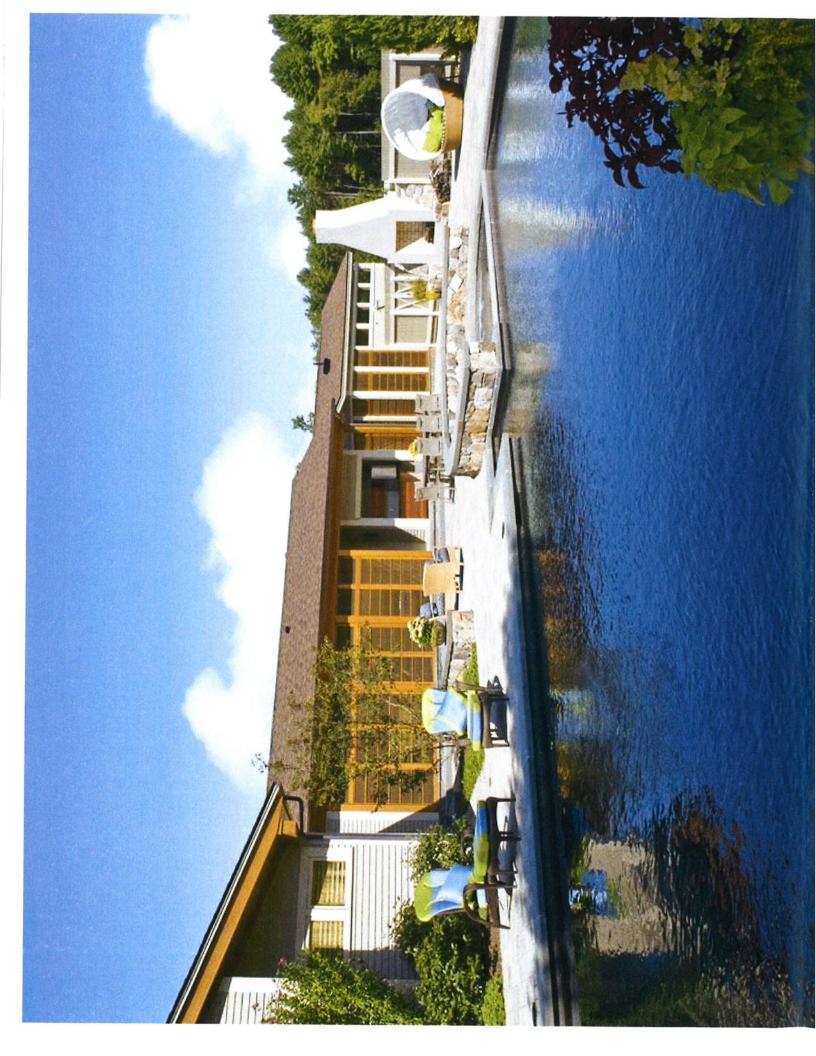


Shadow Fox Farm

16 Burke Road, Peterborough, NH 03458





Enjoy a singular quality of life...in a world of unmatched beauty!

Located within one and one-half hours drive from Boston and four and one- half hours from New York City, Shadow Fox Farm built and maintained to the highest standard offers an unparalleled quality of country living with superb equestrian facilities, broad open field lands and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough, known as a regional center for arts, culture, fine dining and natural beauty, the farm spans 165 acres with long frontage on Otter Brook and the Contoocook River. The over 15,000 sq. ft. of finished space in four buildings forms

an exquisite personal compund. Main House and Guest House each have three en-suite bedrooms, private saline pools and hot tub, Detached carriage house includes three car garage, fully equipped gym, sauna, guest quarters and yoga room. A rare find indeed...a premier New England equestrian estate with investment quality acreage...now available at a fraction of it's recent construction cost.

One of NH'S finest!

A superb country estate property...built for the most discriminating equestrian...

8 BR 10 BA 3 HB 165 ACRES

include 20'x150' irrigated area, 10 paddocks with run-in sheds and automatic water and The 30,000 + sq. ft state of the art barn complex consists of three separate wings with 26 stalls, heated 200'x70' indoor arena with viewing area, 60' diameter indoor round pen, elegant office with sitting area. Upstairs stable manager's apt. Outdoor facilities large equipment barn/office

- EXQUISITELY CONSTRUCTED
- ARCHITECT DESIGNED
- TWO SALINE POOLS
- FIBER OPTIC INTERNET
- TWO RESIDENCES
- CARRIAGE HOUSE WITH SPA
- MILES OF TRAILS
- BARN MANAGER'S APT
- TAXES: \$78,512.36 2021
- PRICE: \$8,500,000



ANDREW R. PETERSON, CCIM Exclusively offered by

andy.peterson@fourseasonssir.com

(603) 496-9172 (C)

(603) 924-3321 (0)

andypeterson.fourseasonssir.com

Four Seasons Sotheby's International Realty 42 Grove Street

sothebysrealty.com







New Hampshire's Beauty

16 Burke Road Peterborough

NH 03458



MLS # **Property Class Property Type Year Built** Style

4921409 Residential Single Family 2008 Contemporary, Freestanding,

Modern Architecture , Arts and Crafts, Craftsman

Color **Total Stories**

Rooms - Total Baths - Total SqFtTotFn **Lot Size Acres** Lot - Sqft Zoning **Condo Fees**

Price \$8,500,000 Status Active 26 **Bedrooms - Total 8** 13 16,421 165.000000 7,187,400 Rural



Four Seasons Sotheby's **International Realty 42 Grove Street** Peterborough NH 03458 Off: 603-924-3321 **Andrew Peterson**

andy.peterson@fourseasonssir.com Cell: 603-496-9172









Shadow Fox Farm is built and maintained to the highest standard, with an estimated \$15,000,000 invested by successive owners in the property over recent years. This magnificent country estate offers an unparalleled quality of country living, with superb equestrian facilities, broad open field lands, long river frontage and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough, known as a regional center for arts, culture, fine dining and natural beauty, the farm spans 165 acres with long river frontage and established riding trails. The 30,000 + square foot state of the art barn complex consists of three separate wings with 26 stalls, heated 200'x70' indoor arena with heated viewing area, 60' diameter indoor round pen, elegant heated office wing with sitting area and barn manager's apartment. Outdoor facilities include 20'x150' irrigated area, 10 paddocks with run-in sheds and automatic water. Large equipment barn with office. The Main House and Guest House each have three en-suite bedrooms, private saline pools and hot tub. Detached carriage house includes three car garage, fully equipped gym, sauna, guest quarters and yoga room. The main complex is connected by heated bluestone walkways and includes a recreational game room. On the grounds are a greenhouse building, vegetable garden and petting farm. A rare find indeed...a premier New England equestrian estate with investment quality acreage. One of NH'S finest!

This information, though deemed reliable, is not guaranteed

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Closed:

Waterfront Property Yes

Water Body Access

\$8,500,000





Unbranded Tour URL 1 Unbranded Tour URL 2

16 Burke Road

County NH-Hillsborough Village/Dist/Locale Construction Status Existing Year Built 2008

Style Contemporary, Freestanding, Modern Architecture, Arts and Crafts, Craftsman Color

Total Stories 2 Zoning Rural Taxes TBD No

Tax - Gross Amount \$78,512.36 Tax Year 2021

Tax Year Notes Owned Land

Lot Size Acres 165.000000 Lot - Sqft 7,187,400 Common Land Acres Garage Yes

Garage Type Detached Garage Capacity 3 Basement Yes

Date Initial Showings Begin

Rooms - Total 26 Bedrooms - Total 8 Baths - Total 13

Unit/Lot

Baths - Full 3 Baths - 3/4 Baths - 1/2 Baths - 1/4 0

SqFt-Apx Fin Above Grade 15,521 SqFt-Apx Fin AG Source Estimated Soft-Apx Unfn Above Grade 30,000 SqFt-Apx Unfn AG Source Plans

SqFt-Apx Fin Below Grade 900 SqFt-Apx Fin BG Source Other SqFt-Apx Unfn Below Grade 2,400

SqFt-Apx Unfn BG Source Public Records SgFt-Apx Total Finished 16,421

Footprint

Road Frontage Yes Road Frontage Length 1,419

Roads Paved, Public

Water Body Name Contoocook River Water Body Type River WaterFrRit Exclusively Owned Water Body Restrictions Unknown **ROW - Parcel Access** ROW - Length ROW - Width ROW to other Parcel Flood Zone No Timeshare/Fract. Ownrshp No T/F Ownership Amount T/F Ownership Type Foreclosed/Bank-Owned/REO No

Resort

Days On Market 0 Auction No Current Use Yes Land Gains

Remarks - Public Shadow Fox Farm is built and maintained to the highest standard, with an estimated \$15,000,000 invested by successive owners in the property over recent years. This magnificent country estate offers an unparalleled quality of country living, with superb equestrian facilities, broad open field lands, long river frontage and a spectacular sunset view of Grand Monadnock Mountain. Set in the sought after community of Peterborough, known as a regional center for arts, culture, fine dining and natural beauty, the farm spans 165 acres with long river frontage and established riding trails. The 30,000 + square foot state of the art barn complex consists of three separate wings with 26 stalls. heated 200'x70' indoor arena with heated viewing area. 60' diameter indoor round pen. elegant heated office wing with sitting area. and barn manager's apartment. Outdoor facilities include 20'x150' irrigated area. 10 paddocks with run-in sheds and automatic water. Large equipment barn with office. The Main House and Guest House each have three en-suite bedrooms, private saline pools and hot tub. Detached carriage house includes three car garage, fully equipped gym, sauna, guest guarters and yoga room. The main complex is connected by heated bluestone walkways and includes a recreational game room. On the grounds are a greenhouse building, vegetable garden and betting farm. A rare find indeed...a gremier New England equestrian estate with investment quality acreage. One of NH'S finest!

