

# INVOICE

**FROM:**  
 WAYNE WRIGHT SRA  
 GW REAL PROPERTY ANALYSTS INC  
 P.O. BOX 67  
 TAX ID: 06-1213061  
 WALLINGFORD, CT 06492  
 Telephone Number: 203-269-9338 Fax Number: 203-269-8709

INVOICE NUMBER	
GW53127	
DATE	
12/15/2011	
REFERENCE	
Internal Order #:	GW53127
Lender Case #:	
Client File #:	
Main File # on form:	GW53127
Other File # on form:	
Federal Tax ID:	06-1213061
Employer ID:	

**TO:**  
 \*GLASS & BRAUS  
 2452 BLACK ROCK TURNPIKE  
 SUITE 7  
 FAIRFIELD, CT 06825  
 Telephone Number: (203) 371-2213 Fax Number: (203) 371-2962  
 Alternate Number: E-Mail: gblaw@sprynet.com

## DESCRIPTION

**Lender:** \*FAIRBANKS CAPITAL CORP. **Client:** \*GLASS & BRAUS  
**Purchaser/Borrower:** ILJAZI MUAMET  
**Property Address:** 190 CARTER LN  
**City:** SOUTHWINGTON  
**County:** Hartford **State:** CT **Zip:** 06489  
**Legal Description:** VOLUME PAGE

## FEES

FEES	AMOUNT
\$225.00 704 DRIVE-BY ORDERED BY: JESSICA BRAUS 12/15/2011 \$225.00 704 DRIVE-BY UPON RECEIPT (POSTED TO WEBSITE)	225.00
225.00	<b>SUBTOTAL</b> 225.00

## PAYMENTS

PAYMENTS	AMOUNT
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:	
	<b>SUBTOTAL</b>
225.00	<b>TOTAL DUE</b> \$ 225.00

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

190 CARTER LN  
SOUTHINGTON, CT 06489

### FOR

\*FAIRBANKS CAPITAL CORP.  
P.O. BOX 65250  
SALT LAKE CITY, UT 84165

### AS OF

DECEMBER 14, 2011

### BY

WAYNE WRIGHT SRA  
GW REAL PROPERTY ANALYSTS INC  
P.O. BOX 67  
WALLINGFORD, CT 06492  
(203) 269-9338  
GWREALPROPERTY@HOTMAIL.COM

**Freddie Mac**

Federal Home Loan Mortgage Corporation

**Second Mortgage Property Value Analysis Report**

GW53127

Owned by America's Savings Institutions

**Borrower/Subject Property Information**

Borrower ILJAZI MUAMET Census Tract 09003-4301.C Map Reference 25540  
 Property Address 190 CARTER LN Check one:  SF  PUD  CONDO  2-4 Units  
 City SOUTHINGTON County Hartford State CT Zip Code 06489  
 Phone No. Res. N/A Loan Amount Requested \$ N/A Term N/A Mos. Owner's Est. of Value \$ N/A  

No. of Rooms 6	No. of Bedrooms 3	No. of Baths 2.0	Family room or den <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Gross Living Area 1,236 Sq. Ft.	Garage/Carport (specify type & no.) 2C BI	Porches, Patio or Pool (specify) WD 420 SF	Central Air <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**Field Report**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Over Supply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use 58% 1 Family 1% 2-4 Family 1% Apts. 10% Condo 20% Commercial 10% Industrial      % Vacant      %  
 Change in Present Land Use  Not Likely  Likely  Taking Place Frm.      To       
 Predominant Occupancy  Owner  Tenant 1% Vacant  
 S/F Price Range \$ 100,000 to \$ 600,000 \$ 230,000 = Predominant Value  
 S/Family Age 20 yrs. to 100 yrs. Predominant Age 40 yrs.

Property Compatibility	Good	Avg.	Fair	Poor
General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Note: Freddie Mac does not consider race or the racial composition of the neighborhood to be reliable appraisal factors.**

Comments including those factors affecting marketability (e.g. public parks, schools, view, noise) LOCATED IN SOUTHERN SOUTHINGTON SOUTH OF THE CENTRAL BUSINESS DISTRICT. THE AREA IS COMPRISED OF A WIDE VARIETY OF PROPERTY TYPES AND STYLES. ACCESS TO SCHOOLS, SHOPPING AND HIGHWAYS IS VIA MERIDEN AVENUE, MERIDEN-WATERBURY TURNPIKE AND SOUTH MAIN STREET AS WELL AS VARIOUS STREETS THROUGHOUT THE NEIGHBORHOOD.

**SUBJECT PROPERTY**

Approx. Yr. Bilt. 1974 # Units 1 # Stories 1  
 Type (det, duplex, semi/det. etc.) SINGLE FAMILY  
 Design (rambler, split, etc.) RAISED RANCH  
 Exterior Wall Mat. ALUM SIDING Roof Mat. ASPHALT SHGL  
 Is the property in a HUD-Identified Special Flood Haz. Area?  No  Yes  
 Special Energy-Effic. Items NONE NOTED.

