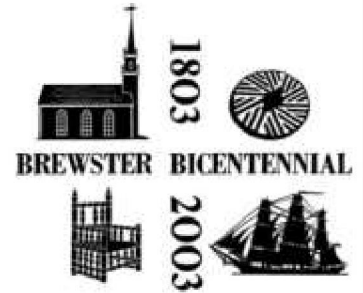


Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089



Dear Community Members,

The Brewster Community Preservation Committee (CPC) is accepting Community Preservation Act (CPA) funding applications for:

1. Acquisition, creation, and preservation of **Open Space**
2. Acquisition, preservation, rehabilitation, and restoration of **Historic Resources**
3. Acquisition, creation, preservation, rehabilitation, and restoration of land for **Recreational use**.
4. Acquisition, creation, preservation, and support of **Community Housing**.
5. Rehabilitation and restoration of **Open Space** and **Community Housing** that have been acquired or created using monies from the fund.

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

An application form and list of selection criteria are attached.

Applications may be submitted at any time. Applications should be submitted by July 1st for the fall meeting or December 1st for the spring meeting, to allow sufficient CPC review time for potential presentation to the following Brewster Town Meeting.

Interested parties are urged to submit applications as soon as possible. For further information, please contact any member of the committee.

Thank you,

Paul Ruchinkas, Chair

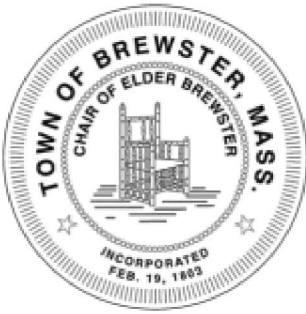
Community Preservation Committee

Paul Ruchinkas, Chair
Faythe Ellis, Vice-Chair
Elizabeth G. Taylor, Clerk
Roland W. Bassett, Jr., Member
Barbara Burgo, Member
Peter Johnson, Member
William Klein, Member
Diane Pansire, Member

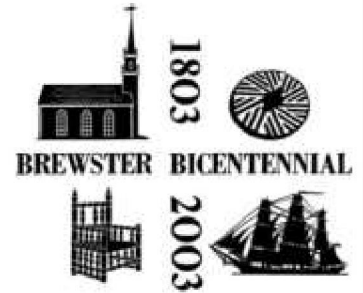
Citizen Representative
Historical Commission
Planning Board
Recreation Commission
Brewster Housing Authority
Citizen Representative
Conservation Commission
Citizen Representative

pjruch@comcast.net
faythe.ellis@outlook.com
egtfarm@gmail.com

bjburgo19@gmail.com
petenellie@gmail.com
abklein@verizon.net
dpansire@capecodfive.com



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

Project Eligibility Criteria

Projects must be eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation. These requirements include:

- ∞ Acquisition, creation, and preservation of Open Space
- ∞ Acquisition, preservation, rehabilitation, and restoration of Historic Resources. (See Secretary of the Interior Standards for Treatment of Historic Properties for rehabilitation projects)
- ∞ Acquisition, creation, preservation, rehabilitation, and restoration of land for Recreational use.
- ∞ Acquisition, creation, preservation, and support of Community Housing
- ∞ Rehabilitation and restoration of Open Space and Community Housing that have been acquired or created using monies from the fund

CPA funds may not be used for maintenance or the use of land for a stadium, gymnasium, or similar structure. For examples of projects and additional information, go to: www.communitypreservation.org.

Applicants must be able demonstrate a clear need for the use of public funds for their project.

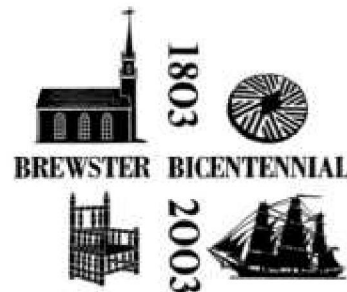
The CPC may recommend grants for the planning phase of projects where sufficient information is included in the application concerning the sources of funding that will be available after the planning phase is completed.

The Brewster Community Preservation Committee (CPC) encourages applications that address as many of the following general criteria as possible:

- ∞ Contribute to the preservation of Brewster's unique character
- ∞ Boost the vitality of the Town
- ∞ Enhance the quality of life for Brewster residents
- ∞ Serve more than one of the four CPA purposes
- ∞ Save resources that would otherwise be threatened
- ∞ Serve a currently under-served Town population
- ∞ Demonstrate practicality and feasibility, and ability to implement within budget
- ∞ Demonstrate a positive cost/benefit relationship
- ∞ Leverage additional public and/or private funds
- ∞ Preserve, enhance or better utilize existing Town resources
- ∞ Receive endorsement by other Town committees and the Brewster public at large



Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
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APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted: _____

Name of Project Applicant: Donna J. Kalinick, Assistant Town Administrator

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

Name of Contact Person: _____

Contact Person's Mailing Address: _____

Contact Person's Daytime Phone Number: _____

Contact Person's email Address: _____

Proposed Project Name: _____

Project Address (or assessor's parcel ID): 0 Millstone Road: 99-1-0

Project Synopsis: In 2004, the Town of Brewster acquired a 13+ acre parcel of land, Assessor map id # 98-12-0 via a tax taking. The intention of the Town for this land was for affordable housing; see attached Article 20 from the November 2005 Town meeting, #4. Up to this point in time, the Town has not had access to this parcel and therefore, no potential development has been undertaken. The parcel is currently landlocked. The acquisition of 0 Millstone Road will allow the Town to create access to the larger parcel. An initial review of the larger parcel by the Town Planner indicates that it is a perfect parcel for Affordable Housing Development. After access is established, the Town would then enlist the Massachusetts Housing Partnership for technical assistance to perform a feasibility study as to the best type of Affordable Development for this parcel and solicit public input.

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

CPA funding requested \$ 285,000

Total Cost of Proposed Project \$285,000

Form 11/13/2017

Community Preservation Committee Application

3



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 proposed purchase of land will provide access to a 13+ acre parcel that the Town owns and has been set aside by Town meeting vote for development of Affordable Housing. Once the access parcel has been attained, the Town can begin the process of exploring options for the creation of Affordable Housing.

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.
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:

1- Contribute to the Goal of achieving 10 percent affordable housing: The Town is currently at 5.3% of it's goal to achieve 10% affordable housing stock. As outlined in the Town's 2017 Housing Production Plan, identifying municipal owned parcels for affordable development is a key strategy to create more affordable units.

2- Promote a socioeconomic environment that encourages diversity: The Town of Brewster has a very low ethnic population 2%, in part due to the lack of affordable housing available. The creation of more affordable units will attract a more diverse population.

3- Provide housing that is harmonious in design and scale with the surrounding neighborhood: The proposed location is densely populated with residential housing. A town led friendly 40B will allow the Town to have more control over the design and scale of the development.

4-Ensure long term affordability: The 13+ acre parcel will allow the Town to create a significant amount of long term deed restricted new affordable units.

5- Promote use of town own sites: Acquisition of this property will allow access to a larger parcel of Town owned land which has been land locked and therefore, unusable.

6-Provide an appropriate mix of rental and ownership housing: Due to the size of the existing parcel, a feasibility study will determine the best use for the municipal land which could include mixed affordable housing.

7-Give priority to local residents: Within the guidelines of 40B development, the Town can petition the state for up to 70% local preference for the units, based on the crucial need for affordable housing in Town.

4. **Community Benefits:** What are the community benefits of the project? The Town of Brewster is sorely lacking in Affordable Year Round Housing. Whether the properties are ultimately developed as home ownership or rental use or a mix; a new affordable development, sponsored by the Town will create more housing options for families, elderly and potentially bolster the workforce housing options in town.

5. **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions. The Town has recently undergone a Visioning process which has identified Affordable housing as one of the key challenges in Brewster. Across the Cape, a need for more housing options is apparent in all towns, particularly the lower Cape. The Cape Cod Commission has begun work on this issue as well. Attached is a letter of support from the Select Board.

- 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?

The acquisition of the parcel would be accomplished in June of 2018. After the access parcel is acquired, the Town will have a survey of both parcels done and join them. The Town will then enlist Mass Housing Partnership to perform a feasibility study on the land to determine the best housing options for the site. The Town, using the needs and goals identified in the Housing Production Plan and the Vision Advisory process and resident input, would then put together an RFP for the desired project. In general, this process can take anywhere from 3 to 5 years or more.

- 7. Credentials:** What are the qualifications and relevant experience of those undertaking the project? The Town will seek qualified technical assistance in the long term development of the project. The Town is in the process of forming a Municipal Housing Trust which will oversee the production and preservation of affordable housing in conjunction with other town committees and entities that are working on affordable housing issues in town. Typically, a Request for proposals would be issued to seek a developer for the long term 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.) The sale of the parcel is for \$275,000; an additional \$10,000 is being requested for legal and surveying and other costs, associated with the purchase. A market value appraisal was undertaken with the appraiser determining that value of the property to the Town in order to have an access point to the larger municipal land exceeded the requested acquisition cost.

If this is part of a larger project, what is the budget for the entire project (sources of funds and expenses/uses)? The larger project budget will not be determined until the feasibility study is complete, but the Town may return to CPC at some point in the future for assistance with development costs to ensure that the project is affordable.

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.

- 9. Maintenance:** If ongoing maintenance is required for your project, who will be responsible for maintenance and how will it be funded?
- 10. Site Control:** If the project involves acquisition of real property, provide evidence of site control (deed, purchase and sale, option, etc.). Purchase and Sales agreement is included with the application.

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.
- ☐ 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

- ☒ Contribute to the goal of achieving 10 percent affordable housing.
- ☒ Promote a socioeconomic environment that encourages diversity.
- ☒ Provide housing that is harmonious in design and scale with the surrounding neighborhood.
- ☒ Ensure long-term affordability.
- ☒ Promote use of existing buildings or construction on previously-developed or Town-owned sites;
- ☐ Convert market rate to public subsidized units.
- ☒ Provide an appropriate mix of rental and ownership housing.
- ☒ Give priority to local residents, town employees, employees of local businesses 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.

Town of Brewster Community Preservation Committee

APPLICATION REVIEW AND APPROVAL PROCESS

Step 1 – Complete the application (with numbered pages) and submit 12 copies, plus a CD or thumb drive containing the complete application with all attachments to:

Community Preservation Committee
Town Hall
2198 Main Street
Brewster, MA 02631

Step 2 – Community Preservation Committee Review and Public Comment

A. Application Review:

The Brewster Community Preservation Committee (CPC) will review submitted applications to determine whether:

- ∞ Proposed project is eligible for Community Preservation Act funding.
- ∞ **The application, including the project description and any supporting documentation, is complete.**
- ∞ The application is sufficiently developed in terms of work plan and timely for further consideration. When necessary, the CPC will ask applicants to provide additional information, and the CPC may accept modifications to the original proposal based upon that information and/or discussions with the CPC.

B. Project Review Guidelines are as follows:

- ∞ **When the CPC has determined that the 3 criteria in the application review process listed above (A) have been satisfied, the CPC** will refer an application to the appropriate committee for review and comment:
- ∞ Historic Preservation applications will be referred to the Brewster Historical Commission for review and recommendations.
- ∞ Community Housing applications will be referred to the CPC Housing Committee for review and recommendations.
- ∞ Recreation applications will be referred to the Recreation Commission for review and recommendations (unless the application originated with the Recreation Commission).
- ∞ Open Space applications will be referred to the Open Space Committee for review and recommendations (unless the application originated with the Open Space Committee)

C. Public Comment – The CPC will seek public comment on proposed projects at regular scheduled meetings.

D. CPC Recommendation – After Application Review (A), Project Review (B) and Public Comment (C), the CPC will make recommendations, pro or con, on all applications and will notify applicants of the CPC's determination. Applications that are approved will be recommended in the form of warrant articles to be voted on at the *next* Town Meeting.

The Brewster Community Preservation Committee (CPC) will make a recommendation to Town Meeting for warrant articles that seek Community Preservation funds only if satisfactory information is received from a project applicant indicating that:

1. Sufficient funds will be available to complete the project(s).

2. Every application shall include a project budget with a list of project sources and uses/expenses of funds and a schedule for completion.
3. The source and estimated value of any expected 'in-kind' contributions shall be specified.
4. The Brewster CPC may decline any application that is not responsive to these requirements.
5. The CPC will establish the preliminary terms and conditions for any recommended grant as part of its vote to recommend it.
6. Specific terms and conditions/requirements will be contained in the conditional award letter from the CPC.

Step 3 – Town Meeting Approval. Town Meeting has the final authority to award funds from Brewster's Community Preservation Fund. Should Town Meeting vote approval, for non Town-sponsored awards, a Grant Agreement will be executed between the Town and the applicant that will incorporate the terms and conditions included in the award letter among other items. No CPC funds shall be expended until the Grant Agreement is fully executed.

Step 4 – Funding and project oversight by the Community Preservation Committee

- ∞ Funding will be available following Town Meeting, subject to submission of documents, including the Grant Agreement if necessary, as required by the Community Preservation Committee.
- ∞ In general, the Town and CPC will execute a grant agreement with the applicant that will describe, among other issues, the conditions for CPC disbursement of funds, including any funds held back until project completion. The CPC must review and approve all agreements.
- ∞ Historic Preservation projects will require monitoring to ensure that work meets the restrictions as outlined in the Secretary of the Interior Standards for Historic Properties.
- ∞ In general, grant agreements will require that the project be completed and CPC funds expended within two years.
- ∞ The CPC will appoint one of its members as the liaison for each approved project. The liaison will frequently be in contact with persons responsible for each project and provide regular reports to the Committee. The liaison will also provide the initial approval for any project funding request.
- ∞ Two sets of bills must be submitted directly to the CPA Administrative Clerk (one original for the Town Accountant and one copy for the CPA Committee files). These must be approved/initialed by the Committee Clerk/Treasurer prior to being submitted to the Town Accountant.

Step 5 – Final Report after project completion. The Community Preservation Committee requires a final grant report. The Committee reserves the right to withhold some funds until a final report is received and approved by the Committee.

