

Appraisal of Market Value

OF

20 Acre Residential /Recreational Lot

Mountain View Estate Subdivision
Temple, Maine 04984

AS OF

11/18/2023

PREPARED FOR

James Shaffer

PREPARED BY

Jerrett Goold
Viewpoint AG Valuation & Consulting, LLC
1251 LaValley Rd
Mooers, NY 12958



Table of Contents

Page Title	Page #
Land Appraisal	1
Market Comments	5
Extraordinary Assumpstions & Hypothetical Conditions	6
Subject Photos	7
Subect Photos	8
Deed	9
HOA	11
Tree Growth	14
Google Map	17
Subject Location Map	18
Aerial Map	19
Soils Map	20
Subdivision Map	21
Topo Map	22
Wetlands Map	23
Subject and Sales Location Map and Sale Sheets	24
Appraiser Qualifications	28

LAND APPRAISAL REPORT

Shaffer - Lot #2

Case No.

IDENTIFICATION

Owner Shaffer Investment Group, Census Tract 9710.00, Map Reference Map 12 Lot 002 Sub 2, Property Address Mountain View Estate Subdivision, City Temple, County Franklin, State Maine, Zip Code 04984, Legal Description Book 4506 Page 166, Sale Price \$ 89900, Date of Sale 11/10/2022, Property Rights Appraised [X] Fee [] Leasehold [] De Minimis PUD, Actual Real Estate Taxes \$ 103 (yr) Loan Charges to be paid by seller \$ 0 Other Sales Concessions None, Client Address, Occupant Vacant Lot, Appraiser Jerrett Goold, Instructions to Appraiser Determine market value for estate management, Intended User, Intended Use

NEIGHBORHOOD

Location [] Urban [] Suburban [X] Rural, Built Up [] Over 75% [] 25% to 75% [X] Under 25%, Growth Rate [] Fully Dev. [] Rapid [] Steady [X] Slow, Property Values [] Increasing [X] Stable [] Declining, Demand/Supply [] Shortage [X] In Balance [] Oversupply, Marketing Time [] Under 3 Mos. [X] 4-6 Mos. [] Over 6 Mos., Present Land Use 5 % 1 Family % 2-4 Family % Apts % Condo % Commercial, Change In Present Land Use [X] Not Likely [] Likely(*) [] Taking Place (*), Predominate Occupancy [X] Owner [] Tenant % Vacant, Single Family Price Range \$ 31,000 to \$ 310,000 Predominant Value \$ 150,000, Single Family Age 7 yrs to 67 yrs. Predominant Age 38 yrs

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The lot is located in a rural area approximately 8 miles northwest of Farmington. Edes Brook Road is a gravel town road. Mountain View Road is a private Road with an HOA. Electricity has been brought in. The lot is a cutover wood lot that is in the state's tree growth program. A small tax penalty would be incurred to pull out two acres for construction of a home or cabin. The elevation and topography of the lot provides views of surrounding ridge lines and mountains.

SITE

Dimensions 500" X 1772' = 20.34 ac, Zoning Classification Rural, Highest and best use [] Present use [X] Other (specify) Single-family residential development, Elec. [X] At Street, Gas [] Bottled, Water [] Drilled Well, San. Sewer [] Private Septic, OFF SITE IMPROVEMENTS: Street Access [] Public [X] Private, Surface Gravel, Maintenance [] Public [X] Private, Storm Sewer [] Curb/Gutter, Sidewalk [] Street Lights, Topo Sloping, Size 20 acres, Shape Rectangular, View Ridge lines, Drainage Adequate, Is the property located in a HUD identified Special Flood Hazard Area [X] No [] Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): There are no easements on the property. There is a small foundation that would need to be removed. It is not considered to have an impact on value..

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to 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.

Table with 4 columns: SUBJECT PROPERTY, COMPARABLE NO.1, COMPARABLE NO.2, COMPARABLE NO.3. Rows include Address, Proximity to Subject, Sales Price, Price /, Data Source, Date of Sale and Time Adjustment, Location, Site/View, View, Access, Utilities, Improvements, Sales or Financing Concessions, Net Adj.(Total), Indicated Value of Subject.

Comments on Market Data Two of the lots were in the same subdivision of the subject property and had recently sold. The third sale in Strong is further north but had similar size and attributes of the subjects. All sales are recent enough to reflect current market conditions of the effective date.

RECONCILIATION

Comments and Conditions of Appraisal: Based upon paired market analysis, \$1,000 per acre adjustment was made to each comparable. Sale #3 was adjusted upward for inferior location and downward for superior paved, public road access.

Final Reconciliation: The three sales were all considered similar to the subject with and average of \$110,300 and a median of \$118,900. The final estimate of value is \$115,000.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 11/18/2023 to be \$ 115,000

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

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

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

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

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Jerrett Goold
 Name Jerrett Goold
 Company Name Viewpoint AG Valuation & Consulting, LLC
 Company Address 1251 LaValley Rd
Mooers, NY 12958
 Telephone Number 207-754-2458
 Email Address jerrett@viewpointag.com
 Date of Signature and Report 05/02/2025
 Effective Date of Appraisal 11/18/2023
 State Certification # _____
 or State License # CG2960
 or Other (describe) _____ State # _____
 State ME
 Expiration Date of Certification or License 12/31/2025

ADDRESS OF PROPERTY APPRAISED

Mountain View Estate Subdivision
Temple, Maine 04984

APPRAISED VALUE OF SUBJECT PROPERTY \$ 115,000

LENDER/CLIENT

Name James Shaffer
 Company Name _____
 Company Address _____
 Email Address j.a.shaffer@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Maine has seen steady growth of commercial and residential activity in the Portland metro region along with secondary areas in Lewiston/Auburn, Augusta and Bangor. More rural locations have also seen growth in demand for second homes, ag-lifestyle properties and recreational land. Although recent interest rate increases have slowed sales and increased days on market, low inventory has continued to keep sale prices strong. Manufacturing throughout the state has seen improved investment activity and production by both paper and saw mills. Despite this recent growth, the state will be required to continue its shift from a manufacturing and agricultural based economy to one which is more service and tourism oriented. Maine contains mountains ranges, lakes, numerous state/national parks as well as the Atlantic coastline. This provides year-round recreational opportunities for both residents and tourists. The unemployment rate had remained stable over the past few years but increased dramatically to 9.4% in April of 2020 due to layoffs caused by the Covid-19 pandemic. It has since rebounded back down to 2.9% in October of 2024 which is similar year over year. The state has continued to see a downward trend in population for more rural northern areas. This decrease has been out paced by increases in the southern portion of the state concentrated around the Portland metro region. This is a direct result of job growth in all sectors. Population growth has increased over the past decade to 1.395 million residents which is a 5.1% increase from 2010 census. Median household income (\$68,251) and home values (\$244,800) have continued to increase in recent years.

