

APPRAISAL OF



ONE FAMILY DWELLING

LOCATED AT:

314 PELHAMDALE AVENUE
PELHAM, NY 10803

CLIENT:

PELHAM SCHOOLS
575 COLONIAL AVENUE
PELHAM, NY, 10803

AS OF:

April 24, 2019

BY:

COLIN GRAY

PELHAM SCHOOLS

PELHAM SCHOOLS
575 COLONIAL AVENUE
PELHAM, NY, 10803

File Number: 314 Pelhamdale Avenue

In accordance with your request, I have appraised the real property at:


314 PELHAMDALE AVENUE
PELHAM, NY 10803

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of April 24, 2019 is:

\$1,100,000
One Million One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.


COLIN GRAY

M & J APPRAISAL SERVICES
Restricted Appraisal Report

File No. 314 Pelhamdale Aven

PURPOSE

This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client PELHAM SCHOOLS

E-mail JCONDON@PELHAMSCHOOLS.ORG

Client Address 575 COLONIAL AVENUE

City PELHAM

State NY

Zip 10803

Intended Use TO DETERMINE CURRENT MARKET VALUE

"PELHAM HEIGHTS"

SUBJECT

Property Address 314 PELHAMDALE AVENUE

City PELHAM

State NY

Zip 10803

Other Description (APN, Legal, etc.), if applicable SEC:163.68 BLOCK:20 LOT:2

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: ONE FAMILY DWELLING

Use reflected in appraisal: ONE FAMILY DWELLING

Highest and Best Use: ☒ Existing ☐ Other:

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.

Prior Sale/Transfer: Date N/A Price N/A Source(s)

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) THE SUBJECT HAS NO SALES HISTORY IN THE LAST 3 YEARS. THE COMPARABLES HAVE NO SALES HISTORY IN THE LAST 12 MONTHS.

Offerings, options and contracts as of the effective date of the appraisal THE SUBJECT HAS NOT BEEN OFFERED FOR SALE OVER THE LAST 12 MONTHS PER HGMLS.

COMMENTS

Marketability Comments: THERE IS STEADY ACTIVITY IN THIS AREA AND MARKET STATISTICS INDICATE THAT THIS IS A STABLE MARKET. MARKETING TIMES ARE LESS THAN 3 MONTHS FOR HOMES WITH REALISTIC ASKING PRICES. SUPPLY AND DEMAND APPEAR TO BE IN BALANCE.

Site Comments: NO ADVERSE EASEMENTS, ENCROACHMENTS OR OTHER ADVERSE CONDITIONS. THE SUBJECT IS LOCATED ON A LOT OF 84 x 129 TOTALING 11.085 SF OR .25 ACRES. EXTERNAL: THE SUBJECT IS LOCATED ON A HIGH TRAFFIC STREET AND HAS A SCHOOL LOCATED TO IT'S REAR.

Improvement Comments: THE SUBJECT IS A 2.5 STORY DETACHED DUTCH COLONIAL BUILT CIRCA 1910. IT WAS FOUND TO BE IN OVERALL AVERAGE CONDITION REQUIRING NO MOJOR REPAIRS. THE KITCHEN AND BATHS HAVE NOT BEEN UPDATED BUT THE DWELLING IS VERY WELL MAINTAINED.

SALES COMPARISON APPROACH

| FEATURE | SUBJECT | COMPARABLE SALE NO. 1 | | COMPARABLE SALE NO. 2 | | COMPARABLE SALE NO. 3 | |
|---|--------------------|--|--------------------|--|--------------------|--|--------------------|
| 314 PELHAMDALE AVENUE | | 428 WOLFS LANE | | 328 PELHAMDALE AVENUE | | 64 STORER AVENUE | |
| Address PELHAM, NY 10803 | | PELHAM, NY 10803 | | PELHAM, NY 10803 | | PELHAM, NY 10803 | |
| Proximity to Subject | | 0.25 miles SW | | 0.03 miles SW | | 0.67 miles NE | |
| Sale Price | \$ 0 | | \$ 1,050,000 | | \$ 1,275,000 | | \$ 1,200,000 |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 376.21 sq. ft. | | \$ 370.75 sq. ft. | | \$ 420.61 sq. ft. | |
| Data Source(s) | | HGMLS #4840243 | | HGMLS #4827873 | | HGMLS #4828259 | |
| Verification Source(s) | | COMPS INC. | | COMPS INC. | | COMPS INC. | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +() \$ Adjustment | DESCRIPTION | +() \$ Adjustment | DESCRIPTION | +() \$ Adjustment |
| Sale or Financing | | ArmLth | | ArmLth | | ArmLth | |
| Concessions | | DOM = 43 | | DOM = 23 | | DOM = 110 | |
| Date of Sale/Time | | 12/11/2018 | | 08/31/2018 | | 02/01/2019 | |
| Location | TRAFFIC | TRAFFIC | | TRAFFIC | | AVERAGE | -25,000 |
| Leasehold/Fee Simple | FEE SIMPLE | FEE SIMPLE | | FEE SIMPLE | | FEE SIMPLE | |
| Site | .25 ACRES | .18 ACRES | 17,500 | .22 ACRES | 7,500 | .42 ACRES | -42,500 |
| View | RESIDENTIAL | RESIDENTIAL | | RESIDENTIAL | | RESIDENTIAL | |
| Design (Style) | COLONIAL | COLONIAL | | COLONIAL | | COLONIAL | |
| Quality of Construction | AVERAGE | AVERAGE | | AVERAGE | | AVERAGE | |
| Actual Age | 109 YRS. | 99 YRS. | | 102 YRS. | | 107 YRS. | |
| Condition | AVERAGE | AVERAGE | | GOOD | -50,000 | AVERAGE | |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | Total Bdrms. Baths | | Total Bdrms. Baths | |
| Room Count | 10 5 3.1 | 10 4 4 | -10,000 | 11 5 3.1 | | 9 5 3 | +10,000 |
| Gross Living Area 65 | 2,957 sq. ft. | 2,791 sq. ft. | +11,000 | 3,439 sq. ft. | -31,500 | 2,853 sq. ft. | 7,000 |
| Basement & Finished | FULL BST. | FULL BST. | | FULL BST. | | FULL BST. | |
| Rooms Below Grade | UNFINISHED | UNFINISHED | | PART FINISH | -25,000 | UNFINISHED | |
| Functional Utility | 1 FAMILY/AVG. | 1 FAMILY/AVG. | | 1 FAMILY/AVG | | 1 FAMILY/AVG. | |
| Heating/Cooling | CENTRAL/N.A. | CENTRAL/CAC. | -15,000 | CENTRAL/CAC | -15,000 | CENTRAL/N.A. | |
| Energy Efficient Items | NONE | NONE | | NONE | | NONE | |
| Garage/Carport | 2 CAR GARAGE | 1 CAR GARAGE | +25,000 | 1 CAR GARAGE | +25,000 | 1 CAR GARAGE | +25,000 |
| Porch/Patio/Deck | PORCH-2 | SIMILAR | 0 | SIMILAR | 0 | SIMILAR | |
| | STD KIT/BTHS | STD KIT/BTHS | | MOD-KIT/BTHS | -50,000 | MOD KIT/BTHS | -50,000 |
| | NONE | ING POOL | -25,000 | NONE | | NONE | |
| | FIREPLACE | FIREPLACE | | FIREPLACE | | FIREPLACE | |
| Net Adjustment (Total) | | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 3,500 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 139,000 | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ 75,500 |
| Adjusted Sale Price of Comparables | | Net Adj. 0.3% % | | Net Adj. -10.9% | | Net Adj. -6.3%% | |
| | | Gross Adj. 9.9% % | \$ 1,053,500 | Gross Adj. 16.0% | \$ 1,136,000 | Gross Adj. 13.3%% | \$ 1,124,500 |
| Summary of Sales Comparison Approach THE SALES UTILIZED ARE THE BEST AVAILABLE AT THE TIME OF INSPECTION AND GIVE GOOD OVERALL INDICATION OF SUBJECTS MARKET VALUE. ALL ADJUSTMENTS ARE SELF EXPLANATORY. THE SUBJECT'S ESTIMATE OF VALUE FALLS WITHIN THE ADJUSTED SALES PRICES OF THE COMPARABLES UTILIZED. ALL COMPARABLES SOLD WITHIN A REASONABLE TIME NEAR THE EFFECTIVE DATE OF THE APPRAISAL. ADJUSTED VALUES OF THE CLOSED SALES RANGE FROM RANGE FROM \$1,004,500 TO \$1,136,000. ALL SALES WERE WEIGHTED EQUALLY. ALL COMPARABLES ARE 1 FAMILY HOMES SIMILAR TO THE SUBJECT. | | | | | | | |

