

**Borrower:** Harry & Hyman Krigman **Census Tract:** **Map Reference:**  
**Property Address:** 218 Walton Street  
**City:** Portland **County:** Cumberland **State:** Maine **Zip Code:** 04103  
**Legal Description:**  
**Sale Price:** \$ 74,900 **Date of Sale:** **Loan Term:** yrs. **Property Rights Appraised:**  Fee  Leasehold  Other  
**Actual Real Estate Taxes \$** (yr) **Loan charges to be paid by seller \$** **Other sales concessions**  
**Lender/Client:** Eastern Mortgage Co., **Address:** 52 Atlantic Place, So. Portland, ME  
**Occupant:** Donald Fowles **Appraiser:** PFS/Clauson **Instructions to Appraiser:** C-21 Balfour  
**Tim Flaherty 773-8224**

**NEIGHBORHOOD**

**Location:**  Urban  Suburban  Rural  
**Built-up:**  Over 75%  25% to 75%  Under 25%  
**Present land use:** % Condominiums 30% 1-Family 30% 2-4 Family  
20% Apartments 20% Commercial % Vacant %  
**Change in present land use:**  Not likely  Likely (\*)  Taking Place(\*)  
 (\*) From \_\_\_\_\_ To \_\_\_\_\_  
**Property values:**  Increasing  Stable  Declining  
**Housing demand/supply:**  In balance  Shortage  Oversupply  
**Predominant occupancy:**  Owner  Tenant % Vacant  
**Single Family: Price range:** \$30,000 to \$50,000 **Predominant \$:** 45,000  
**Age:** 30 yrs. to 100 yrs. **Predominant:** 70 yrs  
**Typical multifamily bldg.:** Type Woodframe No. Stories 2 1/2 No. Units 2-4  
**Age:** 70 yrs. **Condition:** Average  
**Typical rents:** \$300 to \$400  Increasing  Stable  Declining  
**Est. neighborhood apt vacancy:** 5%  Decreasing  Stable  Increasing  
**Rent controls:**  No  Yes  Not likely  Likely

OVERALL RATING		Good	Avg.	Fair	Poor
Adequacy of Shopping		X			
Adequacy of Utilities		X			
Employment Opportunities				X	
Police and Fire Protection			X		
Recreational Facilities			X		
Property Compatibility			X		
Protection from Detrimental Conditions			X		
General Appearance of Properties			X		
Appeal to Market			X		

**Distance:** **Access or Convenience:**

	Distance	Access or Convenience
Public Transportation	Adiac	X
Employment Centers	2 M	X
Shopping Facilities	1 M	X
Grammar Schools	3 Bldgs	X
Freeway Access	2 M	X

**Note:** FHLMC/FNMA do not consider race or the racial composition of the neighborhood to be reliable appraisal factors.  
 Describe those factors, favorable or unfavorable, affecting marketability (incl. mkt. area population size & financial ability). Average neighbor-  
hood setting in the Deering section of Portland. Commercial use is on Route  
302, retail oriented, not adverse. Area homes are mixed in style and in good  
to average condition. No unfavorable factors affecting marketability.

**SITE**

**Dimensions:** 78x112 **Area:** 8,736 Sq. Ft. or Acres  Corner Lot  
**Zoning classification:** Residential **Present improvements:**  do  do not conform to zoning regulations  
**Highest and best use:**  Present use  Other (specify) \_\_\_\_\_  
**Public:**  **Other (Describe):** \_\_\_\_\_  
**OFF-SITE IMPROVEMENTS:** **Topo:** Level  
**Street Access:**  Public  Private **Size:** Typical  
**Surface:** Asphalt **Shape:** Rectangular  
**Maintenance:**  Public  Private **View:** Neighborhood  
 Storm Sewer  Curb/Gutter **Drainage:** Adequate  
 Sidewalk  Street Lights **Is the property located in a HUD Identified Special Flood Hazard Area?**  No  Yes  
**Comments (favorable or unfavorable conditions including any apparent adverse easements or encroachments):** No flood hazard.  
No apparent unfavorable easements or encroachments.

