

**APPRAISAL REPORT ON:
652 WEST MAIN STREET
ASSESSOR'S MAP 23, LOT 01
WEST BROOKFIELD, MASSACHUSETTS**

Prepared For: Mr. James P. Daley
Highway Superintendent
Town of West Brookfield
2 East Main Street
West Brookfield, MA 01585

Prepared By: Howard S. Dono, MRA, IFAS, ASA
HOWARD S. DONO & ASSOCIATES, INC.
217 West Boylston Street
West Boylston, MA 01583

Owned By: West Main Street Realty, LLC
P.O. Box 60395
Worcester, MA 01606

Project: West Main Street (Route 9)
F.A. Project No.: T.B.D.
Project No.: 606517
Date of Valuation: January 27, 2023

Parcel No.	Square Footage	Rights taken
S-6	376	Permanent easement
S-8	7,069	Permanent easement
TE-5	520	Temporary (5-year) construction easement
TE-6	268	Temporary (5-year) construction easement
TE-13	2,567	Temporary (5-year) construction easement



Howard S. Dono, MRA, IFAS, ASA
President /CEO
Joseph R. Evangelista, RA
Senior Partner
Joseph R. Curley, Jr., MBA, MRA, ASA
Vice President

217 West Boylston Street
West Boylston, MA 01583
Office (508) 852-1588
Facsimile (508) 852-1376
Email: info@howardsdono.com
Website: howardsdono.com

February 1, 2023

Mr. James P. Daley
Highway Superintendent
Town of West Brookfield
2 East Main Street
West Brookfield, MA 01585

**RE: Appraisal of Parcel(s) S-6, S-8, TE-5, TE-6, TE-13
652 West Main Street, West Brookfield, MA**

Dear Mr. Daley:

We are pleased to submit this appraisal report on damages to the subject property resulting from the proposed taking(s) and construction. The purpose of this appraisal is to provide our opinion of the market value of damages to the subject property as the result of the taking(s). The intended use of this appraisal report is to provide just compensation for eminent domain acquisition of the rights taken by the intended user, the Town of West Brookfield. The legal interest appraised is the fee simple estate. The date as of which the value estimate shall apply is January 27, 2023, the date of our inspection of the subject property.

The scope of the appraisal is suitable to produce a credible appraisal. Howard S. Dono, MRA, IFAS, ASA conducted an inspection of the subject site from the street frontage. The scope of the appraisal is limited to addressing the intended use of the appraisal and includes all steps customarily performed by our peers in the valuation of non-complex eminent domain acquisitions. A summary description of the property, the sources of information, and the bases of the estimates are contained in the accompanying sections of this report. This appraisal assignment has been performed and completed in compliance with USPAP, the Code of Professional Ethics, Standards of Professional Appraisal Practice of the Massachusetts Board of Real Estate Appraisers, and the American Society of Appraisers, in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24, and 23 CFR Part 710, and to conform to requirements of the Federal Highway Administration. Additionally this appraisal satisfies all of the checklist points of the LPA Appraisal Function Job Aid (LPA); the six-page LPA is included in the addenda of this report.

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Letter of Transmittal, Page 2



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Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

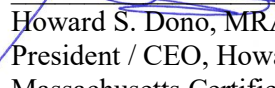
My opinion of the indicated market value of the direct damages to the subject property as the result of the proposed taking and construction, as of January 27, 2023, is:

(\$3,500.00)

Copies of the report may not represent our actual analyses and conclusion(s) of value, as we have no control over the security of the content. This report must be considered in its entirety and we assume no liability for the use of this report by anyone other than the intended user, any use other than the intended use, and partial or fraudulent versions of our reports. The accompanying prospective financial analyses are based on estimates and assumptions developed in connection with the appraisal. Some assumptions, however, inevitably may not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analyses may vary from estimates, and the variations may be material. Further, we have not been engaged to evaluate the effectiveness of management, and we are not responsible for future marketing efforts and other management actions upon which actual results will depend.

Respectfully Submitted,

HOWARD S. DONO & ASSOCIATES, INC.



Howard S. Dono, MRA, IFAS, ASA
President / CEO, Howard S. Dono & Associates, Inc.
Massachusetts Certified General Real Estate Appraiser #1204

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- Qualifications of the Appraiser
- LPA Appraisal Function Job Aid
- Comparable Sales Location Map and Sales Detail Sheets
- Subject Deed
- Letter, Affidavit & Certified Mail Receipt (communication received if applicable)

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INTENDED USE AND RESTRICTION

This appraisal report was prepared for the client (the Town of West Brookfield), and its use is intended solely for the client and its regulatory partners for internal decision making in determining and awarding just compensation for the property rights acquired by furnishing an opinion of the market value of damages. This is an Appraisal Report prepared for a non-complex appraisal assignment. The information contained in this report is specific to the needs of the client and for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report by the client for any unintended use or for use by any unintended user.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide our opinion of market value for awarding the legally compensable damages resulting from the acquisition of land and / or rights in land for municipal purposes as determined by the laws of the Commonwealth of Massachusetts.

PROPERTY RIGHTS APPRAISED

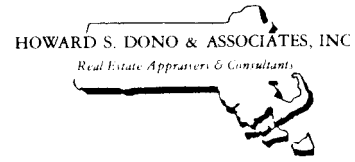
Where applicable the following definitions apply:

A **Fee Simple** taking represents the just compensation for the loss in market value paid to the owner for an acquisition implying unencumbered absolute ownership for public use.

A **Permanent Easement** damage award represents just compensation for the permanent use of a specific portion of a property, but not ownership in the fee interest of said parcel.

A **Temporary Easement** damage award represents the just compensation to be paid for the temporary acquisition of portions of a parcel of land. This is based on the market rental value with the present owner retaining custody and control of all property rights within the temporary easement area. The term of this easement is for a defined period expressed in years.

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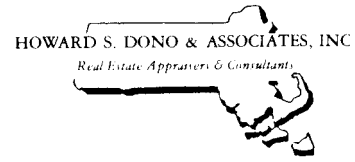


GENERAL CONTINGENT AND LIMITING CONDITIONS

This appraisal report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions contained in the report which are incorporated herein by reference.

1. No responsibility is assumed for matters legal in nature, nor is any opinion rendered as to title, which is assumed to be marketable. The legal description contained in this report is assumed to be correct.
2. The Appraisers have made no survey of the property and no responsibility is assumed in connection with such matters. The sketches contained in this report were not completed by an engineer and are included only to assist the reader in visualizing the property.
3. No title search was completed in connection with this appraisal report. Therefore, no responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered in this report. The title is assumed to be good and marketable.
4. Information furnished by others is assumed to be true, factually correct and reliable. A reasonable effort has been made to verify such information but the Appraisers assume no responsibility for its accuracy.
5. All mortgages, liens, encumbrances, leases and solitudes have been disregarded unless so specified within this report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed in this report that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless non-conformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and the improvements is within the boundaries or property lines of the property described and there is no encroachment or trespassing unless noted within this report.
11. In this appraisal report, the existence of potentially hazardous material used in the construction or maintenance of any existing buildings, such as the presence of urea-formaldehyde foam insulation and/or the existence of toxic waste, was not observed by the appraiser. The

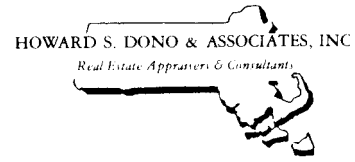
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appraisers, however, are not qualified to detect such substances. The existence of urea-formaldehyde insulation or other potentially hazardous waste material may influence the value of the property. The appraiser urges the client to retain an expert in the field, if desired. Please note the information supplied in the Site Description - Hazardous Substances Section.

12. In this appraisal, compliance with the Americans with Disabilities Act (ADA) accessibility requirements has been considered. Unless otherwise noted in this report, no information was obtained to indicate compliance or lack thereof to ADA accessibility requirements. The appraiser is not qualified to conduct an ADA accessibility assessment and urges the client to retain an expert in this field if desired.
13. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, regarding the property in question, unless arrangements have been previously made prior to the completion of this assignment.
14. Possession of this report, or a copy thereof, does not carry within the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser.
15. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocation of land and improvements in value must not be used in conjunction with any other appraisal and/or is invalid if so used.
16. Neither all nor any part of the contents of this report or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without the written consent and approval of the Appraisers nor shall the Appraisers, firm or professional organization of which the Appraisers are members or candidates be identified without written consent of the Appraisers.
17. The land area of the sales considered in the direct sales comparison approach were verified with public records from the Board of Assessors, the real estate brokers, the grantor and the grantees. However, the appraisers have not conducted field measurements of the comparable sale properties.
18. The term "inspection", or any variation thereof, is commonly used by our peers to mean our visual observation of the accessible areas of the property as real property appraisers and is not intended to represent inspection by a trade professional unless specifically noted. We have not been hired to, nor are qualified to, perform such inspections.
19. This is an "Appraisal Report" per USPAP and in compliance with state and federal law per the Right of Way Bureau of MassDOT.

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EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

No hypothetical conditions were necessary for the completion of this assignment. As a title abstract was not provided this appraisal assumes, as an extraordinary assumption, that ownership and deed restrictions are as reported on the subject deed in effect as of the date of engagement to perform the requested services. Total land areas and frontage are based on the best available information to the analyst.

ESTIMATED EXPOSURE TIME

Required by the Uniform Standards of Professional Appraisal Practice, a reasonable exposure time must be estimated. The basis of our land value estimates were land sales that sold well within one year on the market at prices commensurate with value. Land marketed today at trailing prices, and adjusted for market conditions if applicable, is taking no more time to market than actual marketing times. Therefore, an exposure time of less than 12 months is reasonable.

DEFINITION OF MARKET VALUE

Under established law, the criterion for just compensation is the *market value* of the property taken. The courts in the Commonwealth of Massachusetts have defined market value, as used in eminent domain proceedings, as:

"The highest price, in terms of money, which a hypothetical willing buyer would pay a hypothetical willing seller in an assumed free and open market, with neither party being under any obligation or compulsion to buy or sell".¹

This appraisal has been conducted under the jurisdiction of the Commonwealth of Massachusetts and therefore the definition of market value as determined by the courts of the Commonwealth of Massachusetts has been herein utilized.

¹ Epstein V. Boston Housing Authority, (1944) 58 N.E. 2nd 135, 317 Mass. 297

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THE DATE OF THE VALUE ESTIMATE AND PROPERTY INSPECTION

The appraiser inspected and photographed the subject of this report on January 27, 2023, the effective date of valuation.

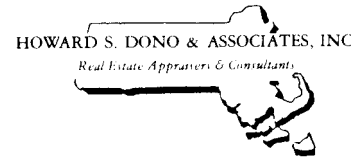
SCOPE OF WORK NECESSARY TO COMPLETE THE ASSIGNMENT

The scope of work consisted of discussing project with its proponents, identifying correct deeded ownership, affording the property owner(s) an opportunity to accompany the appraiser on an inspection of the property and parcel(s) to be acquired, inspecting and photographing the area(s) proposed to be acquired, researching zoning, tax assessments, and infrastructure affecting the value of the subject, inspecting the neighborhood, analyzing the proposed taking(s), concluding highest and best use “as is” and after the taking, documenting and analyzing land sales, concluding land value, concluding just compensation, and delivering a report that is compliant with Uniform Standards of Professional Appraisal Practice.

Per prior agreement with the client, the data, reasoning, and analysis utilized to arrive at the value opinion are only summarized in this concise appraisal report. This appraisal is intended to conform to the existing MassDOT appraisal requirements, as well as the current Uniform Standards of Professional Appraisal Practice (USPAP), pertaining to an appraisal report.

It should be clearly understood the proposed easement area is the only portion of the property being valued in this analysis. Our price per square foot value opinion for the proposed easement area does not necessarily reflect the value of the parcel in its entirety. The property’s frontage is typically the most valuable portion of the site and is situated in the proposed easement area. The concluded price per square foot for the land in the proposed easement area may be at higher price per square foot than the parcel as a whole.

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MUNICIPAL DATA

	<u>Massachusetts</u>	<u>Worcester County</u>	<u>West Brookfield</u>											
2020 Population	7,029,917	862,111	3,833											
2010 Population	6,547,629	798,552	3,701											
% Change Population 2010-2020	7.37%	7.96%	3.57%											
Land Area (square miles)	7,840	1,510	21.10											
Density (persons per square mile)	897	571	182											
<i>Source: U.S. Census Bureau</i>														
Seasonally Unadjusted Unemployment Rate (Source: Bureau of Labor Statistics)														
	Thru	%	Thru	%	Thru	%	Thru	%	Thru	%	Thru	%		
National	Jan-17	4.7%	Jan-18	4.0%	Jan-19	4.0%	Jan-20	3.5%	Jan-21	6.3%	Jan-22	4.0%	Dec-22	3.5%
Statewide	Jan-17	3.9%	Jan-18	3.7%	Jan-19	3.2%	Jan-20	2.8%	Jan-21	7.8%	Jan-22	4.8%	Dec-22	3.3%
Worcester, MA - Metro	Jan-17	5.1%	Jan-18	4.9%	Jan-19	4.4%	Jan-20	3.9%	Jan-21	7.9%	Jan-22	5.0%	Nov-22	3.0%

West Brookfield is located in the central section of Central Massachusetts, approximately 20 miles south and west of Worcester, Massachusetts. West Brookfield is bordered by New Braintree to the north, Ware to the west, Warren to the south and Brookfield and North Brookfield to the east. Metropolitan Worcester benefits from direct access to Interstates 290, 495 and 90 (Mass Turnpike). West Brookfield is directly accessed from Worcester via Route 9. West Brookfield is located 30± miles from Springfield, MA, 60± miles from Boston, MA and 165± miles from New York City.