File No. 314 Pelhamdale Avenue

| | |
|--|--|
| RECONCILIATION | Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other: _____ |
| | Discussion of methods and techniques employed, including reason for excluding an approach to value: _____ |
| | |
| | |
| | Reconciliation comments: HAVING CONSIDERED ALL APPROACHES TO VALUE THIS APPRAISER RELIES AND RECONCILES TOWARDS THE SALES COMPARISON APPROACH WHICH IS DEEMED THE MOST INDICATIVE OF THE MOTIVATION OF BOTH THE SELLERS AND BUYERS. |
| Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>April 24, 2019</u> , which is the effective date of this appraisal, is: | |
| <input checked="" type="checkbox"/> Single point \$ <u>1,100,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ | |
| This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, | |
| <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following: _____ | |
| THE APPRAISAL IS MADE ON AN "AS-IS" BASIS WITH NO CONDITIONS. | |

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

_____, COLIN GRAY, HAVE NOT PERFORMED OR COMPLETED ANY APPRAISAL VALUATION SERVICES ON THE SUBJECT RESIDENCE IN THE 36 MONTHS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL. ADDITIONALLY, M & J APPRAISAL SERVICES, HAS NOT COMPLETED APPRAISAL VALUATION SERVICES ON THE SUBJECT IN THE PAST 36 MONTHS PRIOR TO THE EFFECTIVE DATE OF THIS APPRAISAL.

Type of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: _____

Definition of Value: INTERNATIONAL VALUATION STANDARDS DEFINES MARKET VALUE AS "THE ESTIMATED AMOUNT FOR WHICH A PROPERTY SHOULD EXCHANGE ON THE DATE OF VALUATION BETWEEN A WILLING BUYER AND A WILLING SELLER IN AN ARM'S-LENGTH TRANSACTION AFTER PROPER MARKETING WHEREIN THE PARTIES HAD EACH ACTED KNOWLEDGEABLY, PRUDENTLY, AND WITHOUT COMPELSION."

| | |
|---|---|
| <p>APPRaiser</p> <p>Signature: <u>Colin F. Gray</u></p> <p>Name: <u>COLIN GRAY</u></p> <p>Company Name: <u>M & J APPRAISAL SERVICES</u></p> <p>Company Address: <u>28 JENNIFER LANE</u></p> <p><u>HARTSDALE, N.Y. 10530</u></p> <p>Telephone Number: <u>914-592-2002</u></p> <p>Email Address: <u>MJAPPRAISALS@EARTHLINK.NET</u></p> <p>State Certification # <u>45-000045327</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>NY</u></p> <p>Expiration Date of Certification or License: <u>06/18/2020</u></p> <p>Date of Signature and Report: <u>05/14/2019</u></p> <p>Date of Property Viewing: <u>04/24/2019</u></p> <p>Degree of property viewing:</p> <p><input checked="" type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p> | <p>CO-APPRaiser</p> <p>Signature: _____</p> <p>Name: _____</p> <p>Company Name: _____</p> <p>Company Address: _____</p> <p>_____</p> <p>Telephone Number: _____</p> <p>Email Address: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p> |
|---|---|

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
 6. 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. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.
- This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
- Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.
- Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

SCOPE OF APPRAISAL:
THE DETERMINATION OF AN ESTIMATED MARKET VALUE INVOLVED A NUMBER OF PROCESSES. AFTER THE PROBLEM WAS DEFINED AND THE WORK WAS PLANNED, THE SUBJECT WAS PHYSICALLY INSPECTED ON THE EXTERIOR AND INTERIOR. SALES DATA WAS COLLECTED FROM SEVERAL SOURCES, INCLUDING TOWN HALL RECORDS, REAL ESTATE BROKERS AND MULTIPLE LISTING SERVICES AND THE APPRAISER'S FILES. THE MARSHAL AND SWIFT RESIDENTIAL COST HANDBOOK AND/OR LOCAL BUILDERS COST DATA WERE USED AS A GUIDE IN ESTIMATING REPLACEMENT COSTS. THIS DATA WAS ANALYZED AND RECONCILED AS SHOWN IN THE ATTACHED REPORT.

M & J APPRAISAL SERVICES
Restricted Appraisal Report

File No. 314 Pelhamdale Aven

[illegible]

ADDENDUM

| | | | |
|---|--|---------------------------------|------------|
| Client: PELHAM SCHOOLS | | File No.: 314 Pelhamdale Avenue | |
| Property Address: 314 PELHAMDALE AVENUE | | Case No.: | |
| City: PELHAM | | State: NY | Zip: 10803 |

Conditions of Appraisal
DIGITAL SIGNATURE: WITHIN THE GUIDELINES OF THE APPRAISAL INDUSTRY, THE FOLLOWING SERVES AS LEGAL TESTAMENT TO THE SIGNATURE OF THE INDIVIDUAL APPRAISER OF THE AFORESAID REPRESENTATION OF M & J APPRAISAL SERVICE. THE SIGNATURES PROVIDED ON THE APPRAISAL REPORT ARE ORIGINAL. THE SOFTWARE ENCRYPTS THE INDIVIDUAL APPRAISER'S SIGNATURE IN ORDER TO DELIVER THE REPORT ELECTRONICALLY.

Extra Comments
USPAP DEFINITION: EXPOSURE TIME: ESTIMATED LENGTH OF TIME THAT THE PROPERTY INTEREST BEING APPRAISED WOULD HAVE BEEN OFFERED ON THE MARKET PRIOR TO THE HYPOTHETICAL CONSUMMATION OF A SALE AT MARKET VALUE ON THE EFFECTIVE DATE OF THE APPRAISAL." EXPOSURE TIME FOR THE SUBJECT IS APPROXIMATELY LESS THAN THREE MONTHS.

THE LENDER SHOULD BE ADVISED THAT THERE WAS NO OBVIOUS EVIDENCE THAT THIS PROPERTY WAS AFFECTED BY HURRICANE SANDY. THE SUBJECT AND THE SURROUNDING NEIGHBORHOOD EXPERIENCED WIND DAMAGE WITH SOME DOWNED TREES BUT NO FLOOD DAMAGE. THE STORM HAD NO IMPACT ON MARKETABILITY. ADDITIONALLY, THE UTILITES WERE ON AND OPERATING ON THE DAY OF INSPECTION.

ALTHOUGH THE SUBJECT'S VALUE IS BELOW THE PREDOMINANT VALUES OF THE NEIGHBORHOOD, THIS DOES NOT AFFECT THE SUBJECT'S MARKETABILITY AND THERE ARE MANY OTHER HOMES IN THE AREA IN THIS PRICE RANGE.

DIGITAL PHOTOGRAPHS:
INCLUDED IN THIS REPORT ARE ORIGINAL COLOR DIGITAL PHOTOGRAPHS. THESE PHOTOGRAPHS ARE ORIGINALS AND ARE NOT COLOR COPIES OF 35 MM PHOTOS. BOTH FANNIE MAE AND FREDDIE MAC STATE THAT DIGITAL IMAGING IS ACCEPTABLE AND THAT ALL PHOTOGRAPHS MUST BE ORIGINALS THAT ARE PRODUCED EITHER BY PHOTOGRAPHY OR ELECTRONIC IMAGING.

PURPOSE OF APPRAISAL:
THE PURPOSE OF THIS APPRAISAL IS TO ESTIMATE THE MARKET VALUE OF THE SUBJECT PROPERTY AS DEFINED IN THE CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS.

SCOPE OF APPRAISAL:
THE DETERMINATION OF AN ESTIMATED MARKET VALUE INVOLVED A NUMBER OF PROCESSES. AFTER THE PROBLEM WAS DEFINED AND THE WORK WAS PLANNED, THE SUBJECT WAS PHYSICALLY INSPECTED ON THE EXTERIOR AND INTERIOR. SALES DATA WAS COLLECTED FROM SEVERAL SOURCES, INCLUDING TOWN HALL RECORDS, REAL ESTATE BROKERS AND MULTIPLE LISTING SERVICES AND THE APPRAISER'S FILES. THE MARSHAL AND SWIFT RESIDENTIAL COST HANDBOOK AND/OR LOCAL BUILDERS COST DATA WERE USED AS A GUIDE IN ESTIMATING REPLACEMENT COSTS. THIS DATA WAS ANALYZED AND RECONCILED AS SHOWN IN THE ATTACHED REPORT.

