



A&E Services Group, LLC
609 West Johnson Avenue
Suite 408
Cheshire, CT 06410
(203) 518-2054

CITY OF TORRINGTON PROJECT APPROVAL REQUEST

Email heather_abraham@torringtonct.org

MUNICIPALITY Torrington GRANT # Program Income
DATE September 14, 2023 PROJECT # 143-SC1801-29
OWNER NAME & ADDRESS Thomas & Jennifer Flinn
84 Pleasant Street
Torrington CT 06790

PROJECT DESCRIPTION: Replace roofing and gutters on house and garage. Install smoke/co detectors and
update GFI outlets as needed. Owner rejected low bidder due to unsatisfactory references. Funding to be provided
based on 2nd bidder. Owner wishes to use 3rd bidder and will pay difference from 2nd to 3rd bidder.

EQUITY STATUS: Current liens on property totaling \$127,537.00

Attached appraisal submitted by Thomas and Jennifer Flinn \$162,000.00

LOW BID AMOUNT RECEIVED TO ADDRESS DESCRIBED WORK \$17,323.00

PROJECT APPROVAL REQUEST SUBMITTED BY: Bob Caliollo

A&E Services Group, LLC

TORRINGTON CITY COUNCIL APPROVAL

SIGNATURE

DATE



DATA FACTS™ Qualitative Appraisal Report

Information You Trust

Timothy F Lambrecht

Restricted Appraisal

File No. B2039674

Loan No. 22326534

Purpose: ☐ Portfolio Evaluation ☐ Equity or HELOC ☐ OC/Audit ☐ REO/Foreclosure ☒ Other (describe): Equity
 Data Source(s): ☒ Public/Tax Records ☐ Appraiser Files ☒ MLS ☐ Prior Inspection ☐ Owner/Other (ds):
 Interest: ☒ Fee Simple ☐ Leasehold ☐ Other (describe):

Property and Client Identification

Property Address: 84 Pleasant St City: Torrington State: CT Zip: 06790 County: Litchfield
 Borrower: Thomas Flinn Jr Owner of Record: Jennifer & Thomas Flinn Jr Census Tract: 3104.00
 Legal Description: v/p 1267/825 APN: 126/9/9
 Property Type: ☒ SFR ☐ P.U.D. ☐ Condo ☐ Manufactured ☐ 2-4 Unit ☐ Other (describe): ☐ Attached ☒ Detached
 Lender/Client: Torrington Savings Bank Lender/Client Address: 129 Main Street Torrington, CT 06790

Market Area

Location: ☐ Urban ☒ Suburban ☐ Rural
 Property Values: ☐ Increasing ☒ Stable ☐ Declining Typical Market Price Range: \$ 130,000 To \$ 225,000
 Demand/Supply: ☐ Shortage ☒ In Balance ☐ Over Supply Typical Market Property Age: 25 Yrs to 199 Yrs
 Marketing Time: ☐ Under 3 mths ☒ 3-6 mths ☐ Over 6 mths
 Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 3-6 months
 Is the highest and best use of the subject property as improved (based on the improvements description provided by the various data sources available) the present use?
☒ Yes ☐ No If No, describe:

Qualitative Sales Comparison Analysis

The analysis below reflects market reaction to variations between the comparable sales and the subject property. If a feature in the sale is superior to, or more favorable than, the subject property, report a negative (-) relationship. If a feature is inferior to, or less favorable than, the subject property, report a positive (+) relationship. If a feature is equal to the subject property, report an equal (=) relationship.