West Brookfield is accessed by Massachusetts Route 9 providing east / west traffic flow and Massachusetts Route 67 travels north and south.

Except that the subject does not enjoy commuter rail access, it enjoys (or has ease of access to) all of the community services desired by residential and non-residential end-users and investors, including an average school system.

The community, like most, periodically experiences disagreement between the municipality and taxpayers related to policies and spending. But the community's tax base is broad and its income and expenses appear stabilized. No atypical changes are expected that will influence the community's value as a residential or commercial location.

Our review of secondary sources (Multiple Listing Service, Loopnet.com) and our personal observation of the subject and competing commercially zoned neighborhoods, shows very few vacancies (virtually none) and few listings of properties for sale or lease. Lease terms generally increase at the rate of the consumer price index. West Brookfield has a limited retail and office market largely along Route 9.

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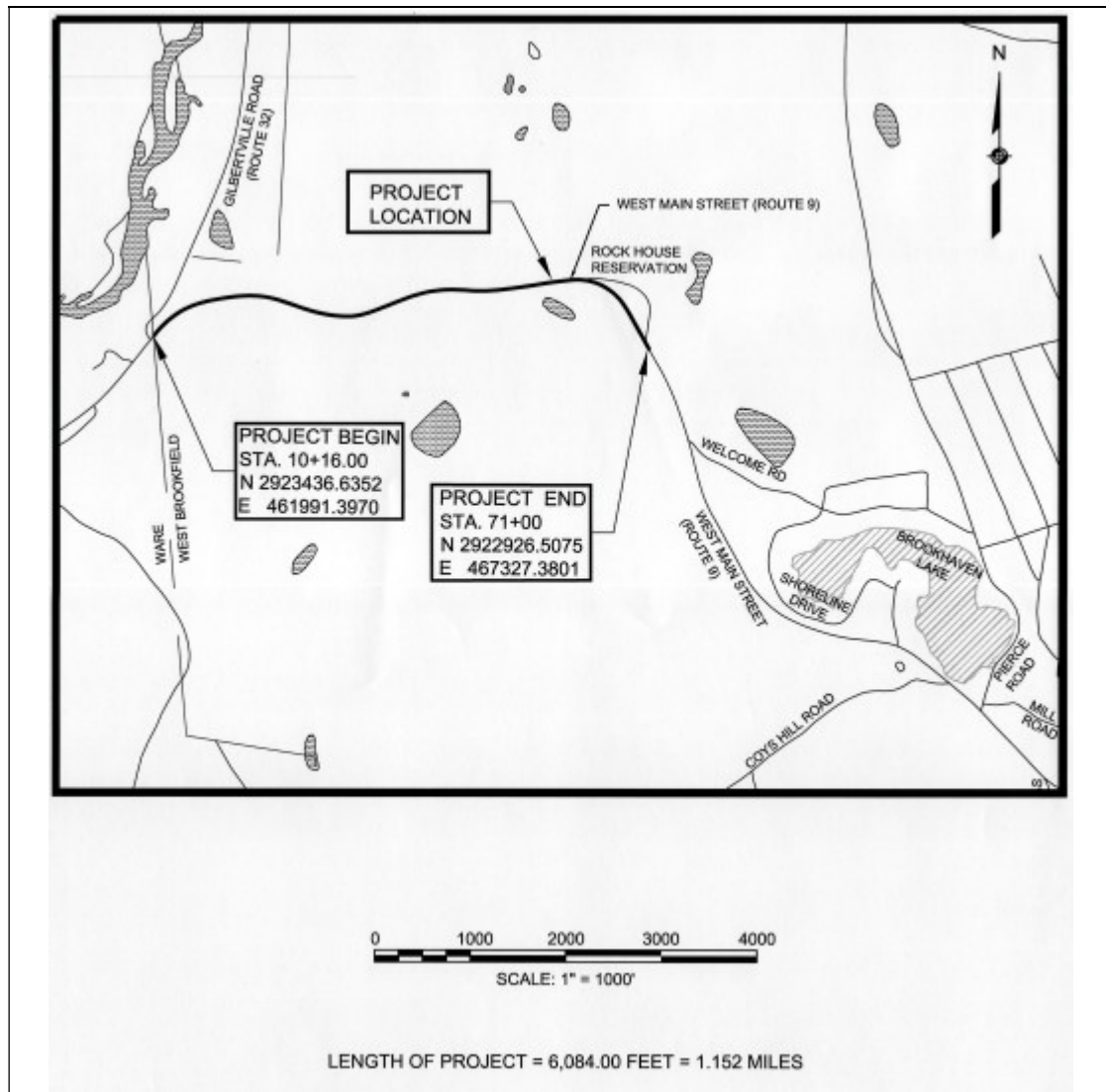
NEIGHBORHOOD DATA

The portion of West Main Street (Route 9) in the project is area is surrounded by vacant land. West Main Street (Route 9) is a well-traveled automotive corridor and runs east-west across Massachusetts. The surrounding neighborhood has seen little demand for re-development.

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PROJECT OVERVIEW: - PROJECT NO. 606517



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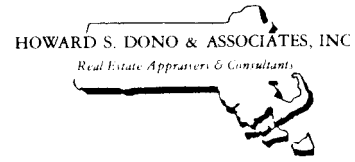


Project Narrative:

Phase I of Route 9 is from the Ware Town Line to 850' west of Welcome Road. It is a Town owned section of Route 9 that has heavy truck and car volume. This section of Route 9 also has had many accidents and is very hard to maintain with no breakdown lane.

Currently Route 9 has only 11' travel lanes and a 1' shoulder. It also has many drainage problems as well as dangerous corners. When reconstructed, the road will go to 12' travel lanes with a 5' breakdown lane. The poor drainage issues will be resolved, the road will be straightened in several areas and road contour improved. New guardrails and road markings will be installed.

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SUBJECT TITLE ABSTRACT, UTILITIES

Registry of Deeds	Worcester County South
Grantor	Sixty-Five West, LLC
Grantee / Current Owner	West Main Street Realty, LLC
Date of Sale	7/18/2006
Purchase Price	\$200,000
Deed Reference	Bk.: 39395, Pg.: 150
5-Year Sales History	No sales evident in the previous 5 years.
Encumbrances	A title report was not provided. We note no encumbrances believed to affect the value of the subject or impact of the easement.
Location of Underground Services	None noted on property plan.
Municipal Water (Yes or No)	No
Municipal Sewer (Yes or No)	No
Utility of Electricity (Yes or No)	Yes
Utility of Gas (Yes or No)	No

ASSESSMENT / TAX OBLIGATION

The subject is identified as Map 23, Lot 01. The subject's tax obligation is calculated below:

Tax Year	Land Area	Land	Building	Total	Tax Rate	Taxes	Land Assessment p.s.f.	Zone
2023	3,779,000	\$ 141,800.00	\$ -	\$ 141,800.00	\$ 11.99	\$ 1,700.18	\$ 0.04	RR

Massachusetts Superior Court accepts tax assessments as an indication of market value. The purpose of including a comment on the assessed land value is to assist the intended user in negotiations when the concluded value is higher than assessed value and inform the client on its potential exposure in litigation when assessed value is higher than the concluded value.

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SUBJECT PHOTOGRAPHS

Howard S. Dono, MRA, IFAS, ASA, on January 27, 2023, photographed the subject of this report from the curb and other publicly accessible vantage points. Photographs concentrate on the subject frontage and the area of easement(s) being taken. Photographs minimally include “corners” of the subject lot and the street scenes running along the subject frontage being affected and taken from those corners. Additional photographs are taken to document existing conditions as deemed necessary by the appraiser.



E corner of subject



Street scene, westerly from E corner



Easement Area



Easement Area

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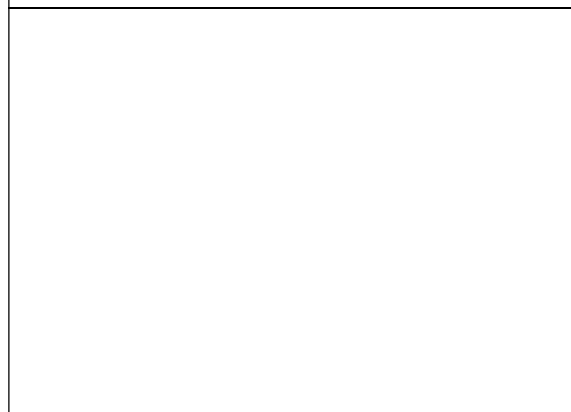
Easement Area



Easement Area



Easement Area



Intentionally Left Blank



W corner of subject



Street scene, easterly from W corner

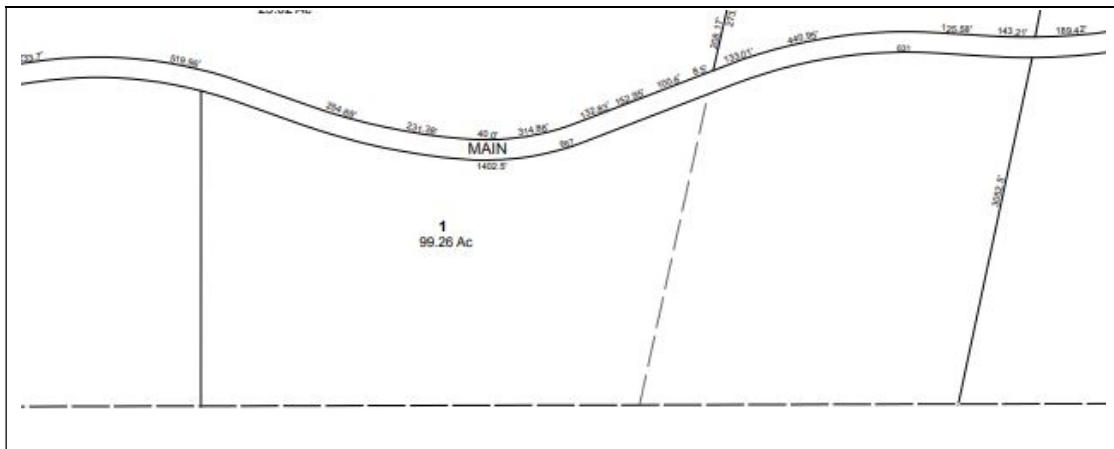
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DESCRIPTION OF LAND AND IMPROVEMENTS

The subject is an unimproved parcel of land. The subject is a Rural Residence (RR) zoned parcel with a total land area of 3,779,000± square feet. The assessor's records are relied upon for the description of the improvements. An interior inspection of the improvements is not required to produce credible results in this analysis. As the building improvements are not the subject of this report salient information regarding the land generally is presented below:

Land area:	3,779,000± square feet per ROW plans
Frontage:	1,421.0± feet per ROW plans
Shape:	More or less regular
Topography:	More or less regular
Wetlands / Development Constraints:	None noted
Flood Hazard Zone:	Apparently no



