LAND APPRAIS

- 1	Property Address: Lot 2 Wellington F	Rd	City: Ter	noleton	State	Contract Court Cou	1468				
3	County: Worcester	Legal Desc	cription: WCRD - Book	49088 Page 267 Pe	r Legal Descrip	ption indicated above	Subject is Lot				
	as recorded in the WCRD - Plan Bo	ook 700 Plan 23.									
12	Assessor's Parcel #: 3-10/ 34/ 1//	Accessor's Damel 44 - 0.401.04144									
	Market Area Name: Templeton		Tax Year: 2:	015 R.E. Taxes: \$ Reference: 49340	<u>. 7</u>	Special Assessments: Census Tract: 7051.					
	Current Owner of Record:				/A	CEIISUS HACE 7051.	00				
15	Project Type (if applicable):	ve mutimis PUD	Other (describe)		HOA: \$ o	per yea	r per mont				
	Are there any existing improvements to th	ne property? 🛛 No 🔲	Yes If Yes, indicate c	urrent occupancy:		enant Vacant	Not habitable				
	If Yes, give a brief description:										
L	The summer of this appropriate is to doubt	t-t									
	The purpose of this appraisal is to develop This report reflects the following value (if I	not Current and commentals	t Value (as defined), or	other type of value (de	scribe)						
Þ	Property Rights Appraised: Fee S			ection Date is the Effective r (describe)	Date)	Retrospective	Prospective				
ASSIGNMENT	Intended Use: Appraisal is intended for										
돐				any carer purpose.							
Š	Intended User(s) (by name or type): Th	he intended user is th		. & ,							
K	intended for any other										
٠.	Client: C		•								
H	Appraiser:	la.	Addre								
ं	Location: Urban 🖂	ics Suburban 🗀 Rural	Predominant Occupancy	One-Unit Housing	Present Land		in Land Use				
		25-75% Under 25%	1_ ' '	PRICE AGE \$(000) (yrs)		75 % ⊠ Not Likely % ☐ Likely *					
		Stable Slow	Tenant	29 Low 1	2-4 Unit Multi-Unit	%	☐ In Process				
		Stable Declining	▼ Vacant (0-5%)	435 High 275	Comm'l						
	Demand/supply: Shortage 🔯 I	In Balance Over Supply	☐ Vacant (>5%)	197 Pred 75		25 %	_				
	Marketing time: Under 3 Mos. 🔀 3	3-6 Mos. Over 6 Mos.				%					
중	h		Factors Affecting Mar								
DESCRIPTION	Item Employment Stability	Good Average Fair	Poor N/A	item	<u>Goo</u>		Poor N/A				
烹	Convenience to Employment			acy of Utilities tv Compatibility	<u> </u>		님				
ပ္သ	Convenience to Shopping		$=$ $=$ \cdot	tion from Detrimental Con	ditions						
ē	Convenience to Schools		_ =	and Fire Protection			H				
Ě	Adequacy of Public Transportation		= =	al Appearance of Propertie	s 🗀		HH				
Ā	Recreational Facilities			l to Market	=						
딜	Market Area Comments: Subject is	s located on Wellington Roa	ad in the Templeton Cer	nter area of Templeton.	MA. Wellingto	on Road, is a side wa	y, with minimal				
MARKET AREA	neighborhood traffic. Favorable highw	way access with Rtes. 101	and 2A within .25 miles	(secondary connector	ways between	towns and major cor	nmuter routes);				
W	Rte. 2 within 1 mile, and Rtes. 202 at purposes. Some typical employment	found within the community	north/south commuter	ways, respectively, for	the area) with	in 3.5 miles for comn	nuting				
	parpoods. Conto typical compleyment	TOURG WILLIAM THE CONTINUE	ly and adequate employ		nmutino distan	CAS ID THA SURFOUNDIN	n orga and				
ं	major employment centers to the eas	st. Immediate shopping and	services within .25-1 n	ile in the subject comp	nunity and with	in 5 miles in the adia	cont				
2000	major employment centers to the eas community of Gardner which is typica	st. Immediate shopping and al to the area. Public school	services within .25-1 n	nile in the subject comme es which is typical to the	nunity and with e area. Area o	nin 5 miles in the adja properties of varied st	cent de and size				