Directions Take Rt 136 North from town center to Burke Road on left, first driveway on left to enter property

Kitchen - Eat-in 1 19x17 +14x18 Exercise Room 1 25x25 in Yoga **Dining Room** 20x13 Primary BR 14x22 Guest 20x15 FP 22x23 **Living Room** Studio Sunroom 32x12 Playroom В 16x40 Guest Media Room Office/Study 15x15 Bedroom 13.5x13 Guest 23x24.5 Bedroom 14x14 Guest Primary BR 17.5x18 17x7 Guest Foyer 28x15 irr. 14x6 GH Bedroom Kitchen Playroom 12x35/Dormito Laundry Room В 11.5x9 Den 16x11 Other B 11x22 Br/ **Great Room** 25x26 Guest Bedroom 2 17x14 Yoga

Appliances Cooktop - Gas, Dishwasher, Dryer, Microwave, Mini Fridge, Other, Range - Gas, Refrigerator, Trash Compactor, Washer, Wine Coole Equipment Air Conditioner, Security System, Smoke Detectr-HrdWrdw /Bat, Generator - Standby

Features - Exterior Barn, Garden Space, Guest House, Natural Shade Other - See Remarks, Outbuilding, Pool - In Ground, Porch, Porch -Enclosed, Shed, Storage, Window Screens, Greenhouse, Porch - Heated, Stable(s)

Features - Interior Cathedral Ceiling, Fireplace - Wood, Fireplaces -Hearth, In-Law/Accessory Dwelling, In-Law Suite, Kitchen Island, Light Fixtures -Enrgy Rtd, Lighting Contrls -Respnsv, Primary BR w/ BA, Natural Light, Sauna, Security, Skylight, Soaking Tub, Vaulted Ceiling, Walk-in Closet, Walk-in Pantry, Wet Bar, Whirlpool Tub, Laundry - 1st Floor, Laundry - Basement

Flooring Carpet, Hardwood, Other Heating Baseboard, Hot Air, Radiant

Heat Fuel Oil Cooling Central AC
Water Private

Water Heater Tank, Tankless

Sewer Private

Map R-12 Block 10+14 Lot 5+2+202+4 SPAN Number Property ID PlanUrbDev

Lot Description Agricultural, Country Setting, Farm, Farm Horse/Animal, Field/Pasture, Landscaped, Level, Mountain View, Open, Recreational, River, River rontage, Rolling, Secluded, Timber Trail/Near Trail, View, Walking Trails, Wooded

Construction Wood Frame Foundation Concrete, Poured Concrete

Roof Shingle - Asphalt Exterior Clapboard, Other, Wood Siding

Driveway Circular, Gated, Paved Electric Circuit Breaker(s),

Generator, Other **Phone Company** Electric Company Eversource uel Company

Cable Company Fidium

DeedRecTy Trust DeedBooK DeedPage 2003+

TotDeeds Covenants Unknown Seasonal No.

SchDistrct Contoocook Valley SD SAU #1 SchElem Peterborough Elem School SchMiddle South Meadow School SchHigh Contoocook Valley Regional Hig

Utilities Fiber Optic Internt Avail, Gas - LP/Bottle, High Speed Intrnt -AtSite, High Speed Intrnt Avail, Underground Utilities

Possession At Closing, Negotiable Sale Includes Additional Buildings, Barn, Land/Building

Items Excluded Negotiable Furnishings

Fees - Condo - Mobile

Condo Fees Fee Frequency AssnFee2 AsnFee2Frq AssnFee3 AsnFee3Frq

Condo Name **Building Number** loor Number Units Per Building LmtComArea SpecAssmt

ParkName Mobile Co-Op MobPkApvi MustMove Mobile Make MobileMod MobileSer# **Mobile Anchor**

Offer of Compensation to Licensed NEREN Real Estate Brokerages

Buyer Agency SubAgency NonAgency Facilitator Transactional Broker

The listing broker's offer of compensation is made only to other real estate licensees who are participant members of the NEREN MLS.





