

Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089



APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted: August 7, 2019

Name of Project Applicant: Brewster Affordable Housing Trust

Name of Co-Applicant(s), if applicable:

Name of Contact Person: Donna Kalinick & Jill Scalise

Contact Person's Mailing Address: 2198 Main St. Brewster Town Hall

Contact Person's Daytime Phone Number: 508-896-3701 X1130 or X1169

Contact Person's email Address: dkalinick@brewster-ma.gov or jscalise@brewster-ma.gov

Proposed Project Name: Preservation of Subsidized Housing Inventory (SHI) Housing: Acquisition & Rehabilitation of Homes on the Town's SHI

Project Address (or assessor's parcel ID): Yankee Drive & Belmont Park

Project Synopsis:

In May 2018, the Town of Brewster created a Municipal Affordable Housing Trust, approved by Town Meeting. The purpose of the Trust is to provide for the preservation and creation of affordable housing in the Town of Brewster for the benefit of low and moderate income households and for the funding of community housing as defined in and in accordance with the provisions of Massachusetts General Laws, Chapter 44B. There are currently 300 housing units on the Town's Subsidized Housing Inventory (SHI) or 6.25% of our year round housing inventory. The goal of this project is to preserve current SHI homes that are at risk of being lost as part of Brewster's affordable housing stock. Specifically, two of the single family homes on the SHI are vacant and in need of repairs. The Trust proposes to work with the Department of Housing and Community Development (DHCD) to purchase these homes, undertake the necessary repairs and identify, through Fair Housing Practices, new eligible buyers for the homes. The Trust has already been working on the first property at Yankee Drive. The Trust was created to be a nimble entity that could intervene in situations as described above and ensure that current housing on our SHI is preserved.

Category: ☐ Open Space ☐ Historic Preservation ☐ Recreation ☒ Community Housing

CPA funding requested \$500,000

Total Cost of Proposed Project \$ 511,170

PROJECT DESCRIPTION

Please describe your project, answering all of the following questions in the order presented. Applications will be considered incomplete if all requested information is not provided. Include supporting materials (maps, diagrams, photos, etc.). Please number pages of application.

- 1. Project Description:** Describe the proposed project. Is this part of a larger project or an ongoing project? The goal of this project is to preserve present affordable housing in Brewster. It is part of the Housing Trust's larger goal to create and preserve affordable housing and address the Town's community housing needs. It is an ongoing project as there are, at times, homes on the SHI which need intervention and assistance to preserve their affordability.

This particular project is to identify Subsidized Housing Inventory (SHI) units that are non-compliant and/or at risk of being lost as part of Brewster's affordable housing stock. The Trust is proposing to use funds to rehabilitate and/or purchase the units; therefore, ensuring that they remain on our SHI and provide affordable housing to our residents. Specifically, the Town and Trust has identified two homes which are presently uninhabited and deteriorating. In consultation with the Department of Housing and Community Development (DHCD) and legal counsel, the Trust is working to get these homes back in use. The Trust is requesting \$500,000 to have funds available to rehabilitate and, if needed, purchase at risk SHI units. The goal is to return the units to the required, live-able & mortgage appropriate condition to resell them to affordable home buyers. The new deed riders would also survive foreclosure and have an Area Median Income (AMI) resale formula, thus protecting future affordability.

The Town, through the oversight of the Trust, has begun the process with one SHI property, 212 Yankee Drive. This uninhabited home suffered severe water damage. The Town has been in contact with DHCD, legal counsel and the conservator overseeing the property owner's legal and financial affairs. A plan has been created in coordination with these entities. The conservator provided the Town access to the home. The Brewster Building Commissioner inspected the damage at the home. The Trust designated funds for legal counsel and an appraisal of the property, which is needed to determine the resale price. The appraiser has determined the fair market value of the home, after full repairs, at \$397,000. The affordable deed rider lists a discount rate equal to 30% of the appraised fair market value. Thus, the affordable sale price would be \$277,900 after repairs. A quote estimating the cost of required restoration has been requested. As the property owner does not have the funds to fix up the home for resale, the Trust becomes the agent to purchase, if needed, rehab and resell the property.

This home is one example of an immediate, crisis situation which is part of a greater need. We have identified two homes requiring timely attention.

The Housing Trust is following through with Brewster's Housing Production Plan (HPP), implementation strategy #10 which states: "Develop & carry out a plan to preserve Brewster's existing affordable units, especially SHI units with restrictions that expire in the next few years." Additionally, the Vision Plan also encourages the Town to "review the current housing stock and town owned land, identify needs, promote existing programs and create innovative new programs."

Brewster has 23 SHI homes which determine the resale price with deed discount that is a percentage of fair market value. These older deeds do not survive foreclosure and often have a limited time for an affordable resale or else the home is at risk of losing the deed restriction. With this formula, and the increase in market rate housing value, the homes are not affordable to potential low and moderate income buyers. This is part of the reason the Buy-Down grant program was created by the Community Preservation Committee.

When preservation grant funds are used the benefits include:

1. The home does not lose its affordable status and will remain part of Brewster's SHI.
2. The home will be inhabited and actively provide affordable housing in Brewster.
3. The deed will survive foreclosure in the future.
4. The home's resale price will be indexed to the AMI not the fair market value. Again, helping ensure future affordability.

This project to preserve SHI homes addresses numerous criteria noted by the CPC:

- Contribute to the preservation of Brewster's unique character - by preserving our affordable homes.
- Boost the vitality of the Town – economically through the repair of the homes and with year round residents who will live and work in Brewster.
- Enhance the quality of life for Brewster residents- for both the residents who will live affordably in the home and the neighbors who will not have a vacant, unkempt, unappealing home in their neighborhood.
- Save resources that would otherwise be threatened- affordable housing.
- Serve a currently under-served Town population – households making 80% of Area Median Income.
- Demonstrate practicality and feasibility, and ability to implement within budget – The budget and costs have been determined in a methodical, informed manner.
- Demonstrate a positive cost/benefit relationship - Repairing and/or purchasing and reselling the homes is much less expensive than building new affordable housing.
- Leverage additional public and/or private funds – We expect to leverage funds with DHCD.
- Preserve, enhance or better utilize existing Town resources – Affordable homes on the SHI are a Town resource. This will enable the Town to preserve, enhance and better utilize the at-risk SHI homes.
- Receive endorsement by other Town committees and the Brewster public at large – The Brewster Housing Partnership and Select Board support this request.

- 2. For Historic Preservation projects:** Attach proof of listing on the State Register of Historic Places or a letter from the Brewster Historic Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster. Please note that rehabilitation projects must comply with the Secretary of the Interior Standards for Treatment of Historic Properties.

Additional information and analysis will be needed for projects submitted by churches/religious organizations to determine if they comply with the SJC's Caplan vs. Town of Acton decision.

- 3. CPA Goals/Criteria:** Describe how this project accomplishes the goals and objectives of the CPA (refer to the attached general and issue-specific criteria and identify which of these apply to the project).

The proposed project meets the following community housing goals:

- Increase local capacity to plan, advocate for, and create affordable housing, preserve the affordability and condition of existing affordable units, and monitor affordable housing restrictions.
 - This project is directly preserving the affordability and condition of existing affordable units. The project involves the monitoring the restrictions of units at risk of loss and then responding and intervening to repair units, make sure they are complying with their deed restrictions (for example: inhabited), and ensure their continued affordability.
- Provide at least 10% of Brewster's year-round housing units as affordable housing in order to meet local and regional needs.
 - These units are all on the SHI and are counted as part of the Town's progress toward 10% affordable housing. If they are not preserved, Brewster will reduce its present percentage of affordable housing.
- Ensure long term affordability.

- Through this project new requirements will be put in place via the universal deed rider. This deed rider survives foreclosure, determines resale price based on an Area Median Income formula and continues in perpetuity.
- Give priority to local residents, town employees, employees of local businesses, and households with children in Brewster schools as allowed by law.
 - Whenever allowed by law, the Trust will give priority to local residents, employees and households with children in Brewster schools. Any homes for resale will be aggressively marketed in Brewster.

4. Community Benefits: What are the community benefits of the project?

This project will keep affordable homes in Brewster, improve the appearance of neighborhoods by fixing up homes which are presently deteriorating, and turn vacant homes into family homes. Abutters and local neighbors have contacted the Town about these properties, are concerned about their present status, and have requested assistance in getting them fixed up and occupied.

5. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

The project is supported by the Select Board and Housing Partnership. See included letters of support.

6. Timeline: What is the schedule for project implementation, including a timeline for all milestones? Please identify any special timing considerations for the project's implementation. If this is part of a larger project, is it phased? What is the timeline for the entire project?

Timeline for initial phase and requested funding:

ASAP: Rehabilitation and resale of 212 Yankee Drive

Spring/Summer 2020: Begin process with DHCD regarding second home

Schedule of completion for initial phase of project: 2 years

One of the challenges with the timeline is not knowing when an emergency situation will occur. For example, in July a SHI homeowner with a deed from the 1990's discussed looking to sell their home this fall. This would be a situation where preservation funds might be needed very quickly to maintain the home's affordable deed restriction.

The entire project of preservation of SHI homes will be an ongoing project. Once all deed riders are in the "Universal Deed Rider" form, the need for preservation assistance should be reduced dramatically. There is not a specific date for this as it is contingent on home resales.

7. Credentials: What are the qualifications and relevant experience of those undertaking the project?

The Trust consists of seven members, all with community housing interest and experience. By having representatives of the Town administrator, Select Board, CPC, Housing Partnership and Planning Board; the Trust has a breadth of background and expertise. The two at-large representatives also bring significant knowledge including legal and housing data backgrounds. Members have attended information sessions on numerous housing issues including a specific training for Housing Trusts.

The Trust has also received guidance from legal counsel, DHCD, and Mass Housing Partnership about the resale and preservation process. The Town Housing Coordinator will provide staff support to the project.

8. Budget/Need for Public Funds: What is the total budget (sources of funds and uses/expenses) for the project and schedule for expenditure of CPA funds? All sources of funds and expenses must be clearly identified. Provide the basis for cost estimates whenever possible. (Note: CPA funds may not be used for maintenance.)

If this is part of a larger project, what is the budget for the entire project (sources of funds and expenses/uses)?

Clearly identify what additional funding sources are available, committed, or under consideration and why public funding would be appropriate. Include copies of commitment letters, if available, and describe any other attempts to secure funding for this project.

Provide the most recent audited financial report or if none available, an applicant generated financial report that includes a balance sheet and operating budget. Town-sponsored projects must demonstrate why the project cannot be funded through the Department's or Committee's budget.

Financials: Please see attached financial report, and ledger history, for the Brewster Affordable Housing Trust Fund.

Budget: Preservation of Subsidized Housing Inventory (SHI) Housing:

Acquisition & Rehabilitation of Homes on the Town's SHI

\$511,170 – Estimated cost to purchase & repair 2 SHI homes

- \$277,900.
 - The appraiser has determined the fair market value of the home, after full repairs, at \$397,000. The affordable deed rider lists a discount rate equal to 30% of the appraised fair market value. Thus, the affordable sale price would be \$277,900 after repairs. DHCD has stated that the repair costs could be deducted from the sale price of the home if purchased by the Town. Therefore, the repair costs are included in the listed sale price.
- \$228,270
 - 228,270 is the present assessment of second home (based on assessor's records). At this time, there is not an appraisal of the home. Based on the deed rider and Yankee Drive home, it is expected the actual resale amount will be greater. It is also expected that DHCD could make up this difference.
- \$5,000 Legal fees & appraisal & related administrative costs
 - \$2,000 was already approved by Trust for legal fees and appraisal for 212 Yankee Drive

Part of the goal of this grant request is to have funds immediately available when situations like this occur. The requested funds are expected to support these present two identified SHI homes. However, if anticipated costs or situations change, the grant funds would be used specifically for preserving SHI housing. Additionally, after a home is resold, the funds could then return to the Trust for future use, including continued SHI purchase or rehabilitation.

Additional Funding:

- Approximately \$20,000 is available from earlier CPA designation, funds (\$2,000) have already been allocated for legal counsel fees and appraisal.
- With the CPA funding, additional rehabilitation funds may be leveraged from DHCD. An amount has not yet been determined but, based on current discussions and past experience, is expected. (For example, in 2010 DHCD provided a \$20,000 subsidy, leveraged by a \$30,000 Town Buy Down grant, to ensure the affordable resale of a SHI property.)
- In-Kind contributions- Staff oversight of the process by the Housing Coordinator and Assistant Town Administrator.

9. **Maintenance:** If ongoing maintenance is required for your project, who will be responsible for maintenance and how will it be funded?

The Housing Trust, with the support of the Housing Coordinator, will have oversight of the project. Once a specific home is resold, there will not be additional costs for the Town related to this project. The Housing Coordinator will continue monitoring all SHI homes and will also provide general housing support to Town residents, including sending yearly letters to SHI owners. Funds for preservation of additional SHI homes could come from the monies received when a Town purchased and/or rehabilitated SHI home is resold.

10. **Site Control and Appraisal:** If the project involves acquisition of real property, provide evidence of site control (deed, purchase and sale, option, etc.). In addition, provide an appraisal of the property's value by a state licensed appraiser using customary appraising techniques. The CPA does not allow funding for acquisitions if the acquisition price is greater than appraised value.

Please see attached appraisal which includes the assessor's record for 212 Yankee Drive and the deed and the deed rider.

Town of Brewster Community Preservation Committee

CATEGORY SPECIFIC CRITERIA

(Identify which of the following criteria apply to your project.)

Open Space Proposals

- ☐ Permanently protect important wildlife habitat, including areas of significance for biodiversity, diversity of geological features and types of vegetation, contain a habitat type that is in danger of vanishing from Brewster or preserve habitat for threatened or endangered species of plants or animals.
- ☐ Provide opportunities for passive recreation and environmental education.
- ☐ Enhance or protect wildlife corridors, promote connectivity of habitat and prevent fragmentation of habitats.
- ☐ Provide connections with existing trails or potential trail linkages.
- ☐ Preserve scenic views or border a scenic road.
- ☐ Protect drinking water quantity and quality.
- ☐ Provide flood control/storage.
- ☐ Preserve important surface water bodies, including wetlands, vernal pools or riparian zones.
- ☐ Preserve priority parcels in the Town's Open Space Plan/maximize the amount of open land owned by the Town of Brewster.

Historical Preservation Proposals

- ☒ **MANDATORY:** Must be on the State Register of Historic Places or have a letter from the Brewster Historical Commission indicating that the resource has been determined to be significant in the history, archaeology, architecture, or culture of Brewster.
- ☒ **MANDATORY:** Project must meet Secretary of the Interior Standards for rehabilitation and/or restoration of Historic Preservation Properties.
- ☒ **MANDATORY IF REQUEST IS FROM A CHURCH/RELIGIOUS ORGANIZATION:** The project must satisfy the analysis outlined by the SJC's Caplan vs. Town of Acton decision.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features or resources of historical significance.
- ☐ Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site;
- ☐ Demonstrate a public benefit and/or public access, or

- ☐ Otherwise provide permanent protection for maintaining the historic resource.
- ☐ Project site should not be privately owned unless there is demonstrable public access and benefit.