**DESCRIPTION OF IMPROVEMENTS**

Existing  Proposed  Under Construction **Type:**  Elevator  Walk-up  Det.  Semi-Det.  Row **No. Stories:** 1 1/2  
**No. Bldgs:** 1 **No. Units:** 2+Eff. **No. Rooms:** 12 **No. Baths:** 3 **Parking Spaces:** No. - **Type:** OSP  
**Basic Structural System:** Woodframe **Exterior Walls:** Wd Clapboard **Roof Covering:** Asphalt  
**Foundation Walls:** Stone **Basement:** 0 % Finished 0 % Describe use Storage and Utility  
**Interior Walls:** Plaster **Floors:** Carpet, Inlaid **Bath Floor and Walls:** Carpet, Inlaid, P  
**Insulation:** Fiberglass, mixed **Adequacy:** Average **Adequacy of Soundproofing:** Average  
**Heating:**  Central  Individual **Type:** Baseboard **Fuel:** Electric **Adequacy & Condition:** Good  
**Air Conditioning:**  Central  Individual **Fuel:** \_\_\_\_\_ **Make:** \_\_\_\_\_ **Adequacy & Condition:** \_\_\_\_\_  
**Kitchen Cabinets, Drawers and Counter space:**  Adequate  Inadequate  
**Total No. Appliances:** 3 **Range/Oven:** 3 **Fan/Hood:** \_\_\_\_\_ **Dishwasher:** \_\_\_\_\_  
**Disposal:** 3 **Refrigerator:** \_\_\_\_\_ **Washer:** \_\_\_\_\_ **Dryer:** \_\_\_\_\_ **Compactor:** \_\_\_\_\_  
**Water Heater(s) (make, capacity, fuel):** A.O. Smith/40/Gas  
**Plumbing Fixtures (make):** Mixed  
**Electrical Service (amps per unit):** 200 amp/unit  
**Security Features:** Standard door lock  
**Special Features (including energy efficient items):** None

OVERALL PROPERTY RATING		Good	Avg.	Fair	Poor
Quality of construction (materials and finish)		X			
Condition of improvements		X			
Room sizes and layout			X		
Closets and storage			X		
Plumbing - adequacy and condition			X		
Electrical - adequacy and condition		X			
Kitchen equipment - adequacy and condition		X			
Amenities and parking facilities			X		
Overall livability			X		
Appeal to market			X		

**Age Actual:** 60+ yrs. **Effective:** 10 yrs. to 15 yrs. **Est. Remaining Economic Life:** 40 yrs. to 45 yrs. Explain if less than Loan Term  
**COMMENTS (including functional or physical inadequacies, repairs needed, modernization, etc.):** 24x36 two family with a  
12x26 addition. One apartment has been modernized and one is in average condi-  
tion, and a small in-law apartment located on the first floor, updated  
electrical service within the past year. No functional or physical inadequacies

**COST APPROACH**

**ESTIMATED REPRODUCTION COST NEW**

1	24 x 36	-	864	sq. ft. x	1	(Stories) =	864	sq. ft. x	\$ 35.00	\$ 30,240
2	16 x 36	-	576	sq. ft. x	1	(Stories) =	576	sq. ft. x	\$ 30.00	17,280
3	12 x 26	-	312	sq. ft. x	1	(Stories) =	312	sq. ft. x	\$ 35.00	10,920
<b>OTHER IMPROVEMENTS (including special energy efficient items):</b> 8x13 enclosed sun porch										1,500
<b>SITE IMPROVEMENTS:</b>										4,000
<b>TOTAL ESTIMATED COST NEW OF IMPROVEMENTS</b>										\$ 53,070
<b>LESS DEPRECIATION</b> Physical \$ 10,870 Functional \$ _____ Economic \$ _____										\$ 10,870
<b>DEPRECIATED VALUE OF IMPROVEMENTS</b>										\$ 42,200
<b>ADD-ESTIMATED LAND VALUE (if leasehold, show only leasehold value - attach calculations)</b>										\$ 12,000
<b>INDICATED VALUE BY THE COST APPROACH</b> <input checked="" type="checkbox"/> FEE SIMPLE <input type="checkbox"/> LEASEHOLD										\$ 54,200