FEATURE	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Address	84 Pleasant St Torrington, CT 06790	26 Barton St Torrington, CT 06790	279 Hillside Ave Torrington, CT 06790	150 Wood St Torrington, CT 06790
Proximity to Subject		0.28 miles NE	0.16 miles SE	0.34 miles SE
Sales Price	\$ N/A	\$ 155,000	\$ 162,000	\$ 162,500
Sales Price/Gross Liv. Area	\$ /Sq. ft.	\$ 134.20 /Sq. ft.	\$ 141.36 /Sq. ft.	\$ 141.55 /Sq. ft.
Data Sources		CTMLS# 170395250 Public Records/Assessor	CTMLS# 170447058 Public Records/Assessor	CTMLS# 170395076 Public Records/Assessor
VALUE RELATIONSHIPS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time		6/18/2021	12/16/2021	9/3/2021
Location	Residential	Residential	Residential	Residential
Site	.48 Ac	.15 Ac	.14 Ac	.25 Ac
View	Residential	Residential	Residential	Residential
Design/Style	Colonial	Cape Cod	Colonial	Cape Cod
Quality	Average	Average	Average	Average
Condition	Average	Average	Average	Average
Actual Age (Yrs.)	97	85	92	82
Above Grade	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths	Total Bedrooms Baths
Room Count	7 3 1.0	6 3 1.0	8 3 2.0	6 3 2.0
Gross Living Area (GLA)	1,111 Sq. Ft.	1,155 Sq. Ft.	1,146 Sq. Ft.	1,148 Sq. Ft.
Basement & Finished	Full/Unfinished	Full/Unfinished	Full/Unfinished	Full/Unfinished
Rooms Below Grade	None	None	None	None
Heating/Cooling	HWBB/No AC	HWBB/No AC	HWBB/No AC	HWBB/No AC
Garage/Carport	2 Car/Gar	None	+ 1 Car/Gar	+ 1 Car/Gar
Porch/Patio/Deck	Porch	Porch Shed	- Porch	= Dk Shed
Other	None	None	= None	= 2-Fireplace
Overall Comparison & Score		<input type="checkbox"/> Sup. <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inf.	<input type="checkbox"/> Sup. <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inf.	<input checked="" type="checkbox"/> Sup. <input type="checkbox"/> Similar <input type="checkbox"/> Inf.

- Superior + Inferior := Similar Overall

Evaluation Summary

Comparison and Reconciliation Comments: The three best market comparable sales have been analyzed in deriving the opinion of value. Most weight on Comps 1 & 2 as they are the most similar in market appeal. Subject's amenities are not bracketed by the Comps in regards to Site Size, GLA, Age, Garages, not adverse. Research over 6 months for Comps 1 & 3.

Inspection of the subject: ☐ No Inspection ☒ Exterior Only ☐ Interior/Exterior Inspection Date (if applicable): 05/09/2022
 Opinion of Market Value: \$ 162,000 As of: 05/09/2022 Based on the defined scope of work, statement of assumptions & limiting conditions, appraiser's certification and level of inspection noted, if any.

Sales/Listing History

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No

Report data Source(s) used, offering price(s), and date(s): MLS, Assessor

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

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

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

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 in addendum)

ITEM	SUBJECT	COMPARABLE #1	COMPARABLE #2	COMPARABLE #3
Date of Prior Sale/Transfer	None	None	None	None
Price of Prior Sale/Transfer	None	None	None	None
Data Source(s)	Public Record /MLS	Public Record /MLS	Public Record /MLS	Public Record /MLS
Effective Date of Data Sources	05/09/2022	05/09/2022	05/09/2022	05/09/2022

Analysis of prior sale or transfer history of the subject property and comparable sales There has been no prior sale of the Subject property in the last three years. There have been no reported sales of the comparables within one year to the sales used in this report.



DATA FACTS™ Qualitative Appraisal Report

Information You Trust

Restricted Appraisal

File No. B2039674
Loan No. 22326534

This form is designed to report an appraisal of a 1-4 unit residential property (including condominiums and mobile/manufactured homes on their own land). This form cannot be used to appraise the following types of properties: 5+ residential units, commercial/mixed use properties, industrial properties, cooperative units, properties with more than 20 acres and vacant/undeveloped land.

This appraisal report is subject to the following Scope of Work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications are not permitted without express authorization by the client. The appraiser may expand the Scope of Work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Additional certifications that do not constitute material alterations to this appraisal report are permitted.

RESTRICTED APPRAISAL REPORT: The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be properly understood without additional information in the appraiser's work file.

INTENDED USER: The sole intended user of this appraisal report is the lender/client identified. This report is not intended for any other users.

INTENDED USE: The intended use of this report is for lending collateral valuation purposes relating to the real estate described. This report is not intended for any other use.

PURPOSE OF APPRAISAL: The purpose of this appraisal is to form an opinion of the market value of the real property that is the subject of this report based upon a qualitative sales comparison analysis as of the effective date of value.

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

* This example definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (RRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, as revised and updated December 2010.