SUBJECT PROPERTY PHOTO ADDENDUM

| | |
|---|---------------------------------|
| Client: PELHAM SCHOOLS | File No.: 314 Pelhamdale Avenue |
| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
| City: PELHAM | State: NY Zip: 10803 |



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: April 24, 2019
Appraised Value: \$ 1,100,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

| | |
|---|---------------------------------|
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| City: PELHAM | State: NY Zip: 10803 |



COMPARABLE SALE #1

428 WOLFS LANE
PELHAM, NY 10803
Sale Date: 12/11/2018
Sale Price: \$ 1,050,000



COMPARABLE SALE #2

328 PELHAMDALE AVENUE
PELHAM, NY 10803
Sale Date: 08/31/2018
Sale Price: \$ 1,275,000



COMPARABLE SALE #3

64 STORER AVENUE
PELHAM, NY 10803
Sale Date: 02/01/2019
Sale Price: \$ 1,200,000

COMPARABLE PROPERTY PHOTO ADDENDUM

| | |
|---|---------------------------------|
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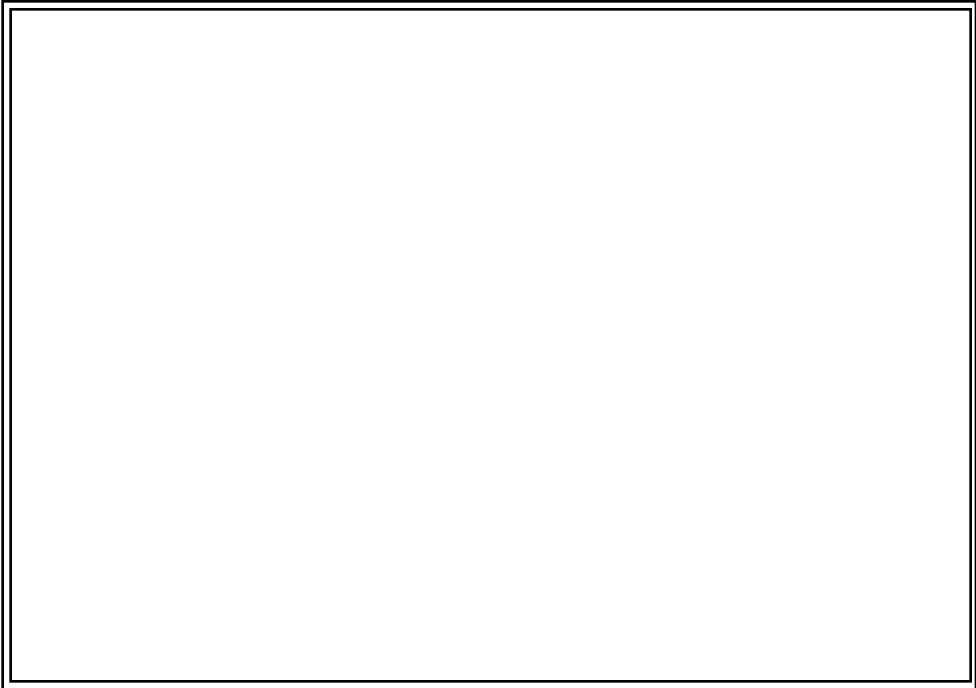
COMPARABLE SALE #4

946 HIGHLAND AVENUE
PELHAM, NY 10803
Sale Date: 04/23/2019
Sale Price: \$ 1,180,000



COMPARABLE SALE #5

262 PELHAMDALE AVENUE
PELHAM, NY 10803
Sale Date: 07/27/2018
Sale Price: \$ 927,500



COMPARABLE SALE #6

Sale Date:
Sale Price: \$



LIVING ROOM
1ST FLOOR



DINING ROOM
1ST FLOOR



DEN
1ST FLOOR



KITCHEN
1ST FLOOR



KITCHEN
1ST FLOOR

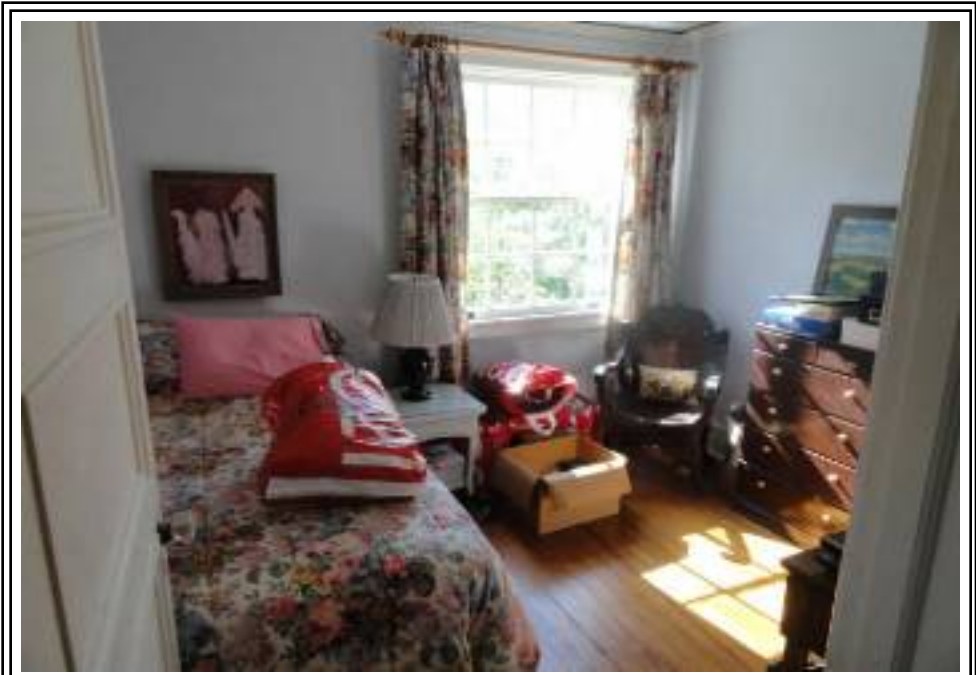
ANOTHER VIEW



1/2 BATH
1ST FLOOR



BATHROOM
2ND FLOOR



BEDROOM
2ND FLOOR



BEDROOM
2ND FLOOR



BEDROOM
2ND FLOOR



BEDROOM
2ND FLOOR



BATHROOM
2ND FLOOR



DEN
3RD FLOOR



BATHROOM
3RD FLOOR



BEDROOM
3RD FLOOR



BASEMENT
ELECTRICAL PANELS



BASEMENT
HEATING EQUIPMENT



BASEMENT
CRAWL SPACE



BASEMENT
UNFINISHED



VIEW OF ENCLOSED PORCH



VIEW OF FRONT PORCH



GRAVEL DRIVEWAY



2 CAR GARAGE



VIEW OF REAR YARD

| | |
|---|---------------------------------|
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| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
| City: PELHAM | State: NY Zip: 10803 |



VIEW OF SIDE YARD



LEFT SIDE VIEW



RIGHT SIDE VIEW



VIEW OF SIDEWALK



VIEW OF FRONT PATH



STREET VIEW
OPPOSITE DIRECTION

FLOOD MAP

| | |
|---|---------------------------------|
| Client: PELHAM SCHOOLS | File No.: 314 Pelhamdale Avenue |
| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
| City: PELHAM | State: NY Zip: 10803 |



FLOOD INFORMATION

Community: Village of Pelham
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 36119C0343F
Panel: 0343F
Zone: X
Map Date: 09-28-2007
FIPS: 36119
Source: FEMA DFIRM