Andrew Peterson Cell: 603-496-9172

andy.peterson@fourseasonssir.com

Four Seasons Sotheby's International Realty

Off: 603-924-3321



Burke Rd

Map data @2022

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Peterborough NH 03458





Shadow Fox Farm



Indoor Arena



Round Training ring



Extensive fenced fields



Barn Complex



Main Barn



Investment Quality



Autumn Splendor



Main House



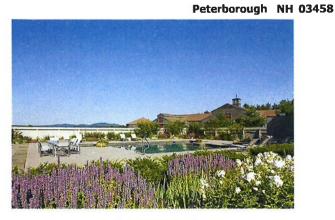
Interconnecting walkways



Pool Entertaining Area



Dining Room



Main House Pool



Guest House



Living Room



Kitchen Complex



Breakfast Area



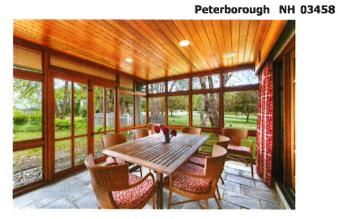
Kitchen Detail



Private Office Wing



Primary Bedroom Suite



Sunporch



Out to the gardens



Office detail



Bedroom



Bath detail



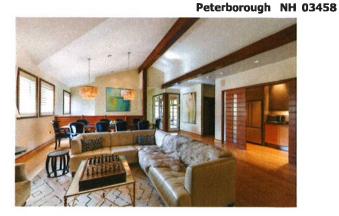
Walkway to Pool Area



Guest Room



Den



Sitting area and Kitchenette



Primary Guest House Bedroom suite



Recreation Space



House and Carriage House



Exercise Room



Guest Bedroom



Turn Out Sheds



A Private Domain



Sauna/ Dressing Room



Yoga Studio



Lazy River

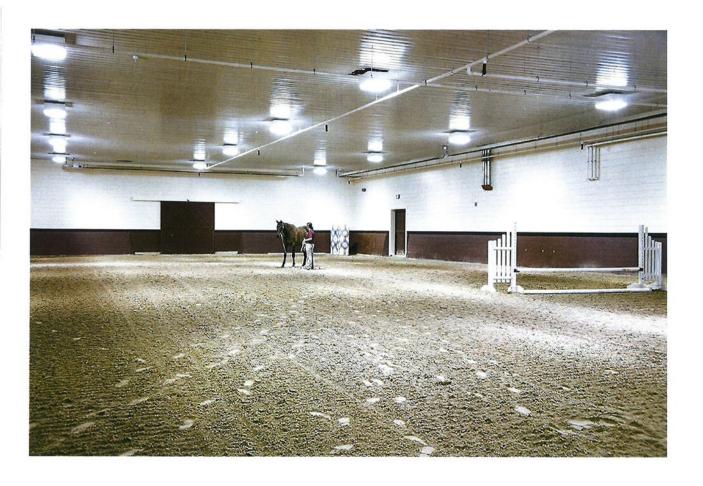


Evening Comes

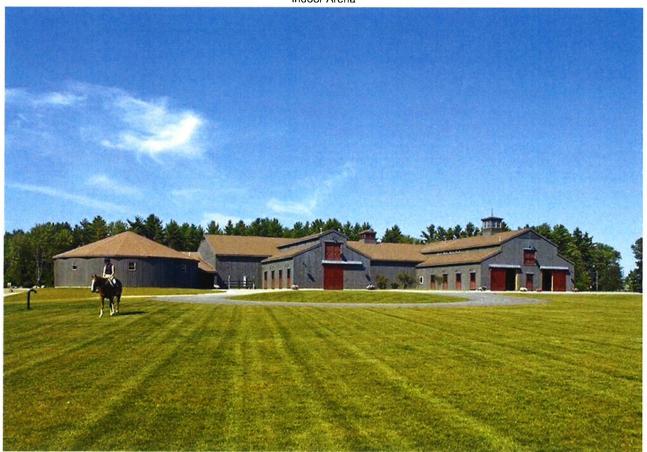


Shadow Fox Farm





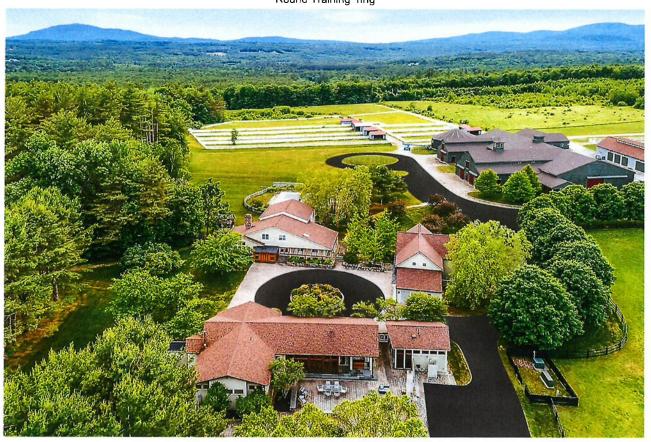
Indoor Arena



Main Barn



Round Training ring



Investment Quality



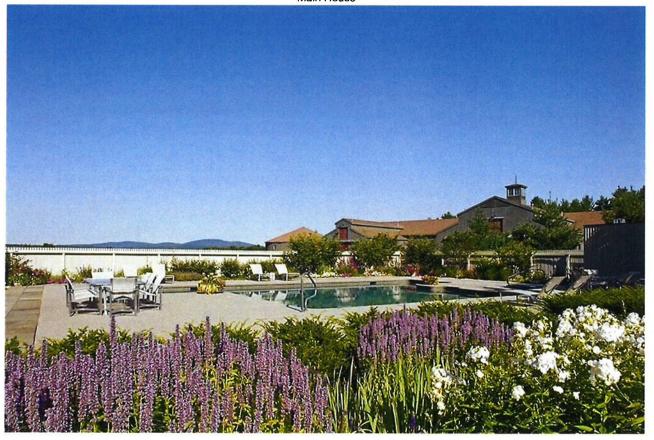
Extensive fenced fields



Autumn Splendor



Main House



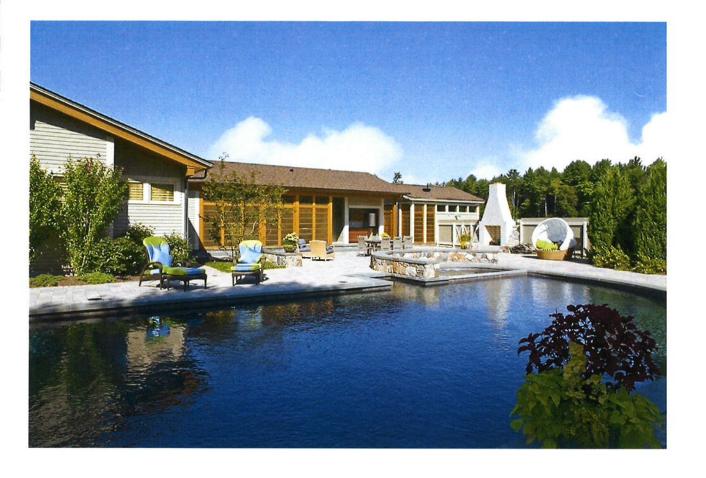
Main House Pool











Pool Entertaining Area





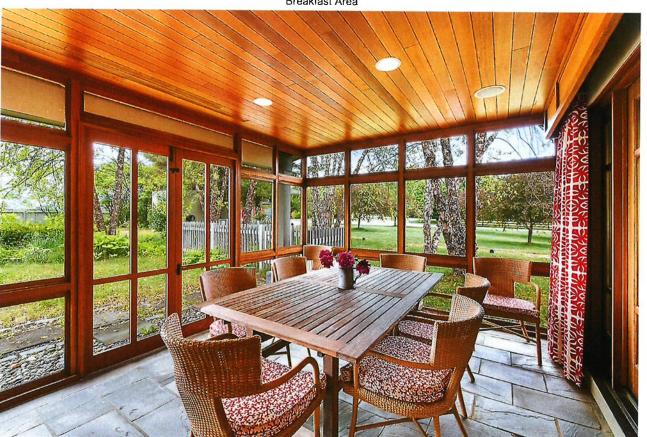
Dining Room



Kitchen Complex



Breakfast Area



Sunporch



Kitchen Detail



Out to the gardens

Page 1 of 5



Private Office Wing





Primary Bedroom Suite



Bedroom



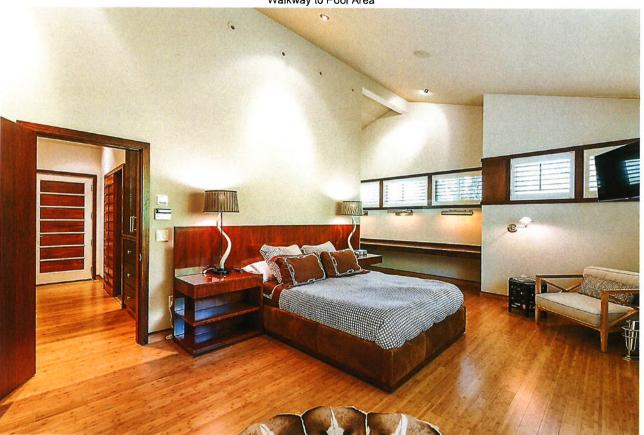
Bath detail



Sitting area and Kitchenette



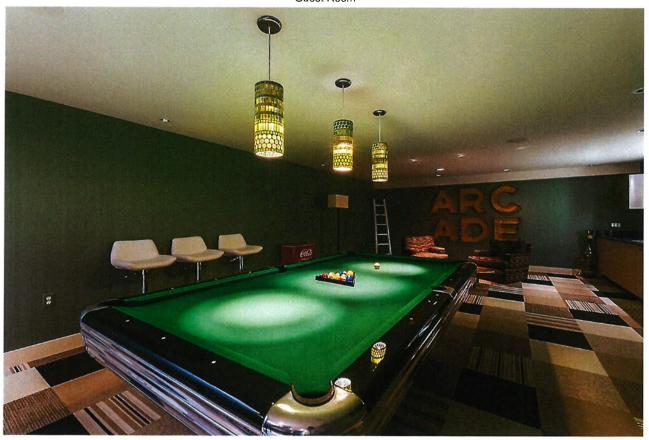
Walkway to Pool Area



Primary Guest House Bedroom suite



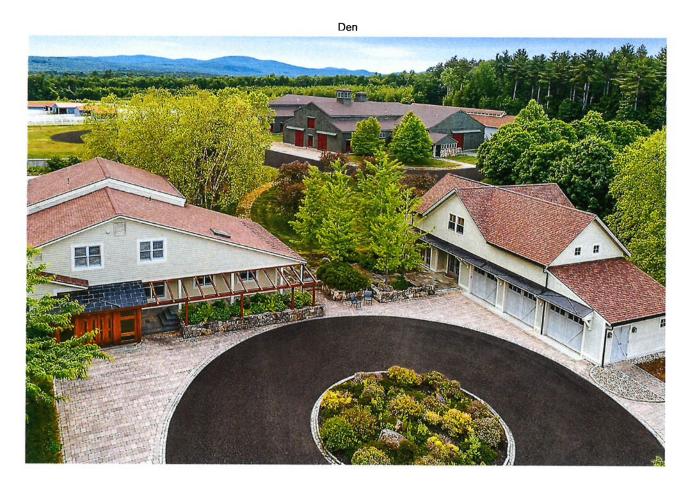
Guest Room



Recreation Space

Page 1 of 5

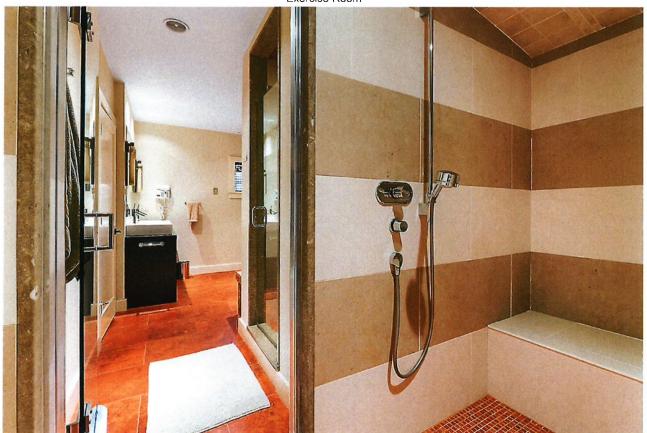




House and Carriage House
Listing Office Four Seasons Sotheby's



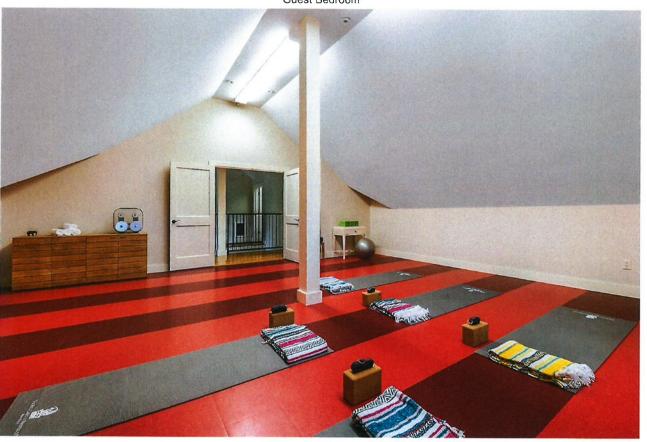
Exercise Room



Sauna/ Dressing Room



Guest Bedroom



Yoga Studio



Turn Out Sheds



Lazy River



A Private Domain



Evening Comes

Pool House

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TO BE COMPLETED BY SELLER

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NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS

APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING. **SELLER:** Star Mountain Properties, LLC PROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458 3. CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No 4. SELLER: √ has has not occupied the property for 5 years as a second home pool house 5. WATER SUPPLY Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: ☐ Public ⊠ Private □ Seasonal Unknown X Drilled ☐ Other ☐ Dug b. INSTALLATION: Location: East Side of Building Date of Installation: 7/10/2006 Installed By: Gap Mountain Drilling What is the source of your information? **c.** USE: Number of persons currently using the system: Does system supply water for more than one household? Yes X No supplies irrigation system d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: ☐ Yes □ N/A Quantity: Yes Unknown Quality: ☐ Yes X No If YES to any question, please explain in Comments below or with attachment. e. WATER TEST: Have you had the water tested? X Yes ☐ No Date of most recent test 12/12/2009 IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes X No IF YES, are test results available? ▼ Yes No What steps were taken to remedy the problem? COMMENTS: 6. SEWAGE DISPOSAL SYSTEM a. TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes X No Private:

▼ Yes

No Unknown Septic Design Available: Yes No b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes No What steps were taken to remedy the problem? c. IF PRIVATE: TANK: X Septic Tank Holding Tank Cesspool Unknown ☐ Other Tank Size 1500 Unknown ☐ Other Gal. Tank Type X Concrete ☐ Metal ☐ Unknown ☐ Other Location: South Side Location Unknown Date of Installation: 2007 Date of Last Servicing: 2007 Name of Company Servicing Tank: Oxbow Construction Have you experienced any malfunctions? ☐ Yes 🛛 No Comments: SELLER(S) INITIALS **BUYER(S) INITIALS**

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	PR	PROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458								
	d.	IF YES, Location Date of installate	X Yes	ouse Fie			Size:Installed By:	Oxbow Cons	□ Unk tructio	
	e.	IF YES, has a s Source of Inform Comments: FOR ADDITIO	CATED ON "DEVEL ite assessment beer mation: NAL INFORMATION TAL SERVICES SUE	done?	☐ Yes	S □No [Unknown AGED TO COM			
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes M M M M	<u>№</u>	Unknown				Unknown
8.	HA a.	AZARDOUS MATERIAL UNDERGROUND STORAGE TANKS - Current or previously existing: Are you aware of any past or present underground storage tanks on your property?								
	b.	Comments:ASBESTOS - C As insulation on In the siding?	urrent or previously the heating system Yes No	/ existing pipes or d Unknow Unknow	g: ducts? 'n In i	☐ Yes 🏻 the roofing sh	No 🔲 Unknow ingles?	n □Yes	_	☐ Unknown ☐ Unknown
	C.	RADON/AIR - C Has the property If YES: Date: Results: Has the property	verent or previously been tested? been tested since reavailable?	Yes X	No ppplicable steps?	∐ Yes ∐ I	ial steps were ta No	ken?		
SE	LLEI	R(S) INITIALS	1				BUY	'ER(S) INITIALS],

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PR	ROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
d.	RADON/WATER - Current or previously existing: Has the property been tested? Yes No Unknown If YES: Date: By:
	Results: By: Results: If applicable, what remedial steps were taken? Has the property been tested since remedial steps? Yes No Are test results available? Yes No Comments:
e.	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?
f.	Are you aware of any other hazardous materials?
9. <u>GE</u>	NERAL INFORMATION
a.	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown If YES, Explain: What is your source of information?
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown If YES, Explain: What is your source of information?
C.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☐ No If YES, Explain:
d.	Are you aware of any problems with other buildings on the property? Yes X No If YES, Explain:
e.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? TYES NO UNKNOWN If YES, Explain:
f.	Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown Comments:
g.	Has the property been surveyed? ☐ Yes ☐ No ☐ Unknown If YES, By:
h.	How is the property zoned? (R) Rural
l.	Heating System Age: Type: Forced Hot Water Fuel: Oil Tank Location: Basement Owner of Tank: Annual Fuel Consumption: Price: Gallons: 2 x 275 Date system was last serviced and by whom? Secondary Heat Systems: Comments:
j.	Roof Age: _2
	R(S) INITIALS

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PR	OPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
k.	Foundation/Basement: XFull Partial Other:
I.	Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Problems? Comments:
m.	Plumbing Type: Copper and PEX Age:Age:
n.	Domestic Hot Water: Age: Type: Oil Fired Gallons: 53
0.	Electrical System: # of Amps 600
p.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? ☐ Yes ☒ No If Yes, please explain:
q.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:
r.	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain:
s.	Air Conditioning: Type: Central Age: Date Last Serviced and by whom: Comments:
t.	Pool: Age: Heated: X Yes No Type: Last Date of Service: By Whom:
u.	Generator: Portable: Yes No Whole House: Yes No Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments:
v.	Internet: Type Currently Used at Property:
w.	Other (e.g. Alarm System, Irrigation System, etc.) Fire & Burglar Alarms Comments:
CES CON E D GIST	ETO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY STAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER ILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS ERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL DEPARTMENT.