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 above definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) be geographically competent in the subject's market area (2) identify the characteristics of the subject property that are relevant to the purpose and intended use of the appraisal, (3) research, verify, and analyze data from reliable public and/or private sources (4) have Multiple Listing Service (MLS) for the subject's market area, (5) include a minimum of 3 closed comparable sales (6) report his or her analysis, opinions and conclusions in this appraisal report.

Unless otherwise noted, the appraiser has not physically inspected the subject property. The appraiser was able to obtain sufficient information about the subject's physical characteristics (such as room count, gross living area (GLA), site size, etc.) from his or her own research using public and private data sources, as available, deemed reliable to develop a credible opinion of value. These sources include, but are not limited to, tax and assessment records, Multiple Listing Service(s) (MLS), appraisal files, prior inspection(s), aerial mapping programs, and information provided by the property owner, etc. Sources used in the completion of this assignment are identified on the first page of the form.

The data sources for the comparable sales may include tax and assessment records, Multiple Listing Service(s) (MLS), appraisal files, and/or other data sources that become available and are deemed to be reliable. The confirmation of comparable sale data is via multiple listing services and public data, as appropriate. The appraiser has not viewed the sales in the field unless done so in the process of completing a prior assignment. The data is collected, verified and analyzed, in accordance with set parameters as defined within the scope of work identified and the intended use of the appraisal. Comparable sales should have sold within 12 months of the effective date of the appraisal, be located in the subject's municipality and bracket the majority of the subject's features and, if not, it must be specifically addressed within the report. When the value is concluded, the sales must fall within 15% range of the final opinion of value and, if not, the report is failed or the final opinion of value reconciled.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The cost approach and the income approach, though considered, were not developed in this report based upon the needs of the client, scope of the assignment and as neither approach is deemed necessary to produce credible assignment results. The client agrees that the limited scope of analysis is appropriate given the intended use.

Personal property is not defined as real estate and therefore is not included in the valuation of the subject property.

EXTRAORDINARY ASSUMPTIONS: Unless an inspection of the subject property has taken place, or otherwise noted, the following Extraordinary Assumptions have been made: (1) The subject is considered to be in the overall condition and of the overall quality as noted on page one of the form as determined from the noted data source(s), and (2) There are no adverse environmental conditions (hazardous wastes, toxic substances, etc.) in the improvements, on site, or in the immediate vicinity of the subject property, and (3) There are no significant discrepancies between the subject's public record information or other data source(s) and the existing site or improvements.

When an Exterior-Only inspection has taken place, unless otherwise noted Extraordinary Assumptions 2 and 3 as noted above have been made.

The use of any Extraordinary Assumptions, if found not to be true, could affect the assignment results.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as set forth in the report.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the subject property or the title thereto. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. 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 before hand, or as otherwise required by law.
3. The appraiser has noted in the appraisal report any adverse conditions affecting/impacting the subject property that (s)he became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the real property or adverse environmental conditions (including needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that would make the real property less valuable, and has assumed there are no such conditions and makes no guarantees or warranties, expressed or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the real property.
4. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
5. Unless otherwise noted, the appraiser has assumed that the subject property conforms to current zoning or is legally nonconforming by a grandfather clause.
6. Unless otherwise noted, the appraiser has assumed that the subject property is not affected by any adverse easements, restrictions, encumbrances, reservations, covenants, contracts, declarations, special assessments, ordinances or other item of similar nature.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. Neither all, nor any part of the content of the report, or copy thereof (including the conclusions of the appraisal, the identity of the appraiser, professional designations, reference to professional appraisal organizations, or the firm with which the appraiser is connected) shall be used for any purposes by anyone but the client specified in the report.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that: (1) I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification. (2) I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification. (3) 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.