Franklin County is located on the western part of Maine and borders Quebec along the north. The area measures 1,744 square miles and contains 18 towns, 4 unorganized plantations, 22 unorganized townships and 3 gores with a 2023 total population of only 30,828. This is a increase of 4.7% from the 2020 Census. A large portion of the county to the north is undeveloped. The largest town and county seat is Farmington with a population of 7,760 which shows stable growth over the past 2-3 decades. The University of Maine at Farmington (UMF) is located in town as well as the service area for the subject property and many surrounding communities. The county's historic economic base has been the forest industry. The recent explosion and subsequent closure of the Jay Mill was also a major setback for the area. Unemployment is higher than the state average at 3.3% but is down from 12.6% due to covid-19 pandemic in 2020. The county has lower household income at \$58,522 and median home values are only \$176,700. Year round tourism also plays a major role in the county. It is home to both Sugarloaf and Saddleback Ski areas as well as several large lakes including Rangeley and Weld Lake in Mt. Blue State Park.

Temple is a small rural community located just northwest of Farmington. There is no town center. Population of the town was 527 in 2020.

Hypothetical Conditions:

None noted

Extraordinary Assumptions:

1) Value of lot was completed on the effective date of the report which is the date of death of James Shaffer's father on 11/18/2023. He will take over his 50% equity in Shaffer Investment Group LLC which purchased the property in 2022. Values have been considered to remain similar since the date of inspection on 12/04/2025. No adjustment for market conditions was deemed necessary.

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address



Edes Brook Road Looking West



Edes Brook Road Looking East



Interior of Lot



Interior of Lot



Interior of Lot



Interior of Lot

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

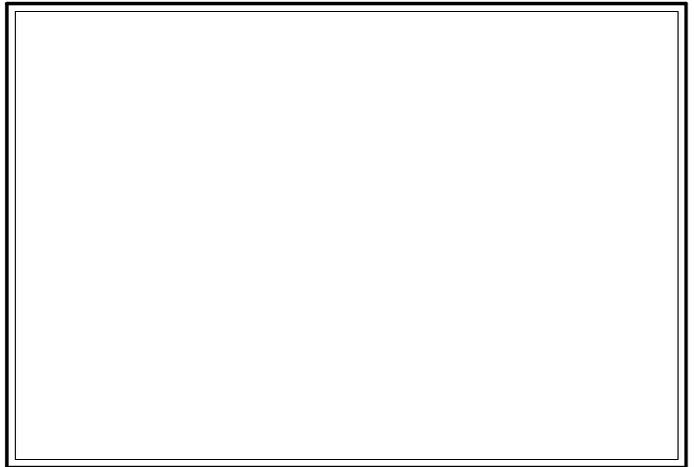
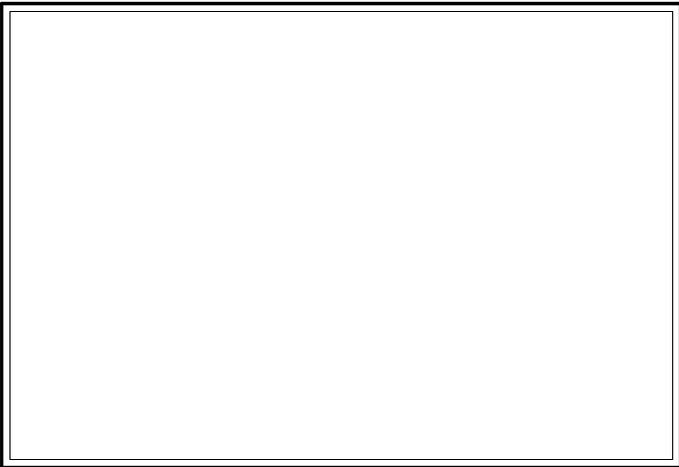
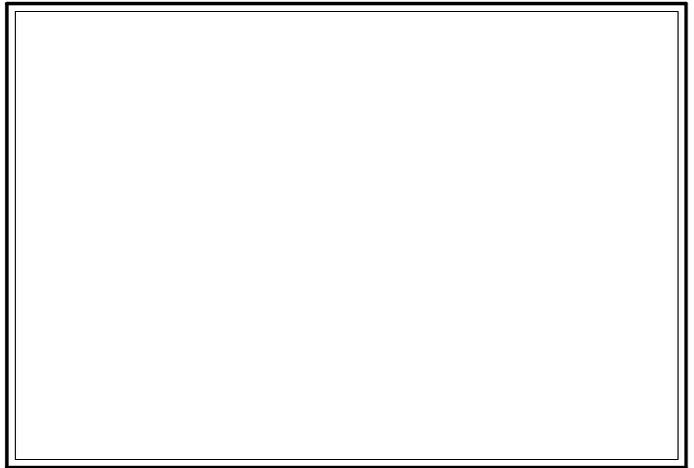
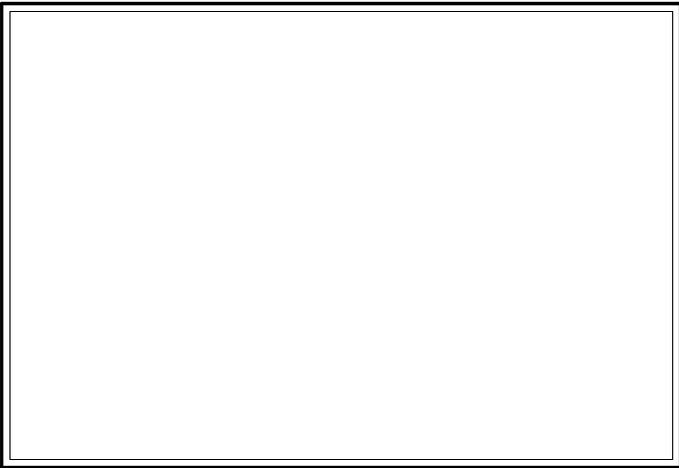
Lender/Client Address



Interior of Lot



Entrance to Mountain View Estates



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg166 #8793

11-01-2022 @ 02:29p

NOT NOT
AN AN
OFFICIAL OFFICIAL
COPY COPY

WARRANTY DEED

NOT NOT
AN DLN: 1002240216566 AN

MAINE WOODLAND PROPERTIES, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to **SHAFFER INVESTMENT GROUP LLC**, a Limited Liability Company, with a mailing address of 777 Stevens Ave., #335, Portland, ME 04103, with Warranty Covenants, the following described land in Temple, Franklin County, Maine:

Lot 2W as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 19, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6850 (the "Plan").

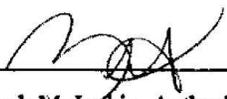
TOGETHER WITH AND SUBJECT TO all easements, rights of way, covenants, reservations, restrictions, terms and conditions as set forth in the Plan and as set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Mountain View East & West Subdivisions, dated October 10, 2022 and recorded in Franklin County Registry of Deeds in Book 4499, Page 131, and any amendments thereto.

ALSO, TOGETHER WITH AND SUBJECT TO the terms, conditions and obligations contained in the Agreement Regarding the Formation of a Homeowners' Association, Road Maintenance and Trail System Maintenance recently entered into by and between Grantor and Grantee(s), and to be recorded herewith in the Franklin County Registry of Deeds.

Being a portion of the premises as described in the deed from Maine-ly Trees, Inc. to Maine Woodland Properties, dated December 14, 2021 and recorded in Franklin County Registry of Deeds in Book 4406, Page 1.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 28 day of October, 2022.

MAINE WOODLAND PROPERTIES

BY: 
Zach McKin, Authorized Agent

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

Bk 4506 Pg167 #8793

NOT AN OFFICIAL COPY
STATE OF Franklin
COUNTY OF Duval

NOT AN OFFICIAL COPY
October 28, 2022

Personally appeared the above named Zach McJunkin, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Maine Woodland Properties.