LEGEND

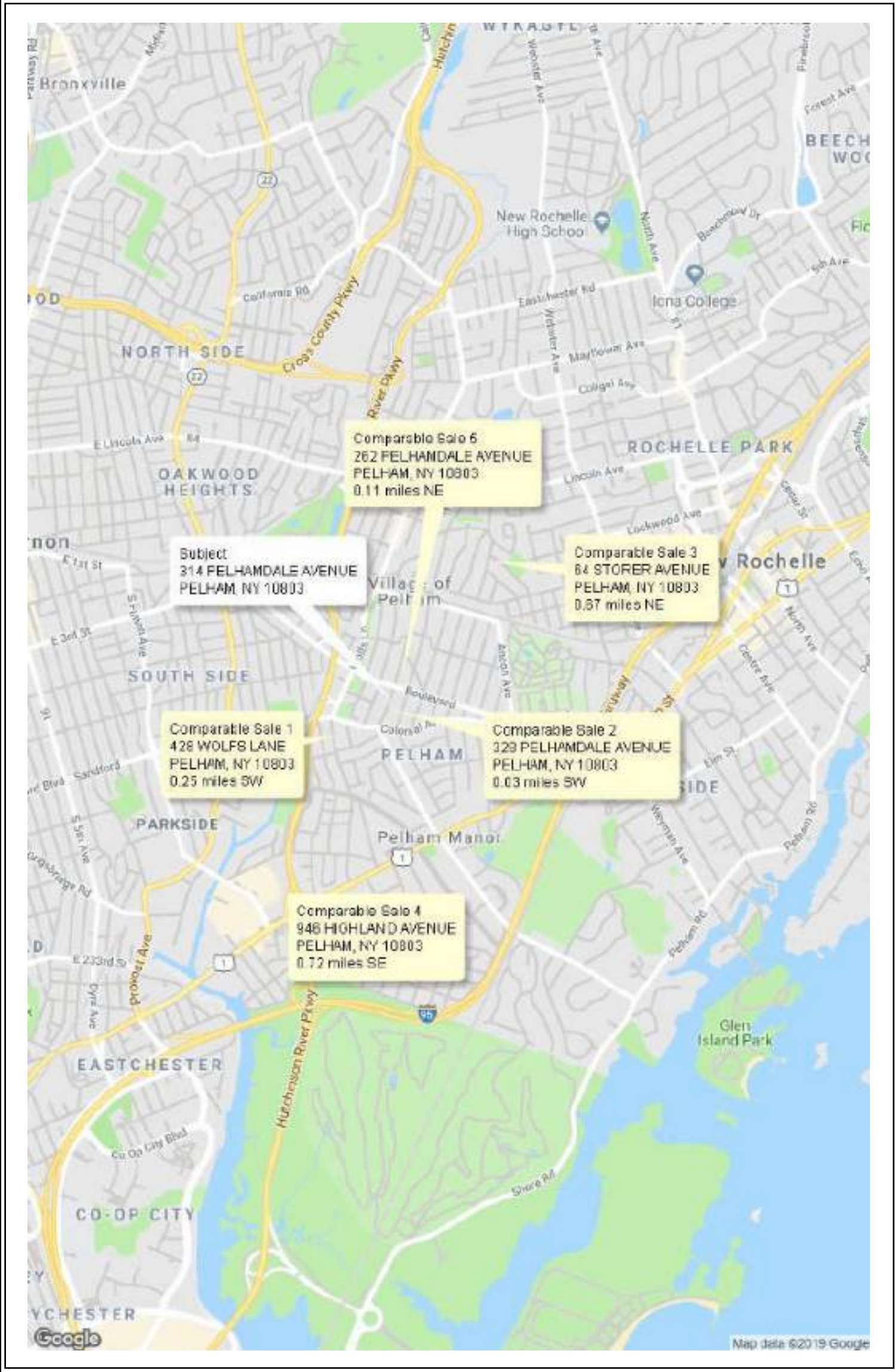
- = FEMA Special Flood Hazard Area - High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

| | |
|---|---------------------------------|
| Client: PELHAM SCHOOLS | File No.: 314 Pelhamdale Avenue |
| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
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FLOORPLAN SKETCH

| | |
|---|---------------------------------|
| Client: PELHAM SCHOOLS | File No.: 314 Pelhamdale Avenue |
| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
| City: PELHAM | State: NY Zip: 10803 |

Sketch



First Floor

[Area: 1337 ft²]

10-5-3.5



Second Floor

[Area: 1080 ft²]

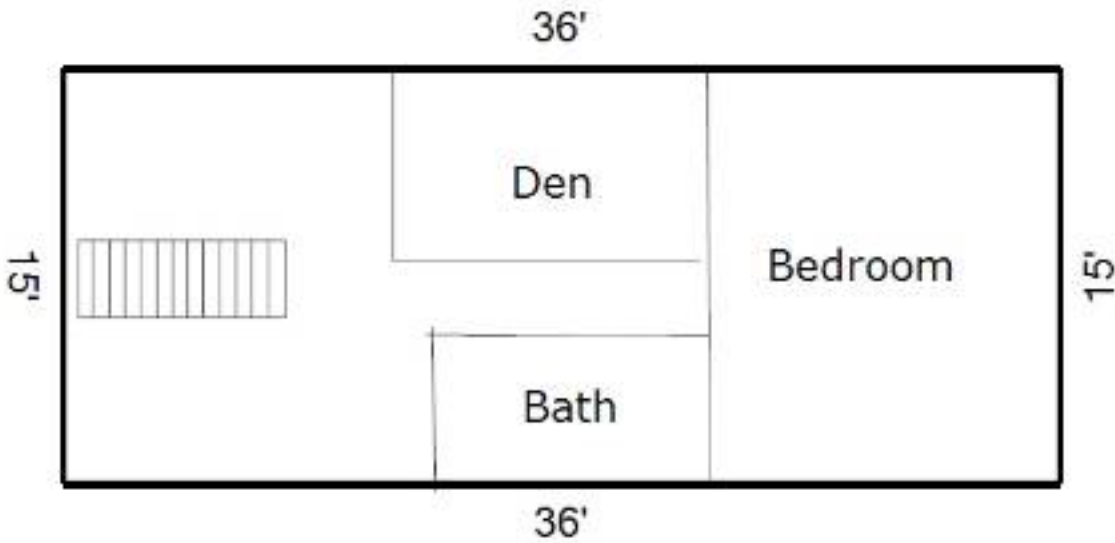
14 ft

| Living Area | | Area Calculation | | | |
|------------------------------|----------|------------------|-------|--------|-------------------|
| First Floor | 1337 ft² | First Floor | | | x 1.00 = 1337 ft² |
| Second Floor | 1080 ft² | 8' x | 13' x | 1.00 = | 104 ft² |
| Nonliving Area | | 8' x | 27' x | 1.00 = | 218 ft² |
| Open Porch | 218 ft² | 27' x | 38' x | 1.00 = | 972 ft² |
| Screened Porch | 112 ft² | 5' x | 9' x | 1.00 = | 45.00 ft² |
| | | Second Floor | | | x 1.00 = 1080 ft² |
| Total Living Area (rounded): | 2417 ft² | 30' x | 38' x | 1.00 = | 1080 ft² |

FLOORPLAN SKETCH

| | |
|---|---------------------------------|
| Client: PELHAM SCHOOLS | File No.: 314 Pelhamdale Avenue |
| Property Address: 314 PELHAMDALE AVENUE | Case No.: |
| City: PELHAM | State: NY Zip: 10803 |

Sketch

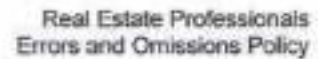


Third Floor
[Area: 540 ft²]

6 ft

| Living Area | Area Calculation | | | |
|------------------------------|---------------------------------|-------|-------|------------------------------|
| Third Floor | 540 ft ² Third Floor | | | x 1.00 = 540 ft ² |
| Total Living Area (rounded): | 540 ft ² | 15' x | 36' x | 1.00 = 540 ft ² |

| | | |
|--|--|--|
| UNIQUE ID NUMBER 45000045327 | State of New York Department of State DIVISION OF LICENSING SERVICES | FOR OFFICE USE ONLY Control No. 108294 |
| PURSUANT TO THE PROVISIONS OF ARTICLE 6E OF THE EXECUTIVE LAW AS IT RELATES TO R.E. APPRAISERS. | | EFFECTIVE DATE MO. DAY YR. 06 19 18 |
| GRAY COLIN R C/O CIL APPRAISAL SERVICES INC 20 EVARTS AVE WHITE PLAINS, NY 10607 | | EXPIRATION DATE MO. DAY YR. 06 18 20 |
| HAS BEEN DULY CERTIFIED TO TRANSACT BUSINESS AS A R.E. RESIDENTIAL APPRAISER | | |
| By Witness Witness, The Department of State has caused its officer seal to be hereunto affixed. ROSSANA ROSADO SECRETARY OF STATE | | |
| DOS-1384 (Rev. 3/07) | | |



Declarations

| Agency | Branch | Prefix | Policy Number |
|--------|--------|--------|---------------|
| 078990 | 969 | RFB | 28756828218 |

Insurance is provided by
Continental Casualty Company,
333 South Wabash Ave., Chicago, IL 60604.
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

Colin Gray (Individual Licensee)
20 Evarts Ave
White Plains, NY 10607

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made basis. Please review the policy carefully and discuss this coverage with your insurance agent or broker.