PROPERTY RATING	Good	Avg	Fair	Poor
Condition of Exterior	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility to Neighborhood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Appeal and Marketability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments (favorable or unfavorable incl. deferred maintenance) BASED ON AN EXTERIOR INSPECTION THE SUBJECT APPEARS TO BE IN AVERAGE CONDITION.

**Market Comparable Analysis Prior To Improvement**

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	190 CARTER LN SOUTHINGTON, CT 06489	66 SUMMIT ST SOUTHINGTON, CT 06489		28 SAVAGE ST SOUTHINGTON, CT		141 OLD TURNPIKE RD SOUTHINGTON, CT 06489	
Proximity to Sub.		1.00 MILES NW		1.54 MILES S		0.31 MILES N	
Sales Price	\$	\$ 230,000		\$ 220,000		\$ 233,000	
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
		10/25/2011	-3,850	5/27/2011	-12,250	4/15/2011	-13,900
Location	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Site/View	.47 ACRES	.25 ACRES		.52 ACRES		.34 ACRES	
Age	1974 EFF 10	1969 EFF 10		1974 EFF 10		1986 EFF 10	
Condition	RR/AVERAGE	RR/AVERAGE		RR/AVERAGE		RR/AVERAGE	
Living Area Rm. Count and Total	Total B-rms. Baths	Total B-rms. Baths		Total B-rms. Baths		Total B-rms. Baths	
	6 3 2.0	6 3 2.0		6 3 2.0		6 3 1.0	+5,000
Gross Living Area	1,236 Sq. Ft.	1,386 Sq. Ft. -3,000		1,340 Sq. Ft. -2,080		1,184 Sq. Ft. +1,040	
Air Conditioning	HWBB/NONE	HWBB/CENTRAL -1,000		FWA/CENTRAL -1,000		HWBB/CENTRAL -1,000	
Garage/Carport	2C BI	2C BI		2C BI		2C BI	
Porches, Patio, Pools, etc.	WD 420 SF	NONE +4,200 EP 141 SF -2,820		WD 168 SF +2,520		WD 120 SF +3,000	
Special Energy-Efficient Items	984 SF FBA INGROUND POOL	494 SF FBA +4,900 NONE +2,500		312 SF FBA +6,720 NONE +2,500		552 SF FBA +4,320 NONE +2,500	
Other	2 FIREPLACE	2 FIREPLACES		1 FIREPLACE +1,000		1 FIREPLACE +1,000	
Net Adjust (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 930		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -2,590		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,960	
Indicated Value Sub		N 0.4 G 9.7 \$ 230,930		N 1.2 G 12.8 \$ 217,410		N 0.8 G 13.6 \$ 234,960	

General Comments Any personal property involved in the transaction has been excluded from the valuation of the real property. Should personal property of sufficient value be included in the transaction, a separate assessment of the personal property will be included with the report. All sales included in this report are closed sales unless otherwise noted.

Estimated Market Value \$ 231,000 as of DECEMBER 14 20 11  
 Completed By WAYNE WRIGHT SRA Title APPRAISER RCR.0000578  
 Signature Wayne Wright Date DECEMBER 14 20 11

ATTACH CURRENT DESCRIPTIVE PHOTOGRAPHS OF SUBJECT PROPERTY AND STREET SCENE

## SECOND MORTGAGE PROPERTY VALUE ANALYSIS REPORT MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

	ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6			
COMPARABLE SALES	Address	190 CARTER LN SOUTHINGTON, CT 06489	590 OLD TURNPIKE ROAD SOUTHINGTON, CT			76 BEECHER ST SOUTHINGTON, CT 06489			24 RAYNOR ST SOUTHINGTON, CT 06489			
	Proximity to Sub.		0.66 MILES SW			1.06 MILES NW			1.06 MILES NW			
	Sales Price	\$		\$ 235,000			\$ 248,000			\$ 265,000		
	Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.		DESCRIPTION	+(-)\$ Adjust.		DESCRIPTION	+(-)\$ Adjust.		
			3/15/2011	-8,400		5/27/2011	-12,800		8/23/2011	-13,750		
	Location	AVERAGE	AVERAGE			AVERAGE			AVERAGE			
	Site/View	.47 ACRES	.53 ACRES			.27 ACRES			.28 ACRES			
	Age	1974 EFF 10	1974 EFF 10			1994 EFF 10			1998 EFF 5			
	Condition	RR/AVERAGE	RR/AVERAGE			RR/GOOD	-24,800		RR/GOOD	-26,500		
	Living Area Rm. Count and Total	Total B-rms. Baths	Total B-rms. Baths			Total B-rms. Baths			Total B-rms. Baths			
		6 3 2.0	6 3 1.1	+2,500		5 2 1.0	+10,000		6 3 2.0			
	Gross Living Area	1,236 Sq. Ft.	1,376 Sq. Ft.	-2,800		1,184 Sq. Ft.	+1,040		1,212 Sq. Ft.	+480		
	Air Conditioning	HWBB/NONE	FWA/CENTRAL	-1,000		FWA/CENTRAL	-1,000		FWA/CENTRAL	-1,000		
	Garage/Carport	2C BI	1C BI			2C BI			2C BI			
	Porches, Patio, Pools, etc.	WD 420 SF	WD 182 SF	+2,380		WD 140 SF EP 168 SF	+2,800 -3,360		WD 144 SF	+2,760		
	Special Energy-Efficient Items	984 SF FBA INGROUND POOL	456 SF FBA NONE	+5,280 +2,500		444 SF FBA EP 308 SF	+5,400 -3,660		528 SF FBA PATIO 144 SF	+4,560 +4,280		
	Other	2 FIREPLACE	1 FIREPLACE	+1,000		1 FIREPLACE	+1,000		1 FIREPLACE	+1,000		
	Net Adjust (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,460		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -25,380		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -28,170		
	Indicated Val. of Sub.		N 0.6 G 11.0	\$ 236,460		N 10.2 G 26.6	\$ 222,620		N 10.6 G 20.5	\$ 236,830		