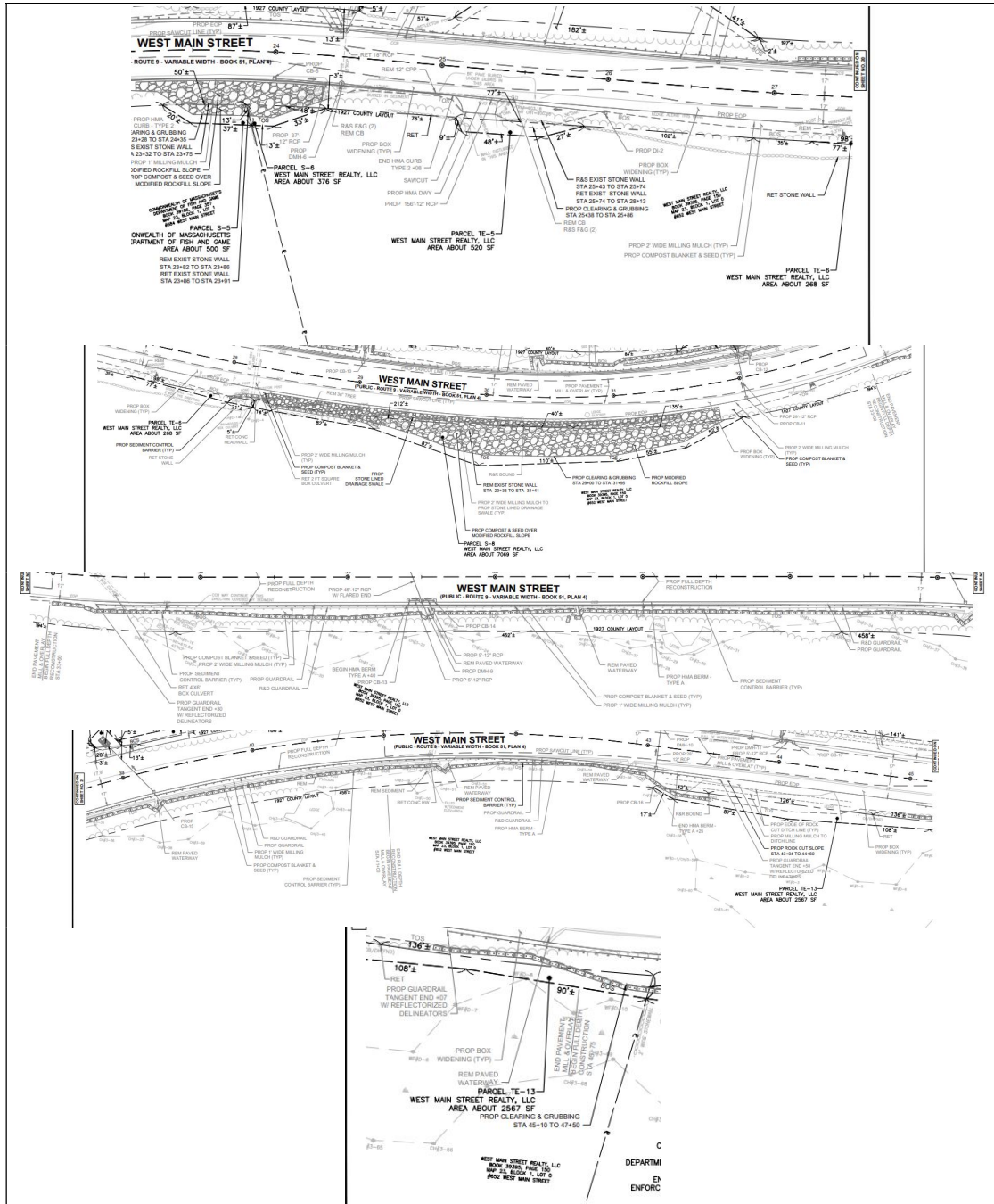
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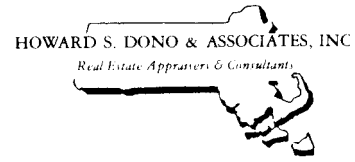
Real Estate Appraisers & Consultants



PROPOSED RIGHT OF WAY PLAN (Plan Approval Date October 26, 2022)



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DESCRIPTION OF PARCELS TO BE ACQUIRED & EFFECT ON REMAINDER

Parcel No.	Square Footage	Rights taken
S-6	376	Permanent easement
Purpose of easement	Rock fill slope, stone wall removal, clearing & grubbing.	
Site Improvements taken	None noted. Site improvements, if affected, shall be restored within the construction contract.	
Adverse effects	None noted.	
Specific benefits	None noted.	

Parcel No.	Square Footage	Rights taken
S-8	7,069	Permanent easement
Purpose of easement	Rock fill slope, stone wall removal, clearing & grubbing, stone lined drainage swale, erosion control.	
Site Improvements taken	None noted. Site improvements, if affected, shall be restored within the construction contract.	
Adverse effects	None noted.	
Specific benefits	None noted.	

Parcel No.	Square Footage	Rights taken
TE-5	520	Temporary (5-year) construction easement
Purpose of easement	Driveway reconstruction, grading (2.0:1 max), clearing & grubbing, remove and stack stone wall.	
Site Improvements taken	None noted. Site improvements, if affected, shall be restored within the construction contract.	
Adverse effects	None noted.	
Specific benefits	None noted.	

Parcel No.	Square Footage	Rights taken
TE-6	268	Temporary (5-year) construction easement
Purpose of easement	Grading (3.0:1 max), erosion control.	
Site Improvements taken	None noted. Site improvements, if affected, shall be restored within the construction contract.	
Adverse effects	None noted.	
Specific benefits	None noted.	

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Project Name: *West Main Street (Route 9)*
Parcel No(s): *S-6, S-8, TE-5, TE-6, TE-13*



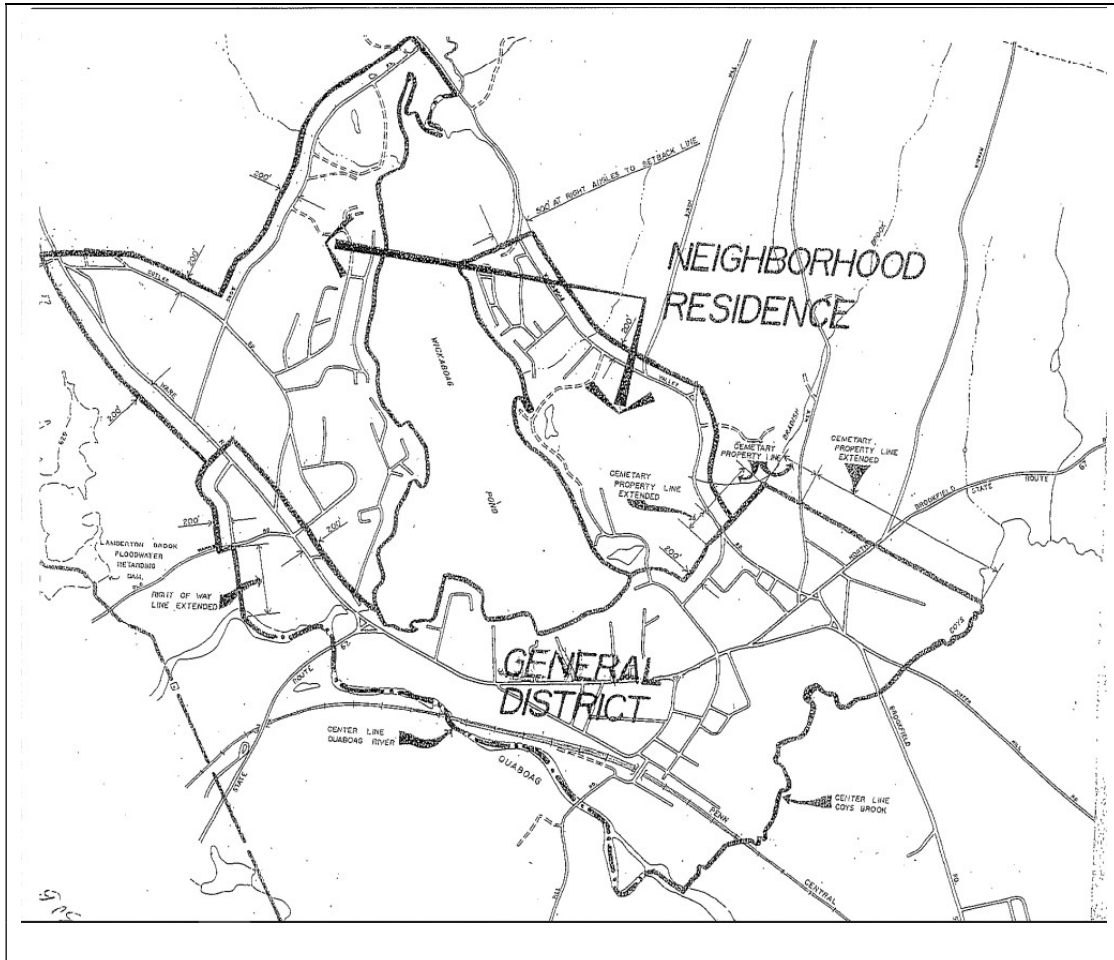
Parcel No.	Square Footage	Rights taken
TE-13	2,567	Temporary (5-year) construction easement
Purpose of easement	Grading (2.0:1 max), erosion control, rock cut slope, clearing & grubbing.	
Site Improvements taken	None noted. Site improvements, if affected, shall be restored within the construction contract.	
Adverse effects	None noted.	
Specific benefits	None noted.	

Highest and best use will not be altered. After the proposed taking(s) and construction the remainder property will be more or less identical to its condition as of the effective date of this appraisal.

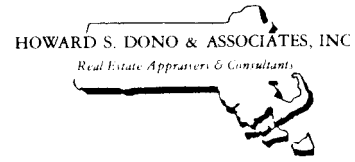
City / Town: West Brookfield, MA
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ZONING AND RESTRICTIONS



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Commonly Developed Permissible Uses in the Rural Residence (RR) Zoning District	
Residential	Single-family detached dwelling; two-family dwelling.
Commercial	Home occupation; professional office or studio of a resident physician, dentist, attorney, architect, artist, musician, engineer, real estate or profession provided that no more than two other persons are regularly employed therein in connection with such use, and further provided that any display or advertising shall be in accordance with provisions of Section 5.3.
Industrial	None.
Other	Church or other place of worship, parish house, rectory, convent, and other religious institutions; schools or playgrounds – public, religious, sectarian, or denominational; public buildings and premises for government use including public libraries.

Dimensional Requirements for the Rural Residence (RR) Zoning District	
Minimum Lot Size	90,000 square feet
Minimum Frontage	225 feet
Minimum Front / Side / Rear Setbacks	70 feet / 50 feet / 50 feet
Maximum Building Height	35 feet / 2.5 stories
Parking	Varies by use
Limitations on use of easements for calculating lot area	As the zoning bylaw does not speak to the subject, it is understood that easements can be included in lot area regardless of the location or use of the easements.

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HIGHEST AND BEST USE

Highest and best use as improved involves analyses only made possible after a thorough examination of the current schedule of use. Such an analysis necessarily involves the interior inspection of improvements and exceeds the scope of work required for non-complex appraisal problems.

The subject property is in the Rural Residence (RR) Zoning District, a district intended for residential uses. Highest and best use as if vacant appears to be for sale for residential development to the highest density allowed.

Land sales were selected and analyzed based on this determination of highest and best use.

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SALES COMPARISON APPROACH

The income approach and cost approach were considered but are inapplicable to valuing land as it involves no costs to reproduce and is generally not income producing; therefore, Sales Comparison is the sole basis of valuation.

An in-depth write-up of the comparable sales, including photographs, is incorporated into the addendum. There is also a color map included therein indicating the location of the comparable sales in relationship to the subject property / project locus. The analyst researched sales via the Warren Group and Multiple Listing Service beginning with West Brookfield itself and, finding sufficient sales the scope was not broadened to abutting communities. We note that the taking(s) represent a non-complex acquisition; the appraiser's standard for documenting his opinion of value is meant to be consistent with 49 CFR 24.104 and 23 CFR 710.709.

Effective land area of the subject property (where applicable):

Parcels of 90,000 square feet are considered a prime size for residential development as related to the subject property; parcels exceeding 90,000 square feet are appraised on an effective land area of 90,000 square feet. Large parcels of land typically sell for a lower price per square foot due to economy of scale, therefore appraising the parcel based on effective land area of the subject property will limit economy of scale adjustments due to excess/surplus land.

	<i>Subject</i> S-6, S-8, TE-5, TE-6, TE-13 West Brookfield, MA	<i>Sale #1</i> 46 Ragged Hill Road West Brookfield, MA	<i>Sale #2</i> 247 New Braintree Road West Brookfield, MA	<i>Sale #3</i> 112 Tucker Road West Brookfield, MA
Sale Price	TBD	\$65,000	\$65,000	\$60,000
Interest Transferred	Fee Simple	Fee Simple 0%	Fee Simple 0%	Fee Simple 0%
Financing/Sales Concessions	None assumed	None known 0%	None known 0%	None known 0%
Date of Sale	27-Jan-23	14-Jul-22 0%	09-Jun-22 0%	08-Jul-22 0%
Adj. Price/lot		\$65,000	\$65,000	\$60,000
Location	Average / Traffic	Good -25%	Good -25%	Good -25%
Land Area (s.f.)	90,000	109,074	240,364	94,620
Effective		-20%	-50%	0%
Site description	Average	Average 0%	Average 0%	Average 0%
Public Utilities	Electric	Electric 0%	Electric 0%	Electric 0%
Gross Adjustment		45%	75%	25%
Net Adjustment		-45%	-75%	-25%
Adj. Price per lot		\$35,750	\$16,250	\$45,000
Indicate value per subject s.f.		\$0.40	\$0.18	\$0.50

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Rationale for adjustments:

Date of sale (market conditions):

It appears that market conditions have been steadily improving from 2017 to 2022 for Worcester County.

WORCESTER County, MA - Median Sales Price - Calendar Year				
Year	Period	1-Fam	Condo	All
2022	Jan - Dec	\$405,000	\$311,500	\$395,950
2021	Jan - Dec	\$375,000	\$275,000	\$358,000
2020	Jan - Dec	\$325,000	\$246,500	\$311,000
2019	Jan - Dec	\$290,000	\$221,000	\$278,900
2018	Jan - Dec	\$275,000	\$205,000	\$260,000
2017	Jan - Dec	\$260,000	\$199,900	\$246,900

The overall median price increases are as follows:

2017 to 2022 (YTD): 60.37% increase.
2018 to 2022 (YTD): 52.29% increase.
2019 to 2022 (YTD): 41.97% increase.
2020 to 2022 (YTD): 27.32% increase.
2021 to 2022 (YTD): 10.60% increase.