2. POLICY PERIOD:

Inception: 08/11/2018 Expiration: 08/11/2019
at 12:01 A.M. Standard Time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

| | | | | |
|---------------------------------------|-------------|-------------|------------|-------------|
| A. Limits of Liability: | Each Claim: | \$1,000,000 | Aggregate: | \$1,000,000 |
| B. Discrimination Limits of Liability | | | | \$250,000 |
| C. Deductible: | Each Claim: | | | \$2,500 |
| D. First Coverage Date: | 08/11/2006 | | | |
| E. Prior Acts Date: | 08/11/2006 | | | |

4. POLICY PREMIUM:

\$600.00

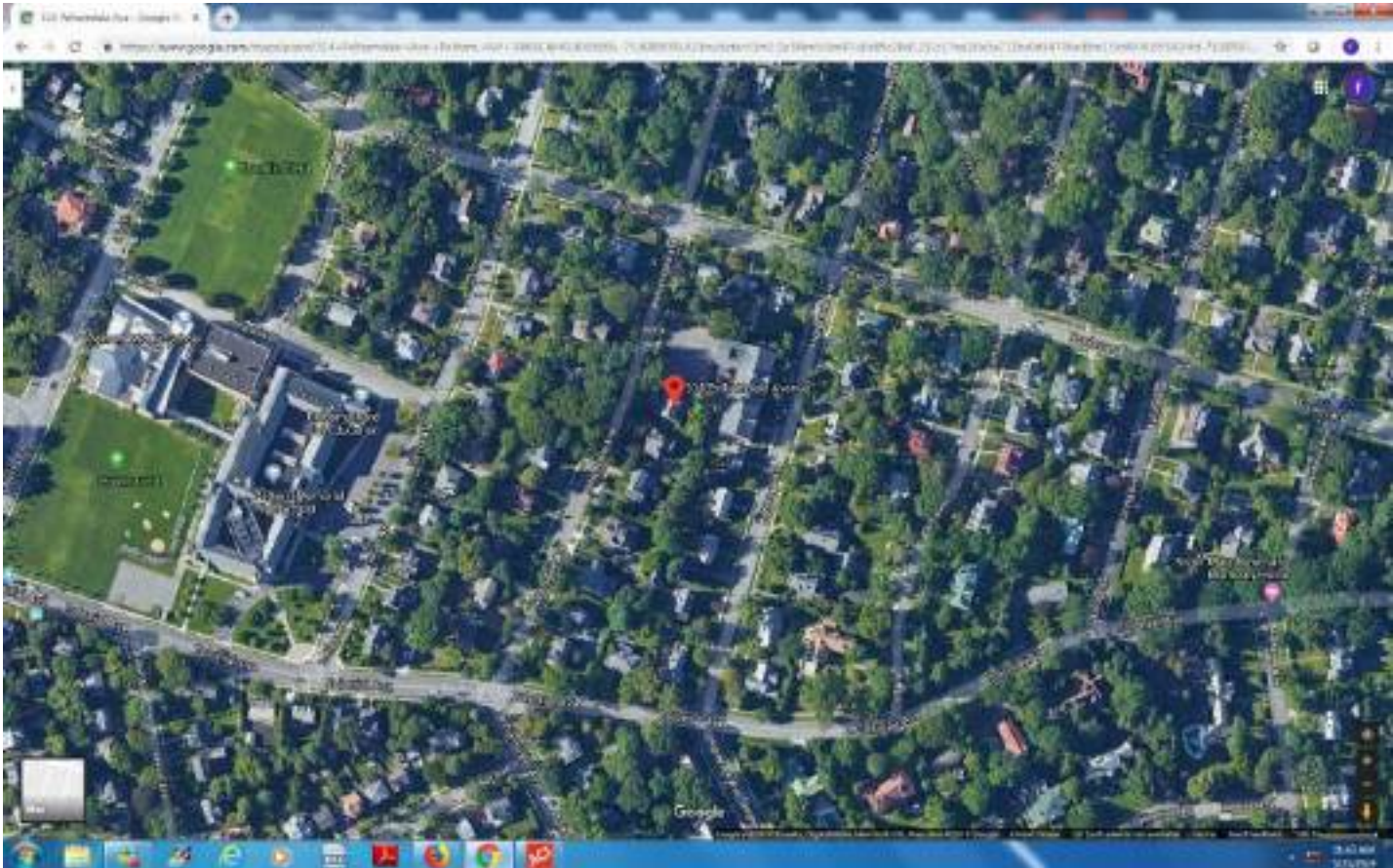
| | |
|---|----------|
| DISCRIMINATION (Optional \$250,000 Sublimit): | \$0.00 |
| TOTAL PREMIUM: | \$600.00 |

5. EXTENDED REPORTING PERIOD PREMIUM:

| | |
|--------------|----------------------------|
| One Year: | 50% of the Policy Premium |
| Three Years: | 130% of the Policy Premium |

Kathleen W. Curry

Countersigned by Authorized Representative



314 Pelhamdale Ave, Pelham, NY 10803-2238, Westchester County



| | | | |
|-------|------------|-----------|------------|
| 5 | 3,169 | 11,085 | N/A |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| 3 | 1910 | SFR | 12/1954 |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| | | | |
|---------------------------|--------------------|--------------------|-------|
| Owner Name: | Bartlett Isabel D | Tax Billing Zip: | 10803 |
| Owner Name 2: | Bartlett Harry | Tax Billing Zip+4: | 2238 |
| Tax Billing Address: | 314 Pelhamdale Ave | Owner Occupied: | Yes |
| Tax Billing City & State: | Pelham, NY | | |

Location Information

| | | | |
|--------------------|--------|-------------------|----------------|
| City/Town: | Pelham | Zoning: | RA1 |
| Village: | PELHAM | Section: | 4403-163-00068 |
| School District: | Pelham | Flood Zone Code: | X |
| Zip Code Property: | 10803 | Flood Zone Panel: | 36119C0343F |
| Census Tract: | 54.00 | Flood Zone Date: | 09/28/2007 |
| Carrier Route: | C007 | | |

Tax Information

| | | | |
|--------------------|-------------------------------|-------------|------------------------|
| SWIS: | 554403 | Lot: | 20 |
| Block: | 2 | % Improved: | 69% |
| Legal Description: | LOT 11 10870 SQ FT 2.-238-011 | | |
| APN : | 4403-163-068-00002-000-00 20 | Parcel ID: | 5544031630680002020000 |

Assessment & Tax

| | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2017 | 2016 | 2015 |
| Assessed Value - Total | \$895,000 | \$850,000 | \$810,000 |
| Assessed Value - Land | \$274,000 | \$274,000 | \$274,000 |
| Assessed Value - Improved | \$621,000 | \$576,000 | \$536,000 |
| YOY Assessed Change (\$) | \$45,000 | \$40,000 | |
| YOY Assessed Change (%) | 5.29% | 4.94% | |
| Market Value - Total | \$895,000 | \$850,000 | \$810,000 |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2015 | \$26,978 | | |
| 2016 | \$25,824 | -\$1,154 | -4.28% |
| 2017 | \$25,810 | -\$15 | -0.06% |

Characteristics

| | | | |
|----------------------|---------------------|--------------------|------------------|
| Property Class: | Single Family Resid | Heat Type: | Hot Water Steam |
| Land Use -CoreLogic: | SFR | Porch: | Screened Porch |
| Lot Frontage: | 84 | Garage Type: | Detached Garage |
| Lot Depth: | 129 | Garage Sq Ft: | 342 |
| Lot Acres: | 0.2545 | Exterior: | Stucco |
| Lot St Ft: | 11,085 | Year Built: | 1910 |
| Basement Type: | Partial | Other Rooms: | Kitchen, Kitchen |
| Style: | Colonial | Heat Fuel Type: | Gas |
| Building Sq Ft: | 3,169 | Ground Floor Area: | 1,381 |
| Construction Grade: | Average | 2nd floor Area: | 1,022 |

| | | | |
|-------------|----------------|------------------------|-------------------------|
| Bedrooms: | 5 | Above Gnd Sq Ft: | 3,169 |
| Full Baths: | 3 | Area Above 3rd Floor: | 766 |
| Half Baths: | 1 | Porch 1 Area: | 112 |
| Fireplaces: | 1 | Patio/Deck 2 Area: | 370 |
| Water: | Commercial | State Use Description: | Single Family Resid-210 |
| Sewer: | Public Service | | |

