

RESTRICTED APPRAISAL

Fisher Street
Taunton, MA

Prepared For:

City of Taunton
Office of the Chief Financial Officer
115 Summer Street
Taunton, MA 02780

RE: Fisher Street
Taunton, MA 02780
Assessor's Map 64, Lot 295
Vacant Lot Area: .55 Ac. [23,858 s.f.+
]

Prepared By:

Bernard P. Giroux, MS, ASA, MRA
Certified General Real Estate Appraiser
Giroux Realty Advisers, LLC
1167 Russells Mills Road
South Dartmouth, Massachusetts 02748

FISHER ST. LOT, TAUNTON, MA

City of Taunton, MA

September 17, 2025



TABLE OF CONTENTS

Title Page	1.
Aerial Photo	2.
Table of Contents	3.
Letter of Transmittal	4.
Highest and Best Use	6.
Market Data	7.
Certification	9.
Summary of Important Conclusions	11.
Scope of Work	14.
Location & Neighborhood	14.
Uses	14.
Sales Comparison Approach	15.
Reconciliation	16.
Addenda	17.
Photos	18.
Maps	20.
Three Mile River Watershed	22.
Legal Data	25.
Sales Data	30.
Assumptions/Limiting Conditions	43.
Appraiser Qualifications	48.



Giroux Realty Advisers, LLC

Real Estate Consultants, Analysts and Appraisers

1167 Russells Mills Road, South Dartmouth, Massachusetts 02748
• Tel. 508-677-9500 • Fax 508-636-6970 www.girouxrealestate.com

September 30, 2025

Mr. Patrick Dellorusso, Jr.
Chief Financial Office
City of Taunton
15 Summer Street
Taunton, MA 02780

Re: Fisher Street [the "Property"]
Taunton, MA 02780
Assessor's Map 64, Lot 295
Vacant Lot Area: .55 Ac. [23,858 s.f.]

Dear Mr. Dellorusso:

Per your request, a study and analysis of the above captioned property have been completed providing an Opinion of Value of the Property, as of September 30, 2025.

The opinion of value, based upon the Highest and Best Use of the property, presents the value of the fee simple interest. This conclusion is delivered as of the date of the report, September 30, 2025, and is based upon the appraiser's entire research, study and analysis. This conclusion is an opinion only and is not warranted as a fact. This analysis and the report are subject to the Assumptions and Limiting Conditions attached to this report.

This Restricted Report is prepared in accordance with Section 2-2(b), the Uniform Standards of Professional Appraisal Practice, 2024-2025 edition [USPAP]. This appraisal delivers an opinion of the fee simple value of the property as of September 30, 2025, and summarizes that evaluation. In addition to conforming to USPAP, any reported analyses, opinions and conclusions were developed, and this report have been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Appraisal Practice of the American Society of Appraisers and the MA Board of Real Estate Appraisers [together, known as the "Appraisal Requirements"].

The study included in part, a site visit to the Property and an evaluation of the location in as much as property access might permit; views of aerial photographs of the property over various years; consideration of the community of Taunton; the neighborhood; surrounding industrial land uses; the City of Taunton Zoning by laws; the assessor's data; local regulations and other pertinent material and documents relevant to the analysis of the Property and the lot of land; research into the Three Mile River Watershed; research at the Taunton City Hall and Bristol County Registry of Deeds, North District.

The subject is located approximately 1.8 miles west of the center of Taunton along the south side of Fisher Street, at the southeast corner of the Fisher Street bridge crossing over the Three Mile River. It is situated approximately 150 feet southwest of the intersection with Quequechan Road. This area of Taunton contains a combination of residential subdivisions and the John F. Parker Golf Course, a 138-acre public links and older residential areas. The river flows south along the west boundary of the golf course. There are also large areas of open land to the north and west, including the 158-acre MA Wildlife Puddingstone Wildlife Management Area [WMA]. The .55-acre property serves as a stream bank along on the easterly side of Three Mile River as it flows south under the Fisher Street Bridge. The lot may be considered a part of a palustrine wetland system and is unusable other than for conservation purposes. The river empties in the Taunton River about 3 miles to the south after flowing through Dighton.

A palustrine wetlands system¹: "All non-tidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens." Given the situation above the waterline and along the shore and depth/width of the lot, the definition applies.

The Property

The Property, located on the south side of Fisher Street, approximately 150 feet west of Quequechan Road. The site, a forested wetland, forms an easterly bank of the Three Mile River, which passes under a bridge on Fisher Street which abuts the property where the river passes below to the west. The river is shallow, not less than 3 feet in depth, and slow flowing. The site is considered a forested wetland located at the river's edge, is also part of the Three Mile River ACEC, an Area of Critical Environmental Concern:

"The area provides important surface water and ground water inputs to public drinking water supplies in multiple communities. Rare species habitats for 12 state-listed species (including one federally designated as Threatened and several considered globally rare) are located throughout the ACEC. Priority Habitats for rare species cover approximately 1,999 acres or 14% of the area. A total of 13,486 acres (nearly 95%) of the ACEC are comprised of the habitats designated by the Division of Fisheries & Wildlife's Natural Heritage & Endangered Species Program (NHESP) as BioMap Core Habitat and Supporting Natural Landscapes, and as Living Waters Core Habitat and Critical Supporting Watersheds. *The Three Mile River watershed contains a large hydrologically connected area of small tributaries, forested wetlands, and unique and valuable wetlands of rare floodplain and riparian forests. The area contains unique and highly significant archaeological and historical resources.* Public and private non-profit open space (including conservation and agricultural preservation restrictions) totals approximately 1,642 acres, or 12% of the ACEC (818 acres in Norton, 803 acres in Taunton, and 22 acres in Dighton). Approximately 10,878 acres or 77% of the ACEC is comprised of forest, non-forested wetlands, and open lands and farmland according to the state's 1999 Land Use data (detailed in the Habitat Resources Section)."²

The subject property, as a forested wetland, has a direct relationship and is part of the ACEC in this immediate area of the Three Mile River.

¹ Keating, Michael. The Valuation of Wetlands Second Edition. Appraisal Institute, 2002. Pg. 72.

² DESIGNATION of the THREE MILE RIVER WATERSHED AREA OF CRITICAL ENVIRONMENTAL CONCERN 8/28/2008. MA Secretary of Energy & Environmental Affairs Pg. 3.

The Property has an elevation varying between 20 feet a.s.l. to 25 feet a.s.l. with the riverbank ranging between those elevations. The Three Mile River rises nearly ten miles to the north at the Rumford River, joining at the Wading River. The subject site is covered with a thick growth of deciduous trees, and the ground is swampy and not passable. There are approximately 150 feet of frontage along Fisher Street. There are concrete abutments along both sides of the bridge, which is approximately 100 feet long. The roadbed appears to be between 25-27 feet wide. The Property is located in a Floodplain, per the FEMA Map number 25005C0144F, dated July 7, 2009. The Property is considered part of a floodway. This water way may also be subject to the jurisdiction of the MA Rivers Act.

Fisher Street carries water, sewer and electric utilities to the residents. The Street runs between North Walker Street on the west and Shores Street on the east, approximately .6 miles. The street varies between 18 feet and 30 feet in width. In the area of the subject there are four-foot concrete sidewalks along the north side of the bridge.

Zoning

The property is zoned for Urban Residential Use, but no use of any kind would be permitted on this site.

Legal Data

The appraiser was able to locate a Land Court Decree in Book 2448 Page 81, dated 2/14/84 which provided that ownership of the site transferred to the City of Taunton from Quequechan Homes, Inc. The decree is found in the Bristol County Registry of Deeds, North District, Taunton, MA. The Assessor record indicates that the Property is owned by the City of Taunton.

Highest and Best Use/Total Economic Value³

The appraiser concludes that the Highest and Best Use of the Property, as of the date of the appraisal, is for conservation purposes, as proposed in the Three Mile Watershed ACEC for control of the Three Mile River Watershed.

The Total Economic Value, applicable in this situation, encompasses all rights and values that may be present in a property, including *both* private and public rights and values, beyond what may be determined in evaluating market-generated sales normally used in determining fair market value. In this case, the unit value of the Property will exceed the unit value determined using the Sales Comparison Approach by applying a factor relating to the location in the ACEC, which accounts for the public benefit of placing the site permanently in conservation, replicating another site.

³ Keating, Pg. 74.

Market Data/Sales Comparison Approach Chart

The following chart includes the data relating to the sites studied for this appraisal.

FISHER STREET LOT TAUNTON, MA				
	SALE #1	SALE #2	SALE #3	SUBJECT
DATE OF SALE	Feb-23	Aug-22	Oct-19	N/A
LOCATION	13 SWING DR.	37 MYRICKS ST.	FIELD ST.	FISHER ST.
	BERKLEY, MA	BERKLEY, MA	TAUNTON, MA	TAUNTON, MA
GRANTOR	M. ROBERTSON	PARKMAN	TAYLOR	
GRANTEE	C. ROBERTSON	DESROSIERS	ABREAU	CITY OF TAUNTON
BK/PG	28291/93	28053/36	25471/281	2448/1
MAP/LOT	5,15	21, 103	15, 125	64, 295
LOT AREA (AC)	1.07	2.9	6.3	.55
PRICE	\$3,000.00	\$1,200.00	\$12,000.00	N/A
UNIT \$/SF	\$.064	\$.009	\$.004	
Adjustments:				
Rights Conveyed:	Fee Simple	Fee Simple	Fee Simple	
Financing:	Cash	Cash	Cash	
Mkt. Conditions:	0	0	0	
Adjustment:	\$0	\$0	\$0	
Indicated Value/Ac.:	\$2,804	\$414	\$1,905	
Time:	25	30	40	
Locus/Size/Use:	150	45	110	
Site/Conditions:	25	35	30	
Utility/Topo/Shape:	40	100	35	
Final Adjustment:	240	205	190	
Indicated Value:	\$9,533	\$1,262	\$5,525	
IND. VALUE .55 ACRES, AS IS, 9/30/25, [\$7,000/AC * .55 AC = \$4,000] SAY: \$4,000.00				

Conclusion

A group of three land sales in the Taunton area and its nearby environs, were examined for this report. In addition, sales of eleven other similar lots were viewed to establish a statistical database for these types of properties. The average size of the listed properties is 3.423 acres. The average price was \$1,708 per acre and the median was \$1,320 per acre. None of the sites were improved and were vacant at the time of sale. Wetlands were present in all instances and Sale 2 contains a conservation easement and runs parallel to a railroad track. These factors are reflected in the unit pricing. Each property was listed as undevelopable [132] by the assessors.