TAX MAP 98 OF BREWSTER MASSACHUSETTS

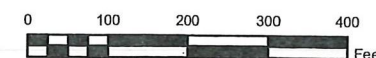


LEGEND

- PROPERTY LINE
- - - MATCH LINE
- 15' ESMT EASEMENT
- 3 PARCEL NUMBER
- 66.35 AC ACREAGE
- 66.35 AC (C) CALCULATED ACREAGE
- 160 SURVEY DIMENSION
- 160 (D) DEED DIMENSION
- 160 (S) SCALE DIMENSION
- 2235 STREET NO.
- (2) SURVEY LOT NO.
- BUILDING
- WETLAND
- CRANBERRY BOG
- OPEN WATER
- HYDROLOGY
- DRIVEWAY
- TRAILS
- OVERHEAD LINES

89	100	112
88	99	111
87		110
86	97	109
85	96	108

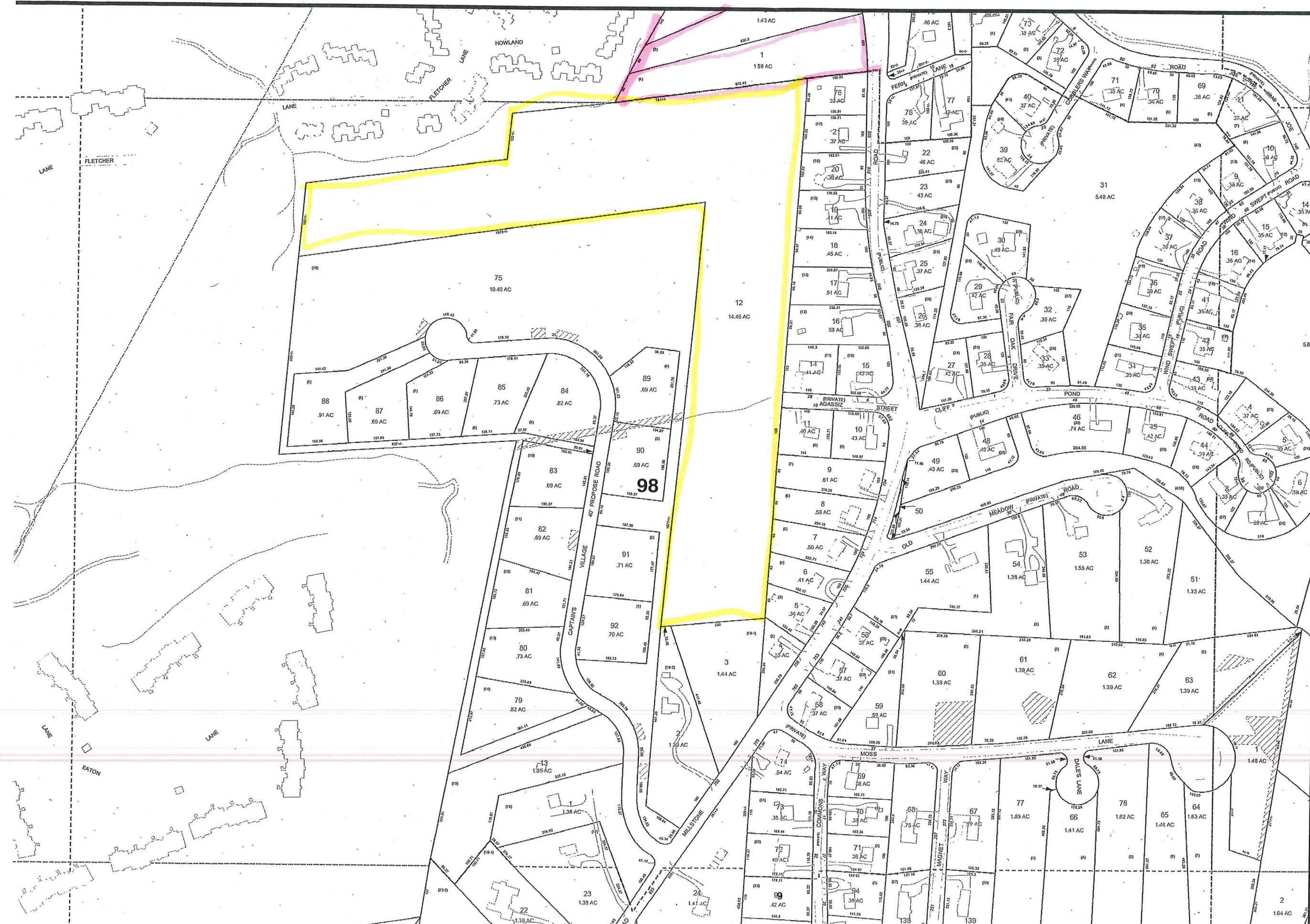
LOCUS MAP



SCALE

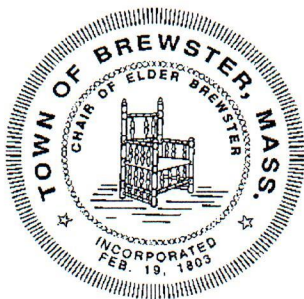
LAST PARCEL NUMBER: 92
REVISION DATE: 2/1/2008

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN TOWN OF BREWSTER AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANIMETRIC MAPS AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF BREWSTER AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.



9:56 am

SEQ #: 4



Town of Brewster

2198 Main Street
BREWSTER, MASSACHUSETTS 02631

(508) 896-4506 – Fax (508) 896-8089
cwilliams@town.brewster.ma.us

OFFICE OF:
COLETTE WILLIAMS
TOWN CLERK
JUSTICE OF THE PEACE

To Whom It May Concern:

This letter is to certify that at the Special Town Meeting, held Monday, November 14th, 2005 with a quorum being present the following article was adopted:

LAND FOR AFFORDABLE HOUSING

ARTICLE NO. 20: To see if the Town will vote to authorize the Board of Selectmen to transfer ownership of the Town's interests in the following parcels of land:

<i>Old ID</i>	<i>New ID</i>	<i>Size</i>
1. Map 24, lot 25-41	Map 56, lot 62	15.22 ac
2. Map 27, lot 68	Map 89, lot 55	.62 ac
3. Map 27, lot 69	Map 89, lot 56	.55 ac
4. Map 33, lot 19	Map 98, lot 12	14.46 ac
5. Map 33, lot 74	Map 97, lot 29	4.46 ac
6. Map 33, lot 75	Map 97, lot 30	5.11 ac
7. Map 35, lot 127	Map 54, lot 23	.56 ac
8. Map 38, lot 69	Map 10, lot 71	.31 ac
9. Map 38, lot 68-3	Map 10, lot 56	.40 ac
10. Map 40, lot 63-17	Map 52, lot 109	1.00 ac
11. Map 53, lot 6-3	Map 143, lot 4	.83 ac

for the purpose of constructing affordable housing, or for sale with proceeds reverting to the town's Affordable Housing Fund, and to transfer from available funds the sum of ***FIFTEEN THOUSAND AND 00/100 (\$15,000.00) DOLLARS*** for legal and professional services required to clear and perfect titles, so that land may be conveyed, if necessary, with appropriate deeds and covenants that will ensure that future housing constructed on said land will remain affordable to people earning 80% of median income or less, or to take any other action relative thereto.

(Majority Vote Required)

(Board of Selectmen)

MOTION: I move that the town vote to approve article no. 20 as printed in the warrant, however;

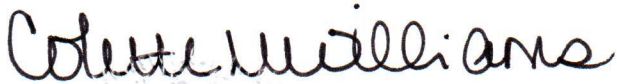
1. that the words "transfer ownership of" in the second line be deleted and replaced with the word "investigate",

2. that the words "required to clear and perfect titles, so that" in the 18th and 19th line be deleted and replaced with the words "to investigate whether the", and
3. that items no. 1 (Map 24, Lot 25-41), no. 2 (Map 27, Lot 68), no. 3 (Map 27, Lot 69) and no. 5 (Map 33, Lot 74) be deleted,

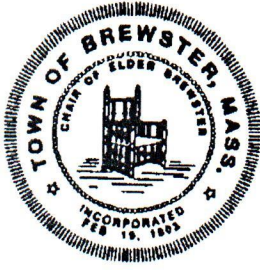
and to transfer the sum of \$10,000.00 from Free Cash for this purpose.

ACTION: Adopted

A True Copy Attest:



Colette M. Williams
CMC, CMMC
Town Clerk
Brewster, MA



Town of Brewster

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

Office of:
Board of Selectmen
Town Administrator

February 26, 2018

Mr. Paul Ruchinskas, Chairman
Community Preservation Committee
Brewster Town Hall
2198 Main Street
Brewster, MA 02631

Dear Mr. Ruchinskas,

Please accept this letter as confirmation of the Brewster Select Board's February 26, 2018 vote to acquire the parcel of land at 0 Millstone Rd.

The acquisition of this land will allow the Town to obtain access to a large parcel of municipal property which is currently landlocked. In the view of the Board, this acquisition is an essential step in the Town's efforts to make progress towards the initiatives outlined in the 2017 Brewster Housing Production Plan.

Further, the Town of Brewster Visioning Advisory Group has identified Housing as a key area of concern within the community. The October 2017 Visioning Summary Paper captures the current status, issues, opportunities, and goals for Housing in our community. We see this land acquisition as an integral component of advancing the issues and opportunities as detailed by Visioning initiative as well as the Housing Production Plan.

We hope that you will support our application for Community Housing funds for this important purchase.

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

Cynthia Bingham, Vice Chair
Brewster Select Board

PURCHASE AND SALE AGREEMENT

1. Information and Definitions

- (a) DATE OF AGREEMENT: February 26, 2018.
- (b) PREMISES: A parcel of land located on Millstone Street, Brewster, containing 1.58 acres, more or less, shown as Lot 4 on a plan recorded with the Barnstable Registry of Deeds in Plan Book 397, Page 6, and being a portion of the premises described in a deed recorded with said Deeds in Book 5233, Page 64.
- (c) SELLER: Anthony Allegretta and Betty J. Allegretta
Address: 530 Millstone Road, Brewster, MA 02631
Seller's Attorney: George B. Cavanaugh, Esq.
Address: 161 Route 6A, Orleans, MA 02653
Phone: 508-255-2255 Fax: 508-255-2563
- (d) BUYER: Town of Brewster
Address: Brewster Town Hall, 2198 Main St., Brewster, MA 02631-3701
Buyer's Attorney: Shirin Everett, Esq.
Address: KP Law, P.C., 101 Arch St. Boston, MA 02110
Phone: (617) 556-0007 Fax: (617) 654-1735
- (e) PURCHASE PRICE: The total purchase price for the Premises is Two Hundred Seventy-Five Thousand Dollars (\$275,000.00), which shall be paid at the time of delivery of the deed by municipal Treasurer's check, bank check or by wire transfer, at BUYER'S election.
- (f) CLOSING DATE: June 14, 2018, as said date may be altered in accordance with the terms hereof. Time is of the essence.
- (g) PLACE: 11:00 a.m. at the Barnstable Registry of Deeds, or a closing by mail, at BUYER'S election.

(h) TITLE: Quitclaim Deed.

2. Covenant. SELLER agrees to sell and BUYER agrees to buy the Premises upon the terms hereinafter set forth.

3. Buildings, Structures, Improvements, Fixtures. The Premises consist of vacant land.

4. Title Deed. Said Premises are to be conveyed by a good and sufficient quitclaim deed running to BUYER, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;
- (b) Except as provided herein, such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this Agreement; any betterments assessed before the date of this Agreement shall be paid by SELLER in full; and
- (d) Easements, restrictions and/or reservations of record, if any, provided the same do not interfere with the access to and/or use of the Premises for residential and/or conservation purposes.

5. Deed; Plans. SELLER shall prepare the deed. If said deed refers to a plan necessary to be recorded therewith, SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. Registered Title. In addition to the foregoing, if the title to said Premises is registered, said deed shall be in a form sufficient to entitle BUYER to a Certificate of Title of said Premises, and SELLER shall deliver with said deed all instruments, if any, necessary to enable BUYER to obtain such Certificate of Title.

7. Possession and Control of Premises. Full possession of said Premises free of all tenants and occupants is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, and in broom-clean condition, and (b) not in violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in Section 4 hereof. BUYER shall be entitled to inspect said Premises personally prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this Section.

8. Extension to Perfect Title or Make Premises Conform. If SELLER shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of the delivery of the deed the Premises do not conform with the provisions hereof, then SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said Premises conform to the provisions hereof, as the case may be, and thereupon the time for performance hereof shall be extended for a period of up to thirty (30) calendar days.

9. Failure to Perfect Title or Make Premises Conform. If at the expiration of the extended time SELLER shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then any payments made under this Agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse to the parties hereto.

10. Buyer's Election to Accept Title. BUYER shall have the election, at either the original or any extended time for performance, to accept such title as SELLER can deliver to the said Premises in their then condition and to pay therefore the purchase price, without deduction, in which case SELLER shall convey such title.

11. Acceptance of Deed. The acceptance of a deed by BUYER, or its assignee or nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

12. Use of Money to Clear Title. To enable SELLER to make conveyance as herein provided, SELLER may, at the time of delivery of this deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed, or, if an institutional mortgages only, within a reasonable time thereafter in accordance with customary Massachusetts conveyancing practices.

13. Adjustments. All utilities, if any, shall be apportioned as of the day of performance of this Agreement. Taxes for the then-current fiscal year shall be apportioned as follows: if taxes are outstanding as of the closing date, taxes will be apportioned as of the closing date in accordance with G.L. c. 59, §72A; if, however, SELLER has paid taxes through and past the closing date, such payments shall not be refunded, it being acknowledged that BUYER has no funds to refund SELLER for such taxes paid and BUYER, being tax exempt, has no obligation to pay taxes upon acquisition of the Premises.

14. Buyer's Contingencies. BUYER'S obligation to perform under this Agreement is subject to the following conditions, at BUYER'S option:

- (a) Town Meeting has authorized the acquisition of the Premises on the terms set forth herein and appropriated the purchase price therefore;
- (b) Compliance with the provisions of G.L. c.30B (the Uniform Procurement Act) for acquisition of real property, if applicable;
- (c) SELLER shall have waived any rights SELLER may have to relocation benefits under the provisions of G.L. c. 79A, and SELLER shall have obtained waivers of relocation benefits under G.L. c. 79A and CMR 27.03 from all tenants of occupants, if any, of the Premises or any portion thereof. SELLER shall represent and warrant in writing at closing that all such waivers have been provided as to all occupants. SELLER shall defend, indemnify and hold harmless BUYER as to any claim for

relocation benefits brought against BUYER by any former or presents tenant or occupant (or future tenant or occupant between now and the Closing Date) of the Premises and pay any costs incurred by BUYER resulting from any such claim. The provisions of this paragraph shall survive the delivery of the deed;

- (d) SELLER shall execute a "Disclosure of Beneficial Interests in Real Property Transaction" certificate as required by G.L.c.7C, §38;
- (e) BUYER shall have inspected the condition of the Premises and SELLER'S title to the Premises and be satisfied with the same, in its sole and absolute discretion, notwithstanding anything herein to the contrary; and
- (f) Compliance by BUYER and SELLER with any other requirements of Massachusetts General or Special Laws or regulations relative to the acquisition of real property by the BUYER, and BUYER and SELLER agree to diligently pursue full compliance with said laws and regulations.

Provided, however, that if any of the conditions are not satisfied by the closing date, BUYER shall have the right to extend the closing for no more than sixty (60) days by giving SELLER written notice thereof prior to the Closing Date, and shall inform SELLER of the new closing date at least seven (7) days prior to the Closing.

15. Title to Premises. Notwithstanding anything herein contained, the Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

- (a) No building, structure or improvement of any kind, including driveways and utilities, belonging to any person or entity encroaches upon or under the Premises from other premises;
- (b) Title to the Premises is insurable, for the benefit of BUYER, by a title insurance company acceptable to BUYER, in a fee owner's policy of title insurance at normal premium rates, in the American Land Title Association form currently in use; and
- (c) All buildings, structures and improvements, including but not limited to any driveways, garages, cesspools and leaching fields, and all existing means of access to the Premises, shall be located completely within the boundary lines of said Premises and shall not encroach upon or under property of any other person or entity.