Features

| Feature Type | Size/Qty | Year Built |
|------------------------|----------|------------|
| Screened Porch | 112 | 1910 |
| Garage 1 Story Detachd | 342 | 1910 |
| Covered Porch | 370 | 1910 |

Estimated Value

| | | | |
|-----------------|-------------------------|----------------------------------|----|
| RealAVM™ (1): | \$1,057,900 | Confidence Score (2): | 67 |
| RealAVM™ Range: | \$973,268 - \$1,142,532 | Forecast Standard Deviation (3): | 8 |
| Value As Of: | 05/06/2019 | | |

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The PSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The PSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of valuation. This PSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

| | | | |
|----------------------|------------------------------------|---------------|-------------------|
| Settle Date: | 12/1954 | Owner Name: | Bartlett Isabel D |
| Deed Type: | Deed (Reg) | Owner Name 2: | Bartlett Harry |
| Sale/Settlement Date | 12/1954 | | |
| Buyer Name | Bartlett Harry & Bartlett Isabel D | | |
| Document Type | Deed (Reg) | | |

Property Map



*Lot Dimensions are estimated





| | | | | | |
|------------|----------------|-------------|--------------|--------------------|--------|
| MLS#: | 4840243 | <u>Sold</u> | List Price: | \$1,085,000 | |
| Addr: | 428 Wolfs Lane | | Sold Price: | \$1,050,000 | |
| PD: | Pelham | | County: | Westchester County | |
| City/Town: | Pelham | | Zip: | 10803-2127 | |
| Wage: | Pelham Manor | | Hamlet/Loc.: | | |
| <hr/> | | | | | |
| P Type: | Single Family | | Type: | Detached | |
| Sub/Devel: | | | SG+ Comm: | No | |
| Beds: | 4 | SqFt: | 3,791 | Acres(s): | 0.1805 |
| Baths: | 4 (4 0) | Rooms: | 10 | Levels: | 3.00 |
| Style: | Colonial | | Model: | | |
| Yr Blt: | 1920 | | | | |
| <hr/> | | | | | |
| Sch Dist: | Pelham | | Elem: | Shawnee | |
| Tr High: | Pelham | | High: | Pelham Memorial | |

| | | | | | | | | |
|---------------------|---|----------|---------------|----------------|------------|--------------------|------------|---------------|
| Level | Description | | | | | | | |
| 1 | (Living Room, Formal Dining Room, Eat In Kitchen, Office/Sunroom, Mudroom/Laundry Room, Bathroom) | | | | | | | |
| 2 | (Master Bedroom, Bedroom, Bedroom, Bathroom, Bathroom) | | | | | | | |
| 3 | (Large Bedroom/Playroom, Finished Storage, Bathroom) | | | | | | | |
| Basement: | Unfinished | Attic: | Finished | Fireplaces: | 1 | | | |
| Fax ID#: | 4405-163-057-00001-000-0020 | | Tax: | \$27,560 | Tax Year: | 2017(Municipality) | | |
| Avail Financing: | None | | Assmt: | \$995,000 | HGA: | | | |
| Amenities: | Close to Bus, Close to Railroad, Close to School, Close to Shops, Eat in Kitchen, Fenced Yard, Formal Dining Room, Hardwood Floors As Seen, In Ground Pool, Patio, Sprinkler Lawn Sys, Storage | | | | | | | |
| Includes: | B/I Shelves, Ceiling Fan, Chandelier(s), Convection Oven, Dishwasher, Dryer, Energy Star Appliance(s), Generator, Light Fixtures, Microwave, Oven/Range, Pool Equip/Cover, Refrigerator, Screens, Second Refrigerator, Second Washer, Shades/Blinds, Washer | | | | | | | |
| Parking: | 1 Car Attached, Driveway | Elec Co: | Con-Edison | | | | | |
| Heat Zn/Type: | 1/Hot Water, Steam | Fuel: | Natural Gas | | | | | |
| A/C: | Central | Water: | Municipal | | | | | |
| Garbage: | Public | Sewer: | Municipal | | | | | |
| Lot Description: | Level | Siding: | Stone, Stucco | | | | | |
| Public Remarks: | Moving to the suburbs doesn't need to be complicated! Move right in to this bright, cheerful home and be amazed by its convenience. With an easy, walk-to-everything location (train, town, schools), this four bedroom, four bathroom home is sure to check all your boxes. A sunny living room, large formal dining room, sleek modern kitchen & stylish office provide an easy flow that allows for comfortable living. Add in the first floor laundry with mudroom style closets and know instantly that you've ... | | | | | | | |
| Agent Only Remarks: | Easy to Show. House is on Supra. Appointments to be made through ShowingTime icon. All lights to be turned off upon leaving. Please note - all offers with pre-approval and/or proof of funds to be submitted via email to jengilly@optonline.net. Quick closing is possible. | | | | | | | |
| Show Instr: | All appointments to be made through ShowingTime icon. | | | | | | | |
| Access for Show: | Supra Lock Box | | | | | | | |
| Directions: | Colonial Avenue to Wolfs Lane. | | | | | | | |
| Appt Ph: | 800-746-9464 | | Appt Ph 2: | DON: | | | | |
| Demon: | Acampora Ralph/Acampora Christa | | REQ: | No | Org Price: | \$1,099,999 | | |
| LA: | (24361) Jennifer A. Gilchrist | | LA Ph: | (914) 874-3094 | | Mod/Exd: | N3 | |
| LA Email: | jengilly@optonline.net | | | | Ust Dt: | 08/31/2018 | | |
| LO: | (MCCLELL) McChellan Sotheby's Int. Rlty | | LO Ph: | (914) 738-5150 | | Agv Type: | GRS | |
| SA: | 0% | SA: 2.5% | BR: 0% | \$/SqFt: | \$388.75 | | Reg Thru: | Listing Agent |
| SA: | (34836) Maurice Owen-Michaele | | Sell Price: | \$1,050,000 | | Sell Dt: | 12/11/2018 | |
| SO: | (CPILRY) Capital Realty NY LLC | | List Price: | \$1,085,000 | | SP % LP: | 0.96774 | |

Client: PELHAM SCHOOLS
Property Address: 314 PELHAMDALE AVENUE
City: PELHAM

File No.: 314 Pelhamdale Avenue
Case No.:
Zip: 10803

State: NY



| | | | | |
|------------|-----------------------|----------------------|--------------|--------------------|
| MESH: | 4827873 | Sold | List Price: | \$1,348,000 |
| | | | Sold Price: | \$1,275,000 |
| Addr: | 328 Pelhamdale Avenue | | | |
| PO: | Pelham | | County: | Westchester County |
| City/Town: | Pelham | | Zip: | 10803-2238 |
| Village: | Pelham | | Hamlet/Loc.: | |
| P Type: | Single Family | | Type: | Detached |
| Sub/Devel: | Pelham Heights | | 55+ Comm: | No |
| Beds: | 5 | SqFt: 3,439 | Acres(s): | 0.2222 |
| Baths: | 4 (3 1) | Rooms: 11 | Levels: | 3.00 |
| Style: | Colonial | | Model: | |
| Yr Bld: | 1917 | | | |
| Sch Dist: | Pelham | | Elem: | Colonial |
| Jr High: | Pelham | | High: | Pelham Memorial |

| Level | Description |
|-------------|---|
| 1 | (Center hall into living room with fireplace, family/sunroom with fireplace, lounge/bar space, formal dining room, butlers pantry, eat-in kitchen with door out, mud room, screen porch, powder room) |
| 2 | (En-suite master with walk-in dressing room/closet and renovated bath, two large and sunny bedrooms, full hall bath, linen closet) |
| 3 | (Two additional large bedrooms, full bath with clawfoot tub, clean finished attic storage) |
| Lower | (Tiled finished storage, separate rooms, laundry room, mechanicals) |
| Basement: | See Remarks |
| Attic: | Finished, Walkup |
| Fireplaces: | 2 |

| | | | | | |
|------------------|-----------------------------|--------|-------------|-----------|--------------------|
| Tax ID#: | 4403-163-068-00002-000-0022 | Tax: | \$38,910 | Tax Year: | 2018(Municipality) |
| Avail Financing: | | Assmt: | \$1,315,000 | HOA: | |

| | |
|------------------|---|
| Amenities: | Cathedral/Vaulted/High Ceiling, Close to Park, Close to Railroad, Close to School, Close to Shops, Deck, Eat In Kitchen, Formal Dining Room, Hardwood Floors As Seen, Master Bath, Pantry, Patio, Porch, Powder Room, Privacy, Walk In Closet |
| Includes: | Dishwasher, Door Hardware, Dryer, Oven/Range, Refrigerator, Wall Oven, Washer |
| Excludes: | Selected Light Fixtures |
| Parking: | 1 Car Attached, Driveway |
| Heat, A/C Type: | Base Board, Forced Air |
| A/C: | Central, Ductless |
| Garbage: | Public |
| Lot Description: | |
| Blk Cap: | Oil Above Ground |
| Water: | Municipal |
| Sewer: | Municipal |
| Siding: | Stucco |

Public Remarks: An arched entry door greets you like a smile in this perfectly located Heights Colonial which seamlessly blends period detail with modern comforts and brings formal and casual together to achieve a feeling of a classic in town home with an out east vibe. The fabulous screen porch would be enough to set a terrific lifestyle tone but there is so much more. A superbly appointed sunny chef level eat in kitchen is enhanced by a custom built butlers pantry. The dining room is perfectly proportioned an...