The factor which differ in the case of the Taunton property versus the listed sites is that the Taunton site is all wetland and serves as part of a waterway for a river. Sale #1 is sited on the Taunton River. No water course affects Sale 2. Sale 3 lies along the eastern shore of the Mill River. Sale #1, located at 13 Swing Dr. in Berkley, faces the Taunton River; there are wetlands on the site.

In addition to these sales, eleven sales of small lots occurred in Taunton over a period of

three years in a survey conducted by the appraiser. These lots varied in unit selling price, but all reflected a small price averaging less than \$.05/s.f. or \$2,107/acre. Most of these properties were significantly larger in area than the subject. In the case of the subject site, because of its size, location, waterway environment and inaccessibility, its location within the ACEC and as part of the Three Mile River waterfront, the appraiser concludes that the range of values for this Property is \$6,750/acre [\$.155/sf] to \$7,000/acre [\$.161/sf]. This applies the total economic value to the site, which incorporates the impact of the public benefit to the site, its size, and utility.

Conclusion

The estimated Fair Market Value [the Total Economic Value] of the subject 23, 858 s.f. site, as of September 30, 2025, of the property located on Fisher Street, Taunton, MA, a .55-acre site with clearly observable wetland conditions as part of the Three Mile River Watershed and a site within an ACEC leads to the conclusion that there is no other use for the property than to continue to serve as an integral part of the stream embankment. Its fair market value, therefore, is determined to be \$7,000.00/acre for the .55-acre site.

Based on the research, study and analysis which were considered for this report, it is the appraiser's opinion that the estimated fair market value of the subject as of September 30, 2025, is, as is,

\$4,000.00

Respectfully,



Bernard P. Giroux, ASA, MRA
Certified General Real Estate Appraiser
Giroux Realty Advisers, LLC



APPRAISER'S CERTIFICATION

In compliance with the Appraisal Requirements the appraiser submits the following certification, whereby the appraiser hereby certifies that to the best of his knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, unbiased professional analyses, opinions and conclusions of the undersigned.
- the undersigned has no present or prospective interest in the property that is the subject of this report and has no personal interest or bias with respect to the property or to the parties involved with this assignment.
- the appraiser has not performed services, as an appraiser or in other capacity, regarding the subject property prior to acceptance of this appraisal assignment.
- the appraiser's engagement for this assignment was not contingent upon developing or reporting predetermined results.
- compensation for this assignment is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the reported analyses, opinions and conclusions developed in this study, and this report are intended to conform with the Uniform Standards of Professional Appraisal Practice, 2024-2025 Edition; the reported analyses and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Appraisal Practice of the American Society of Appraisers and the MA Board of Real Estate Appraisers, which include the Uniform Standard of Professional Appraisal Practice.
- the use of this report is subject to the requirements of the Appraisal Institute, the American Society of Appraisers and the MA Board of Real Estate Appraisers relating to review by its duly authorized representatives.
- the undersigned has viewed and personally visited the property which is the subject of this report.

- in the event significant professional assistance to the undersigned were provided the name, address and qualifications of the source of such assistance shall be attached hereto, however no one provided significant professional assistance to the individual signing this report.
- the value conclusion is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the appraiser certifies that he is appropriately licensed or certified in the state in which the property is located, and he is competent to appraise the subject property.
- The appraiser has completed the Standards and Ethics education requirement of the American Society of Appraisers.

Bernard P. Giroux

Bernard P. Giroux, MS, ASA, MRA,
Certified General Real Estate Appraiser, MA Lic. #2990 RI CGA.0A01111



SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Location	Fisher Street, Taunton, MA
Owner of Record:	City of Taunton
Assessor's Map & Lot Number:	Map 64 Lot 295
Land Area:	23,858 s.f. [.55 ac.]
Zoning:	Urban Residential
Highest and Best Use:	Conservation
Property Rights Appraised:	Fee Simple
Cost Approach:	Not Applied
Income Approach Test:	Not Applied
Sales Comparison Approach:	<u>\$4,000.00</u>
Date of Value Estimate:	September 30, 2025

Final Opinion of Value: \$4,000.00



GIS PHOTO



LOT CONSIDERED A FORESTED WETLAND

Real Estate Tax Assessment Data:

Not Applicable

Scope of Work

The study required for production of the appraisal included, but was not limited to, in part: an analysis of the residential and unbuildable land market in and around the City of Taunton and surrounding communities, a physical view and photographs of the subject property in question and the surrounding neighborhood; an analysis of the neighborhood and surrounding area; an observation of surrounding land uses; consideration of the City of Taunton Zoning Ordinance; observation of the roads and access to the site; notation of the physical characteristics of the parcel; an investigation and analysis of pertinent sales data, as applicable to the subject. A search for wetlands sales in Taunton and the region was conducted.

The appraiser studied the property; took photographs of the subject; determined whether, based upon a regional analysis, there were any similar property-types which may have sold as applicable to the subject; reviewed the site zoning; read the ACEC for the Three Mile River, and the Keating monograph, The Valuation of Wetlands, reviewed the market for residential land, unbuildable lots, waterfront lots, viewed the comparable properties and researched the sales histories of those properties selected for analysis in this report; analyzed the sales found; reviewed any data provided by the client; noted the physical conditions about the site; reviewed the field notes taken while visiting the property and tied together the field notes with the property description given in the report; prepared a report and provided an opinion of the fee simple value based upon the research, analysis and data found in producing the report.

Location and Neighborhood

The subject property is located in a rural/residential area about 1.8 miles west of the city center.

User/Client/Purpose

The report has been prepared for the City of Taunton, MA to develop an opinion of the fair market value of the asset for purposes of asset disposition.

Site Use

Currently, the property is not used for any purpose. It is a vacant land parcel which serves as an embankment conducting the stream known as the Three Mile River.

It cannot be assumed that the site could be sold as "raw acreage". The only significant application to the site is that it is zoned for residential use. All of the comparable sites reviewed for developing an opinion for the value of the subject property were also zoned for residential use or were conservation/wetlands parcels which were designated as unbuildable lots; each had the same highest and best use [conservation]; all were within urban or undeveloped areas.

Sales Excel Chart

FISHER STREET LOT TAUNTON, MA				
	SALE #1	SALE #2	SALE #3	SUBJECT
DATE OF SALE	Feb-23	Aug-22	Oct-19	N/A
LOCATION	13 SWING DR. BERKLEY, MA	37 MYRICKS ST. BERKLEY, MA	FIELD ST. TAUNTON, MA	FISHER ST. TAUNTON, MA
GRANTOR	M. ROBERTSON	PARKMAN	TAYLOR	
GRANTEE	C. ROBERTSON	DESROSIERS	ABREAU	CITY OF TAUNTON
BK/PG	28291/93	28053/36	25471/281	2448/1
MAP/LOT	5,15	21, 103	15, 125	64, 295
LOT AREA (AC)	1.07	2.9	6.3	.55
PRICE	\$3,000.00	\$1,200.00	\$12,000.00	N/A
UNIT \$/SF	\$.064	\$.009	\$.004	
<u>Adjustments:</u>				
Rights Conveyed:	Fee Simple	Fee Simple	Fee Simple	
Financing:	Cash	Cash	Cash	
Mkt. Conditions:	0	0	0	
Adjustment:	\$0	\$0	\$0	
Indicated Value/Ac.:	\$2,804	\$414	\$1,905	
Time:	25	30	40	
Locus/Size/Use:	150	45	110	
Site/Conditions:	25	35	30	
Utility/Topo/Shape:	40	100	35	
Final Adjustment:	240	205	190	
Indicated Value:	\$9,533	\$1,262	\$5,525	
IND. VALUE .55 ACRES, AS IS, 9/30/25, [\$7,000/AC * .55 AC = \$4,000] SAY: \$4,000.00				

In this analysis, the unit value per acre is the common denominator used to compare the properties.

Summary of Selected Land Sales:

Sale #1: 13 Swing St., Berkley, MA: a 1.07 acre [46,609.2 s.f.] lot sold to add to a previously developed residential subdivision lot, increasing its overall size. Frontage along the Taunton River was added. The sale occurred in February 2023 for \$3,500, or 2,804/ac. The site is zoned for Residential Use. There are minimal wetlands on the site. The lot is classified as unbuildable.

Sale #2: A 2.9 acre lot on the east side of Myricks St., Berkley, MA; the lot sold in August 2022 for \$1,200.00 or \$414/acre. The property was classified as unbuildable and there is a rail line running down the east boundary of the site. The appear to be no wetlands on the site.