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	PRO	PERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458							
10.	a.	ADDITIONAL INFORMATION . ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? Yes No							
		ADDITIONAL COMMENTS:							
		VLEDGEMENTS:							
ACC	SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.								
SEL	SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION TO BUYER(S).								
SEL	LER	DATE SELLER DATE							
D. I.V.	/ED	ACKNOW! FROM RECEIPT OF THE PROPERTY RIGHT COURS DIFFE AND LIFETEN INTERPROPERTY.							
BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.									
BUY	ER	DATE BUYER DATE							
SEL	LER	S) INITIALS							

Gym

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AP CC	PROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF DISCLOSURE FROM THE DATE OF DISCLOSURE FORM THE DATE OF D
1.	SELLER: Star Mountain Properties, LLC
2.	PROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458
3.	CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4.	SELLER: has not occupied the property for 5 years.as a second home pool house
5.	WATER SUPPLY Please answer all questions regardless of type of water supply. a. TYPE OF SYSTEM: Public Seasonal Unknown Drilled Dug Other b. INSTALLATION: Location: Fed from Main House Well - North Side Front of Main House
	Installed By: Gap Mountain Drilling Date of Installation: 7/10/2006 What is the source of your information? C. USE: Number of persons currently using the system:
	Does system supply water for more than one household? Yes No d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems? Pump: Yes No No N/A Quantity: Yes No Quality: Yes No Quality: Yes No Unknown If YES to any question, please explain in Comments below or with attachment. e. WATER TEST: Have you had the water tested? Yes No Date of most recent test 12/12/2009 IF YES to any question, please explain in Comments below or with attachment. Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No IF YES, are test results available? Yes No What steps were taken to remedy the problem? COMMENTS:
6.	SEWAGE DISPOSAL SYSTEM a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No Private: Yes No Unknown Septic Design Available: Yes No
	b. IF PUBLIC OR COMMUNITY/SHARED Have you experienced any problems such as line or other malfunctions? Yes No What steps were taken to remedy the problem?
	C. IF PRIVATE: TANK: Septic Tank Holding Tank Tank Size 1000/400Gal. Unknown Tank Type Concrete Metal Location: East of Gym Location Unknown Date of Installation: 2007 Date of Last Servicing: 2007 Name of Company Servicing Tank: Oxbow Construction Have you experienced any malfunctions? Yes No Comments:
SE	ELLER(S) INITIALS // BUYER(S) INITIALS //

New Hampshire Association of REALTORS® Standard Form

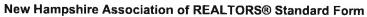


	PR	OPERTY LOCAT	FION: 468 Greenfield I	Rd., Peterbor	ough, NH	03458				
	d.	IF YES, Location Date of installation	X Yes	louse Fiel 007			Size:Installed By:	Oxbow Cons	□ Unk tructio	
	e.	IF YES, has a si Source of Inform Comments: FOR ADDITION	CATED ON "DEVEL ite assessment been nation: NAL INFORMATIO TAL SERVICES SU	n done? N THE BI	Yes UYER I	□ No [S ENCOUR	Unknown AGED TO COI			
7.	<u>INS</u>	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes X X X X X X X X X X X X X	No 	Unknown □ □ □ □ □ □ □ □	-			Unknown □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □
8.	HA a.	Are you aware of IF YES: Are tank IF NO: How long What materials a Age of tank(s): Location: Are you aware of Comments:	ERIAL ID STORAGE TANK of any past or preser ks currently in use? g have tank(s) been are, or were, stored of any past or preser onger in use, have the	nt undergro Yes out of serv in the tanki Size	und stor No ice? (s)? e of tanke	(s):	your property?	0		
	b.	ASBESTOS - Co As insulation on In the siding?	urrent or previousI the heating system	pipes or du Unknown	ucts? In th Oth	ne roofing sh er		☐Yes		☐ Unknown ☐ Unknown
	C.	Has the property If YES: Date:Results:	urrent or previous been tested? been tested since available?	Yes XN	oplicable	By: , what remed	ial steps were ta No	iken?		
SE	LLEI	R(S) INITIALS	1				BUY	(ER(S) INITIALS		7,

New Hampshire Association of REALTORS® Standard Form



PF	ROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
d.	RADON/WATER - Current or previously existing: Has the property been tested? Yes No Unknown If YES: Date: By: Results: If applicable, what remedial steps were taken?
	Has the property been tested since remedial steps? Yes No Are test results available? Yes No Comments:
e.	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property?
f.	Are you aware of any other hazardous materials?
9. GE	ENERAL INFORMATION
	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown If YES, Explain: What is your source of information?
b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown If YES, Explain: What is your source of information?
C.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? Yes No If YES, Explain:
d.	Are you aware of any problems with other buildings on the property? Yes X No If YES, Explain:
e.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain:
f.	Is this property located in a Federally Designated Flood Hazard Zone? ☐ Yes ☒ No ☐ Unknown Comments:
g.	Has the property been surveyed? ☑ Yes ☐ No ☐ Unknown If YES, By:
h.	How is the property zoned? (R) Rural
i.	Heating System Age: Type: Forced Hot Water Fuel: Propane Tank Location: North Side Owner of Tank: Price: Gallons: Date system was last serviced and by whom? Secondary Heat Systems: Comments:
j.	Roof Age: Type of Roof Covering: Asphalt Shingles Moisture or leakage: Comments:
	R(S) INITIALS/





PR	COPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
	Foundation/Basement: XFull Partial Other: Type: Moisture or leakage: None Comments: Sump Pump Equipped
I.	Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Problems? Comments:
m.	Plumbing Type: Copper and PEX Age:Age:
n.	Domestic Hot Water: Age: Type: Propane Forced Gallons: 125
О.	Electrical System: # of Amps 100
p.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No If Yes, please explain:
q.	Pest Infestation: Are you aware of any past or present pest infestations? Yes No Type:
r.	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain:
s.	Air Conditioning: Type: Central Age: Date Last Serviced and by whom: Comments:
t.	Pool: Age: Heated: X Yes No Type: Last Date of Service: By Whom:
u.	Generator: Portable: Yes X No Whole House: Yes No Kw/Size: Last Date of Service: If Portable: Included Negotiable Comments:
v.	Internet: Type Currently Used at Property:
w.	Other (e.g. Alarm System, Irrigation System, etc.) Irrigation, Fire & Burglar Alarms Comments:
IECES: BE CON BUE D REGIST	E TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY NOTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER PILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS TERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL EDEPARTMENT.

New Hampshire Association of REALTORS® Standard Form



Pi	OPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
a.	DITIONAL INFORMATION ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION? ☐ Yes ☐ No
b.	ADDITIONAL COMMENTS:
	WLEDGEMENTS:
ACCU	R ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER CLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.
SELLE	R(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE <u>KNOWN</u> INFORMATION TO BUYER(S).
SELLE	R DATE SELLER DATE
PRECI DISCL PROPI AND I	ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE DING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE RTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS IVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED DRS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.
SELLE	R(S) INITIALS

Main House

PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS

AF CC	PRO MP	OPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF LETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.
1.	SE	ELLER: Star Mountain Properties, LLC
2.	PF	ROPERTY LOCATION: 468 Greenfield Road, Peterborough, NH 03458
3.	CC	ONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED? Yes No
4.		LLER: Mas has not occupied the property for 5 years.as a second home
5.	W	ATER SUPPLY
	a.	ease answer all questions regardless of type of water supply. TYPE OF SYSTEM: Public Private Seasonal Unknown Dipoliced Dug Other
	b.	INSTALLATION: Location: Front North Side of House
		Installed By: Date of Installation: _9/18/1991 What is the source of your information?
	c.	USE: Number of persons currently using the system:
		Does system supply water for more than one household? Yes X No Supplies Gym
	d.	MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
		Pump: Yes No N/A Quantity: Yes No Quality: Yes No Quality: Yes No
	e.	WATER TEST: Have you had the water tested?
		IF YES to any question, please explain in Comments below or with attachment.
		Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No IF YES, are test results available? Yes No
		What steps were taken to remedy the problem?
		COMMENTS:
6.		WAGE DISPOSAL SYSTEM
	a.	TYPE OF SYSTEM: Public: ☐ Yes ☐ No Community/Shared: ☐ Yes ☒ No Private: ☒ Yes ☐ No ☐ Unknown
	h	Septic Design Available: Yes No IF PUBLIC OR COMMUNITY/SHARED
	٥.	Have you experienced any problems such as line or other malfunctions? Yes No What steps were taken to remedy the problem?
	c.	IF PRIVATE:
		TANK: X Septic Tank Holding Tank Cesspool Unknown Other Tank Size 1500 Gal. Unknown Other
		Tank Type Concrete Metal Unknown Other Location: Rear South Side of House Location Unknown Date of Installation:
		Location: Rear South Side of House
		Have you experienced any malfunctions? Yes No
		Comments:
		Have you experienced any malfunctions? Yes No Comments: R(S) INITIALS JUNE BUYER(S) INITIALS JUNE JUNE

New Hampshire Association of REALTORS® Standard Form

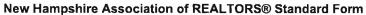


	PR	OPERTY LOCAT	FION: 468 Greenfield R	d., Peterborough, N	IH 03458			
	d.	IF YES, Location Date of installati Have you expens Comments:	X Yes	st Side 007 ions? Yes	No	Installed By: Ox	kbow Constructi	
	e.	IF YES, has a si Source of Inform Comments: FOR ADDITION	CATED ON "DEVEL te assessment been nation: NAL INFORMATION TAL SERVICES SUE	o done? Ye	es No	Unknown		
7.	INS	<u>SULATION</u>	LOCATION Attic or Cap Crawl Space Exterior Walls Floors	Yes No	Unknown	If YES, Type Loose fill & Fibe Fiberglass	erglass	Unknown □ □ □ □ □ □
8.	HA.	Are you aware of IF YES: Are tank IF NO: How long What materials a Age of tank(s): Location: Are you aware of Comments:	ERIAL ID STORAGE TANK of any past or presences currently in use? In have tank(s) been care, or were, stored in the store of the store o	t underground si Yes It out of service? in the tank(s)? Size of tan t problems such	nk(s):as leakage, et	c? Yes No		_
	b.	ASBESTOS - Co As insulation on In the siding?	the heating system Yes No Yes No Yes Information:	y existing: pipes or ducts?] Unknown Ir	n the roofing sh Other		$\equiv 0$	☐ Unknown ☐ Unknown
	c.	Has the property If YES: Date: 8 Results: Negat	/2004 ive been tested since re	Yes	By: <u>Hinet (</u> ble, what remed	dial steps were take	n?	
SE	LLEF	R(S) INITIALS				BUYEF	R(S) INITIALS	

New Hampshire Association of REALTORS® Standard Form



	PR	OPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
		RADON/WATER - Current or previously existing: Has the property been tested?
	e.	LEAD-BASED PAINT - Current or previously existing: Are you aware of lead-based paint on this property? Yes No If YES: Source of information: Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No Comments:
	f.	Are you aware of any other hazardous materials?
9.	GE	NERAL INFORMATION
	a.	Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal? Yes No Unknown If YES, Explain: What is your source of information?
	b.	Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees? Yes No Unknown If YES, Explain: What is your source of information?
	C.	Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc? ☐ Yes ☒ No If YES, Explain:
	d.	Are you aware of any problems with other buildings on the property?
	e.	Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN If YES, Explain:
	f.	Is this property located in a Federally Designated Flood Hazard Zone? Yes No Unknown Comments:
		Has the property been surveyed? Yes □ No □ Unknown If YES, By:
	h.	How is the property zoned? (R) Rural
	i.	Heating System Age: Type: Forced Hot Water Fuel: Oil Tank Location: Basement Owner of Tank: Annual Fuel Consumption: Price: Gallons: 2 x 275 Date system was last serviced and by whom? Secondary Heat Systems: Comments:
	j.	Roof Age: 2007 Type of Roof Covering: Asphalt Shingles Moisture or leakage: Comments:
er.		DISCONITIAL S. T.