Appraiser	Supervisory or Co-Appraiser (if applicable)
Signature:	Signature: _____
Name: TIMOTHY LAMBRECHT	Name: _____
Company Name: DAS/Diversified Appraisal Services	Company Name: _____
Company Address: 59 Bobala Rd Holyoke, MA. 01040	Company Address: _____
Date of Signature & Report: 05/10/2022	Date of Signature: _____
Effective Date of Appraisal: 05/09/2022	State Certification #: _____
State Certification #: RCR.0000793	Or State License #: _____
Or State License #: _____	State: _____ Expiration Date of Certification or License: _____
State: CT Expiration Date of Certification or License: 04/30/2023	<input type="checkbox"/> Did not inspect Subject Property <input type="checkbox"/> Exterior inspection of Subject Property
This assignment was ordered through an Appraisal Management Company, Data Facts Inc.	<input type="checkbox"/> Interior/exterior inspection of Subject Property
	Supervisory or Co-Appraiser Inspection Date (if applicable): _____

Subject Photo Page

Borrower	Thomas Flinn Jr				
Property Address	84 Pleasant St				
City	Torrington	County	Litchfield	State	CT Zip Code 06790
Lender/Client	Torrington Savings Bank				



Subject Front

84 Pleasant St
Sales Price N/A
Gross Living Area 1,111
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 1.0
Location Residential
View Residential
Site .48 Ac
Quality Average
Age 97



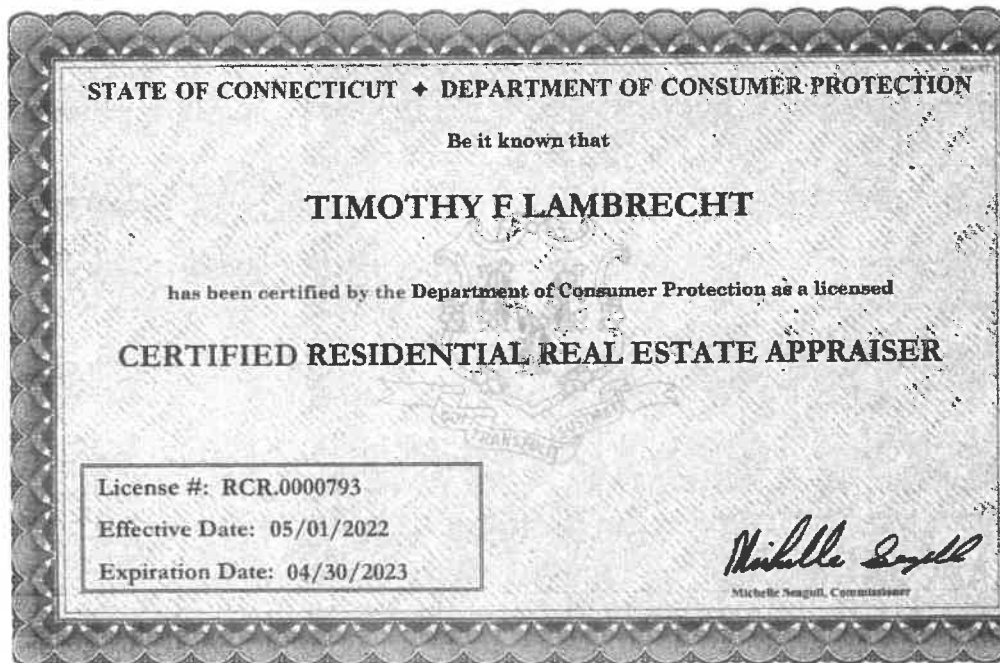
Subject Front



Subject Street

License

Borrower	Thomas Flinn Jr				
Property Address	84 Pleasant St				
City	Torrington	County	Litchfield	State	CT Zip Code 06790
Lender/Client	Torrington Savings Bank				



USPAP ADDENDUM

File No. B2039674

Borrower	Thomas Flinn Jr		
Property Address	84 Pleasant St		
City	Torrington	County	Litchfield
		State	CT
		Zip Code	06790
Lender	Torrington Savings Bank		

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: 3-6 months

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.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

Bathroom Counts:

The bathroom count entered for the Subject and the comparables first notes the number of full baths and then the number of half baths separated by a period. For example, if a property has two full baths and two half baths it has been reported as 2.2 in the grid (2 full baths and 2 half baths). For the purposes of this report a full bath is considered to have a sink, toilet and a bath tub/or shower, half baths have only a sink and a toilet.

