

June 25, 2024

**TO:** City of Lawrence  
Office of Planning & Development  
12 Methuen Street  
Lawrence, MA 01840

**RE:** Article 97 & 6(f) National Parks  
valuation review

**ATTN:** Daniel A. McCarthy  
Land Use Planner/ Conservation Agent

**Address:** Public Way  
Corner of Chestnut & Lawrence Street  
Lawrence, MA 01840

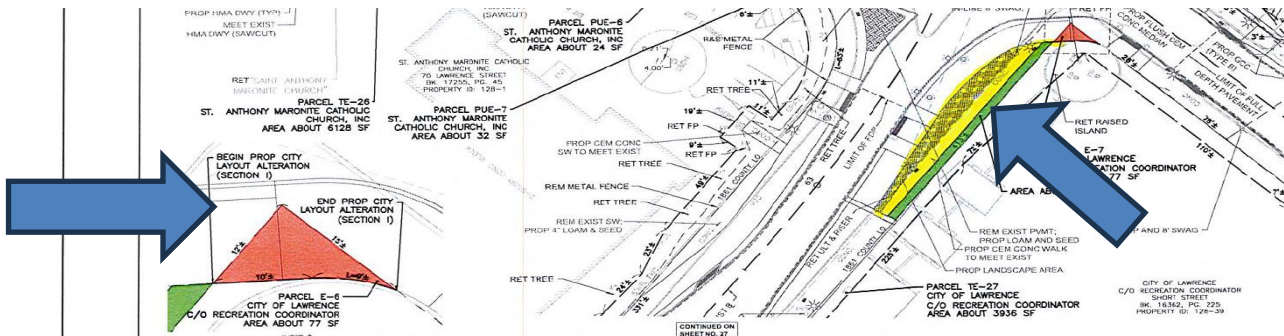
Dear Mr. McCarthy:

As directed by your office I have reviewed two parcels of land on June 25, 2024 – they are both located on a public way (currently existing concrete sidewalks) situated at the general intersection of Chestnut and Lawrence Streets in the City of Lawrence. The intended use of my value conclusion will be for a “land swap” between a portion of National Park Land and City of Lawrence property. I have been requested to provide my estimate of my independent opinion of value and if necessary to prepare USPAP compliant appraisal reports. Due to the marginal use of both properties, I have relied upon my value conclusions as nominal. It should be noted that I have been involved with City and Town takings for over 35 years, these takings all require in-depth knowledge of Yellow Book standards. I have taken multiple Yellow Book seminars, and I am well versed in all applicable requirements.

**Environmental review analysis – LWCF Park Land; 77 square feet of existing concrete sidewalk:**

*“Description of the area proposed for the conversion including the acreage to be converted and any acreage remaining. For determining the size of the conversion, consider not only the physical footprint of the activity precipitating the conversion, but how the precipitating activity will impact the entire LWCF park area. In many cases the size of the converted area is larger than the physical footprint. Include a description of the recreation resources, facilities, and recreation opportunities that will be impacted, displaced or lost due to the proposed conversion. For proposals to partially convert a LWCF park area, the remaining LWCF park land must remain recreationally viable and not be impacted by the activities that are precipitating the conversion. If it is anticipated that the precipitating activities will impact the remaining LWCF area, the proposed area for the conversion should be expanded to encompass all impacted park land. The city is looking to convert a **77 square foot sidewalk corner** located on the corner of Chestnut Street and Lawrence Street. The project will require the relocation of a crosswalk and ramp, a utility pole and a street sign”.*

The impact of taking is minimal as it is an isolated rectangular parcel of land that has already been incorporated into the existing sidewalk. Please see the provided plan of the taking below.



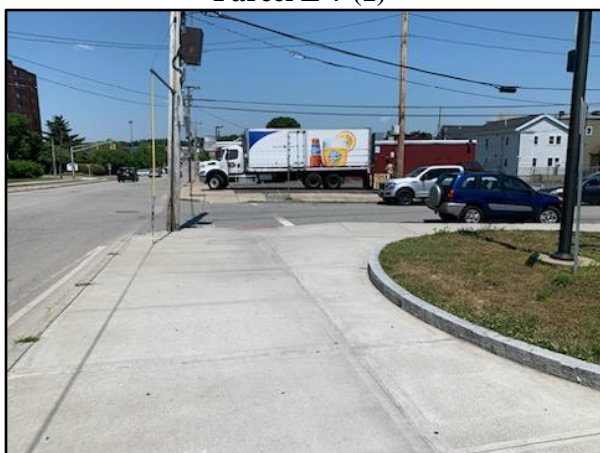
Photos of the parcel in question (E-7) were taken by Gregory C. Story and can be seen below.