Location:

When applicable, comparable sales are adjusted based on the comparable sale being located in a more or less favorable neighborhood.

Land area:

When applicable, comparable sales are adjusted based on the size of the lot as a larger lot size is considered more favorable than a smaller lot size. Comparable sales are adjusted at 10% per an approximate 10,000 square feet (rounded) for the difference in land area. This adjustment is capped at 50%.

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Site description:

When applicable, comparable sales are adjusted for development constraints, which is considered adverse for residential development. Approximate demolition costs are added when an existing building was razed for redevelopment. Demolition costs are estimated at \$3.00 per square foot and applied as a percentage adjustment.

Utilities:

When applicable, comparable sales are adjusted based on the access to municipal utilities. Market participants react more favorably to sites with municipal utilities available.

CONCLUSION OF PER SQUARE FOOT VALUE OF LAND

Based on the definition of market value as being the highest price, we conclude value at \$0.50 per square foot.

WORK INCLUDED IN CONTRACT, IN LIEU OF DAMAGES

No work in lieu of damages is noted.

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VALUATION OF ACQUISITION(S)

Ground rent for temporary easement via capitalization rate:

Preface: There are many schools of thought regarding establishing ground rent. Most cite published surveys of land lease capitalization rates and others extract the land yields from improved properties. The appraiser believes extracting capitalization rates from land leases is ideal but believes that citing published surveys is the easiest method to explain and defend; after all, the ground rent is the most significant factor in terms of ultimate compensation paid. There are even more schools of thought about the discount rate and whether a discount rate in the case of temporary easements should even be thought of as a discount rate the way appraisers think of it with real property investments. Although the disparity between how ground rent is discounted is only nominal it is best practice, whenever possible, for an appraiser and the review appraiser to come to an agreement on this issue as well as the more significant issue of ground rent.

The square foot of land is applied to the easement area and a “rental” factor must be estimated. Ground lease comparables are generally not cited as being the basis for the ground rent. Rather, the ground rent is calculated by multiplying land value by a market-derived capitalization rate. The following land lease capitalization and discount rate report was published by RealtyRates.com:

RealtyRates.com INVESTOR SURVEY - 4th Quarter 2022*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	3.02%	9.88%	7.28%	5.62%	10.38%	8.28%
Golf	3.52%	15.82%	9.47%	6.12%	16.32%	10.47%
Health Care/Senior Housing	3.62%	11.16%	7.87%	6.22%	11.66%	8.87%
Industrial	3.35%	10.72%	7.65%	5.95%	11.22%	8.65%
Lodging	3.52%	14.75%	8.01%	6.12%	15.25%	9.01%
Mobile Home/RV Park	3.40%	13.32%	8.56%	6.00%	13.82%	9.56%
Office	3.35%	10.56%	7.26%	5.95%	11.06%	8.26%
Restaurant	4.05%	15.40%	9.16%	6.65%	15.90%	10.16%
Retail	3.16%	10.70%	7.73%	5.76%	11.20%	8.73%
Self-Storage	3.35%	10.86%	8.70%	5.95%	11.36%	9.70%
Special Purpose	4.04%	16.88%	9.57%	6.74%	18.34%	9.48%
All Properties	3.02%	16.88%	8.30%	5.62%	16.32%	9.17%
*3rd Quarter 2022 Data				Copyright 2022 RealtyRates.com™		

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Published rates generally come from upper tier locations and / or high-grade investment assets. Citing RealtyRates.com therefore satisfies the definition of value prescribed by Massachusetts Superior Court. The capitalization rate is multiplied by land value to derive yearly ground rent. The discount factor is applied to the total cash flow to reflect the internal rate of return required of investors; the discount rate reflects rent changes over the term of the lease and reversion, where applicable, of the improvements to be built by the lessee.

Overall, RealtyRates.com shows the average land lease capitalization rate is 8.30 %.

Residential, commercial and industrial land lease capitalization rates are as follows ranging from 7.26% to 7.73%, according to RealtyRates.com.

Average Capitalization Rates Land Leases	
Average Apartment (Residential) Rate	7.28%
Average Retail Rate	7.73%
Average Office Rate	7.26%
Average Industrial Rate	7.65%

Most of our peers appear to generally agree that a rate between 5% and 8% is both reasonable and defensible although some arrive at much lower rates, particularly for residential, by segregating property yields from the land alone. Sophisticated analyses may produce lower and higher results, but those analyses involve assumptions that are highly subjective to the opinions and judgments of the appraiser.

The subject's is vacant land. Properties such as the subject are generally not leased in their entirety let alone partially as is the case in eminent domain for right of way purposes. Still, based on our definition of market value, we conclude that the market data from RealtyRates.com informs the rate at which the land should be capitalized to establish the ground rent for valuation of damages purposes.

Given the subject project's neighborhood location and uses, we conclude the average residential capitalization rate of 7.25% (rounded) as reported by RealtyRates.com to be the most defensible ground rent capitalization rate for the subject.

Concluded Residential Capitalization Rate
7.25%

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Discount rate:

We refer to RealtyRates.com again to show current rates.

Overall, RealtyRates.com shows the average land lease discount rate is 9.17%.

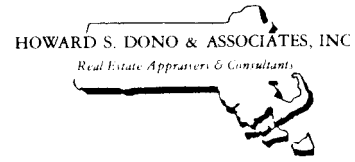
Residential, commercial and industrial land lease discount rates are as follows ranging from 8.26% to 8.73%, according to RealtyRates.com

Average Discount Rates Land Leases	
Average Apartment (Residential) Rate	8.28%
Average Retail Rate	8.73%
Average Office Rate	8.26%
Average Industrial Rate	8.65%

Given the subject project's neighborhood location and uses, we conclude the average residential discount rate of 8.25% (rounded) as reported by RealtyRates.com to be the most defensible ground rent discount rate for the subject.

Concluded Residential Discount Rate
8.25%

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Discount factor:

There is a 5-year duration of the easement.

If \$1.00 is due at the beginning of each “rental” term \$5.00 would be paid at the rate of \$1.00 per year.

In the case of eminent domain, rent for the entire 5-year term is paid at the beginning of the term. Therefore, the remaining \$4.00 paid must be discounted (years two through five).

Rather than provide a discounted cash flow over the lease term, we will instead employ a multiplier.

The multiplier (Inwood Factor) is best understood through the addition of the income stream based on an easement payment of \$1.00 each year. As payment for the easement is presumed to occur on the 1st day of each discounting period, the first year’s payment is not discounted while the remainder is discounted in the final four years.

The calculations are shown below:

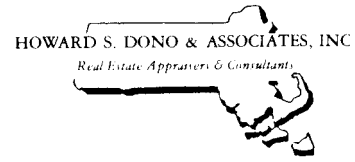
Year	1	2	3	4	5	Total
\$	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 5.00
8.25%	1.000000	0.923788	0.853383	0.788345	0.728263	4.293779

So for every \$1.00 paid in Year 1 a multiplier of 4.293779 is applied to calculate the discounted value of the income stream due to the 5-year temporary easement.

Valuation of temporary easement(s):

Parcel No.	Value p.s.f.	X	Taking Area	X	% Factor	X	5-Year Discount Factor	=	Damages
TE-5	\$0.50	X	520.00	X	7.25%	X	4.293779	=	\$81
TE-6	\$0.50	X	268.00	X	7.25%	X	4.293779	=	\$42
TE-13	\$0.50	X	2,567.00	X	7.25%	X	4.293779	=	\$400
Direct damages to site improvements:									\$0
Damage to the remainder property:									\$0
Total:									\$522

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Valuation of permanent easement(s):

Compensation for permanent easements is based on the percentage of the transferable rights lost due to the easement. All permanent easements remove from fee simple interest the exclusive use of the easement area by the property owner. In the case of Wales's zoning bylaw, permanent easements apparently may be used to satisfy the zoning requirements for land area and setback regardless of the location or use of the easements. Therefore a substantial percentage of the the fee simple rights are retained by the grantor of the easement.

The permanent easement is mostly located within typical front setback areas that are not required by zoning; meaning that this land has as much use as any portion in order to develop. After the taking, the land will still serve to calculate land area so there is no severance damage. The grantor will lose the right to exclusively use this land for, e.g., parking / landscaping or that use will be subordinate to the rights to maintain the infrastructure improvements within the easement area.

Air rights – “The right to undisturbed use and control of the designated air space above the specific land area within stated elevations. Air rights may be acquired to construct a building above the land or building of another or to protect the light and air of an existing or proposed structure on an adjoining lot. Air rights do not always include development rights.”²

An example of air rights are power lines running above a property limiting the height of a structure to be built.

Surfaces Rights – “Refer to those ownership rights in a parcel of real estate that are limited to the surface. It does not included air rights or sub-surfaces rights.”³

An example of surfaces rights is a sidewalk constructed on a property limiting the ability to park a vehicle.

Sub-surfaces Rights – “ 1. The rights to the use and profits of the underground portion of a designated property; usually refers to the right to extract coal, minerals, oil, gas, or other hydrocarbon substances as designated in the grant.

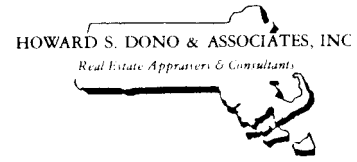
2. The right to construct and maintain tunnels, subways, pipelines, sewers, etc.”²

An example of sub-surfaces rights is a gas line running below the surface of a property limiting the use of land below the surface, such as the construction of a basement or in-ground pool.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

³ U.S. Legal.com. (2019, March 12). Retrieved from <https://definitions.uslegal.com/s/surface-rights/>.

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The appraiser's opinion of the percentage of the transferable right taken is calculated by allocating and then segregating the percentage of fee rights acquired by the easement holder as follows:

Transferable Rights			Rights Allocation			Percentage of Fee Rights	
			Easement Holder	Retained Fee		Easement Holder	Retained Fee
Air Rights	50%		80%	20%		40.00%	10.00%
Surfaces Rights	25%		80%	20%		20.00%	5.00%
Sub-Surfaces Rights	25%		80%	20%		20.00%	5.00%
Total Rights	100%					80%	20%

In the appraiser's considered opinion, the remaining rights to the grantor represent roughly 20% of the fee simple interest in the land and those damages are roughly 80% of the fee simple value.

Damages are calculated as follows:

Parcel No.	Value p.s.f.	X	Taking Area	X	% Factor	X	5-Year Discount Factor	=	Damages
S-6	\$0.50	X	376.00	X	80.00%	X	N/A	=	\$150
S-8	\$0.50	X	7,069.00	X	80.00%	X	N/A	=	\$2,828
Direct damages to site improvements:									\$0
Damage to the remainder property:									\$0
Total:									\$2,978

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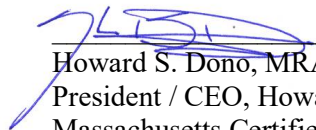
RECONCILIATION & ALLOCATION OF DAMAGES

Valuation has been completed based on applying a per square foot of land value based on analysis of comparable land sales data only as this is the only valuation methodology applicable to the appraisal problem. There was adequate land sales data to produce a highly credible and defensible appraisal of damages. Damages are allocated as follows:

Parcel No.	Value p.s.f.	X	Taking Area	X	% Factor	X	5-Year Discount Factor	=	Damages
TE-5	\$0.50	X	520.00	X	7.25%	X	4.293779	=	\$81
TE-6	\$0.50	X	268.00	X	7.25%	X	4.293779	=	\$42
TE-13	\$0.50	X	2,567.00	X	7.25%	X	4.293779	=	\$400
S-6	\$0.50	X	376.00	X	80.00%	X	N/A	=	\$150
S-8	\$0.50	X	7,069.00	X	80.00%	X	N/A	=	\$2,828
Direct damages to site improvements:									\$0
Damage to the remainder property:									\$0
Total:									\$3,500
Rounded to read:									\$3,500

Therefore, the indicated market value of the direct damages to the subject property resulting from the proposed taking, as of January 27, 2023, is:

(\$3,500.00)


 Howard S. Dono, MRA, IFAS, ASA
 President / CEO, Howard S. Dono & Associates, Inc.
 Massachusetts Certified General Real Estate Appraiser #1204

City / Town: *West Brookfield, MA*
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CERTIFICATE OF THE APPRAISER

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

- That on January 27, 2023, I personally made a field inspection of the property herein appraised and afforded the owner, or his/her designated representative, the opportunity to accompany me on the inspection. I have also, on January 27, 2023 or prior dates, personally made field inspections of the individual comparable sales relied upon in making said appraisal. The property being appraised, and the comparable sales relied upon in making this appraisal, were as represented in this appraisal.
- The statements of fact contained in this report are true and correct, subject to the limiting conditions herein set forth.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest or bias with respect to the parties involved. I will not directly or indirectly benefit from the acquisition of such property appraised.
- My engagement in this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the current Uniform Standards of Professional Appraisal Practice.
- Jason Dono, MA Trainee 1027267, provided real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and legal instructions, and are my personal, unbiased professional analyses, opinions and conclusions.
- That to the best of my knowledge no portion of the value assigned to the property appraised consists of items which are non-compensable under the established law of the Commonwealth of Massachusetts.
- That I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property appraised.
- That I have not revealed the findings and results of such appraisal to anyone other than the client and I will not do so until so authorized by said client, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the acceptance of this assignment.
- That any decrease or increase in the market value of real property prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, was disregarded in determining the compensation for the property.

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CERTIFICATE OF THE APPRAISER

- That I have collected and analyzed relevant data, and applied appropriate valuation techniques and methods. As a result of my analysis, it is my opinion that the value of the property to be acquired and the damages to the remainder, if any, based upon my independent appraisal and the exercise of my professional judgment as of the effective date of appraisal, January 27, 2023, is \$3,500.00, and that the conclusion set forth in this independent appraisal is based upon the exercise of my professional judgment.


Signature

Howard S. Dono, MRA, IFAS, ASA
MA General Certification #1204

February 1, 2023
Date

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A D D E N D A

- Qualifications of the Appraiser
- LPA Appraisal Function Job Aid
- Comparable Sales Location Map and Sales Detail Sheets
- Subject Deed
- Letter, Affidavit & Certified Mail Receipt (communication received if applicable)

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HOWARD S. DONO & ASSOCIATES, INC.
Real Estate Appraisers & Consultants
217 West Boylston Street, West Boylston, MA 01583
Telephone: (508) 852-1588, Facsimile: (508) 852-1376

EDUCATION:

QUALIFICATIONS OF HOWARD S. DONO, MRA, IFAS, ASA

Bentley College Bachelor of Science, Business Management 1981

Massachusetts Board of Real Estate Appraisers:

Real Estate Appraisal I, Three Approaches to Value, 1984
Real Estate Appraisal IA, Appraising the Single Family, 1985
Real Estate Appraisal II, Capitalization Techniques, 1988
Professional Practice and Conduct I, 1989
Professional Practice and Conduct II, 1991
Real Estate Appraisal IIA, Advanced Income Property, 1992

Appraisal Institute:

Appraisal Principles, I-110, 1993
Appraisal Procedures, I-120, 1993
Standards of Professional Practice - Part A, I-410, 1993
Standards of Professional Practice - Part B, I-420, 1993
Residential Case Study, I-210, 1994
Standards of Professional Practice - Part C, II-430, 1999

Seminars:

USPAP Update Seminar, 1999, 2004, 2005, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020 & 2022
Demonstration Report, Residential Properties, 1985
Land Planning and Development, Strategies & Techniques 1988
Small Residential Income Properties Seminar, 1990
State Appraiser Certification Review Seminar, 1991
Demonstration Report, Commercial Property, 1991
Uniform Residential Appraisal Report Seminar, 1993
Appraisal Reporting of Complex Residential Properties, 1993
Valuation of Temporary and Permanent Easements, 1994
Tax Assessments and Tax Abatements, 1994, Site Contamination, 1994
Title V - Update of the New Sanitary Codes, 1995
Contamination 21E - Commercial & Residential Issues, 1995
HUD's Appraisal Regulations, 1995; Fair Lending Seminar, 1996
Understanding and Completing Forms 71A and 71B, 1996
Evaluations and Limited Restricted Reports, Commercial, 1996
Technology and the Appraiser: Making it work, 1997, Making the Most of Windows, 1997
Appraisal Communications, Writing Convincing Reports, 1997
Discounted Cash Flow Seminar, 1999, HUD Appraisal Seminar, 1999
Real Estate Law and the Registry of Deeds, 2001
Unique and Unusual Residential Properties, 2001
Land Development Seminar, 2001; Analyzing Operating Expenses, 2002
Residential Property Construction, 2002; Analyzing Distress Real Estate, 2005
Appraising from Blueprints, and Specifications, 2005
Scope of Work, Expanding Your Range of Services, 2005
Eminent Domain & Condemnation, 2005, Residential Design & Functional Utility, 2005
Overview of Real Estate Appraisal Principles, 2005
A Comprehensive Guide to Valuing Improved Subdivisions, 2006
Twelve Things Commercial Appraisers Should Know, 2008
Appraising in a Foreclosure Market, 2008
Reviewing the Reviewer: Role and Responsibilities of the Review, 2008
Small Hotel/Motel Valuation, 2008; Fannie Mae Form 1004 MC, 2009
New England Appraisers Expo, Residential Program, 2009
Appraising Easements, 2011; Distress Properties Valuation, 2011
Income Approach: An Overview, 2011; Supervising Appraisal Trainees, 2011
Residential Market Analysis, Highest and Best Use, 2013
Residential Sales Comparison and Income Approach, 2013
Financial Institutions Guide to Commercial Appraisal, 2013
Covering All Bases in Residential Reporting, 2013
Appraisal of 2 - 4 Family and Multi - Family Appraisals, 2013
Restaurant Valuation Issues, 2013; Religious Properties Valuation Issues, 2014
Mixed Use Property Valuation, 2016; Investment Analysis and Investment Properties, 2016
Non-stabilized Distressed Properties Valuation Issues 2017
Quantitative Analysis Concepts for Appraisers, 2018
Eminent Domain and Condemnation Appraisal in Massachusetts, 2018
New England Appraisers Expo, Commercial Program, 2018, 2019, 2020, 2021 & 2022
An Appraisers Guide to Expert Witness Assignments, 2021

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



ORGANIZATIONS:

Massachusetts Certified General Real Estate Appraiser, #1204
Massachusetts Board of Real Estate Appraisers, MRA, Designated Member
National Association of Independent Fee Appraisers, IFAS, Designated Member
American Society of Appraisers, ASA, Real Property, All Property Types, Designated Member
Certified by the MBREA, NAIFA and the ASA continuing education program.
Qualified to appraise all types of real estate by the MBREA, NAIFA and ASA.
Massachusetts Continuing Legal Education (MCLE)
Faculty Member, Published, Lecturer, Trying Divorce Cases
Massachusetts Board of Real Estate Appraisers (MBREA)
Co-sponsor USPAP Update Seminar, 2006, 2008, 2010, 2012, 2014, 2016, 2018 & 2020
Co-sponsor Distress Properties Seminar, 2017
Standards and Qualifications Committee
Education Committee
Board of Trustees, Member, Officer, Secretary, Vice President & President
MassDOT Highway Division, Right of Way Bureau, Appraiser
MassDOT, Community Compliance Division, Appraiser, Review Appraiser
Department of Veterans Affairs, Fee Panel Appraiser
Housing and Urban Development, Fee Panel Appraiser
Employee Relocation Council, Member
Greater Worcester Board of Realtors, Member
Greater Worcester Board of Realtors, Banking Committee
Greater Worcester Board of Realtors, Appraisal Committee
Greater Boston Real Estate Board, Member
Northern Worcester County Board of Realtors, Member
Massachusetts Registered Real Estate Salesman

EXPERIENCE:

HOWARD S. DONO & ASSOCIATES, INC.
President/CEO and Real Estate Appraiser, 1984 – Present.
Duties as chief executive and operations officer include:

- o Management and direction of the region's largest staffs of licensed/certified real estate appraisers and clerical personnel offering a full range of real estate appraisal services.
- o Preparation and review of real estate appraisals for bank financing, asset evaluation, development analysis, real estate tax appeals, estate and probate matters and eminent domain land takings.
- o Provide expert witness testimony for litigation purposes.

Howard S. Dono, MRA, IFAS, ASA has thorough knowledge of the three accepted approaches to value; Direct Sales Comparison Approach, Cost Approach and Income Capitalization Approach (Discounted Cash Flow Analysis and Direct Income Capitalization).

Appraisal experience includes:

- o All types of residential property; single family homes, condominiums, undeveloped land, small income multi-family properties, apartment buildings, co-operative units, planned unit developments, employee relocation appraisals.
- o Commercial and industrial property; warehouse, manufacturing facilities, office and retail properties, residential subdivision, industrial subdivision, and special use properties.
- o Feasibility studies, lease analyses and quality control review appraisals for both residential and commercial properties.
- o Mass DOT, Community Compliance Division of the Right of Way Bureau, reviewed innumerable appraisals for eminent domain purposes throughout the Commonwealth.
- o Qualified as an expert witness for testimony in Massachusetts Superior Court, Land Court, Probate Court, Appellate Tax Board, and Federal Bankruptcy Court.

COMMONWEALTH OF MASSACHUSETTS, APPELLATE TAX BOARD

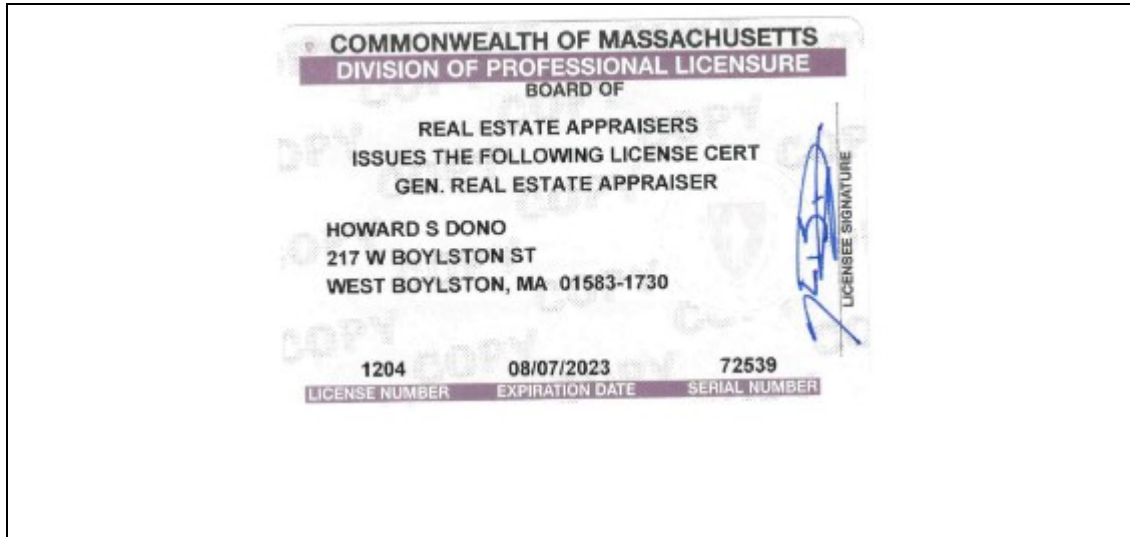
Assistant Clerk and System Administrator of the Board, 1985 – 1990.
Duties as Assistant Clerk and System Administrator included:

The ATB is the Commonwealth's judicial board that serves as its tax court having jurisdiction over all State and local tax appeals, including real estate property tax appeals. Reviewed all petitions and filing fees. Prepared trial lists of cases to be heard and notified the interested parties. Administered oaths, received and maintained records, exhibits and transcripts. Advised the public of their rights and the procedures of the appeals before the Board. Acted as a liaison between the Board and the public. Managed all data processing functions. Managed the Commonwealth's Payroll, Management and Information System. Established and implemented system controls, system operations, system security and system maintenance. Monitored and improved system performance. Designed and implemented the system hardware and software for the Board's case tracking system. Managed system operators.

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License



City / Town: West Brookfield, MA
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HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



LPA Appraisal Function Job Aid

Local Public Agency - Appraisal Responsibilities



- Identify and select qualified appraisers – appraiser and review appraiser
- Establish process for reviewing appraisals
- Ensure appraisals are completed and reviewed appropriately – use your review appraiser as a consultant to assist you (using Your Review Appraiser's Checklist at the end of this job aid)
- Review and approve the final appraisal report
- Establish an amount believed to be just compensation

Note: For your first project or a complex project, schedule a pre-appraisal meeting with your State DOT LPA coordinator and your appraisal and acquisition consultants to discuss the issues

Local Public Agency - Valuation Activities

1. Obtain survey and plans
2. Determine appraisal formats for the following types of acquisitions (and number of appraisals per acquisition)
 - Simple partial acquisitions (strip takings)
 - Simple total acquisitions
 - Complex acquisitions and before/after appraisals
3. Determine appraiser availability
 - Staff or fee
 - Residential or general qualifications
4. Identify the appraisal problem and write scope of work, taking into account;
 - Property ownership rights being acquired
 - Property encumbrances and pre-existing easements
 - Need for specialty appraisals (machinery, arborist, etc.)
 - Cost-to-cure situations
 - If partial acquisition, determine if items such as well or septic system is within take area
5. Determine highest and best use
 - Land viewed as if vacant
 - Contributory value of improvements
 - Possible transitional H&B use
6. Conduct data collection and analysis
 - Collect and verify data and comparable sales
 - Analyze data in relation to subject property
7. Prepare Land/Site Valuation
 - Identify the whole property, or larger parcel
 - Identify and address tenant owned improvements
 - Land is valued prior to consideration of improvements
 - Sales comparison approach typically used
 - If improved, identify realty vs. personalty
 - If before/after appraisal, identify additional after acquisition comparables
 - Develop Cost and Income approach, or explain why not applicable
8. Reconcile separate approaches to value, if appropriate