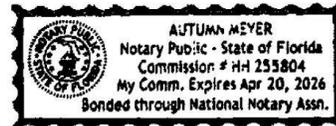
Before me,

[Signature]

Notary Public

Autumn Meyer

(Print Name and Affix Seal)



Maine Real Estate Transfer Tax Paid
SUSAN BLACK, REGISTER
FRANKLIN COUNTY MAINE E-RECORDED

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg168 #8794
11-01-2022 @ 02:29p

N O T N O T
A N A N

**Agreement Regarding the Formation of a Homeowners' Association,
Road Maintenance and Trail System Maintenance
"Mountain View East & West" in Temple, Maine**

A N A N

Agreement made this 27 day of October, 2022 by and between Maine Woodland Properties, a Maine corporation with a place of business in the City of Portland, County of Cumberland and State of Maine (hereinafter referred to as Seller), and Shaffer Investment Group LLC, whose mailing address 777 Stevens Ave., #335, Portland, ME 04103 (hereinafter referred to as Buyer).

RECITALS

A. Seller, by deed of recent date, has conveyed to Buyer Lot 2 West as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 29, 2022 and recorded in Franklin County Registry of Deeds in Plan File # 6850 or a Plan titled Plan of Mountain View East Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated March 21, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6851, respectively (the "Plans"). Said lot being located in Temple, Franklin County, Maine.

B. The Plans depicts a road (Mountain View Drive) to provide access and utility services to Lots 1 through 13, inclusive, as shown on the Plans. Said road is to remain a private road that shall be maintained by the parcel owners of Lots 1-13 in both Mountain View East & West through a Homeowners' Association.

NOW THEREFORE, in further consideration of the sale of Lot 2 W to Buyer and the recitals set forth above, Seller and Buyer hereby agree as follows:

1. Buyer shall be responsible, in common with the owners of other lots shown on the Plan (Lots 1-13), for the maintenance and repair of the roads and the trail systems in Mountain View subdivision. It is the intention of the developer to create more lots to be part of the Mountain View subdivision. Any newly created lots will be subject to all the same covenants and restrictions and will be required to join the Homeowners Association and pay the same dues for maintenance of the roads and trail systems.
2. Seller shall form a Homeowners' Association (HOA) to be called "Mountain View Homeowners' Association" as a nonprofit organization under the laws of the State of Maine and the owner of each lot shall be required to be a member of said HOA.
3. The meeting of the lot owners for the HOA shall occur when 90% of the lots are sold. At the first meeting, a majority of the lot owners attending (1 undivided vote per lot) shall elect three of the owners to be the Board of Directors, who will determine what maintenance or repairs are necessary, to collect the \$1000 annual association dues from each lot owner, and establish the

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg169 #8794

date and manner of calling future meetings. The Board shall arrange for and supervise all required maintenance and repair. At least 30 days prior to each subsequent annual meeting, the Board shall inspect the improvements, report on their condition, and recommend the annual budget and expenditures for the ensuing calendar year. The Board shall mail the condition report and the proposed annual budget to the last known addresses of all lot owners at least 20 days prior to the meeting. Failure to do so shall not invalidate the meeting or any action taken at the meeting.

- 4. Lot assessments shall be apportioned on a per lot basis. Any lot owner may authorize a representative to vote at the meeting on the owner's behalf by providing a notarized proxy to the Board or Resident Agent of the HOA. The Board shall conduct all meetings and maintain custody of all minutes of meetings, ownership rolls and other records. The Board/Treasurer shall collect all assessments from the lot owners, hold all collected funds, and make disbursements consistent with the annual budget. The Treasurer shall keep financial records and shall provide a financial report to the lot owners at each annual meeting. The Board shall also have the authority to collect overdue assessments, including placing a lien against the property for annual fees which are not paid within 60 days. If collection remedies are utilized, the affected lot owner(s) shall be responsible for the payment of all costs of collection, including reasonable attorney's fees.
- 5. This Agreement shall run with Lot 2 W, and shall be binding on Seller and Buyer, their respective successors and assigns.

Dated as of this 28 day of October, 2022.

MAINE WOODLAND PROPERTIES (Seller)

BY: [Signature]

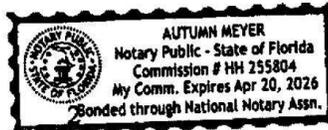
Name: Zach McJunkin, Authorized Agent

State of Florida
County of Duval

The above-named Zach McJunkin, personally appeared before me this 28 day of October, 2022, and acknowledged the foregoing instrument to be his/her free act and deed in his said capacity and the free act and deed of said MAINE WOODLAND PROPERTIES.

Before me,

[Signature]
Notary Public/Attorney at Law
Printed Name: Autumn Meyer



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg170 #8794

NOTARY PUBLIC
 NOTARY PUBLIC
 BY: [Signature]
 Printed Name and Capacity Albert J. Shaffer (Buyer)
 PS15

NOTARY PUBLIC
 NOTARY PUBLIC
 State of Maine
 County of Cumberland
Albert J. Shaffer
 COPY

The above-named Shaffer Investment Group LLC, personally appeared before me this 28 day of October, 2022, as President of Shaffer Investment Group and acknowledged the foregoing instrument to be his/her free act and deed individually and in said capacity and the free act and deed of Shaffer Investment Group LLC.

Before me,
[Signature]
 Notary Public
 Printed Name: Sara Belle Fischer



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address



State of Maine APPLICATION FOR TREE GROWTH TAX LAW PROGRAM

36 M.R.S. §§ 571-584-A, Bulletin No. 19

ASSESSOR USE ONLY Recertification Date:

1. Name of owner or agent: Shaffer Investment Group
2. Mailing address: 26 Phillips Road, South Portland, ME 04106
Email: Phone:

3. Location of parcel (municipality): Temple

4. Identification of parcel: R5 Portion of Lot 39

Tax Map

Plan

Lot

5. Forest land

Table with 2 columns: Type, Acres. Rows include Softwood, Mixed wood, Hardwood, and Total forest land area.

6. Land unsuitable for forest land

Table with 2 columns: Type, Acres. Rows include Natural water and man-made water areas, Wetlands, Ledges and barrens, and Total land unsuitable for forest land.

7. Land used for purposes other than forest land

Table with 2 columns: Type, Acres. Rows include Building area, Fields, Gravel pits, Transmission line or pipeline right-of-way area, Class I roads, Class II roads, Agricultural area, Other areas, and Total land used for purposes other than forest land.

8. TOTAL AREA OF PARCEL (Add 5d, 6d and 7i) 8. 20

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

9. Check one. A licensed forester must complete the Forester Section below.

- Initial request for classification of this parcel in the Tree Growth Tax Law program. **You must file this application on or before April 1.**
- Application for an existing classified parcel with a new forest management and harvest plan.
- Application for a new owner of an existing classified parcel adopting the previous owner's forest management and harvest plan. Date of the plan prepared for the parcel: _____.
- Recertification of the forest management and harvest plan for an enrolled parcel.
- Application submitted at the request of the assessor.