	COMMENTS
COMMENTS	Comments:

**Supplemental Addendum**

File No. GW53127

Borrower/Client	ILJAZI MUAMET						
Property Address	190 CARTER LN						
City	SOUTHINGTON	County	Hartford	State	CT	Zip Code	06489
Lender	*FAIRBANKS CAPITAL CORP.						

DIGITAL SIGNATURES:

The digital signatures are original. The signatures are scanned into the appraisal appraisal software. The review appraiser is the only person to administer the signatures that apply to the report. According to the software vendor, A La Mode, digital signatures meet the USPAP guideline.

COMMERCIAL INFLUENCE:

The commercial influence in the area consists of retail and office space located along Meriden AVenue, Meriden-Waterbury Turnpike and South Main Street. This influence does not negatively impact the subject property or the neighborhood as it is sufficiently buffered from the residential areas

The "other" area in the present land use consists of schools, parks and land which is not available for development.

EXTERNAL OBSOLESCENCE:

The exhibit labeled external obsolescence is a statement from a document from Congressman Darrell Issa which outlines the governments role in the housing collapse. The government policies, which picks winners and losers, distorted the housing market so much that it crashed. The government's role is much more complex than that statement and covers more than the most recent administrations, the government has been interfering with the housing market for more than 30 years.

SALES COMPARISON APPROACH:

The appraiser's comparable search parameters began with a search from relevant data sources such as the MLS, public records and the Commercial Record. The appraiser always seeks the most similar sales to the subject property, those which are most similar in location, size, age and are the most recent and best reflect current market conditions. The site size and gla are bracketed when possible given the clients guidelines which sometimes force appraisers to comparables which are less desirable. The comparable utilized in this report are the best available at the present time. The sales located more than 1 mile away is in the same market area as the subject and does not require a location adjustment.

The market data is limited. Southington is a community of 41,185+- people spread out over 36 square miles. The median household income is \$73,453 versus the State median household income of \$65,686.

The following valuation issues were encountered when developing an estimate of market value. 1. Limited number of sales of raised ranches over the last 90 days 2.No interior inspection eliminated appraiser's ability to determine level of updating which has an impact on condition rating.

The lack of sales required the use of sales located more than one mile from the subject. In this market it is common to utilize sales located more than one mile away due to the population and the nature of development in Southington.

The gross adjustment to sale 5 exceed the recommended guidelines due in part to the time adjustments and the adjustments for the subject's upward sloping lot.

**Supplemental Addendum**

File No. GW53127

Borrower/Client	ILJAZI MUAMET						
Property Address	190 CARTER LN						
City	SOUTHINGTON	County	Hartford	State	CT	Zip Code	06489
Lender	*FAIRBANKS CAPITAL CORP.						

Comparable sales 5 and 6 was adjusted for condition based on comments in the MLS which state that these properties are in mint condition. There is no way to know the interior condition of the subject as this appraisal was done on a drive-by basis. It is assumed that the subject is in average conditon and comparables 5 and 6 is in good condition.

Declining values in this market segment is based on the median price history which is included as an exhibit in the appraisal. The median price for a single family home in Southington peaked in 2006 at \$294,000. The median price for a single family home in Southington in 2010 dropped to \$278,500. The median price for a single family home in Southington over the last 9 months fell to \$255,500. Time adjustments were applied to the closed sales to reflect current market conditions.

Over-supply in this market segment is based on the current number of listings and the last 9 months absorption rate which indicates a 7.65 month supply of homes. A supply over 6 months is considered to be an over-supply. List price/sales price ratio adjustments were applied to the active listings to reflect the over supply in this market.