APPRAISER:

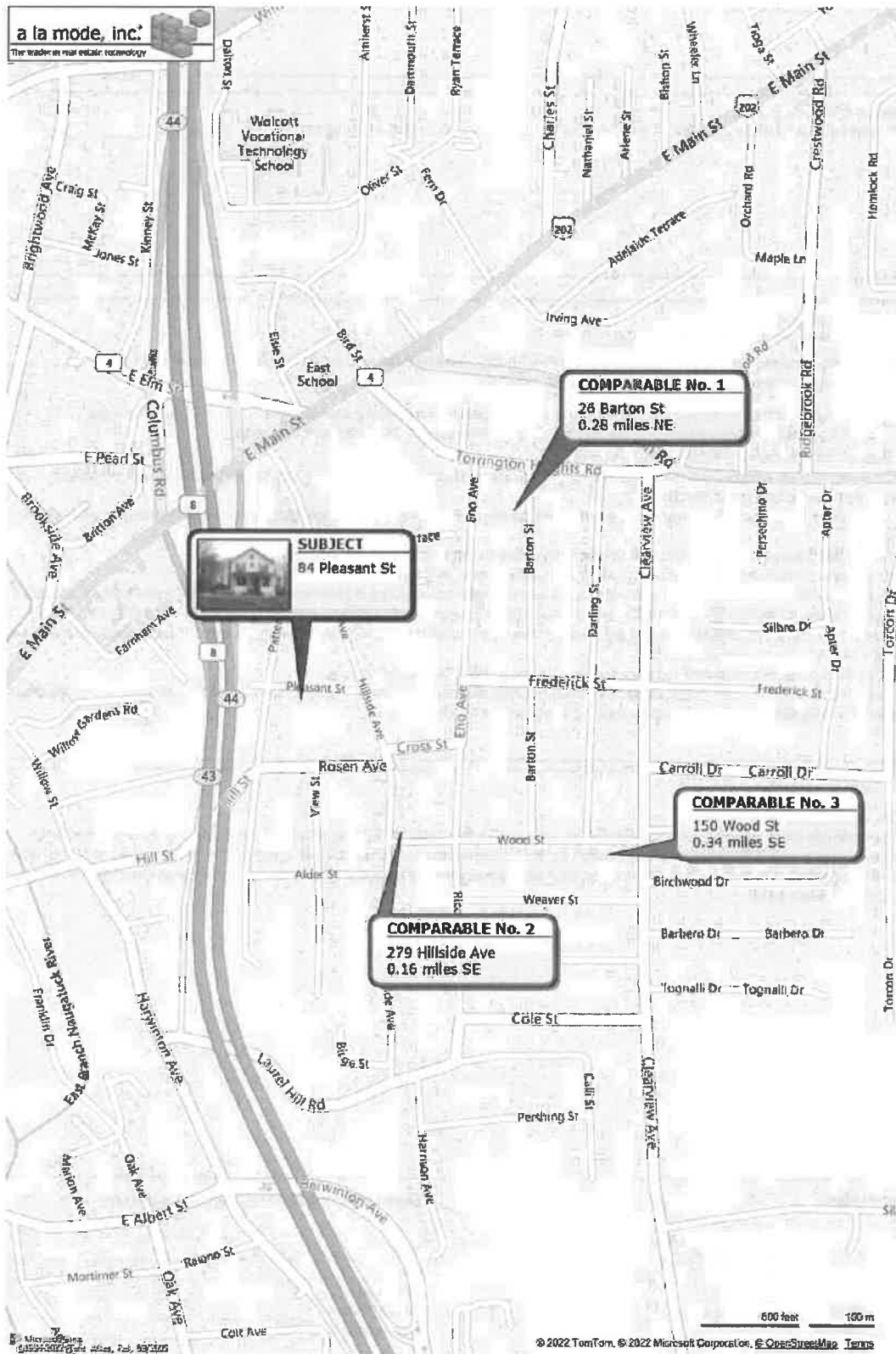
Signature: 
 Name: TIMOTHY LAMBRECHT
 Date Signed: 05/10/2022
 State Certification #: RCR.0000793
 or State License #:
 State: CT
 Expiration Date of Certification or License: 04/30/2023
 Effective Date of Appraisal: 05/09/2022

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

Location Map

Borrower	Thomas Flinn Jr				
Property Address	84 Pleasant St				
City	Torrington	County	Litchfield	State	CT Zip Code 06790
Lender/Client	Torrington Savings Bank				



Bid Summary
Thomas Flinn
June 27, 2023
84 Pleasant Street
Torrington, CT 06790
Project # 143SC1801-29

[illegible]