**Parcel E-7 (1)**



**Parcel E-7 (2)**



**Parcel E-7 (3)**

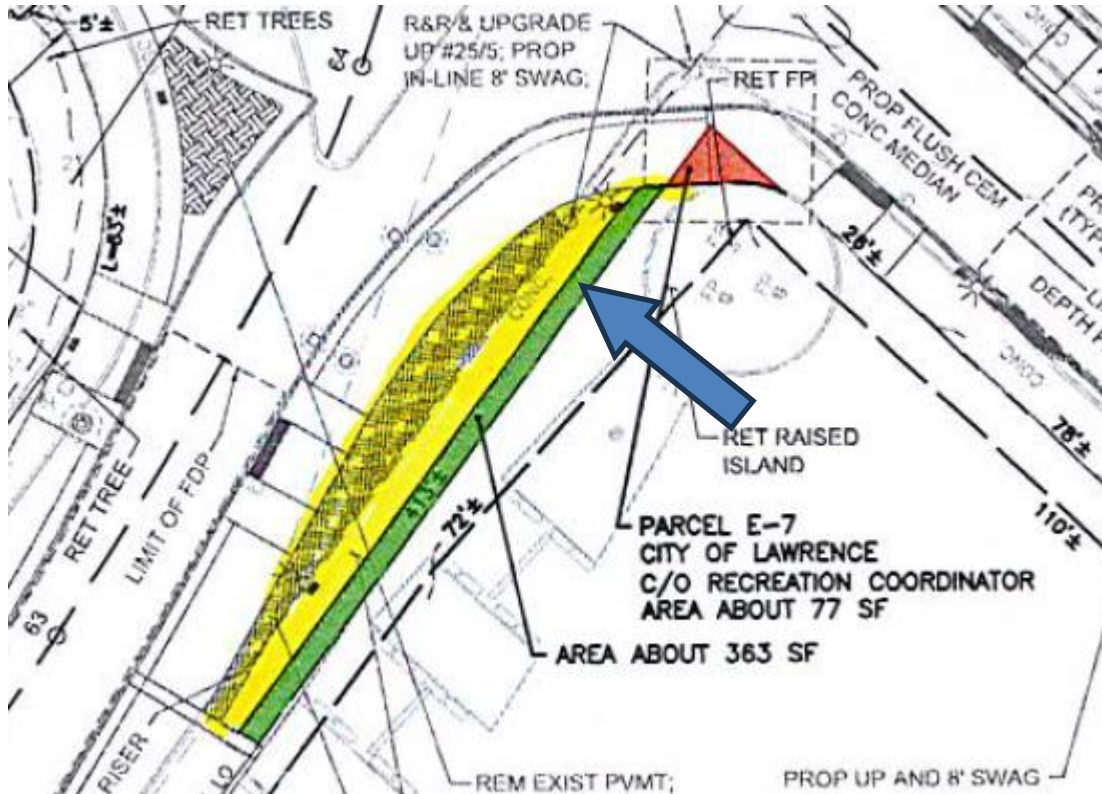


## City of Lawrence Land

Existing sidewalk per Environmental review analysis:

*“The existing sidewalk area contains 363 square feet(per plans below), a crosswalk ramp, a telephone pole and a street sign. These will be relocated on the remaining sidewalk. The new portion of sidewalk is located a little over 100 feet south of the converted parcel and will facilitate more landscaping and bike rack for the residents utilizing the park.”*

Plan below highlighted area in green:



Photos taken by Gregory C. Story below.



Alternate parcel (2)



Alternate parcel (1)

Gregory C. Story


MA General Certified No.1251

NH General Certified No.602

**Valuation conclusion:** both parcels are existing sidewalks and as standalone entities currently reflect its highest and best use – sidewalk. Isolated as independent entities they would be considered marginal use low value sites. The only credible manner in arriving at a value conclusion would be to apply a nominal number on each, the only differential would be size. As of June 25, 2024; 77 Square feet of Park Land – Call \$250 and 363 Square feet of City of Lawrence sidewalk – Call \$500. See mandatory matrix below:

Conversion site	Name(s) O'Neill Park
	Converted acreage 77 SF = 0.002 AC
	Remaining acreages at site, if any 6.636 AC (with replacement land at site)
	Fair market value - Nominal \$250.00
	Appraisal effective date - Not provided
	<input type="checkbox"/> A State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions
	OR <input type="checkbox"/> The State has prepared a waiver valuation for this property in conformity with 49 C.F.R. 24.102(c)(2)(ii)

Respectfully Submitted,



Gregory C. Story

Massachusetts Certified General Real Estate Appraiser #1251

Date of expiration 4/10/2026

## APPRAISER CREDENTIALS

*GREGORY C. STORY*

MA-CG #1251 | NH-CG #602

Direct: 781-661-4014

[gstory@amconsults.com](mailto:gstory@amconsults.com)

<https://www.linkedin.com/in/gregstory1/>

### PROFILE

Gregory C. Story is a Massachusetts Certified General Appraiser with over 30 years of experience appraising commercial and industrial properties, including special purpose properties, multi-tenanted retail and office centers, apartment complexes, large tracts of land, as well as residential dwellings.

### AREAS OF EXPERTISE

Real estate valuation for lending, brokerage, eminent domain, divorce, estate valuation, development, IRS disputes, bankruptcy, HUD 202 multifamily housing, and ad valorem taxation.

### LEGAL EXPERIENCE

Mr. Story is a qualified real estate expert and has extensive experience in court litigation proceedings including U.S. Federal Court, U. S. Federal Bankruptcy Court; Massachusetts Superior Courts (Essex, Suffolk, Middlesex, Plymouth, Worcester and Norfolk); Massachusetts Probate Courts (Suffolk, Middlesex and Essex); and a majority of area District Courts. He has provided litigation support to the JAMS mediation group for dispute resolution. His testimony has ranged from divorce valuations to complex partial takings with significant severance damages to the remaining property. In the case of eminent domain takings, he has provided appraisals for both affected parties (taking authorities and affected landowners).

### LAWYERS WEEKLY

Highlighted several times as “most helpful expert” on cases that range from single family valuations and multiple commercial properties in divorce cases to complex takings relating to eminent domain actions.

### EXPERIENCE, CURRENT

Partner and CO-Founder of [A.M. Appraisal Associates, Inc.](#)

A.M. Appraisal Associates provides appraisal and consulting services in all aspects of collateral valuation overseeing the general sale or acquisition of rights in real estate. Responsibilities range from overseeing a staff of certified real estate professionals to actively participating in all aspects of the firm’s high-level appraisal assignments. Mr. Story has extensive background with eminent domain acquisition with his 16 years of experience with the Massachusetts Highway Department. Mr. Story has valued many high valued estates that have been involved in dispute or in divorce litigation. Appraisal assignments also include providing valuations for special purpose properties, multi-tenanted retail and office centers, apartment complexes, large tracts of land and simple single family dwellings. A.M. Appraisal Associates was established as a full service appraisal firm in 1999. Today, A.M. has developed into one of the area’s premier residential/commercial appraisal firms A.M. has put together and coordinated a staff of certified HUD renovation consultants directly responsible for over 15,000 renovation reports and onsite compliance inspections.

**EXPERIENCE,  
1985-1999**

Appraisal Administrator for the Massachusetts Highway Department. Responsibilities included overseeing all facets of eminent domain with respect to the valuation process, ensuring compliance with established standards and applicable laws and regulations. Coordinated complicated land takings for such projects as the Central Artery, the relocation of Route 146 Worcester and Route 1 expansion for the Foxboro Stadium. Worked directly with cities and towns as well as overseeing a staff of 30 certified appraisers and full fee panel. Worked on the policy committee that developed the taking strategy for contaminated properties within Massachusetts.

**REVIEW  
APPRAISER**

Reviewed staff and fee appraisers for appraisal compliance with established State and Federal standards, applicable laws and regulations. Delineated real and personal property allocations in eminent domain acquisitions. Developed a classroom curriculum on the process of corridor valuations and partial acquisitions.

**STAFF APPRAISER**

Prepared appraisal reports that were the basis for land acquisition via the Eminent Domain process. Was responsible for inspecting the subject properties and collecting data that was relevant to the appraisal assignment.

**CLIENT LIST  
(partial)**

Massachusetts Department of Transportation  
Cities of: Boston, Lynn, Marblehead, Ashland, North Andover, Everett, Malden, Revere, Peabody, Middleton, and Methuen  
Boston Neighborhood Development  
Lynn Neighborhood Development  
Lynn Economic Development Council  
*(Complete list of clients can be provided upon request)*

**EDUCATION**

Engineering Plan and Development  
Relocation and Valuation  
Valuation of Easement and Partial Takings  
Corridors and Rights of Way: Valuation & Policy (Washington Symposium)  
Land Use Planning and Eminent Domain in Massachusetts  
HUD Instructors Course  
Region I, MA Recertification Course  
VT. 203(K) Consultant fy 2000 course  
Yellow Book Seminar – Uniform Appraisal Standards for Federal Land Acquisitions - 2004  
Land Use Planning and Eminent Domain in Massachusetts USPAP - 2006  
General Applications / Residential Case Studies  
Investment Analysis for R. E. Appraisers  
Appraisal Regulations for the Federal Banking Agencies  
Commercial Appraisal Review  
Appraisers Use of the Internet  
Unique & Unusual Residential Properties  
Marshall & Swift Valuation course



**Appraisal Institute Courses:**

Basic Valuation  
Residential Valuation  
Appraisal Principles Standards and Practices  
Capitalization Theory & Technique parts A & B  
Case Studies in Real Estate Valuation  
Report Writing and Val. Analysis  
Market analysis of Highest and Best Use  
Advanced Sales and Cost Approach  
Marshall/Swift Valuation Course  
Brownfield's Valuation  
Eminent Domain Symposium – 2006  
Lincoln Land Institute  
Valuation II: Spatial Analysis in Computer Assisted Mass Appraisals  
Conservation Easements  
B.A. Degree Salem State College

**CERTIFICATIONS**

MA Certified General Appraisal License #1251  
FHA/HUD Approved Real Estate Appraiser #1251  
NH Certified General Appraiser #602  
MHFA Certified Building Consultant  
Nationally HUD Certified Renovation Consultant, P0868

**Appraisers License**