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The sales and the sales	major employment centers to the eas community of Gardner which is typics with and most appearing maintained. family, apartment buildings and comm past 36 months) with average market price ratio of 84%. Cash sale are pre Dimensions: 181.17*frt x150.00*x383. Zoning Classification: Viltage District Area is residential in nature, mostly si Uses allowed under current zoning: Uses allowed with spec Are CC&Rs applicable? Yes Not Comments: Legal description and plan Highest & Best Use as improved: Provider Summary of Highest & Best Use: High limited at present, market shows new Utilities Public Other Provider Electricity Communit Sanitary Sewer Communit Storm Sewer Communit Several op Several op Steveral op Steveral op Several op Steveral op Sewer Steveral Steveral op Steveral o	at to the area. Public school No adverse conditions not not constructed the second of the second	services within .25-1 m se within .25-1 m se within .25 to 3.5 mile ted. 25% in Present Lar The subject area mark an average sales price of sillable mortgage monies d.27.43'x60.26'x200.00 minimal amounts of 2- minimal am	nite in the subject comes which is typical to the duse above is for move the for land sales composition. Description: Resident 4 family and commercial for land acquisition. Description: Resident 4 family and commercial for land acquisition in the foreign and commercial for land acquisition. Description: Resident 4 family and commercial for land acquisition in the foreign acquisition acquisition in the foreign acquisition in the foreign acquisitio	nunity and with e area. Area p stly vacant land arable to subject in sales price of Site Area: sal and mixed u al uses. ements? sidence. Uses sidence. Uses sidence uses siden	nin 5 miles in the adja properties of varied st d and minimal amour ct is slow (MLS show of 32,500 and a sales 2.2 use with 1 acre and 1.2 use with 1 acre and 1.3 use with 1 acre and 1.4 use with 1 acre and 1.5 use with 1 acre and 1 ac	scent yele and size tits of 2-4 tis of 3-4 tis 6 sales over price to list 24 Acres 50' min. site Wo Improvements proval include nk and financial / tiverse. bite land atthough				

L			. REPURI		<u> </u>	File					
Ļ	My research ⊠ did Data Source(s): WCF	∐ did not reveal any p	prior sales or transfers of the su	bject properi	ly for the three years prior to the e	ffective date of this a	opraisal.				
TRANSFER HISTORY	1st Prior Subject		Analysis of sale/transfer history	current agreement of sale/listing	Last him sales	(06/06/2012 200	4.04/20/2042)				
IST	Date: nemeron12		Analysis of sale/transfer history and/or any current agreement of sale/listing: Last two sales (06/06/2012 and 01/20/2012) appear to have been convenience for title transfer between family. Subject also conveyed 05/05/2011 for Tess than								
H	Price:		\$100° in an apparent convenience for title transfer between family. Subject also conveyed 05/05/2017 for fess man								
EE	Source(s): Assrs.,WCI	RD - 49088/267	06/								
SZ	2nd Prior Subject Date: 04/00/0012	Sale/Transfer			·						
2	Price:		· · · · · · · · · · · · · · · · · · ·								
7	Source(s): WCRD - +c										
	FEATURE	SUBJECT PROPERT	LA CUMPABADIE	NO. 1	COMPARABLE N	0.2	CUNTOVOAB	IF NO 3			
	Address Lot 2 Wellings	ton Rd									
Ž.	Templeton, M	A 01468	<u>ી દ</u>	_							
ें	Proximity to Subject Sale Price	s	2.1		1	la					
į	Price/ Acre	s	s	-							
ż	Data Source(s)	Inspection, Assrs.	MLS	-		ML		-			
÷	Verification Source(s)	WCRD	Assı			Ass					
	VALUE ADJUSTMENT	DESCRIPTION	PEOOUE HOM	+(-) \$ Adji	ust DESCRIPTION	+(-) \$ Adjust	DESURIF (10N	+(-) \$ Adjust			
I	Sales or Financing Concessions	ł	Arms length Cash		Arms length	1	s length				
ğ	Date of Sale/Time		s07/13:c05/13		Cash s01/15;cUnknwn	Cast	14;c10/14	+			
2	Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Simple				
5	Location	Neutral; Residential	Neutral; Residential		Montrel D. 11 of						
SALES COMPARISON APPROACH	Site Area (in Acres)	2.24	3.90	_							
š	Frontage Topography	181.17'/Public way	307'/Public way Gently rolling								
Ă	Utilities(water/sewer)	Public/Public	Public/Public		Gently rolling Private/Private		tly rolling ste/Private				
薯	Other	None	None		None	None					
ថ្ង		<u> </u>									
Ë	Net Adjustment (Total, in	(5)	+ - \$		Not 152 0/		lea +0.0 MI				
g	Adjusted Sale Price (in S	1	Net 24.9 % Gross 24.9 % s		Net 150 W						
	Summary of Sales Comp			h Aujusana	ent Comments: Proximity; Cor	mps. #1, #2, #3, #5	and #6 exceed	1 mile radius of			
	subject with Comps. #	1, #2 and #4 from c	ompeting areas of subject c	ommunity/	market area and Comps. #3, a	#5 and #6 from the	competing, adia	cent			
	community of Phillipsi	ton due to lack of mo	re proximate comparables a	and low der	nsity of the area; all competing	areas offer similar	r amenity.				