Community Housing Proposals

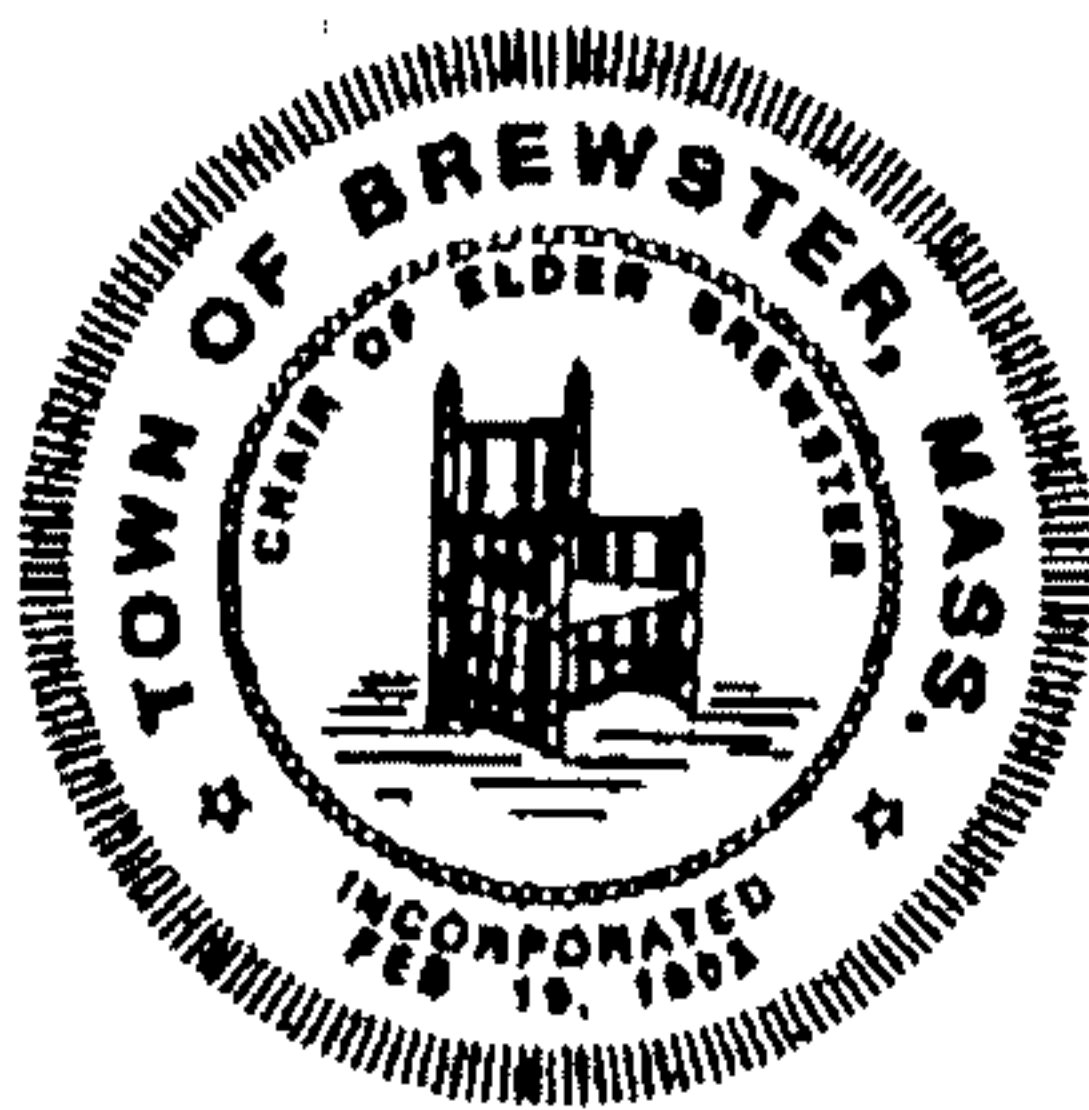
- ☐ Increase the supply of year-round affordable rental housing for all types of households, such as young singles and couples, families, and seniors.
- ☐ Build support for addressing housing needs through partnerships with conservation groups and non-profit and for-profit developers.
- ☐ Create housing that is affordable and appropriate for very low-income seniors and people with disabilities.
- X Increase local capacity to plan, advocate for, and create affordable housing, preserve the affordability and condition of existing affordable units, and monitor affordable housing restrictions.
- ☐ Increase the variety of mixed-income housing choices in Brewster, particularly in or near commercial areas in order to support Brewster's economy and accommodate household growth.
- X Provide at least 10% of Brewster's year-round housing units as affordable housing in order to meet local and regional needs.
- X Ensure long term affordability.
- X Give priority to local residents, town employees, employees of local businesses, and households with children in Brewster schools as allowed by law.

Recreation Proposals

- ☐ Support multiple active and passive recreation uses.
- ☐ Serve a significant number of residents and visitors.
- ☐ Expand the range of recreational opportunities available to all ages of Brewster residents and visitors.
- ☐ Benefit other Brewster committees providing recreational resources to residents.
- ☐ Promote the use of alternative corridors that provide safe and healthy non-motorized transportation.

Please note the following attachments with this grant application:

1. Letters of Support from the Brewster Housing Partnership and Select Board
2. Appraisal Report for 212 Yankee Drive also including:
 - Brewster Assessor's Card FY2019
 - Deed and deed rider
 - Brewster Building Commissioner's Site Visit Observations
3. Financial Report for Brewster Affordable Housing Trust Fund
4. Ledger Report for Brewster Affordable Housing Trust Fund



2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
Fax: (508) 896-8089

Office of:
Select Board
Town Administrator

July 31, 2019

Ms. Faythe Ellis
Chair-Community Preservation Committee
Brewster Town Offices
2198 Main Street
Brewster, MA 02631

Re: Brewster Housing Trust

Chair Ellis,

Please accept this letter as confirmation of the Brewster Select Board's July 1st vote in support of the Brewster Housing Trust's Community Preservation application to preserve houses that are currently on our subsidized housing inventory (SHI).

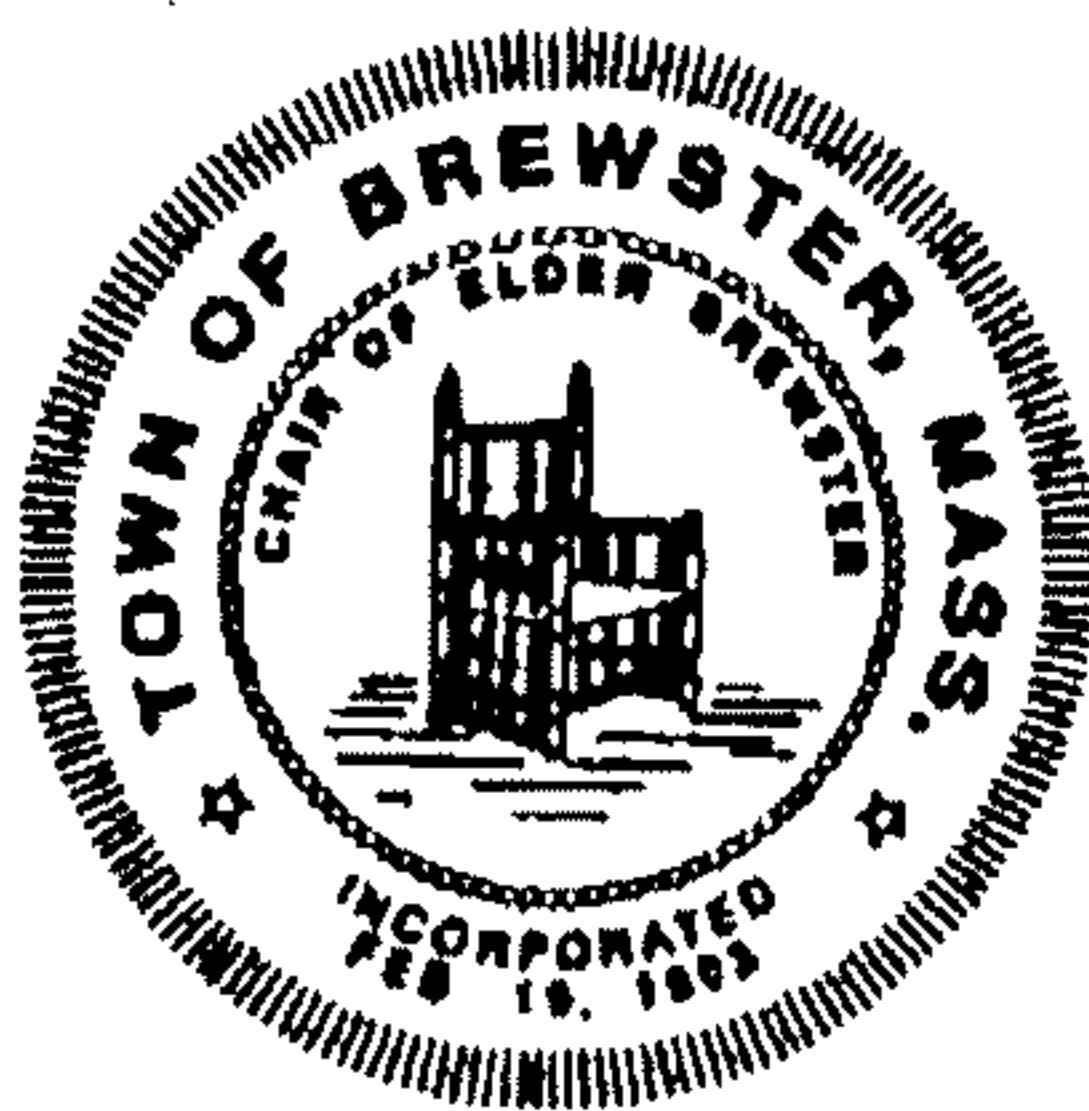
The Select Board and the residents of Brewster supported the creation of the Housing Trust in order to preserve, support and create affordable housing in the town. The Trust has the flexibility and authority to assist the town in ensuring these homes stay in our affordable housing stock and that we find eligible residents to live in them. Community Preservation Funds are critical to the success of the Housing Trust in their efforts to preserve and support existing affordable homes.

Consistent with the goals the Housing Production Plan to develop and carry out a plan to preserve Brewster's existing affordable units, especially SHI units with restrictions that expire in the next few years; the Trust will facilitate the rehabilitation and transfer of existing homes and update current deed riders to ensure long term affordability.

Thank you to The Community Preservation Committee for your good work and financial support of housing.

Sincerely,

Dave Whitney, Chair
Brewster Select Board



Brewster Housing Partnership
2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701
Fax: (508) 896-8089

Office of:
Select Board
Town Administrator

August 1, 2019

Ms. Faythe Ellis
Chair-Community Preservation Committee
Brewster Town Offices
2198 Main Street
Brewster, MA 02631

Re: Brewster Affordable Housing Trust

Chair Ellis,

Please accept this letter as confirmation of the Brewster Housing Partnership's July 11th vote in support of the Brewster Affordable Housing Trust's Community Preservation application to preserve houses that are currently on our subsidized housing inventory (SHI).

At numerous meeting, the Partnership has expressed concern about at-risk affordable homes in Brewster and discussed best practices to retain our SHI homes. The Housing Trust was created in order to preserve, support and create affordable housing in the town. The Trust has the flexibility and authority to assist the town in ensuring these homes stay in our affordable housing stock and that we find eligible residents to live in them. The Housing Partnership enthusiastically supports Community Preservation funding for the Trust to preserve and support existing affordable homes.

Consistent with the goals of the Housing Production Plan, and the corresponding implementation strategy, to develop and carry out a plan to preserve Brewster's existing affordable units, especially SHI units with restrictions that expire in the next few years; the Trust will facilitate the rehabilitation and transfer of existing homes and update current deed riders to ensure long term affordability.

Thank you to The Community Preservation Committee for your good work and financial support of housing.

Sincerely,

Lisa Forhan, Chair
Brewster Housing Partnership

APPRAISAL OF REAL PROPERTY



LOCATED AT

212 Yankee Dr
Brewster, MA 02631
Barnstable County Registry of Deeds, Book 9530 Page 234, Dated 01/20/1995

FOR

Town of Brewster Affordable Housing Trust
2198 Main St
Brewster, MA 02631

OPINION OF VALUE

\$397,000

AS OF

July 2, 2019

BY

Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA
Cape Cod Appraisal Partners
95 Rayber Rd
Orleans, MA 02653
(508) 255-4241
lindaconeen@gmail.com



Cape Cod Appraisal Partners

Linda Coneen, MRA, SRA and Julia Lee, SRA, RA

Real Estate Appraisers ~ since 1983

Barnstable, Dukes, Nantucket Counties

Cape Cod Appraisal Partners
95 Rayber Rd
Orleans, MA 02653
(508) 255-4241

07/23/2019

Town of Brewster Affordable Housing Trust
2198 Main St
Brewster, MA 02631

Re: Property: 212 Yankee Dr
Brewster, MA 02631
Client: Town of Brewster Affordable Housing Trust
File No.: 062811R19

Opinion of Value: **\$397,000**
Effective Date: July 2, 2019

In accordance with your authorization I have appraised the above captioned real estate and respectfully submit an appraisal report of the property. The intended use of the appraisal opinions and conclusions contained in this report is to assist you with setting a sale price. The effective date of value of this report is July 2, 2019 which was also the date of inspection. The date of the report was July 23, 2019. The appraisal has been made under the assumption that the dwelling has been fully repaired, as noted in the appraisal. The appraisal has been made under the assumption that the subject is not deed restricted as an affordable housing property.

The attached appraisal report contains the descriptions, analyses, and supporting data for the conclusion, and the final opinion of value. The appraisal and report have been prepared under Standards Rules 1 and 2 of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2018-2019 Edition, and all applicable laws, regulations, and guidelines.

My opinion of the value of this property was reached on the basis of the data, analyses, and conclusions contained in this report and held in my work file.

The attached appraisal contains the report plus related exhibits. This letter serves as introduction to the report. Thank you for the opportunity to have been of service in this matter. Do not hesitate to contact me if you require further assistance.

Yours truly,

Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA
Cape Cod Appraisal Partners
License or Certification #: Certified General #214 & Certified Residential #76040
State: MA Expires: 08/03/2019 & 10/14/2020
lindaconeen@gmail.com

RESIDENTIAL APPRAISAL REPORT

File No.: 062811R19

SUBJECT	Property Address: 212 Yankee Dr		City: Brewster		State: MA		Zip Code: 02631			
	County: Barnstable		Legal Description: Barnstable County Registry of Deeds, Book 9530 Page 234, Dated 01/20/1995							
	Assessor's Parcel #: 77-37									
	Tax Year: 2019		R.E. Taxes: \$ 2,079.28		Special Assessments: \$ 62.38		Client: Town of Brewster Affordable Housing Trust			
ASSIGNMENT	Current Owner of Record: Elaine Ellis		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing							
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ N/AP		<input type="checkbox"/> per year <input type="checkbox"/> per month					
	Market Area Name: Brewster		Map Reference: 12700		Census Tract: 0108.00					
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe) This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input checked="" type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work) Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe) Intended Use: To assist the client with marketing the property.									
MARKET AREA DESCRIPTION	Intended User(s) (by name or type): Town of Brewster; Town of Brewster Affordable Housing Trust. Client: Town of Brewster Affordable Housing Trust Address: 2198 Main St, Brewster, MA 02631 Appraiser: Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA Address: Cape Cod Appraisal Partners, 95 Rayber Rd, Orleans, MA 02653									
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25% Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)		One-Unit Housing PRICE AGE \$(000) (yrs) 325 Low New 680 High Antique 460 Pred Varies		Present Land Use One-Unit 98 % 2-4 Unit 2 % Multi-Unit % Comm'l % %		Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process * * To:	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Locus is South of Rt 6A, in Clipper Village, an established neighborhood with a compatible mix of home styles, primarily small to medium sized dwellings (1,000SF-2,000SF), some designated as affordable housing units. Neighborhood appeals to both year-round & some second homeowners. Clipper Village abuts open space & an elementary school, not adverse. Several public beaches & fresh water ponds are within a short drive for both salt & fresh water recreation. Historic/scenic Rte 6A provides access to neighboring towns, shopping, restaurants, & services. Rte 6A & Rte 6 are proximate for access off-Cape, to neighboring towns, & to all manner of services/shopping/medical/restaurants. MARKET CONDITIONS: According to Warren Group, publishers of <i>Banker & Tradesman</i> , Brewster median single family sales price was \$415,000 end of 2016, \$425,000 end of 2017, \$450,000 end of 2018, & \$465,000 to May, 2019, the most recent data available. Residential sales volume was 14.33/month in 2016, 15.58/month in 2017, 17.25/month in 2018, & 12.20/mo to May, 2019. Taken in aggregate, the Brewster market is considered to be appreciating. <i>Statistics above are for a one-mile radius of the subject in Brewster for the 12 months prior to the date of value, all single family sales with no waterview or waterfrontage, priced under \$800,000.</i>									
	Dimensions: See plan attached Site Area: .47A Zoning Classification: Residential-M Description: 60,000 SF Minimum Lot Size Required, 150 LF Frontage; Residential & uses accessory to residential permitted. Zoning Compliance: <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ / Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Single Family Dwelling w/Accessory Dwelling is highest and best use.									
SITE DESCRIPTION	Actual Use as of Effective Date: Single Family Dwelling Use as appraised in this report: Single Family Dwelling Summary of Highest & Best Use: The existing use of the property is its highest & best use although subject dwelling does not represent the ideal improvement due to the condition of the subject which was damaged by water. The hypothetical condition exists that the subject has been repaired & meets all current market expectations has been assumed for the purposes of this report. The appraisal has been made under the assumption that the subject is not deed restricted as an affordable housing property.									
	Utilities Public Other Provider/Description Electricity <input checked="" type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> <input type="checkbox"/> Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> <input checked="" type="checkbox"/> Private Title V Septic Storm Sewer <input type="checkbox"/> <input checked="" type="checkbox"/> Private		Off-site Improvements Type Public Private Street Paved <input type="checkbox"/> <input checked="" type="checkbox"/> Curb/Gutter None <input type="checkbox"/> <input type="checkbox"/> Sidewalk None <input type="checkbox"/> <input type="checkbox"/> Street Lights None <input type="checkbox"/> <input type="checkbox"/> Alley None <input type="checkbox"/> <input type="checkbox"/>		Topography Elev/Rising to Level @ Building Pad Size .47A Shape Rectangular Overall Drainage No Problems Observed View Residential Neighb					
	Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input checked="" type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe) FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 25001C0414J FEMA Map Date 07/16/2014									
	Site Comments: Site is elevated & rises from street to level building pad. Paved driveway suitable for 2 cars. Landscaping includes foundation shrubs & plantings. Lamp post & fire hydrant at front of site. Site abuts Stony Brook Elementary School grounds to the East, not adverse. Mature shade trees @ rear of site. No drainage or site problems observed. Public saltwater beaches & freshwater ponds are within a short drive for access to beach recreation but this locus is not considered water-influenced.									
IMPROVEMENTS	General Description # of Units 1 <input type="checkbox"/> Acc. Unit # of Stories 2 Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> Design (Style) Greek Revival <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons. Actual Age (Yrs.) 25 Effective Age (Yrs.) 5		Exterior Description Foundation Concrete Exterior Walls Clap&Shingle Roof Surface Asphalt Shingle Gutters & Dwnspts. Metal Window Type DH/DG Storm/Screens Screens Condition Average		Foundation Slab Crawl Space Basement Full Sump Pump <input type="checkbox"/> None Dampness <input type="checkbox"/> None Noted Settlement None Noted Infestation None Noted		Basement <input type="checkbox"/> None Area Sq. Ft. 808 % Finished 0 Ceiling OpJoist Walls Concrete Floor Concrete Outside Entry Bulkhead		Heating Type FHW Fuel Gas Cooling Central None Other	