The absorption rate for the first 9 months of 2011 has slowed in relation to 2010. The 2010 single family market absorbed 26.25 houses per month. The 2011 market is absorbing 23.11 houses per month. There were 315 single family home sales in Southington in 2010, 2011 is on pace for 277 sales a decline of 12%.

Due to the quality and quantity of the market data each sale was given equal consideration.

**DRIVE-BY EVALUATION:**

Evaluation was done on a drive-by basis. The appraiser reserves the right to revise the value estimate should a full inspection reveal information which would impact the subject's value or marketability.

Certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to 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.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.

**Supplemental Addendum**

File No. GW53127

Borrower/Client	ILJAZI MUAMET				
Property Address	190 CARTER LN				
City	SOUTHINGTON	County	Hartford	State	CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.				

- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

**EXTERNAL OBSOLESCENCE**

Borrower/Client	ILJAZI MUAMET			
Property Address	190 CARTER LN			
City	SOUTHINGTON	County	Hartford	State CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.			

The housing bubble that burst in 2007 and led to a financial crisis can be traced back to federal government intervention in the U.S. housing market intended to help provide homeownership opportunities for more Americans. This intervention began with two government-backed corporations, Fannie Mae and Freddie Mac, which privatized their profits but socialized their risks, creating powerful incentives for them to act recklessly and exposing taxpayers to tremendous losses. Government intervention also created "affordable" but dangerous lending policies which encouraged lower down payments, looser underwriting standards and higher leverage. Finally, government intervention created a nexus of vested interests – politicians, lenders and lobbyists – who profited from the "affordable" housing market and acted to kill reforms. In the short run, this government intervention was successful in its stated goal – raising the national homeownership rate. However, the ultimate effect was to create a mortgage tsunami that wrought devastation on the American people and economy. While government intervention was not the sole cause of the financial crisis, its role was significant and has received too little attention.

In recent months it has been impossible to watch a television news program without seeing a Member of Congress or an Administration official put forward a new recovery proposal or engage in the public flogging of a financial company official whose poor decisions, and perhaps greed, resulted in huge losses and great suffering. Ironically, some of these same Washington officials were, all too recently, advocates of the very mortgage lending policies that led to economic turmoil. In a number of cases, political officials even engaged in unethical conduct, helping their political allies, family members and even themselves obtain lucrative positions in the mortgage lending industry and other benefits. At a time when government intervention in private markets has become alarmingly common, government "affordable housing" initiatives offer important lessons about the dangers of government efforts to manipulate or conjure outcomes in the market.

## Legal Description Map

Borrower/Client	ILJAZI MUAMET		
Property Address	190 CARTER LN		
City	SOUTHINGTON	County	Hartford
		State	CT
		Zip Code	06489
Lender	*FAIRBANKS CAPITAL CORP.		

### SCHEDULE A

All that certain piece or parcel of land, with all the improvements thereon, situated on the southerly side of Carter Lane in the Town of Southington, County of Hartford and State of Connecticut, being the lot adjacent to, and to the west of, Lot No. 6 on "Subdivision Plan for Daniel Mancini, Carter Lane and Old Turnpike, Southington." on file with the Southington Town Clerk in Drawer 6, Map 248, bounded and described as follows:

NORTHERLY: By Carter Lane, 81.36 feet;

EASTERLY: By Lot No. 6, as shown on said map, 200 feet;

SOUTHERLY: By land now or formerly of Daniel Mancini, 100 feet;

WESTERLY: By "Reserved Area" as shown on said map, 188.47 feet; and

NORTHWESTERLY: By a curve connecting the southerly line of Carter Lane with said "Reserved Area", 35.08 feet.

Said premises are subject to an easement from Modern Age Developers, Inc. To Connecticut Light and Power Company, 10 foot-wide rights of way adjoining and parallel to any and all of the private or public streets or passways now or hereinafter laid out in the subdivision, for poleline purposes dated December 21 and 28, 1973 and recorded at Volume 259 at Page 483 of the Southington Land Records.

Said premises are further subject to building lines, if established, all laws, ordinances and governmental regulations affecting said premises and taxes on the current list.

Received for Record at Southington, CT  
On 07/14/2006 At 3:04:45 pm

*Leah A. Cotton*

**190 CARTER LANE FIELD CARD PAGE 1**

Borrower/Client	ILJAZI MUAMET				
Property Address	190 CARTER LN				
City	SOUTHINGTON	County	Hartford	State	CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.				

Town of Southington CT		Property Report Card		Assessor's Office		
<b>Profile:</b>						
Parcel:	076004	Land Use Code:	101 - Single Family Residence			
Alternate ID:	010449	Tax District:				
Address:	190 CARTER LN	NBHD:	29			
Owner Details:	ILJAZI MUAMET	Land Acres:	0.47			
		Legal:				
Mailing Address:	190 CARTER LN	Topography:				
	SOUTHINGTON CT 06489 0					
<b>Value Summary:</b>						
Appraised Land:	\$83,500	Assessed Land:	\$58,450			
Appraised Building:	\$178,300	Assessed Building:	\$124,810			
Appraised Total:	\$261,800	Assessed Total:	\$183,260			
<b>Primary Residential Card:</b>						
Card:	1	Basement:	FULL			
Stories:	1	Square Feet:	2220			
Use:		HT/AC:	BASIC			
Type:	RAISED RANCH	Fuel:	ELECTRIC			
Year Built:	1974	System:	ELECTRIC			
Year Remodeled:		Attic:	NONE			
Total Rooms:	7	Finished Basement:	984			
Bedrooms:	3	Recreation Room:				
Full Bath:	2	Half Bath:				
		Fireplace Pref.:				
		Fireplace OP/ST:	2/1			
		Basement Gar.:				
		Grade:	C+			
		Cond (CDU):	AVERAGE			
		% Complete:				
		Family Room:				
		Ext. Material:	ALUMINUM/VINYL			
<b>Commercial Card:</b>						
Year Built:	0	Structure:	0			
Eff. Yr. Built:	0	Gross Flr. Area:	0			
Units:	0	Grade:	0			
<b>Land:</b>						
Classification	Eff. Front	Eff. Depth	Type	Acres		
1-1			A-ACREAGE	0.47		
<b>Other Items:</b>						
Code	Description	Year Built	Square Ft.			
RP1	PLASTIC LINER POOL	1974	648			
LP3	CONCRETE PATIO	1974	320			
RS1	FRAME UTILITY SHED	1974	120			
<b>Sales History:</b>						
Date	Book-Page	Grantee	Sale	Description	Parcels	Amount
14-JUL-2006	1062--1151	RAPSTIS RAYMOND G AND LOIS R	0			273,500
02-JAN-1900	291--974					
Printed on 12/14/2011 10:16:42 AM						
Page 1 of 2						

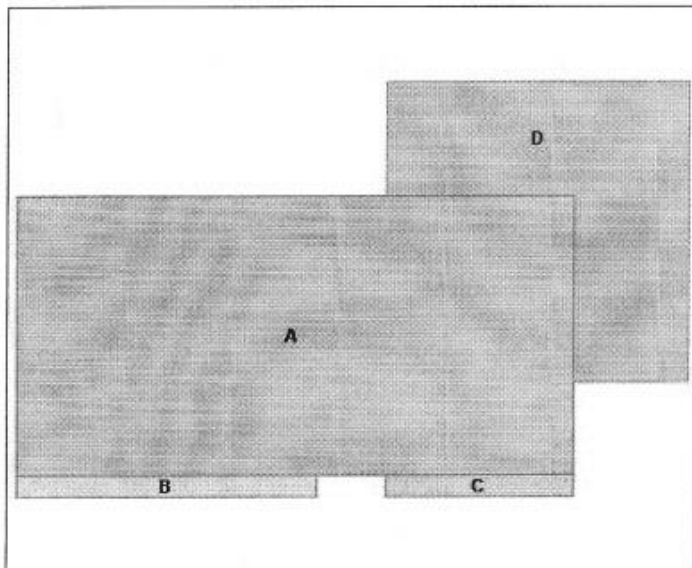
**190 CARTER LANE FIELD CARD PAGE 2**

Borrower/Client	ILJAZI MUAMET			
Property Address	190 CARTER LN			
City	SOUTHINGTON	County	Hartford	State CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.			

Town of Southington CT

Property Report Card

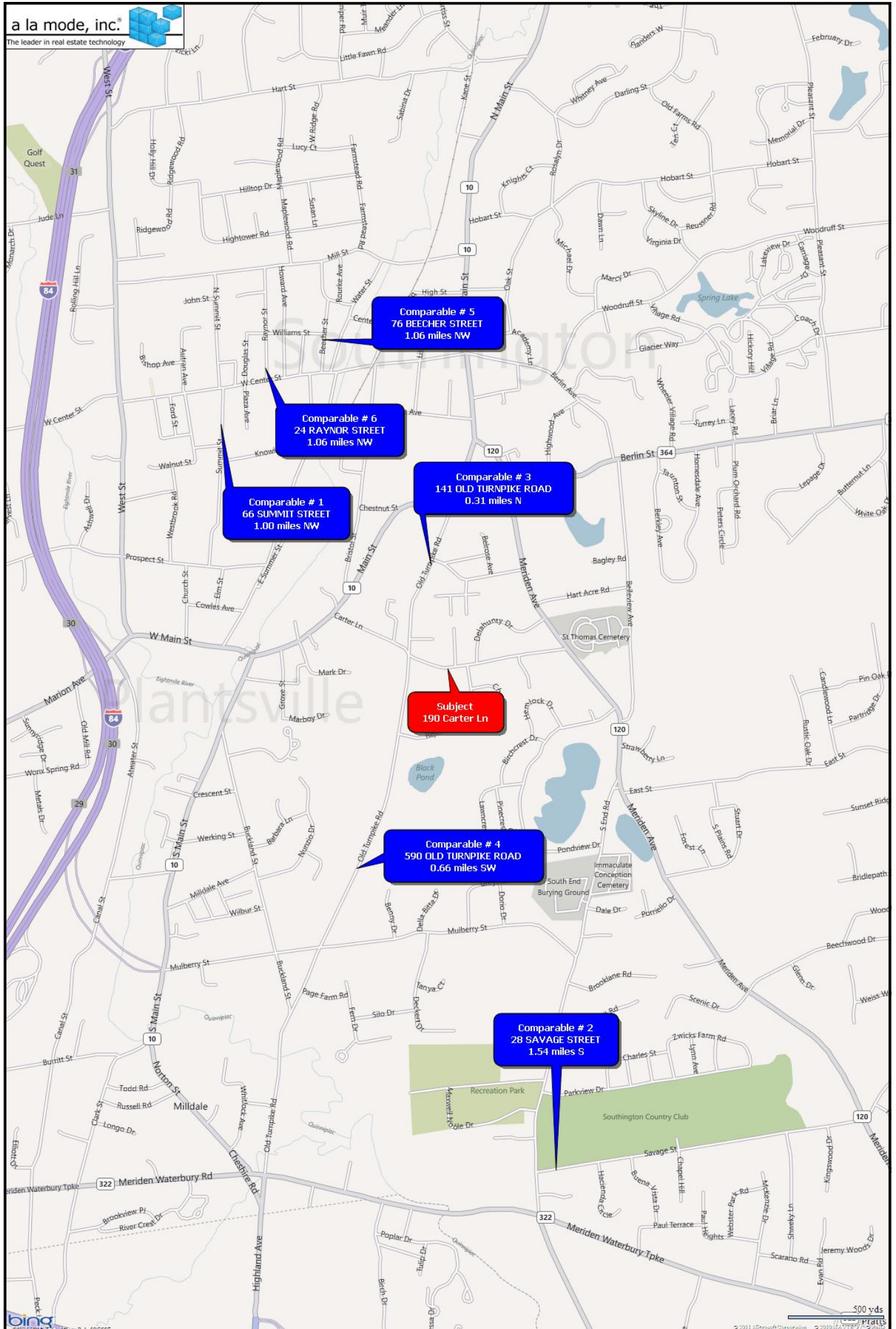
Assessor's Office

**Photo:****Sketch:****Sketch Legend:**

A-MAIN 1152 Sq. Ft., 1152 Sq. Ft.  
 B-FOH FRAME OVERHANG 52 Sq. Ft., 52 Sq. Ft.  
 C-FOH FRAME OVERHANG 32 Sq. Ft., 32 Sq. Ft.  
 D-WD WOOD DECKS 420 Sq. Ft., 420 Sq. Ft.

### Location Map

Borrower/Client	ILJAZI MUAMET			
Property Address	190 CARTER LN			
City	SOUTHINGTON	County	Hartford	State CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.			




**190 CARTER LANE LISTING 2006**

Borrower/Client	ILJAZI MUAMET			
Property Address	190 CARTER LN			
City	SOUTHINGTON	County	Hartford	State CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.			

8/13/11 Wayne Wright

**SUBJECT**

G394091 ADom 323



Source: CoOp MLS of CT

**190 CARTER LANE**  
**L/Price** \$285,900  
**O/Price:** \$315,900  
**Style** RAISE, GREEN  
**#Rms** 7.0 **Bd/Bth** 3/2.0  
**SqFt** ~~1716~~ /TOWN **1236** **E/Row**  
**YrBlt** 1974 /TOWN / N **SubDv**  
**Lot Dim** 100X200 **Zoning** R-20/25  
**EstAcr** 0.470 **REO**

**Southington/Southington (26)**  
**Cnty:** HARTFORD **Net Y**  
**Zip** 06489 **IDX Y**  
**Status** CLOSE **LseOpt** N  
**Owner** RAPTIS, RAYMOND & LOIS **#FP** 2

**Elem:** DERYNOSK **Middle:** **JrHigh:** **Sr High:** SOUTHING

LOTS OF DECKING LEAD TO 21X40 INGROUND POOL PLUS PRIVATE AREA FOR REC. ROOF /UPDATED. 2-FP/CORNER. 441HEATER-KERO. FR/SLIDER/DIN AREA/SLIDER FULL BATH IN MASTERBR. ATTIC STOR.OVERSIZE DRIVEWAY. CONV.LOCATION

**Agt Rmks:**

**Pot. Short Sale:**

<b>Office</b> LILL01 / CENTURY 21 LIL-1 ASSOC. INC.	<b>O/Ph</b> 860-628-8180 Ext: 319	<b>Bybkr</b> 2.50 %
<b>LA/ID</b> RICHARD RUBINO/ RUBINOR	<b>O/Fax</b> 860-276-8859	<b>Type</b> ER/NA <b>Dual/Var</b> N
<b>E-Mail</b>	<b>Othr/Ph</b> 860-677-7730	<b>L/Date</b> 08/17/05
<b>Team Agt:</b>	<b>Show</b> CALL OFFICE	<b>E/Date</b>

<b>Living</b> 14X15 ,FORM ,FP	<b>MBR</b> 11X15 ,FBATH	<b>Baths----</b> Full/Half	<b>Handicap</b>
<b>Dining</b> N	<b>2Bed</b> 11X13	<b>Lower</b>	<b>Cable</b> Y
<b>Kitchen</b> 11X21 ,EATIN	<b>3Bed</b> 9X11	<b>1st Flr</b> 2	<b>Adult 55+</b> N
<b>Fam/Den</b> Y 14X23, LOWER, FP	<b>4Bed</b>	<b>2nd Flr</b>	<b>Seasnl</b> N
<b>Lndry Loc</b> LOWER	<b>In-law</b>	<b>3rd Flr</b>	<b>Gated Comm.</b>

<b>Levels</b> 1.5	<b>Fndatn</b> 24X48 ,TOWN	<u>Environmental Substances</u>	
<b>Basement</b> FWALK ,FFIN	<b>Exterior</b> ALUM	<b>UFFI</b> ABSEN	
<b>Garage</b> 2 /UNDER	<b>Int Feat</b> CEILFN ,SLIDER ,WAIN	<b>Lead</b> UNKNW	
<b>Floors</b> CARP ,WOOD ,TILE	<b>Ext Feat</b> FRUIT ,FENCE	<b>Asbestos</b> UNKNW	
<b>Attic</b> PULLDN	<b>Mechan</b> AUTODR ,SMOKE	<b>Radon</b> UNKNW	
<b>Add'IRms</b>	<b>Misc</b>	<b>Lot Desc</b> LWOOD ,LEVEL	
<b>Appl Incl</b> DISHW, HOOD, OVRNG, REFRG, WASHR, DRYER	<b>Drvway</b> PAVED	<b>WtrFr</b> N	
<b>Deck</b> 10X26 ,UPPER	<b>Pool</b> Y ,INGRD		
	<b>Porch</b>		

<b>Heating</b> BASE	<b>Cooling</b> INDV	<b>Energy</b> FP-INS, FSCRN, FSTRM, MZHET
<b>Fuel</b> ELEC	<b>Hot Wtr</b> ELEC, OWN	<b>Oil Tank</b>
<b>Water</b> PUBCT	<b>Sewer</b> PUBCT	<b>Ann Cost</b>
<b>Amps</b> 200	<b>Lien</b> NEITHER	

**Insul Rmks**

<b>Assmt</b> \$183,260	<b>Taxes</b> \$3,940	<b>Phs In:</b> N	<b>Othr Taxes</b>	<b>OthrFin</b>
<b>MillRt</b> 29.43	<b>PUD</b> N	<b>Poss</b> IMMED	<b>Vol/Pg</b> 291 / 974	<b>Seller Concess</b> N

VT

RT10 (MAIN ST.) TO CARTER LANE OR MERIDEN AVE. TO CARTER LANE

**Comp Information**

<b>Contr Date</b> 07/06/06	<b>S/Agt ID</b> YANKUSVA /VALERIE YANKUS	<b>Selling Office Code</b> TURN20
<b>Close Date</b> 07/14/06	<b>Sale Price</b> \$273,500	<b>DOM</b> 324

...not from various sources of varying degrees of reliability

**SOUTHINGTON SINGLE FAMILY MEDIAN PRICE HISTORY AS OF 9 30 2011**

Borrower/Client	ILJAZI MUAMET						
Property Address	190 CARTER LN						
City	SOUTHINGTON	County	Hartford	State	CT	Zip Code	06489
Lender	*FAIRBANKS CAPITAL CORP.						

	A	B	C	D	E	F	G	H
1	SOUTHINGTON	SINGLE	MARKET	9/30/2011				
2								
3	YEAR	# SALES	MEDIAN PRICE	GLA	DOM	ACTIVE	PENDING	EXPIRED
4	2002	430	\$214,450	1745	23			
5	2003	425	\$246,000	1872	27			
6	2004	435	\$265,000	1840	32			
7	2005	460	\$290,000	1823	38			
8	2006	394	\$294,000	1865	42			232
9	2007	381	\$293,000	1850	51			256
10	2008	351	\$280,000	1815	49			286
11	2009	308	\$275,000	1802	51			216
12	2010	315	\$278,500	1856	46			244
13	2011	208	\$255,500	1736	67	176	47	154

### Subject Photo Page

Borrower/Client	ILJAZI MUAMET				
Property Address	190 CARTER LN				
City	SOUTHINGTON	County	Hartford	State	CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.				