Agent Only Remarks: All retaining walls in back and front walk are only two years old. Above ground oil tank is less than five years old. AC condenser replaced in past five years. All offers must be submitted in writing and sent via email to owen.berkowitz@elliman.com or carol.marone@elliman.com. All offers must include pre-approval and/or proofs of funds (NO EXCEPTIONS). Screen porch furniture included in sale if desired. Lower level bathroom not reflected on property card. Certain light fixtures may be exclu...

Show Instr: Call DE appointment center at 855-746-9324
Access for Show: Supra Lock Box

| | | | | | |
|-----------|--|-------------|----------------|------------|--------------------------|
| Appt Ph: | 855-746-9324 | Appt Ph 2: | | DON: | 23 |
| Owner: | Romano | REO: | No | Org Price: | \$1,348,000 |
| LA: | (212) 808-1000 Owen R. Berkowitz | LA Ph: | (914) 819-7522 | Mod/Exd: | M3 |
| LA Email: | owen.berkowitz@elliman.com | | | List Dt: | 06/20/2018 |
| LD: | (909) 610-0800 Douglas Elliman Real Estate | LO Ph: | (914) 723-6800 | Ag-Type: | ERS |
| CLA: | (212) 791-0000 Carol Marone | CLA Ph: | (914) 418-4000 | CLA Email: | carol.marone@elliman.com |
| CLO: | (909) 610-0800 Douglas Elliman Real Estate | CLO Ph: | (914) 723-6800 | | |
| SA: | 0% | \$/SqFt: | \$391.97 | Neg Thru: | Listing Agent |
| SA: | (212) 791-0000 Jennifer A. Gilchrist | Sell Price: | \$1,275,000 | Sell Dt: | 08/31/2018 |
| SO: | (MCCSB) McClellan Sotheby's Int. Rity | List Price: | \$1,348,000 | SP % LP: | 0.94585 |



| | | | | |
|------------|------------------|----------------------|--------------|--------------------|
| NLS#: | 4828259 | Sold | Net Price: | \$1,224,000 |
| Addr: | 64 Storer Avenue | | Sold Price: | \$1,200,000 |
| PO: | Pelham | | County: | Westchester County |
| City/Town: | Pelham | | Zip: | 10803-1719 |
| Village: | Pelham | | Hamlet/Loc.: | |
| P Type: | Single Family | | Type: | Detached |
| Sub/Devel: | | | 55+ Comm: | No |
| Beds: | 5 | SqFt: 2,853 | Acres(s): | 0.4180 |
| Baths: | 3 (3 0) | Rooms: 9 | Levels: | 2.00 |
| Style: | Colonial | | Model: | |
| Yr Blt: | 1912 | | | |
| Sch Dist: | Pelham | | Elem: | Colonial |
| Jr High: | Pelham | | High: | Pelham Memorial |

| | | | |
|---------------------|--|-------------|------------------|
| Level: | Description | | |
| 1 | Living Room (large with custom built-in bookshelves), Family Room (Bright and sunny), Dining Room (features pendant), Kitchen (renovated, eat-in), Bedroom (perfect for an au pair or as an office), Bathroom (full) | | |
| 2 | Master Bedroom (with fireplace and master bath), Bedroom, Bedroom, Bedroom, Bathroom (Renovated) | | |
| Basement: | Full, Unfinished | Attic: | Full, Unfinished |
| Fireplaces: | 2 | | |
| Tax ID#: | 4402-164-037-00002-000-0031 | Tax: | \$25,030 |
| Appl Financing: | | Assmt: | \$110,000 |
| Tax Year: | 2017(Municipality) | | |
| HCR: | | | |
| Amenities: | 1st Floor Bedrm, Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Eat in Kitchen, Fenced Yard, Formal Dining Room, Foyer, Hardwood Floors As Seen, Master Bath, Patio, Sprinkler Lawn Sys | | |
| Parking: | 1 Car Attached | Blk/Cr: | Con-Edison |
| Heat Sys/Type: | 1/Radiator | Fuel: | Natural Gas |
| A/C: | Window Units | Water: | Municipal |
| Garbage: | Public | Sewer: | Municipal |
| Lot Description: | | Siding: | Stucco |
| Public Remarks: | Prime Pelhamwood location, low New Rochelle taxes! This gracious center hall colonial is located in both Pelham and New Rochelle and offers the best of both towns. Surrounded by a white picket fence this home exudes elegance and charm. Highlights include an oversized entry foyer, large living room with custom built-ins and fireplace, large sun room/family room, bedroom/office with full bathroom and an updated eat-in kitchen. Upstairs, the master bedroom suite has a wood burning fireplace, 2... | | |
| Agent Only Remarks: | House is located in New Rochelle and Pelham with choice of New Rochelle or Pelham Schools. Property tax of \$3434 paid to Pelham based on an assessment of \$110,000 and \$21,596 paid to New Rochelle based on an assessment of \$18,200. | | |
| Show Instr: | Please call office and make appointment. Confirmation needed. | | |
| Access for Show: | Supra Lock Box | | |
| Directions: | Washington to Storer | | |
| Appt Ph: | 914-620-8682 | Appt Ph 2: | |
| Owner: | Horowitz Dorsey | REC: | No |
| LA: | (212)201 Kristin S. Bischof | LA Ph: | (914) 620-8682 |
| LA Email: | kristin.bischof@stullnberg.com | LO Ph: | (914) 620-8682 |
| LO: | (JRESO105) June B Fee Sothebys Int. Bty | \$/SqFt: | \$429.02 |
| SA: | 0% RA: 2.5% SFA: 0% | DDH: | 110 |
| | | Org Price: | \$1,239,000 |
| | | Mod/Excl: | M3 |
| | | Ust Dt: | 07/02/2018 |
| | | Agp Type: | ERS |
| | | Neg Thru: | Listing Agent |
| SA: | (30733) Kurt Wiesenmaier | Sell Price: | \$1,200,000 |
| SC: | (HOU1AW23) Houlihan Lawrence Inc. | Sell Dt: | 02/01/2019 |
| | | Ust Price: | \$1,224,000 |
| | | SP % LP: | 0.98039 |

Client: PELHAM SCHOOLS
Property Address: 314 PELHAMDALE AVENUE
City: PELHAM

File No.: 314 Pelhamdale Avenue
Case No.:
State: NY Zip: 10803



| | | | | | |
|------------|---------------------|----------------------|--------------------|-----------------|--------|
| MLS#: | 4838951 | Sold | List Price: | \$1,199,000 | |
| | | | Sold Price: | \$1,188,000 | |
| Addr: | 946 Highland Avenue | | | | |
| PO: | Pelham | County: | Westchester County | | |
| City/Town: | Pelham | Zip: | 10803-2910 | | |
| Village: | Pelham Manor | Hamlet/Loc.: | | | |
| <hr/> | | | | | |
| P Type: | Single Family | | Type: | Detached | |
| Sub/Devel: | | | 55+ Comm: | No | |
| Beds: | 5 | Sq Ft: | 3,541 | Acres(s): | 0.2607 |
| Baths: | 6 (5 1) | Rooms: | 11 | Levels: | 3.00 |
| Style: | Colonial | | Model: | | |
| Yr Bt: | 1910 | | | | |
| <hr/> | | | | | |
| Sch Dist: | Pelham | | Elem: | Prospect Hill | |
| Jr High: | Pelham | | High: | Pelham Memorial | |