RESIDENTIAL APPRAISAL REPORT

File No.: 062811R19

Interior Description		Appliances		Attic <input type="checkbox"/> None	Amenities		Car Storage <input type="checkbox"/> None		
Floors	Unknown	Refrigerator	<input checked="" type="checkbox"/>	Stairs	<input type="checkbox"/>	Fireplace(s) #	Woodstove(s) #	Garage # of cars (3 Tot.)	
Walls	DW	Range/Oven	<input checked="" type="checkbox"/>	Drop Stair	<input type="checkbox"/>	Patio	400 SF	Attach. 1	
Trim/Finish	Wood	Disposal	<input type="checkbox"/>	Scuttle	<input checked="" type="checkbox"/>	Deck	192 SF	Detach. _____	
Bath Floor	Vinyl	Dishwasher	<input checked="" type="checkbox"/>	Doorway	<input type="checkbox"/>	Porch	_____	Blt.-In _____	
Bath Wainscot	Acrylic	Fan/Hood	<input checked="" type="checkbox"/>	Floor	<input type="checkbox"/>	Fence	_____	Carport _____	
Doors	Masonite	Microwave	<input type="checkbox"/>	Heated	<input type="checkbox"/>	Pool	_____	Driveway 2	
Condition	Average/Repaired	Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Surface Paved	
Finished area above grade contains:		6 Rooms		3 Bedrooms		2 Bath(s)		1,198 Square Feet of Gross Living Area Above Grade	
Additional features: Sliding glass door; exterior light @ deck.									
Describe the condition of the property (including physical, functional and external obsolescence): Subject experienced water damage & is in need of repair (see letter from building inspector; incorporated by reference). Flooring & some ceilings had been removed @ time of inspection (see interior photos attached). For the purposes of this report, the subject is assumed to have had all necessary repairs, & is assumed to be in competitive, marketable condition. Effective age of dwelling after repairs is assumed to be 5. Finish quality is assumed to be average after repairs & comparable to other dwellings in the immediate locus. The subject lacks air conditioning which is increasingly desirable in this market & is a functional inadequacy. No external obsolescence noted. The appraisal has been made under the assumption that the subject is not deed restricted as an affordable housing property.									
SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.									
FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address 212 Yankee Dr Brewster, MA 02631		329 Yankee Dr Brewster, MA 02631		345 Yankee Dr Brewster, MA 02631		28 Park Ln Brewster, MA 02631			
Proximity to Subject		0.10 miles SW		0.12 miles SW		0.83 miles SW			
Sale Price		\$ 420,000		\$ 390,000		\$ 352,000			
Sale Price/GLA		\$ 288.46 /sq.ft.		\$ 267.86 /sq.ft.		\$ 307.69 /sq.ft.			
Data Source(s)		Inspection/Client		MLS #21807788 DOM 4		MLS #21802546 DOM 101		MLS #21808605 DOM 3	
Verification Source(s)		Assessor/Deed		Assessor/ B&T/ Exterior View		Assessor/ B&T/ Exterior View		Assessor/ B&T/ Exterior View	
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjust.		DESCRIPTION + (-) \$ Adjust.		DESCRIPTION + (-) \$ Adjust.	
Sales or Financing		N/AP		None Known		None Known		None Known	
Concessions									
Date of Sale/Time		DOV 07/02/2019		11/02/2018 +3%Annual +8,400		09/05/2018 +3%Annual +9,750		01/10/2019 +3%Annual +5,280	
Rights Appraised		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location		Clipper Village		Clipper Village		Clipper Village		Res Neighb No Adj	
Site		.47A		.47A		.47A		.34A +5,000	
View		Residential Neighb		Residential Neighb		Residential Neighb		Residential Neighb	
Design (Style)		Greek Revival		Ranch		Cape		Ranch	
Quality of Construction		Average		Average		Average		Average	
Age		25 eff 5		25 eff 10-15 +15,000		25 eff 10-15 +15,000		45 eff 20 +45,000	
Condition		Good/Repaired		Average		Average		Average	
Above Grade		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		6 3 2		7 3 2		5 3 2		5 3 2	
Gross Living Area		1,198 sq.ft.		1,456 sq.ft. -18,060		1,456 sq.ft. -18,060		1,144 sq.ft.	
Basement & Finished		Full		Full		Full		Full	
Rooms Below Grade		No Finish		No Finish		No Finish		No Finish	
Functional Utility		Satisfactory		Satisfactory		Satisfactory		Satisfactory	
Heating/Cooling		FHW/No AC		FHA/Central AC -10,000		FHW/No AC		FHW/Split System -5,000	
Energy Efficient Items		Standard		Standard		Standard		Standard	
Garage/Carport		1 Car Attached		1 Car Att/ 2Car Det -20,000		1 Car Attached		1 Car Attached	
Porch/Patio/Deck		Patio/Deck		Patio/Deck		Patio No Adj		Deck No Adj	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -24,660		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 6,690		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 50,280			
Adjusted Sale Price									
of Comparables		\$ 395,340		\$ 396,690		\$ 402,280			

RESIDENTIAL APPRAISAL REPORT

File No.: 062811R19

SALES COMPARISON APPROACH (continued)	Summary of Sales Comparison Approach	Upward market conditions (time) adjustment has been made to all sales based on appreciating market conditions in Brewster @ 3% annually. Sales 1 & 2 are in the subject immediate neighborhood of Clipper Village. Sale 3 is in a competing neighborhood within 1 mile from the subject warranting no adjustment for location. Site size adjustment has been made to Sale 3 based on overall utility. The subject is average quality construction as are all sales. Age/condition adjustment has been made together on the basis of the appraiser's judgment of effective ages of the subject & sales @ \$3,000/yr of effective age. The subject & all sales have the same number of bedrooms & baths. Gross living area (GLA) has been adjusted @ \$70/SF. The subject & all Sales have full basements with no finish. Central air conditioning contributes \$10,000 to value. Sale 3 has one small split-system which contributes \$5,000 to value. Garage contributes \$10,000/bay to value. All sales have exterior amenities such as decks & patios considered equivalent warranting no adjustment.
	Reconciliation: All 3 sales have been weighted in the analysis with greatest weight given to Sales 1 & 2 which are in the subject immediate neighborhood. The sales sold in the range of \$352,000 to \$420,000. After all adjustments, plus or minus, for relevant value characteristics, the range of values indicated to the subject was \$395,340 to \$402,280 with \$397,000 selected as most representative of the subject market value.	

Indicated Value by Sales Comparison Approach \$ 397,000

TRANSFER HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Deed/Assessor	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: No prior sales of the subject in the prior 3 years.
	Date: 01/20/1995	No prior sales of comparables in previous one year.
	Price: \$80,500	
	Source(s): Deed/Assessor	
	2nd Prior Subject Sale/Transfer	
	Date: 09/30/1993	
	Price: \$182,000	
	Source(s): Deed/Assessor	

COST APPROACH	COST APPROACH TO VALUE (if developed) <input type="checkbox"/> The Cost Approach was not developed for this appraisal.
	Provide adequate information for replication of the following cost figures and calculations.
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Land value is based on extraction from improved sales due to the lack of sufficient recent vacant land sales in the locus.

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE _____ = \$ 150,000			
	Source of cost data: Marshall & Swift 2019/ Local Builders	DWELLING	1,198 Sq.Ft. @ \$	200.00	= \$ 239,600
	Quality rating from cost service: Average Effective date of cost data: Current		808 Sq.Ft. @ \$	35.00	= \$ 28,280
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$		= \$
	Depreciation based on age/life method with 65 years to full economic life.		Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$
			Sq.Ft. @ \$		= \$

Estimated Remaining Economic Life (if required): 60 Years	INDICATED VALUE BY COST APPROACH _____ = \$ 420,573
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RESIDENTIAL APPRAISAL REPORT

File No.: 062811R19

INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):	
	_____ _____ _____ _____ _____	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: Not a PUD	
	Describe common elements and recreational facilities:	
	_____ _____ _____ _____ _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 397,000 Cost Approach (if developed) \$ 420,573 Income Approach (if developed) \$ Not Developed	
	Final Reconciliation Sales comparison approach given primary weight in analysis & adequately represents actions of the buyers & the sellers in the market. Cost approach developed as support for the sales comparison approach but given little weight due to lack of vacant land sales in the subject's market area. The income approach was not developed as the neighborhood is predominantly owner-occupied & homes here are not purchased to rent. No reliable GRM available. The appraisal has been made under the assumption that the subject is not deed restricted as an affordable housing property.	
	_____ _____ _____	
	This appraisal is made <input type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input checked="" type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input checked="" type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: Hypothetical condition exists that all necessary repairs have been made to the dwelling which would make it competitive & marketable to the typical buyer. See letter from building inspector incorporated as reference. The appraisal has been made under the assumption that the subject is not deed restricted as an affordable housing property.	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ \$397,000 , as of: July 2, 2019 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	Appraiser Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Co-Appraiser Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: July 2, 2019 Date of Inspection: July 2, 2019	
	A true and complete copy of this report contains <u> 0 </u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
ATTACHMENTS	<input type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum <input type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
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GENERAL COMMENTS	_____ _____ _____ _____ _____ _____ _____ _____ _____	
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Supplemental Addendum

File No. 062811R19

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				

SUPPLEMENTAL ADDENDUM

ADDITIONAL CERTIFICATION: 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 acceptance of this assignment.

APPRAISAL FORMAT: This is a Real Estate Appraisal report developed and prepared under Standards Rules 1 and 2 of the Uniform Standards of Professional Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2018-2019 Edition; and all applicable laws, regulations, and guidelines.

REASONABLE EXPOSURE TIME: Exposure time is defined as: "(1) The time a property remains on the market. (2) The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. See also: marketing time." The Dictionary of Real Estate Appraisal, Fifth Edition, Appraisal Institute, 2010, page 73. A comment on reasonable exposure time is required when exposure time is a component of the definition of market value. In the case of the subject property, reasonable exposure time is estimated at less than 3 months assuming professional marketing and pricing.

EXTRAORDINARY ASSUMPTION: It has been assumed that the subject property conforms to all public land use regulations as they apply, unless otherwise described within this report.

HYPOTHETICAL CONDITION: The subject experienced water damage and was in need of repair at time of inspection. For the purposes of this report, the hypothetical condition exists that all necessary repairs have been complete and the subject property is in competitive, marketable condition.

SPECIAL ASSESSMENTS: All towns in Barnstable County have a temporary Land Bank tax or a Community Preservation tax. This surcharge to the real estate tax will continue indefinitely until reversed by Legislation. This tax is calculated at 3% of the town real estate tax. For Chatham and Provincetown, the Land Bank portion of the tax is calculated at 3% of the town real estate tax, with the CPA portion also calculated at 3% of the town real estate tax after deducting the first \$100,000 of valuation. This special assessment is expected in the market and does not have an adverse effect on value or marketability of the subject property.

ADDITIONAL ENVIRONMENTAL LIMITING CONDITIONS: The value conclusion is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report, including but not limited to mold, fungus, bacteria, virus, and other organic pathogens. The appraiser(s) is/are not expert in the identification of hazardous substances or detrimental environmental conditions. At the time of inspection, water damage had occurred in the dwelling. As the appraiser is not an expert in mold identification or remediation, it is recommended that the client retain the services of a mold services expert to determine if remediation is necessary. See letter from building inspection incorporated as reference.

Supplemental Addendum

File No. 062811R19

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				

PERSONAL PROPERTY and PROPERTY INSPECTION: No personal property has been considered in the analysis. An appraisal of real property is not a "home inspection" and should not be construed as such. The appraiser has performed a visual inspection of the accessible areas of the improvements only, and this appraisal cannot be relied upon to disclose any hidden or unapparent conditions and/or defects in the property. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

NON-CONFORMING IMPROVEMENTS: Site size was smaller than required by current zoning. However, improvements can be rebuilt on the original footprint if destroyed by natural causes or fire, according to the zoning by-laws of the Town. The pre-existing nature of the site has no negative affect on the value or marketability of the subject property.

SEEPAGE: The subject has a private on-site wastewater disposal system. On the date of inspection, no seepage was noted. This community does not offer municipal sewer service. Private septic systems are common to this region, market accepted and anticipated, and not a detriment to values or marketability.

TITLE V REGULATIONS: Effective March 31, 1995, 310CMR15.000 "The State Environmental Code, Title V; Standard Requirements for the Siting, Construction, Repair, Replacement, and Maintenance of On-Site Sewage Treatment and Disposal Systems for the Transport and Disposal of Septage", went into effect. This appraisal is made under the assumption that the private on-site wastewater system is in compliance with the law, unless otherwise noted.

APPROACHES TO VALUE DEVELOPED: Not all approaches to value are applicable to every assignment. When an approach is not applicable to a given assignment, it is irrelevant and therefore is not developed. An approach is applicable when it addresses analysis that is typical practice in such as assignment. Typical practice is measured by the expectations of participants in the market for appraisal services, and what an appraiser's peers' actions would be in performing the assignment.

ADDITIONAL COST APPROACH COMMENTS: The cost approach has only been developed by the appraiser as an analysis to support the opinion of the property's market value. Use of this data, in whole or part, for other purposes is not intended by the appraiser. Nothing set forth in the appraisal should be relied upon for the purpose of determining the amount or type of insurance coverage to be placed on the subject property. The appraiser assumes no liability for and does not guarantee that any insurable value estimate inferred from this report will result in the property being fully insured for any loss that may be sustained. Further, the cost approach may not be a reliable indication of replacement or reproduction cost for any date other than the effective date of the appraisal due to changing costs of labor and materials and due to changing building codes and governmental regulations and requirements.

GENERAL ASSUMPTIONS: GLA taken from assessor's property record card and confirmed in the field; assumed to be correct.