#### Subject Front

190 CARTER LN  
 Sales Price  
 Gross Living Area 1,236  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location AVERAGE  
 View .47 ACRES  
 Site .63 ACRES/AVG  
 Quality  
 Age 1974 EFF 10



#### Subject Rear



#### Subject Street

**Comparable Photo Page**

Borrower/Client	ILJAZI MUAMET				
Property Address	190 CARTER LN				
City	SOUTHINGTON	County	Hartford	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06489

**Comparable 1**

66 SUMMIT ST  
 Prox. to Subject 1.00 MILES NW  
 Sales Price 230,000  
 Gross Living Area 1,386  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location AVERAGE  
 View .25 ACRES  
 Site  
 Quality  
 Age 1969 EFF 10

**Comparable 2**

28 SAVAGE ST  
 Prox. to Subject 1.54 MILES S  
 Sales Price 220,000  
 Gross Living Area 1,340  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location AVERAGE  
 View .52 ACRES  
 Site  
 Quality  
 Age 1974 EFF 10

**Comparable 3**

141 OLD TURNPIKE RD  
 Prox. to Subject 0.31 MILES N  
 Sales Price 233,000  
 Gross Living Area 1,184  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location AVERAGE  
 View .34 ACRES  
 Site  
 Quality  
 Age 1986 EFF 10

**Comparable Photo Page**

Borrower/Client	ILJAZI MUAMET				
Property Address	190 CARTER LN				
City	SOUTHINGTON	County	Hartford	State	CT
Lender	*FAIRBANKS CAPITAL CORP.				
				Zip Code	06489

**Comparable 4**

590 OLD TURNPIKE ROAD  
 Prox. to Subject 0.66 MILES SW  
 Sales Price 235,000  
 Gross Living Area 1,376  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location AVERAGE  
 View .53 ACRES  
 Site  
 Quality  
 Age 1974 EFF 10

**Comparable 5**

76 BEECHER ST  
 Prox. to Subject 1.06 MILES NW  
 Sales Price 248,000  
 Gross Living Area 1,184  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location AVERAGE  
 View .27 ACRES  
 Site  
 Quality  
 Age 1994 EFF 10

**Comparable 6**

24 RAYNOR ST  
 Prox. to Subject 1.06 MILES NW  
 Sales Price 265,000  
 Gross Living Area 1,212  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location AVERAGE  
 View .28 ACRES  
 Site  
 Quality  
 Age 1998 EFF 5

<b>Client:</b>	*GLASS & BRAUS	<b>Client File #:</b>	
<b>Subject Property:</b>	190 CARTER LN, SOUTHTON, CT 06489	<b>Appraisal File #:</b>	GW53127

### STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, we have 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 have assumed that there are no such conditions and make no guarantees or warranties, express or implied. We 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 I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- A true and complete copy of this report contains \_\_\_\_ pages including exhibits which are considered an integral part of the report. The appraisal report may not be properly understood without access to the entire report.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

### VALUE DEFINITION

Market Value Definition (below)

Alternate Value Definition (attached)

MARKET VALUE is defined as 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.

Source: *The Dictionary of Real Estate Appraisal*, 4th ed., Appraisal Institute

\* **NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

<b>Client:</b>	*GLASS & BRAUS	<b>Client File #:</b>	
<b>Subject Property:</b>	190 CARTER LN, SOUTHTON, CT 06489	<b>Appraisal File #:</b>	GW53127

**APPRAISER CERTIFICATION**

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

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the 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 use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

None       Name(s) \_\_\_\_\_

As previously identified in the Scope Of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

**Property inspected by Appraiser**       Yes       No

**Property inspected by Co-Appraiser**       Yes       No

**ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS****Appraisal Institute Member Certify:**

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

**Designated Appraisal Institute Member Certify:**

- As of the date of this report, I  have /  have not completed the continuing education program of the Appraisal Institute.

**Designated Appraisal Institute Member Certify:**

- As of the date of this report, I  have /  have not completed the continuing education program of the Appraisal Institute.

**APPRAISER:**

Signature Wayne Wright  
Name WAYNE WRIGHT SRA  
Report Date DECEMBER 14, 2011  
Trainee  Licensed  Certified Residential  Certified General   
License # RCR578 State CT  
Expiration Date 04/30/2012

**CO-APPRAISER:**

Signature \_\_\_\_\_  
Name \_\_\_\_\_  
Report Date \_\_\_\_\_  
Trainee  Licensed  Certified Residential  Certified General   
License # \_\_\_\_\_ State \_\_\_\_\_  
Expiration Date \_\_\_\_\_

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Borrower/Client	ILJAZI MUAMET			
Property Address	190 CARTER LN			
City	SOUTHINGTON	County	Hartford	State CT Zip Code 06489
Lender	*FAIRBANKS CAPITAL CORP.			