10. Are there any structures or improvements on the property? Yes No

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. I swear that, as owner of the property classified under the Tree Growth Tax Law, my primary use for the forest land is to grow trees to be harvested for commercial use or that the forest land is land described in 36 M.R.S. § 573(3) and that I will follow the provisions of the applicable forest management and harvest plan. I declare that all owners of the parcel agree to classification of the parcel under the Tree Growth Tax Law. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

James Shaffer
James Shaffer (Apr 11, 2024 13:37 EDT)

Signature of Owner/Authorized Agent

Date

In the case of multiple owners, if all owners agree to request the property be enrolled in the Tree Growth Tax Law program, the owners' authorized agent entered on line 1 may sign this application.

FORESTER SECTION: This section is to be completed by the forester

Name of licensed forester who approved/prepared the plan: Jon Marden

License number: LF4188 Phone: 207-241-0235

Date plan prepared: 10-27-2022 Date plan expires: 10-27-2032 Date parcel inspected: 10-19-2022

The forester's signature is required if plan is adopted from prior owner or for recertification of the forest management and harvest plan. Check the appropriate box.

- For a plan adopted by a new owner following a land transfer, I hereby swear that the new owner is managing the forest land in accordance with the plan prepared for the previous landowner.
- For a plan being recertified, I hereby swear that I have inspected the parcel and that the owner is managing the parcel according to the forest management and harvest plan.

Jon R. Marden
Signature of Licensed Forester

10-27-2022

Date

ASSESSOR SECTION: This section is to be completed by the assessor Approved Denied

Gregory Clifford
Assessor's Signature

5/22/2024

Date

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

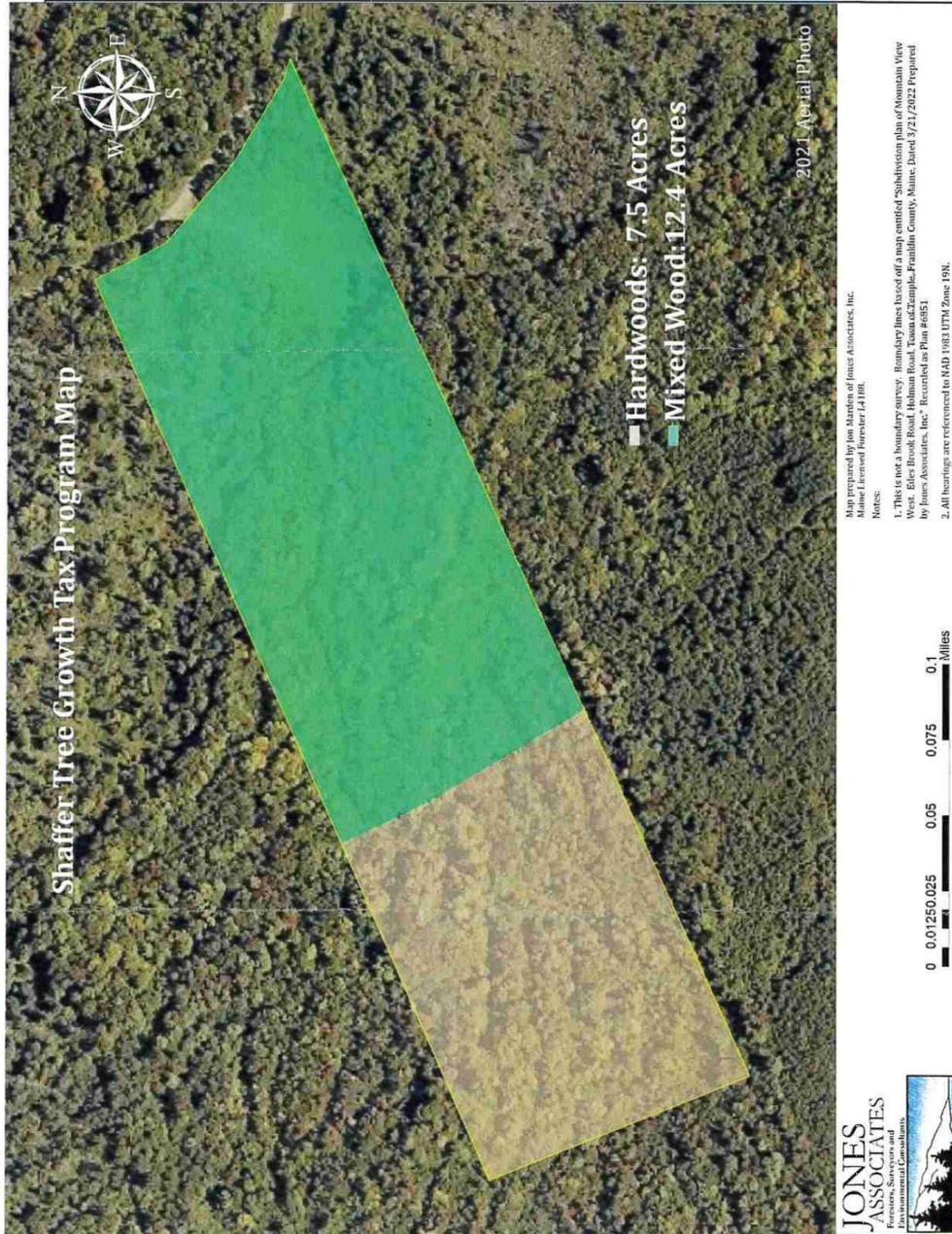
04984

Lender/Client

Address

Tree Growth Tax Program Plan
Temple, ME

Shaffer Investment Group



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

Bk 4506 Pg166 #8793
11-01-2022 @ 02:29p

NOT NOT
AN AN
OFFICIAL OFFICIAL
COPY COPY

WARRANTY DEED

NOT NOT
AN DLN: 1002240216566 AN

MAINE WOODLAND PROPERTIES, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to **SHAFFER INVESTMENT GROUP LLC**, a Limited Liability Company, with a mailing address of 777 Stevens Ave., #335, Portland, ME 04103, with Warranty Covenants, the following described land in Temple, Franklin County, Maine:

Lot 2W as shown on a Plan titled Plan of Mountain View West Subdivision Plan, Edes Brook Road, Holman Road, Temple, Maine, prepared by Michael A. Hartman, P.L.S. #2433 of Jones Associates Inc. dated April 19, 2022, and recorded in Franklin County Registry of Deeds in Plan File # 6850 (the "Plan").

TOGETHER WITH AND SUBJECT TO all easements, rights of way, covenants, reservations, restrictions, terms and conditions as set forth in the Plan and as set forth in the Declaration of Protective Covenants, Reservations, Restrictions, and Easements of Mountain View East & West Subdivisions, dated October 10, 2022 and recorded in Franklin County Registry of Deeds in Book 4499, Page 131, and any amendments thereto.

ALSO, TOGETHER WITH AND SUBJECT TO the terms, conditions and obligations contained in the Agreement Regarding the Formation of a Homeowners' Association, Road Maintenance and Trail System Maintenance recently entered into by and between Grantor and Grantee(s), and to be recorded herewith in the Franklin County Registry of Deeds.

Being a portion of the premises as described in the deed from Maine-ly Trees, Inc. to Maine Woodland Properties, dated December 14, 2021 and recorded in Franklin County Registry of Deeds in Book 4406, Page 1.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 28 day of October, 2022.