Level Description

- 1 Living Room (Welcoming living room with a fireplace)
Dining Room (Dining room is well located in between the living room and family room)
Kitchen (Huge eat in kitchen with island connects to family room)
Den/Office (Sunroom off the living room would make a great home office)
Family Room (Family room right off the kitchen with a door to the grilling deck), Bathroom (Powder room)
2 Master Bedroom (Master with an suite bath and three closets), Bathroom, Bedroom, Bedroom
Bathroom (Master bath), Bathroom (Hall bath)
3 Bedroom (Huge room on third floor would make a great guest room), Bedroom (Extra room)
Bathroom (Functional Bath with clawfoot tub)
Basement Additional (Fabulous basement playroom with door to backyard), Bathroom

Basement: Partially Finished Attic: Partially Finished Fireplaces: 2

Tax ID#: 4405-166-028-00001-000-0043 Tax: \$36,468 Tax Year: 2018(Municipality)
Avail Financing: Assmt: \$1,245,000 HDA:

Amenities: Close to Bus, Close to Park, Close to School, Close to Shops, Deck, Eat in Kitchen, Formal Dining Room, Granite
Countertops, Hardwood Floors As Seen, Master Bath, Near Public Transportation, Pantry, Powder Room
Includes: Chandelier(s), Dishwasher, Dryer, Fireplace Equip, Light Fixtures, Mailbox, Oven/Range, Playset, Refrigerator,
Shades/Blinds, Wall Oven, Washer
Parking: 2 Car Detached
Heat Type: 3/Forced Air
A/C: Central
Garbage: Public
Lot Description: Level
Elec Co: Con-Edison
Fuel: Natural Gas
Water: Municipal
Sewer: Municipal
Siding: Cedar Shake

Public Remarks: Located on a picturesque and quiet street just steps from the Prospect Hill Elementary School, this move in ready home has great bones and everything else on your check list too! The more than perfect floor plan features a 22' ft long renovated eat in kitchen with a huge island, a Wolf stove, a Nele dishwasher, and an attached family room which leads out to the grilling/dining deck. Upstairs, there is a master suite with 3 custom closets and a roomy spa like bath with double sinks. A third floor...

Agent Only Remarks: Contracts signed by buyer February 21st. Taxes quoted do not include possible STAR exemption for new owner. House is rented until April 15 but is totally available for sale. Please note at the request of the tenant...SHOWINGS after noons only 7 days a week. Tenant asks for 24 hour notice if possible.
Show Infr: call office for appointments 914 620 8682 --showings after noon only
Access for Show: Occupant
Directions: Boston Post Road to Highland. House is in the middle of a quiet block.

Appt Ph: 914 620 8682
Owner: Karson Tom H/Karson Deborah J
LA: (917) Holly Melstrom
LA Email: hollymelstrom@gmail.com
LO: (JBSOTOS) Julia B For Sotheby's Int. Rty
SL: 0% BA: 2.5% SIA: 0%
Appt Ph 2: No
REO: No
LA Ph: (914) 224-3867
LO Ph: (914) 620-8682
S/SqFt: \$338.80
DOM: 138
Orig Price: \$1,319,000
Mod/Ext: M3
List Dt: 08/23/2018
Agr Type: ERS
Neg Thru: Listing Agent

SA: (34826) Maurice Owen-Mitcham
SO: (CPTNY) Capital Realty NY LLC
Sell Price: \$1,180,000
List Price: \$1,199,000
Sell Dt: 04/23/2019
SP % LP: 0.98415

Client: PELHAM SCHOOLS
Property Address: 314 PELHAMDALE AVENUE
City: PELHAM

File No.: 314 Pelhamdale Avenue
Case No.:
State: NY Zip: 10803



| | | | | |
|------------|-----------------------|----------------------|--------------|--------------------|
| NLS#: | 4809011 | Sold | List Price: | \$978,000 |
| Add: | 262 Pelhamdale Avenue | | Sold Price: | \$927,500 |
| PO: | Pelham | | County: | Westchester County |
| City/Town: | Pelham | | Zip: | 10803-2215 |
| Village: | Pelham | | Hamlet/Loc.: | |
| P Type: | Single Family | | Type: | Detached |
| Sub/Devel: | | | 55+ Comm: | No |
| Beds: | 5 | SqFt: 3,243 | Acres: | 0.2017 |
| Baths: | 3 (2 1) | Rooms: 10 | Levels: | 3.00 |
| Style: | Colonial | | Model: | |
| Yr Bld: | 1904 / Actual | | | |
| Sch Dist: | Pelham | | Elem: | Colonial |
| Jr High: | Pelham | | High: | Pelham Memorial |

| Level | Description | | | |
|---------------------|--|-------------|----------------|------------------------------|
| 1 | Living Room (Gas Fireplace), Den/Office, Dining Room (Fireplace), Kitchen, Laundry Room, Lavatory | | | |
| 2 | Master Bedroom (With Fireplace), Bathroom, Bedroom, Bedroom | | | |
| 3 | Bedroom, Bedroom (Plus Additional Storage) | | | |
| Basement: | Full, Walk Out | Appl: | Finished | Fireplaces: 3 |
| Tax ID#: | 4603-183-060-00001-000-0672 | Tax: | \$30,440 | Tax Year: 2017(Municipality) |
| Assessment: | None | Assmt: | \$1,024,000 | NDA: |
| Amenities: | Close to Bus, Close to Park, Close to Railroad, Close to School, Close to Shops, Deck, Eat in Kitchen, Formal Dining Room, Foyer, Hardwood Floors As Seen, Pantry, Powder Room, Walk Out Basement | Elec Co: | Con-Edison | |
| Parking: | 1 Car Attached, Driveway | Fuel: | Natural Gas | |
| Heat Zn/Type: | 1/Steam | Water: | Private | |
| A/C: | Wall Units | Sewer: | Sewer | |
| Garbage: | Public | Siding: | Shingle | |
| Lot Description: | Level, Sloping | | | |
| Public Remarks: | One word says it all: Location, Location, Location! In the heart of Pelham Heights, within a very short walk to everything the Village Of Pelham is famous for. This 5 bedroom home is extremely comfortable with over 3,000SQFT, 10 large rooms, high ceilings, period detail, plus many up-dates that have been added over the past 27 years. The formal living room has a beautiful fireplace with gas insert, and located just off the living room is a cozy den/sunroom. Enter the eat-in kitchen from the formal... Call Showing Time For Appointments 800-746-9464. Homeowner Would Appreciate 3 Hours Notice When Possible. | | | |
| Agent Only Remarks: | Homeowner would appreciate 3 hours notice if possible. | | | |
| Show Instr: | Supra Lock Box, Use the Showing Assist icon for appointments | | | |
| Access for Show: | Colonial Avenue or Boulevard to Pelhamdale Avenue, #262 | | | |
| Directions: | | | | |
| Appt Ph: | (800)-746-9464 | Appt Ph 2: | 914-557-3700 | DCM: |
| Owner: | Sister Margaret P | REQ: | No | Orig Price: |
| LA: | (732) Scott M. Stuchlik | LA Ph: | (914) 738-1133 | Orig Price: |
| LA Email: | scott@pelhamny.com | | | Orig Price: |
| LO: | (STOCPV) Stuchlik Real Estate | LO Ph: | (914) 738-1133 | Orig Price: |
| SA: | 0% | S/SQFT: | \$301.67 | Orig Price: |
| | BA: 2.5% | | | Orig Price: |
| | SRA: 0% | | | Orig Price: |
| SA: | (16344) Arthur Sprints | Sell Price: | \$927,500 | Sell Dt: |
| SO: | (HOULAW33) Houlihan Lawrence Inc. | List Price: | \$978,000 | SP % LP: |

***** INVOICE *****

File Number: 314 Pelhamdale Avenue

05/21/2019

PELHAM SCHOOLS
575 COLONIAL AVENUE
PELHAM, NY 10803

JOHN CONDON

Invoice # :
Order Date :
Reference/Case # :
PO Number :

314 PELHAMDALE AVENUE
PELHAM, NY 10803

| | | |
|---------------------|-----|--------|
| ONE FAMILY DWELLING | \$ | 550.00 |
| | \$ | ----- |
| Invoice Total | \$ | 550.00 |
| State Sales Tax @ | \$ | |
| Deposit | (\$ |) |
| Deposit | (\$ |) |
| | | ----- |
| Amount Due | \$ | 550.00 |

Terms:

Please Make Check Payable To:

M & J APPRAISAL SERVICES
28 JENNIFER LANE
HARTSDALE, N.Y. 10530

Fed. I.D. #: