Dec	+ Dij 20% Adj S	30%.	\$ 21,460 \$ 126,460 Inhistory of the sub- COMPARABLE SA Registry of E 10/21/20:	Net A Gross lect pro LE#	dj: 0% s Adj: 0 operty ar	o% id compa	\$ rable sale	25	Net A Gross	dj: 0% s Adj. ()%	S	6

File No. 010823RO

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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) research, verify, and analyze data from reliable public and/or private sources, and (2) report his or her analysis, opinions, and conclusions in this appraisal report.

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

Harris Appraisal Services	File No Case No.	010823RO
APPRAISER'S CERTIFICATION: I certify that, to the best of my knowledge and bel	ief:	
$1_{\rm s}$ The reported analyses, opinions, and conclusions are limited only by the reported assumptio personal, impartial, and unbiased professional analyses, opinions, and conclusions,	ns and limiting cor	nditions, and are my
2. I have X have no present or prospective interest in the property that is the subject of the personal interest with respect to the parties involved.	nis report and h	ave X have no
3.1 \square have performed X have not performed services, as an appraiser or in any other capacity subject of this report within the three-year period immediately preceding acceptance of this assistance.	city, regarding the ignment	property that is the
4. I have no bias with respect to the property that is the subject of this report or to the parties in	volved with this as	signment
5. My engagement in this assignment was not contingent upon developing or reporting predeter	rmined results,	
6. My compensation for completing this assignment is not contingent upon the development or direction in value that favors the cause of this client, the amount of the value opinion, the attainment of a subsequent event directly related to the intended use of this appraisal.	reporting of a pred ent of a stipulated r	etermined value or esult, or the occurrence
7. My analyses, opinions, and conclusions, were developed, and this report has been prepared	, in conformity, with	the <i>Uniform Standards</i>

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

8. I X have have not made a personal inspection of the property that is the subject of this report,

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,

9. Unless otherwise noted, no one has provided significant real property appraisal assistance to the person signing this 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 ppraisal report were delivered containing my original hand written signature.

valid as it a paper version of this appraisant eport were delivered committee	ng my ongmen name without eight takes
PPRAISER D / WY	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
I MAHMININ NONL	4 Sidnature
Signatura	Name Name
Name Dorothy M. Harris Company Name Harris Appraisa Services	Company Name
Company Name Hams Appraisa Services	Company Address
Company Address 170 Comme Way Suite 200 Portsmouth, NH 03801	Company Address
Telephone Number 603-781-7965	Telephone Number
Email Address DHarris@Metrocast.net	Email Address
Date of Signature and Report 10/24/2021	Date of Signature
Effective Date of Appraisal 10/04/2021	State Certification #
State Certification # NHCR-194	or State License #
	State
or Other (describe) State #	Expiration Date of Certification or License
State NH	Expiration Date of Columns and Columns
Expiration Date of Certification or License 10/31/2021	
Expiration Date of Certification of License 10/3 //2021	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	0088201770121111
	Did not inspect subject property
Rochester, NH 03867-2821	Did inspect exterior of subject property from street
ROCHESIEI, NO 03007-2021	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 135,000	Did inspect interior and exterior of subject property
CLIENT	Date of Inspection
Contact	
Client Name Mr. Brandon Marcus	COMPARABLE SALES
Client Address	Did not inspect exterior of comparable sales from street
Ollelityddiess	Did inspect exterior of comparable sales from street
Email Address	Date of Inspection
Ellian Address	

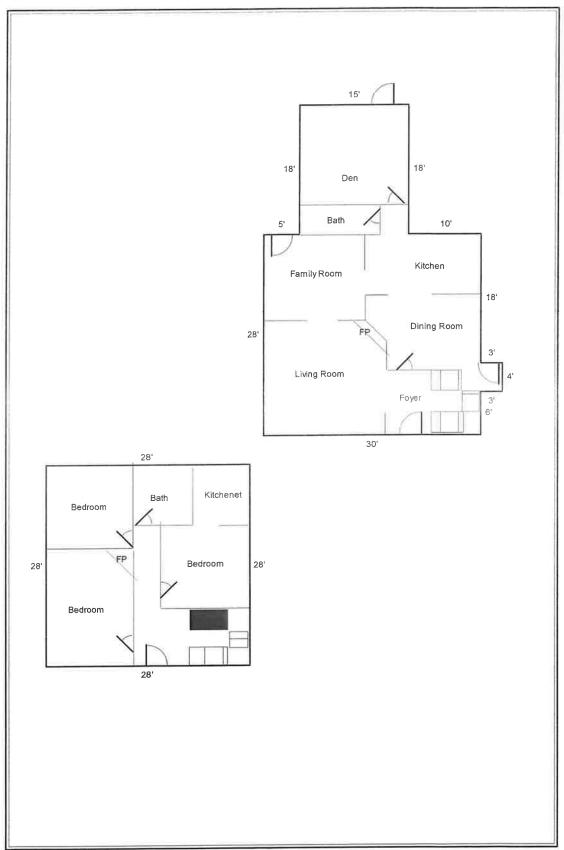
of Professional Appraisal Practice

 Borrower

 Property Address
 66 Prospect Street

 City
 Rochester
 County
 Strafford
 Stale
 NH
 Zip Code
 03867-2821

 Lender/Client
 Mr. Brandon Marcus
 Address

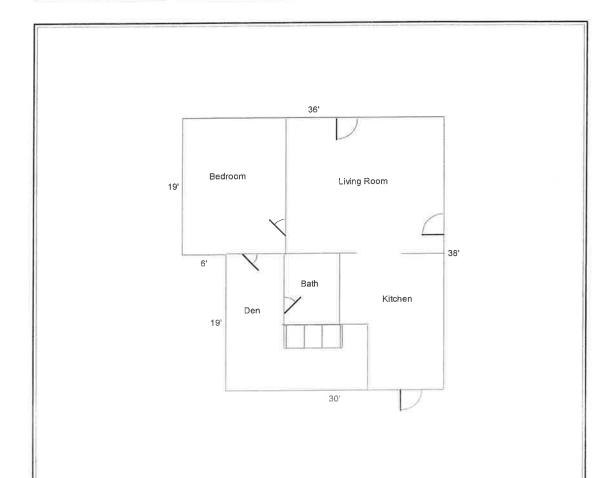


 Borrower

 Property Address
 66 Prospect Street

 City
 Rochester
 County
 Strafford
 Stale
 NH
 Zip Code
 03867-2821

 Lender/Client
 Mr. Brandon Marcus
 Address



	SKETCH CALCULATIONS	Perimeter Area
A1 A2	A1:36.0 x 19.0 = A2:30.0 x 19.0 =	684.0 570.0 1254.0
	Accessory Unit	1254.0
A3 A4 A5 A6	A3:15.0 x 18.0 = A4:30.0 x 18.0 = A5:33.0 x 4.0 = A6:30.0 x 6.0 = First Floor	270.0 540.0 132.0 180.0 1122.0
	A7 : 28.0 x 28.0 =	784.0
A7	Second Floor	784.0
	Total Living Area	1906.0