TO BE COMPLETED BY SELLER

SELLER(S) INITIALS

PR	OPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 03458
k.	Foundation/Basement: XFull Partial Other: Type: Moisture or leakage: None Comments: Sump Pump Equipped
I.	Chimney(s) How Many? 1 Lined? Yes Last Cleaned: Problems? Comments:
m.	Plumbing Type: Copper and PEX Age:
n.	Domestic Hot Water: Age: Type: Oil Fired Gallons: 80
О.	Electrical System: # of Amps 200
p.	Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes No If Yes, please explain:
q.	Pest Infestation: Are you aware of any past or present pest infestations? Yes X No Type: Comments:
r.	Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes No If YES, please explain:
s.	Air Conditioning: Type: Central Age: Date Last Serviced and by whom: Comments:
t.	Pool: Age: Heated: X Yes No Type: Last Date of Service:
u.	Generator: Portable: Yes No Whole House: Yes No Kw/Size:Last Date of Service: If Portable: Included Negotiable Comments:
٧.	Internet: Type Currently Used at Property:
w.	Other (e.g. Alarm System, Irrigation System, etc.) Alarm and Irrigation Systems Comments:
NECES BE CON DUE D REGIST	E TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM SARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY NTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS TERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL EDEPARTMENT.

BUYER(S) INITIALS

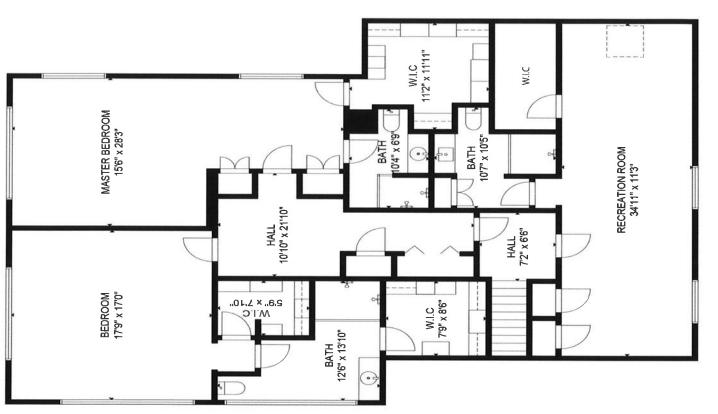
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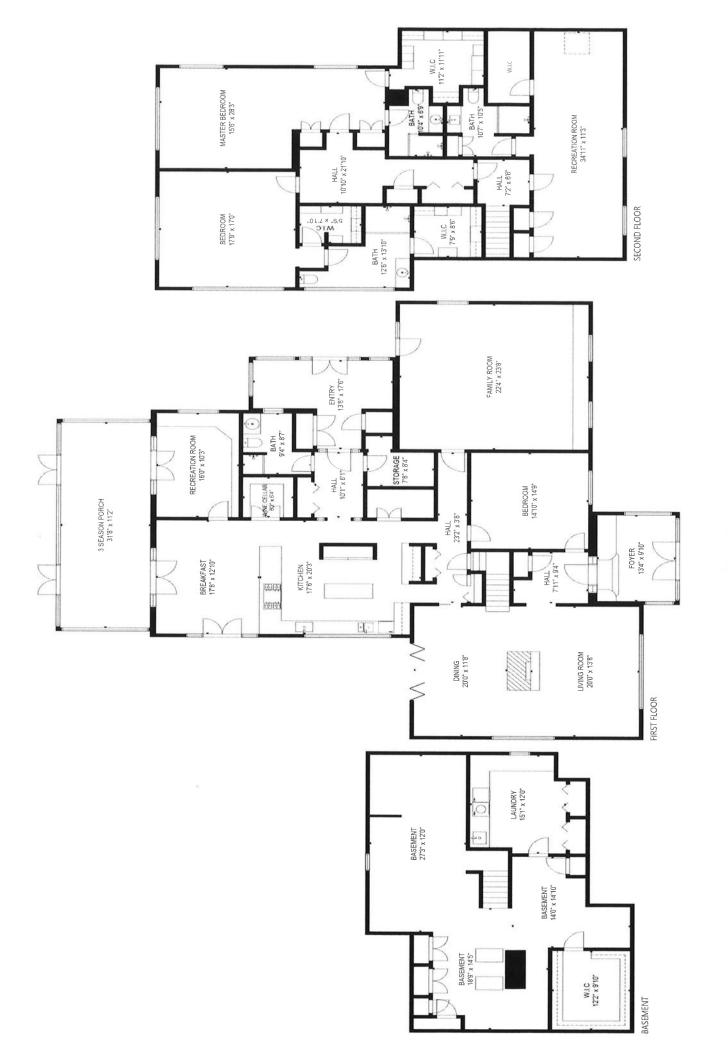
PR	ROPERTY LOCATION: 468 Greenfield Rd., Peterborough, NH 034	58	
40 AD	DOITIONAL INFORMATION		
	<u>.DDITIONAL INFORMATION</u> . ATTACHMENT EXPLAINING CURRENT PROBLEMS, PA	ST DEDVIDS OD VD	DITIONAL INFORMATIONS
a,	Yes No	OT NEFAINS, ON AD	DITIONAL INI ORIVIATION !
b.	. ADDITIONAL COMMENTS:		
ACKNO	LIOWLEDGEMENTS:		
	ER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED TH	E AROVE INFORMAT	ION AND THAT SUCH INFORMATION IS
ACCUR	IRATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER SCLOSE THE INFORMATION CONTAINED HEREIN TO OTH	KNOWLEDGE. SELL	ER AUTHORIZES THE LISTING BROKER
SELLE	ER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FA	ILURE TO PROVIDE	KNOWN INFORMATION TO BUYER(S).
PETTE			
SELLEI	ER DATE	SELLER	DATE
RIIVER	R ACKNOWLEDGES RECEIPT OF THIS PROPERTY	DISCLOSURE DIDE	AND HEDERY HINDERSTANDS THE
PRECE DISCLO PROPE	EDING INFORMATION WAS PROVIDED BY SELLER LOSURE STATEMENT IS NOT A REPRESENTATION, WAS PERTY BY EITHER SELLER OR BROKER. BUYER IS EN	AND IS NOT GUAL ARRANTY OR GUAR ICOURAGED TO UNI	RANTEED BY BROKER/AGENT. THIS ANTY AS TO THE CONDITION OF THE DERTAKE HIS/HER OWN INSPECTIONS
AND IN ADVISO	INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STESORS AND TO INDEPENDENTLY VERIFY INFORMATION	RUCTURAL OR OTH DIRECTLY WITH THE	IER PROFESSIONAL AND QUALIFIED TOWN OR MUNICIPALITY.
BUYER	R DATE	BUYER	DATE
SELLE	ER(S) INITIALS		BUYER(S) INITIALS/_

Property Utilities and Services

Utility Inform Annual Cost:		Electric Oil Gas Natural Gas Propane Wood Kerosene	Co.: Eversource Co.: Co.: Co.:Allen Mathewson Energy Co.: Co.:
Septic	Maintained by: Last Pumped:		Date:
Furnace	Maintained by: Last Cleaned:		
Chimney	Maintained by: Last Cleaned:		
Water	Tested by:		Date:
Other			
Association C	ontact & Phone #:N//	A	
Association A	ddress:		
Cable TV Con	npany:		
			iny
Internet Service	e: Fair Point Commur	nications Compar	ny
Rubbish Remo	oval: <u>Monadnock Dis</u>	oosal Service	
Snow Remova	d:		
Misc.:			
v115C			
	erein provided by:		



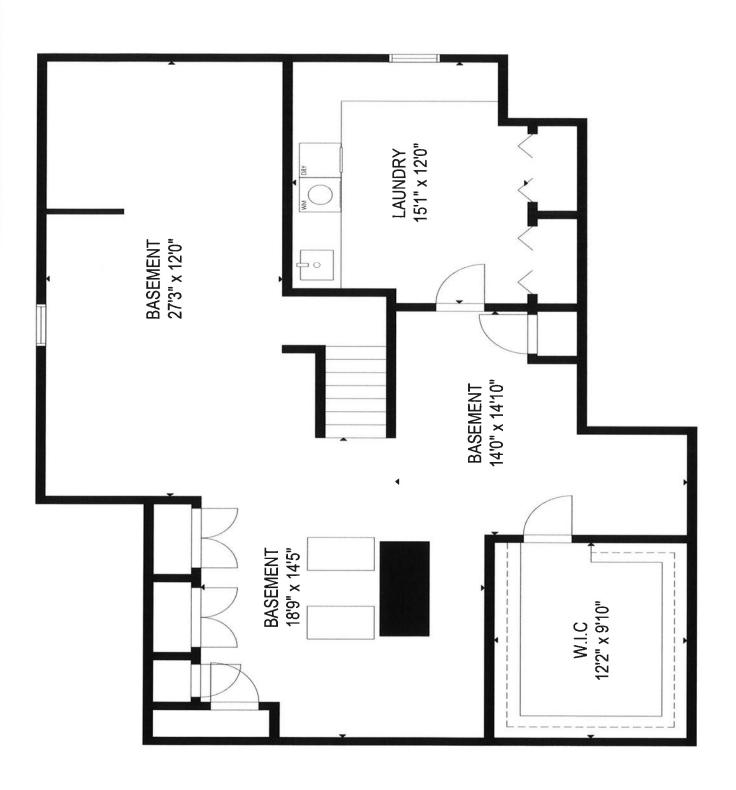
GROSS INTERNAL AREA TOTAL: 6,155 sq ft BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft SECOND FLOOR: 1,997 sq ft



GROSS INTERNAL AREA TOTAL: 6,155 sq ft BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft SECOND FLOOR: 1,997 sq ft



GROSS INTERNAL AREA TOTAL: 6,155 sq ft BASEMENT: 1,151 sq ft, FIRST FLOOR: 3,007 sq ft SECOND FLOOR: 1,997 so ft



GROSS INTERNAL AREA TOTAL: 6,155 sq ft BASEMENT: 1,151 sq ft, HRST FLOOR: 3,007 sq ft SECOND FLOOR: 1,997 sa ft