Subject Photos

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				



Front View



Side View



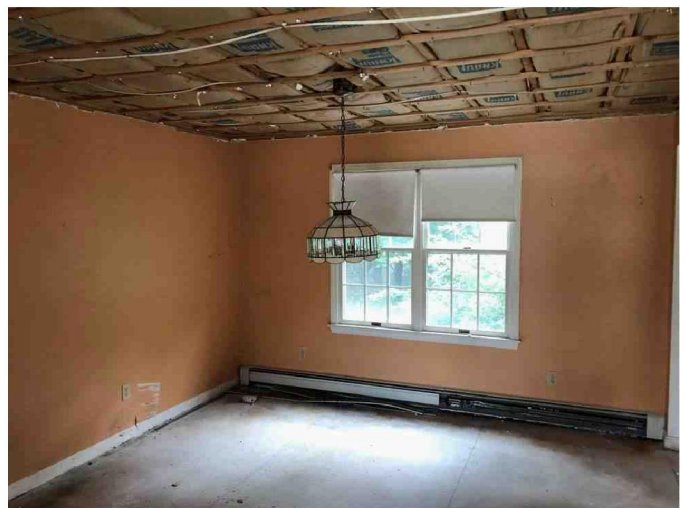
Rear View



Side View



Living Room



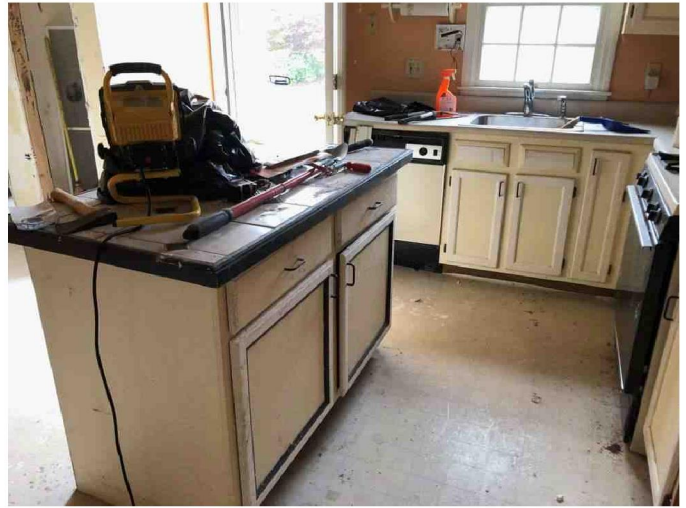
Dining Room

Subject Photos

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				



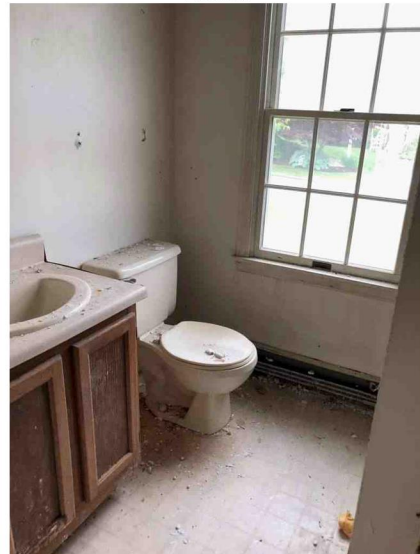
Kitchen



Kitchen



Bedroom 1



Full Bath 1



Bedroom 2



Full Bath 2

Subject Photos

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				



Bedroom 3



Garage Interior



Street Scene



Street Scene

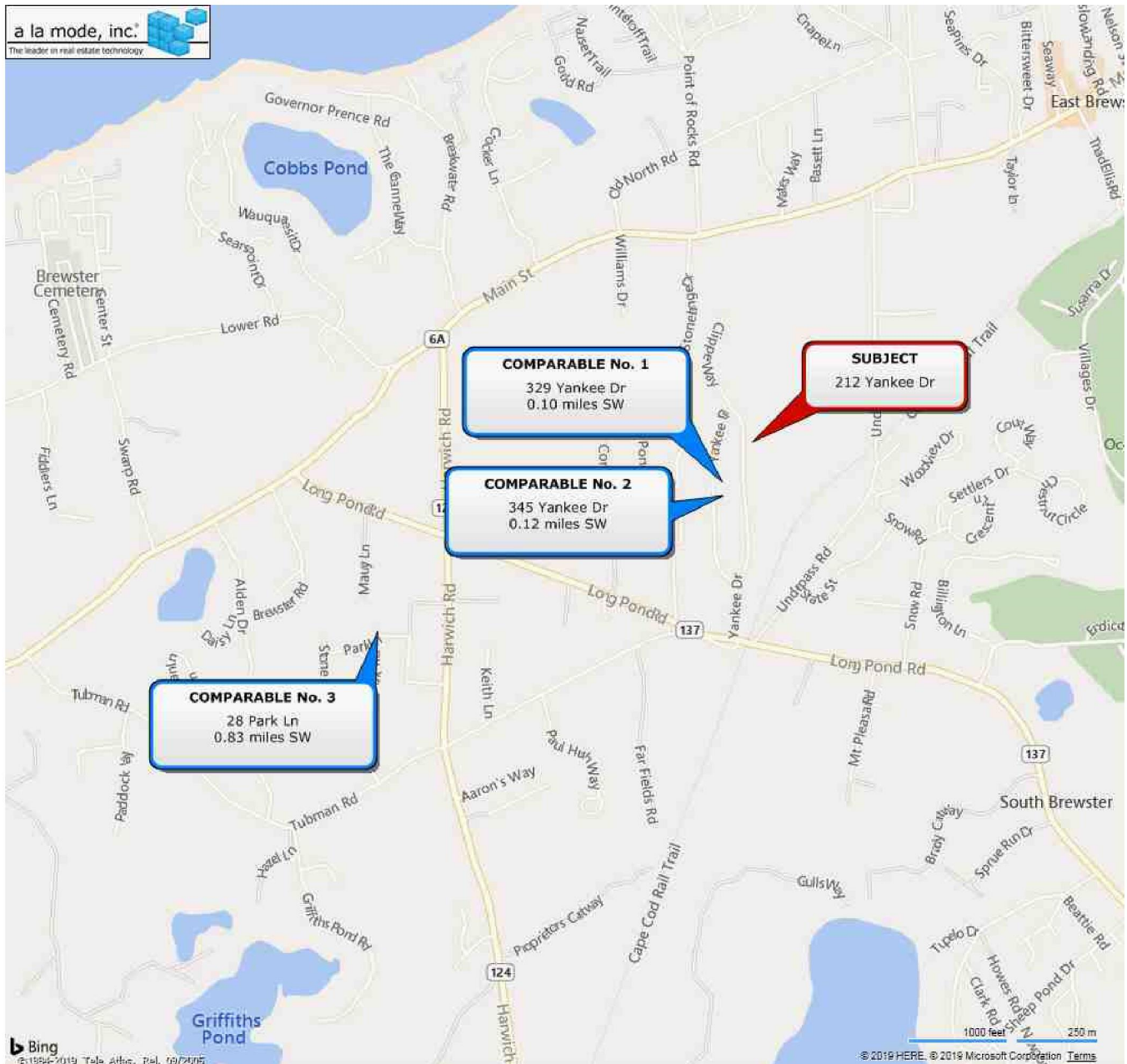


Rear Yard

SEQ #: 3.360

Comparable Sales Location Map

Client	Town of Brewster Affordable Housing Trust				
Property Address	212 Yankee Dr				
City	Brewster	County	Barnstable	State	MA
Appraiser	Linda Coneen, MRA, SRA	Zip Code	02631		





Assumptions & Limiting Conditions

File No.: 062811R19

Property Address: 212 Yankee Dr

City: Brewster

State: MA

Zip Code: 02631

Client: Town of Brewster Affordable Housing Trust

Address: 2198 Main St, Brewster, MA 02631

Appraiser: Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA

Address: Cape Cod Appraisal Partners, 95 Rayber Rd, Orleans, MA 02653

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

Definitions & Scope of Work

File No.: 062811R19

Property Address: 212 Yankee Dr

City: Brewster

State: MA

Zip Code: 02631

Client: Town of Brewster Affordable Housing Trust

Address: 2198 Main St, Brewster, MA 02631

Appraiser: Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA

Address: Cape Cod Appraisal Partners, 95 Rayber Rd, Orleans, MA 02653

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

APPRAISAL FORMAT: This is a Real Estate Appraisal report developed and prepared under Standards Rules 1 and 2 of the Uniform Standards of Professional Practice as promulgated by the Appraisal Standards Board of the Appraisal Foundation, 2018-2019 Edition, and all applicable laws, regulations, and guidelines.

The value appraised is market value. Market value is defined as: "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

Certifications

File No.: 062811R19

Property Address: 212 Yankee Dr City: Brewster State: MA Zip Code: 02631
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 Appraiser: Linda Coneen, MRA, SRA & Julia A Lee, SRA, RA Address: Cape Cod Appraisal Partners, 95 Rayber Rd, Orleans, MA 02653

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of 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 with respect to the parties involved.
- Unless otherwise indicated, 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 acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing 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 Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

ADDITIONAL CERTIFICATION OF THE APPRAISER: As of the date of the report, I, Linda Coneen, SRA, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

ADDITIONAL CERTIFICATION OF THE APPRAISER: As of the date of the report, I, Julia A Lee, SRA, have completed the requirements of the continuing education program for Designated Members of the Appraisal Institute. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Client Contact: _____ Client Name: Town of Brewster Affordable Housing Trust
 E-Mail: _____ Address: 2198 Main St, Brewster, MA 02631

APPRAISER

Linda Coneen

Appraiser Name: Linda Coneen, MRA, SRA
 Company: Cape Cod Appraisal Partners
 Phone: (508) 255-4241 Fax: (508) 255-6837
 E-Mail: lindaconeen@gmail.com
 Date Report Signed: 07/23/2019
 License or Certification #: 214 State: MA
 Designation: MRA, SRA
 Expiration Date of License or Certification: 08/03/2019
 Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
 Date of Inspection: July 2, 2019

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Julia A. Lee

Supervisory or Co-Appraiser Name: Julia A Lee, SRA, RA
 Company: Cape Cod Appraisal Partners
 Phone: (508) 255-4241 Fax: (508) 255-6837
 E-Mail: ccappraisalpartners@gmail.com
 Date Report Signed: 07/23/2019
 License or Certification #: Certified Residential #76040 State: MA
 Designation: SRA, RA
 Expiration Date of License or Certification: 10/14/2020
 Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None
 Date of Inspection: July 2, 2019

SIGNATURES

SUBJECT LEGAL DATA

QUITCLAIM DEED

YANKEE VILLAGE OF BREWSTER DEVELOPMENT CORP., a Massachusetts Limited Dividend Corporation, having a principal place of business at 11 Neck Pond Road, Post Office Box 753, Osterville, Barnstable County, Massachusetts 02655,

in consideration of EIGHTY THOUSAND, FIVE HUNDRED AND 00/100 (\$80,500.00) DOLLARS,

grants to ELAINE ELLIS, of 105 State Street, Brewster, MA 02631; with QUITCLAIM COVENANTS,

the land together with the buildings thereon situated in Brewster, Barnstable County, Massachusetts, more particularly bounded and described as follows:

LOT 9 as shown on a Plan entitled, "Clipper Village Subdivision Plan of Land in Brewster, MA, as prepared for Yankee Village at Brewster Development Corporation in Brewster, MA," prepared by Schofield Brothers, Orleans, MA, dated August 25, 1993, and recorded with the Barnstable County Registry of Deeds in Plan Book 498, Page 42.

Said conveyance is made subject to rights, restrictions, easements, and covenants of record to the extent that the same are in force and effect and applicable.

Said conveyance is made subject to and with the benefit of those terms and conditions set forth in the "Local Initiate Program Deed Rider for Comprehensive Permit Ownership Projects," which Rider is attached hereto and expressly incorporated herein.

Appurtenant to said conveyance is granted the right to travel on and over all streets shown on said Plan and to use said streets for all purposes for which streets are commonly used in the Town of Brewster, together with all others entitled thereto.

The Grantor does hereby reserve unto itself, its successors and assigns, the fee in those private roadways as shown on said Plan, and reserves the right to grant rights of way over said roadway to others for purposes for which roads are commonly used in the Town of Brewster.

Property Address: 212 Yankee Drive, Brewster, MA 02631

The conveyance of the property above does not constitute all or substantially all of the Corporation's assets.

212 Yankee Drive, Brewster

For title, see Deed recorded at Barnstable in Book 8806, Page 346 and Book 8921, Page 339.

Executed as a sealed instrument this 20th day of January, 1994.5.

YANKEE VILLAGE OF BREWSTER
DEVELOPMENT CORP.,


By: 
John J. McShane
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

January 20 , 1994.5

Then personally appeared the above-named John J. McShane as President and Treasurer of Yankee Village of Brewster Development Corp. and acknowledged the foregoing instrument to be his free act and deed, before me


Notary Public
Kevin M. Kirrane
My Commission Expires: 12-14-95

LOCAL INITIATIVE PROGRAM

DEED RIDER

For

Comprehensive Permit Ownership Projects

(annexed to and made part of that certain deed (the "Deed")
from Yankee Village of Brewster Development Corp. ("Grantor")
to Elaine Ellis ("Grantee")
dated January 20, 1995.)

WITNESSETH

WHEREAS, pursuant to M.G. L. c. 40B, §§20-23 (the "Act") and the final report of the Special Legislative Commission Relative to Low and Moderate Income Housing Provisions issued in April, 1989, regulations have been promulgated at 760 CMR 45.00 et seq. (the "Regulations") which establish the Local Initiative Program ("LIP");

WHEREAS, the Executive Office of Communities and Development of the Commonwealth of Massachusetts, an executive office duly organized and existing pursuant to Chapter 6A of the General Laws, acting by and through its Department of Community Affairs pursuant to Chapter 23B of the General Laws ("EOCD") administers the LIP Program on behalf of the Commonwealth;

WHEREAS, it is the purpose of the LIP Program to give cities and towns greater flexibility in their efforts to provide affordable housing to households having low and moderate incomes.

WHEREAS, the City/Town of Brewster (the "Municipality") acting by and through its Chief Elected Official (as that term is defined in the Regulations) has elected to participate in the LIP Program;

WHEREAS, EOCD has determined that the rights and restrictions granted herein to EOCD and to the Municipality serve the public's interest in the creation and retention of affordable housing for persons and families of low and moderate income and in the restricting of the resale price of property in order to assure its affordability by future low and moderate income purchasers;

WHEREAS, pursuant to the LIP Program, eligible purchasers such as the Grantee are given the opportunity to purchase certain property at a discount of the property's appraised fair market value if the purchaser agrees to convey the property on resale to an eligible purchaser located by the Municipality or EOCD, to the Municipality, or to EOCD for a "Maximum Resale Price" equal to the appraised fair market value of the property at the time of

resale, as determined by EOCD, multiplied by the applicable Discount Rate (as hereinafter defined), or, if there is no eligible purchaser to purchase the property at the Maximum Resale Price, then for a lesser amount equal to or greater than the purchase price plus costs of capital improvements and marketing expenses;

WHEREAS, the Grantor and the Grantee are participating in the LIP Program, and in accordance with the LIP Program the Grantor is conveying that certain real property more particularly described in the Deed ("Property") to the Grantee at a consideration which is less than the appraised value of the Property; and

WHEREAS, a Discount Rate equal to 30 % of the appraised fair market value of the Property (the "Discount Rate") as determined by EOCD is hereby assigned to the Property, and such Discount Rate shall be used in determining the Maximum Resale Price of the Property (UPON ITS DETERMINATION OF THE DISCOUNT RATE FOR THE PROPERTY, EOCD WILL ISSUE TO THE GRANTEE A CERTIFICATE IN RECORDABLE FORM (THE "DISCOUNT RATE CERTIFICATE") WHICH STATES THE APPROVED DISCOUNT RATE FOR THE PROPERTY AND WHICH SHALL BE RECORDED WITH THE FIRST DEED OF THE PROPERTY.);

NOW THEREFORE, as further consideration from the Grantee to the Grantor, EOCD and the Municipality for the conveyance of the Property at a discount in accordance with the LIP Program, the Grantee, his heirs, successors and assigns, hereby agrees that the Property shall be subject to the following rights and restrictions which are hereby imposed for the benefit of, and shall be enforceable by, the Grantor's assignees and designees, the Secretary of the Executive Office of Communities and Development, or its successors, assigns, agents and designees ("Secretary") and the Municipality, acting by and through its Chief Elected Official.

1. Right of First Refusal: (a) When the Grantee or any successor in title to the Grantee shall desire to sell, dispose of or otherwise convey the Property, or any portion thereof, the Grantee shall notify the Secretary and the Municipality in writing of the Grantee's intention to so convey the property ("Notice"). The Notice shall contain an appraisal of the fair market value of the Property acceptable to the Secretary and the Municipality prepared by a real estate appraiser acceptable to the Secretary and the Municipality and qualified to appraise property for secondary mortgage markets and recognized as utilizing acceptable professional appraisal standards in Massachusetts, and the Notice shall set forth the Discount Rate and the Maximum Resale Price of the Property. Within thirty (30) days of the giving of the Notice by the Grantee, the Municipality shall notify the Grantee in writing (with a copy to the Secretary) as to whether the Municipality is proceeding to locate an eligible

purchaser of the Property or the Municipality shall exercise its right of first refusal to purchase the Property (the Municipality's Notice.) If the Municipality's Notice states that the Municipality is not proceeding to locate an eligible purchaser and that the Municipality shall not exercise its right of first refusal to purchase the Property, or if the Municipality fails to give the Municipality's Notice within said thirty (30) days then, and only under such circumstances, the Secretary may, at any time from the thirty first (31st) day after the giving of the Notice to and including the fortieth (40th) day after the giving of the Notice, notify the Grantee in writing (with a copy to the Municipality) as to whether the Secretary is proceeding to locate an eligible purchaser of the Property or whether the Secretary shall exercise its right of first refusal, to purchase the Property (the Secretary's Notice".) For the purpose of this Deed Rider, an "eligible purchaser" shall mean a purchaser who satisfies the criteria set forth in the LIP Program guidelines in effect at the time the Municipality or the Secretary locates such purchaser, and who, if located by the Municipality, is ready and willing to purchase the Property within ninety (90) days after the Grantee gives the Notice, or who, if located by the Secretary, is ready and willing to purchase the Property between ninety (90) days and one hundred five (105) days after the Grantee gives the Notice.