Harris Appraisal Services LOCATION MAP ADDENDUM

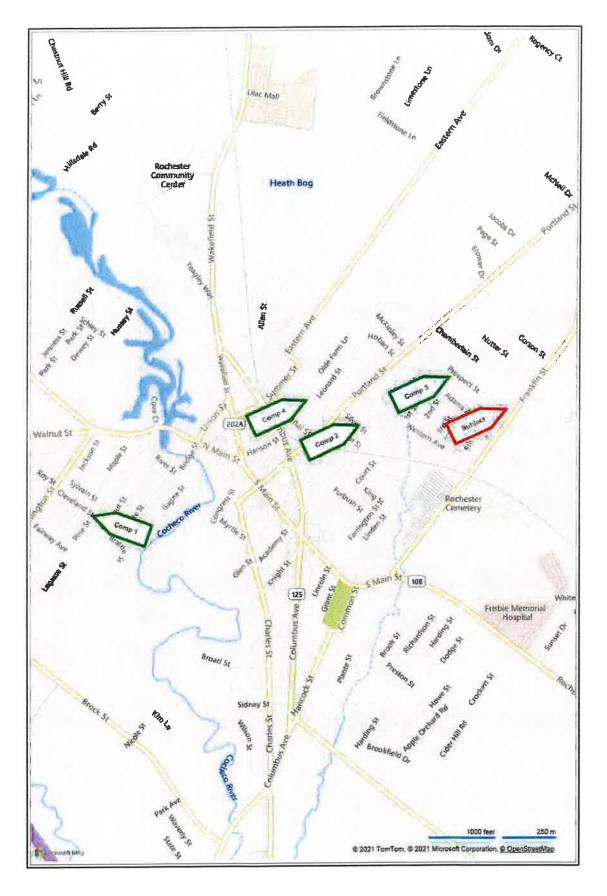
File No. 010823RO Case No.

 Borrower

 Property Address
 66 Prospect Street

 City
 Rochester
 County
 Strafford
 State
 NH
 Zip Code
 03867-2821

 Lender/Client
 Mr. Brandon Marcus
 Address

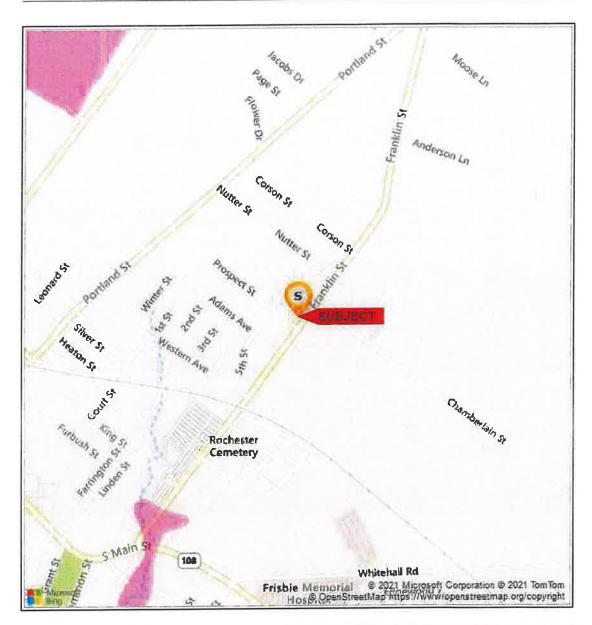


Harris Appraisal Services

FLOOD MAP ADDENDUM

File No. 010823RO Case No.

Borrower Property Address 66 Prospect Street NH Zip Code 03867-2821 Strafford Stale City Rochester County Lender/Client Mr. Brandon Marcus Address



Flood Map Legends Flood Zones Areas inundated by 100-year flooding Areas inundated by 500-year flooding Areas of undetermined but possible flood hazards Floodway areas with velocity hazard Floodway areas COBRA zone

Flood Zone Det	terminatio	n				
In Special Flood Ha	zard Area (F	lood Zone):	Out			
Within 250 ft. of mul	of multiple flood zones? Not within 250 feet					
Community:			330150			
Community Name:		ROC	HESTER, CITY	/ OF		
Map Number:		33	3017C0212D			
Zone: X	Panel:	0212D	Panel Date:	05/17/2005		
FIPS Code:	33017	Census T	ract:	0843.00		

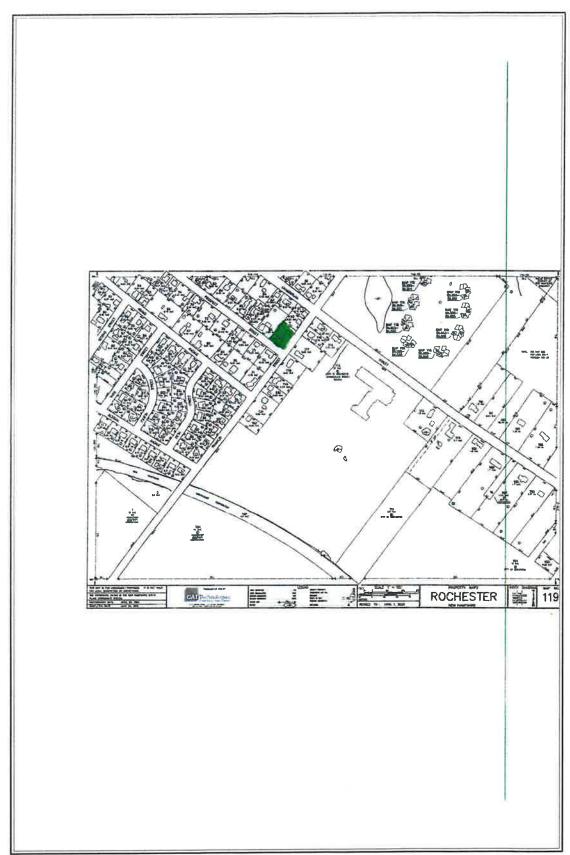
This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY, OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Harris Appraisal Services
PLAT MAP

File No. 010823RO

Case No.

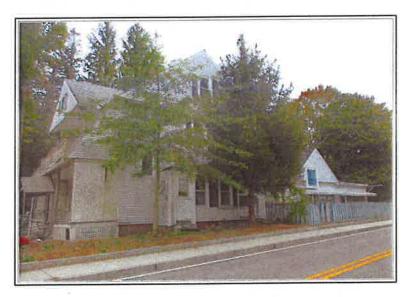
Property Address	66 Prospect Stree	et					
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr.	Brandon Marcus		Address				



Borrower							
Property Address 6	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. B	randon Marcus		Address				



Left Side



Right Side



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Rear

Borrower	04/00/2000 200/ At						
Property Address	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
	Brandon Marcus		Address				



Prospect Street



Franklin Street



Produced by ClickFORMS Software 800-622-8727

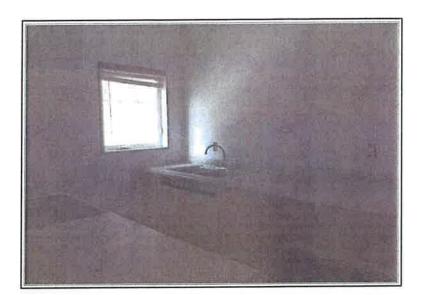
Franklin Street

 Borrower

 Property Address
 66 Prospect Street

 City
 Rochester
 County
 Strafford
 State
 NH
 Zip Code
 03867-2821

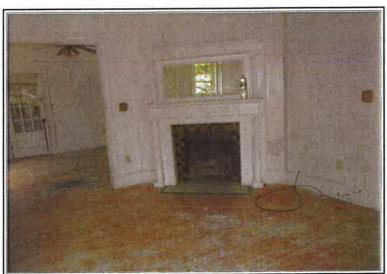
 Lender/Client
 Mr. Brandon Marcus
 Address
 Address



Kitchen



Dining Room



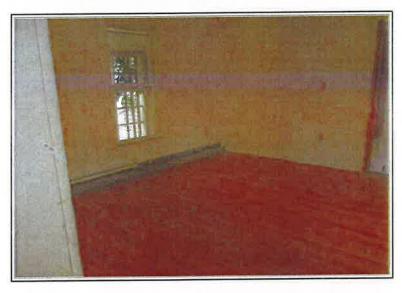
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Livingroom