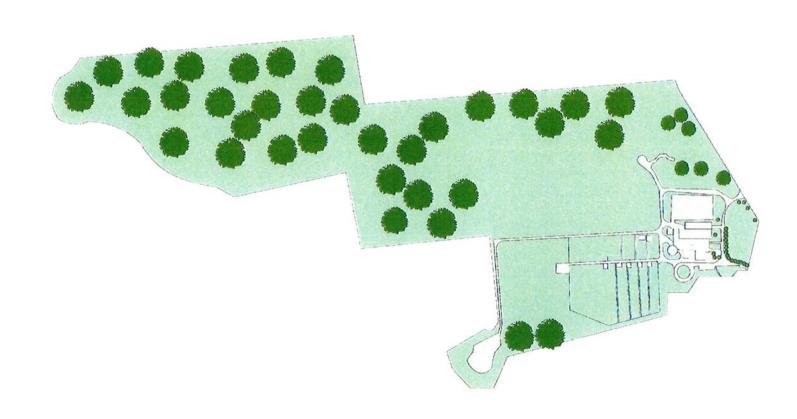
GROSS INTERNAL AREA TOTAL: 4.473 sa ft



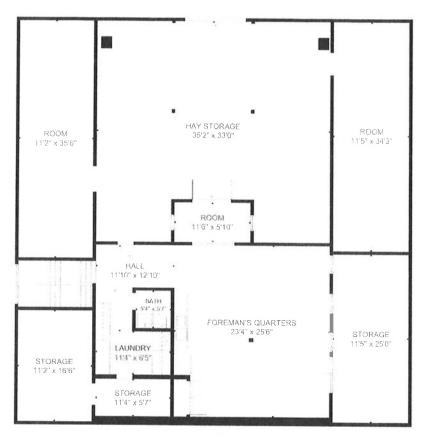
GROSS INTERNAL AREA TOTAL: 2.324 sq ft FISOR: 1.040 sa ft. SECOND FLOOR: 1.284 sa ft

GROSS INTERNAL AREA TOTAL: 2,324 sq ft FIRST FLOOR: 1,040 sa ft. SECOND FLOOR: 1,284 sa ft

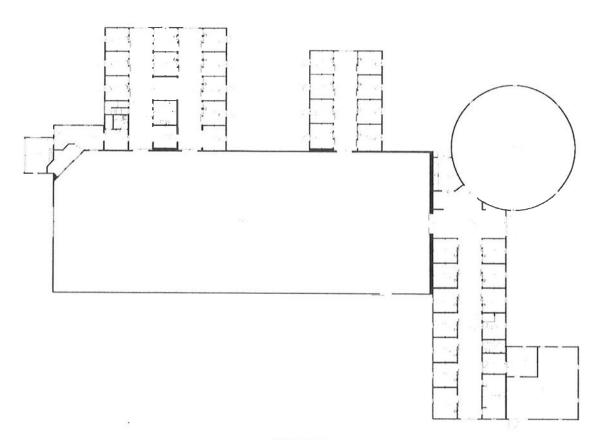
GROSS INTERNAL AREA TOTAL: 2,324 sq ft FIRST FLOOR: 1,040 sq ft. SECOND FLOOR: 1,284 sq ft



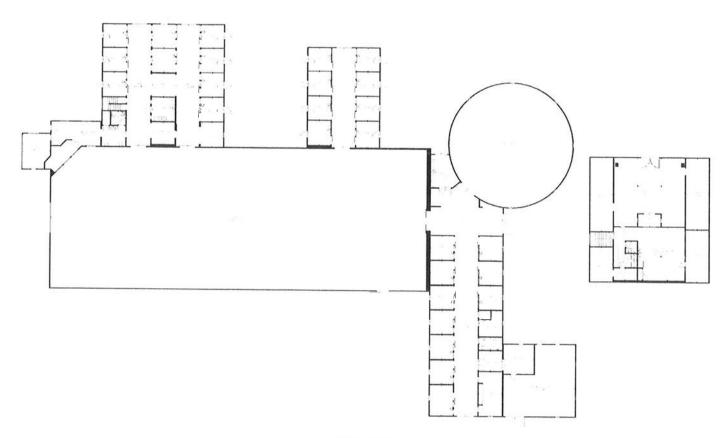
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CROSS SERVICES AND ACCORD FOR THE SERVICES AND ACCORD FOR



GROSS INTERNAL AREA *OTAL 28,951 vg ½ FURST 1:500 AC6463 sq.lt. SECOND FLOOR (1484 vu ft

Il division

Situs: 468 GREENFIELD RD

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE **MIAMI FL 33137**

GENERAL INFORMATION

Map ID: R012-010-005

8979/2003 C40 Living Units 2 Neighborhood 102 Alternate Id

R Residential

Class: Current Use Land & Bldg

Card: 1 of 3

Printed: October 27, 2021



Vol / Pg District Zoning Class 6.5 AC NICU/ 66.93 AC IN CU RT 202, LOC 10% HVY TRAFFIC 8X12 SHED = NV GATED NO TRESPASS 17-CHNGE ACRES PER PLAN

			Land Information		
Туре		Size	Size Influence Factors	Influence %	Value
Primary	AC	1.0000	Location	-10	54,000
Marshland	AC	7.0000			3.500
Residual 1	AC	5.0800	Shape/Size	40	18,290
View	ıL	28.0 x 1			000.86
Residual 1	AC	60.3500	Shape/Size	40	217,260
Total Acres: 73.4306	1306				
Spot:			Location:		

315,400 1,286,200 1,601,600

000

391,100 1,686,700 2,077,800

391,100 1,686,700 2,077,800

1,686,700 1,863,490 176,790 Assessed

Building Total

Income

Cost

Appraised

Assessment Information

Base Date of Value 10/27/2021 Effective Date of Value 10/14/2020

Value Flag COST APPROACH

Gross Building:

Manual Override Reason

nation	Source	Other	Other	Other	Other	Other
Entrance Inform	Entry Code	Review Only	Review Only	Review Only	Not At Home	Review Only
	<u></u>	8	RD	RD	S.	8
	Date	10/18/19	08/14/18	06/20/18	08/03/17	10/11/16

0 • _			THE STATE OF	Permit Information	mation	STATE OF THE PARTY
07-11 550,000 BLDG 3 Car Garage/ G 06-142 35,000 BLDG Pool Shed 06-5 0 BLDG Remove Garage 06-51 53,000 BLDG Swimming Pool 06-09 575,000 BLDG Guest Quaters	Date Issued	Number	Price	Purpose		% Complete
06-142 35,000 BLDG 06-5 0 BLDG 06-51 53,000 BLDG 06-09 575,000 BLDG	01/18/07	07-11	550,000	BLDG	3 Car Garage/ G	100
06-51 53,000 BLDG 06-51 53,000 BLDG 06-09 575,000 BLDG			35,000	BLDG	Pool Shed	100
06-51 53,000 BLDG 06-09 575,000 BLDG			0	BLDG	Remove Garage	100
9 06-09 575,000 BLDG		06-51	53,000	BLDG	Swimming Pool	100
		60-90	575,000	BLDG	Guest Quaters	100

The second secon	Grantee STAR MOUNTAIN PROPERTIES LLC STEVEN M BLACK & STEVEN P AYALA TR ROBINSON DONNA LOUZIER TRUST HELMERS CARL T JR HELMERS CARL T JR
	Deed Type Trust W/ Fiduciary Quit Claim
Sales/Ownership History	Validity Trust W/ Fiduciary 8979/2003 Family/Relative/Affiliate As Grantor/C 8779/0277 Divorcing Parties As Grantor/Grantee 7312/1117 Divorcing Parties As Grantor/Grantee 7139/1247
	Price Type 1,250,000 Land + Bldg Land + Bldg 425,067 Land + Bldg 425,000 Land + Bldg
	Transfer Date 06/20/17 08/03/15 09/02/04 12/18/03 03/22/00 01/01/99

Parcel Id: R012	
Situs: 468 GREENFIELD RD	

2-010-005

Dwelling Information

1977 1992 No	
Year Bulk 1977 Eff Year Bulk Year Remodeled 1992 Amenities In-law Apt No	Basement
Contemporary 1 Pt-Fin Frame X Natural	
Style Contemporary Story height 1 Attic Pt-Fin Exterior Walls Frame Masonry Trim X Color Natural	

FBLA Type Rec Rm Type Openings Stacks Fireplaces Pre-Fab # Car Bsmt Gar Heating & Cooling Fuel Type Oil System Type Warm Air Basement Full Heat Type A/C FBLA Size Rec Rm Size

Bath Remod Yes ന Extra Fixtures 2 Full Baths Bath Type Half Baths Kitchen Remod Yes c Kitchens 1 Bedrooms Total Rooms Kitchen Type Family Rooms

Unfinished Area Unheated Area Economic Market Adj Functional % Good Ovr Grade & Depreciation VERY GOOD Condition Very Good Int vs Ext Same Grade A+ Cathedral Ceiling x Cost & Design Physical

% Complete

762,700 F % Good **Dwelling Value** Adj Factor Functional Economic % Complete **C&D Factor** Additions **Good Override Dwelling Computations** 330,676 23,560 12,350 50,110 13,150 429,850 1,260 4,258 1724 Plumbing Basement Other Features **Ground Floor Area** Total Living Area Basement Area **Base Price** Heating Subtotal

Building Notes

Class: Current Use Land & Bildg

29 G

Card: 1 of 3

Printed: October 27, 2021

A Man Building Are Poer Person Person

3101103

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45 C D 34 C D 34

33

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299

		Value
		Condition
		Yr Blt Grade Condition
	Outbuilding Data	Area Qty
1		Size 2
æ		Size 1

6,410 1,820 2,860 21,270 4 4 4 4 4 1988 2006 2007 1,168 6 1,06 1,06 1,200 1× 1160 22 x 22 24 x 50 10 × 10 Frame Shed Frame Shed Porch ype Pool Pool

4 4 c Interior Flooring **Reposition Material** Unit Location nterior Walls **Unit View** Condominium / Other Information Complex Name Condo Model Unit Number **Unit Parking Unit Level**

Grade Yr Bullt TLA Style Comparable Sales Summary Sale Price Sale Date Parcel ID

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TRUPERIT	
RESIDENIAL	
noisia	

101

CARD

Complex Name Condo Model **Unit Number Unit Parking Unit Level** Parcel ID Type Parcel Id: R012-010-005 657,100 Amenities Hearth 54,200 2006 1.02 욷 Bath Remod No Economic 90 ĝ 8 In-law Apt FBLA Type Rec Rm Type Year Built Eff Year Built Year Remodeled Stacks Full Baths Fireplaces Half Baths # Car Bsmt Gar Openings Extra Fixtures **Bath Type** % Good **Pre-Fab** Unfinished Area Unheated Area Dwelling Value Economic Adj Factor **Market Adj** Functional % Good Ovr Functional % Complete C&D Factor Additions **Good Override Dwelling Computations Dwelling Information** Grade & Depreciation 32,400 20,450 728,440 127,830 2,403 4,724 2403 Heating & Cooling AVERAGE Situs: 468 GREENFIELD RD System Type Hot Water 2,321 Condition Average Frame Ranch Green None int vs Ext Same Basement Full Heat Type A/C ō Kitchen Remod No Rec Rm Size x Grade A+ e თ Cathedral Cailing x FBLA Size **Exterior Walls** Attic Color Cost & Design % Complete Bedrooms Story height Masonry Trim Fuel Type Kitchens Total Rooms Physical Family Rooms Kitchen Type **Base Price** Plumbing Heating Total Living Area Basement Area Basement Other Features **Ground Floor Area** Subtotal