MAINE WOODLAND PROPERTIES

BY:

Zach McKinjin, Authorized Agent

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

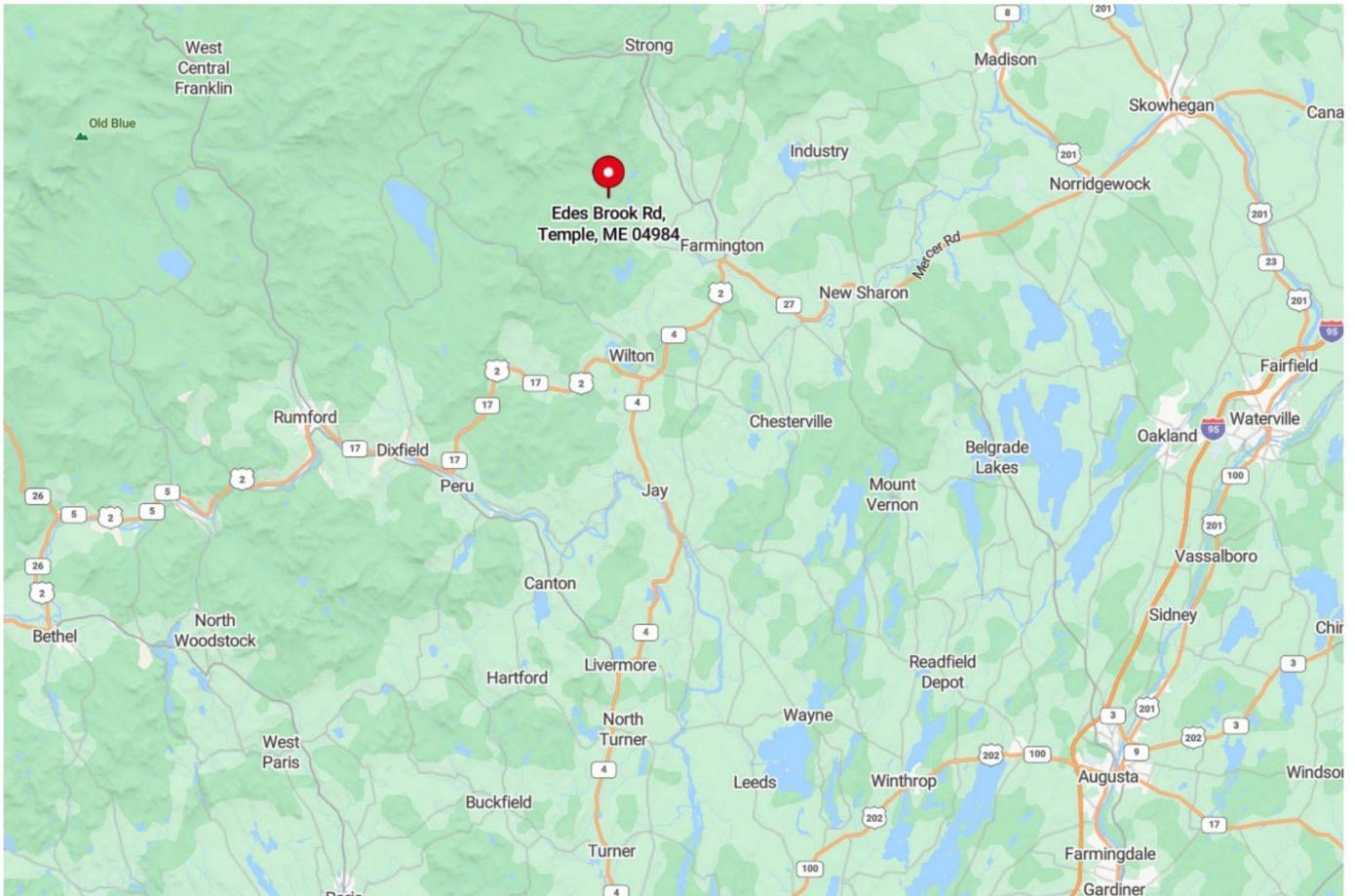
State Maine

Zip Code

04984

Lender/Client

Address



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

10/11/24, 12:37 PM

FSA Map

Aerial Map



©2024 AgriData, Inc.

Map Center: 44° 42' 25.22, -70° 17' 20.76

0ft 426ft 852ft



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Franklin County
Maine



10/11/2024

Borrower N/A

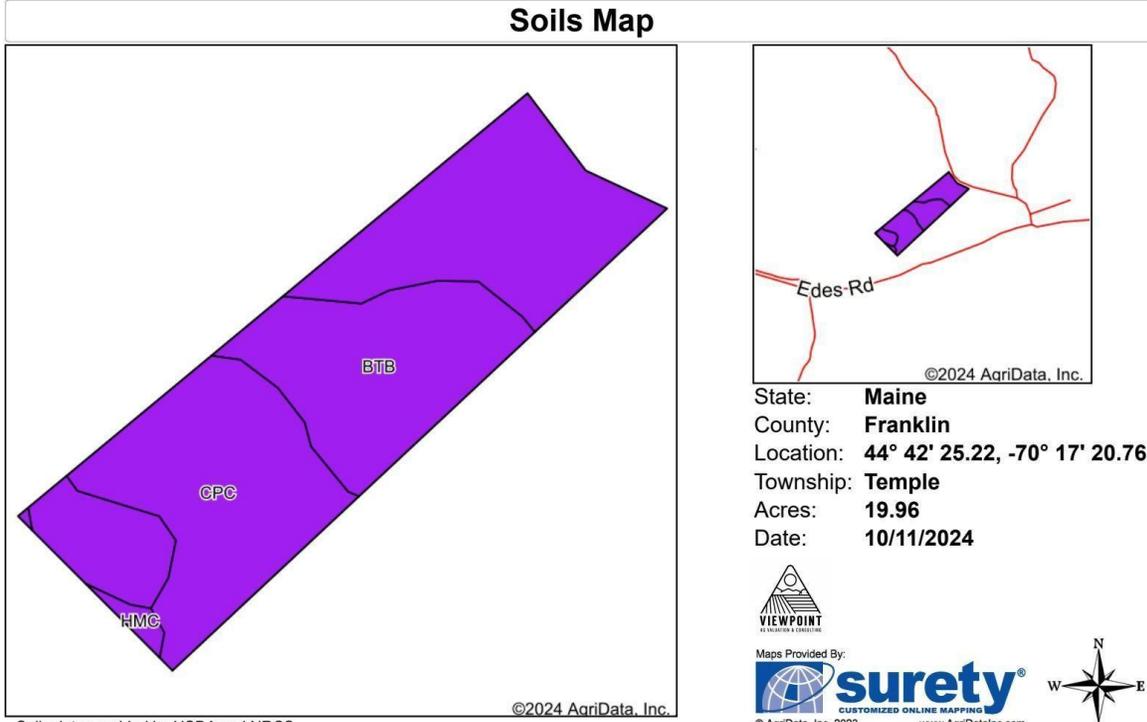
Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

10/11/24, 12:39 PM

Soil Map



Soils data provided by USDA and NRCS.