Sale #3: Field Street, Taunton, MA: a 6.3 acre [274,428 s.f.] lot fronting on the Snake River, all wetlands, with the south boundary of I495 along the northern

border, sold in October 2019 for \$12,000.00 or \$1,905/acre.

Sales Comparison Analysis/Total Economic Value

The array of sales above, ancillary research of wetland or unbuildable lots provides the basis for the opinion of value. The impact of the site being located in the ACEC is significant in that it implies that the site is noted as impacting the public good, which has a direct influence on its value. The subject property located on the south side of Fisher Street, Taunton, MA, has a current fair market value, based on this analysis of \$4,000.00. This opinion takes into account the various conditions existing on the wetland, a riverfront property, as described on the preceding pages. The important point is that the Three Mile River flows by the property and it is classified as a forested wetland rendering it unbuildable.

This summary assumes that no part of the lot is usable land and is not available for development of any type.

In this case, based upon the data reviewed in the Sales Comparison Approach, and applying the principles relating to its Total Economic Value it is the appraiser's opinion that the value of the subject Property, as of September 30, 2025, is: \$4,000.00.

Reconciliation

In view of the results of the data analysis, the information provided by the market is conclusive; there is sufficient market data to use the Sales Comparison Approach as the primary test of value for the subject property. The value found using this approach is \$7,000.00/acre. The economic benefit to the public is assumed because of the area being declared an ACEC. The Income Approach is considered but not applied. The Cost Approach is not applicable in this instance. It is the appraiser's opinion that the resulting analysis in the Sales Comparison Approach, applying the concept of Total Economic Value provides the best indicator of value for the subject Property. A market review of various undevelopable/unbuildable/waterfront lot sales available outside the study area supports this valuation technique, and the local/regional market data provides sufficient evidence to support the conclusion of this report regarding the fact that the subject is a wetlands property.

The estimated market value of the property, based upon the data analysis using the Sales Comparison Approach to value, indicates that the subject Property, as is, as of September 30, 2025, has a market value of:

.55 Acre Wetlands/Undevelopable/Inaccessible Site: Fisher St., Taunton, MA
as of September 30, 2025, is, say: \$4,000.00

ADDENDA

VIEW OF INTERIOR OF LOT FROM BRIDGE



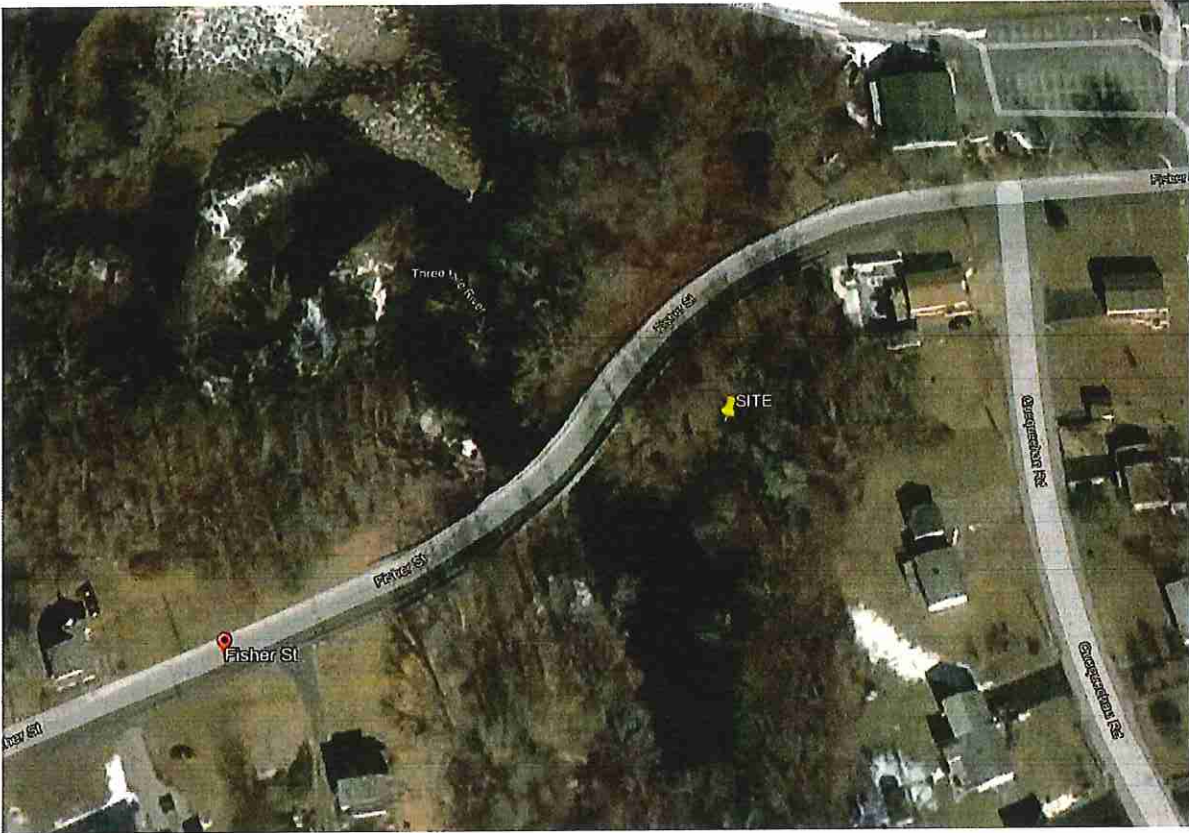
WINTER VIEW NORTHEAST



MAPS



AREA AERIAL CONDITIONS



SITE- WINTER CONDITIONS

Three Mile River Watershed ACEC

Designated: August 25, 2008

Acreage: 14275 acres
 Dighton: 125 acres
 Norton: 5400 acres
 Taunton: 8750 acres

Massachusetts Department of
 Conservation and Recreation

Areas of Critical Environmental
 Concern (ACEC) Program

This map is intended to be used
 with the written boundary
 description contained in the
 ACEC designation document.
 The mapped boundary is not to
 be used by itself for definitive
 ACEC boundary delineation or
 regulatory interpretation. For
 review of site-specific projects
 within the ACEC boundary,
 determinations may need to be
 made in the field or in
 consultation with ACEC
 Program Staff.

For more information:
www.mass.gov/dcr/stewardship/acec

ACEC Boundaries by Type

- Road/Rail based
- River based
- Wetland based
- Floodplain based
- Tide based
- Contour based
- Political boundary
- Property line based
- Other
- Digital update required

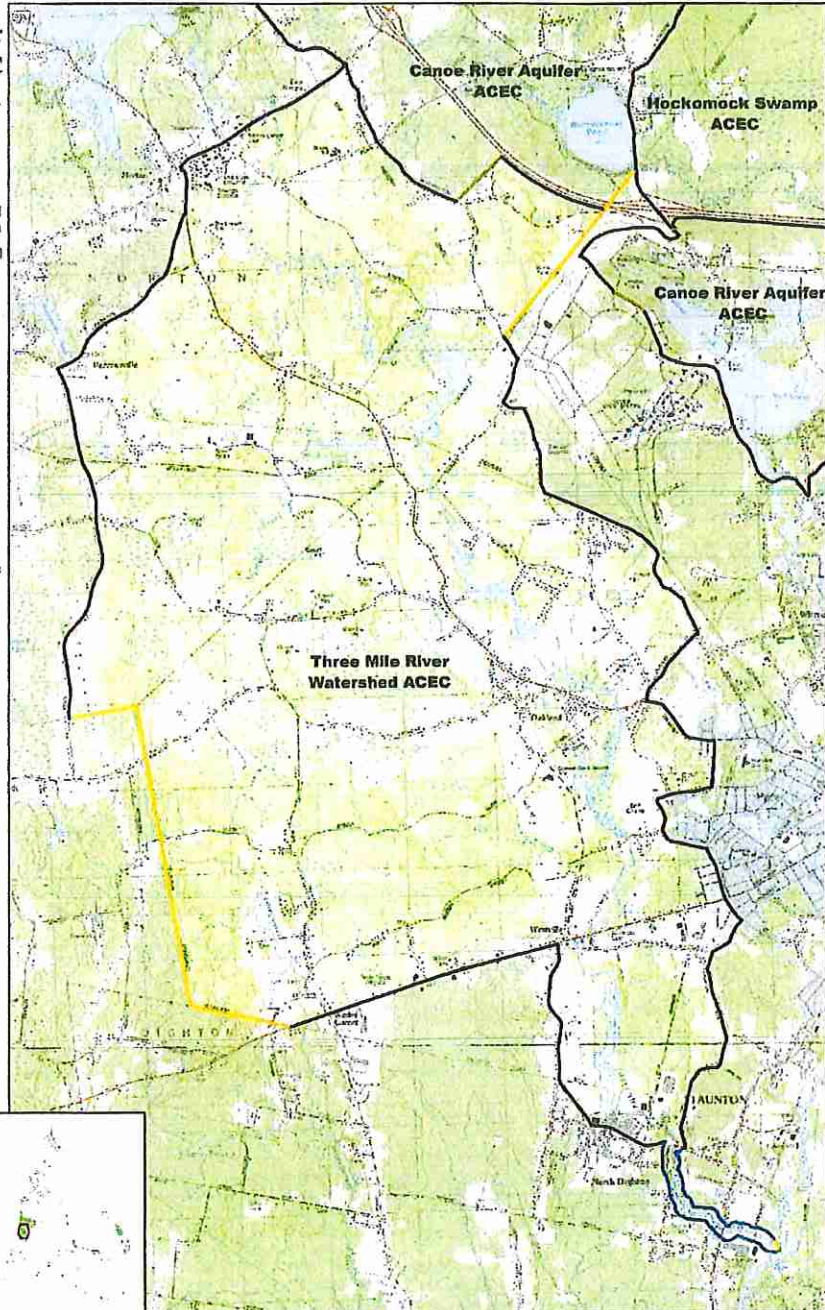
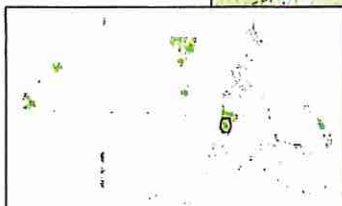
Areas not within this ACEC are
 shaded with a gray mask.

dcr
 Massachusetts

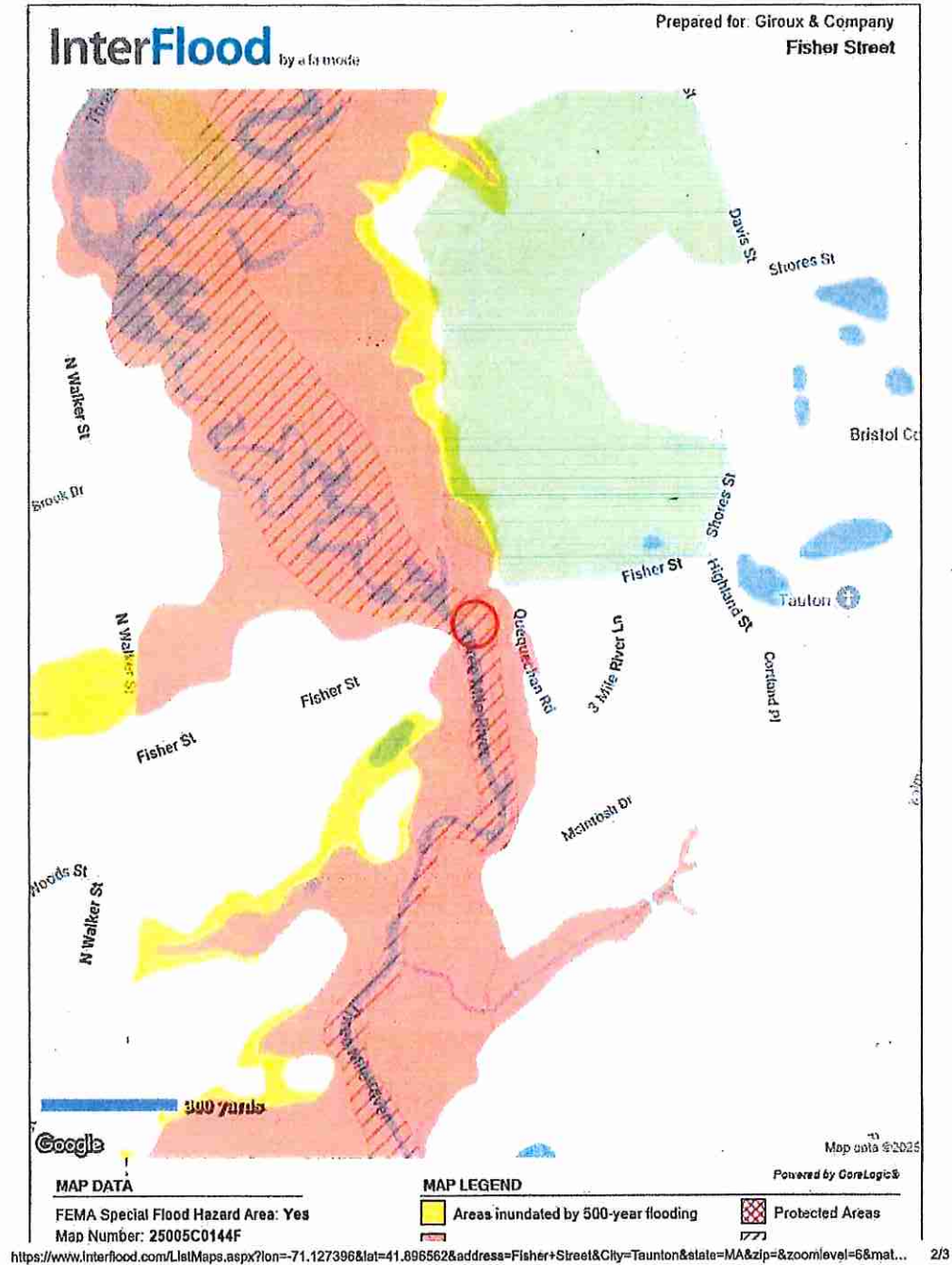


1

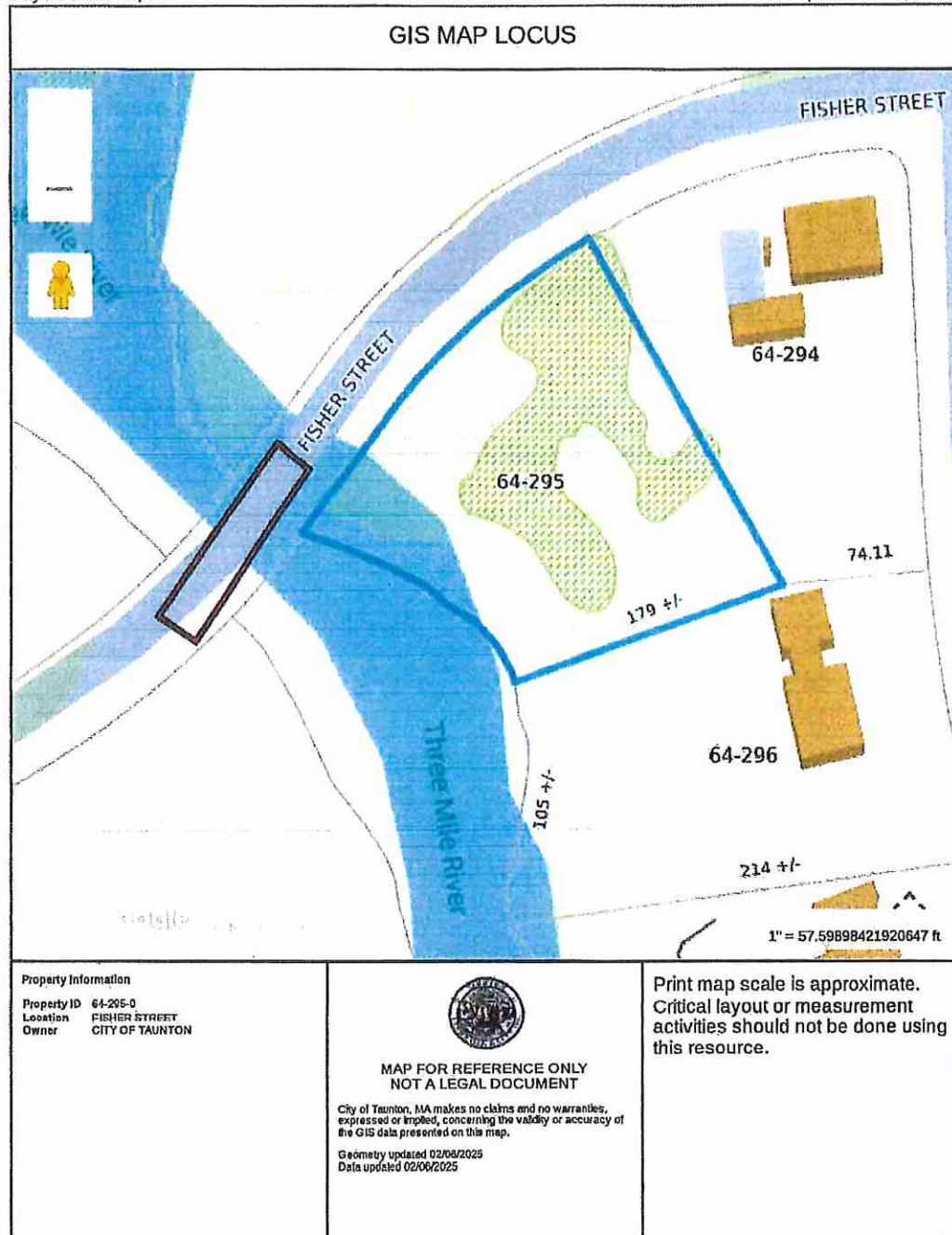
mile



THREE MILE RIVER WATERSHED



FLOOD MAP

**WETLANDS DELINEATION MAP**

LEGAL DATA

BOOK 2448 10 81

(SEAL)

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Case No. 67977

FINAL DECREE IN TAX LIEN CASE

City of Taunton
vs
Quequechan House, Inc.

DECREE

This case came on to be heard and was argued by counsel, and thereupon, upon examination thereof, it is

ORDERED, ADJUDGED and DECREED that all rights of redemption are forever foreclosed and barred under the deed given by the Collector of Taxes for the City of Taunton in the County of Bristol (Northern District) and said Commonwealth, dated September 30, 1961 and duly recorded in Book 2155 Page 18

By the Court, (FANTON, J.)
Attest

Dated February 18, 1964

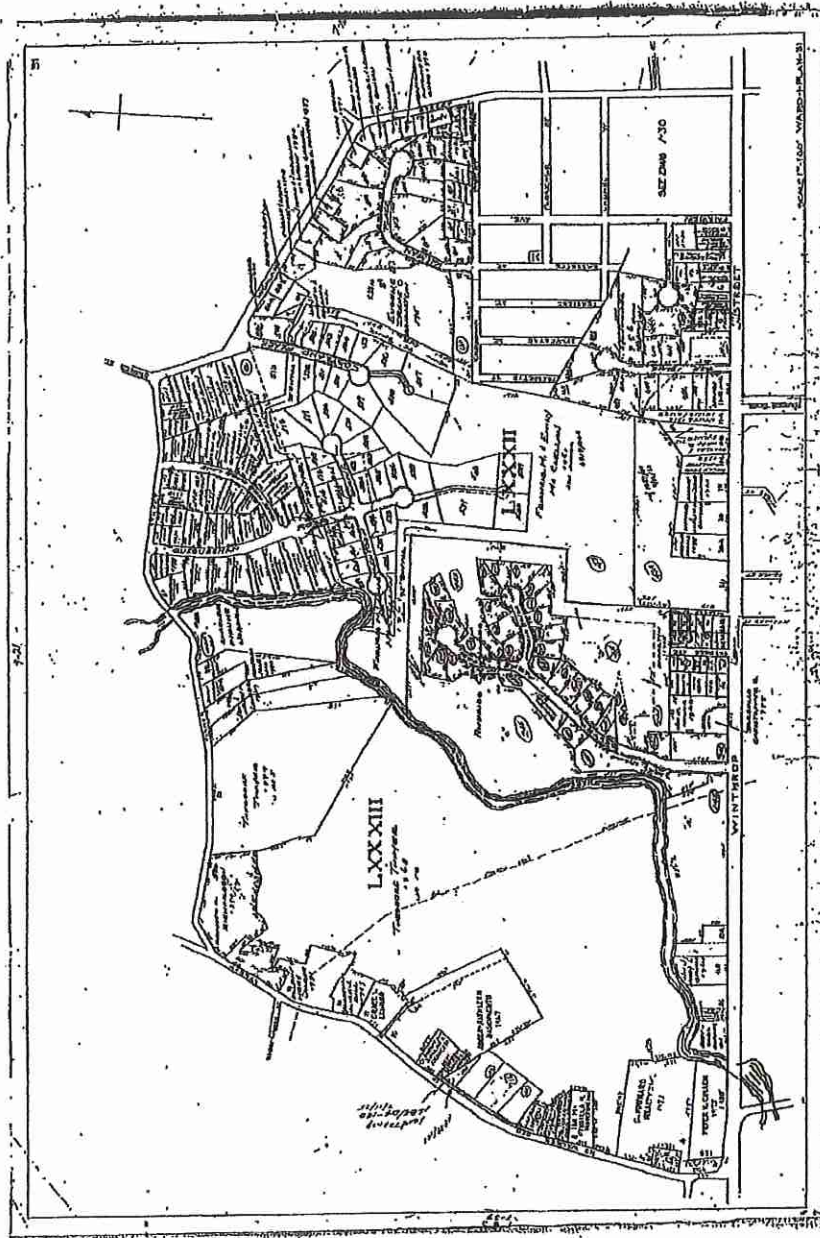
Jeanne M. Maloney
Deputy Recorder

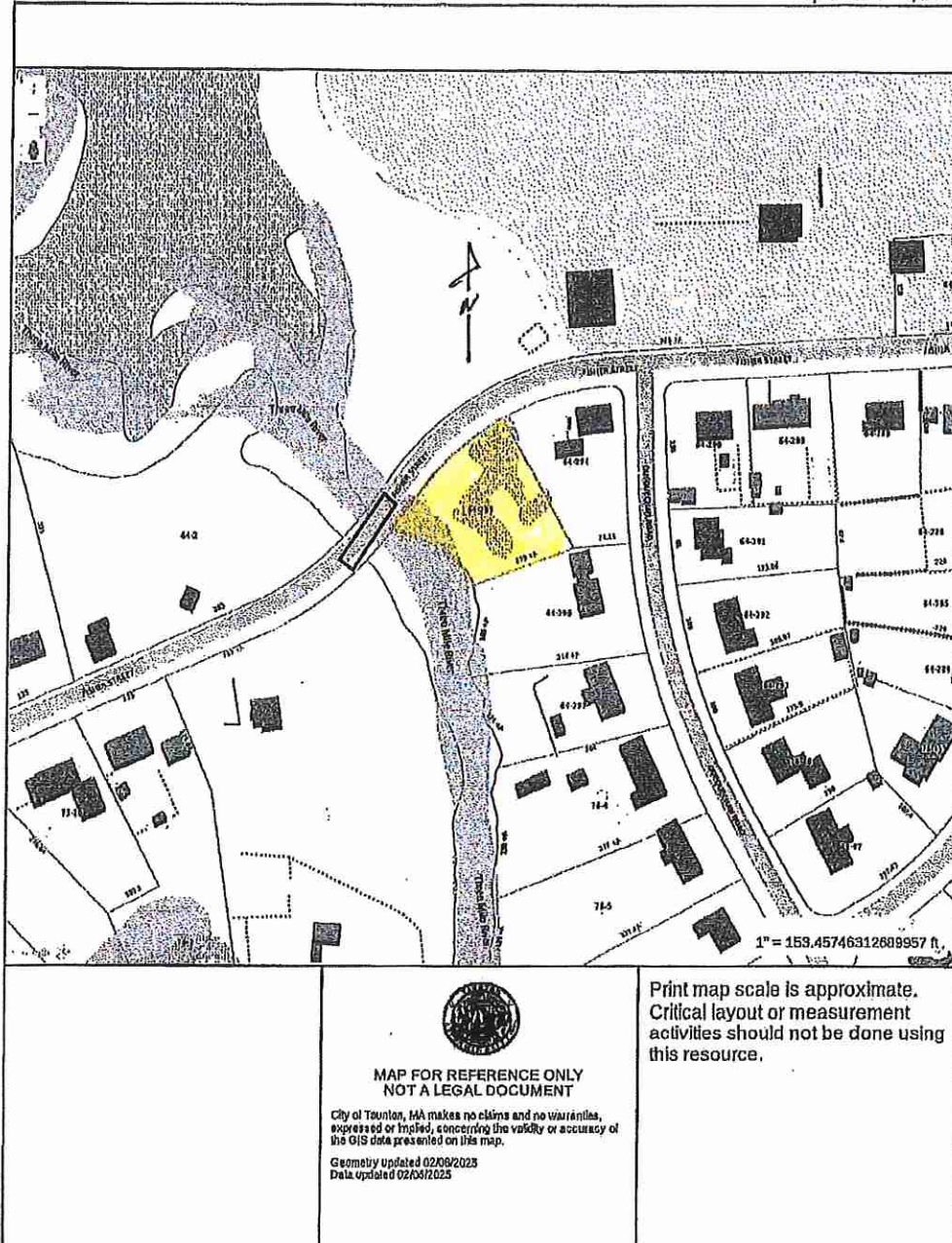
A TRUE COPY
ATTEST

Jeanne M. Maloney

DEPUTY RECORDER

RECORDED FEB 24 1964 AT 9-17 AM AND RECORDED







SALES DATA

SALE #1 – 13 SWING DR. BERKLEY, MA



Thursday, April 04, 2024

LOCATION

Property Address 13 Swing Dr.
Berkley, MA 02779

County Bristol County, MA

PROPERTY SUMMARY

Property Type Residential

Land Use 132-Residential Undivisible Land

Building Style

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID BERKM005.0 B0015 L0000.0

Alternate Parcel ID

Account Number

District/Ward

2020 Census Tract/Blk 61618



CURRENT OWNER

Name Robertson Christopher F Robertson Jr
Michael S

Mailing Address 13 Swing Dr
Berkley, MA 02779

SALES HISTORY THROUGH 03/15/2024

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
2/10/2023	\$3,000	Robertson Christopher F And Robertson Jr Michael S	45 Swing Ln Falmouth, MA 02540-3844	Robertson Michael S	Quit Claim Deed		2829183 000000004022
11/6/1972		Robertson Michael S	2808 E Kenwood Blvd Milwaukee, WI 53211-3453			Not Validated	1619/351

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$113.00		\$113.00
2023	\$120.00		\$120.00
2022	\$125.00		\$125.00
2021	\$130.00		\$130.00
2020	\$132.00		\$132.00
2019	\$133.00		\$133.00
2018	\$128.00		\$128.00
2017	\$130.00		\$130.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

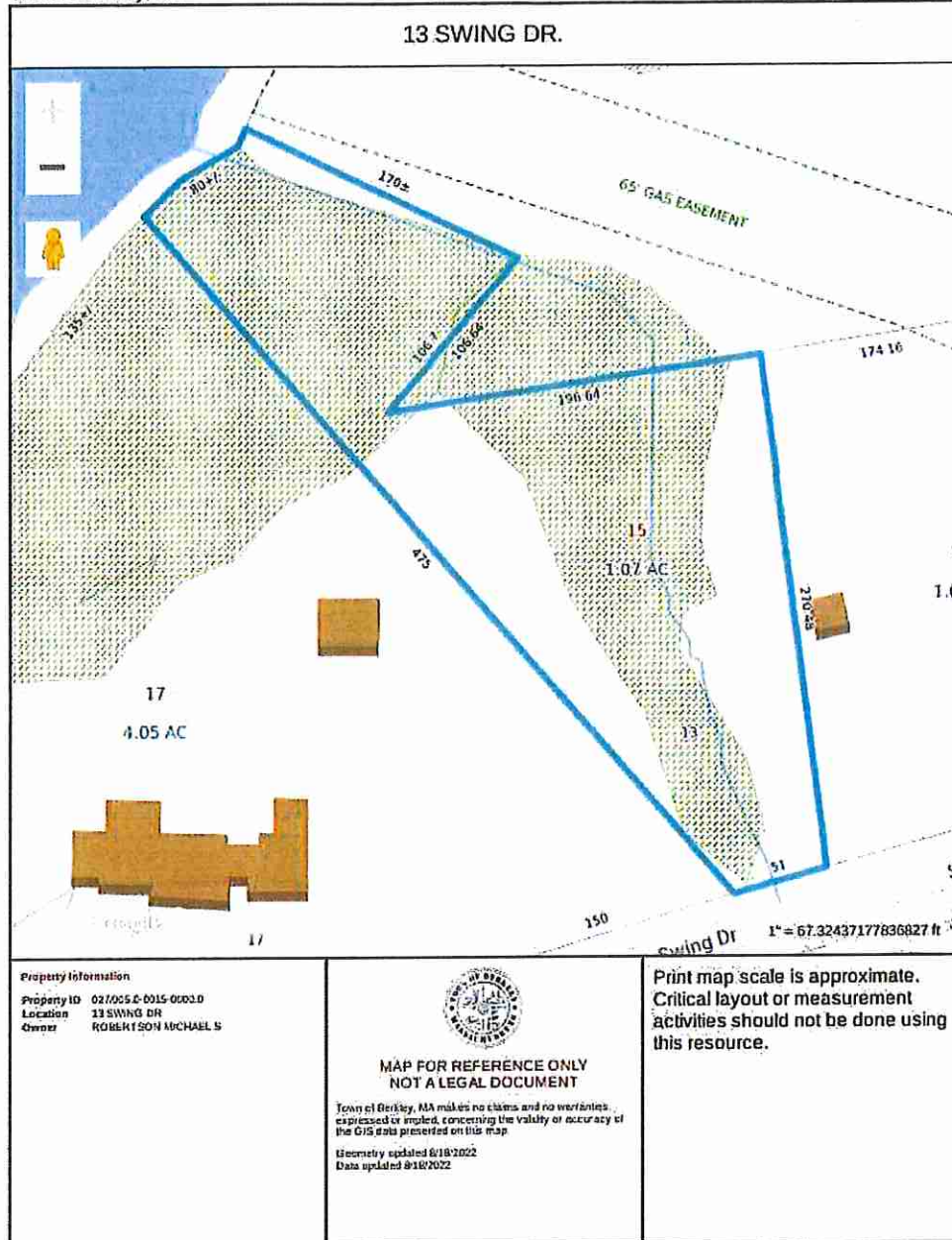
Land Use	132 Residential Undeveloped Land	Lot Dimensions	
Block/Lot		Lot Square Feet	46,609
Latitude/Longitude	41.827083°/-71.113590°	Acreage	1.07

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	25005C0253H	07/16/2015
0.2 PCT	Moderate	An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.	25005C0253H	07/16/2015
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25005C0253H	07/16/2015



SALE #2 -37 MYRICKS ST., BERKLEY, MA



LOCATION

Property Address 37 Myricks St
Berkley, MA 02779

County Bristol County, MA

PROPERTY SUMMARY

Property Type Residential

Land Use 132-Residential Undevelopable Land

Building Style

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID BERK M021.0 B0103 L0000.0

Alternate Parcel ID

Account Number

District/Ward

2020 Census Tract/BLK 5161A



CURRENT OWNER

Name Desrosiers Travis J Desrosiers Katherine O

Mailing Address 39 Myricks St
Berkley, MA 02779-1812

SALES HISTORY THROUGH 03/15/2024

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
8/18/2022	\$1,200	Desrosiers Katherine O And Desrosiers Travis J	39 Myricks St Berkley, MA 02779-1812	Parkman Alice M And Parkman Theodore R	Quit Claim Deed		28053/36 000000032288
12/1/1978	\$71,000	Parkman Robert W And Parkman Alice M	40 Myricks St Berkley, MA 02779-1809			Not Validated	1872/256

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$15.00		\$15.00
2023	\$16.00		\$16.00
2022	\$17.00		\$17.00
2021	\$17.00		\$17.00
2020	\$17.00		\$17.00
2019	\$18.00		\$18.00
2018	\$17.00		\$17.00
2017	\$17.00		\$17.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

Filing Date	Lien Amount	Defendant	Plaintiff	Book/Page or Document#	Type
08/18/2022	\$4	Parkman Alice M	Berkley Town Of	28053/36 0000000003	Municipal Tax Lien

Disclaimer

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

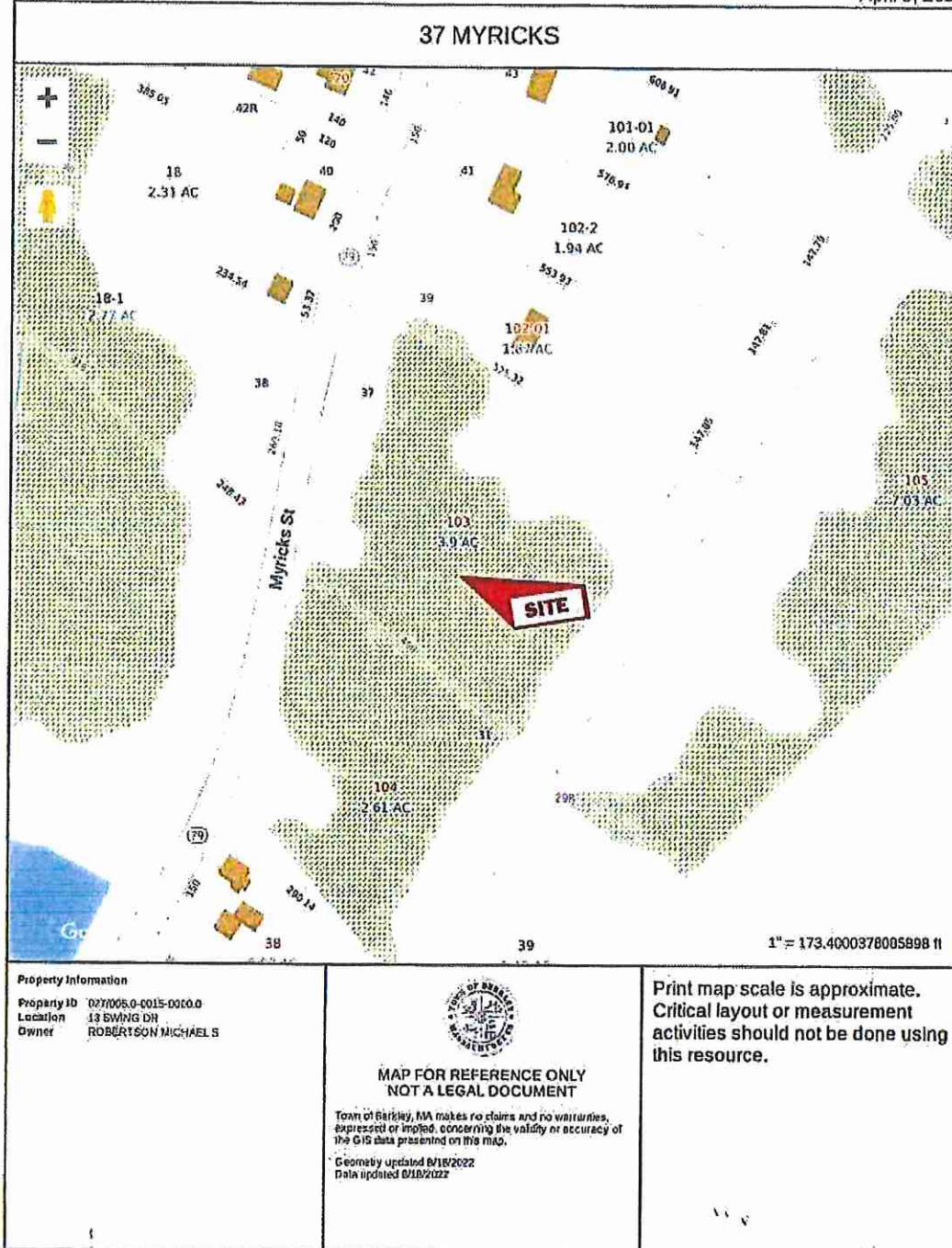
Land Use	132 Residential Undeveloped Land	Lot Dimensions	
Block/Lot		Lot Square Feet	126,324
Latitude/Longitude	41.823355/-71.030424°	Acreage	2.9

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25005C0259F	07/07/2009
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25005C0258F	07/07/2009



SALE #3 – FIELD ST. TAUNTON, MA



Sunday, April 07, 2024

LOCATION

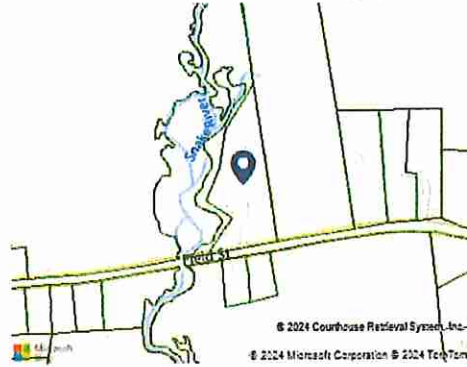
Property Address Field St
Taunton, MA 02780
County Bristol County, MA

PROPERTY SUMMARY

Property Type Residential
Land Use 132-Residential Undevelopable Land
Building Style
Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID TAUN M:15 L:125 U:
Alternate Parcel ID
Account Number
District/Ward
2020 Census Tract/Blk 61314



CURRENT OWNER

Name Abreau Anthony Abreau Sheila A
Mailing Address 100 Field St
Taunton, MA 02780-1137

SALES HISTORY THROUGH 03/22/2024

Date	Amount	Buyer/Owners	Buyer Address	Seller	Instrument	Quality	Book/Page Or Document#
10/29/2019	\$12,000	Abreau Fl And Abreau Anthony	100 Field St Taunton, MA 02780-1137	Taylor Robert L	Quit Claim Deed		25471/281 000000041689
1/1/1990	\$170,000	Taylor Robert L	Po Box 251 North Easton, MA 02356-0251				4447/235

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023	\$39.00		\$39.00
2022	\$42.00		\$42.00
2021	\$45.00		\$45.00
2020	\$48.00		\$48.00
2019	\$50.00		\$50.00
2018	\$50.00		\$50.00
2017	\$50.00		\$50.00

MORTGAGE HISTORY

No mortgages were found for this parcel.