16. Affidavits, etc. Simultaneously with the delivery of the deed, SELLER shall execute and deliver: (a) Affidavits and indemnities under oath with respect to parties in possession and mechanic's liens to induce BUYER's title insurance company to issue lender's and owner's policies of title insurance without exception for those matters, and SELLER shall indemnify and hold harmless the title insurance company for any losses, costs, or damages sustained as a result of issuing a policy without exceptions covered by such representations; (b)

An affidavit, satisfying the requirements of Section 1445 of the Internal Revenue Code and regulations issued thereunder, which states, under penalty of perjury, SELLER's United States taxpayer identification number, that SELLER is not a foreign person, and SELLER's address (the "1445 Affidavit"); (c) Internal Revenue Service Form W-8 or Form W-9, as applicable, with SELLER's tax identification number, and an affidavit furnishing the information required for the filing of Form 1099S with the Internal Revenue Services and stating SELLER is not subject to back-up withholding; (d) An updated certification of the warranties and representations contained herein; and (e) Such additional and further instruments and documents as may be consistent with this Agreement and customarily and reasonably required by BUYER's counsel and/or BUYER's title insurance company to complete the transactions described in this Agreement.

17. Title Standards. Any matter or practice arising under or relating to this Agreement which is the subject of a title standard or a practice standard of the Real Estate Bar Association at the time for delivery of the deed shall be covered by said title standard or practice standard to the extent applicable.

18. Easement. BUYER agrees that any roadway or driveway constructed on the Premises (the "Access Way") will provide SELLER reasonable pedestrian and vehicular access from Millstone Road to the SELLER'S property located at 560 Millstone Road (the "Benefited Property"), subject to the parties entering into a mutually satisfactory easement agreement (the "Easement"). SELLER acknowledges that BUYER needs to obtain authorization from the Brewster Town Meeting to convey the Easement, and that BUYER cannot guarantee legislative action. The Easement shall be for the sole benefit of the Benefited Property SELLER agrees not to use and shall not allow others to use the Access Way for access to other property. The terms of the Easement and the approximate location of the Access Way will be agreed to by the parties prior to the Town Meeting vote to authorize the grant of the Easement, and be shown on a recordable survey plan provided by SELLER at SELLER'S sole cost and acceptable to BUYER. SELLER acknowledges that the Easement will contain, among other provisions, the terms set forth herein: BUYER shall have the right to relocate the easement area if the Access Way now or later interferes with the development and/or use of the Premises and/or BUYER'S adjacent land provided the relocated Access Way is functionally comparable to the original Access Way constructed on the Premises; the parties will share in the cost of maintaining, removing snow and ice from, repairing, improving and resurfacing the Access Way (or the portion of the Access Way used by SELLER); SELLER shall maintain liability and other insurance in amounts reasonably acceptable to BUYER and naming BUYER as an additional insured; and SELLER will defend, indemnify and hold harmless BUYER and its successors from claims, demands, judgments, actions, and/or any other liabilities for injury, death or damage caused by or related to the use of the Easement by SELLER and/or persons acting by or through SELLER. The provisions of this Section shall survive the closing.

19. Representations and Warranties. SELLER represents and warrants to BUYER, effective as of the date of this Agreement and also effective as of the date of closing (subject to any subsequent notice from SELLER as hereinafter set forth), that:

- (a) To the best of SELLER'S actual knowledge, without making an independent inspection, SELLER holds good and clear, record and marketable title to the Premises in fee simple subject to exceptions of record;
- (b) SELLER has not granted any options, rights of first refusal, or other contracts have been granted or entered into which give any other party a right to purchase or acquire any interest in the Premises;
- (c) SELLER has not entered into leases, licenses, or other occupancy agreements (whether written or oral) in effect with respect to any part of the Premises. SELLER agrees not to enter into any other leases or occupancy agreements from and after the date of this Agreement;
- (d) To SELLER'S knowledge, SELLER'S execution of this Agreement does not violate any other contracts, agreements, or any other arrangements of any nature whatsoever that SELLER has with third parties;
- (e) SELLER has the right, power and authority to enter into this Agreement and to sell the Premises in accordance with the terms and conditions hereof. This Agreement, when executed and delivered by SELLER, will be a valid and binding obligation of SELLER in accordance with its terms;
- (f) SELLER is not a party to any litigation affecting the Premises, and SELLER knows of no litigation or threatened litigation affecting the Premises, or affecting SELLER, or any basis for any such litigation, which would either enjoin SELLER'S performance under this Agreement or adversely impact the Premises;
- (g) To SELLER'S actual knowledge: (i) no Hazardous Waste (defined in Section 20) has been generated, released, or disposed of at or from the Premises; (ii) there has been no release of any Hazardous Waste from the Premises; (iii) there are no underground storage tanks or other subsurface facilities holding petroleum or oil products currently in use or previously abandoned on the Premises, and (iv) chlordane has not been used as a pesticide on the Premises;
- (h) SELLER has not received written notice from any governmental authority or agency having jurisdiction over the Premises of any environmental contamination, or the existence or release of any Hazardous Waste (defined in Section 20), at or near the Premises; and
- (i) No petition in bankruptcy (voluntary or otherwise), assignment for the benefit of creditors, or petition seeking reorganization or arrangement or other action under Federal or State bankruptcy laws is pending against or contemplated by SELLER.

SELLER will not cause nor, to the best of SELLER's ability, permit any action to be taken which would cause any of SELLER's representations or warranties to be false as of closing, and in any event shall notify BUYER promptly of any change in these representations

and warranties. SELLER has no knowledge or information of any facts or circumstances which would materially and adversely affect the use or operation of the Premises for BUYER'S intended use that are not set forth in this Agreement. SELLER shall confirm whether the foregoing representations and warranties continue to be true and correct in all material respects at the Closing. Such representations and warranties shall survive the closing and the delivery of the deed.

20. Inspection Rights. BUYER and its agents, employees, consultants, contractors or licensees shall have the right, upon at least twenty-four (24) hours prior notice to SELLER, which notice may be oral notice, to enter the Premises at BUYER'S own risk for the purposes of conducting surveys, inspections and tests, and environmental site assessments, (hereinafter, the "Work"), and SELLER or its agents may choose to accompany BUYER and/or BUYER's agents. BUYER'S performance hereunder is expressly conditional, at BUYER'S option, upon BUYER not having found on the Premises any oil, hazardous waste or hazardous materials, as such terms are used in G.L. c.21E and any applicable federal and/or state laws, rules, and regulations ("Hazardous Waste"). In the event Hazardous Waste is found, BUYER shall have the right, to be exercised in its sole and absolute discretion, to (a) terminate this Agreement, whereupon all the rights and obligations of the parties shall cease, or (b) provide SELLER with the option, to be exercised in SELLER'S sole discretion, to remediate such hazardous condition, with SELLER paying all of the costs of remediation. If BUYER requests SELLER to remediate the hazardous condition, and SELLER elects to undertake the same, BUYER shall perform under the terms of this Agreement, provided, however, that SELLER remediates the hazardous condition within a reasonable time and in full compliance with all applicable laws, rules, and regulations to a level suitable for BUYER'S use of the Premises, as reasonably determined by BUYER; otherwise this Agreement shall be null and void and of no further effect between the parties. BUYER acknowledges that there are tenants or occupants in the building located on the Premises; BUYER and SELLER shall use good faith efforts to coordinate with any such tenants/occupants to allow BUYER to inspect the Premises. Nothing herein shall affect BUYER'S rights under this Agreement to walk through and inspect the Premises at any time prior to the delivery of the deed.

21. Brokers. Both parties agree, acknowledge and warrant that there is no real estate broker associated with this transaction. BUYER and SELLER agree to defend, indemnify the other against and hold the other harmless, to the extent permitted by law, from any claim, loss, damage, costs or liabilities for any brokerage commission or fee which may be asserted against the other by any broker in connection with this transaction as a result of a breach of this warranty. The provisions of this Section shall survive delivery of the deed.

22. Closing. The deed and other documents required by this Agreement are to be delivered and the Purchase Price, less the permitted adjustments, paid at the Date and Time of Closing and at the Place of Closing. All documents and funds are to be delivered in escrow subject to prompt rundown of title and recording, which term shall include registration in the case of registered land. SELLER's proceeds may be in the form of a Town Treasurer's check, and the check shall be held in escrow by SELLER's attorney who shall release the check to SELLER only following the recording of the deed.

23. Condition of Premises at Closing. SELLER agrees to deliver the Premises at the time of delivery of SELLER'S deed in a condition substantially similar to its condition at the time of the signing of this Agreement, broom-clean, free of debris, removing all of SELLER'S personal property therefrom which is not being sold to BUYER, or left for its benefit, as consented to by it. SELLER shall at closing deliver to BUYER all keys to the Premises that are in SELLER'S possession or control. Until the delivery of the deed, SELLER shall maintain insurance on the Premises in its current amount.

24. Casualty; Condemnation. Notwithstanding anything herein to the contrary, in the event of a taking of all or part of the Premises by eminent domain by any entity other than BUYER, or if the Premises are damaged or destroyed by fire or other casualty, and such taking or casualty, in BUYER'S reasonable determination, may interfere unreasonably with BUYER'S use of the Property for the purposes set forth herein, then BUYER may terminate this without recourse against the parties (except for those provisions that are stated herein to survive such termination). All risk of loss shall remain with SELLER until the recording of the deed.

25. Liability of Trustee, Shareholder, Fiduciary, etc. If SELLER or BUYER executes this Agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

26. Extensions. BUYER and SELLER hereby authorize their respective attorneys (as the case may be) to execute on their behalf any extensions to the time for performance and any change of location and/or time for delivery of the deed. BUYER and SELLER shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge before the execution or other consent to such extensions, that either party has disclaimed the authority granted herein to bind them. For purposes of this Agreement, facsimile and scanned signatures shall be construed as original.

27. Errors. If any errors or omissions are found to have occurred in any calculations or figures used in the settlement statement signed by the parties (or would have been included if not for any such error or omission) and notice thereof is given within six (6) months of the date of delivery of the deed to the party to be charged, then such party agrees to make payment to correct the error or omission. The provisions of this Section shall survive the closing and delivery of the deed.

28. Construction of Agreement. This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both SELLER and BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. Any claims arising under this Agreement shall be brought in the courts of the Commonwealth of Massachusetts.

29. Captions. The captions and headings throughout this Agreement are for convenience of reference only and the words contained therein shall in no way be held or deemed to define, limit, explain, modify, amplify or add to the interpretation, construction or meaning of any provisions of, or the scope or intent of this Agreement, nor in any way affect this Agreement, and shall have no legal effect.

[signature page follows]

In Witness whereof, the parties hereto sign this Agreement under seal as of this 26
day of February, 2018.

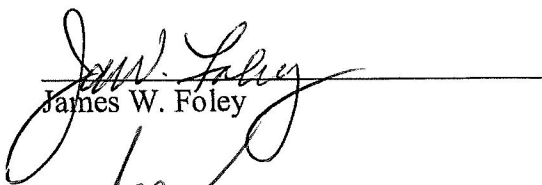

SELLERS:

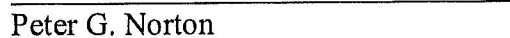

Anthony Allegretta

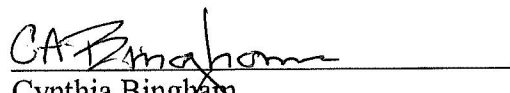

Betty J. Allegretta


BUYER:

TOWN OF BREWSTER,
By its Select Board


James W. Foley

John Dickson


Peter G. Norton


Cynthia Bingham


David Whitney

602516/NORT/0129

APPRAISAL OF REAL PROPERTY



LOCATED AT

0 Millstone Road
Brewster, MA 02631
BCRD Book 5233 Page 64 dated 08/06/1986

FOR

Town of Brewster
2198 Main Street
Brewster, MA 02631

OPINION OF VALUE

\$185,000

AS OF

November 27, 2017

BY

Linda Coneen, MRA, SRA
Real Estate Appraiser ~ Since 1983
95 Rayber Road
Orleans, MA 02653-4026
(508) 255-4241 office
lindaconeen@gmail.com



Linda Coneen, MRA, SRA

Real Estate Appraiser ~ since 1983

Barnstable, Dukes, & Nantucket Counties

Real Estate Appraiser ~ Since 1983
95 Rayber Road
Orleans, MA 02653-4026
(508) 255-4241 office

12/18/2017

Town of Brewster
2198 Main Street
Brewster, MA 02631

Re: Property: 0 Millstone Road
Brewster, MA 02631
Client: Town of Brewster (client)
File No.: 111411L17

Opinion of Value: \$ **\$185,000**
Effective Date: November 27, 2017

In accordance with your authorization I have appraised the above captioned property and respectfully submit a real estate appraisal report of the property. The intended use of the appraisal opinions and conclusions contained in this report is to assist you with negotiating a possible purchase of the real estate being appraised. The effective date of value of this report is November 27, 2017 which is the date of inspection. The date of the report was December 18, 2017.

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, 2016-2017 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
MRA, SRA
License or Certification #: 214
State: MA Expires: 08/03/2019
lindaconeen@gmail.com

LAND APPRAISAL REPORT

File No.: 111411L17

SUBJECT	Property Address: 0 Millstone Road		City: Brewster		State: MA		Zip Code: 02631					
	County: Barnstable		Legal Description: BCRD Book 5233 Page 64 dated 08/06/1986									
	Assessor's Parcel #: 99-1-0		Tax Year: 2018		RE Taxes: \$ 1,333.99		Special Assessments: \$ 40.02					
	Market Area Name: Millstone Road		Map Reference: 12700		Census Tract: 0109.00							
ASSIGNMENT	Current Owner of Record: Allegretta		Borrower (if applicable):		Town of Brewster (client)							
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input type="checkbox"/> Other (describe)		HOA: \$ N/AP		<input type="checkbox"/> per year <input type="checkbox"/> per month							
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable									
	If Yes, give a brief description:											
MARKET AREA DESCRIPTION	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											
	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: The intended use of the appraisal opinions and conclusions contained in this report is to assist the client with negotiating a possible purchase of the real estate being appraised											
MARKET AREA DESCRIPTION	Intended User(s) (by name or type): Client (Town of Brewster)											
	Client: Town of Brewster		Address: 2198 Main Street, Brewster, MA 02631									
	Appraiser: Linda Coneen, MRA, SRA		Address: 95 Rayber Road, Orleans, MA 02653									
MARKET AREA DESCRIPTION	Characteristics		Predominant Occupancy		Present Land Use		Change in Land Use					
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> Owner	PRICE	AGE	One-Unit 100 %	<input checked="" type="checkbox"/> Not Likely					
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input type="checkbox"/> Tenant	\$ (000)	(yrs)	2-4 Unit %	<input type="checkbox"/> Likely *	<input type="checkbox"/> In Process *				
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Vacant (0-5%)	320 Low 10		Multi-Unit %	* To:					
	Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		<input type="checkbox"/> Vacant (> 5%)	790 High 50		Comm'l %						
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			440 Median Pred 35 Median		%						
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.					%						
	Factors Affecting Marketability											
	Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Convenience to Schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Market Area Comments: One unit neighborhood characteristics data above were derived from a half-mile radius search of the subject using the CC&I MLS for the 12 months prior to the date of value (DOV). There were 15 SF sales (& 17 condominium sales not included here) ranging from a low of \$322,000 to a high of \$775,000; average sales price \$434,5000; median \$422,000. There are only 3 SF current listings, an undersupply. Average days on market (DOM) was 89; median was 59. There have been a total of 37 land sales in Brewster from 01/01/2016 to the date of report. They ranged in sale price from \$60,000 for a .41A sloping site requiring an alternative septic system to \$1,325,000 for a .81A waterfront lot on a beach on Cape Cod Bay. Average sales price for the 37 sales was \$245,000 & median was \$175,000. Only 12 of the 37 sales were sized one acre or more. There was only one land sale on Millstone Road since 01/01/2016: 239 Millstone, sold 09/26/2016 for \$99,000, .46A.												
The area is known as Millstone & is an established residential locus. Millstone Road is a connector road between historic Rte 6A @ the north & Rte 137 (Long Pond Rd) @ the south. The area is near Nickerson State Park (Cliff Pond/ Flax Pond) & an easy drive to Cape Cod Bay beaches. The Cape Cod Rail Trail Bicycle Path is within less than a half mile. Two private golf courses & one public golf course are also within a short drive. The nearest large shopping centers are in abutting Orleans & Dennis but adequate support services are within a mile in Brewster village center (convenience stores, gas stations, banks, book stores, hardware store, etc). Schools, churches, restaurants, & recreational amenities are nearby on Rte 6A. Overall, the locus offers average appeal for residential development.												

LAND APPRAISAL REPORT

File No: 111411L17

Dimensions: 150' x 630.3' x 90' x 672.43		Site Area: 1.58 A								
Zoning Classification: RL Residential		Description: Minimum site size requirement is 60,000 LF; 150 LF frontage; 40 LF front set-back; 25 LF side & rear set-backs. The subject meets minimum site size & frontage requirements under zoning.								
Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements										
Uses allowed under current zoning: One-family detached dwelling; church; educational; essential service; historical; non-profit; municipal building; agriculture; greenhouse; farm; children's camp; country club; home occupation; uses accessory to residential (shed, pool, tennis, garage, etc); and other uses by Special Permit.										
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown		Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No								
Ground Rent (if applicable) \$ _____ / _____										
Comments:										
Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Improved with a single family dwelling										
Actual Use as of Effective Date: Vacant Land		Use as appraised in this report: Vacant Land								
Summary of Highest & Best Use: The land is in a residential zone & is currently unimproved. The highest & best use of the real estate is improved with a single family dwelling.										
SITE DESCRIPTION	Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	150 LF on Millstone Road
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Topography	Generally Level
	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane Available	Width	50 LF 1965 Layout			Size	1.58A
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Surface	Macadam			Shape	Generally Rectangular
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Required	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Unknown; Appears Adequate
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On Street	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Street Scene
	Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	Abutters	SF Residential; Villages @ Ocean Edg
	Multimedia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		Edge; 13.3A Town of Brewster land
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe) Fronts Connector Road									
	FEWA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEWA Flood Zone X					FEWA Map # 25001C0418J FEWA Map Date 07/16/2014				
Site Comments: Well wooded, mostly level site meets minimum site size & frontage requirements for the underlying zone. Abuts 13.3 acres of Town-owned land-locked land as well as the Villages @ Ocean Edge Condominium. Close to access to Nickerson State Park walking trails & bicycle path. All utilities commonly found in Brewster are available on Millstone Road. This community does not offer sewer service & private on-site septic systems are required in order to develop land with homes. This is market accepted & not detrimental to values or marketability. The lot offers average development potential for single family dwelling usage.										
SALES COMPARISON APPROACH	FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3			
	Address	0 Millstone Road Brewster, MA 02631	16 Pilgrims Way Brewster, MA 02631		30 Red Fawn Rd Brewster, MA 02631		145 Old Red Top Rd Brewster, MA 02631			
	Proximity to Subject		0.29 miles NW		0.33 miles N		5.07 miles SW			
	Sale Price	\$	\$ 362,000		\$ 422,000		\$ 179,000			
	Price/	\$	\$ 329,090.91		\$ 324,615.38		\$ 90,404.04			
	Data Source(s) Verification	Inspection/Client	MLS #21701118 DOM 56		MLS #21714429 DOM 59		MLS #21602386 DOM 726			
	Source(s)	Assessor/Deed	Assessor/ B&T/ Exterior View		Assessor/ B&T/ Exterior View		B&T/Assessor 12-93-0			
	VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust		
	Sales or Financing	N/AP	None Known		None Known		None Known			
	Concessions									
	Date of Sale/Time	DOV 11/27/2017	04/20/2017		10/19/2017		04/22/2016 +3% 5,370			
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
	Location	Connector Road	Interior Road -20,000		Interior Road -20,000		Dirt Road 15,000			
	Site Area	1.58A	1.1A 15,000		1.3A No Adj		1.98A/ Some Wetland No Adj			
	Utilities	Typical of Area	Typical of Area		Typical of Area		Typical of Area			
View	Street Scene	Street Scene		Abuts Nickerson Park -35,000		Wooded -15,000				
Land or Improved	Land	Improved -172,700		Improved -161,900		Land				
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -177,700		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -216,900		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,370				
Adjusted Sale Price (in \$)		\$ 184,300		\$ 205,100		\$ 184,370				

LAND APPRAISAL REPORT

File No: 111411L17

SALES COMPARISON APPROACH	Summary of Sales Comparison Approach		Comments on sales comparison approach are on the next page.	
	<p>LAND VALUE: Several methods are available for the valuation of vacant land. The 4 basic methods are: SALES COMPARISON APPROACH: Approach through which a value indication is reached by comparing the property being appraised to similar properties that have sold recently, applying appropriate units of comparison and making adjustments, based on the elements of comparison, to the sales prices of the comparables. EXTRACTION/ ALLOCATION METHOD: This is also known as distribution and allocation. It involves allocation of the total value of the property between the land and building. This may be accomplished either on a ratio basis or by subtracting depreciated value of the improvements from the total sales price of the property. ANTICIPATED USE OR DEVELOPMENT APPROACH: This is applicable to larger tracts of undeveloped land and calls for estimating total value as if the land were subdivided and sold as individual lots, and subtracting the development costs, incentive costs, and carrying charges. LAND RESIDUAL METHOD: This is a method of estimating land value in which the appraiser isolates and capitalizes the net operating income attributable to the land for an indication of the land's contribution to the total property value.</p> <p>There have been limited land sales in Brewster in the past 2 years. The sales comparison approach was fully developed using 6 similar sales, all over one acre, but 2 of the 6 sales are improved properties from which the improvements were extracted, leaving the land value component. This is the most reliable method of obtaining sufficient sales data when land sales are limited & is a widely-used & accepted appraisal technique, considered reliable if properly applied.</p>			
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): Assessor records; deed			
	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: 08/06/1986		No prior sales of comparables in previous one year with the exception of sale 6 which was taken back in foreclosure 04/05/2017	
	Price: \$1		& then sold 06/08/2017 in an arms-length transaction.	
PUD	Source(s): Deed			
	2nd Prior Subject Sale/Transfer			
	Date:			
	Price:			
	Source(s):			
RECONCILIATION	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:			
ATTACH.	Indicated Value by: Sales Comparison Approach \$ 185,000			
	Final Reconciliation The sales comparison approach has been solely developed & relied upon & adequately represents actions of buyers & sellers of this type of property in the market. The cost & income approaches are not applicable to the appraisal problem & have not been developed.			
	This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions:			
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	<p>Based upon an inspection of the subject property, 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:</p> <p>\$ 185,000, as of: November 27, 2017, which is the effective date of this appraisal.</p> <p>If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.</p>			
GENERAL COMMENTS	Appraiser Inspection of Subject: <input checked="" type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect (Desktop)		Co-Appraiser Inspection of Subject: <input type="checkbox"/> Did Inspect <input type="checkbox"/> Did Not Inspect	
	Appraiser Inspection Date: November 27, 2017		Co-Appraiser Inspection Date:	
	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, which contains the following attached exhibits:			
	<input type="checkbox"/> Limiting cond./Certifications <input type="checkbox"/> Narrative Addendum <input type="checkbox"/> Location Map(s) <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Additional Sales <input type="checkbox"/> Photo Addenda <input type="checkbox"/> Parcel Map <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> Hypothetical Conditions			

ADDITIONAL COMPARABLE SALES

File No.: 111411L17

FEATURE		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address 0 Millstone Road Brewster, MA 02631		0 Satucket Road Brewster, MA 02631		0 Autumn Court Brewster, MA 02631		0 Winstead Rd Brewster, MA 02631			
Proximity to Subject		3.83 miles W		3.35 miles SW		2.90 miles SW			
Sale Price		\$ 105,000		\$ 265,000		\$ 215,000			
Price/		\$ 91,304.35		\$ 240,909.09		\$ 172,000.00			
Data Source(s) Verification		Inspection/Client		MLS #21713596 DOM 86		MLS #21712074 DOM 32		MLS #21711841 DOM 1	
Source(s)		Assessor/Deed		B&T/Assessor 3-23-0		B&T/Assessor 43-21-0		B&T/Assessor 62-45-0	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust	DESCRIPTION	+ (-) \$ Adjust		
Sales or Financing Concessions	N/AP	None Known		None Known		None Known			
Date of Sale/Time	DOV 11/27/2017	11/13/2017		09/22/2017		06/28/2017			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple			
Location	Connector Road	Busy Intersection	+50,000	Deerfield Estates	-35,000	Pond Oaks	-35,000		
Site Area	1.58A	1.15A	+15,000	1.1A	+15,000	1.25A/ Irregular Triangle	25,000		
Utilities	Typical of Area	Typical of Area		Typical of Area		Typical of Area			
View	Street Scene	Street Scene		Cul-de-sac	-25,000	Cul-de-sac	-25,000		
Land or Improved	Land	Land		Land		Land			
Net Adjustment (Total, in \$)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 65,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -45,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -35,000		
Adjusted Sale Price (in \$)			\$ 170,000		\$ 220,000		\$ 180,000		
<p>Summary of Sales Comparison Approach See page 3 for explanation of the several methods available for the appraisal of vacant land. No market conditions (time) adjustments have been made to any of the 2017 sales. Sale 6 sold in 2016 & has been adjusted upward based on median value increases for residential property in Brewster. The subject is located on a connector road. Sales 1 & 2 are located on interior roads & have been adjusted downward for location based on superior privacy. Sale 3 is on a dirt road which is less appealing to buyers than a full specification paved road, requiring upward adjustment. Sale 4 is at the corner of a very busy intersection & though also proximate recreational amenities, suffers from inferior privacy & difficulty of egress, thus substantial upward adjustment has been made. Sales 5 & 6 are in private HOA communities of good appeal & have been adjusted downward for location. Site size adjustments have been made where required for differences in site size & overall utility. The subject has a street scene view as do sales 1, 4, & 6. Sale 2 abuts Nickerson State Park for which significant downward adjustment is warranted. Sale 3 has an exceptional wooded view, also resulting in downward adjustment. Sales 5 & 6 are on a cul-de-sac & have also been adjusted downward for privacy. Sales 1 & 2 are improved sales from which the contribution to value of the improvements (depreciated cost) have been deducted.</p> <p>The 4 land sales sold in the range of \$105,000 to \$265,000. The 2 improved sales sold in the range of \$362,000 to \$422,000 before deducting for improvements, and \$189,300 to \$260,100 after deducting improvements. After making all relevant adjustments, plus or minus, for differences in relevant value characteristics, the value indicated to the subject was in the range of \$170,000 to \$220,000, rounded. Four of the sales were in the range of \$170,000 to \$185,000, rounded. On the basis of the data, I have concluded the market value of the subject to be \$185,000.</p>									

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, 2016-2017 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 under 6 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.

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.

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 ADDENDUM: 01/29/ 2018

The market value conclusion of \$185,000 is based on the definition of market value included in the Certification section of this report.

Market value within the context of this report 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."

This definition assumes an arms-length sale between 2 unrelated parties, and the valuation assumes the highest and best use of the subject property to be a residential building lot.

The client owns 13.3 acres of "landlocked", undevelopable land which abuts the subject lot. The subject lot has frontage on Millstone Road which would create legal access to the 13.3 acres if the 2 lots were merged.

On this basis, the subject lot has a different value to the client than the typical market value of the property under its highest and best use as a single building lot.

There are other types of value which may result in a different value conclusion for the subject than the conclusion reached using Market Value definition above. Some other types of value include fair market value, "as is" value, intrinsic value, fundamental value, liquidation value, disposition value, going-concern value, investment value, abutter value, business enterprise value, retrospective value, prospective value, and several others.

The subject property provides physical and legal access to the client's 13.3 acres @ 0 Millstone Road Rear. The client is considering the development of the 13.3 acres with housing, but cannot do so unless and until legal access is obtained. The client's 13.3 acres is assessed for only \$87,400 which reflects its lack of development potential "as is".

The appraiser undertook an alternative highest and best use study which considered the contribution to value of the subject lot to a development on the subject 13.3 acres. No program of development has yet been created, but the client's land plus the subject lot, assuming only 4 bedrooms per acre, could support at least 59 bedrooms, perhaps yielding 9, 3-bedroom units, 13, 2-bedroom units, and 6, one-bedroom units.

The contribution to value of the land component of the project to the entire project may be determined using the land residual method. Land residual is a means of estimating land value in which the appraiser isolates and capitalizes the net operating income attributable to the land portion of a development in order to reach an indication of the land's contribution to the total value of the project.

This process requires the development of a discounted cash flow analysis. The steps in such a study include:

- Prepare a development plan to estimate the total number of potential units.
- Gather data about local requirements for development. Estimate expenses for road construction, utility costs, survey and engineering, legal fees, real estate taxes, insurance, and all building construction, landscaping construction, and holding costs associated with the development.
- Estimate the gross retail value (either based on sales or rents) of the finished units by analysis of comparable sale or rental data of units sharing similar characteristics.
- Estimate the absorption rate, or sell-off or rent-up period, based on past history of similar projects and current demand for such property. If the sale-off or rent-up is projected to occur over a future period, appreciation or depreciation derived from the market must be applied to the current estimated

retail sales or rental value of the units to reflect prices which may be obtained if they sell or rent in the future. • Estimate annual cash flow (sales or rental proceeds) based on sales of finished units. • Deduct all costs associated with the development, including direct costs, indirect costs, and developer's profit (return on investment), and hard building costs from the sales or rental proceeds. • What remains is the value of the underlying land as a contribution to value of the whole project.

On the basis of a very preliminary and very hypothetical development analysis, where the appraiser assumed 28 units available for sale, it was determined that contribution to value of the potential project of the subject lot was ***significantly greater*** than its market value as a building lot.

SUPPLEMENTAL ADDENDUM: 03/27/2018

At the request of the Client the appraiser has prepared an alternative development plan which assumes the Town of Brewster parcel shown on Tax Map 96 as Parcel 12 (new) which contains 15.03± acres, is merged with the subject parcel 0 Millstone Road (Map 99 Parcel 1) which contains 1.58± acres. Total land area of this newly created parcel is 16.61± acres.

This development plan assumes the parcel could support a 12 lot standard grid subdivision. The 12 lots are based on the total land area of 16.61 acres x 43,560 (square feet of an acre) = 723,532 square feet (SF). The minimum site size requirement in the underlying zone is 60,000 SF. Land area of 723,532 SF ÷ 60,000 SF = 12.059± lots, or 12 lots with remainder land reserved for roads.

A preliminary market study was conducted and a subdivision cash flow analysis was completed using the following market-derived assumptions:

- 12, 60,000 SF building lots
- High end “pocket” subdivision with deed restrictions resulting in a community of substantial, custom to luxury homes with very good privacy
- Sell-out period estimate of 2 years: 8 lot sales in Year 1 and 4 lot sales in Year 2
- Land sales in Year 1 @ \$325,000 per lot; land sales in Year 2 will increase 5% in price to \$341,250 per lot
- Road costs of \$200/LF for the estimated 1,000 LF of roadway required for the subdivision. Costs to be divided into 2 years with Year 2 costs increasing 5%.
- Subdivision plan estimated at \$12,000 (\$1,000/lot)
- Legal and recording fees estimated at \$1,500/lot
- Broker commission estimated at 5% (reflecting a discount for an exclusive listing)
- Entrepreneurial profit estimated at 10% of sales proceeds

After deducting the total expenses from each year's cash flow, the remainder net income was then discounted at a rate of 5%. The cumulative market value of the land was estimated at \$2,895,000.

The net value of the land of \$2,895,000 ÷ 16.61± acres = \$174,293/acre

\$174,293/acre x 1.58 acres = \$275,382

Rounded = \$275,000

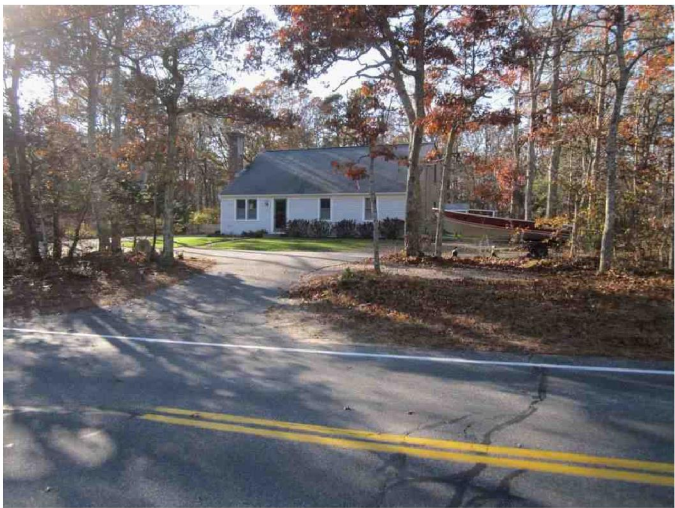
See Subdivision Cash Flow Model, next page

Hypothetical 12-Lot Land Subdivision		
Subdivision Cash Flow Model		
Off Millstone Road, Brewster, MA		
REMAINING INVENTORY	12	4
Time Periods >>>	Year 1	Year 2
Average Sales Price of Vacant Lots:	\$325,000	\$341,250
Sales Per Period:	8	4
GROSS REVENUES:	\$2,600,000	\$1,365,000
EXPENSES:		
Road Costs 1,000 LF @ \$200/LF	\$100,000	\$105,000
Subdivision Plans/Hearings/Legal	\$12,000	\$0
Legal & Recording Fees: \$1500/Lot	\$12,000	\$6,000
Insurance:	\$1,000	\$1,000
Real Estate Taxes	\$30,000	\$15,000
Brokers Commission @ 5%	\$130,000	\$68,250
Profit: 10%	\$260,000	\$136,500
Total Expenses:	\$545,000	\$331,750
Net Revenue Before Discounting	\$2,055,000	\$1,033,250
Present Worth Factor @ 5%	0.952381	0.907029
Discounted Cash Flows in Each Year	\$1,957,143	\$937,188
Sum of Cash Flows		
Cumulative Discount at 5%	\$1,957,143	\$2,894,331
Rounded		\$2,895,000

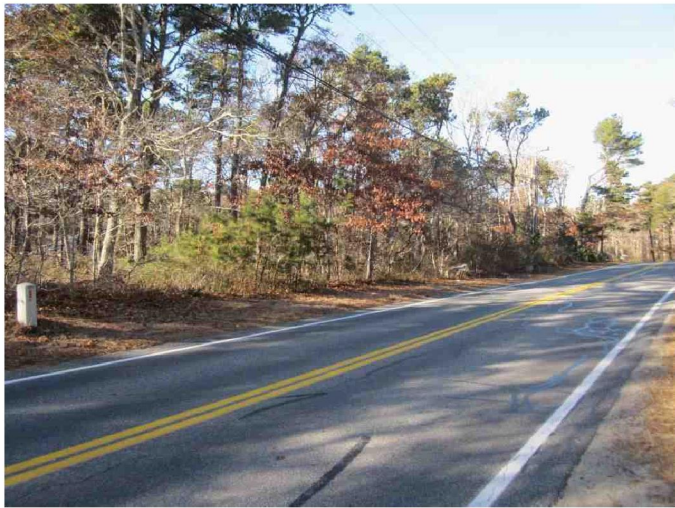
SUBJECT PHOTOS



A View of the Land



An Abutter



Street Scene- Millstone Road



Street Scene- Millstone Road



Land Interior



Nearby Walkway to Nickerson State Park

9:56 am

SEQ #: 4

CURRENT OWNER	PARCEL ID	LOCATION			
ALLEGRETTA ANTHONY & BETTY 530 MILLSTONE ROAD BREWSTER, MA 02631	99-1-0	0 MILLSTONE ROAD			
	TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
	ALLEGRETTA ANTHONY & BETT	08/06/1986	XX		5233-64

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL NON		12/02/2003	TG	100	100

[illegible]

TOTAL	1.580 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	NOTE				LAND	161,500	161,500
St Ind	AVERAGE		BUILDING	0	0			
			DETACHED	0	0			
Infl	AVERAGE		OTHER	0	0			
					TOTAL	161,500	161,500	

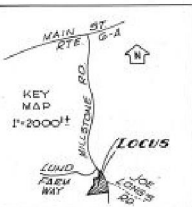
[illegible]

BUILDING	CD	ADJ	DESC	MEASURE			BLDG COMMENTS
MODEL				LIST			
STYLE				REVIEW			
QUALITY							
FRAME							

[illegible]

DETACHED

BUILDING



PLAN NOTE:-
PERIMETER DELINEATION OF THE PROPERTY SHOWN HEREON IS FROM A PLAN OF LAND IN BREWSTER, MASS. BY "DOWN CAPS ENGINEERING", DATED MAR 17, 1981, & FILED IN P.B. 382 - P. 34 SUBSTANTIAL REQ. OF DEEDS. REFER TO SAID PLAN FOR ADDITIONAL SURVEY INFORMATION & FIELD LOCATION OF MONUMENTS.



FOR REGISTRY USE

APPROVAL NOT REQUIRED
Brewster Planning Board

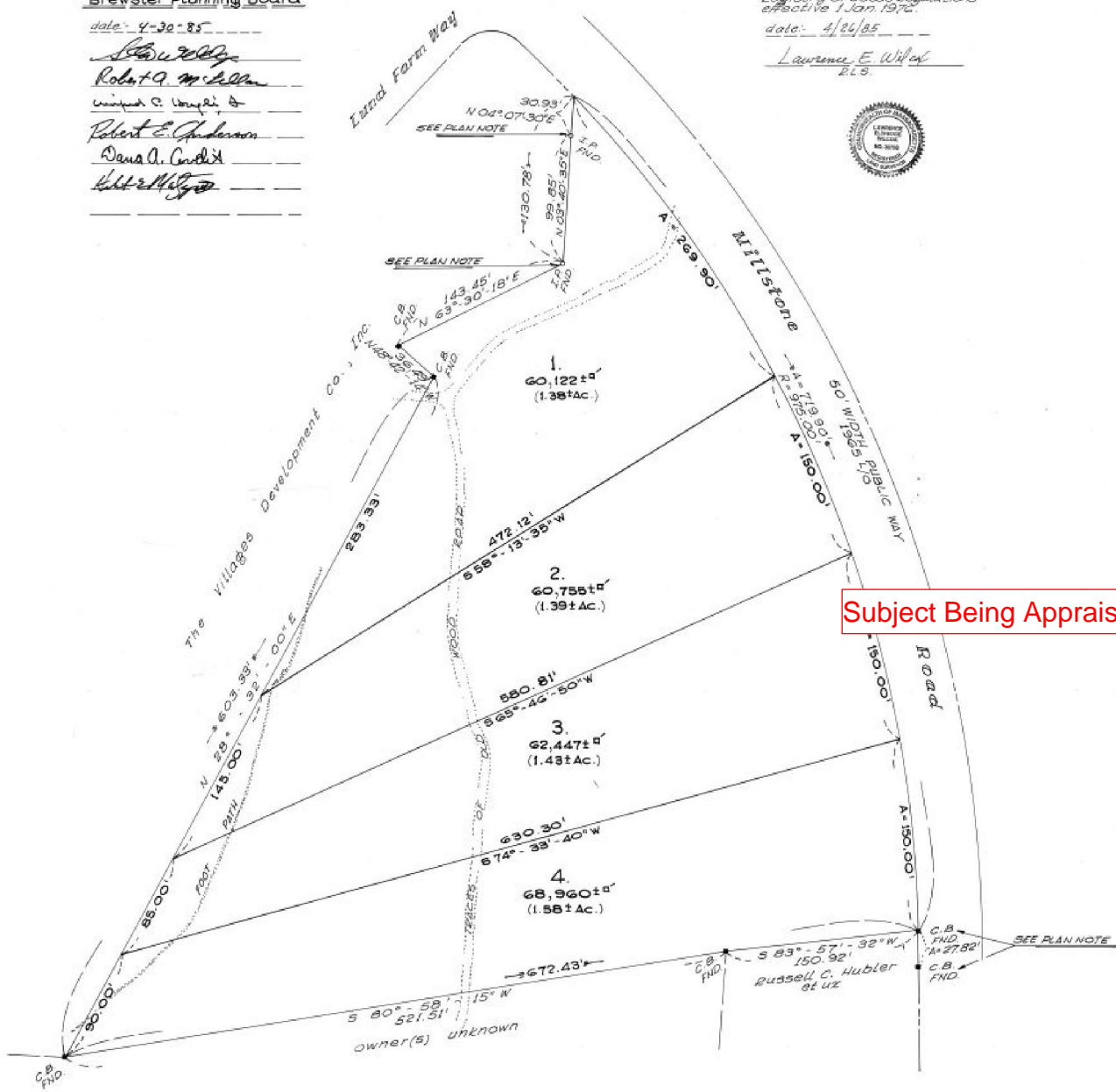
date: 4-30-85

Robert G. McLean
Robert G. McLean
Vincent P. Vangelis
Robert E. Anderson
Daniel A. Gault
William H. Wilcox

I certify that this plan was made in accordance with Registry of Deeds Regulations effective 1 Jan. 1972.

date: 4/26/85

Lawrence E. Wilcox
L.E.S.



ZONED
"R-L"

PLAN SHOWING
A SUBDIVISION OF LAND
IN
BREWSTER, MASS.
PREPARED FOR
ANTHONY & BETTY J.
ALLEGRETTO

REFERENCE
1890'S MAP 33
PCL 20.
P.B. 382 p. 34

SCALE: 1" = 40' 23 APRIL 1985
RYDER & WILCOX ~ P.E. & R.L.S. ~ 30 ORLEANS, MASS.

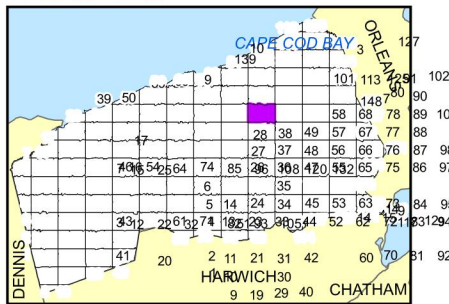
397-6

BOOK 397 PAGE 6

TAX MAP
99
BREWSTER
MASSACHUSETTS



- PROPERTY LINE
- MATCH LINE
- EASEMENT
- 3** PARCEL NUMBER
- 66.35 AC** ACREAGE
- 66.35 AC (C)** CALCULATED ACREAGE
- 160** SURVEY DIMENSION
- 160 (D)** DEED DIMENSION
- 160 (S)** SCALE DIMENSION
- 2235** STREET NO.
- (2)** SURVEY LOT NO.
- BUILDING
- WETLAND
- CRANBERRY BOG
- OPEN WATER
- HYDROLOGY
- DRIVEWAY
- TRAILS
- OVERHEAD LINES



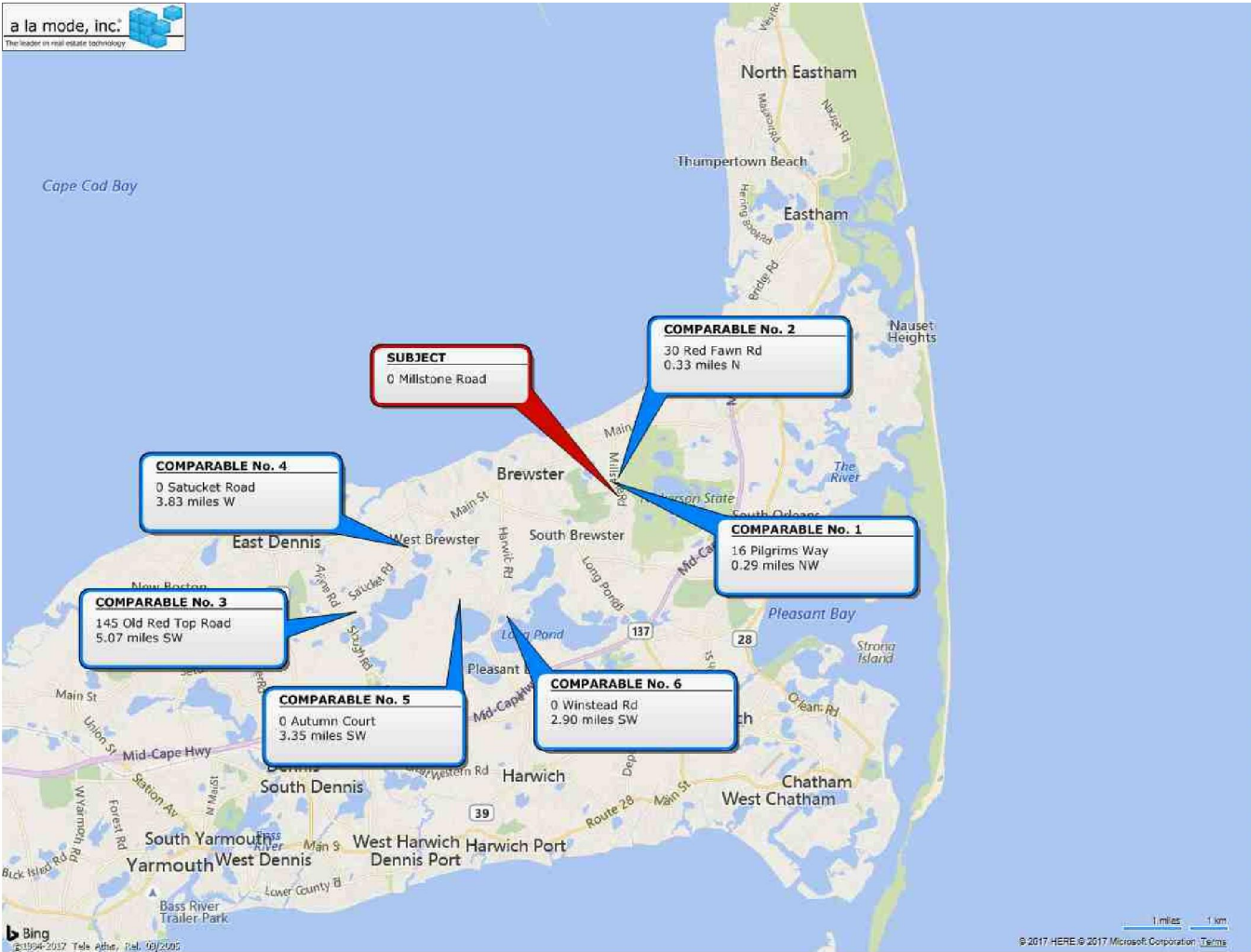
LOCUS MAP
SCALE: 1" = 250'
FEET
500 1000 1500 2000 2500 3000 3500 4000

REVISED TO: 1/1/2016
THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF BREWSTER AND IS COMPILED FROM RECORDED DEEDS, PLAT, TAX MAPS, SURVEYS, PLANIMETRIC MAPS AND OTHER PUBLIC RECORDS AND DATA USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF BREWSTER AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 83.
MAPS PREVIOUSLY MAINTAINED BY AECO

REVISED & REPRINTED

CAI Technologies
Precision Mapping. Geospatial Solutions.



Comparable Sales Location Map

Client	Town of Brewster				
Property Address	0 Millstone Road				
City	Brewster	County	Barnstable	State Zip Code 02631
Appraiser	Linda Coneen, MRA, SRA				

Assumptions & Limiting Conditions

File No.: 111411L17

Property Address: 0 Millstone Road

City: Brewster

State: MA

Zip Code: 02631

Client: Town of Brewster

Address:

Appraiser: Linda Coneen, MRA, SRA

Address: 95 Rayber Road, 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.: 111411L17

Property Address: 0 Millstone Road	City: Brewster	State: MA	Zip Code: 02631
Client: Town of Brewster	Address:		
Appraiser: Linda Coneen, MRA, SRA	Address: 95 Rayber Road, 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, 2016-2017 Edition, the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), FDIC regulations, the supplemental standards of the client, 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."

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.

Linda Coneen



Certifications

File No.: 111411L17

Property Address: 0 Millstone Road

City: Brewster

State: MA

Zip Code: 02631

Client: Town of Brewster

Address:

Appraiser: Linda Coneen, MRA, SRA

Address: 95 Ravber Road, 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.

Client Contact:

Client Name:

Town of Brewster

E-Mail:

Address:

APPRAISER

Appraiser Name: Linda Coneen, MRA, SRA

Company: Real Estate Appraiser ~ Since 1983

Phone: (508) 255-4241 office

Fax: 508-255-6837

E-Mail: lindaconeen@gmail.com

Date Report Signed: 12/18/2017

License or Certification #: . . .

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: November 27, 2017

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

Supervisory or
Co-Appraiser Name:

Company:

Phone:

Fax:

E-Mail:

Date Report Signed:

License or Certification #:

State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject:

Interior & Exterior

Exterior Only

None

Date of Inspection:

I, SHIRLEY J. SYLVA,

of 119 DEER MEADOW LANE, CHATHAM, MASS. 02633
in consideration of ONE DOLLAR (\$1.00)

County, Massachusetts

grant to ANTHONY ALLEGRETTO and BETTY J. ALLEGRETTO, Husband and
Wife, AS TENANTS BY THE ENTIRETY, both

of 12 BERKELEY STREET, NORWALK, CONNECTICUT 06850

with quitclaim covenants
~~showing~~ THREE CERTAIN PARCELS OF LAND situated in BREWSTER,
BARNSTABLE COUNTY, MASSACHUSETTS, and being more particularly
described as follows:BEING LOTS 1,3 and 4 as shown on a Plan of Land entitled: "Plan
Showing a Subdivision of Land in Brewster, Mass., prepared for
Anthony and Betty J. Allegretta, Scale: 1" = 40', dated April 23,
1985, Ryder and P.E. and R.S., South Orleans", which
plan is duly recorded at Barnstable County Registry of Deeds in
Plan Book 397, Page 6.SAID premises are conveyed subject to and with the benefit of any
and all rights, rights of way, reservations, restrictions,
easements and other conditions of record insofar as the same may
be in force and applicable.THIS conveyance is made subject to an outstanding mortgage to the
Cape Cod Five Cents Savings Bank, dated May 18, 1984, duly recorded
at Barnstable County Registry of Deeds in Book 4115, Page 1.FOR TITLE REFERENCE, see Deed of ANTHONY ALLEGRETTO, ET UX. to me
dated August 6, 1986, and to be recorded with the Barnstable
County Registry of Deeds, herewith.The above described premises are a portion of the land described in
a Deed from Pauline Harnar, formerly Pauline M. Hooper, et ali.,
to Anthony Allegretta and Betty J. Allegretta, dated March 19,
1984, and recorded at Barnstable County Registry of Deeds in
Book 4114, Page 352.

Executed as a sealed instrument this

6th day of

AUGUST

19 86

Shirley J. Sylva
SHIRLEY J. SYLVABAEW

The Commonwealth of Massachusetts

BARNSTABLE,

ss.

AUGUST 6th 19 86

Then personally appeared the above named SHIRLEY J. SYLVA

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Elizabeth W. Dutton

Notary Public

My commission expires

June 12, 1992

RECORDED AUG 6 86



COMPARABLE 1

Residential Closed MLS#: 21701118

16 Pilgrims Way Brewster MA 02631

LP: \$362,000 Sold Price: \$362,000

Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Brewster
Town:	Brewster	Beds:	4
Rooms:	8	Approx SqFt:	1,246
Baths F/H:	3 / 0	Lot Acres:	1.1
Year Built/Desc:	1988 / Actual	DOM/CDOM:	56 / 56
Tax ID:	BREW-99-50-0	Annual Taxes/yr:	\$2,764 / 2017
Total Assessment:	\$329,500	Building Assessments:	172,700
		Land Assessments:	156,800
		WF/WV:	No / No

Remarks: Bright, spacious 4 bedroom, 3 full bath ranch has been well kept by the present owner. Clean and comfortable with over an acre of private grounds and many major upgrades. Fireplaced livingroom with beamed cathedral ceiling and skylights. Kitchen has lots of cabinets and a pantry closet. New slider to rear sundeck, new 4 bedroom septic, new garage door. Gas heat, range and FB. First floor laundry. Master has private full bath, fresh interior paint, big pull-down attic. Full finished walkout lower level is heated with separate zone and adds about 1200 sq. ft. of living space not included on the field card. Lower level has bedroom, full bath, big open living area, office and new slider opens to patio. Fabulous location across from access to Nickerson State Park and bike trails. Beautiful.

Agent Remarks: Call Evelyn for showings 508-237-2420. Some notice needed: 24 hr. appreciated. New septic 9/23/16. No inspection required. Heating system (2003) roof (2005) Carpets (2013) Gutter guards (2016) Refrigerator in basement can stay. Freezer in garage not included. Measurements approx. Some closing flexibility needed by seller while new home is nearing completion off Cape. Owners are packing. More interior pictures coming at a later date.

Directions: Rt. 6A or Rt. 137 to Millstone Rd. to Pilgrim's Way.

Listing Agent:	Evelyn J Salvatore	508-237-2420	esalvadore@kinlingrover.com
Listing Office:	Kinlin Grover Real Estate	508-896-7000	
Selling Agent:	Melanie White	774-722-2784	MWhite@kinlingrover.com
Selling Office:	Kinlin Grover Real Estate	508-896-7000	

Garage: Yes - 1 Cars
Garage Description: Attached, Direct Entry, Door Opener
Basement: Yes
Basement Description: Finished; Full; Interior Access; Walk Out
Foundation/Width & Depth: Concrete Perimeter; Poured 26/ 46
Irregular: No
Year Round: Yes
Special Listing Cond: Standard
Title Ref Book: C#148896
Exterior Features: Deck; Fenced Yard; Yard
Street Description: Paved, Private
Convenient To: Bike Path; Cape Cod Rail Trail; Conservation Area; Golf Course; Horse Trail; Medical Facility; School; Shopping
Appliances: Dishwasher, Dryer - Electric, Range - Gas, Refrigerator, Washer
Showing Instructions: Appointment Required; Call Listing Agent; Lockbox; Yard Sign

Stories: 2
Style: Ranch
Floors: Carpet, Laminate, Vinyl
Fireplace: Yes - 1
Living/Dining Combo: No
Kitchen/Dining Combo: Yes
Mass Use Code: 101-Single Family

Zoning: RM
Fin Basement Area SqFt: 1,200
Lot Size SqFt: 47,916
Lot Size Source: Assessor
Parking Description: Paved Driveway
of Parking Spaces: 3
Topography/Lot Desc: Gentle Slope; Level
Siding: Clapboard, Shingle
Roof: Asphalt, Pitched
Year Built: 1988

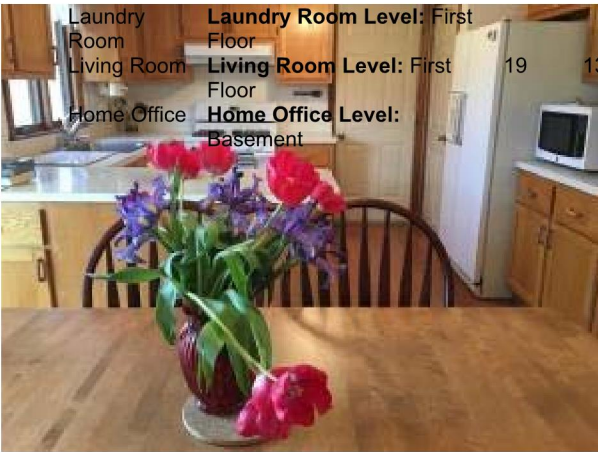
Heating: Forced Hot Water
Cooling: None
Hot Water: Tank
Source: Town Water
Water: Septic Tank; Title V Grade
Sewer: Level
Fuel: Natural Gas

Listing Type:	Exclusive Right To Sell	Buyer Agent Comm:	2.5%
List Date:	02/19/2017	Owner Name:	Maryalice Sisco (Life Estate)
Under Contract Date:	04/16/2017	Facilitator Comm:	2.5%
Estimated Selling Date:	04/20/2017	Dual Var:	No
Sold Date:	04/20/2017	Comm:	
DOM/CDOM:	56 / 56	Financing:	Conventional
Original List Price:	\$362,000		
Sold Price:	\$362,000		
SP/LP%	100.00		

SqFt Source: Assessor
Beach Ownership: Public
Miles to Beach: 1 to 2
Beach Description: Bay; Lake/Pond
Flood Ins Required: No
Lead Base Paint: No

Pool: No
Dock: No
Association: No

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Master Bedroom	Master Bedroom Level: First Floor	15	12		Family Room	Family Room Level: Basement	18	15	
Bedroom 2	Bedroom 2 Level: First Floor	13	10		Game Room	Game Room Level: Basement	15	13	
Bedroom 3		11	10						



[illegible]

Figure 1 is a schematic diagram of a four-stage pipeline. The stages are labeled (A) BAS, BMF, and BMU. The diagram shows a sequence of operations with associated values: 26, 10, 2, and 20. The stages are connected by arrows indicating the flow of data or control signals.

Key: 3338

Town of BREWSTER - Fiscal Year 2018

9/19/2017 5:37 pm SEQ #: 3,527

CURRENT OWNER
SISCO MARYALICE (LIFE ESTATE)
C/O FIGUEIREDO ADAILTON F & RACHEL C
3447 MAIN STREET
BREWSTER, MA 02631

PARCEL ID
99-50-0

LOCATION
16 PILGRIMS WAY

CLASS CLASS%
1010 100 SINGLE FAMILY

DESCRIPTION BN ID BN CARD
1 1 of 1

TRANSFER HISTORY

DOS	T	SALE PRICE	BK-PG (Cert)
04/06/2017	QS	362,000	(212628)
10/18/2012	F	1	(148896)
06/11/1998	QS	157,000	(148896)

FIGUEIREDO ADAILTON F & R
SISCO MARYALICE (LIFE EST
SISCO NICHOLAS & MARYALIC

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	47,916	13	1.00	13M	1.00	A	1.00				156,790

TOTAL	1.100 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N				LAND	156,800	156,800
St Ind	LUND FARM	O T=PL ESMT				BUILDING	198,500	172,700
Infl	AVERAGE	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	355,300	329,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/19/2007
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BLDG COMMENTS

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.00	RANCH [100%]
QUALITY	A	1.00	AVG [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	3/14/2007	JH
LIST	3/14/2007	JH
REVIEW	3/22/2007	SEJ

YEAR BLT	1988	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	245,094
NET AREA	1,246	DETAIL ADJ	0.000	FOUNDATION	4	FLR & WALL	1.00	A	BMU	N	BSMT UNFINISHED	1,236		29.47	36,427	CONDITION ELEM	CD
\$NLA(RCN)	\$197	OVERALL	1.000	EXT COVER	1	WD SHINGLE	1.00	A	BMF	N	BSMT FINISH	1,236		17.41	21,515	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	140		21.10	2,954	INTERIOR	A
STORIES	1	ADJ	1.00	ROOF COVER	1	ASPH/CMP SH	1.00	C	AGR	N	ATT GARAGE	336		22.15	7,442	KITCHEN	A
ROOMS	6		1.00	FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	1,246	1988	132.30	164,846	BATHS	A
BEDROOMS	3		1.00	INT FINISH	2	DRYWALL	1.00	F11	O		FPL 1S 1OP	1		4,110.00	4,110	HEAT/ELEC	A
BATHROOMS	2		1.00	HEATING/COOL	2	HOT WATER	1.00										
FIXTURES	6		\$7,800	FUEL SOURCE	2	GAS	1.00										
GARAGE SPACES	0		1.00														
% BSMT FIN	100		1.00														
# 1/2 BATHS	0		1.0														
# OF UNITS			0														
			1.00														

EFF.YR/AGE

COND

FUNC

ECON

DEPR

RCNLD

1988 / 28

19 19 %

0

0

19 % GD

81

\$198,500



COMPARABLE 2





Residential Closed MLS#: 21714429

30 Red Fawn Road Brewster MA 02631

LP: \$429,000 Sold Price: \$422,000

Property Type: Residential
County: Barnstable
Town: Brewster
Rooms: 5
Baths F/H: 2 / 0
Year Built/Desc: 1977 / Actual
Tax ID: 99-67-0
Total Assessment: \$318,500

Prop Subtype: Single Family Residence
Village: Brewster
Beds: 3
Approx SqFt: 1,248
Lot Acres: 1.3
DOM/CDOM: 59 / 59
Annual Taxes/yr: \$2,672 / 2017
Building Assessments: 141,600
Land Assessments: 175,600
Other Assessments: 1,300
WF/WV: No / No
Location Description: South of 6A

Remarks: Spectacularly remodeled home on over an acre of land in a beautiful Brewster setting backing up to Nickerson State Park. High end finishes are found in every room of this 3 bedroom and 2 full bath home. Hardwood, tile, crown molding, granite, stainless appliances plus a new heating system make this a home ready for your enjoyment now and for years to come.

Directions: Milestone to Red Fawn Rd., 2nd house on the right.

Listing Agent: Leo Doyle 508-280-7951 leo@leosellscapecod.com
Listing Office: Oceanside Realty 508-681-4731

Selling Agent: Leo Doyle 508-280-7951 leo@leosellscapecod.com
Selling Office: Oceanside Realty 508-681-4731

Salage: No
Basement: Yes
Description: Bulkhead Access;
Foundation: Interior Access
Irregular: Poured
Year Round: No
Special Listing Cond: Yes
Year Round: Yes
Special Listing Cond: None

Zoning:
Lot Size SqFt: 56,628
Lot Size Source: Assessor
of Parking Spaces: 0
Siding: Shingle,Vinyl/Aluminum
Roof: Asphalt
Year Built: 1977

Listing Type: Exclusive Right To Sell
List Date: 06/04/2017
Under Contract Date: 10/02/2017
Estimated Selling Date: 10/13/2017
Sold Date: 10/19/2017
DOM/CDOM: 59 / 59
Original List Price: \$429,000
Sold Price: \$422,000
SP/LP%: 98.37

Buyer Agent Comm: 2.5%
Concessions: No
Owner Name: Diego Baveloni
Facilitator Comm: 2.5%
Dual Var Comm: No
Financing: Conventional

Exterior Features: Deck; Garden
Street Description: Paved,Public
Showing Instructions: Appointment Required; Call Listing Agent; Lockbox; Yard Sign

Stories: 1
Style: Ranch
Floors: Hardwood,Tile
Mass Use Code: 101-Single Family
Sep Living Qtrs Info: Baths - Total: 0

Heating:
Cooling:
Hot Water:
Hot Water Source:
Water:
Sewer:

Forced Hot Water: None
Pool: No
Dock: No
Assoc Fee Year: 0

Town Water:
Septic Tank: Title V Grade
Level:
Fuel: Oil

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
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Key: 4605

Town of BREWSTER - Fiscal Year 2018

9/19/2017 5:37 pm SEQ #: 4,805

CURRENT OWNER					PARCEL ID		LOCATION		CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
BAVELONI DIEGO &					99-67-0		30 RED FAWN ROAD		1010	100	SINGLE FAMILY		1	1 of 1
PEREIRA MIGUEL LUIZ					TRANSFER HISTORY		DOS		TS		SALE PRICE		BK-PG (Cert)	
43 WINSOME ROAD					BAVELONI DIEGO &		12/22/2016		S		242,900		30224-209	
SOUTH YARMOUTH, MA 02660					DEUTSCHE BANK NATIONAL TR		10/01/2016		L				N/A-N/A	
					SANTOS DAVID S		10/21/2004		H		1		19157-145	
CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	56,628 13	1.00 A	1.00 A	1.00							175,610		
					128,600	1.05 A	1.00 R02	1.00						

TOTAL	1.300 Acres	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N				LAND	175,600	175,600
St Ind	AVERAGE	O				BUILDING	160,600	141,600
		T				DETACHED	1,300	1,300
Infl	AVERAGE	E				OTHER	0	0
						TOTAL	337,500	318,500

TY	A	QUAL	COND	DM	NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/01/2013
SHM		1.00	20	0.00	12X10		120	1366	1,300		

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLTY	1	1.00	AVG (100%)
FRAME	1	1.00	WD FRAME (100%)

MEASURE	5/1/2013	SF
LIST	5/1/2013	EST
REVIEW	5/2/2013	SEJ

BLDG COMMENTS

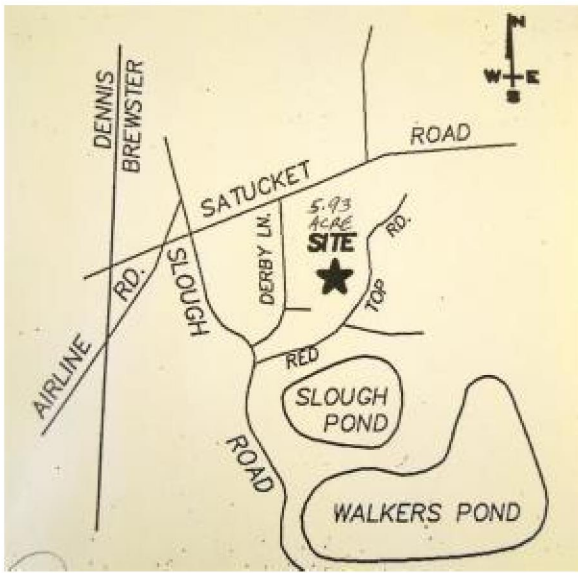
YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	214,080
NET AREA	1,248	DETAIL ADJ	0.000	EXTERIOR	4	FLR & WALL	1.00	A	BSMT	N	BSMT UNFINISHED	1,248	1977	29.47	36,781	CONDITION ELEM	CD
\$NLA(RCN)	\$172	OVERALL	1.000	ROOF SHAPE	3	ALUMINUM	1.00	B	WDK	N	BASE AREA	1,248		132.30	165,110	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF COVER	1	GABLE	1.00				WOOD DECK	208		21.10	4,389	INTERIOR	A
STORIES	1	1.00		FLOOR COVER	1	ASPH/CMP SH	1.00									KITCHEN	
ROOMS	5	1.00		INT FINISH	3	W/W CARPET	1.00									BATHS	
BEDROOMS	2	1.00		HEATING/COOL	2	DRYWALL	1.00									HEAT/ELEC	
BATHROOMS	2	1.00		FUEL SOURCE	2	HOT WATER	1.00										
FIXTURES	6	\$7,800			1	OIL	1.00										
GARAGE SPACES	0	1.0															
% BSMT FIN	0	0															
# 1/2 BATHS	0	1.0															
# OF UNITS	0	0															
		1.0															
		1.0															

EFF.YR/AGE 1977 / 39

FU C
COND
ECON

DEPR	25	% GD	75
RCNLD			\$160,600





Now 145 Old Red Top Road

Land Closed MLS#: 21602386

0 Old Red Top Road1.98AC Brewster MA 02631

LP: \$189,000 Sold Price: \$179,000

Property Type: Land
County: Barnstable
Town: Brewster
Zoning: RL
Street: Dead End Street; Public; Unpaved
WF/WV: No / No
Total Assmt: \$178,900
Tax ID: BREW-12-93-0
DOM/CDOM: 0 / 726

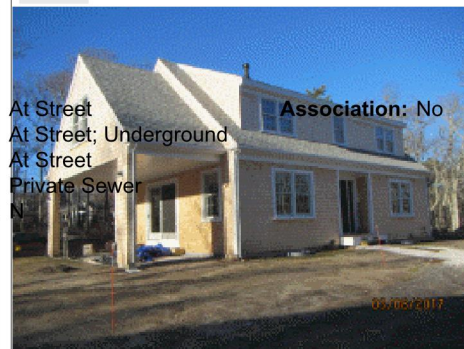
Prop Subtype: Residential
Village: Brewster
Lot Size: 86,249
Lot Desc: Level; Wooded
Land Assessments: 178,900
Road Frontage: 179
Miles to Beach: .1 - .3
Annual Taxes/Yr: \$1,447 / 2016

Remarks: First time offered outside of the seller's family in over 100 years! This fabulous 1.98 acre site is nicely wooded with lush ferns, blueberry bushes and dappled sunlight. Walk to Slough Pond for a relaxing afternoon dip! The pretty country road is a public road so town maintained plus underground electric to the site. Build your private, tranquil, dream home on this exclusive setting! Many uses permitted by the Town for zoning RL.

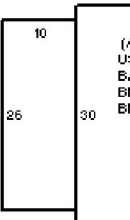
Agent Remarks: Please call Tracey's cell for additional information 508-292-9775. Although perc and preliminary septic was designed in 2002 Town requires new information if tests are prior to 2006. Buyer/buyers agent to confirm all listing details.

Directions: Satucket Rd in Brewster to Slough Rd to left on Old Red Top at Slough Pond. Go left at intersection with Seamans Lane. Property up on left at 3rd for sale sign.

Listing Agent:	Tracey E Oringer	traceyoringer@gmail.com	Listing Type:	Exclusive Right To Sell	Buyer Agent Comm:	2.5%
Listing Office:	Kinlin Grover Real Estate		List Date:	03/23/2016	Concessions:	No
			Under Contract Date:	03/23/2016	Owner name:	Catherine I
			Estimated Selling	04/22/2016		
Selling Agent:	Douglas R Payson	508-737-7000 dpayson@kinlingrover.com	Date:	04/22/2016	Facilitator Comm:	2.5%
Selling Office:	Kinlin Grover Real Estate	508-255-3001	Sold Date:	04/22/2016	Dual Var Comm:	No
			DOM/CDOM:	0 / 726	Financing:	Cash
			Original List Price:	\$189,000		
			Sold Price:	\$179,000		
			SP/LP%	94.71		
Street Description	Dead End Street,Public,Unpaved		Zoning:	RL	Water Access:	Fresh
Acres:	1.98		Lot Size SqFt:	86,249	Beach Ownership:	None
Special Listing Cond:	Standard		Lot Size Source:	Field Card	Beach Description:	Lake/Pond
Topography/Lot Desc:	Level; Wooded		School District:	Nauset	Flood Ins Required:	No
Title Reference - Book:	16294		Book:	16294		
Title Reference - Page:	020		Page:	020		
Utilities:	Gas: No Gas; Water: Well Needed					
Showing Instructions:	Call Listing Agent; Yard Sign					
Water:	Well Needed		Telephone:		Association:	No
Gas:	No Gas		Electric:			
Mass Use Code:	130-Developable Land		Cable:			
			Sewer:			
			Underground Fuel Tank:	No		



(C)
USF 0.50
OPA



Key: 14595

Town of BREWSTER - Fiscal Year 2018

9/19/2017

5:37 pm

SEQ #: 9,509

CURRENT OWNER

PARCEL ID

LOCATION

CLASS

CLASS%

DESCRIPTION

BN ID

BN

CARD

CORNELL TODD J & HEATHER

12-93-0

145 OLD RED TOP ROAD

101

100

SINGLE FAMILY

1

1 of 1

85 LONG POND ROAD
BREWSTER, MA 02631

TRANSFER HISTORY

CORNELL TODD J & HEATHER

SEARS CATHERINE I

SEARS JERE W

DOS	T	P	SALE PRICE	BK-PG (Cert)
04/22/2016			179,900	
01/27/2003	A			29599-30
07/30/1985	XX			16294-020

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
661	07/20/2016	0	NEW CONSTRUC	25,000	03/08/2017	NF	95	100
660	07/20/2016	1	NEW CONSTRUC	400,000	06/02/2011	DHT	100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	R03	Lpi	VC	CREDIT AMT	ADJ VALUE
10	S	60,000 12	1.00 A	1.00 A	0.00	128,850	1.00 A	1.00	R03	1.00			177,970
0	A	0.603 12	1.00 A	1.00 A	1.00	7,300							4,400

TOTAL	1.980 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N	Split for FY 12 from 37-56-102			LAND	182,400	182,400
St Ind	AVERAGE	O				BUILDING	334,600	0
		T				DETACHED	21,100	0
Infl	AVERAGE	E				OTHER	0	0
						TOTAL	538,100	182,400

TY	A	QUAL	COND	DIM	NOTE	YR	UNITS	ADJ PRICE	RCNLD	PHOTO	03/08/2017
GFU		1.00	30	0.70	32X24 UC	2016	768	39.20		21,100	



BLDG COMMENTS
OUTDOOR SHOWER

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	4/12/2017	TD
MODEL	1		RESIDENTIAL					
STYLE	4	1.00	CAPE (100%)					
FRAME	1	1.00	WD FRAME (100%)					
YEAR BLT	2016							
NET AREA	2,398							
\$NLA(RCN)	\$147							
OVERALL								
CAPACITY								
STORIES	0	1.0						
ROOMS	6	0						
BEDROOMS	3	1.0						
BATHROOMS	3	0						
FIXTURES	10	1.0						
GARAGE SPACES	0	0						
% BSMT FIN	0	1.0						
# 1/2 BATHS	0	0						
# OF UNITS								

CD	DESCRIPTION	ADJ
4	FLR & WALL	1.00
1	WD SHINGLE	1.00
1	GABLE	1.00
1	ASPH/CMP SH	1.00
1	HARDWOOD	1.00
2	DRYWALL WARM	1.00
9	CL AIR GAS	1.03
2		1.00

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FUEL SOURCE

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DESCRIPTION	UNITS	YB	
ADJ PRICE			
RCN			
EXTERIOR		A	
INTERIOR		A	
KITCHEN		A	
BATHS		A	
HEAT/		A	
ELEC			

EFF.YR/
AGE
2016 / 0

DEPR 5 % GD 95
RCNLD \$334,600

BSMT UNFINISHED	1,188		32.15
BSMT FINISH	297		22.48
BASE AREA	1,188	2016	143.08
UPPER STORY FIN	1,210	2016	95.82
OPEN PORCH	272		28.56

TOTAL RCN 352,225
CONDITION ELEM CD

COND 0 0 %
ECON 5 UC
0

COMPARABLE 4

Property Type: Land
County: Barnstable
Town: Brewster
Zoning: RL
Street: Paved; Public
WF/WV: No / No
Total Assmt: \$151,000
Tax ID: 3-23-0
DOM/CDOM: 86/ 86

Prop Subtype: Residential
Village: Brewster
Lot Size: 50,094
Lot Desc: Wooded
Land Assessments: 151,000
Other Assessments: 0
Building Assessments: 0
Road Frontage: 177
Miles to Beach: 2 Plus
Annual Taxes/Yr: \$1,267 / 2017

Remarks: At the crossroads you'll find this spacious building lot. Over an acre of privacy! Pretty, wooded and a quick walk to Slough Pond! Can substantiate a 4+ bedroom home.

Agent Remarks: Buyer/buyer's agent to confirm all listing details. Lot has not been engineered. Please call Tracey for information 508-292-9775.

Directions: At the corner of Airline and Satucket in West Brewster. See sign.

Listing Agent: Tracey E Oringer
Listing Office: traceyoringer@gmail.com

Listing Type: Exclusive Right To Sell
List Date: 07/05/2017
Under Contract Date: 09/29/2017
Estimated Selling Date: 11/06/2017
Sold Date: 11/13/2017
DOM/CDOM: 86 / 86
Original List Price: \$165,000
Sold Price: \$105,000
SP/LP%: 70.05

Buyer Agent Comm: 2.5%
Concessions: No
Owner Name: Edward A Porter
Facilitator Comm: 2.5%
Dual Var Comm: No
Financing: Cash

Selling Agent: G Howard Hayes
Selling Office: oldCape Sotheby's International Realty
508-247-9700 howard@oldCape.com
508-896-5000

Street Description: Paved,Public
Acres: 1.15
Lot Width: 230
Minimum House Size: No
Special Listing Cond: None
Topography/Lot Desc: Wooded
Title Reference - Book: 4166
Title Reference - Page: 248

Zoning: RL
Lot Size SqFt: 50,094
Lot Size Source: Field Card
School District: Nauset
Book: 4166
Page: 248

Beach Ownership: Public
Beach Description: Bay; Lake/Pond
Flood Ins Required: No

Convenient To: Major Highway; Shopping
Utilities: Water: Public on Street
Showing Instructions: Call Listing Agent; Yard Sign

Water: Public on Street
Mass Use Code: 390-Developable Land

Telephone: At Street
Electric: At Street
Cable: At Street
Sewer: None

Dock: No
Membership Required: Association: No No





Key: 6372

CURRENT OWNER

PORTER EDWARD A
243 L STREET
SO BOSTON, MA 02127

Town of BREWSTER - Fiscal Year 2018

9/19/2017 5:37 pm SEQ #: 6,603

PARCEL ID 3-23-0 LOCATION 0 SATUCKET ROAD

TRANSFER HISTORY DOS T SALE PRICE BK-PG (Cert)
PORTER EDWARD A 07/02/1984 XX 4166-248

CLASS	CLASS%		DESCRIPTION		BN ID	BN	CARD	
1300	100	DEV LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	50,094 12	1.00 A	1.00 A	1.00	115,740	1.13 VB	1.00 RM3	0.90			150,950

TOTAL	1.150 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N				LAND	151,000	151,000
St Ind	AVERAGE	O				BUILDING	0	0
Infl	AVERAGE	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	151,000	151,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING CD ADJ DESC
MODEL
STYLE
QUALITY
FRAME

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
\$NLA(RCN)		OVERALL	
CAPACITY		UNITS	ADJ

MEASURE		
LIST		
REVIEW		

BLDG COMMENTS

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN
CONDITION ELEM CD

EFF.YR/AGE
COND
FUNC
ECON
DEPR
RCNLD
% GD

COMPARABLE 5

Property Type: Land
County: Barnstable
Town: Brewster
Zoning: Residential
Street: Assoc Maintained; Cul-De-Sac; Paved; Private
WF/WV: No / No
Total Assmt: \$206,300
Tax ID: 43-21-0
DOM/CDOM: 32/ 32

Prop Subtype: Residential
Village: Brewster
Subdivision: Deerfield Estates
Lot Size: 47,916
Lot Desc: Easements; Level; Sloping; Wooded
Land Assessments: 206,300
Other Assessments: 0
Building Assessments: 0
Road Frontage: 168.84
Miles to Beach: 2 Plus
Annual Taxes/Yr: \$1,882.79 / 2017

Remarks: Build your dream home on this beautiful 1.1 acre lot in a secluded cul de sac location of upscale homes in prestigious Deerfield Estates! Underground utilities, southern exposure with possible walk-out basement, near Punkhorn Parklands, walking trails and ponds. Buyers/agents to confirm details.

Agent Remarks: Passed perc test to 1993 standards - Ryder and Wilcox.

Directions: Run Hill Road to Deerfield Estates. Right onto Compass, Left onto Misty, Right onto Pond, Left onto Russet, Left onto Autumn Court. Lot is just after first house on the Right.

Listing Agent: Allison Beavan 774-722-1912 abeavan@wilkinsonre.com
Listing Office: Wilkinson & Associates R E

Listing Type: Exclusive Right To Sell
List Date: 05/12/2017
Under Contract Date: 06/13/2017
Estimated Selling Date: 09/01/2017
Sold Date: 09/22/2017
DOM/CDOM: 32 / 32
Original List Price: \$275,000
Sold Price: \$265,000
SP/LP% 96.36

Buyer Agent Comm: 3%
Concessions: No
Owner Name: Robert A Schall Realty TR
Facilitator Comm: 3%
Dual Var Comm: No
Financing: Conventional

Street Description: Assoc Maintained,Cul-De-Sac,Paved,Private
Acres: 1.1

Special Listing Code: None

Topography/Lot Desc: Easements; Level; Sloping; Wooded

Title Reference - Book: 460

Title Reference - Page: 48

Convenient To: Cape Cod Rail Trail; Conservation Area; House of Worship; Medical Facility; School; Shopping

Utilities: Gas: No Gas; Water: Public on Street

Showing Instructions: Call Listing Agent

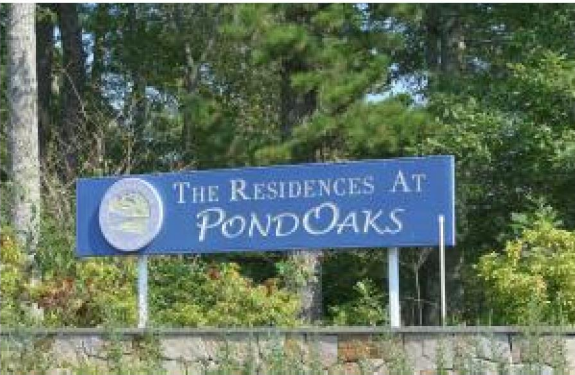
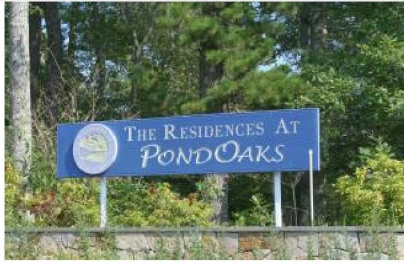
Water: Public on Street
Gas: No Gas
Neighborhood Amen: Conservation Area
Mass Use Code: 130-Developable Land

Zoning: Residential
Lot Size SqFt: 47,916
Lot Size Source: Field Card
Subdivision: Deerfield Estates
School District: Nauset
Book: 460
Page: 48

Telephone: At Street; Underground
Electric: At Street; Underground
Cable: At Street; Underground
Sewer: None

Beach Ownership: None
Beach/Lake/Pond: Seymour Pond
Beach Description: Bay; Lake/Pond; Ocean
Flood Ins Required: No

Dock: No
Membership Required: Yes Yes
Association:
Assoc Fee: \$325
Assoc Fee Year: 2,017
Association Fee Incl: Common Area,Road Maintenance



Key: 6744

Town of BREWSTER - Fiscal Year 2018

9/19/2017

5:37 pm

SEQ #: 6,972

LEGAL

CURRENT OWNER
SCHALL ROBERT A TRUSTEE
THE ROBERT A SCHALL REALTY TR
104 BRYCE MEADOW DRIVE
HOLLY SPRINGS, NC 27540

PARCEL ID
43-21-0

LOCATION
0 AUTUMN COURT

CLASS
1300

CLASS%
100

DEV LAND

DESCRIPTION

BN ID

BN

CARD
1 of 1

TRANSFER HISTORY

DOS

T

SALE PRICE

BK-PG (Cert)

SCHALL ROBERT A TRUSTEE
SCHALL ROBERT A
ROBERT A SCHALL

06/15/2000	F	1	(158034)
04/23/1993	QS	37,000	(129913)
12/31/1991	F	100	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	47,916 12	1.00 12B	1.00 A	1.00	160,750	1.17	VB	1.00 R06	1.25		206,300

AND

TOTAL	1.100 Acres	ZONING	RR	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	N				LAND	206,300	206,300
St Ind	DEERFIELD SUB	O				BUILDING	0	0
IIIII	AVERAGE	T				DETACHED	0	0
		E				OTHER	0	0
						TOTAL	206,300	206,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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DETACHED



BUILDING CD ADJ DESC
MODEL
STYLE
QUALITY
FRAME
YEAR BLT
NET AREA
\$NLA(RCN)

SIZE ADJ
DETAIL ADJ
OVERALL

MEASURE
LIST
REVIEW

BLDG COMMENTS

MENT

CD

DESCRIPTION

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ADJ PRICE

RCN

TOTAL RCN

CONDITION ELEM CD

EFF.YR/AGE
COND
FUNC
ECON
DEPR
RCNLD
% GD

COMPARABLE 6

Property Type: Land
County: Barnstable
Town: Brewster
Zoning: 130
Street: Private
WF/WV: No / No
Total Assmt: \$222,600
Tax ID: 0
DOM/CDOM: 1 / 1

Prop Subtype: Residential
Village: Brewster
Subdivision: The Res.at Pond Oak
Lot Size: 54,450
Lot Desc: Interior
Land Assessments: 222,600
Other Assessments: 0
Building Assessments: 0
Miles to Beach: 0 - .1
Annual Taxes/Yr: \$0 / 2017

Remarks: Last Lot for sale in the Residences of Pond Oaks!!! Build your dream home on this lot.

Directions: Rt.124 to Crowells Bog to Winstead rd.

Listing Agent: Team Van Ness 508-237-5067 jvanness@kinlingrover.com
Listing Office: Kinlin Grover Real Estate

Selling Agent: Peg LoPresto peglopresto@robertpaul.com
Selling Office: Robert Paul Properties, Inc. 508-945-5553

Listing Type: Exclusive Right To Sell
List Date: 05/04/2017
Under Contract Date: 05/05/2017
Estimated Selling Date: 05/17/2017
Sold Date: 06/28/2017
DOM/CDOM: 1 / 1
Original List Price: \$229,000
Sold Price: \$215,000
SP/LP% 93.89

Buyer Agent Comm: 3%
Concessions: No
Owner Name: Bank of New England
Facilitator Comm: 3%
Dual Var Comm: Yes
Financing: Cash

Street Description: Private
Acres: 1.25
Minimum House Size: Yes
Special Listing Cond: None
Topography/Lot Desc: Interior
Showing Instructions: Call Listing Agent

Zoning: 130
Lot Size SqFt: 54,450
Lot Size Source: Field Card
Subdivision: The Res.at Pond Oak

Beach Ownership: Public
Beach Description: Lake/Pond
Flood Ins Required: No

Mass Use Code: 130-Developable Land

Dock: No
Membership Required: Association: Yes Yes
Assoc Fee: \$0
Assoc Fee Year: 0
Association Fee Incl: Common Area

Property Type:	Land	Prop Subtype:	Residential
County:	Barnstable	Village:	Brewster
Town:	Brewster	Subdivision:	Canoe Pond
Zoning:	residential	Lot Size:	65,340
Street:	Paved	Lot Desc:	Gentle Slope; Pond; View; Wooded
WF/WV:	Yes / Yes	Land Assessments:	166,100
Total Assmt:	\$166,100	Road Frontage:	230
Tax ID:	36-40-54-0-BREW	Miles to Beach	2 Plus
DOM/CDOM:	258/ 258	Annual Taxes/Yr:	\$1,346 / 2014



Remarks: Rare opportunity for 1.5 acre POND FRONT lot. Nearly 200 ft. on Canoe Pond. Great for recreation, including kayaking and fishing. Build your dream home here. No association, so you can store your toys on your lot. Land has been perked. Priced to sell and \$66,100 below assessment. Close to Bay Beaches, Bike Trail and everything the North Side of the Cape has to offer. Electric company easement.

Agent Remarks: Pondfront lot on Canoe Pond. FYI, great 1.5 acre lot on the pond. Has an electric company easement.

Directions: Satucket Road to Canoe Pond Drive to first lot on right beyond the house on the corner

Listing Agent: Mark S Uppendahl 508-367-1569 mark.uppendahl@raveis.com
Listing Office: William Raveis RE & Home Serv.
Selling Agent: Russell W Nesbit 508-398-2293 mesbit@thedavenportcompanies.com
Selling Office: Davenport Realty Trust 508-398-2293

Listing Type: Exclusive Right To Sell
List Date: 12/11/2015
Under Contract Date: 08/25/2016
Estimated Selling Date: 08/25/2016
Sold Date: 08/25/2016
DOM/CDOM: 258 / 258
Original List Price: \$100,000
Sold Price: \$86,000
SP/LP% 90.53

Buyer Agent Comm: 2.5%
Concessions: No
Owner Name: Lawrence G Gaudette
Facilitator Comm: 2.5%
Dual Var Comm: No
Financing: Cash

Street Description: Paved
Acres: 1.5
Lot Depth: 310
Lot Width: 230
Special Listing Cond: Standard
Topography/Lot Desc: Gentle Slope; Pond; View; Wooded
Title Reference - Book: 19614
Title Reference - Page: 064

Zoning: residential
Lot Size SqFt: 65,340
Lot Size Source: Field Card
Subdivision: Canoe Pond
School District: Nauset
Book: 19614
Page: 064

Water Access: Fresh; Salt; Other - See Remarks
Beach Ownership: Deeded Rights; Private
Beach Description: Bay; Lake/Pond
Flood Ins Required: Unknown

Convenient To: Bike Path; Conservation Area; Golf Course; Major Highway; Medical Facility
Utilities: Gas: At Street; Water: Public on Street
Showing Instructions: Call Listing Agent; Go Direct; Yard Sign

Water: Public on Street
Gas: At Street
Neighborhood Amen: Beach
Mass Use Code: 130-Developable Land

Telephone: At Street
Electric: At Street
Cable: At Street
Sewer: Private Sewer
Underground Fuel Tank: N

Association: No

Key: 13913

Town of BREWSTER - Fiscal Year 2018

9/19/2017

5:37 pm

SEQ #: 9,392

CURRENT OWNER

PARCEL ID

LOCATION

CLASS

CLASS%

DESCRIPTION

BN ID

BN

CARD

POND OAKS LLC
C/O ELIAS ALEXANDER & LAUREN
9 COGSWELL PLACE
WEST YARMOUTH, MA 02673

62-45-0

0 WINSTEAD ROAD

1300

100

DEV LAND

TRANSFER HISTORY

DOS

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SALE PRICE

BK-PG (Cert)

ELIAS ALEXANDER & LAUREN
BANK OF NEW ENGLAND
POND OAKS LLC

06/08/2017	R	215,000	30590-328
04/05/2017	L	255,435	30404-64
06/30/2011	S	1,000,000	25541-127

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
10	S	60,000	13	1.00	13W	1.00	A	1.00	R01	0.80		142,370
0	A	0.019	13	1.00	13W	1.00	A	1.00	R01	0.80		110
30												
0												

TOTAL	1.396 Acres	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 13	N	Subdivision of Map 40 Parcel 67 & Map 49 Parcel 8 for	LAND		142,500	222,600	
St Ind	WINSTEAD	O	F/Y 07 -- Lot 8 on Plan Book 598/56-62	BUILDING		0	0	
Infl	AVERAGE	T		DETACHED		0	0	
		E		OTHER		0	0	
				TOTAL		142,500	222,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
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BLDG COMMENTS

BUILDING CD ADJ
MODEL
STYLE
QUALITY
FRAME

MEASURE		
LIST		
REVIEW		

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
\$NLA(RCN)		OVERALL	

ELEMENT

CD

DESCRIPTION

ADJ

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DESCRIPTION

UNITS

YB

ADJ PRICE

RCN

TOTAL RCN

CONDITION ELEM

CD

EFF.YR/AGE

COND

FUNC

ECON

DEPR

RCNLD

% GD

QUALIFICATIONS OF THE APPRAISER

LINDA CONEEN, MRA, SRA, REAL ESTATE APPRAISER

MA Certified General Real Estate Appraiser License #214

95 Rayber Road, Orleans, Massachusetts 02653

508-255-4241 office ~ 508-237-0899 cell ~ 508-255-6837 fax

lindaconeen@gmail.com

OWNER AND PRINCIPAL

Linda Coneen, MRA, SRA, Real Estate Appraiser

95 Rayber Road, Orleans, MA 02653

1983 – 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.

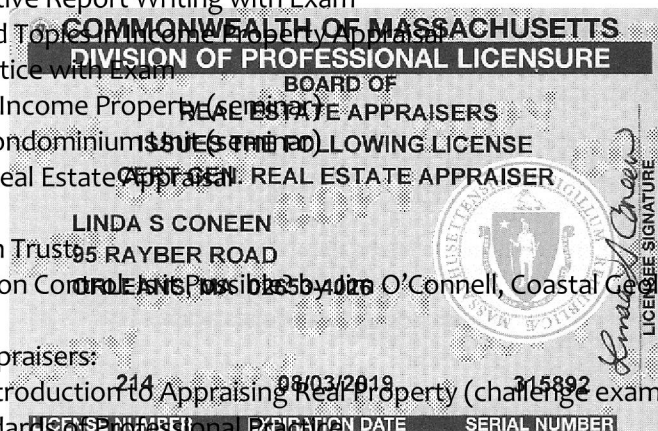
Appraisal Institute:

- 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 w/ Exam 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 Properties (seminar)
- 1982 Appraising the Condominium (seminar)
- 1982 Introduction to Real Estate Appraisal



- The Orleans Conservation Trust, 95 RAYBER ROAD
- 2014 Sustainable Erosion Control and Possibilities by Jim O'Connell, Coastal Geologist (Lecture)

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

Owner, Linda Coneen, MRA, SRA Real Estate Appraiser
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