Area Symbol: ME610, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Kentucky bluegrass AUM	Pasture AUM	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
CPC	Colonel-Peru association, 3 to 15 percent slopes, very stony	12.47	62.5%		Vls			2	34	29	34	15
BTB	Brayton-Peacham-Pondicherry association, 0 to 2 percent slopes, very stony	7.23	36.2%		Vs				20	11	20	9
HMC	Monadnock-Hermon association, 3 to 15 percent slopes, very stony	0.26	1.3%		Vls	3			37	37	37	22
Weighted Average					5.64	*-	1.2	*n 29	*n 22.6	*n 29	*n 12.9	

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

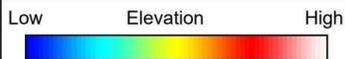
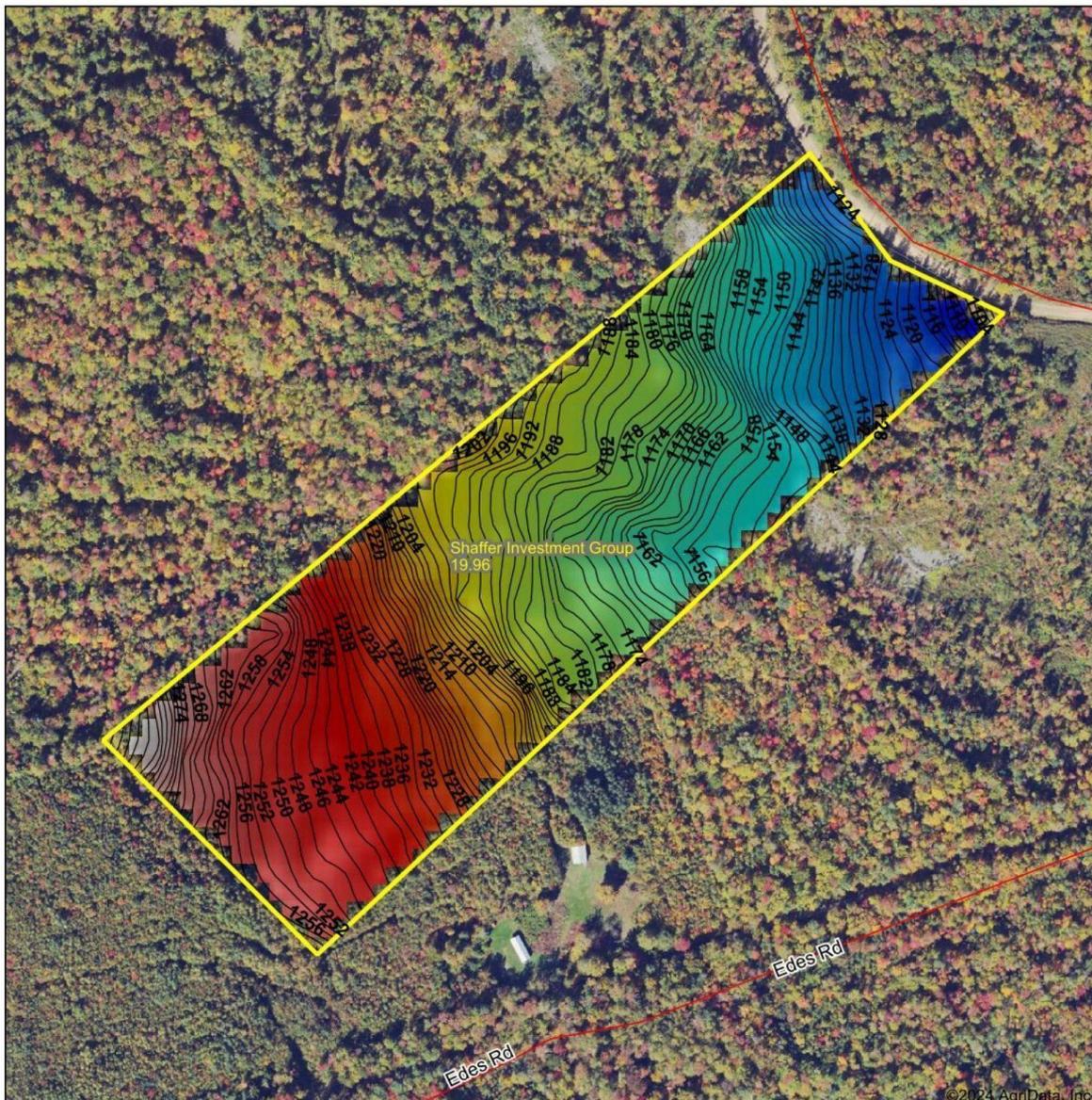
Lender/Client

Address

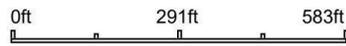
10/11/24, 12:39 PM

Topography Hillshade

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 2
 Min: 1,102.9
 Max: 1,289.9
 Range: 187.0
 Average: 1,195.4
 Standard Deviation: 43.67 ft



Franklin County
 Maine

Boundary Center: 44° 42' 26.72, -70° 17' 21.09



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgridataInc.com

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County Franklin

State Maine

Zip Code 04984

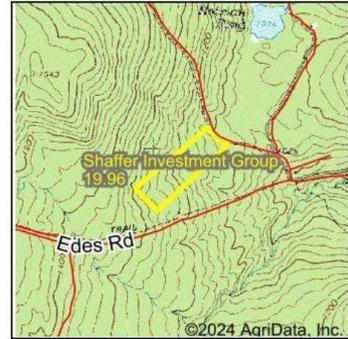
Lender/Client

Address

10/11/24, 12:39 PM

Wetland Map

Wetlands Map



State: **Maine**
 Location:
 County: **Franklin**
 Township: **Temple**
 Date: **10/11/2024**



0ft 468ft 936ft

Classification Code	Type	Acres
		Total Acres 0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Borrower N/A

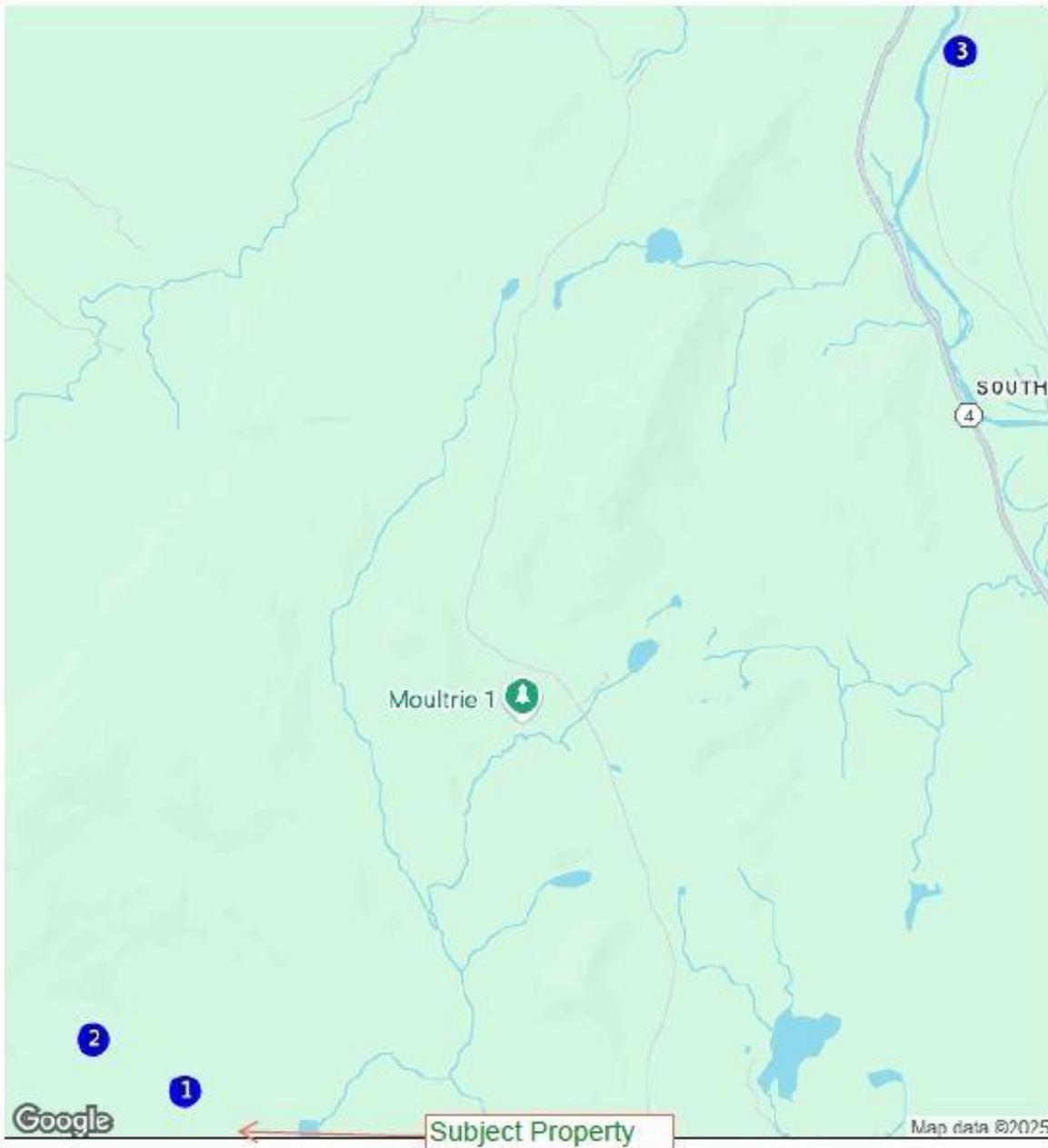
Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

Street Map

3 Properties



Legend

- 1. Lot 7 Mountain View Drive, Temple, ME 04984(1573448)
- 2. 12E Mountain View Drive, Temple, ME 04984(1550993)
- 3. 19B TBD South Strong Road, Strong, ME 04983(1553272)

Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

Public Client Synopsis Report

Lot 7 Mountain View Drive, Temple, ME 04984

List Number: **1573448**
Status: **Closed**

Neighborhood
Association:
County:
Property Type:

Mountain View Estates Franklin Land
Association Fee: **\$83/ Monthly**
Seasonal: **No**

List Price: **\$129,900**
Original List Price: **\$129,900**

Directions: From Farmington, take Rt 43 toward Temple. Follow for 4+ miles, take a slight left on to Intervale Road. Follow for 2 miles and then take a left on to Edes Brook Road. Go to the end, continue to Lot 7 which will be on your right up on top of hill.



General Information

Surveyed: **Yes**
Road Frontage +/-: **414**
Mobile Homes Allowed: **No**

Lot Size Acres +/-: **31**
Source of Acreage: **Survey**
Zoning: **rural**

Water Information

Water Frontage: **Yes**
Water Frontage Amt +/-: **370**
Waterfront Owned +/-: **370**
Waterfront Shared +/-: **0**
Water Body: **Conant Brook**
Water View: **No**
Water Body Type: **Brook**

Tax/Deed/Community Information

Book/Page/Deed: **4406/ 1/ Partial**
Map/Block/Lot: **R2 & R5/ 2 & 39**
Full Tax: **\$158/ 2023**
Amount/Year:
Tax ID: **7mountainviewdrivetemple04984**

Interior Information

Property Features

Site:	Level; Open; Rolling/Sloping; Wooded	Roads:	Association; Dead End; Dirt; Gravel; Private Road
Driveway:	Other	Electric:	Other Electric
Parking:	On Site	Gas:	No Gas
Location:	Rural; Subdivision	Sewer:	Private Sewer; Septic Needed; Soil Test Available
Restrictions:	Other Restrictions	Water:	Private; Well Needed on Site
Recreational Water:	Nearby; River/Brook/Stream	View:	Mountain(s); Scenic; Trees/Woods

Remarks

Remarks: LAND BARGAIN with ACREAGE & BROOK FRONTAGE!!!! Over 31 acres with the most amazing mountain views. Very private property. Surrounded by hiking, ATV, snowmobile trails. Mt Blue State Park is a stone throw away and Sugarloaf Ski Resort only an hour drive. Building site very level and opened up nicely to capture the mountain views. Soil tested, surveyed, new road and power roadside. Seller offering Owner Financing with 20% down/fixed interest rates.

Listing/Agent/Office Information

Pending Date: **10/06/2023**
Listing Office: **L&S Realty 2313**

Sold Information

Selling Office: **L&S Realty 2313**
Sold Terms/Other:

Closed Date: **11/01/2023**
Closed Price: **\$129,900**
Office Phone: **207-233-4913**

Listing provided courtesy of:

Jerrett Goold
Jerrett Goold
39 Perry Court
Westbrook, ME 04092
207-754-2458
207-754-2458
jerrett@viewpointag.com
<http://jerrett@viewpointag.com>

Prepared by Jerrett Goold on Friday, May 02, 2025 11:24 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: sgruard1961@gmail.com



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

Public Client Synopsis Report

12E Mountain View Drive, Temple, ME 04984

List Number: **1550993**
Status: **Closed**

Neighborhood
Association:
County:
Property Type:

Mountain View Franklin Land

Association Fee: **\$1,000/ Annually**
Seasonal: **No**

List Price: **\$114,900**
Original List Price: **\$114,900**

Directions: From Farmingham, take Rt 43 to Temple. Left on to Edes Brook Road. Follow to the end, Mtn View Drive bears to the right at the red house. Then take a left and go for a mile or so up the hill and Lot 12E will be on your right. Locked gate at entrance.



General Information

Surveyed: **Yes**
Road Frontage +/-: **615**
Mobile Homes Allowed: **No**

Lot Size Acres +/-: **11.49**
Source of Acreage: **Survey**
Zoning: **rural**

Water Information

Water Frontage: **Yes**
Water Frontage Amt+/-: **820**
Waterfront Owned+/-: **820**
Waterfront Shared+/-: **0**
Water Body: **Conant Brook**
Water View: **No**
Water Body Type: **Brook**

Tax/Deed/Community Information

Book/Page/Deed: **4406/ 1/ Partial**
Map/Block/Lot: **R2 & R5 / 2 & 39**
Full Tax: **\$1/ 2022**
Amount/Year:
Tax ID: **12EMountainviewdrivetemple04984**

Interior Information

Property Features

Site:	Level; Open; Rolling/Sloping; Wooded	Roads:	Association; Dead End; Dirt; Gravel; Private Road
Driveway:	Other	Electric:	Other Electric
Parking:	1 - 4 Spaces; On Site	Gas:	No Gas
Location:	Rural; Subdivision	Sewer:	Private Sewer; Septic Needed; Soil Test Available
Restrictions:	Other Restrictions	Water:	Private; Well Needed on Site
Recreational Water:	Deeded; River/Brook/Stream	View:	Mountain(s); Scenic; Trees/Woods

Remarks

Remarks: Amazing mountain views, over 820' of frontage on a scenic babbling brook. on this 11.4 acre lot.....doesn't get any better. GREAT Owner Financing Offered. Very private lot with a cleared building site waiting for you to build that vacation homesite or year-round home. Power is roadside, land has been surveyed and soil tested. New to the market.