	value I Itilities Availab	ustment at a market	indicated \$4,500 per acre (no adjustm	ent under \$1,000) as larger s	ites are of greater a	appeal to the ma	rket with higher			
	value. Utilities Available; Market showed no reaction to sites with public water and sewer to those without (see Comps. #1 and #3). See Additional Comparables page for Comps. #4, #5 and #6; actively marketed competing properties included as further support of subject value and current market conditions.										
	See attached USPAP	Identification and Ad	ditional Certification. Subje	ct value by	the SCA estimated in middle	of adjusted value r	ange with equal	weight to all			
	sales comparables.										
÷	PROJECT INFORMATION FOR PUDs (if applicable)										
O	Legal Name of Project:	Legal Name of Project:									
שעי	Describe common eleme	nts and recreational fac	ilities:								
	Indicated Value by: Sal	les Comparison Appr	pach \$								
	Final Reconciliation Co	st and Income Appro	aches consi,veve	not utilize	d as inapplicable for land appr	raisals. Most weigh	t to Sales Comp	arison Approach			
Ó	to value which is best	inal Reconciliation Cost and Income Approaches consi not utilized as inapplicable for land appraisals. Most weight to Sales Comparison Approach o value which is best indicator of value for building lot properties.									
Y	inis appraisai is made (his appraisal is made 🛛 "as is", or 🗌 subject to the following conditions: No conditions to appraisal.									
5											
Š	☐ This report is also s	subject to other Hypot	hetical Conditions and/or Extr	aordinary A	ssumptions as specified in the	attached addenda.					
RECONCILIATIO	Based upon an insper	ction of the subject	property, defined Scope of	Work, Sta	tement of Assumptions and	Limiting Conditions	s, and Appraise	r's Certifications			
ż	3		Se Ut.	02//	defined herein, of the real	which ic the	affactive data	of this seconds of			
	If indicated above, una	s opinion or value is	subject to Hypothetical Co	nditions ar	d/or Extraordinary Assumption	ons included in thi	s renort. See at	tached addends			
Ľ	A true and complete c	opy of this report coi	ntains 20 pages, includin	g exhibits v	which are considered an integra	al part of the report.	This appraisal of	eport may not be			
3	Limiting cond/Cert	iout reference to the t		complete rep Location M	port, which contains the following	ng attached exhibits: .ddendum					
Ā	Photo Addenda	Parce				dinary Assumptions	Additional	Sales/listings			
4.75	Client Contact:			Clier		onal Valuation and	Advisory Service	35			
"	E-Mail:			Address:	9820 Willow Creek Road, Sa						
	APPRAISER				SUPERVISORY APPRAI		d)				
4					or CO-APPRAISER (if a	ppiicable)					
ં		_									
ű	Appraiser Name:	-			Supervisory or Co-Appraiser Name:						
NAIURES	Company:				Company:	·					
Ž	Phone:			_	Phone:	Fax:					
2	E-Mail:				E-Mail:						
	Date of Report (Signaume License or Certification #		Chatas	- MA	Date of Report (Signature): License or Certification #:			Ctates			
7		ensed Appraiser	Sidle;	MA	Designation:			State:			
Ý.	Expiration Date of License	e or Certification:			Expiration Date of License or Certification:						
	Inspection of Subject:	Did Inspect	Dru ivot inspect (Desktop)	Inspection of Subject:	Did Inspect 🔲	Did Not Inspect				