Class: Current Use Land & Bidg

Card: 2 of 3

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Printed: October 27, 2021

18 D 35

D Code Description
A Main Building
B 14 FUB FRAME UTILITY B...
C 11 OFP OPEN FRAME PO...
D 12 EFP BNCL FRAME POR...
E 11 OFP OPEN FRAME POR... **☑** < **@** ○ ○ **□**

22 E

24 8 4 5 K

Value Yr Bit Grade Condition Q. Area Size 2 Size 1

യപ്പ യാത്ര ഇ

٥

Condominium / Other Information

Interior Flooring Roofing Material Interior Walls

5 13

Unit Location

Unit View

Comparable Sales Summary

TLA Style

Sale Date

Building Notes

Sale Price

Grade Yr Built

At division

Situs: 16 BURKE RD

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE MIAMI FL 33137

Map ID: R012-014-002

Printed: October 27, 2021

Card: 2 of 2

Class: Current Use Land & Bldg

GENERAL INFORMATION R Residential 8979/2007 Neighborhood 102 Alternate Id B40 Living Units Vol / Pg Zoning District

Class

APPROX 24 ACRES NICU- 07SUBDIV EQUESTRIAN FACILITY GATED BOUGHT WITH R12-14-201 & 202, R12-10-4

Assessment Information

422,900 709,400 1,132,300

000

519,700 730,800 1,250,500

519,700 730,800 1,250,500 Appraised

730,800 304,250 Assessed

Building

Total

Іпсоте

Cost

Effective Date of Value 10/14/2020

Value Flag COST APPROACH

Gross Building:

Base Date of Value Manual Override Reason

10/27/2021

% Complete

5 6 6

Add To Horse Ba

200,000 40,000 150,000

07-19 07-63

07-04

01/02/07 02/06/07 05/29/07

Vestibule Tc

Permit Information

Purpose BLDG BLDG BLDG BLDG BLDG

Price 6,000

Number

Date Issued

8

8

Remodel Horse

400,000

05-149

12/05/05 11/28/05

05-114

Sales/Ownership History

Trust W/ Fiduciary

Price Type 1,650,000 Land + Bldg 2,516,933 Land + Bldg

Transfer Date

09/02/04

06/19/17

02/02/04

1 Land + Bldg

03/22/00 06/29/98

Validity

Tractor Shed Strctrl Alt To

105,000 4,500 96,260 Value 215,920 98,000 Influence % ဗ္ဂ ဓ္က Shape/Size Shape/Size Location: Influence Factors Size 9.0000 2.0000 22.9200 28.0 x 1 51.4100 AC AC A T A Total Acres: 85.3306 Marshland Residual 1 Residual 1 Primary Type View Spot:

Entrance Information Date

Source Other Other Other Other Other Review Only Review Only Review Only Review Only Review Only **Entry Code** 2222

10/18/19

06/20/18

10/11/16 09/29/11

08/14/18

Grantee STAR MOUNTAIN PROPERTIES LLC Deed Type Trust W/ Fiduciary Deed Reference 8979/2007 7312/1122 6220/0124 6620/0124 Apparently Valid - Unable To Docum

TIGER FISH LLC

LOUZIER DONNA LOUZIER-HELMERS DONNA

ALL OBY'S, 19-NO TRESSPASSING

Land Information

It division

Situs: 468 GREENFIELD RD

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE **MIAMI FL 33137**

Map ID: R012-010-005

GENERAL INFORMATION

R Residential 8979/2003 C40 Neighborhood 102 Living Units Alternate Id Vol / Pg Zoning District

RT 202, LOC 10% HVY TRAFFIC 8X12 SHED = NV GATED NO TRESPASS 17-CHNGE ACRES PER PLAN 6.5 AC NICU/ 66.93 AC IN CU

315,400 1,286,200 1,601,600 10/14/2020 Base Date of Value 10/27/2021 000 Income **Effective Date of Value** Manual Override Reason 391,100 1,686,700 Cost 2,077,800 Assessment Information 391,100 1,686,700 2,077,800 Appraised Value Flag COST APPROACH 1,686,700 1,863,490 176,790 Assessed Building Total

Gross Building:

3,500 18,290 54,000 98,000 217,260 Value Influence % 우 8 8 Shape/Size Shape/Size Location: Influence Factors Land Information Location 1.0000 7.0000 28.0 x 1 5.0800 60.3500 A S A T A Total Acres: 73.4306 Residual 1 Marshland Residual 1 Primary Type View

Source Other Other Other Other Other Not At Home Review Only Review Only Review Only Review Only **Entry Code** 8 888 06/20/18 10/18/19 08/14/18 08/03/17 10/11/16 Date

% Complete 56 90 3 Car Garage/ G Remove Garage Swimming Pool **Guest Quaters** Pool Shed Permit Information Purpose BLDG BLDG BLDG BLDG BLDG Price 550,000 35,000 53,000 575,000 Number 06-142 06-51 60-90 07-11 9-90 Date Issued 01/18/07 05/12/06 11/21/06 06/23/06 01/17/06

STEVEN M BLACK & STEVEN P AYALA TR ROBINSON DONNA LOUZIER TRUST STAR MOUNTAIN PROPERTIES LLC HELMERS CARL T JR HELMERS CARL T JR & DONNA Grantee Deed Type Trust W/ Fiduciary Quit Claim Deed Reference Trust W/ Fiduciary
Family/Relative/Affiliate As Grantor/G 8779/0277
Divorcing Parties As Grantor/Grantee 7312/1117
Divorcing Parties As Grantor/Grantee 7139/1247 Sales/Ownership History Validity Land + Bldg Land + Bldg Land + Bldg Type Land + Bldg **Price** 1,250,000 425,067 425,000 Transfer Date 03/22/00 01/01/99 08/03/15 09/02/04 12/18/03 06/20/17

Card: 3 of 3

Class: Current Use Land & Bldg

Printed: October 27, 2021

107

Parcel Id: R012-010-005

Class: Current Use Land & Bldg

Card: 3 of 3

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Printed: October 27, 2021

38×4 x x x x 24 5 ш 24 27 ш 22 D 22 5 12 4 11 6 11 ø

Value Yr Bit Grade Condition **Outbuilding Data** Area Oty Size 2 Size 1 Type

Interior Flooring Roofing Material nterior Walls **Unit Location Unit View** Condominium / Other Information Complex Name Condo Model Unit Number **Unit Parking Unit Level**

Yr Built TLA Style Comparable Sales Summary Sale Price Sale Date Parcel ID

Grade

Building Notes

234,000

Dwelling Value

690 1,208

Total Living Area

Ground Floor Area Basement Area

93,500

Additions

167,810

Subtotal

1.02

Adj Factor C&D Factor

8

Economic

% Complete

24,650

Attic

Other Features

% Good 90

Dwelling Computations

% Good Override Functional

162,664 -4,300 -21,270 6,070

Basement

Base Price Plumbing Heating

2007 ž Bath Type Bath Remod No Economic 90 Extra Fixtures 1 FBLA Type Rec Rm Type Year Built in-law Apt Eff Year Built Year Remodeled Fireplaces Openings Full Baths Half Baths Market Adj Functional Amenities # Car Bsmt Gar Stacks Pre-Fab **Unheated Area Unfinished Area** % Good Ovr **Dwelling Information** Grade & Depreciation Conventional Heat Type A/C Fuel Type Gas System Type Warm Air Heating & Cooling AVERAGE Situs: 468 GREENFIELD RD Condition Average Frame Natural Pt-Fin Basement None Int vs Ext Same Kitchen Remod No Grade B+ Rec Rm Size x 0 Total Rooms 4 Style Attic Color **Exterior Walls** Story height Masonry Trim FBLA Size Bedrooms Cathedral Ceiling Physical Kitchen Type Cost & Design Family Rooms Kitchens % Complete

Ir division

Situs: 468 GREENFIELD RD

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE MIAMI FL 33137 **CURRENT OWNER**

Map ID: R012-010-005

GENERAL INFORMATION

8979/2003 Living Units 2 Neighborhood 102 Alternate Id Vol / Pg

R Residential Zoning

District

Class: Current Use Land & Bldg

Card: 2 of 3

Printed: October 27, 2021



	- 100

Influence % Value -10 54,000 Building 3,500 Total		Assessment Info	Assessed Appraised	176,790	Ψ-	1,863,490
Influence % 5-10 5-10				Land	Building	Total
1966	\exists		e	00	200	000
			Val	54.0	C	0

Land Information

RT 202, LOC 10% HVY TRAFFIC 8X12 SHED = NV GATED NO TRESPASS

6.5 AC NICU/ 66.93 AC IN CU

17-CHNGE ACRES PER PLAN

315,400 1,286,200 1,601,600

000

391,100 1,686,700 2,077,800

Income

Cost

Effective Date of Value 10/14/2020 Base Date of Value 10/27/2021

COST APPROACH

Value Flag

Gross Building:

Manual Override Reason

54,000 3,500 18,290 98,000 217,260 -10 4 4 Shape/Size Shape/Size Location: Size Influence Factors Location 1.0000 28.0 x 1 7.0000 5.0800 60.3500 A P A & S Fotal Acres: 73.4306 Warshland Residual 1 Residual 1 Primary Type View Spot:

Source Other Other Other Other Other Entrance Information Not At Home Review Only Review Only Review Only Review Only **Entry Code** □ & B & B & B & B 10/18/19 06/20/18 08/14/18 08/03/17 10/11/16

% Complete 8 100 100 9 3 Car Garage/ G Remove Garage Swimming Pool **Guest Quaters** Pool Shed Permit Information Purpose BLDG BLDG BLDG BLDG BLDG 35,000 Price 53,000 575,000 550,000 Number 06-142 07-11 06-51 60-90 06-5 Date Issued 11/21/06 06/23/06 05/12/06 01/11/06 01/18/07

STEVEN M BLACK & STEVEN P AYALA TF STAR MOUNTAIN PROPERTIES LLC Grantee Deed Type Trust W/ Fiduciary Quit Claim **Deed Reference** Family/Relative/Affiliate As Grantor/G 8779/0277 Divorcing Parties As Grantor/Grantee 7312/1117 Divorcing Parties As Grantor/Grantee 7139/1247 8979/2003 Sales/Ownership History Trust W/ Fiduciary Family/Relative/Affiliate As Grantor/G Validity Price Type 1,250,000 Land + Bldg Land + Bldg 425,067 Land + Bldg 425,000 Land + Bldg 1,250,000 **Fransfer Date**

08/03/15 09/02/04

06/20/17

12/18/03 03/22/00 01/01/99

DONNA LOUZIER TRUST HELMERS CARL T JR HELMERS CARL T JR & DONNA ROBINSON

Style Story height Attic	Dwelling Information
Exterior Walls Masonry Trim ×	
	in-law Apt No Basement
××	# Car Bsmt Gar FBLA Type Rec Rm Type
Heating & Cooling Heat Type Fuel Type System Type	Fireplaces Stacks Openings Pre-Fab
~	Room Detail
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod
Ac	Adjustments
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area
	Grade & Depreciation
Grade Condition Physical Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr
	Dwelling Computations
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions
Ground Floor Area Total Living Area Basement Area	Dwelling Value
Bull	Building Notes

......