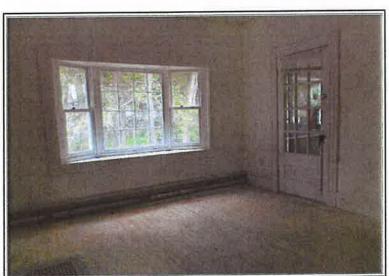
Borrower Property Address 66 Prospect Street							
Property Address	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr	r. Brandon Marcus		Address				



Foyer



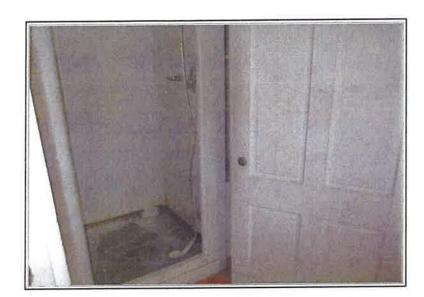
Den



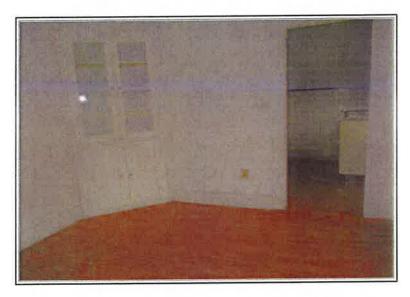
Family room

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Borrower							
Property Address	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr	. Brandon Marcus		Address				



Bathroom



Second Floor Bedroom



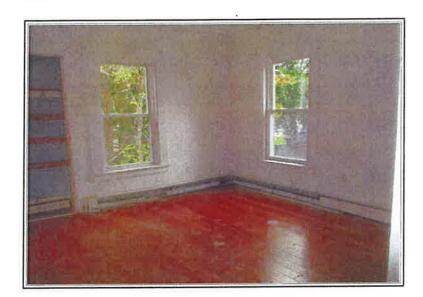
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Kitchenette

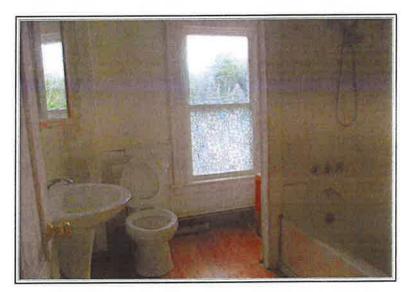
File No. 010823RO

Case No.

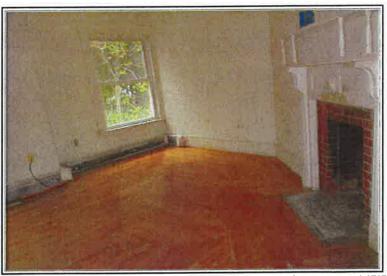
Borrower						
Property Address 66 Pros	pect Street					
City Rochester	County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. Brandon	Marcus	Address				



Bedroom



Bathroom



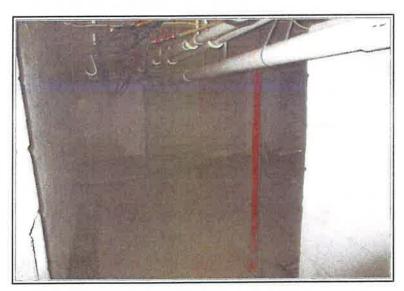
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Bedroom

Borrower							
Property Address	66 Prospect Street	é					
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. Brandon Marcus			Address				



Walk Up Third Floor



Basement



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Electrical Panel

File No. 010823RO

Case No.