Listing/Agent/Office Information

Pending Date: **09/08/2023**
Listing Office: **L&S Realty 2313**

Sold Information

Selling Office: United Country Lifestyle Properties of Maine 1299	Closed Date: 09/11/2023
Sold Terms/Other:	Closed Price: \$105,000
	Office Phone: 207-794-6164

Listing provided courtesy of:

Jerrett Goold
Jerrett Goold
39 Perry Court
Westbrook, ME 04092
207-754-2458
207-754-2458
jerrett@viewpointag.com
<http://jerrett@viewpointag.com>

Prepared by Jerrett Goold on Friday, May 02, 2025 11:24 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: sgirouard1961@gmail.com



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple County Franklin State Maine Zip Code 04984

Lender/Client Address

Public Client Synopsis Report

19B TBD South Strong Road, Strong, ME 04983

List Number: 1553272

County: Franklin

Seasonal: No

List Price: \$70,000

Status: Closed

Property Type: Land

Original List Price: \$70,000

Directions: From Route 234 (Norton Hill Road) in Strong take the South Strong Road (Route 149). Travel approximately 1.5 miles and property will be on your left. Look for the sign.



General Information

Surveyed: Yes

Road Frontage +/-: 627

Mobile Homes Allowed: Yes

Water Information

Water Frontage: No

Water Body: Sandy

Water View: Seasonal

Water Body Type: River

Lot Size Acres 21

+/-:

Source of Survey

Acreage:

Zoning: Residential

Tax/Deed/Community Information

Book/Page/Deed: 3016/ 105-106/ All

Map/Block/Lot: R5 / 19B

Full Tax \$342/ 2020

Amount/Year:

Tax ID: SouthStrongRoadStrong04983

School District: RSU 58/MSAD 58

Interior Information

Property Features

Site: Level; Rolling/Sloping; Wooded
Driveway: Gravel
Parking: 1 - 4 Spaces
Location: Rural
Recreational Water: Nearby

Roads: Paved; Public
Electric: No Electric
Gas: No Gas
Sewer: None; Septic Needed
Water: None; Well Needed on Site
View: Mountain(s); Trees/Woods

Remarks

Remarks: Nice, wooded, dry, and elevated 21 acre tract of land for sale in beautiful Western Maine with views of Day Mountain and seasonal water views of the Sandy River. Driveway is already in place and leads to a cleared, level building site. This property has endless possibilities. Build your dream home or camp and enjoy hiking, snowshoeing, and hunting on your own property. Wildlife abounds. Mobile and modular homes are allowed. Just a short distance to intown Strong. In the winter months you are able to see the town right from this property. Historic Farmington is within 10 miles, Sugarloaf and Saddleback mountain are within 30 miles. The Sandy River is across the road and Porter Lake is nearby. Don't miss out on this one. Schedule a visit today.

Listing/Agent/Office Information

Pending Date: 03/22/2023

Listing Office: Coldwell Banker Sandy River Realty 1280

Sold Information

Selling Office: EXP Realty 2742

lbjappraisal@gmail.com

Sold Terms/Other:

Listing provided courtesy of:

Jerrett Goold

Jerrett Goold

39 Perry Court

Westbrook, ME 04092

207-754-2458

207-754-2458

jerrett@viewpointag.com

http://jerrett@viewpointag.com

Prepared by Jerrett Goold on Friday, May 02, 2025 11:24 AM.

Closed Date: 04/19/2023

Closed Price: \$68,000

Office Phone: 888-439-8743

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2025 and FBS. Broker Attribution: 207-778-6333



Borrower N/A

Property Address Mountain View Estate Subdivision

City Temple

County

Franklin

State Maine

Zip Code

04984

Lender/Client

Address

QUALIFICATIONS OF THE APPRAISER

Appraiser: Jerrett Goold – Partner - Viewpoint Ag Valuation & Consulting, LLC – ASFMRA Member

Education: Bachelor of Science Degree in Economics & Finance
Bentley University in Waltham, MA

Specific Appraisal Training Courses:

American Society of Farm Managers & Rural Appraisers training courses
Uniform Country Residential Report – April 2010
A-200 Intermediate Approaches to Value for Rural Appraisal – March 2011
Wind Farm and Large Dairy – May 2011
Permanent Plantings and Agricultural Business Valuation – May 2015
Highest and Best Use and Valuation of Intangible and Non-Financial Assets – May 2017
AgWare Back to Basics – April 2018
Appraising Natural Resources and Valuing Rural America – May 2019
Chattel Evaluation – May 2020
Timberland Valuation and National Best Practices – May 2022

Appraisal Institute sponsored appraisal training courses
Income Approach I – March 2009
Income Approach II – April 2009
Business Practices and Ethics – May 2010
USPAP Standards of Professional Appraisal Practice – Oct 2022
Real Estate Statistics and Valuation Modeling – June 2010
General Appraiser Market Analysis and Highest and Best Use – July 2010
General Appraiser Sales Comparison Approach – Oct 2010
General Appraiser Site Valuation and Cost Approach – Nov 2010
General Appraiser Report Writing and Case Studies – Nov 2010
Appraising 2-4 Family and Multi-Family Properties – April 2012
Residential and Commercial Valuation of Solar-Nov 2013
Appraising the Appraiser – Appraisal Review-June 2014
Better Safe Than Sorry – Nov 2016
Supervisor Trainee Course for Maine and NH - March 2017 and Sept 2020
Owner Occupied Commercial Properties – July 2020

Experience:

Farm Credit East, Appraisal Trainee 2008 –2011

- Agricultural Industry Analysis on both the state and national level
- Appraisals of Commercial, Agricultural and Residential properties

Farm Credit East, Certified General Appraiser 2011 - 2016

- Agricultural Industry Analysis on both the state and national level
- Appraisals of Commercial, Agricultural and Residential properties

Farm Credit East, Senior Eastern Region Appraiser 2016 – 2021

- Responsible for Developing Policy, Procedure and Goals for FCE and Eastern Region
- Lead Reviewer for annual FCE Range of Value Sales Study
- Management of Daily Work Flow for Appraisal Assignments for multiple branches
- Appraisals of Commercial, Agricultural and Residential properties

Viewpoint Ag Valuation & Consulting, LLC 2021 – Present

- Agricultural Appraisal and Consulting for Conservation Easements, Ag-Lifestyle Properties, Dairy, Equine, Potato, Maple Production and the Forest Products Industries.

Qualifications:

Certified General Appraiser
State of Maine CG#2960
State of New Hampshire CG#910
State of Vermont CG#080.0134158
State of Massachusetts 1000109-RA-CG