Local Public Agency - General Post-Valuation Activities

1. Help the review appraiser in thoroughly understanding the appraisal report
2. Discuss questions with the negotiator regarding the appraisal and the valuation process
3. Provide needed data to relocation personnel
4. Provide information to property management relating to highest and best use of the property
5. Serve as a resource to property management providing marketing ideas for disposing of the remainder if it is an uneconomic remnant
6. Assist with legal settlements and litigation (these activities may be performed by the appraiser and/or the review appraiser)
 - Consult on potential legal settlements if necessary
 - Appear as an expert witness in legal proceedings if necessary
 - Serve as a team member in helping to analyze a legal settlement
 - Participate in pre-trial conferences and selection of experts
 - Provide consulting regarding strengths and weaknesses of opponent's evidence
 - Discuss the theory of the case with the attorney to insure the adoption of a correct theory
 - Always consult with an attorney when preparing for discovery
 - Write answers to questions through written interrogatories
 - Produce all documents used in preparing the appraisal
 - Identify other experts or resources to complement your testimony

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LPA Appraisal Function
Job Aid

Appraisal Scope of Work Criteria

- ☐ Does the Scope of Work require compliance?
 - ☐ Federal and State requirements
 - ☐ State DOT FHWA approved right-of-way or appraisal manual
 - ☐ The definition of an appraisal in 49 CFR 24.2(a)(3)
 - ☐ Does the Scope of Work specify property inspection requirements?
 - ☐ Give owner opportunity to accompany appraiser on inspection
 - ☐ Inspect neighborhood and project area
 - ☐ Inspect interior and exterior of subject improvements
 - ☐ Provide level of detail of physical characteristics
 - ☐ Does the Scope of Work address the following appraisal content requirements?
 - ☐ Property description, including floor plan, dimensions, photographs, location maps
 - ☐ Property rights to be acquired
 - ☐ Definition of value
 - ☐ Date of valuation and date of the report
 - ☐ Realty/personality report
 - ☐ Observed or known encumbrances
 - ☐ Five-year sales history of the property
 - ☐ Highest and best use analysis of present use and zonings
 - ☐ Present and analyze relevant market information
 - ☐ Consider project influence in the appraisal report
 - ☐ Report opinions and conclusions
 - ☐ Intended use
 - ☐ Intended user
 - ☐ Required certification
 - ☐ Assumptions and limiting conditions
-

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Real Estate Appraisers & Consultants



LPA Appraisal Function
Duties and Responsibilities - Job Aid

Selecting an Appraiser and a Review Appraiser



Before hiring an Appraiser or a Review Appraiser:

- Consult with your State DOT to ensure both the Appraiser and Review Appraiser meet State DOT qualifications and are State certified or licensed
- Define the appraisal problem and select an Appraiser and a Review Appraiser based on the individual project or the complexity of parcels identified for the acquisition
- Consider the Appraiser and Review Appraiser's past eminent domain experience and quality of services provided to other clients

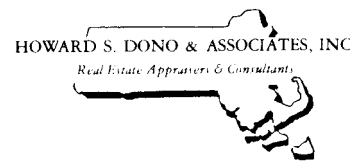
When selecting an Appraiser or Review Appraiser, check their:

- ☐ Education and credentials
- ☐ General & Geographic experience
- ☐ Property type experience
- ☐ Reputation and work ethic
- ☐ Court testimony experience
- ☐ Prior Agency experience

Appraiser's Responsibilities

- | | |
|--|--|
| ➤ Attend pre-appraisal meetings with LPA and State DOT, if necessary | ➤ Determine highest and best use |
| ➤ Develop scope of work in coordination with LPA | ➤ Prepare land/site valuation |
| ➤ Write the problem definition | ➤ Consider three approaches to value |
| ➤ Prepare a preliminary survey and plan | ➤ Conduct reconciliation |
| ➤ Invite owner to property inspection | ➤ Respond to questions/comments from review appraiser |
| ➤ Conduct physical inspection of property | ➤ Submit correction to appraisal report |
| ➤ Conduct data collection and analysis | ➤ Disclose any prior involvement with the subject property in the last 3 years |

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LPA Appraisal Function
Job Aid

Review Appraiser's Responsibilities

Review Appraiser's Pre-Appraisal Responsibilities:

- Participate as a member of the project development team to contribute expertise and improve the process through coordination
- Develop an appraisal complexity analysis
- Select an appraiser for the project
- Participate in pre-appraisal meetings
- Assist the Agency in the development of a scope of work

Review Appraiser Appraisal Responsibilities:

- Ensure appraisal compliance with the contract/assignment
- Communicate effectively with appraiser
- Review appraiser's findings
- Prepare review appraiser's report
- Review owner's appraisals, if applicable
- Recommend just compensation
- Establish just compensation, if Agency employee and authorized by Agency

Review Appraiser's Post-Appraisal Responsibilities:

- Negotiation
 - Assist acquisition agent with complex appraisal issues
- Relocation
 - Prevent double-payments during relocation
 - Provide carve-out calculations
- Property management
 - Establish economic rent
 - Provide data and market trends
- Settlement
 - Provide professional advice
- Litigation
 - Participate as a member of the litigation team (pre-trial conferences, selecting experts, consulting on strengths/weaknesses of evidence)
 - Assist in preparing for discovery (requests for admissions, written interrogatories, motions for producing documents, depositions)
 - Provide evidence consultation (discovering flaws in opponent's appraisal)
- Post-project review
 - Participate in project evaluation
 - Provide input for process improvements
- Provide appraiser evaluation, to be included in Agency appraiser database

Fee Review Appraiser's Responsibilities

Fee Review Appraiser's should

- ☐ Comply with the contract
 - ☐ Represent the Agency
 - ☐ Review the requirements in the same manner as for staff
 - ☐ Prepare estimate of market value for Agency approval
-

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Real Estate Appraisers & Consultants



Your Review Appraiser's Checklist

<p>Ensure The Appraisal Complies With The Contract</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal comply with the contract? <input type="checkbox"/> Was the contract developed based on the scope of work? (See page 2 of checklist) <input type="checkbox"/> Does the appraisal comply with both Federal and State appraisal requirements? <input type="checkbox"/> Was the appraisal completed on schedule and all milestones completion dates met? 	<p>Ensure The Appraisal Addresses The Main Requirements Of 49 CFR Part 24</p> <ul style="list-style-type: none"> <input type="checkbox"/> Did the appraiser invite the owner or designated representative to accompany the appraiser on the property inspection? Is this documented? <input type="checkbox"/> What concerns did the property owner or representative express? Are they documented? <input type="checkbox"/> Does the appraisal separately address the tenant-owned improvements?
<p>Communicate with the Appraiser</p> <p>To communicate effectively with the appraiser, always remember these three points:</p> <ul style="list-style-type: none"> • Critique the report and not the person • Solve the problem • Obtain necessary corrections 	<ul style="list-style-type: none"> <input type="checkbox"/> Was the tenant-owner given an opportunity to accompany the appraiser on the property inspection? Is this documented?
<p>Determine If Appraiser Used Proper Appraisal Methodology</p> <ul style="list-style-type: none"> <input type="checkbox"/> Does the whole property meet the test of unity of use, contiguity, and ownership, and if not, has the appraiser explained the rationale for determining the whole property? <input type="checkbox"/> Is the appraiser's opinion of highest and best use supported by market data? <input type="checkbox"/> Is the market data comparable to the subject, contain sufficient information, and appear to be properly verified? <input type="checkbox"/> Did the appraiser use and apply the three approaches to value correctly or explain the exclusion of one or more of the approaches. <input type="checkbox"/> Are the adjustments supported by market data or based on subjective reasoning? <input type="checkbox"/> Did the appraiser properly address the value of the partial acquisition and remainder? <input type="checkbox"/> Was project influence, if any, applied correctly? <input type="checkbox"/> Does the report use the proper compensation framework (Federal and State rules) for this jurisdiction? <input type="checkbox"/> Were the assumptions and limiting conditions made in the report reasonable? 	<ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal clarify what is compensable and what is non-compensable? <ul style="list-style-type: none"> <input type="checkbox"/> Have damages occurred? <input type="checkbox"/> What was the impact of the taking on the remainder? <input type="checkbox"/> Did you measure the damage? <input type="checkbox"/> Does the report separate the identification of the damages? <input type="checkbox"/> Did you find any non-compensable damages included in the appraisal? <input type="checkbox"/> Did you request appropriate corrections? <input type="checkbox"/> Does the appraisal address all real property affected by the acquisition? <ul style="list-style-type: none"> <input type="checkbox"/> Does the appraisal consider all improvements? <input type="checkbox"/> Does the report appraise these improvements if they are impacted? <input type="checkbox"/> Does the report contain support and/or justification for not appraising the improvements? <input type="checkbox"/> Does the appraisal identify both real and personal property? <ul style="list-style-type: none"> <input type="checkbox"/> Is there a separate personal property report or list within the appraisal report? <input type="checkbox"/> Does the personalty report clearly delineate what the value estimate includes? <input type="checkbox"/> Is there a clear distinction between the personal and the real property? <input type="checkbox"/> If there is a potential uneconomic remnant situation, did the remainder suffer a loss of value? <ul style="list-style-type: none"> <input type="checkbox"/> Did you find all of the necessary data and analysis information in the report? <input type="checkbox"/> Do you need to gather more information before making your determination?

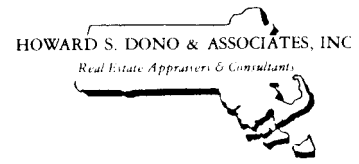
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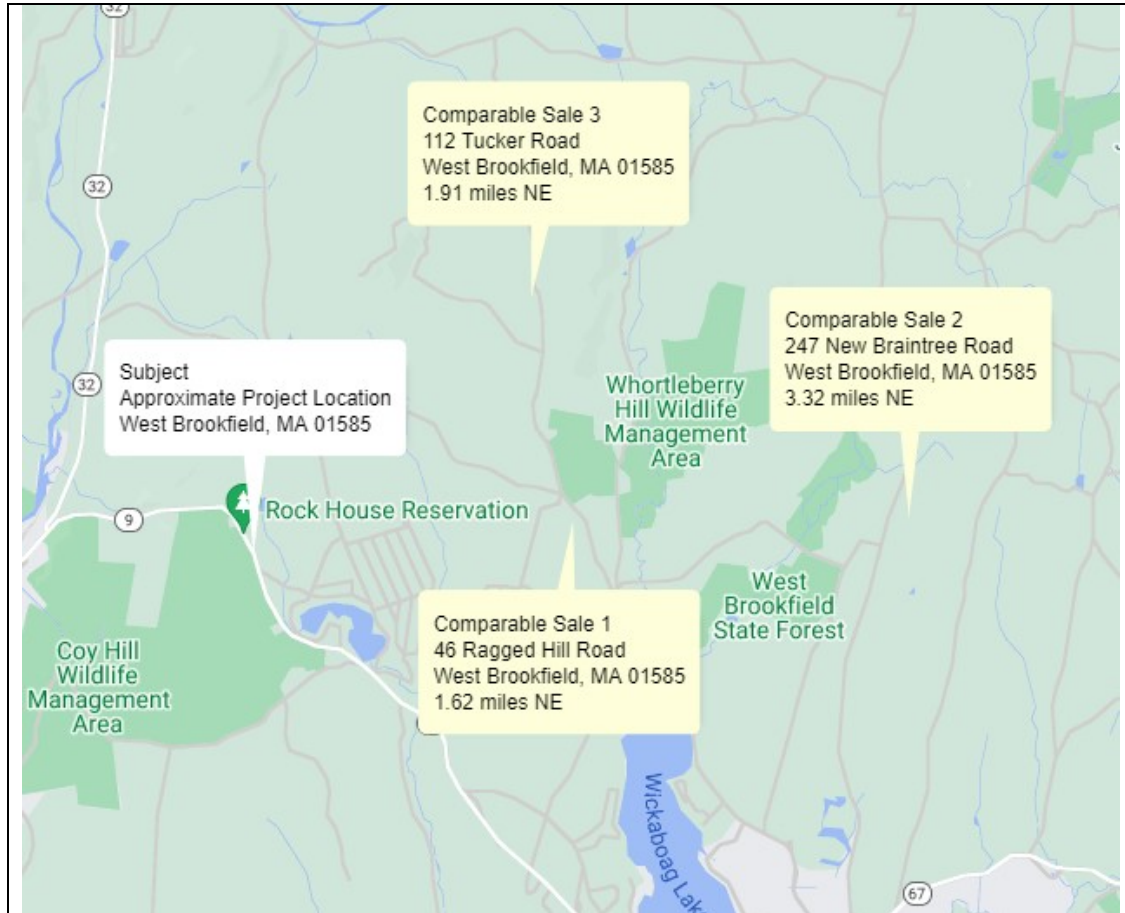
Your Review Appraiser's Checklist

<p>Ensure The Quality And Accuracy Of The Appraisal</p> <p><input type="checkbox"/> Does the appraisal adhere to quality assurance principles?</p> <ul style="list-style-type: none"> <input type="radio"/> Logical? <input type="radio"/> Consistent? <input type="radio"/> Mathematically correct? <input type="radio"/> Grammatically correct? <input type="radio"/> Clearly written? <input type="radio"/> Legally sufficient? <p><input type="checkbox"/> Does the appraisal contain any common mistakes?</p> <ul style="list-style-type: none"> <input type="radio"/> Improper methodology? <input type="radio"/> Unsupported adjustments? <input type="radio"/> Data inconsistent with opinion of highest and best use? <input type="radio"/> Erroneous zoning assumptions? <input type="radio"/> Compensability issues? <input type="radio"/> Unsupported damage estimates? <input type="radio"/> Math errors? 	<p>Prepare a Review Appraiser's Report</p> <p><input type="checkbox"/> Is the Review Appraiser's Report based on 49CFR Part 24?</p> <ul style="list-style-type: none"> <input type="radio"/> Is it a written report? <input type="radio"/> Does it identify the appraisal report? <input type="radio"/> Does it document the findings and conclusions? <input type="radio"/> Does it identify damages? <input type="radio"/> Does it include a signed certification stating approved value? <p><input type="checkbox"/> Did you maintain and develop a comprehensive Review Appraiser's Report?</p> <ul style="list-style-type: none"> <input type="radio"/> Does it discuss the strengths and weaknesses of the appraisal report? <input type="radio"/> Does it maintain a positive approach and avoid negativity? <input type="radio"/> Does it refer to the report and not the person? <input type="radio"/> Does it avoid imposing your opinion instead of the appraiser's? <p>Review Property Owner Appraisals</p> <p>If you received a property owner's appraisal did you ...</p> <p><input type="checkbox"/> Consider the findings?</p> <p><input type="checkbox"/> Subject it to the same review process?</p>
<p>Verify All Conclusions Are Fully Supported</p> <p><input type="checkbox"/> Did you verify that the appraisal fully supports all conclusions?</p> <ul style="list-style-type: none"> <input type="radio"/> Are the opinions expressed supported by relevant market data? <input type="radio"/> Have you fully evaluated the analysis, data, and conclusions? 	<p>Establish Just Compensation</p> <p><input type="checkbox"/> As a Staff Review Appraiser, did you develop and report the amount believed to be just compensation?</p> <p><input type="checkbox"/> As a Fee Review Appraiser, did you establish an estimate of market value for Agency approval?</p>
<p>Review Appraiser's Findings</p> <p><input type="checkbox"/> Not acceptable</p> <p><input type="checkbox"/> Acceptable – meets all requirements but not selected as recommended or approved</p> <p><input type="checkbox"/> Recommended – as the basis for the establishment of the amount believed to be just compensation</p> <p>Appraisal Review Management Activities</p> <ul style="list-style-type: none"> • Reconcile consistency issues • Reconcile divergent values reconciliation • Provide assistance with project management review 	<p>Sequence for the review of an appraisal report –</p> <p><i>If you completed your compliance review in a favorable manner, then you accomplished the following:</i></p> <p><input type="checkbox"/> Reviewed preliminary scope of work</p> <p><input type="checkbox"/> Read the appraisal</p> <p><input type="checkbox"/> Checked for compliance with regulations</p> <p><input type="checkbox"/> Assessed comparability and accuracy of data</p> <p><input type="checkbox"/> Assessed methodology, judgment, and conclusions</p> <p><input type="checkbox"/> Assessed quality and accuracy of the report</p>

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Comparable Sales Location Map



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Comparable Sale 1

Property Location:	46 Ragged Hill Road, West Brookfield, MA
Property Type:	One Residential Lot
Date of Sale:	7/14/2022
Sales Price / Price Per Square Foot:	\$65,000 / \$0.60
Land Area / Frontage:	109,074± square feet / 228.11± feet per deed/plan
Assessors Reference:	25-15-1
Assessment:	\$52,300 (FY 2023)
Zoning:	RR
Grantor:	Beard, Barbara W.
Grantee:	Root, Donald R. & Kiraly-Thomas, Christine
Worcester County South Deed Ref.:	67904-40
Financing:	None noted
Sales History	None in five years
Data Source:	Broker, Assessment, Deed, MLS,PIN

COMMENTS: The property was marketed in the MLS,PIN as #72985034 for \$60,000 on 5/19/2022 for a total of 21 days. The property transferred on 7/14/2022 for \$65,000.

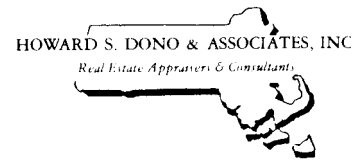
Per the broker, town water, sewer, and gas is not available to the site.

Per the broker, the lot was not cleared at the time of the transfer.

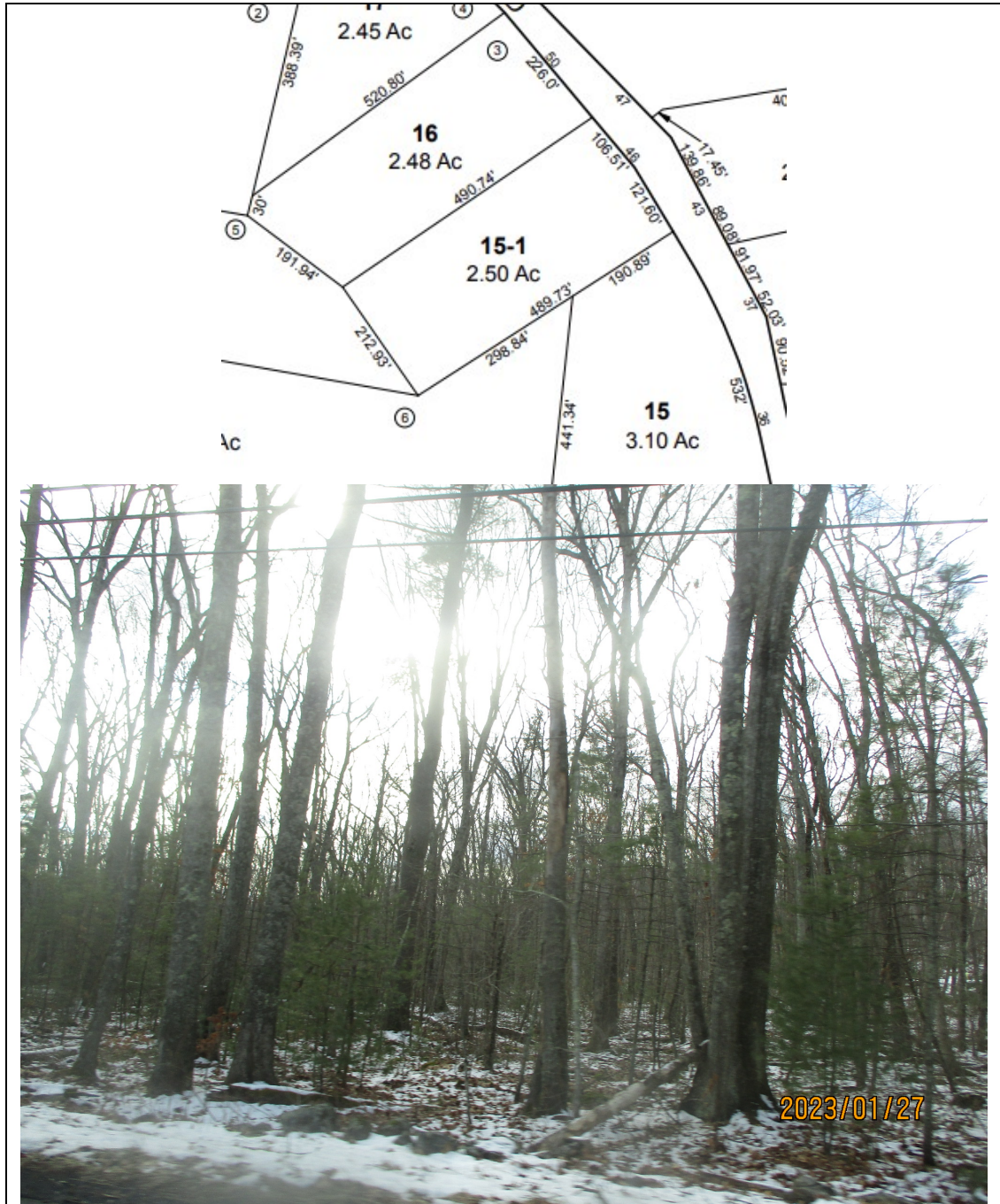
The lot is currently vacant.

The comparable property is located in a superior location to the subject property as the subject property is located on West Main Street (Route 9) which is a well-traveled road with increased exposure to traffic and the related traffic noise.

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Comparable Sale 1 Map and Photo



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Comparable Sale 2

Property Location:	247 New Braintree Road, West Brookfield, MA
Property Type:	One Residential Lot
Date of Sale:	6/9/2022
Sales Price / Price Per Square Foot:	\$65,000 / \$0.17
Land Area / Frontage:	240,364± square feet / 250.2± feet per deed/plan
Assessors Reference:	24-4-3
Assessment:	\$58,000 (FY 2023)
Zoning:	RR
Grantor:	Horgan, Patrick
Grantee:	Regin, Hannah & Mitchell, Henry
Worcester County South Deed Ref.:	67720-257
Financing:	None noted
Sales History	The subject property transferred on 2/18/2022 for \$99 in an apparent non-arms length transaction. The subject also transferred on 12/8/2021 for \$99 in an apparent non-arms length transaction.
Data Source:	Broker, Assessment, Deed, MLS, PIN

COMMENTS: The property was marketed in the MLS, PIN as #72962486 for \$65,000 on 4/5/2022 for a total of 9 days. The property transferred on 6/9/2022 for \$65,000.

Per the broker, town water, sewer, and gas is not available to the site.

Per the broker, the lot was not cleared at the time of the transfer.

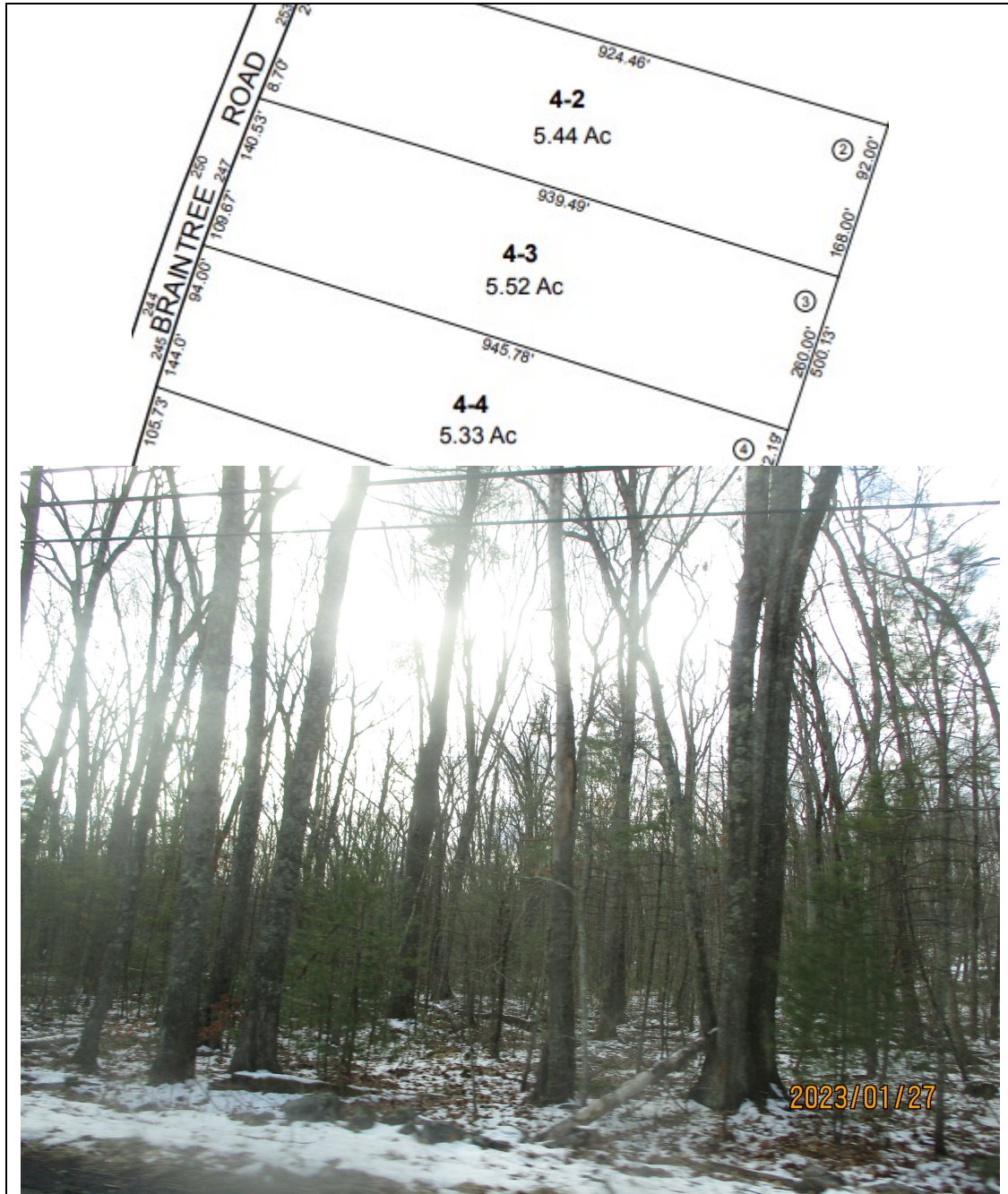
The lot is currently vacant.

The comparable property is located in a superior location to the subject property as the subject property is located on West Main Street (Route 9) which is a well-traveled road with increased exposure to traffic and the related traffic noise.

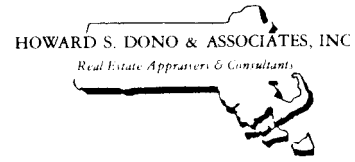
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Comparable Sale 2 Map and Photo



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Project Name: *West Main Street (Route 9)*
Parcel No(s): *S-6, S-8, TE-5, TE-6, TE-13*



Comparable Sale 3

Property Location:	112 Tucker Road, West Brookfield, MA
Property Type:	One Residential Lot
Date of Sale:	7/8/2022
Sales Price / Price Per Square Foot:	\$60,000 / \$0.63
Land Area / Frontage:	94,620± square feet / 843.46± feet per deed/plan
Assessors Reference:	30-15-12
Assessment:	\$50,800 (FY 2023)
Zoning:	RR
Grantor:	Burgess, Craig R. & Jennifer L.
Grantee:	Kiernan, Amy Joy & Terrence
Worcester County South Deed Ref.:	67877-378
Financing:	None noted
Sales History	The subject property transferred on 2/26/2021 for \$100,000 in a bulk land sale transaction.
Data Source:	Broker, Assessment, Deed, MLS,PIN

COMMENTS: The property was marketed in the MLS,PIN as #72974118 for \$69,900 on 4/29/2022 for a total of 49 days. The property transferred on 7/8/2022 for \$60,000.

Per the broker, town water, sewer, and gas is not available to the site.

Per the broker, the lot was cleared at the time of the transfer.

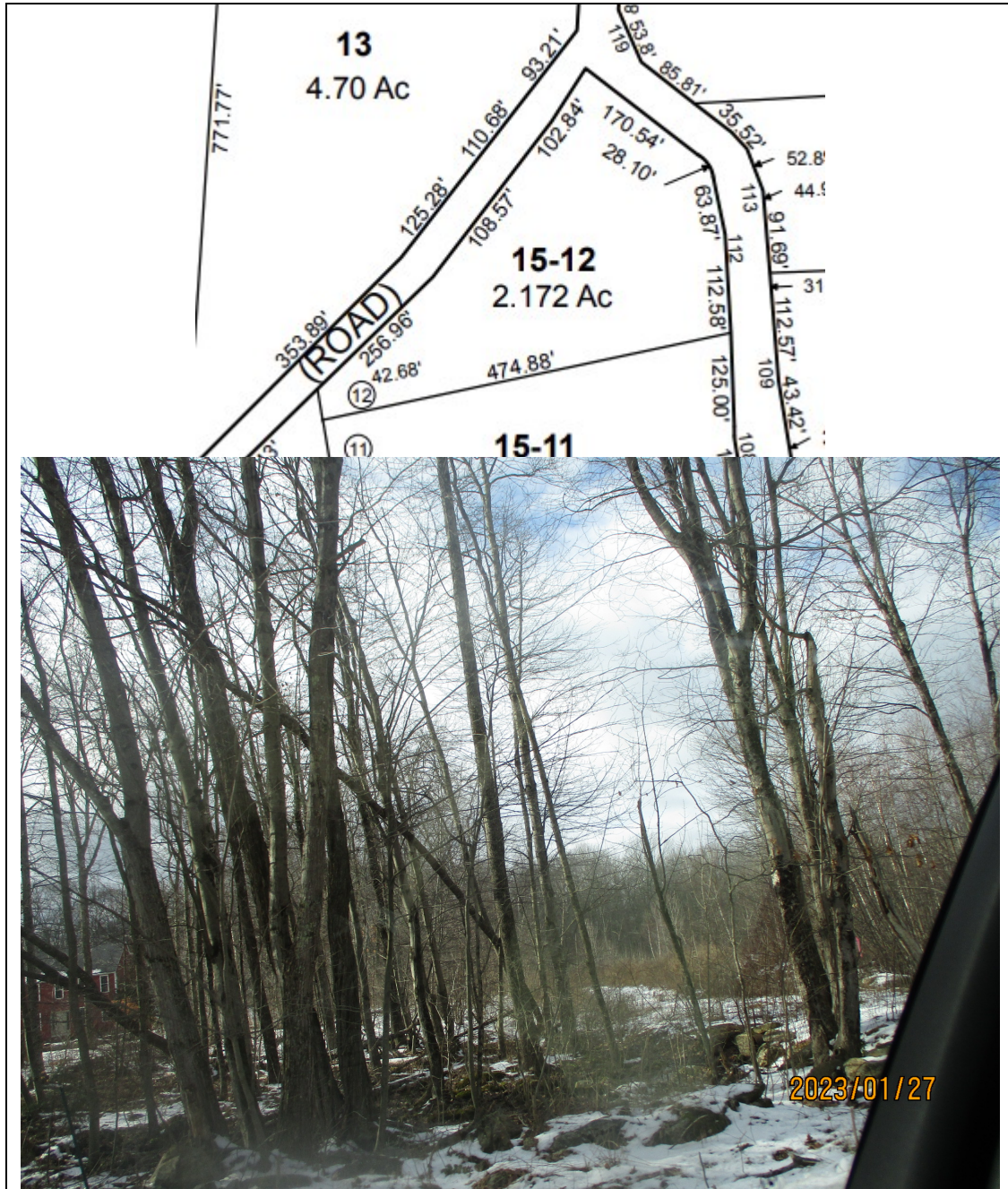
The lot is currently vacant.

The comparable property is located in a superior location to the subject property as the subject property is located on West Main Street (Route 9) which is a well-traveled road with increased exposure to traffic and the related traffic noise.

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13



Comparable Sale 3 Map and Photo



City / Town: *West Brookfield, MA*
Owner: *West Main Street Realty, LLC*
Project No. *606517*
Project Name: *West Main Street (Route 9)*
Parcel No(s): *S-6, S-8, TE-5, TE-6, TE-13*



Subject Deed

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



Bk: 39395 Pg: 150

2

ATLAS TITLE & ABSTRACT
ATTORNEY CHARLES P. BALL

QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 07/18/2006 03:19 PM
Ctrl# 054113 04325 Doc# 00106551
Fee: \$912.00 Cons: \$200,000.00

PROPERTY LOCATION: 652 West Main Street, West Brookfield, Massachusetts

Sixty-Five West, LLC, a Massachusetts corporation with a principal address of 65 West Street, Auburn, Massachusetts 01501

for consideration paid and in full consideration of **TWO HUNDRED THOUSAND and 00/100 (\$200,000.00) DOLLARS**

grant to **West Main Street Realty, LLC**

of 652 W. Main St., W. Brookfield

the property located at **652 West Main Street, West Brookfield, Massachusetts**

with **quitclaim covenants**

The land in West Brookfield, Worcester County, Massachusetts, bounded and described as follows:

FIRST PARCEL

A certain parcel of land situated in said West Brookfield, bounded and described as follows:

Beginning at the northwest corner of the lot hereby conveyed at the northeasterly corner of land occupied by Otis Packard;

Thence easterly on highway leading from Ware to West Brookfield, eighty-five (85) rods to land formerly of Makepeace;

Thence southerly on said Makepeace land, eighty-five (85) rods to land formerly of Burroughs;

Thence westerly on said Burroughs' land, sixty-four (64) rods to land formerly of Ansell Ross;

Thence northerly on said Ross land, seventy-four and one-half (74 ½) rods to the first mentioned corner.

Containing 31 ¾ acres, more or less.



2006 00106551

Bk: 39395 Pg: 150 Doc: DEED
Page: 1 of 2 07/18/2006 03:19 PM

RECORD AND RETURN TO:

Dennis Gorman
Fletcher, Hilton & Whipple
370 Main Street, 12th Floor
Worcester, MA 01608

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



Bk: 39395 Pg: 151

SECOND PARCEL

A tract of land in West Brookfield, Worcester County, Massachusetts, containing fifty-five (55) acres, more or less, bounded and described as follows:

Beginning at the northeast corner at the Ware Road and land now or formerly of one W.B. Stone;

Thence south 17° west, one hundred eighty-eight (188) rods, eighteen (18) links, more or less, by land of said Stone, to the southeast corner of described lot at land now or formerly of one Burroughs;

Thence westerly, five hundred fifty (550) feet, more or less, by land now or formerly of said Burroughs, to the corner of a stone wall;

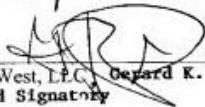
Thence by said wall, north 81° west, twenty-one (21) rods, fifteen (15) links, more or less, by land now or formerly of one Nathan Prouty, to the southeast corner of described lot;

Thence north 17° east, one hundred eighty-five (185) rods, twelve (12) links by land now or formerly of J. & A. Rop, to the northeast corner of described lot at the Ware Road;

Thence by said Ware Road, easterly to the point of beginning.

Being the same premises conveyed to the grantor by deed dated March 15, 2006 and recorded in Worcester District Registry of Deeds in Book 38571 Page 169.

Witness my hand and seal this 18th day of July, 2006.



Sixty-Five West, LLC, Gerard K. Murray,
Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 18th day of July, 2006, before me, the undersigned notary public, personally appeared Sixty-Five West, LLC who proved to me through satisfactory evidence of identification, which were PERSONAL KNOWLEDGE, to be the person(s) whose names are signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

*Gerard K. Murray,
Authorized Signatory


, Notary Public
My Commission Expires:



DONALD J. PETERS
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 7, 2012

ATTEST: WORC. Anthony J. Vigliotti, Register

City / Town: *West Brookfield, MA*
Owner: *West Main Street Realty, LLC*
Project No. *606517*
Project Name: *West Main Street (Route 9)*
Parcel No(s): *S-6, S-8, TE-5, TE-6, TE-13*



Letter, Affidavit & Certified Mail Receipt (communication received if applicable)

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants

Howard S. Dono, MRA, IFAS, ASA
President / CEO
Joseph R. Evangelista, RA
Senior Partner
Joseph R. Curley, Jr., MBA, MRA, ASA
Vice President

217 West Boylston Street
West Boylston, MA 01583
Office (508) 852-1588
Facsimile (508) 852-1376
Email: info@howardsdono.com
Website: howardsdono.com

January 30, 2023

West Main Street Realty, LLC
P.O. Box 60395
Worcester, MA 01606

Re: West Main Street (Route 9) Appraisals, Project No. 606517
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13
652 West Main Street, (Assessment Map 23, Lot 01) West Brookfield, MA

Dear property owner:

Howard S. Dono & Associates, Inc. has been hired by the Town of West Brookfield to appraise neighborhood real estate for the purposes of obtaining partial acquisitions by the Town of West Brookfield necessary for the road improvement project along West Main Street (Route 9). I recently inspected and photographed your property from the curb and over the next few weeks I will be completing my work. Since only the frontage of your property is subject to the easement(s) I do not require further access to your property or additional access or information from you; this said you may have information you feel is important to the appraisal process and I very much welcome this input.

By law, I am required to inform you of your right to meet me (either by phone or in person) to discuss the proposed work and how you feel it will affect your property. Please contact me at 508-852-1588 or at hsd@howardsdono.com if you would like to speak or meet with me. I can provide electronic copies of the right of way plans by email.

I am not an engineer and am neither empowered nor qualified to discuss the engineering decisions on which the proposed work is based. By law, I am not authorized to discuss my ultimate opinion of value. Upon completion of my appraisal the appraisal will be reviewed and you will be offered just compensation by the Town of West Brookfield.

Thank you for your anticipated cooperation.

Howard S. Dono, MRA, IFAS, ASA,
HOWARD S. DONO & ASSOCIATES, INC.

Enc. MassDOT affidavit (your signature is not required)

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13



APPRAISER'S AFFIDAVIT

I, Howard S. Dono, MRA, IFAS, ASA, HEREBY CERTIFY:

That on January 30, 2023, I afforded the owner or the owner's representative by certified mail the opportunity to accompany me on an inspection of the property located at 652 West Main Street (Assessment Map 23, Lot 01), West Brookfield, MA.

APPRAISER:

Howard S. Dono, MRA, IFAS, ASA January 30, 2023
Date

OWNER (owner's signature is not required):

Date

This affidavit is included in our appraisal report together with notes on any communication received from owners or their representatives regarding the proposed taking(s). The appraiser shall either make these notes on the field below or owners may write their own notes and transmit to the appraiser.

NOTES:

City / Town: West Brookfield, MA
Owner: West Main Street Realty, LLC
Project No. 606517
Project Name: West Main Street (Route 9)
Parcel No(s): S-6, S-8, TE-5, TE-6, TE-13

HOWARD S. DONO & ASSOCIATES, INC.

Real Estate Appraisers & Consultants



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Worcester, MA 01606

OFFICIAL USE

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To: West Main Street Realty, LLC S-6, S-8, TE-5, TE-6, TE-13
Street and Apt. No., or PO Box No.: P.O. Box 00395
City, State, ZIP+4®: Worcester MA 01606

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

WEST BOSTON MA 02111
JAN 31 2023
0583 15