(b) In the event that (i) the Municipality's Notice states that the Municipality does not intend to proceed to locate an eligible purchaser and that the Municipality does not intend to exercise its right of first refusal to purchase the Property, or the Municipality fails to give the Municipality's Notice within the time period specified above and (ii) the Secretary's Notice states that the Secretary does not intend to proceed to locate an eligible purchaser and that the Secretary does not intend to exercise its right of first refusal to purchase the Property, or the Secretary fails to give the Secretary's Notice within the time period specified above, the Grantee may convey the Property to any third party free of all restrictions set forth herein, provided, however, all consideration and payments of any kind received by the Grantee for the conveyance of the Property to the third party which exceeds the Maximum Resale Price shall be immediately and directly paid to the Municipality. Upon receipt of this excess amount, if any, the Municipality, acting by and through its Chief Elected Official, and the Secretary or the Secretary's designee shall issue to the third party a certificate in recordable form (the "Compliance Certificate") indicating the Municipality's receipt of the excess amount, if applicable, or indicating that no excess amount is payable, and stating that the Municipality and the Secretary have each elected not to exercise its right of first refusal hereunder and that all rights, restrictions, agreements and covenants set forth in this Deed Rider shall be henceforth null and void. This Compliance Certificate is to be recorded in the appropriate Registry of Deeds or regis-

tered with the appropriate Registry District of the Land Court and such Compliance Certificate may be relied upon by the then owner of the Property and by third parties as constituting conclusive evidence that such excess amount, if any, has been paid to the Municipality, or that no excess amount is payable, and that the rights, restrictions, agreements and covenants set forth herein are null and void.

(c) In the event the Municipality, within said thirty (30) day period, notifies the Grantee that the Municipality is proceeding to locate an eligible purchaser or that the Municipality shall exercise the Municipality's right of first refusal to purchase the Property, the Municipality may locate an eligible purchaser, who shall purchase the Property at the Maximum Resale Price subject to Deed Rider satisfactory in form and substance to EOCD, within ninety (90) days of the date that the Notice is given or the Municipality may purchase the Property itself at the Maximum Resale Price within ninety (90) days of the date that the Notice is given. If the Municipality shall fail to locate an eligible purchaser who purchases the Property within ninety (90) days of the date that the Notice is given, and if the Municipality fails to purchase the Property itself within said period, then, and only in such circumstances the Secretary, without any additional notice to the Grantee, may between ninety one (91) days of the date that the Notice is given and one hundred five (105) days of the date that the Notice is given, purchase the Property itself at the Maximum Resale Price, or locate an eligible purchaser, who shall between ninety one (91) days and one hundred five (105) days of the date that the Notice is given purchase the Property at the Maximum Resale Price, subject to a Deed Rider satisfactory in form and substance to EOCD. If more than one eligible purchaser is located by the Municipality, the Municipality shall conduct a lottery or other like procedure approved by EOCD to determine which eligible purchaser shall be entitled to the conveyance of the Property. If more than one eligible purchaser is located by the Secretary, the Secretary shall conduct a lottery or other like procedure in the Secretary's sole discretion to determine which eligible purchaser shall be entitled to the conveyance of the Property.

(d) If an eligible purchaser is selected to purchase the Property, or if the Municipality or the Secretary elects to purchase the Property, the Property shall be conveyed by the Grantee to such eligible purchaser or to the Municipality or the Secretary as the case may be, by a good and sufficient quitclaim deed conveying a good and clear record and marketable title to the Property free from all encumbrances except (i) such taxes for the then current year as are not due and payable on the date of delivery of the deed (ii) any lien for municipal betterments assessed after the date of the Notice, (iii) provisions of local building and zoning laws, (iv) all easements, restrictions,

covenants and agreements of record specified in the Deed from the Grantor to Grantee, (v) a Regulatory Agreement among EOCD, the Municipality and Yankee Village of Brewster Development Corp. [the Project Sponsor] dated February 9, 1994 and recorded with the Barnstable Registry of Deeds in Book 9079, Page 174, (the "Regulatory Agreement") or any successor regulatory agreement entered into between EOCD and the Municipality pursuant to the provisions of Section 16 of the Regulatory Agreement, (vi) such additional easements, restrictions, covenants and agreements of record as the Municipality and the Secretary consent to, such consent not to be unreasonably withheld or delayed, and (vii) in the event that the Property is conveyed to an eligible purchaser, a Deed Rider satisfactory in form and substance to EOCD which the Grantee hereby agrees to annex to said deed.

(e) Said deed shall be delivered and the purchase price paid (the "Closing") at the Registry of Deeds in the County where the Property is located, or at the option of the eligible purchaser (or the Municipality or the Secretary, as the case may be, if the Municipality or the Secretary is purchasing the Property), exercised by written notice to the Grantee at least five (5) days prior to the delivery of the deed, at such other place as the eligible purchaser (or the Municipality or the Secretary, as the case may be, if the Municipality or the Secretary is purchasing the Property) may designate in said notice. The Closing shall occur at such time and on such date as shall be specified in a written notice from the eligible purchaser (or the Municipality or the Secretary is purchasing the Property) to the Grantee, which date shall be the least five (5) days after the date on which such notice is given, and if the eligible purchaser is located by the Municipality, or if the Municipality is purchasing the Property no later than ninety (90) days after the Notice is given by the Grantee, or if the eligible purchaser is located by the Secretary, or if the Secretary is purchasing the Property, no earlier than ninety one days (91) days after the Notice is given by the Grantee and no later than one hundred five (105) days after the Notice is given by the Grantee.

(f) To enable Grantee to make conveyance as herein provided, Grantee may if he so desires at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests; all instruments so procured to be recorded simultaneously with the delivery of said deed.

(g) Water and sewer charges and taxes for the then current tax period shall be apportioned and fuel value shall be adjusted as of the date of Closing and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the eligible purchaser or by the Municipality or the Secretary.

(h) Full possession of the Property free from all occupants is to be delivered at the time of the Closing, the Property to be then in the same condition as it is in on the date hereof, reasonable wear and tear only excepted.

(i) If Grantee shall be unable to give title or to make conveyance as above stipulated, or if any change of condition in the Property not included in the above exception shall occur, then Grantee shall be given a reasonable time not to exceed thirty (30) days after the date on which the Closing was to have occurred in which to remove any defect in title or to restore the Property to the condition hereby provided for. The Grantee shall use best efforts to remove any such defects in the title whether voluntary or involuntary and to restore the Property to the extent permitted by insurance proceeds or condemnation award. The Closing shall occur fifteen (15) days after notice by Grantee that such defect has been cured or that the Property has been so restored. The eligible purchaser (or the Municipality or the Secretary, as the case may be, if the Municipality or the Secretary is purchasing the Property) shall have the election, at either the original or any extended time for performance, to accept such title as the Grantee can deliver to the Property in its then condition and to pay therefore the purchase price without deduction, in which case the Grantee shall convey such title, except that in the event of such conveyance in accordance with the provisions of this clause, if the Property shall have been damaged by fire or casualty insured against or if a portion of the Property shall have been taken by a public authority, then the Grantee shall, unless the Grantee has previously restored the Property to its former condition, either:

- (i) pay over or assign to the eligible purchaser or the Municipality or the Secretary as the case may be, on delivery of the deed, all amounts recovered or recoverable on account of such insurance or condemnation award less any amounts reasonable expended by the Grantee for the partial restoration, or
- (ii) if a holder of a mortgage on the Property shall not permit the insurance proceeds or the condemnation award or part thereof to be used to restore the Property to its former condition or to be so paid over or assigned, give to the eligible purchaser or to the Municipality or the Secretary, as the case may be, a credit against the purchase price, on delivery of the deed, equal to said amounts so retained by the holder of the said mortgage less any amounts reasonable expended by the Grantee for any partial restoration.

(j) If the Municipality fails to locate an eligible purchaser who purchases the Property within ninety (90) days after the

Notice is given, and the Municipality does not purchase the Property during said period, and the Secretary fails to locate an eligible purchaser who purchases the Property between ninety one (91) days and one hundred five (105) days after the Notice is given, and the Secretary does not purchase the Property within said period, then following expiration of one hundred five (105) days after the Notice is given by Grantee, the Grantee may convey the Property to any third party free and clear of all rights and restrictions contained herein, including, but not limited to the Maximum Resale Price, provided, however, all consideration and payments of any kind received by the Grantee for the conveyance of the Property to the third party which exceeds the Maximum Resale Price shall be immediately and directly paid to the Municipality. Upon receipt of this excess amount, if any, the Municipality and the Secretary shall issue to the third party a Compliance Certificate in recordable form indicating the Municipality's receipt of the excess amount, if any, and indicating that the Municipality and the Secretary have each elected not to exercise its right to locate an eligible purchaser and its right of first refusal hereunder and that all rights, restrictions, agreements and covenants contained herein are henceforth null and void. This Compliance Certificate is to be recorded in the appropriate Registry of Deeds or registered with the appropriate Registry District of the Land Court and such Compliance Certificate may be relied upon by the then owner of the Property and by third parties as constituting conclusive evidence that such excess amount, if any, has been paid to the Municipality and that the rights, restrictions, agreements and covenants set forth herein are null and void.

2. Resale and Transfer Restrictions: Except as otherwise stated herein, the Property or any interest, therein shall not at any time be sold by the Grantee, the Grantee's successors and assigns, and no attempted sale shall be valid, unless:

(a) the aggregate value of all consideration and payments of every kind given or paid by the eligible purchaser (as located and defined in accordance with Section 1 above) or the Municipality or the Secretary, as the case may be, to the then owner of the Property for and in connection with the transfer of such Property, is equal to or less than the Maximum Resale Price for the Property, and (i) if the Property is conveyed to an eligible purchaser, unless a certificate (the "Eligible Purchaser Certificate") is obtained and recorded, signed and acknowledged by the Secretary or the Secretary's designee and the Municipality acting by and through its Chief Elected Official which Eligible Purchaser Certificate refers to the Property, the Grantee, the eligible purchaser thereof, and the Maximum Resale Price therefor, and states that the proposed conveyance, sale or transfer of the Property to the eligible purchaser is in compliance with the rights, restrictions, covenants and agreements contained in this

Deed Rider, and unless there is also recorded a new Deed Rider executed by the eligible purchaser which new Deed Rider the Eligible Purchaser Certificate certifies is satisfactory in form and substance to EOCD and the Municipality; (ii) if the Property is conveyed to the Municipality unless a Certificate (the "Municipal Purchaser Certificate") is obtained and recorded, signed and acknowledged by the Secretary or the Secretary's designee and by the Municipality, acting by and through its Chief Elected Official, which Municipal Purchaser Certificate refers to the Property, the Grantee, the Municipality, and the Maximum Resale Price for the Property and states that the proposed conveyance, sale or transfer of the Property to the Municipality is in compliance with the rights, restrictions, covenants and agreements contained in this Deed Rider; or

(b) pursuant to Sections 1(b) or 1(f), any amount in excess of the Maximum Resale Price which is paid to the Grantee by a purchaser who is permitted to buy the Property pursuant to Sections 1(b) or 1(f), is paid by the Grantee to the Municipality, and the Secretary or the Secretary's designee and the Municipality acting by and through its Chief Elected Official execute and deliver a Compliance Certificate as described in Section 1(b) or 1(f) for recording with the appropriate registry of deeds or registry district.

(c) Any good faith purchaser of the Property, any lender or other party taking a security interest in such Property and any other third party may rely upon a Compliance Certificate or an Eligible Purchaser Certificate or a Municipal Purchaser Certificate referring to the Property as conclusive evidence of the matters stated therein and may record such Certificate in connection with conveyance of the Property, provided, in the case of an Eligible Purchaser Certificate and a Municipal Purchaser Certificate the consideration recited in the deed or other instrument conveying the Property upon such resale shall not be greater than the consideration stated in the Eligible Purchaser Certificate or the Municipal Purchaser Certificate as the case may be. If the Property is conveyed to the Secretary, the acceptance by the Secretary of a deed of the Property from the Grantee and the recording of such deed shall be deemed conclusive evidence that all rights, restrictions, covenants and agreements set forth in this Deed Rider have been complied with and no certificate to that effect shall be necessary to establish the validity of such conveyance. If the Property is conveyed to the Municipality, any future sale of the Property by the Municipality shall be subject to the provisions of Section 4 of the Regulatory Agreement.

(d) Within ten (10) days of the closing of the conveyance of the Property from Grantor to Grantee, the Grantee shall deliver to the Municipality and to the Secretary a true and certified copy of the Deed of the Property, together with information as to

the place of recording thereof in the public records. Failure of the Grantee, or Grantee's successors or assigns to comply with the preceding sentence shall not affect the validity of such conveyance.

(e) Notwithstanding anything to the contrary contained in this Deed Rider, the Maximum Resale Price shall not be less than the purchase price which the Grantee paid for the Property plus the costs of capital improvements and marketing expenses.

(f) The Grantee understands and agrees that nothing in this Deed Rider or the Regulatory Agreement in any way constitutes a promise or guarantee by EOCD or the Municipality that the Grantee shall actually receive the Maximum Resale Price for the Property or any other price for the Property.

3. Restrictions Against Leasing and Junior Encumbrances: The Property shall not be leased, refinanced, encumbered (voluntarily or otherwise) or mortgaged without the prior written consent of the Secretary and the Municipality, provided, however, that this provision shall not apply to a first mortgage granted in connection with this conveyance. Any rents, profits, or proceeds from any transaction described in the last preceding sentence which transaction has not received the prior written consent of the Secretary and the Municipality shall be paid to and be the property of the Municipality. In the event that the Secretary and the Municipality in the exercise of their absolute discretion consent to any such lease, refinancing, encumbrance or mortgage, it shall be a condition to such consent that all rents, profits or proceeds from such transaction which exceed the carrying costs of the Property as determined by EOCD and the Municipality in their sole discretion shall be paid to and be the property of the Municipality.

4. Rights of Mortgagees: (a) Notwithstanding anything herein to the contrary, but subject to the next succeeding paragraph hereof, if the holder of record (other than the Grantor or any person related to the Grantor by blood, adoption, or marriage, or any entity in which the Grantor has a financial interest) of a first mortgage granted to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional lender or its successors or assigns (other than the Grantor, or any person related to the Grantor by blood, adoption or marriage, or any entity in which the Grantor has a financial interest) shall acquire the Property by reason of foreclosure or similar remedial action under the provisions of such mortgage or upon conveyance of the Property in lieu of foreclosure, and provided that the holder of such mortgage has given EOCD and the

Municipality not less than (60) days prior written notice of its intention to foreclose upon its mortgage or to accept a conveyance of the Property in lieu of foreclosure, the rights and restrictions contained herein shall not apply to such holder upon such acquisition of the Property, any purchaser (other than the Grantor or any person related to the Grantor by blood, adoption or marriage, or any entity in which the Grantor has a financial interest) of the Property at a foreclosure sale conducted by such holder, or any purchaser (other than the Grantor or any person related to the Grantor by blood, adoption or marriage, or any entity in which the Grantor has a financial interest) of the Property from such holder, and such Property shall thereupon and thereafter be free from all such rights and restrictions.

(b) In the event such holder, conducts a foreclosure or other proceeding enforcing its rights under such mortgage and the Property is sold for a price in excess of the greater of (i) the sum of the outstanding principal balance of the note secured by such mortgage plus all future advances, accrued interest and all reasonable costs and expenses which the holder is entitled to recover pursuant to the terms of the mortgage and (ii) the Maximum Resale Price applicable on the date of the sale, such excess shall be paid to the Municipality in consideration of the loss of the value and benefit of the rights and restrictions herein contained held by the Secretary and the Municipality and released by the Secretary and the Municipality pursuant to this section in connection with such proceeding (provided, that in the event that such excess shall be so paid to the Municipality by such holder, the Municipality shall thereafter indemnify such holder against loss or damage to such holder resulting from any claim made by the mortgagor of such mortgage to the extent that such claim is based upon payment of such excess by such holder to the Municipality in accordance herewith, provided that such holder shall give the Municipality prompt notice of any such claim and shall not object to intervention by the Municipality in any proceeding relating thereto.) In order to determine the Maximum Resale Price of the Property at the time of foreclosure or other proceeding, the Municipality or EOCD may, at its own expense, obtain an appraisal of the fair market value of the Property satisfactory to such holder. The Maximum Resale Price shall be equal to the appraised fair market value so obtained, multiplied by the Discount Rate assigned to the Property. If the holder disagrees with such appraised value, the holder may obtain a second appraisal, at the holder's expense and the Maximum Resale Price shall be equal to the average of the two appraisal amounts multiplied by the Discount Rate. To the extent the Grantee possesses any interest in any amount which would otherwise be payable to the Municipality under this paragraph, to the fullest extent permissible by law, the Grantee hereby assigns its interest in such amount to said holder for payment to the Municipality.

5. Covenants to Run With the Property: (a) The Grantor and the Grantee, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant and assign to the Municipality, the Municipality's agents, successors, designees and assigns and to the Secretary, the Secretary's agents, successors, designees and assigns the right of first refusal to purchase the Property as set forth herein, and the right to enforce the rights and restrictions, covenants and agreements set forth in this Deed Rider. The Grantor and the Grantee hereby grant to the Municipality and to the Secretary the right to enter upon the Property for the purpose of enforcing any and all of the restrictions, covenants and agreements herein contained, and to enforce the Municipality's and the Secretary's rights of first refusal to purchase the Property and the rights of the Municipality and the Secretary to designate a purchaser of the Property as set forth herein, and of taking all actions with respect to the Property which the Municipality or the Secretary may determine to be necessary or appropriate, with or without court order, to prevent, remedy or abate any violation of the restrictions, covenants and agreements and to enforce the Municipality's and the Secretary's rights of first refusal to purchase the Property and the rights of the Municipality and the Secretary to designate a purchaser of the Property set forth herein. The rights hereby granted to the Municipality and the Secretary shall be in addition to and not in limitation of any other rights and remedies available to the Grantor or the Municipality or the Secretary for enforcement of the restrictions, rights, covenants and agreements set forth in this Deed Rider. It is intended and agreed that all of the agreements, covenants, rights and restrictions set forth above shall be deemed to be covenants running with the Property and shall be binding upon and enforceable against the Grantee, the Grantee's successors and assigns and any party holding title to the Property, for the benefit of and enforceable by the Municipality, the Municipality's agents, successors, designees and assigns and the Secretary, the Secretary's agents, successors, designees and assigns for a period which is the shortest of (i) fifty years from the creation of the restriction, or (ii) upon the recording of a Compliance Certificate or (iii) upon the recording of an Eligible Purchaser Certificate and a new Deed Rider executed by the eligible purchaser referenced in the Eligible Purchaser Certificate, which new Deed Rider the Eligible Purchaser Certificate certifies is in form and substance satisfactory to EOCD and the Municipality or (iv) upon the conveyance of the Property to the Municipality and the recording of a Municipal Purchaser Certificate as set forth herein or (v) upon the conveyance of the Property to the Secretary in accordance with the terms hereof.

(b) This Deed Rider and all of the agreements, restrictions, rights and covenants contained herein shall be deemed to be an

affordable housing restriction as that term is defined in M.G.L. c. 184, § 31 and as that term is used in M.G.L. c. 184, §§ 26, 31, 32, and 33.

(c) The Grantee intends, declares and covenants on behalf of itself and its successors and assigns (i) that this Deed Rider and the covenants, agreements, rights and restrictions contained herein shall be and are covenants running with the land, encumbering the Property for the term of this Deed Rider, and are binding upon the Grantee's successors in title, (ii) are not merely personal covenants of the Grantee, and (iii) shall bind the Grantee, its successors and assigns and enure to the benefit of the Municipality and the Secretary and their successors and assigns for the term of the Deed Rider. Grantee hereby agrees that any and all requirements of the laws of the Commonwealth of Massachusetts to be satisfied in order for the provisions of this Deed Rider to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and that any requirements of privileges of estate are also deemed to be satisfied in full.

(d) Without limitation on any other rights or remedies of the Grantor, the Municipality, and the Secretary, their agents, successors, designees and assigns, any sale or other transfer or conveyance of the Property in violation of the provisions of this Deed Rider, shall, to the maximum extent permitted by law, be voidable by the Municipality, the Municipality's agents, successors, designees and assigns or by the Secretary, the Secretary's agents, successors, designees or assigns by suit in equity to enforce such rights, restrictions, covenants, and agreements.

6. Notice: Any notices, demands or requests that may be given under this Deed Rider shall be sufficiently served if given in writing and delivered by hand or mailed by certified or registered mail, postage prepaid, return receipt requested, to the parties hereto at the addresses set forth below, or such other addresses as may be specified by any party by such notice.

Municipality:

Board of Selectmen
Town of Brewster
2198 Main Street
Brewster, MA 02631

EOCD:

Executive Office of Communities and Development
Att'n: LIP Director
100 Cambridge Street, Room 1804
Boston, MA 02202

Grantor: Yankee Village of Brewster Development Corp.
11 Neck Pond Road
P.O. Box 753
Osterville, MA 02655

Grantee: Elaine Ellis
105 State Street
Brewster, MA 02631

Any such notice, demand or request shall be deemed to have been given on the day it is hand delivered or mailed.

7. Further Assurances: The Grantee agrees from time to time, as may be reasonably required by the Municipality or the Secretary, to furnish the Municipality and the Secretary with a written statement, signed and, if requested, acknowledged, setting forth the condition and occupancy of the Property, information concerning the resale of the Property and all other information pertaining to the Property or the Grantee's eligibility for and conformance with the requirements of the LIP Program.

8. Waiver: Nothing contained herein shall limit the rights of the Secretary to release or waive, from time to time, in whole or in part, any of the rights, restrictions, covenants or agreements contained herein with respect to the Property. Any such release or waiver must be made in writing and must be executed by the Secretary or his/her designee.

9. Severability: If any provisions hereof or the application thereof to any person or circumstance shall come, to any extent, to be invalid or unenforceable, the remainder hereof, or the application of such provision to the persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and enforced to the fullest extent permitted by law.

Executed as a sealed instrument this 20th day of
January, 1995.

Grantor:

By

Signature

John J. McShane

Name

Its President

Grantee:

By

Signature

Elaine Ellis

Name

Signature

Name

LSlipU-dr.

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss January 20, 1995

Then personally appeared the above-named John J. McShane, Grantor, and acknowledged the foregoing instrument to be his ~~own~~ free act and deed, before me.

Notary Public Kevin M. Kirrane
My commission expires:
12-14-95

COMMONWEALTH OF MASSACHUSETTS

County of Barnstable, ss January 20, 1995

Then personally appeared the above-named Elaine Ellis, Grantee(s), and acknowledged the foregoing instrument to be his/her/~~their~~ free act and deed, before me.

Notary Public Donald O. Kelly
My commission expires:
10/15/01

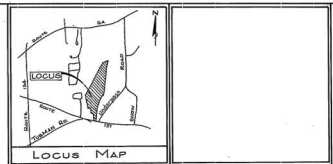
DEEDS REG 01
BARNSTABLE

01/20/95

TAX .31
CHCK .31

B182A000 17:01
EXCISE TAX





Job No. 0-8623



I certify that this plan was prepared in conformance with the rules and regulations of the registers of deeds effective January, 1976 and as revised thru January 1988.
date 9/10/93 John P. Clark
professional land surveyor

This plan and the accompanying certifications do not constitute a certification of title to the property displayed hereon. The owners of Locus, and Abutting properties are shown according to current town assessors' records.

SUBJECT

NOTES:

- For Reference See:
Deed Book 4046 - Page 198
Deed Book 5461 - Page 125
Plan Book 403 - Page 42, 43
- Town of Brewster Assessors' Sheet 26.
Parcels 4-9 thru 4-23 and 4-34 thru 4-49.
- Zoning Requirements: (Classification-CH)
See Comprehensive Permit Appeal No. 33-19 granted by the Board of Appeals.

Minimum Lot Frontage: 60 ft.
Minimum Lot Area: 11,500 sq. ft. of Upland
Minimum Frontyard Setback: 30 ft.
Minimum Sideyard Setback: 15 ft.
Minimum Rearyard Setback: 15 ft.

This plan is hereby approved pursuant to Massachusetts General Laws Chapter 40B and pursuant to a decision issued by the Board of Appeals of the Town of Brewster in connection with an application by Yankee Village at Brewster Development Corporation for the issuance of comprehensive permit, Appeal No. 33-19, a copy of which is to be recorded herewith.

Date: November 9, 1993

John P. Clark
John P. Clark
John P. Clark
John P. Clark

'CLIPPER VILLAGE'
SUBDIVISION PLAN OF LAND
IN
BREWSTER, MASS.

AS PREPARED FOR
**YANKEE VILLAGE AT BREWSTER
DEVELOPMENT CORP.**

SCALE: 1 INCH = 60 FEET

AUGUST 25, 1993

SCHOFIELD BROTHERS
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
ROUTE 6A - P.O. BOX 101
ORLEANS, MA 02653
(508) 255-2299

FEET
0 20 40 60 80 100

RESEARCH BY: JAC
FIELD CHIEF: JAC
COMPUTED BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

Job No. 0-8623

BOOK 498 PAGE 42

498-42

COMPARABLE 1

Residential Closed MLS#: 21807788

329 Yankee Drive Brewster MA 02631

LP: \$439,000 Sold Price: \$420,000



Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Brewster
Town:	Brewster	Beds:	3
Rooms:	7	Approx SqFt:	1,456
Baths F/H:	2 / 0	Lot Acres:	0.47
Year Built/Desc:	1994 / Actual	DOM/CDOM:	4 / 4
Tax ID:	66-72-0	Annual Taxes/yr:	\$3,390 / 2018
Total Assessment:	\$410,500	Building Assessments:	226,200
		Land Assessments:	164,000
		Other Assessments:	20,300
		WF/WV:	No / No
		Location Description:	South of 6A

Remarks: Welcome home! In the heart of Brewster is a well maintained, 3 bedroom, 2 bath ranch in quiet neighborhood. Convenient one floor living, with new wood floors throughout. Amenities include, Gas heat, central air, irrigation system, and central vac. There is a one car attached garage plus a detached two car garage space for storage or workshop.

Agent Remarks: Call Joe to show, 508-237-3387

Directions: Route 137 to Yankee Dr.

Listing Agent:	Joseph W Hartung	joseph.hartung@gibsonsir.com	Listing Type:	Exclusive Right To Sell	Buyer Agent Comm:	2.5%
Listing Office:	Gibson Sotheby's International Realty	508-896-5000	List Date:	10/05/2018	Concessions:	No
			Under Contract Date:	10/09/2018	Owner Name:	Charlotte C Hilton
Selling Agent:	Joseph W Hartung	joseph.hartung@gibsonsir.com	Estimated Selling Date:	11/02/2018	Facilitator Comm:	2.5%
Selling Office:	Gibson Sotheby's International Realty	508-896-5000	Sold Date:	11/02/2018	Dual Var Comm:	No
			DOM/CDOM:	4 / 4	Financing:	Conventional
			Original List Price:	\$439,000		
			Sold Price:	\$420,000		
			SP/LP%	0.96		

Garage:	Yes - 3 Cars	Zoning:	RM	Renovated:	No
Garage Description:	Attached, Detached, Direct Entry, Storage Above	Lot Size SqFt:	20,473	SqFt Source:	Assessor
Basement:	Yes	Lot Size Source:	Assessor	School District:	Nauset
Basement Description:	Full; Garage Access	Parking Description:	Off-Street, Paved Driveway	Beach Ownership:	Public; None
Foundation:	Poured	Siding:	Shingle	Beach Description:	Bay
Irregular:	No	Roof:	Asphalt, Pitched	Flood Ins Required:	U
Year Round:	Yes	Year Built:	1994	Lead Base Paint:	Unknown
Special Listing Cond:	Standard			Asbestos:	Unknown
Title Ref Book:	27839				
Title Ref Page:	348				

Interior Features: Attic Storage; Dryer/Hookup - Electric; Pantry
Exterior Features: Deck
Street Description: Paved
Convenient To: Bike Path; Cape Cod Rail Trail; Conservation Area; Golf Course; In Town Location; Public Tennis; School; Shopping
Showing Instructions: Call Listing Agent

Stories:	1	Heating:	Forced Hot Water	Pool:	No/ None
Style:	Ranch	Cooling:	Central Air	Dock:	No
Floors:	Wood	Hot Water:	Tank		
Fireplace:	Yes - 1	Hot Water Source:	Natural Gas		
Mass Use Code:	101 - Residential, single family	Water:	Town Water		
		Sewer:	Septic Tank: Title V Grade Level		
		Fuel:	Natural Gas		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Master Bedroom Level: First Floor Bedroom 2 Level: First Floor Bedroom 3 Level: First Floor					Living Room Level: First Floor				







Key: 3204

Town of BREWSTER - Fiscal Year 2019

9/19/2018

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CURRENT OWNER										PARCEL ID					LOCATION						
HILTON CHARLOTTE C TRUSTEE CHARLOTTE C HILTON REVOCABLE TRUST 329 YANKEE DRIVE BREWSTER, MA 02631										66-72-0					329 YANKEE DRIVE						
										TRANSFER HISTORY					DOS		T	SALE PRICE		BK-PG (Cert)	
										HILTON CHARLOTTE C TRUSTE					11/22/2013		QS	424,000		27839-348	
										NYHAN PATRICIA A					10/28/2013		F	1		27785-184	
										NYHAN NORBERT C JR &PATRI					07/31/2002		QS	360,000		15420-283	
CD	T	AC/SF/UN		Nbhd		St Ind		Infl	ADJ BASE		SAF	Topo		Lpi	VC	CREDIT AMT		ADJ VALUE			
100	S	20,350		13	1.00	13E	1.00	A	1.00	160,750	2.18	A	1.00	R06	1.25				163,960		

TOTAL	20,350 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS				
Nbhd	NBHD 13	N O T E				LAND	164,000	164,000				
St Ind	YANKEE VILLAGE					BUILDING	232,600	226,200				
Infl	AVERAGE					DETACHED	20,500	20,300				
						OTHER	0	0				
						TOTAL	417,100	410,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	A	1.00	10 0.90	24X24	576	39.60	20,500

PHOTO 02/23/2007

BLDG COMMENTS
OUTDOOR SHOWER

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2007	JH
MODEL	1		RESIDENTIAL	LIST	2/20/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	3/29/2007	ER
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR
\$NLA(RCN)	\$193	OVERALL	1.050	EXT COVER	1	WD
				ROOF SHAPE	1	GAB
				ROOF COVER	1	ASP
				FLOOR COVER	3	W/W
				INT FINISH	2	DRY
				HEATING/COOL	11	HTW
				FUEL SOURCE	2	GAS

COMPARABLE 2



Property Type: Residential
County: Barnstable
Town: Brewster
Rooms: 5
Baths F/H: 2 / 0
Year Built/Desc: 1994 / Actual
Tax ID: 66-73-0
Total Assessment: \$367,500

Prop Subtype: Single Family Residence
Village: Brewster
Beds: 3
Approx SqFt: 1,456
Lot Acres: 0.47
DOM/CDOM: 101 / 101
Annual Taxes/yr: \$3,035 / 2018
Building Assessments: 201,800
Land Assessments: 163,800
Other Assessments: 1,900
WF/WV: No / No

Remarks: The house is centrally located in Brewster with a right of way to the elementary school from Yankee Drive. The bike path is just outside of Yankee Drive and Sheep's Pond is about a 10 minute pedal. If you prefer open waters, Cape Cod Bay is just a few minutes away. Near the bike path is a convenient store with some of the best meats on the Cape. The post office, town hall and the library are all within 5 minutes. Brewster has a playhouse, Nickerson Park and numerous restaurants all on nearby 6A.

Agent Remarks: All showings to be set up in Showingtime 1(800)746-9464 Please also provide feedback via Showingtime for the Seller(s) to see!

Directions: Use GPS

Listing Agent: Dawn E Guiney	781-844-8386	dguiney@kinlingrover.com	Listing Type: Exclusive Right To Sell	Buyer Agent Comm: 2.5%
Listing Office: Kinlin Grover Real Estate	508-747-0080		List Date: 04/20/2018	Concessions: No
Co-listing Member: Holly Ewell	781-492-2046	hewell@kinlingrover.com	Under Contract Date: 07/30/2018	Owner Name: Suzanne J Macdonald
Co-listing Office: Kinlin Grover Real Estate	508-747-0080		Estimated Selling Date: 09/05/2018	Facilitator Comm: 0%
Selling Agent: Amy L Harbeck	508-364-5845	aharbeck@kinlingrover.com	Sold Date: 09/05/2018	Dual Var Comm: No
Selling Office: Kinlin Grover Real Estate	508-896-7000		DOM/CDOM: 101 / 101	Financing: Other
			Original List Price: \$435,000	
			Sold Price: \$390,000	
			SP/LP% 0.975	

Garage: Yes - 1 Cars	Zoning: RM	Renovated: No
Garage Description: Attached	Lot Size SqFt: 20,473	SqFt Source: Assessor
Basement: Yes	Lot Size Source: Assessor	School District: Nauset
Basement Description: Bulkhead Access	Parking Description: Paved Driveway	Beach Ownership: None
Foundation: Poured	Topography/Lot Desc: Wooded	Miles to Beach: .5 - 1
Irregular: Yes	Siding: Clapboard	Beach/Lake/Pond: Sheep Pond
Year Round: Yes	Roof: Shingle	Beach Description: None
Special Listing Cond: None	Year Built: 1994	Flood Ins Required: No
Title Ref Book: 10013		Lead Base Paint: Unknown
Title Ref Page: 011		

Exterior Features: Deck
Street Description: Paved,Public
Convenient To: Bike Path; School
Showing Instructions: Appointment Required; Showing Tm 800-Showing

Stories: 2	Heating: Forced Hot Water	Pool: No
Style: Cape	Cooling: None	Dock: No
Floors: Carpet	Hot Water: Tank	
Living/Dining Combo: Yes	Hot Water Source: Natural Gas	
	Water: Town Water	
Mass Use Code: 101 - Residential, single family	Sewer: Private Sewer	
	Fuel: Natural Gas	

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Master Bedroom	Master Bedroom Level: Second Floor	22	11	Ceiling Fan;			14	13.5	
Bedroom 2	Bedroom 2 Level: Second Floor	22	11	Ceiling Fan;					
Bedroom 3	Bedroom 3 Level: First Floor	11.5	13.8	Closet;					
Dining Room	Dining Room Level: First Floor	12	14						
Kitchen		11.9	12						







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Key: 3203

Town of BREWSTER - Fiscal Year 2019

9/19/2018

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CURRENT OWNER								PARCEL ID				LOCATION						
MACDONALD SUZANNE J C/O ERNSTROM JOCELYN F 345 YANKEE DRIVE BREWSTER, MA 02631								66-73-0				345 YANKEE DRIVE						
								TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)	
								ERNSTROM JOCELYN F				09/05/2018		QS	390,000		31509-191	
								MACDONALD SUZANNE J				01/12/1996		QS	145,000		10013-011	
ALAN W & PAMELA J HERO				07/01/1994		QS	134,878		N/A-N/A									
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,272	13	1.00	13E 1.00	A 1.00	160,750	2.19	A 1.00	R06 1.25		163,830						

TOTAL	20,272 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS				
Nbhd	NBHD 13	N O T E				LAND	163,800	163,800				
St Ind	YANKEE VILLAGE					BUILDING	207,100	201,800				
Infl	AVERAGE					DETACHED	1,900	1,900				
						OTHER	0	0				
						TOTAL	372,800	367,500				

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	01	1.00	10X10	2007	100	19.45	1,900

PHOTO 03/06/2017



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2007	JH
MODEL	1		RESIDENTIAL			
STYLE	4	1.02	CAPE [100%]	LIST	2/20/2007	JH
QUALITY	A	1.00	AVG [100%]	REVIEW	3/29/2007	ER
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	249,577
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	832		33.66	28,005	CONDITION ELEM CD	
\$NLA(RCN)	\$171	OVERALL	1.020	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	832	1994	157.65	131,166	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1994	104.96	65,494	INTERIOR	A
STORIES	1.75	1.00		ROOF COVER	1	ASPH/CMP SH	1.00	B	WDK	N	WOOD DECK	168		22.44	3,770	KITCHEN	A
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00	C	AGR	N	ATT GARAGE	308		23.99	7,389	BATHS	A
BEDROOMS	3	1.00		INT FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		5,796.70	5,797	HEAT/ELEC	A
BATHROOMS	2	1.00		HEATING/COOL	2	HOT WATER	1.00									EFF.YR/AGE 1994 / 23	
FIXTURES	6	\$7,956		FUEL SOURCE	2	GAS	1.00									COND 17 17 %	
GARAGE SPACES	1	1.00														FUNC 0	
% BSMT FIN	0	1.00														ECON 0	
# 1/2 BATHS	0	1.00														DEPR 17 % GD 83	
# OF UNITS	1	1.00														RCNLD \$207,100	

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COMPARABLE 3

Residential Closed MLS#: 21808605

28 Park Lane Brewster MA 02631

LP: \$350,000 Sold Price: \$352,000



Property Type: Residential
County: Barnstable
Town: Brewster
Rooms: 5
Baths F/H: 2 / 0
Year Built/Desc: 1974 / Actual
Tax ID: 55-115-0
Total Assessment: \$306,400

Prop Subtype: Single Family Residence
Village: Brewster
Beds: 3
Approx SqFt: 1,144
Lot Acres: 0.34
DOM/CDOM: 3 / 3
Annual Taxes/yr: \$2,628 / 2019
Monthly Association Fee: \$0
Building Assessments: 169,300
Land Assessments: 137,100
Other Assessments: 0
WF/WV: No / No

Remarks: This 3 bedroom 2 bath ranch sits on a level lot. Living area is bright and airy with fireplace, pretty bay window along with a mini split AC unit. Hardwood floors flow throughout kitchen and living space, Kitchen dining combination with slider that leads to deck and private backyard, Home is equipped with generator.

Agent Remarks: Easy to show please call Leslie at 508-237-0916 or Jim 508-237-5067. Easy to show.

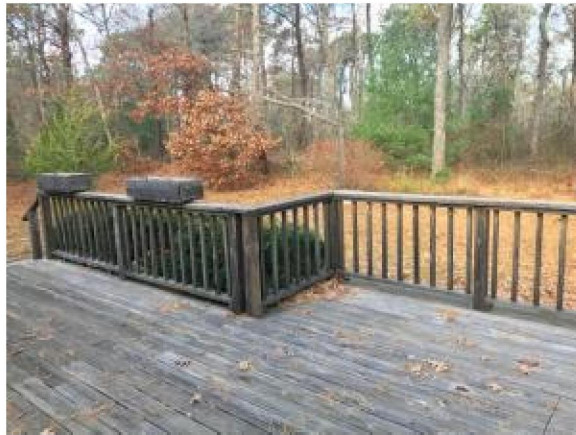
Directions: Route 124 to Gages Way to 28 Park on the right see sign.

Listing Agent:	Team Van Ness	508-237-5067	jvanness@kinlingrover.com	Listing Type:	Exclusive Right To Sell	Buyer Agent Comm:	2.5%
Listing Office:	Kinlin Grover Real Estate	508-896-7000		List Date:	11/15/2018	Concessions:	No
				Under Contract Date:	11/18/2018	Owner Name:	Therese C Johann
Selling Agent:	John F Allen	508-237-1953	john.allen@gibsonsir.com	Estimated Selling Date:	01/10/2019	Facilitator Comm:	2.5%
Selling Office:	Gibson Sotheby's International Realty	508-896-5000		Sold Date:	01/10/2019	Dual Var Comm:	No
				DOM/CDOM:	3 / 3	Financing:	Conventional
				Original List Price:	\$350,000		
				Sold Price:	\$352,000		
				SP/LP%	1.01		

Garage:	No	Zoning:	RM	Renovated:	No
Garage Description:	Attached,Storage Above	Lot Size SqFt:	14,810	SqFt Source:	Field Card
Basement:	Yes	Lot Size Source:	Field Card	School District:	Nauset
Basement Description:	Bulkhead Access; Full	Parking Description:	Paved Driveway	Beach Ownership:	Public
Foundation:	Poured	Topography/Lot Desc:	Level	Miles to Beach:	2 Plus
Irregular:	No	Siding:	Clapboard,Shingle	Beach Description:	Bay; Lake/Pond
Year Round:	Yes	Roof:	Asphalt,Pitched	Flood Ins Required:	No
Special Listing Cond:	None	Year Built:	1974	Lead Base Paint:	Unknown
Title Ref Book:	9123				
Title Ref Page:	346				
Exterior Features:	Deck; Yard				
Street Description:	Dead End Street,Paved,Private				
Convenient To:	Bike Path; Cape Cod Rail Trail; Golf Course; House of Worship; Major Highway; Public Tennis				
Showing Instructions:	Call Listing Agent; Yard Sign				

Stories:	1	Heating:	Forced Hot Water	Pool:	No
Style:	Ranch	Cooling:	Fixed Wall System	Dock:	No
Floors:	Carpet,Hardwood	Hot Water:	Tank	Membership Required:	Yes
Fireplace:	Yes - 1	Hot Water Source:	Oil	Association:	Yes
Living/Dining Combo:	No	Water:	Town Water	Ann. Assoc Fee:	\$200
Kitchen/Dining Combo:	No	Sewer:	Septic Tank: Title V Grade Level	Assoc Fee Incl:	Road Maintenance
Mass Use Code:	101 - Residential, single family				

Room Name	Room Level	Length	Width	Features
Laundry Room	Laundry Room Level: Basement			
Master Bedroom	Master Bedroom Level: First Floor			Bay/Bow Windows;
Bedroom 2	Bedroom 2 Level: First Floor			Flooring: Wood
Bedroom 3	Bedroom 3 Level: First Floor			
Kitchen				





Key: 5790

Town of BREWSTER - Fiscal Year 2019

9/19/2018

4:37 pm

SEQ #: 6,005

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JOHANN THERESE C 28 PARK LANE BREWSTER, MA 02631				55-115-0				28 PARK LANE			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				JOHANN THERESE C				03/31/1994	QS	99,500	9123-346

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,000	12	1.00	12D 1.00	A 1.00	141,460	2.82	A 1.00	R05 1.10		137,140

TOTAL	15,000 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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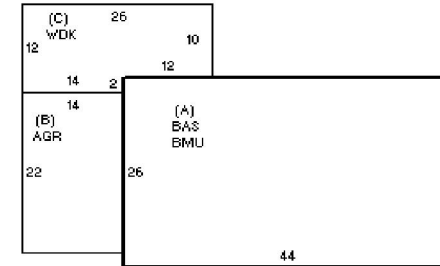
Nbhd	NBHD 12	NOTE	LAND	137,100	137,100
St Ind	HARWICH ROAD		BUILDING	169,300	164,900
Infl	AVERAGE		DETACHED	0	0
			OTHER	0	0
			TOTAL	306,400	302,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	11/2/2007	REO
MODEL	1		RESIDENTIAL	LIST	11/17/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	1/30/2008	SEJ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

YEAR BLT	1974	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00
				ROOF SHAPE	1	GABLE	1.00
				ROOF COVER	1	ASPH/CMP SH	1.00
				FLOOR COVER	1	HARDWOOD	1.00
				INT FINISH	2	DRYWALL	1.00
				HEATING/COOL	2	HOT WATER	1.00
				FUEL SOURCE	1	OIL	1.00

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
227	03/14/2013	7	ALTERATIONS	6,165	08/14/2014	RJM	100	100



BLDG COMMENTS
OUTDOOR SHOWER

TOTAL RCN	225.692
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1977 / 40
COND	25 25 %
FUNC	0
ECON	0
DEPR	25 % GD 75
RCNLD	\$169,300

QUALIFICATIONS OF APPRAISER

CAPE COD APPRAISAL PARTNERS

Linda Coneen, MRA, SRA
MA Cert Gen RE Appr Lic #214

ccappraisalpartners@gmail.com
www.capecodappraisalpartners.com

Julia A Lee, SRA, RA
MA Cert Res RE Appr Lic #76040



95 Rayber Road, Orleans, MA 02653
Telephone 508-255-4241 ~ FAX 508-255-6387



QUALIFICATIONS OF LINDA CONEEN, MRA, SRA

FOUNDING PARTNER, OWNER, AND PRINCIPAL

Cape Cod Appraisal Partners
95 Rayber Road, Orleans, MA 02653
2016 – present

FOUNDING PARTNER, OWNER, AND PRINCIPAL

Cape Cod and Islands Appraisal Group, LLP
Plymouth County Appraisal Group
Main Production Office: 95 Rayber Road, Orleans, MA 02653
Mid-Cape Office: 3311 Main Street, Barnstable, MA 02632
1983 - 2016

PROFESSIONAL DESIGNATIONS

SRA Member, Appraisal Institute, designated June 13, 1994
Continuing Education Completed through December 31, 2019

MRA (Commercial/General) Member, Massachusetts Board of Real Estate Appraisers, designated March 13, 1995

LICENSE

Massachusetts Certified General Real Estate Appraiser License # 214 Expires 8/3/19¹

FHA Registration # MA 214

EDUCATION

Barnstable School System, Graduate 1969

Willett Institute of Finance, Boston, MA, 1982

¹ State certified general real estate appraisers may appraise all types of real property. Regulatory Authority: 264 CMR 6.00 (promulgated 6/28/96); MGL c13, s92; MGL c112, § 173-195.

Appraisal Institute:

- 2019 General Appraiser Market Analysis and Highest & Best Use Course
- 2017 Online The Discounted Cash Flow Model: Concepts, Issues, and Applications (with exam)
- 2017 Online Appraising Convenience Stores (with exam)
- 2017 Online Rates and Ratios: Making Sense of GIMs, OARs, & DCF (with exam)
- 2016 Supervisory Appraiser/Trainee Appraiser Course
- 2015 Online Business Practices and Ethics (with exam)
- 2015 Online Small Hotel/Motel Valuation (with exam)
- 2015 Online Analyzing Operating Expenses (with exam)
- 2015 Online Subdivision Valuation (with exam)
- 2013 Reducing Appraiser Liability: Using the ANSI Z765 Measuring Standard (Webinar)
- 2013 Candidate for Designation Program- For Advisors (Webinar)
- 2013 Candidate for Designation Advisor Orientation (seminar)
- 2012 New England Appraisers Expo, Specialty Real Estate Focus: Marinas (seminar)
- 2012 Valuation of Basements: GLA and Other Valuation Considerations (Webinar)
- 2011 Online What Commercial Clients Would Like Appraisers to Know (with exam)
- 2011 Online Eminent Domain and Condemnation (with exam)
- 2011 Estate Tax Law Changes (Webinar)
- 2011 Online Forecasting Revenue (with exam)
- 2011 Online *Marshall & Swift* Commercial Cost Training (with exam)
- 2011 The New Estate Tax Law 2011 (Webinar)
- 2010 Online Appraisal Curriculum Overview – Residential (with exam)
- 2010 Online Business Practices and Ethics (with exam)
- 2007 Online Course 420: Business Practices and Ethics (with exam)
- 2007 Course 540: Report Writing and Valuation Analysis
- 2006 Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications for Fee Appraisers (Yellow Book)
- 2006 7 Hour National USPAP Update Course (Version 2006-2007)
- 2005 Appraisal of Nursing Facilities (OL Seminar, with exam)
- 2005 Online Eminent Domain and Condemnation (Seminar, with exam)
- 2005 The Professional's Guide to the Uniform Residential Appraisal Report (OL seminar, with exam)
- 2005 Online Analyzing Distressed Real Estate (OL seminar, with exam)
- 2004 Using Your HP12C Financial Calculator (OL seminar, with exam)
- 2004 Course 410: National Uniform Standards of Professional Appraisal Practice 15 Hour
- 2004 Course 420: Business Practices and Ethics w/ Exam (OL seminar, with exam)
- 2002 Course 520: Highest & Best Use and Market Analysis
- 2000 Course 430: Standards of Professional Practice Part C
- 1999 The FHA and the Appraisal Process (OL seminar, with exam)
- 1999 Internet Search Strategies for Real Estate Appraisers (OL-668G, seminar with exam)
- 1999 Appraising from Blueprints and Specifications (OL-504G, seminar with exam)
- 1999 Residential Design and Functional Utility (OL-662, seminar with exam)
- 1994 Course 510: Advanced Income Capitalization
- 1994 Course 420: Standards of Professional Practice Part B
- 1994 Course 410: Standards of Professional Practice Part A
- 1992 Course 310: Basic Income Capitalization
- 1991 Rights in Real Estate (seminar)
- 1990 Completing the Small Residential Income Property Appraisal Report [FNMA 1025 FHLMC 72] (seminar)
- 1989 Course 8-2: Residential Valuation (challenge exam)
- 1988 Course 1A1: Real Estate Appraisal Principles (challenge exam)

Massachusetts Board of Real Estate Appraisers:

- 2017 USPAP Update Seminar Version 2018-2019
- 2015 USPAP Update Seminar Version 2016-2017
- 2015 TRID & the Appraisal Community (webinar)
- 2013 USPAP Update Seminar Version 2014-2015
- 2013 Appraising Green Residences (seminar)
- 2012 Banking and Risk Management for Appraisers (seminar)
- 2012 Appraising Easements (seminar)
- 2011 USPAP Update Seminar Version 2012-2013
- 2011 Uniform Appraisal Dataset (UAD) Seminar
- 2010 USPAP Update Seminar Version 2010-2011
- 2008 USPAP Update Seminar Version 2008-2009
- 1999 The Ins and Outs of Sales and Leasebacks (seminar)
- 1997 USPAP Update (seminar)
- 1997 Appraisal Forms 2055; 2065; 2075 (seminar)
- 1997 Making the Technology Leap (seminar)
- 1997 Automated Valuation Models (seminar)
- 1997 The Appraising of Complex Residential Properties (seminar)
- 1996 A Mock Trial: Valuation in Litigation, Contaminated Properties (seminar)
- 1994 Changes to the Standards: Departure and Appraisal Reporting Options (seminar)
- 1994 USPAP Update (seminar)
- 1994 MRA Candidate's Report Writing Workshop
- 1992 Persuasive Narrative Report Writing with Exam
- 1992 REA IIA Advanced Topics in Income Property Appraisal
- 1991 Professional Practice with Exam
- 1984 Appraising Small Income Property (seminar)
- 1982 Appraising the Condominium Unit (seminar)
- 1982 Introduction to Real Estate Appraisal

Orleans Conservation Trust Lecture Series:

- 2019 Swirling Currents & Dynamic Coastal Change by Sandy Macfarlane, Author; Owner & Program Director, Coastal Research Specialists; former Orleans Conservation Agent
- 2018 Going with the Flow: Rivers and Global Climate Change by R Max Holmes, Deputy Director & senior Scientist, Woods Hole Research Center
- 2016 The Gray Curtain: The Impact of Seals, Sharks, & Commercial Fishing on the Northeast Coast by Peter Trull, Field naturalist and author
- 2015 History of the Preserved Land along Town Cove- The Windmill, Meadow on the Cove, & Sea Call Farm by Bonnie Snow, Long-time Orleans resident and amateur historian
- 2015 Coywolves on Cape Cod by Dr Jonathan Way, Author of *Suburban Howl*
- 2015 Measuring the Flow of River Sands by Dr Graham Giese, Coastal Geologist and Co-Founder of the Provincetown Center for Coastal Studies
- 2014 Sustainable Coastal Erosion Control: Is it Possible? by Jim O'Connell, Coastal Geologist/Land Use Specialist