LIEN HISTORY

No liens were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

COPYRIGHT © 2024 COURTHOUSE RETRIEVAL SYSTEM. ALL RIGHTS RESERVED.

Property Report for FIELD ST. cont.

PROPERTY CHARACTERISTICS: LOT

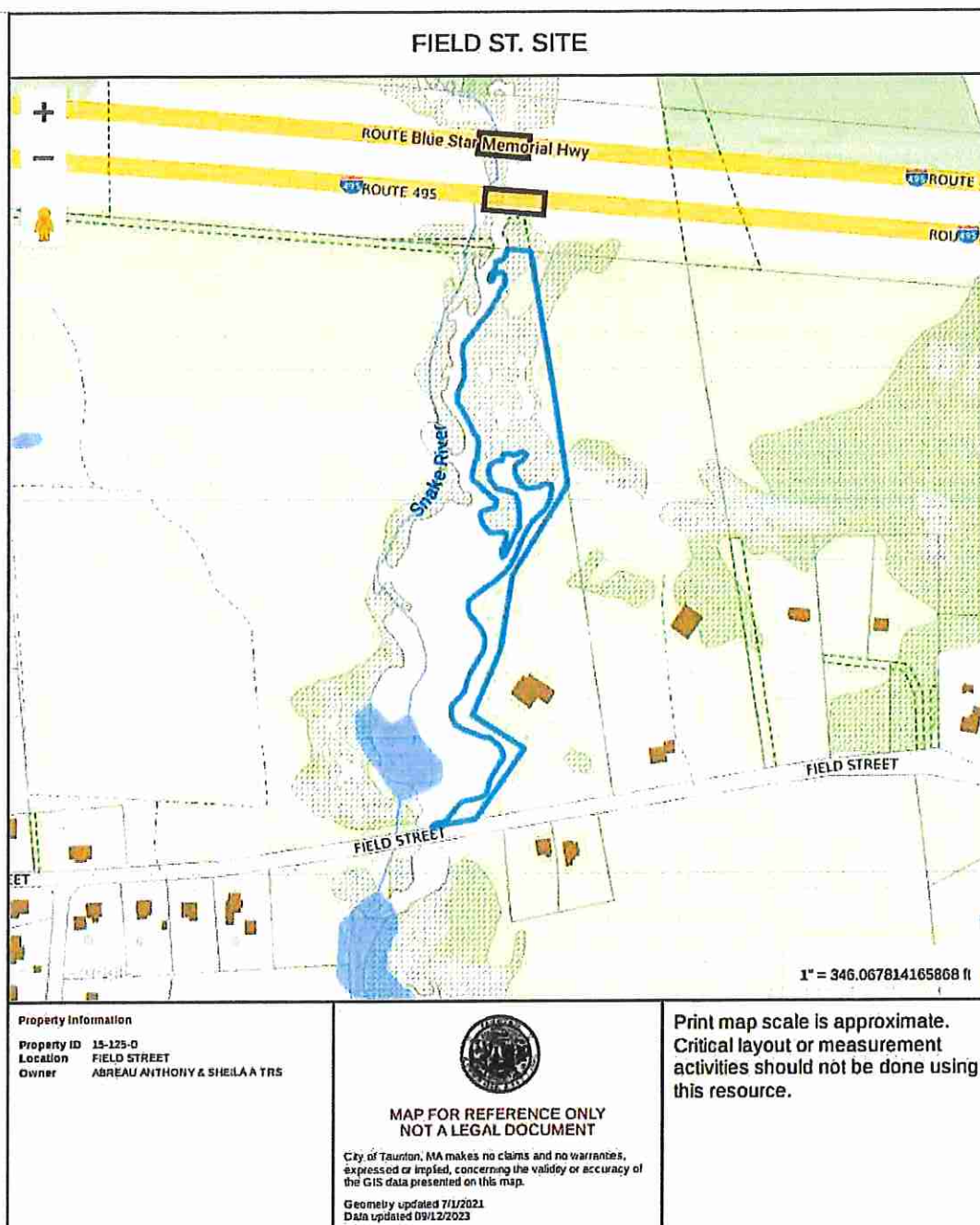
Land Use	132 Residential Undivided Land	Lot Dimensions	
Block/Lot		Lot Square Feet	274,428
Latitude/Longitude	41.957334°/-71.099339°	Acres	6.3

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	

FEMA FLOOD ZONES

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	25005C0153F	07/07/2009
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	25005C0153F	07/07/2009



STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

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

Warranties

Bernard P. Giroux, ASA, MRA and/or the appraiser(s) who prepared this report and associate appraisers, if any, are not guarantors of value, utility, condition, or feasibility. The values reported herein are opinions only and not warranted as, or representations of, fact.

Non-Contingent

The fee for this assignment and the client's obligation to pay for appraisal services are in no way contingent upon the findings or conclusions as to value, best use, or feasibility.

The obligation of the client to pay for professional services on delivery of the opinion, estimate or recommendation, is in no way contingent upon acquisition, disposition, sale, financing, closing, use, zoning, court decision, abatement, or verdict, or any other action or event related to this property.

Any liability on the part of the appraiser, its associates, and agents in connection with the conduct of this assignment is limited to the amount of the fee which has been paid by the client to Bernard P. Giroux.

Testimony

It is an express condition of this report that the appraiser is not required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made, therefore.

Third Parties Excluded-Unauthorized Use

The appraiser undertakes this assignment with the specific understanding that there is no third party beneficiary to the contract between the client/applicant and the appraiser.

This report is for the exclusive benefit and use of the applicant. It may not be relied upon by a third party. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser and the applicant and then only with proper qualifications. Unauthorized transmittal of the report or its conclusion to a third party invalidates this report. Any party who uses or relies upon any information in this report without the preparer's written consent, does so at his own risk.

Value Allocations

Any distribution of the value in the report applies only under the program of utilization as outlined herein. The separate valuations of sections of the property must not be used in conjunction with any other appraisal and are invalid if so used.

Demonstrative Material

Any sketch in this report is included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumes no responsibility in connection with such matters.

Legal

The legal description furnished is assumed to be correct.

The appraiser assumes no responsibility for matters legal in nature or character nor is any opinion rendered as to title, which is assumed to be good.

All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear under responsible ownership and competent management.

This appraisal is not intended to provide insurance for risks that are related to title matters of any description whatsoever, to land use, to environmental, or seismic problems of any nature.

Under no condition is the appraiser responsible or liable for damage arising from the subsequent discovery of unrecorded options and/or leases.

The appraiser is not an attorney at law. The applicant is advised to consult with his attorney on general rules of law as they apply to the property in question.

Information Obtained From Others

The client shall, prior to the commencement of the appraiser's work, produce and deliver to the appraiser all documents that might affect the value of the property.

Any misrepresentation or concealment of fact to the appraiser by the client or any party related to the client invalidates the appraisal.

The appraiser believes that the information furnished by others to be reliable and assumes the correctness and reasonableness of such estimates of experts, engineers, architects, accountants, or statements by government officials, owners, sellers, buyers, agents, legal counsel, and others, or documents or records obtained from government agencies, but we assume no responsibility for their accuracy. This data is reported without liability to the appraiser.

Information, estimates, physical measurements, dimensions, areas and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

The appraiser is not a conveyancer nor is he a title examiner or a forensic investigator. The appraiser is not the agent of the client. The appraiser is not empowered and compensated to carry out near discrete investigation and interviews to elicit information which would not be available to the ordinary buyer.

It is assumed that any rental income information supplied by the client or his designee is accurate. The appraiser assumes no responsibility for independently verifying this information. If the client has any question regarding this information, it is the client's responsibility to seek whatever independent verification is deemed necessary.

Publication

Neither all, nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, particularly as to valuation conclusions, identity of appraiser or firm with which he is connected or any references to the American Society of Appraisers, ASA designation or the Massachusetts Board of Real Estate Appraisers, MRA designations or any other designation or license, or certification without the written consent and approval of the author.

Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the professional appraisal organization with which the appraiser is affiliated.

The client is advised and acknowledges that the appraisal is subject to the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the American Society of Appraisers; that the Society has a right to review the report.

Structural

Major improvements under appraisal appear to be structurally sound unless otherwise noted in this report. However, not being a qualified engineer, the appraiser accepts no responsibility for structural or mechanical failures which would not be reasonably obvious in the scope of an appraiser's normal inspection.

The applicant specifically waives any claim arising out of financial loss due to structural defects, contamination, infestation, permeation, percolation, flooding, in the property and admits that the appraiser's opinion is based on reasonably sound structural and environmental conditions. The client should engage specialists for any determination in these areas.