Borrower						
Property Address 66	Prospect Street					
City Rochester	County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. Brandon Marcus		Address				



Electrical Panel



Furnace



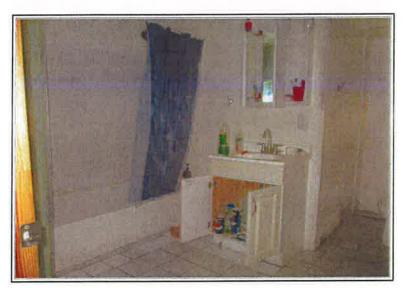
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Accessory Dwelling Unit Livingroom

Borrower							
Property Address	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. Brandon Marcus			Address				

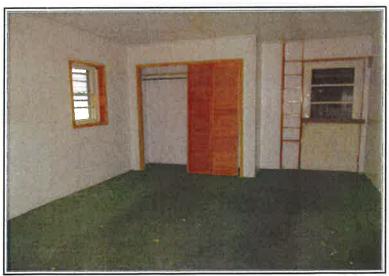


Kitchen



Bathroom

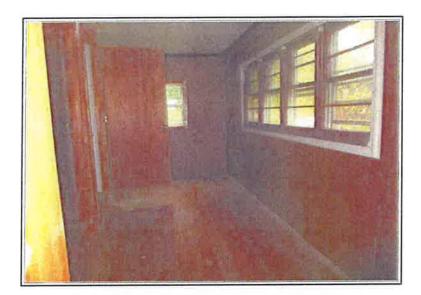
Bedroom



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Page 20 of 21

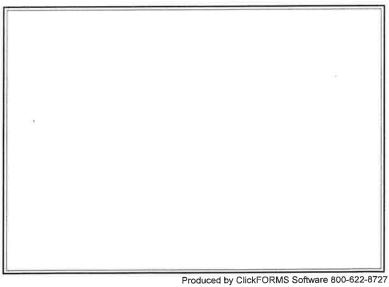
Borrower							
Property Address	66 Prospect Street						
City Rochester		County	Strafford	State	NH	Zip Code	03867-2821
Lender/Client Mr. Brandon Marcus			Address				



Den



Stairs to a Second Floor



ABUTTER LIST

City of Rochester, NH Please Print or Type

Applicant: Brandon Marcus				Phone <u>312-283-4379</u>				
	t Address		ester, NH 03867					
adjoins	s or is dir	and addresses of all particectly across the street or than five (5) days prior to	a body of water fi	utting lot owners, list each owner whose lot rom the subject property. This form may not be deadline.				
LEGA:		R OF SUBJECT LOT ne Owner Name	1	Mailing Address				
119		Brandon Marcus	===	PO BOX 1014, DOVER, NH 03821				
ABUT Map	TING LO	T OWNERS Owner Name		Owner Mailing Address (NOT property location				
119	72	STEPHEN G & KELLY J. JE	ROME	58 FRANKLIN ST, ROCHESTER, NH 03867				
119	88	KELLY A. & NATHAN J. LO	CKE	60 PROSPECT ST, ROCHESTER, NH 03867				
119	90	BENJAMIN WIGGINS & BRI	EANNA CAMERON	70 FRANKLIN ST, ROCHESTER, NH 03867				
119	117	LESLY LAVAUD		65 FRANKIN ST, ROCHESTER, NH 03867				
119	73	HARRY R. & MARIANNE D	ECKER	57 PROSPECT, ROCHESTER, NH 03867				
119	89	MARCUS BRANDON	<u> </u>	P. O. BOX 1014, DOVER, NH 03821				
whose holder	seal app s of cons	ears or will appear on the	e plans (other tha agricultural ease	ers, Surveyors, Soil Scientists, and Architects n any agent submitting this application); ments; and upstream dam owners/NHDES. Mailing Address				
	J. Salovito	tral Ave Suite 100, Dover, NH 03820						
form. <u>& addr</u>	l understa esses of	and that any error or omis	sion could affect e Planning Depart					
	date:		This is p	age of pages.				
Applica	ant or Ag	ent:	15					
Plannii	ng Staff V	Planning Staff Verification: Date:						