Society of Real Estate Appraisers:

- 1990 Course 101: An Introduction to Appraising Real Property (challenge exam)
- 1989 Course 413: Standards of Professional Practice

The Center for Advanced Property Economics:

2007 Promises & Pitfalls: The New Pension Act's Valuation Provisions and You (Web Seminar)

Employee Relocation Council (Worldwide ERC):

2007 Worldwide ERC Relocation Appraisal Training Program

National Association of Real Estate Appraisers:

1987 Fundamentals of Real Estate Appraisal

1987 Residential Construction Basics

Massachusetts Department of Revenue:

1993 Assessment Administration: Law, Procedures, Valuation

1989 Affordable Housing Clinic

International Association Assessing Officers:

1995 Workshop on Contaminated Property: Issues in Technology, Policy, Appraisal, and Investment

Massachusetts Office on Disability:

1997 MA Architectural Access Board (AAB) Changes and Parity with the Americans with Disabilities Act (seminar)

1995 Title III of the ADA and regulations of the MA AAB

1995 Community Access Monitor Training

1995 Handicap Parking Monitor Training

BUSINESS EXPERIENCE

Founding Partner, Owner, and Principal

Cape Cod Appraisal Partners

2016- present

Founding Partner, Owner, and Principal

Cape Cod & Islands Appraisal Group, LLP 1983 - 2016

Residential and commercial real estate sales, 1980 - 1981

Financial Planner and Stock Broker: Registered Representative of National Association of Securities Dealers Series 7 and Series 63 (inactive)

COURSE INSTRUCTOR

Massachusetts Real Estate Licensing Law, Sullivan Real Estate School

Course Instructor, 101 Course, Massachusetts Board of Real Estate Appraisers, approved 1994

ASSOCIATE MEMBERSHIPS

Massachusetts Real Estate Broker, Registration Number 251947 (inactive)

Massachusetts Association of Assessing Officers, member 1992 - 1995

RTC Registered; Boston HUD Office Roster, Registered Year 2000 – present (with exam) Registration # MA 214; also qualified to prepare Reverse Mortgage appraisals for the HEMC program

Appraisal Institute *Minority and Women Directory of Real Estate Appraisers*, 2000 - present

MA Community Access Monitor, 1995 (Qualified to conduct ADA Building Surveys)

PUBLISHED ARTICLES AND SPEAKING ENGAGEMENTS

"Regression Analysis and Unbuildable Land", Spring 1995; *Greater Boston Chapter of the Appraisal Institute Newsletter*

"View from the Cape: Looking Ahead to the Spring Markets", April 8, 2005, *New England Real Estate Journal*

"View from the Cape: 20 Things They Never Taught You in Appraisal School" June 2006, *New England Real Estate Journal*

"View from the Cape: The Appraisal of Undevelopable Land", July 2006, *New England Real Estate Journal*

EXPERT WITNESS TESTIMONY

Barnstable Probate and Family Court

Barnstable Superior Court

Massachusetts Tax Appellate Court

United States Bankruptcy Court: Southern District of Florida

United States Bankruptcy Court: Massachusetts District

Internal Revenue Service Appeals Board

Suffolk County Probate and Family Court

Orleans District Court

Middlesex Probate and Family Court

Commonwealth of Massachusetts Land Court: Trial Court

16th Circuit Court of Florida

AFFILIATIONS

Harwich House, Assisted Living Facility, Board of Trustees, 2014 – present; Chairman 2016-present

Massachusetts Board of Real Estate Appraisers, Board of Trustees, Term #1 2008-2010, Term #2 2011-2013

Massachusetts Board of Real Estate Appraisers, Communications Committee, 2007

Appraisal Institute, Valuation & Litigation Services Shared Interest Group, 2006 - present

Rehabilitation Hospital of Cape Cod, Steering Committee member, 1995 -1996

Sandwich Co-operative Bank Community Advisory Board member, 1995 - 1999

Orleans Commission on Disability, Secretary 1998; member 1998-2000; affiliate 1995-1997; Chairman, ADA Compliance for Architects and Builders seminar, 1996

Orleans Rotary Club, member 1988-1996, Board of Directors 1993-1994, Newsletter Editor 1989-1992, Attendance Chairman 1992, Membership Committee Chairman 1993-1994, Publicity Committee Chairman 1994, Fundraising Committee 1990-1995, Rotary Information Committee Chairman 1995, Nominating Committee 1995.

New England Chapter Appraisal Institute, SRA Experience Review Committee, 1995

Board of Assessors, Town of Orleans, member 1992-1995; Chairman 1994-1995

Town of Orleans Housing Task Force (Affordable Housing), member 1991

Orleans Chamber of Commerce, member since 1981, Secretary 1982, Vice President 1984-1987, Board of Directors 1981-1990, Beautification Commission Chairman 1984-1989, Program Chairman 1983-1986.

Nauset Business and Professional Women of Lower Cape Cod, member 1981-1990, President 1986-1987, Board of Directors 1983-1988, Newsletter Editor 1983-1985, Program Chairman 1984.

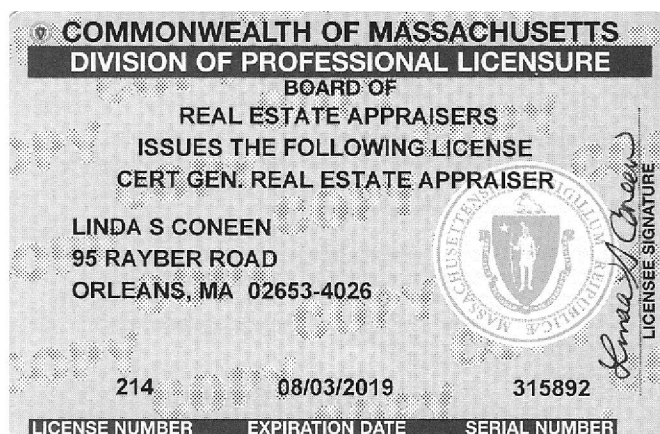
AWARDS

Cape Cod Women's Organization, Woman of the Year Nominee, 1985

Cape Cod Business Journal, Young Business Person of the Year, 1988

Who's Who in Executives and Professionals, 1995 - present

National Registry of Who's Who, 1999 – present



CAPE COD APPRAISAL PARTNERS

Linda Coneen, MRA, SRA
MA Cert Gen RE Appr Lic #214
#76040

ccappraisalpartners@gmail.com
www.capecodappraisalpartners.com

Julia A Lee, SRA, RA
MA Cert Res RE Appr Lic



95 Rayber Road, Orleans, MA 02653
Telephone 508-255-4241 ~ FAX 508-255-6387



Qualifications of Julia A Lee, SRA, RA

FOUNDING PARTNER, OWNER AND PRINCIPAL

Cape Cod Appraisal Partners
95 Rayber Road, Orleans, MA 02653
March, 2019 - Present

RESIDENTIAL APPRAISER

Office of Linda Coneen, MRA, SRA
95 Rayber Rd, Orleans, MA 02653
2016-2019

Cape Cod & Islands Appraisal Group, LLP
Plymouth County Appraisal Group
Main Production Office: 95 Rayber Road, Orleans, MA 02653
Mid-Cape Office: 3311 Main Street, Barnstable, MA 02632
2012 – 2013

PROFESSIONAL DESIGNATIONS

SRA Member, Appraisal Institute, designated April 9, 2019
Continuing Education Completed through December 31, 2021

RA Member, Massachusetts Board of Real Estate Appraisers, designated May, 2019

LICENSE

Massachusetts Certified Residential Real Estate Appraiser License #76040 Expires 10/14/2020

EDUCATION

University of Maryland, College Park, MD, Bachelor of Arts Degree, Psychology/Archaeology, 1995

Appraisal Institute:

2019 General Market Analysis & Highest & Best Use

- 2019 General Appraiser Income Approach Part I
- 2018 Residential Case Studies & Highest & Best Use (with exam)
- 2018 Advanced Case Studies Part I (with exam)
- 2018 Advanced Report Writing w/Demonstration of Work (with exam)
- 2017 Online Business Practices & Ethics
- 2017 Residential Report Writing & Case Studies (with exam)
- 2017 Residential Site Valuation & Cost Approach (with exam)
- 2017 Real Estate Finance, Statistics, and Valuation Modeling (with exam)
- 2017 Residential Sales Comparison and Income Approaches (with exam)
- 2017 Basic Appraisal Procedures (with exam)
- 2016 Basic Appraisal Principles (with exam)
- 2016 Uniform Standards of Professional Appraisal Practice 7hr Update 2016-2017
- 2016 Supervisory Appraiser/Trainee Appraiser Course

Massachusetts Board of Real Estate Appraisers:

- 2017 Uniform Standards of Professional Appraisal Practice 7hr Update 2018-2019
- 2013 Residential Market Analysis & Highest and Best Use (with exam)
- 2012 Basic Appraisal Procedures (with exam)
- 2012 Uniform Standards of Professional Appraisal Practice (with exam)
- 2012 Basic Appraisal Principles (with exam)

PROFESSIONAL EXPERIENCE

Residential Appraiser, 2018-present

Residential Appraiser Trainee, 2012 – 2018

Network Systems Administrator, Help Desk Manager, Outer Cape Health Services, 2013-2016

Network Systems Administrator, Cape Cod Academy, Osterville, MA 2002 – 2012
 Quality Assurance and Software Development, Intramedia, Hyannis, MA 1999 - 2002

Exchange and Windows Server Administrator, Ciena Corporation, MD 1997 – 1999

Litigation Technical Support, Forensic Technologies, Annapolis, MD 1996 - 1997

Trainer – Help Desk Tech Support, GE Information Services, Rockville, MD 1995 - 1996

Real Estate Sales – Personal Assistant to Broker, Upper Marlboro, MD, 1993 - 1995

PROFESSIONAL MEMBERSHIPS

Appraisal Institute, since 2012

Massachusetts Board of Real Estate Appraisers, since 2012

TECHNICAL COURSES & CERTIFICATIONS

Microsoft Certified Systems Administrator, MCSA #3360526, 2005

Microsoft Exchange Server 2010, Boston University CE Center, Wareham, MA

Microsoft Windows Server 2008, Boston University CE Center, Wareham, MA

Microsoft Exchange Server 2003, Boston University CE Center, Wareham, MA

Microsoft Windows 7, Boston University CE Center, Wareham, MA

Wireless Security & Administration, Boston University CE Center, Wareham, MA

VMWare, Training Center, Lexington, MA

Microsoft Access Database Development, Cape Cod Community College, Hyannis, MA

Filemaker Pro Database Development, Intramedia, Hyannis, MA

Advanced Crystal Reports Development, Boston, MA

TechEd 2010, New Orleans, LA

SOFTWARE DEVELOPMENT

Real Estate Appraisal Business Management Software and Database Development

Website Development

PUBLISHED ARTICLES

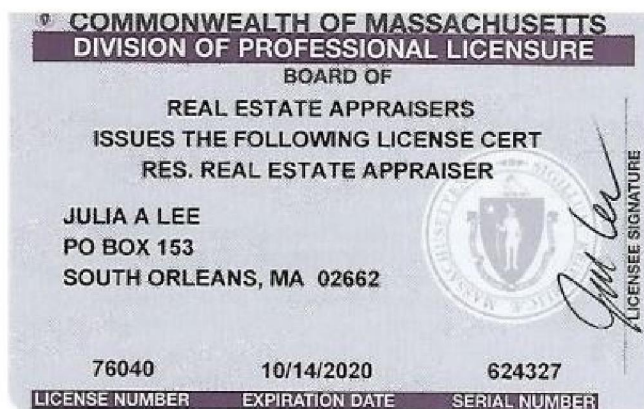
Featured HP ProCurve Case Study, Cape Cod Academy, 2006

EDUCATIONAL AFFILIATIONS & AWARDS

Psi Chi Honor Society, University of Maryland, 1993-1995

Golden Key Honor Society, University of Maryland 1993-1995

Dean's List, University of Maryland, College Park, MD, 1993-1995





TOWN OF BREWSTER
2198 MAIN STREET
BREWSTER, MA 02631
PHONE: (508) 896-3701 EXT 1125
FAX: (508) 896-8089
EMAIL: BUILDING@BREWSTER-MA.GOV
WWW.BREWSTER-MA.GOV

OFFICE OF
BUILDING DEPARTMENT

FILE MEMO

April 18, 2019 site visit observations

Re: 212 Yankee Drive, Map 77 Lot 37 (Former Map 26 Lot 164)

On Thursday afternoon, April 18, 2019 I visited the above property accompanied by Brewster Housing Coordinator, Jill Scalise. The purpose of my presence was to inspect the house to determine the extent of damage that may have been caused by a domestic water break in the Spring of 2017. My observation were as follows;

- Some rooms had floor covering removed which had the effect of allowing the structural floor sheathing to dry out quicker thus maintaining its structural integrity.
- Gypsum board (sheetrock) was removed from some of the first floor ceilings, also allowing the floor joist cavity to dry out quicker.
- In a number of locations, there was surface mold and possibly mold that penetrated deeper into gypsum wall board.
- The basement ceiling has fiberglass insulation in the first floor joist cavities. While fiberglass is not a food source for mold growth, it was obvious that this fiberglass insulation was saturated during and after the water break event.
- There was a gas boiler that had been replaced since the original house was constructed. This boiler system did obtain the proper Plumbing and Gas permits in 2009 yet there wasn't an inspection sticker applied to the appliance. Upon my request the Plumbing/Gas Inspector recently visited this site and determined that the appliance appeared to be satisfactorily installed but without having the unit fired and operated an inspection sticker cannot be applied. The Inspector noted that the replacement boiler triggered the requirement to introduce a hard wired CO detector in the basement.

Recommendations:

- Remove all mold affected gypsum board to allow for cavity inspection.
- Have an electrician inspect wiring which was exposed to the water damage and perform a megger wire insulation test.
- Obtain final plumbing & gas inspection once the boiler system is operational.



TOWN OF BREWSTER
2198 MAIN STREET
BREWSTER, MA 02631
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EMAIL: BUILDING@BREWSTER-MA.GOV
WWW.BREWSTER-MA.GOV

OFFICE OF
BUILDING DEPARTMENT

Conclusions:

Other than the mold which has infected some of the gypsum board and the possibility of the water damage affecting the wall and joist cavity insulation and electrical wiring insulation, I do not see any signs of the buildings structural components having been compromised.

Sincerely,

Victor E. Staley
Building Commissioner

VS/sp

cc: Jill Scalise, Brewster Housing Coordinator

8.01.19 Brewster Affordable Housing Trust Financials

Total Funds: \$288,501.87

Funds	CPA allocated Funds \$100,000	Non CPA funds \$188,501.87
	<u>Designated for</u>	
Millstone Road Pre-feasibility study	\$10,000	
Millstone Road Community Engagement Consultant	\$12,500	
Yankee Drive (initial costs) Appraisal & legal fees	\$2,000	
	<u>Future Expectation with</u>	<u>2020 Housing Trust Goals</u>
Legal counsel	Additional/ongoing expected present funds	Additional/ongoing expected present funds
Housing Rehab Program		expected present funds: \$100,000 possible
Millstone Road -additional pre-RFP	expected present funds	
Housing Preservation - includes SHI rehab	expected grant request \$500,000	
Housing Assistance Program - Short term rental assistance - Emergency assistance	expected present funds	
Remaining Funds	\$75,500 for use with 'expected present funds expenditures'	expected \$88,501.87 after initial Housing Rehab program

Filter by: Segment 1: 082
Segment 5: 1606

Parameters: Fiscal Year: 2020 Start Date: 7/1/2019 end: 08/05/2019

Ledger History - Detail with Payables - Expenditure Ledger

Tran. Type	Block/Batch	Posted	By	Tran. Name	JE Seq	Comment	Beginning	Debit	Credit	Ending
Warrant	Voucher	Payee				Payment Type Payment Number				
Account: 082-999-100-122-1606-5858-700-99 Brewster Affordable Housing Trust A10 ATM 5 Summary:							0.00	0.00	288,501.87	288,501.87
Beginning		07/01/2019	mbernard	Opening Entries		Opening Entries		0.00	188,501.87	188,501.87
Beginning		07/01/2019	ann	ATM 5/19		Special Articles		0.00	100,000.00	288,501.87
Account: 082-999-480-122-1606-5780-700-99 Brewster Affordable Housing Trust - Other Ch Summary:							0.00	600.00	0.00	-600.00
Payable	6/6	08/05/2019	ann	062811R19		212 Yankee Drive		600.00	0.00	-600.00
W6			Coneen Linda			Check 122739				
						2 Account(s) totaling:	0.00	600.00	288,501.87	287,901.87