This study and investigation did not include a critical inspection, testing, hydrostatic testing or any other physical or structural evaluation of storage tanks, above or underground. No responsibility for condition, utility, fractures, or other failures of vessels, tanks, above or underground, or of any pumps, pipes, valves or other attachments is assumed. The client is urged to retain a qualified engineer to conduct such evaluations.

Hidden Or Other Property Conditions

The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, minerals, archeological findings, rare flora or fauna, aquifers, or structures, or designation by authorized government body as a protected or historical site, which would impair marketability or render it more or less valuable. The appraiser assumes no responsibility for the detection of such conditions, or for engineering which might be required to discover such factors.

The appraiser assumes there are no concealed conditions of the subsoil or the improvements or their structural integrity which would have a tendency to render the property more or less valuable than similar properties. The appraiser is specifically excused from core drilling on the property. Any such investigation shall be undertaken by the applicant.

No percolation testing or engineering was conducted.

The appraiser is not engaged to discover and disclose termite infestation, or drainage or moisture problems.

It is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition.

If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.

In the event that the appraiser identifies data, information, records, regulation, ordinances or by-laws that may affect the property, its use or value, and is unable to resolve valuation problems without further consultation, the client is requested to secure the assistance of appropriate experts to confer with the appraiser. Upon receipt of the requested information, data, interpretation or opinion, an addendum will be prepared by the appraiser to provide an estimate of the effect on marketability or value, if any. There will be a proportional and appropriate additional fee for the time required for the study, analysis and preparation of the addendum.

It is understood that subsequent to the delivery of the report, should the client require an analysis or an opinion based on a set of facts, assumptions or subsidiary opinions which differ from those under which the study was conducted, there will be an extra charge for the time required to prepare and deliver such amendment.

Compliance

No representation is made as to compliance with plans or specifications. The appraiser assumes no liability for deviations from construction specifications.

Construction

In the event this valuation involves new construction, rehabilitation, conversion, or any other

manner of change, improvement, or additions, the value, if reported on an as completed basis, is subject to the total and full completion of the project described, in a first class manner, and in full and substantial compliance with the plans, descriptions, and/or specifications furnished to us, and such completion is assumed to be within a reasonable time of the date of the report.

Intervention of catastrophe, strikes, government actions, or the effects of any other force majeure, will require a revision of this report.

Feasibility

In the event this report deals with feasibility, full and complete permitting and competent management of the project are assumed. All client-generated cost estimates are assumed to be accurate.

Violations

The appraiser takes no responsibility for the detection of any violations related to conservation, pollution, environmental protection, ADA, OSHA, zoning, subdivision regulations, building codes, or any other regulatory statutes, ordinances, by-laws, regulations, restrictive covenants, or other legal constraints.

Contamination -Hazardous Materials

The appraiser accepts no responsibility for the existence or discovery of liens whether presently existing or hereafter arising on account of any indebtedness or liability to the Federal Government, or the state in which it is located or if in Massachusetts, to the Commonwealth of Massachusetts arising pursuant to the provisions of MGL Ch. 21E (to Clarify and Improve the Commonwealth's Capability For Responding to Releases of Oil and Hazardous Material and to Recover Response Costs from Persons Responsible For Releases).

In this appraisal assignment, the existence of potentially hazardous material onsite used in the construction or maintenance of any building on the property, such as the presence of urea formaldehyde foam insulation, asbestos in any form, and/or existence of toxic waste, or Radon gas, which may or may not be present on the property, has not been considered. The appraiser is not qualified to detect such substances. The client is urged to retain an expert in this field if desired.

Underground Tanks

The presence or condition of underground tanks is excluded as a consideration in this study. The client is advised that the law may require owners of underground tanks which may contain petroleum or hazardous substances to report their existence to state authorities for registration.

This includes owners of tanks currently in operation for such substances and owners of tanks taken out of service after January 1, 1974, but still in the ground. In the Commonwealth of Massachusetts owners who bring tanks into service after May 8th, 1986, must notify the Department of Public Safety within 30 days.

The purpose of the notification program is to assist the EPA and the state in locating and evaluating underground storage tanks.

Americans With Disabilities Act

The appraiser accepts no responsibility for the detection of violations of, or inconsistencies with, the Americans With Disabilities Act or similar state statute. The client is advised to seek the advice of a qualified architect to determine conformity or non-conformity and to estimate the cost of compliance, if any. The Americans With Disabilities Act (ADA) is effective January 26, 1992. No specific survey or analysis of this property was made to determine whether the property meets ADA guidelines.

Compliance involves consideration of each owner's financial ability vs. cost to cure potential deficiencies. Cost of compliance can change with each owner's financial ability. The appraiser therefore cannot comment on compliance to ADA.

This value estimate does not consider possible non-compliance. The description of improvements does not suggest ADA compliance.

Arbitration - Reconciliation

In the event the client requires the services of the appraiser to arbitrate or to reconcile the appraisal with another appraiser or consultant, such services will be billed on an hourly basis, portal to portal in accordance with the terms of the engagement.

Notice Regarding Property Inspection

The Appraiser will, as part of the appraisal assignment's Scope of Work, conduct a review of the property, sometimes characterized as an "Inspection", which is a normal step in the appraisal process, as may be required from time to time by the appraiser's attorney, client or the lender. This is to advise the reader that the appraiser is NOT a qualified building inspector, structural, mechanical engineer or otherwise, nor is he a "home inspector". Therefore, the appraiser makes no representations or warranties about the past, current or future condition, quality, or adequacy of the existing or proposed structural or mechanical or other infrastructure of the subject property. The reader, client or other interested parties, including borrower's or owners should not rely upon any representation or description contained in the appraisal report concerning these aspects or factors relating to the subject property. The reader/client or other interested parties are advised to obtain any required inspections or other type of property-related reviews be obtained from qualified experts, such as civil or structural engineers or home inspectors.

Bernard P. Giroux, ASA, MRA

APPRAISER QUALIFICATIONS

RESUME AND QUALIFICATIONS**BERNARD P. GIROUX, MS, ASA, MRA**

1167 Russells Mills Road
South Dartmouth, MA 02748
774-273-4349 Phone
Bernlegiroux@gmail.com

CAREER SUMMARY: Fifty-three year real estate career: corporate and private acquisitions and development, public and private asset management, commercial and industrial real estate brokerage and appraising. Significant net profits managing corporate real estate assets; developed and managed commercial and industrial projects nationally; comprehensive 17 year corporate asset development and management background [McDonald's Corp.; A&P Tea Company; Montgomery Ward] national brokerage, leasing, and appraising experience. Planning, zoning and other public board and private presentations nationwide. Extensive ad valorem, partial interests, estate valuations, conservation easements, eminent domain, water rights expertise.

REAL ESTATE ASSET MANAGEMENT: Developed and managed commercial, retail, office and industrial portfolios; managed assets up to 54 million sq. ft. – Montgomery Ward Properties Corp., Chicago, IL [Executive Vice President]; assets of 12 million s.f. – Great Atlantic & Pacific Tea Company, Inc., Montvale, NJ [National Real Estate Director]; at M. Ward, managed and controlled combined acquisition, capital and expense budgets up to \$250 million; designed, developed and implemented computer-based asset management and financial analytical systems at A&P and Montgomery Ward.

DEVELOPMENT AND DISPOSITION: Development: office, industrial, commercial, shopping center properties; enlarged, remodeled existing commercial, retail and industrial facilities. Dispositions: 22 million s. f. of retail, office, distribution facilities. Joint ventures: malls, community shopping centers and other facilities. Acquired \$2.2 billion in commercial/industrial property nationwide. Developed 54 McDonald's locations, NE and NY [Regional Real Estate Mgr.]; six pharmacy locations; \$85 million in sales and other dispositions locally in MA.

CONSULTING: Directed or conducted real estate appraisals, market research studies, and financial feasibility studies for urban, suburban, and rural or agricultural properties. Purpose: acquisition, development, sale, estate valuation, disposition or other reasons. Includes regional mall and community shopping center properties; industrial facilities, sale and construction thereof; residential subdivisions, major office building feasibility studies, industrial park development, disposition of mill buildings, apartments, and other types of real estate. Total value exceeds \$7.0 billion. Appeared at zoning and planning hearings throughout the United States for various types of development projects. Qualified as an expert witness at federal and state court level. Served on the Park Ridge (Bergen County), New Jersey Planning Board 1976-1980.

PROFESSIONAL: The Appraisal Institute; American Institute of Corporate Asset Management (Founding Member); American Society of Appraisers (Senior Fellow - ASA); MA Board of Real Estate Appraisers [MRA]; International Council of Shopping Centers (Member); National Association of Corporate Real Estate Executives [NACORE] (member-lecturer); Real Estate Instructor - Bristol Community College, MA; Certified General Real Estate Appraiser - MA, RI, NH; Real Estate Broker - MA, RI, NH. Published real estate author - Harvard Publications- McGraw-Hill and Dow Jones Irwin. FAA Commercial Pilot.

EDUCATION:

Master of Science Degree [M.S.] - The American University, Washington, D.C. 1972/ Real Estate & Urban Development Planning; Graduate Fellowship: the Society of Real Estate Appraisers [SREA]/1972; ASA Designation: 1974.

B.A.- St. Anselm College, Manchester, N.H. - 1966/History & Government/ Modern Languages.

MILITARY SERVICE: United States Navy – Naval Aviator/AIO (USNR); 1966 - 1984



**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE**

BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

GEN. REAL ESTATE APPRAISER

BERNARD P GIROUX

529 HORSENECK ROAD

SOUTH DARTMOUTH, MA 02748-1011

Bernard P. Giroux
LICENSEE SIGNATURE

2990

11/07/2025

524595