Value 8,440 **ග** ග 2006 128 230 8 x 16 1 x 230 reenhouse

Condo Model Interior Flooring Material Interior Flooring Interior Flooring Interior Flooring Interior Walls
Unit Level Unit Level Unit Level Unit View
Unit Parking Comparable Sales Summary
Sale Date Sale Price TLA Style Yr Bullt Grade

Condominium / Other Information

Story height	Dwelling Information Year Built Eff Year Built	Class: Current	Class: Current Use Land & Bidg
Exterior Walls Masonry Trim × Color Basement FBLA Size × Rec Rm Size ×	Year Remodeled Amenities In-law Apt No Basement # Car Bsmt Gar FBLA Type Rec Rm Type		
Heating & Cooling Heat Type Fuel Type System Type Bedrooms Family Rooms Kitchens	Stacks Stacks Openings Pre-Fab Room Detail Full Baths Half Baths		
Total Rooms Kitchen Type Kitchen Remod Int vs Ext	Bath Type Bath Remod Adjustments Unfinished Area	Type Pole Bidg Pole Bidg Pole Bidg Pole Bidg	Size 1 Si: 16 × 32 16 × 24 20 × 32 23 × 30
Grade Condition Physical Cost & Design 0 % Complete	Grade & Depreciation Market Adj Functional Economic % Good Ovr	Flat Barn Finareabrn Porch	25 x 152 1 x 1586 1 x 165
	Dwelling Computations % Good	Complex Name	Ö
Basement Basement Heating Attic Other Features	% Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking	
Ground Floor Area Total Living Area Basement Area	Dwelling Value	Parcel ID	Sale Date

Value 5,630 7,330 3,170 3,310 75,660 34,220 3,270 Yr Blt Grade Condition o o o o o o o1991 1991 1991 2006 2005 2005 Area 512 384 640 690 3,800 1,586 Size 2 16 x 32 16 x 24 20 x 32 23 x 30 25 x 152 1 x 1586 1 x 165 Size 1 Type
Pole Bldg
Pole Bldg
Pole Bldg
Pole Bldg
Pole Bldg

Printed: October 27, 2021

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Card: 1 of 2

	Condominium / Other Information
Complex Name Condo Model	Roofing Material Interior Flooring
Unit Number	Interior Walls
Unit Parking	Unit Location Unit View

Summary	TLA Style Yr Built	
Comparable Sales S	· Sale Price	
	Sale Date	
	Parcel ID	

Situs: 16 BURKE RD

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE MIAMI FL 33137

Map ID: R012-014-002

Printed: October 27, 2021

Card: 1 of 2

Class: Current Use Land & Bidg

GENERAL INFORMATION B40 Neighborhood 102 Living Units Alternate 1d

8979/2007 Vol / Pg Zoning District Class

EQUESTRIAN FACILITY GATED BOUGHT WITH R12-14-201 & 202, R12-10-4 APPROX 24 ACRES NICU- 07SUBDIV ALL OBY'S, 19-NO TRESSPASSING

422,900 709,400 1,132,300 Effective Date of Value 10/14/2020 Base Date of Value 10/27/2021 Income Manual Override Reason 519,700 730,800 1,250,500 Cost Assessment Information 519,700 730,800 1,250,500 **Appraised** Value Flag COST APPROACH 304,250 730,800 Assessed Building **Gross Building**

> 4,500 105,000

Value

Influence %

Influence Factors Land Information

96,260

-30

Shape/Size

22.9200

28.0 x 1

51,4100

Residual 1

View

Total Acres: 85.3306

Spot

9.0000

Marshland Residual 1

Primary Type

2.0000

9

Shape/Size

Location:

Entrance Information

98,000 215,920

% Complete 100 9 9 9 Remodel Horse B Add To Horse Ba Vestibule To Strctrl Alt To Tractor Shed Permit Information Price Purpose BLDG BLDG BLDG BLDG BLDG 000'9 200,000 40,000 150,000 100,000 Number 05-149 05-114 07-19 07-63 07-04 Date Issued 02/06/07 05/29/07 01/02/07 12/05/05 11/28/05

Source

Other

Other

Other Other

Review Only Review Only

5 ℃ ℃ ℃ ℃

Review Only

0/18/19 08/14/18

Entry Code

Review Only

10/11/16

09/29/11

06/20/18

Review Only

STAR MOUNTAIN PROPERTIES LLC Grantee Deed Type Trust W/ Fiduciary Deed Reference Sales/Ownership History Trust Ŵ/ Fiduciary Apparently Valid - Unable To Docum Validity Price Type 1,650,000 Land + Bldg 2,516,933 Land + Bldg **Transfer Date** 02/02/04 03/22/00 06/29/98 06/19/17 09/02/04

1 Land + Bldg

LOUZIER DONNA LOUZIER-HELMERS DONNA TIGER FISH LLC 8979/2007 7312/1122 6220/0124 6620/0124

R Residential

Situs : 16 BURKE RD	Parcel Id: R012-014-002	Class: Current Use Land & Bldg
	Dwelling Information	
Story height Story height Attic Exterior Walls Masonry Trim ×	Year Built Eff Year Built Year Remodeled Amenities	
Color	In-law Apt No Basement	
Basement FBLA Size × Rec Rm Size ×	Car Rec	
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab	
	Room Detail	
Kitchens Total Rooms Kitchen Type	Haff Baths Extra Fixtures Bath Type Bath Remod	Type Size 1 Size 1 Si
	Adjustments	· ×
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area	××
	Grade & Depreciation	Frame Shed 8 x 14
Grade Condition Physical Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr	
	Dwelling Computations	Ö
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking
Total Living Area Basement Area	Dwelling Value	Parcel ID Sale Deta
	Building Notes	

Value 1,520 273,270 321,420 1,290 660 Yr Blt Grade Condition 99944 $\mathbf{m} \ \mathbf{m} \ \mathbf{m} \ \mathbf{m} \ \mathbf{o}$ 2005 2005 2005 2007 2007 Area 252 11,118 16,891 336 112 Size 2 x x 14 336 8x 14 7 x 36 Size 1 e Shed Shed

Printed: October 27, 2021

Card: 2 of 2

Condominium / Other Information

Omplex Name
Condominium / Other Information
Roofing Material
Interior Flooring
Interior Walts
Anit Level
Unit Location
Unit Parking

arcel ID Sale Date Sale Price TLA Style Yr Built Grade

Situs: 36 BURKE RD

CURRENT OWNER

STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE MIAMI FL 33137

GENERAL INFORMATION Map ID: R012-014-202

Living Units

Vol / Pg District Zoning Class

Class: Vacant Land - Developable

Card: 1 of 1

Printed: October 27, 2021

R Residential 8979/2007 Neighborhood 102 Alternate Id B40

000 Income Manual Override Reason 72,300 72,300 Cost Assessment Information 72,300 Appraised 72,300 72,300 72,300 Assessed Building Total 000'09 12,300 Value

Influence %

Size Influence Factors

1.0000

A S

Residual 1

Primary

Type

Land Information

19-NO TRESSPASS EST VACANT LOT BOUGHT WITH R12-14-201,002,R12-10-4

07 SUBDIV

60,800 60,800

Value Flag COST APPROACH Gross Building:

Base Date of Value 10/27/2021 Effective Date of Value 10/14/2020

Permit Information

Price Purpose

Date Issued Number

% Complete

Source Other Review Only **Entry Code 5** 2 2 2 2 ₹ 10/18/19 Date

Location:

Total Acres: 3.05 Spot:

Other Other

Unimproved Unimproved Unimproved

10/11/16

09/29/11

01/29/07

Deed Type Warranty Sales/Ownership History

Grantee STAR MOUNTAIN PROPERTIES LLC TIGER FISH LLC

Validity Mpc - Can Be Sold Separately Price Type 1,650,000 Land Only **Transfer Date** 06/19/17 01/31/07

Deed Reference 8979/2007 7312/1122

	Parcel Id: R012-014-202	Class: \
	Dwelling Information	
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities	
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating & Cooling	Fireplaces	
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab	
	Room Detail	No. of the last of
Bedrooms Family Rooms Kitchens Total Rooms	Full Baths Half Baths Extra Fixtures	
Kitchen Type Kitchen Remod	Bath Type Bath Remod	Iype
	Adjustments	
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area	
	Grade & Depreciation	
Grade Condition Physical Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr	
	Dwelling Computations	
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Complex Condo N Unit Nur Unit Par
Ground Floor Area Total Living Area Basement Area	Dwelling Value	Parcel ID
	Building Notes	

Vacant Land - Developable

Printed: October 27, 2021

Card: 1 of 1

Value Yr Blt Grade Condition Area Qty Size 2 Size 1

Roofing Material Interior Flooring Interior Walls Unit Location Unit View Condominium / Other Information ex Name umber svel arking

Grade Yr Built TLA Style Comparable Sales Summary Sale Price Sale Date

Printed: October 27, 2021

Card: 1 of 1

Class: Residential Land With Accessory S Value Flag COST APPROACH 10,000 000'06 Price 67,700 9,300 77,000 Assessed Number 06-102 Land Building 06-101 **Gross Building: Date Issued** 08/15/06 08/15/06 54,000 13,740 Value R Residentíal Influence % 8979/2007 Map ID: R012-010-004 Source Neighborhood 102 Alternate Id C40 Other Other Other Other Other GENER Living Units Vol / Pg Zoning District Location: Size Influence Factors Land In Location STAR MOUNTAIN PROPERTIES LLC 4218 NE 2ND AVE 1/2020-NO TRESSPASS- REVIEW ONLY Measured Only Review Only Not At Home Vot At Home 30UGHT WITH R12-14-2, 201 & 202 1.0000 Review Only 2.2900 **Entry Code** Price **MIAMI FL 33137** Situs: 468 GREENFIELD RD A & □ 꼰 및 꿈 과 ♡ otal Acres: 3.29 ipot: Fransfer Date Residual 1 01/05/17 0/08/20 09/06/11 11/05/07 33/23/07 Primary Type Date

57,000 10,000 67,000

000

67,700 9,300 77,000

9,300 67,700 Appraised

Income

% Complete 5 5 5 Manual Override Reason Base Date of Value 10/27/2021 Effective Date of Value 10/14/2020 Res Greenhouse Shed Purpose BLDG BLDG

Grantee STAR MOUNTAIN PROPERTIES LLC

Deed Type Warranty

Deed Reference

Validity

Land + Bldg Land Only Land Only Land Only

1,650,000 2,516,933 32,500 59,000

06/02/00 07/19/96

12/18/03

06/19/17 09/02/04

8979/2007 7312/1122 7139/1245 6248/0340

Mpc - Can Be Sold Separately Divorcing Parties As Grantor/Grantee

TIGER FISH LLC CUDDIHEE RICHARD W LOUZIER DONNA M.

